

DEVELOPMENT REVIEW

Project Name	Record ID	Location	Project Description	Project Manager	Submittal Date	Applicant	Inclusionary Housing
Altera at 251 E Rogers Road MSP & SP	DV-PLAT-25-00004	251 E Rogers RD	The applicant team has proposed a minor subdivision plat and site plan applications, for the property located at 251 E Rogers Road in the City of Longmont, for a multi-family residential development, consistent with the residential development outlined in the concept plan approved as part of the annexation application. The proposed development features 252 multi-family units, resulting in a residential density of approximately 27.4 du/acre. The development proposes two vehicular access points from E Rogers Road, and a new sidewalk along Rogers Road will connect with internal pedestrian pathways. Parking is provided via a combination of uncovered surface spaces and carports and Several common areas are incorporated throughout the community, offering both active and passive recreational opportunities. The application also includes an alternative parking plan, a modification request to landscape buffering requirements, and a variance request for the size of the irrigation table.	Molly Day	5/29/2025	Walter Armer, WP West Acquisitions LLC	FIL
Boulder County Vacuum Truck Waste Management Facility	DV-CUSP-25-00012	5201 ST VRRAIN RD	The project involves construction of a stormwater decant facility also referred to as the Boulder County Vacuum Truck Waste Management Facility. Boulder County's OSTC is a 45.12-acre property Located at 5201 St. Vrain Road, and the project will disturb an estimated 0.62 acres including contractor laydown and staging areas. All disturbed landscaping is proposed to be replaced in kind and relocated to provide screening of the facility. The decant facility is a concrete structure approximately 72' x 76' with a canopy cover over the treatment area with approximate dimensions of 38' x 79' providing an overhang of the facility. No modifications or variances to City of Longmont development codes or standards are proposed with these improvements.	Kristin Cote	6/23/2025	Seth Jacobs	
Chacon Setback Variance	DV-VARIANCE-26-00009	1820 JUNIPER ST	The applicants have requested a variance to the required 5-foot side yard setback and 15-foot rear yard setback associated with their property located at 1820 Juniper St., Longmont C), 80501. The variance is to allow for a patio cover that was permitted in error and constructed last fall to remain in place although it encroaches within the required side yard setback. The applicants are willing to install JIT board and other fire rated materials to mitigate fire risk.	Molly Day	2/26/2026	Hector Chacon	
Connection Church Annexation Referral	DV-ANNREF-26-00001	8979 NELSON RD	The applicants have proposed annexation of an approximately 1 acre parcel located at 8979 Nelson Road in unincorporated Boulder County. The Applicant is proposing to annex and zone the property to Mixed-Use Employment (MU-E), in accordance with the Envision Longmont Comprehensive Plan. The subject property is currently developed and used as a religious assembly facility, and is proposed to remain unchanged following annexation. The property is also adjacent to annexed properties in the City of Longmont to both the east and south	Jennifer Hewett-Apperson	2/6/2026	Doug, Connection Church Longmont INC	
Fairgrounds Marketplace Replat A FP + PIPs	DV-PLAT-24-00013	0 Mountain Brook DR	The overall project re-platted two existing parcels roughly located West of Hover St. between Nelson Rd. and Rogers Rd., into 3 lots, 2 tracts, and included Right-of-Way dedication to the City. This proposed project phase will consist of the installation of a private drive and extension of public utilities for commercial pad sites located within Lot 3. A replat will also be concurrent with the site plan to subdivide the current single lot into 3 separate lots. Separate submittals will be made for the individual lots and corresponding site improvements.	Melanie Brenton	10/21/2024	Mitch Shearer, Point Consulting, LLC	

Habitat 15th and Terry Final Plat & PIPs	DV-PLAT-25-00001	833 15TH AVE	Habitat is proposing a final plat and site plan on the Parcel 2 of the First Baptist Church 2nd Filing Replat A, A Conveyance Plat property to accommodate a total of 17 duplex buildings/34 units and one single family detached home on 35 lots. The homes will all be sold as affordable units. A new street, Pioneer Circle, is proposed to provide access into the new subdivision. There is one open space outlot proposed for the project in the northwest corner of the site. The purpose of this outlot is to provide land for a detention pond. Because there are fewer than 50 new units proposed a pocket park is not required for this affordable housing project.	Nathan Jones-Meyer	2/7/2025	Habitat for Humanity of the St. Vrain Valley	Onsite Units
Modern West F1 Multifamily Site Plan	DV-SITE PLAN-24-00013	3632 NELSON RD	Proposed development of a single 4-story, 306 unit market rate apartment building generally located north of Nelson Rd and west of Andersen St covering approximately 19.621 acres	Phil Taylor	5/10/2024	Permontes Group	FIL
ModernWest Filing 1 Final Plat and PIPs	DV-PLAT-23-00008	3632 NELSON RD	The ModernWest Filing 1 project encompasses 19.62 acres. The ModernWest 1 parcel is 16.017 acres, and the remaining Filing 1 area includes offsite right-of-way dedication. ModernWest Filing 1 Final Plat is the avenue proposed to create lots consistent with the approved Preliminary Plat as well as construct the offsite infrastructure required to move forward with site development.	Phil Taylor	11/3/2023	MODERNWEST LONGMONT LLC, ModernWest Longmont	FIL
Trailhead (aka VIVO) Site Plan Amendment	DV-SITE PLAN AMEND-26-00001	1900 KEN PRATT BLVD	The purpose of the amendment is to reconfigure and reallocate pocket park areas to maintain compliance with previously approved open space requirements while allowing the former restaurant tenant space to return to operational restaurant use. An Administrative Modification was approved for the Vivo Living Site Plan in 2022 which permitted a 22.8% reduction in the required pocket park area, resulting in a total requirement of 35,348 square feet (0.81 acres). The approved plan assumed the existing restaurant space would be converted to a gym and counted toward the pocket park requirement; however, this conversion was never completed. The current Owner, GP Longmont, is pursuing reactivation of the restaurant space with a new tenant, requiring identification of alternative pocket park areas to maintain compliance. In addition, the amendment includes removal of an underutilized asphalt parking area and its conversion into a new exterior pocket park located at the northwest corner of the site adjacent to the existing central courtyard.	Kristin Cote	2/26/2026	Mickey Leyba, Permontes Group	
VCP Operations Building Minor Subdivision Plat	DV-PLAT-26-00005	3095 MOUNTAIN BROOK DR	The purpose of this application is to adjust the existing property line between Mountain Brook Filing 1 Subdivision, Lot 1, Block 9 and Outlot V to accommodate construction of the proposed VCP Operations Building. The proposed lot line adjustment associated with this Minor Subdivision Plat, in conjunction with the Site Plan Waiver application, will allow Veterans Community Project to construct a building that will support on-site volunteers, provide a dog wash for residents, and include additional storage space for VCP staff.	Phil Taylor	2/5/2026	Mickey Leyba, Permontes Group	
West Grange Filing 4 Easement Vacation	DV-EASEMENT VACATION-25-00015	0 Mountain DR	The applicant is requesting to vacate an existing 25'x63' utility & access easement in the southwest entrance to West Grange Filing 4 off Mountain Drive. The easement location is at the proposed extension of Grandville Avenue, a 55.5' public right-of-way that is to be dedicated with the approval of the final plat of West Grange Filing 4. Due to the plat dedicating public right-of-way at the same location, the existing utility and access easement is no longer needed. The easement in question is identified as Exhibit K with attached vacation materials.	Nathan Jones-Meyer	7/21/2025	Jason Markel, Markel Homes	

PENDING RESUBMITTAL

Project Name	Record ID	Location	Project Description	Project Manager	Submittal Date	Applicant	Inclusionary Housing
1551 Professional Lane SP	DV-SITE PLAN-25-00005	1551 PROFESSIONAL LN	<p>AT&T is proposing to install a 50-foot Monopine wireless communications facility. The WCF is to be located on the Northeast portion of the property. AT&T's lease space for this project is approximately 800 square feet. The ground equipment associated with this installation will be located within the proposed compound. The equipment area will be enclosed by a 30-foot by 25-foot wood fence. One walk-up-cabinet and one generator will be associated with AT&T's ground equipment. AT&T's Monopine will replace an existing light pole in the parking lot. The existing parking lot light will be relocated below the branches of the Monopine. AT&T's tower equipment will consist of 12 antennas, 15 RRHs and 3 surge suppressors with a tip height of 50'. The proposed stealth Monopine height is 45' to the top of the tower and 50' to the top of concealment foliage.</p>	Kristin Cote	4/14/2025	Kara Subleski, Smartlink Group o/b/o AT&T Mobility	
1st & Main Station Site Plan	DV-SITE PLAN-26-00004	1 S MAIN ST	<p>The proposed project involves the development of a transit center, parking garage, and mixed-use building in 1st & Main Station, located at the southwest corner of 1st Avenue and Main Street in Longmont, Colorado. The site encompasses approximately 194,719 square feet (+/- 4.47 acres) and is situated within a mixed-use area that includes a four-story mixed-use building on Lot 1 of the South Main Station subdivision to the northeast. This project will provide a mixed-use building with commercial space on the ground floor with surface parking provided, and high-quality market rate residential rental apartments, featuring a 5-story building with a total of 242,196 gross square feet (GSF). The development will include 218 market rate residential apartment units consisting of 36 Studio Apartments, 130 One-bedroom apartments, and 52 Two-bedroom apartments, residential units and 22,394 SF of commercial & retail located on the first floor of the mixed-use building. Additionally, the development will include a 5-story parking garage with a bus station for the Regional Transportation District (RTD) on the ground floor.</p>	Nathan Jones-Meyer	2/6/2026	Dean Hofelich, Coburn Architecture	
514 & 522 Pratt Street Minor Subdivision Replat	DV-PLAT-25-00008	522 PRATT ST	<p>The applicants have proposed a minor subdivision replat of the properties located at 514 & 522 Pratt St to allow full ownership of the existing shared carriage house to the property owners of 522 Pratt St. The property owners of 514 & 522 Pratt St have agreed to agree to dissolve an existing party wall agreement, adjust the property lot line to 20 feet in front of the carriage house, and deed the south side garage space granting full ownership of the carriage house to the property owners of 522 Pratt St.</p>	Jeremy Lott	11/13/2025	Heather Brandt	
6th and Main Plaza Site Plan	DV-SITE PLAN-25-00007	600 MAIN ST	<p>The applicant has proposed a site plan for a multi-use public plaza located at 600 Main Street, a 0.28-acre former gas station site located at the corner of Main Street (US 287). The site will be developed as a flexible, multi-use public plaza with synthetic turf, poured rubber surfacing, colored and standard concrete paving, shade structures, planters, and fencing. Two painted steel shipping containers will be placed along Main Street to serve as a visitor center and retail/office support. A mobile stage and central "plinth" will support community events, performances, and cultural activations. There will be public art and murals throughout the entire site. No on-site parking is proposed. The applicant has proposed variances/modifications to allow for temporary relief from MU-D build-to and height standards (6' setback, 26' at 6th Avenue; 8'-6" height) and temporary relief from glazing and architectural metal limits, due to the use of steel shipping containers as interim structures.</p>	Molly Day	9/19/2025	Kimberlee McKee, Longmont Downtown Development Authority	

841 Bross Street Site Plan	DV-SITE PLAN-25-00009	841 BROSS ST	841 Bross St is an existing single family dwelling located on a 0.17 Acre lot. The applicant has proposed a remodel and addition for the existing detached garage to create two attached dwelling units. The structure will be connected to the principal dwelling with a carport. Vehicular access for the principal dwelling will come from Bross St and vehicular access for the new attached dwelling units will be a two car parking area off the rear alley.	Nathan Jones-Meyer	10/27/2025	Toby A. Bramble, H-B Development Corp.	FIL
Beauprez Farms No 2 Annexation, Zoning and Concept Plan	DV-ANNEX-25-00027	9911 UTE HWY	Beauprez Farms is the quarter section of land located north of Highway 66 and west of LifeBridge Christian Church. It is made up of two parcels: to the west is Beauprez Farms No. 1 which is the 97.2 acres of land owned by Puma Investments, LLC that was annexed into Longmont about 20 years ago and to the east is Beauprez Farms No. 2 which is the 58.4 acres of land owned by Maple Leaf Investments, LLC that is located in unincorporated Boulder County. Maple Leaf Investments, LLC acquired the Beauprez Farms No. 2 site about five years ago and they are seeking to annex the land into the City of Longmont. In addition to annexation, they are seeking to zone the property MU-C (27 acres) on the south and R-MN (31.4 acres) on the north. This zoning is consistent with the proposed Beauprez Farms Comprehensive Plan Land Use Amendment. There is also a Concept Plan for the site; the proposed uses are consistent with the Comprehensive Plan Land Use Amendment and the proposed zoning for the site	Phil Taylor	12/11/2025	Maple Leaf Investors, LLC	
Coffman Street Apartments MSP & SP	DV-PLAT-25-00003	1017 COFFMAN ST	application for the redevelopment of three existing single-family lots located at 1017-1027 Coffman St., Longmont CO 80501, to be consolidated into a single parcel to provide twenty-nine new apartments in a three-story building, along with twenty-three parking spaces. The application includes a minor subdivision plat, site plan and administrative modification request to forgo the required 10-foot buffer for parking lots in order to maximize the limited number of parking spaces on property (still less than one per unit). Pedestrian access is along Coffman Street, with a main entry to the building connecting through common area to the circulation and parking beyond. Circulation is generally open air, with visually permeable fencing for security. Parking is accessed from the alley. The eastern spaces are covered by the second story of the building above, while the west side is open air. Electric vehicle charging spaces are provided. Trash is also contained at the alley side of the property for ease of collection.	Molly Day	5/19/2025	Mark Sullivan, Founders Block, LLC	FIL
Copper Peak at Longmont Concept Plan Amendment	DV-CONCEPT PLAN24-00016	2704 MAIN ST	This project is a concept plan amendment for a master-planned community that contains approximately 16.5 acres of multi-family residential units, approximately 4 acres of Regional Transportation District (RTD) park-n-ride facility, and approximately 1.8 acres of commercial/retail buildings. The overall Project is for the development of approximately 23 acres of land northeast of U.S. Highway 66 (US 66) and U.S. Highway 287 (US 287). The Project proposes to include a mix of commercial, residential, and public uses, which will contain more residential than previously planned due to recognizing a regional housing shortage and that the area already has sufficient commercial development, especially within the retail and office categories. Access to the site would primarily be from two connections, with one connection to the existing frontage road, US 287, and another connection would be provided to the south that would connect with Park Ridge Avenue.	Kristin Cote	9/13/2024	Chris Nehls, NLA Investors LLC	Applicant Considering Other Options
Dry Creek Business Park Final Plat & Site Plan	DV-SITE PLAN-21-00026	400 Dry Creek DR	Site Plan Review for the development of a proposed 32,700 square-foot commercial office building, located on undeveloped property immediately west of and adjacent to the rear of the Home Depot on Hover Street.	Nathan Jones-Meyer	6/3/2021	Macy Development Company	

Garrett Harvest Junction East SP, MSP, & PIPs	DV-PLAT-25-00009	0 Bountiful AVE	The applicant team has proposed a multifamily development located on two lots located at 0 Bountiful Ave., being 10.65 acres at the southwest corner and southeast corner of Bountiful Avenue and Harvest Moon Drive. Proposed for the West lot are two 4-story multifamily bar buildings, one with and one without attached garages, having a total 115 units, with a mix of 1-2-and-3-bedrooms, two detached garage building (2-bay/20 spaces ea.), one trash compactor and one recycling enclosure, one detached maintenance building with dog spa, one gated community dog yard with amenities, one flex lawn (a.k.a. Pocket Park #2/ 0.67 Ac.) with extensive landscaping; and, community monument sign. Proposed for the East lot are two 4-story multifamily bar buildings, one with and one without attached garages, having a total of 115 units, with a mix of 1-2-and-3-bedrooms. One detached garage building (2-bay/20 spaces ea.), one detached clubhouse with pool, spa, game lawn, and outdoor lounge with kitchen (a.k.a. Pocket Park #1/ 0.48 Ac.), one detached mail kiosk with package lockers, extensive landscaping; and, community monument signs.	Nathan Jones-Meyer	12/29/2025	Heath Kennedy, The Garrett Companies	Onsite Units
Gill Estates Final Plat & PIPs	DV-PLAT-23-00006	2459 9TH AVE	Final Plat and associated Public Improvement Plans for a nine lot single-family detached residential subdivision.	Kristin Cote	8/31/2023	Harv Gill	FIL
Horizon Parkway Replat G	DV-PLAT-24-00015	2101 GAY ST	This project proposal is for an 11.26 acre conveyance plat roughly located West of Gay St. and South of 23rd Ave. This conveyance plat is being submitted to allow Habitat for Humanity (Habitat) to purchase a lot (Lot 1 of this conveyance plat) from Longmont Calvary Church (Calvary) so that Habitat can then replat it into lots for affordable housing.	Phil Taylor	12/4/2024	Habitat for Humanity of the St. Vrain Valley	
Horizon Parkway Subdivision Replat H	DV-PLAT-24-00018	2101 GAY ST	With Horizon Parkway Subdivision Replat H, roughly located South of 23rd Ave. and West of Gay St., Habitat is proposing to plat 32 lots to accommodate single-family detached residential homes. The homes will all be affordable deed restricted, for-sale homes and so the project is eligible to follow the Final Subdivision Plat for Affordable Housing process. The proposed design for Horizon Parkway Subdivision Replat H requires six design exception requests related to intersection spacing, a revised street cross-section, and modifications to the horizontal curve standards. Additionally, as part of the design of this project, Habitat for Humanity will construct a new storm sewer pipe and outfall into the Oligarchy Ditch.	Phil Taylor	12/9/2024	Dave Emerson, Habitat for Humanity of the St. Vrain Valley	Onsite Units
Longmont Gateway NW Annexation & Concept Plan	DV-ANNEX-25-00005	0 N 107th ST	The overall Project is for the development of approximately 26 acres of land in the northwest corner of U.S. Highway 66 (US 66) and U.S. Highway 287 (US 287), (Parcel Numbers: 120522300011, and 120522300012). contains approximately 9 acres of multi-family residential units, approximately 14 acres of single-family residential property, approximately 1 acre of detention ponds, approximately 2 acres of park space, and approximately one acre of parking area for the existing church.	Kristin Cote	3/7/2025	Chris Nehls, NLA Investors LLC	
Longmont Gateway NW Comprehensive Plan Amendment	DV-LACP AMENDMENT-25-00006	12775 N 107th ST	This amendment to the Envision Longmont Comprehensive Plan is for the development of approximately 26 acres of land in the northwest corner of U.S. Highway 66 (US 66) and U.S. Highway 287 (US 287), (Parcel Numbers: 120522300011, and 120522300012). The development project is intended to have a future land use designation of Mixed-Neighborhood, which allows single-family detached homes, duplexes, triplexes, townhomes, and multi-family buildings as well as accessory dwelling units, as well as retail, restaurants/cafes, community gardens, community or public services, parks, recreation facilities, schools, and places of worship.	Kristin Cote	3/12/2025	Chris Nehls, NLA Investors LLC	
Mill Village Lot 1 Block 7 Multifamily	DV-SITE PLAN-24-00008	1739 Great Western DR	Proposed 14 unit multifamily building on Lot 1, Block 7 in Mill Village Neighborhood. Generally located south of Great Western Dr, east of the River Bend Townhomes.	Phil Taylor	4/19/2024		FIL

Premier Members Credit Union Site Plan	DV-PLAT-25-00007	2142 MAIN ST	The Premier Members Credit Union redevelopment (Application) is a proposed redevelopment of the exiting Premier Members Credit Union site located at 2142 Main Street. Application includes a Minor Subdivision Plat to subdivide the exiting lot into two lots and Site Plan for the new Premier Members Credit Union lot. An Alternate Parking Plan is also being submitted as part of this Application to increase the maximum number of parking spaces for the Premier Members Credit Union lot from 9 to 11. The Premier Members Credit Union Site Plan includes a new 2,424 square foot building and two covered Interactive Teller Machine (ITM) drive-ups with new surface parking and sidewalks, exterior lighting, trash enclosure, stormwater conveyance system, utility services, and landscaping. The existing shared private drives to the north, east and south will continue to provide vehicular access to the credit union. Pedestrian access will continue to be from the existing Main Street sidewalk and private drive sidewalk to the south of the site.	Molly Day	7/31/2025	Charles Vanwormer, Neenan Archistruction	
Puma and Beauprez Farms No. 2 Comprehensive Plan Land Use Amendment	DV-LACP AMENDMENT-25-00026	9911 UTE HWY	Beauprez Farms is the quarter section of land located north of Highway 66 and west of LifeBridge Christian Church. It is made up of two parcels: to the west is Beauprez Farms No. 1 which is the 97.2 acres of land owned by Puma Investments, LLC that was annexed into Longmont about 20 years ago and to the east is Beauprez Farms No. 2 which is the 58.4 acres of land owned by Maple Leaf Investments, LLC that is located in unincorporated Boulder County. The request is to amend the land use designation for the subject property from Terry Lake Mixed-Use Area to a combination of Mixed-Use Corridor (72.5 acres) on the south side of the site and Residential Mixed Neighborhood (57.9 acres) on the north side of the site. Consistent with the current Envision Longmont Land Use Plan, the site will also contain a 10-acre school site, a 10-acre neighborhood park site, and approximately 5.2 acres of primary greenway.	Phil Taylor	12/11/2025	Maple Leaf Investors, LLC and Puma Investors, LLLP	
Puma Rezoning and Concept Plan Amendment	DV-CONCEPT PLAN25-00025	9911 UTE HWY	Beauprez Farms is the quarter section of land located north of Highway 66 and west of LifeBridge Christian Church. It is made up of two parcels: to the west is Beauprez Farms No. 1 which is the 97.2 acres of land owned by Puma Investments, LLC that was annexed into Longmont about 20 years ago and to the east is Beauprez Farms No. 2 which is the 58.4 acres of land owned by Maple Leaf Investments, LLC that is located in unincorporated Boulder County. Puma Investments, LLLP, the owners of the land, annexed Beauprez Farms No. 1 to Longmont about 20 years ago and zoned it PUD with a Terry Lake Overlay. This zoning coincided with Comprehensive Plan land uses associated with the site at the time that are still in effect today on the Envision Longmont Future Land Use map. Because we are requesting to amend the Envision Longmont land uses for this site, this triggers the need to rezone the site so that the zoning will align with the new Envision Longmont land uses. Therefore, the request is to rezone the southern 45.5 acres of the site to MU-C (Mixed Use - Corridor) and the northern 51.7 acres to R-MN (Residential - Mixed Neighborhood). A Concept Plan Amendment for the property is also included to align with the rezoning request and Beauprez Farms Comprehensive Plan Land Use Amendment.	Phil Taylor	12/11/2025	Puma 66, LLLP	

Recovery Cafe CUSP	DV-CUSP-25-00016	801 MAIN ST	The proposed application for Recovery Café Longmont aims to revitalize the existing site located on the north-west corner of 8th Ave and Main Street. The project plans to repurpose 5,016-sf of the existing building and proposes a 2,334-sf addition on the 10,149-sf parcel. The proposed renovation and addition aim to add architectural interest and variation to the facades by utilizing canopies, recesses in building plane, and changes in building materials and textures. proposed drawings also include upgrades to the existing head-in parking along 8th Ave, complete with (2) ADA parking stalls and a landscape buffer. The project aims to include small areas of landscaping along the South and West facades, while maintaining the existing tree grates along Main Street. The proposed design aims to simplify the existing utilities by combining electricity and gas into a single meter with necessary upgrades. Storm drainage will generally be routed underground where it will connect into the existing storm system in 8th Ave. Exterior lighting will be significantly improved on the site.	Phil Taylor	7/31/2025	Katherine Willis, Lightwell Architecture LLC	
Remedy Longmont MOB Site Plan & PIPs	DV-SITE PLAN-23-00021	1800 Cowles AVE	New medical office building in the Windsong Minor subdivision north of UC Health Longs Peak Hospital and UC Health Longs Peak Medical Center. West of E County Line Rd, and located on Cowles Ave north of Thayer Ave	Kristin Cote	10/12/2023	BHA Design	
Safety and Justice Minor Subdivision Plat	DV-PLAT-26-00003	225 KIMBARK ST	A replat of Lots 27-32, Block 75, Longmont to combine all 6 lots into 1.	Nathan Jones-Meyer	1/29/2026	Jeremy Lott, City of Longmont	
South Fordham Industrial Lot 8 Site Plan	DV-SITE PLAN-24-00022	1730 S FORDHAM ST	This project proposal is for a 62,400 Sq Ft. building located at 1730 South Fordham Street Industrial Project Lot 8, Longmont Business Center. This building will be similar to the building located at 1660 South Fordham in facade, materials, and overall height, including 24' clear space inside the building. This building will share an access with the 1660 South Fordham building for trucks and cars off of South Fordham Street which is installed. In addition, it will have truck access off of Dry Creek Drive and a cars only, no trucks, access off of the South Fordham Street between the Dry Creek Drive and the shared common access point previously referenced.	Molly Day	11/18/2024	Don Macy, Macy Development	
West Grange F2 B1 L1 Site Plan Amendment A	DV-SITE PLAN AMEND-25-00001	723 Kubat LN	The applicant is seeking a site plan amendment to document minor revisions to the approved West Grange Filing No. 2, Block 1 Final PUD. Specifically, the revisions are applicable to the three multifamily buildings on the north side of the Block along Nelson Road, identified as Multifamily Buildings 1-3 on Lot 1 of Block One. the request is not to propose a change of character to the approved plans, but to document small revisions needed to improve accessibility and reconcile design considerations that were not anticipated with the PUD such as location of accessible parking spaces in relation to building entrances, accessible heights to for mailboxes, and access to trash enclosures. Additionally, the amendment will remove two units from the total unit count because the PUD did not take into consideration the need for on-site leasing office and amenities (an exercise room, provided within the building footprint).	Kristin Cote	4/1/2025	anthony Loeffler, WDP Longmont LLC	

West Grange Filing 4 Final Plat Site Plan & PIP	DV-PLAT-24-00016	0 Mountain DR	West Grange Filing 4 is the final phase of the West Grange Development, consisting of 13.6 acres corner of Mountain Drive and Nelson Road. Multifamily buildings are proposed on the north side of the site and include six separate buildings comprised of 180 multifamily apartment dwelling units. Of those 180 apartments, 22 will be affordable studio units, 94 will be market rate studio units, and 64 will be two-bedroom units. Five carports, a clubhouse and the parking lot to service the multifamily buildings are also proposed in the northern portion of the site. Multifamily buildings are proposed on the north side of the site and include six separate buildings comprised of 180 multifamily apartment dwelling units. Of those 180 apartments, 22 will be affordable studio units, 94 will be market rate studio units, and 64 will be two-bedroom units. Five carports, a clubhouse and the parking lot to service the multifamily buildings are also proposed in the northern portion of the site.	Kristin Cote	12/4/2024	West Grange Development, Inc.	FIL
West Side Tavern Patio Enclosure Variance	DV-VARIANCE-25-00020	1283 3RD AVE	This proposal seeks to enclose the existing patio at 1283 3rd Ave. with a greenhouse-style structure. The proposed 838 sq ft. addition requires a variance to the required setbacks for R-SF zoned properties in Land Development Code Table 15.03.020(2) to allow for a rear setback of 5'. There are no proposed changes to vehicular or pedestrian access and drainage patterns on site will be maintained. This property is a designated local historic landmark per Ordinance O-2000-13.	Kristin Cote	9/19/2025	Jason Buss, F9 Productions	
Westview Acres Final Plat	DV-PLAT-24-00014	8791 N 87TH ST	This project is the Final Plat for the Westview Acres Subdivision, consisting of 24 Residential Single-Family zoned lots on 6.83 acres. The subdivision is located to the south and east of Somerset Meadows subdivision and east of Airport Rd.	Kristin Cote	11/12/2024	Bestall Collaborative Ltd	Applicant Considering Other Options
Zeek Concept Plan Amendment	DV-CONCEPT PLAN25-00024	2080 Hwy 66	The applicants have proposed an amendment to the Zeek Annexation Concept Plan approved by the City of Longmont on August 1, 2007. The amendment will subdivide the parcel into two areas. The north area will be designated for residential use and the south area will be designated for commercial use. The Zeek property is approximately 36 acres, located in the northeast corner of State Highway 66 and North 95th Street (Hover Road). The site is currently zoned as PUD-MU (Planned Unit Development Mixed Use) with a TL-O (Terry Lake Overlay) designation. The property is bounded on the east and north by lots with the same Terry Lake Overlay zoning designation. Zoning designation for this concept plan amendment shall remain the same. Area 1, which is the northern portion of the site, will be designated for residential use. Pocket parks in this portion of the site could include amenities such as seating areas, enhanced planting areas, a pergola or shade structure, grills and outdoor dining area, walking paths and open fields. The development would include a clubhouse, pool and patio area for these residents. Area 2, which is the southern portion of the site and situated along Highway 66, will be designated for commercial use. This could include an anchor tenant along with several pad sites.	Kristin Cote	12/1/2025	Jeff Mark, The Lanhuis Company	

PUBLIC HEARING

Project Name	Record ID	Location	Project Description	Project Manager	Submittal Date	Applicant	Inclusionary Housing
216 Grant Street Variance	DV-VARIANCE-26-00002	216 GRANT ST	The applicant is seeking a variance to the required 5' side yard setback for the Residential Single-Family (R-SF) zone district. The applicants have proposed an addition to the existing nonconforming principal dwelling located at 216 Grant St., Longmont CO 80501 that would encroach approximately 3.1 feet into the required 5' side yard setback. This proposed variance to the side yard setback would allow for the addition to align with the footprint and structure of the principal dwelling.	Molly Day	1/15/2026	Anthony Shrader	
2950 Colorful Ave Sign Variance	DV-VARIANCE-26-00001	2950 Colorful AVE	The Applicants are requesting a variance to install a metal sign on an existing sign foundation located at the corner of Colorado Highway 119 and Fairview Avenue, directly in front of the pre-existing sign that has the word "Westview" engraved on its surface (hereafter referred to as the "Rock Sign"). This foundation and Rock Sign are owned by a third party (Macy Development) who has provided written permission for us to mount our sign on their foundation (included with this application) and signed off on this variance request (page 2 of form). White Fields Community Church currently leases property from Tebo Properties, who does not own the parcel on which the Rock Sign is located. Because we do not own the parcel containing the Rock Sign foundation, a standard sign permit cannot be issued under current City requirements, necessitating this variance.	Kristin Cote	1/8/2026	Chris Dayton, White Fields Community Church	
8513 St Vrain Road Annexation and Concept Plan	DV-ANNEX-23-00002	8513 ST VRRAIN RD	Annexation concept plan for 8513 St Vrain Rd. with a proposed use of up to 43 single family detached and attached residential units on 4.117 acres.	Kristin Cote	2/10/2023	Olive Grove LLC	
Dry Creek Annexation	DV-ANNEX-24-00019	9308 N 87th ST	The land area proposed for annexation is ~7.951 acres of private property and public property (right-of-way) roughly located North of Clover basin and West of N 87th St. The concept land use plan proposes a R-MN zoning for the entire 7.951 acre site. The applicant is proposing single family fee simple lots on the subject parcel and while no apartment buildings will be proposed, townhomes with five or more units may be proposed for the property	Nathan Jones-Meyer	11/1/2024	Clover Creek Investments, LLC	Applicant Considering Other Options
Gaschler Fence Variance	DV-VARIANCE-26-00007	2299 DEXTER DR	The applicant has proposed a variance to allow for an existing nonconforming front yard fence located at 2299 Dexter Dr. to remain in its current location without having to be altered to meet current fence applicable standards in Land Development Code Sec. 15.05.100. - Fences and walls. The fence is located along the East property line and has a fully opaque stepped design starting at 6' in height, then stepping down to 5' in height, then eventually to 4' in height. Per Sec. 15.05.100. - Fences and walls, Fences, barriers, walls, or other obstructions shall not be placed or constructed in the front yard of a lot between the front lot line and any portion of the front facade of the building unless they comply with the following criteria: a. The fence or wall is at least 50 percent transparent (not opaque) and does not exceed 42 inches in height; and b. All fences shall have the finished (smooth) side facing the public right-of-way, common areas, or other public areas, as applicable.	Phil Taylor	2/5/2026	Arthur Gaschler	
Kanemoto Estates Annexation	DV-ANNEX-22-00004	8702 N 87th ST	Annexation, comprehensive plan amendment and rezoning application of Lots 1, 2 & Outlot A of the Kanemoto Estates Subdivision (Somerset Village). The total area of annexation is 40.5 acres. The property is subdivided into three parcels. Lot 1 (8610 Airport Road); Lot 2 (8700 Airport Road), and Outlot A - agricultural.	Jennifer Hewett-Apperson	4/15/2022	Bestall Collaborative	Applicant Considering Other Options

APPROVED

Project Name	Record ID	Location	Project Description	Project Manager	Submittal Date	Applicant	Inclusionary Housing
121 Main Street Mixed Use Site Plan	DV-SITE PLAN-20-00058	121 Main	Development of mixed-use project for the 1.5785-acre parcel at 121 S. Main Street. 183 dwelling units; 11,100sf of commercial space and a 310-space garage with shared public parking will be built.	Jennifer Hewett-Apperson	12/22/2020	Dio Volendo LLC	Onsite Units
204 S Bowen Treatment Facility Site Plan	DV-SITE PLAN-25-00008	204 S BOWEN ST	The proposed development project will be located across two adjacent properties at 204 S Bowen St. and 1130 Delaware Ave. 1130 Delaware is currently an undeveloped property under the same ownership as 204 S. Bowen and has been leased by Treatment Tech Holding, LLC along with 204 S. Bowen. Improvements to the property will house a small tank farm (3 tanks - ~948 square feet of new impervious surface, with 497 square feet contributing to run off). No additional parking or storage has been proposed for the 1130 Delaware property. 204 S. Bowen will get utility and interior upgrades to much of the facility including an area of H4 occupancy as many of the chemicals we distribute are classed as hazardous in nature, primarily in the corrosive category. Additional upgrades within the facility include new fire suppression throughout, HVAC, electrical service enhancement and power distribution.	Nathan Jones-Meyer	10/13/2025	Joel Paas, Rocky Ridge Civil Engineering	
Atwood Multifamily Site Plan & Plat	DV-SITE PLAN-20-00051	130 3RD AVE	Proposed multi-family building with 66 affordable two-bedroom units. Access will be from the and Atwood St and the alley between Atwood St and Baker St. Onsite parking provided.	Kristin Cote	11/25/2020	Jack Bestall, Dio Volendo LLC	Onsite Units
Boston Station Apartments Minor Plat & Site Plan	DV-PLAT-22-00012	301 1ST AVE	Minor Plat & Site Plan for proposed apartments ten, three-story buildings and one, four-story building. There will be a total of 371 units on 11.85 acres. There will be a two-story clubhouse, fitness room, mailroom, and a co-working space.	Molly Day	7/28/2022	Din/Cal 4, Inc	FIL
Enclave at the Peaks Site Plan & Final Plat	DV-SITE PLAN-23-00018	1851 KORTE PL	Site plan to construct 97 townhomes on 7 acres of land zoned MU-RC.	Jennifer Hewett-Apperson	8/16/2023	Joel Seamons, Rocky Ridge Civil Engineering	FIL
Fairgrounds Marketplace Replat A Easement Vacation	DV-EASEMENT VACATION-25-00018	2385 MOUNTAIN BROOK DR	The project area is part of the Fairgrounds Marketplace Replat A, roughly located West of Hover St. between Nelson Rd. and Rogers Rd. The applicants are requesting to vacate the existing utility easements within Lot 3 and create new easements that are large enough to accommodate new utilities required for future users of Lot 3. Existing underground utilities within Lot 3 will remain, and the proposed easements shown within this submittal will replace the older ones recently approved within the overall Fairground Marketplace development.	Melanie Brenton	8/14/2025	Mitch Shearer, Point Consulting, LLC	
Highlands at Fox Hill Minor Subdivision Replat B	DV-PLAT-24-00019	305 HIGH POINT DR I 101	Proposed revisions to the site development plans at the existing Highlands at Fox Hill multi-family project include the addition of a clubhouse building to include a community pool. The multifamily buildings will consolidate units into fewer buildings with smaller unit sizes. The number of apartment buildings will decrease from 8 buildings to 6, but total units will increase from the approved 136 units to a new total of 160 units. The Townhouses will be a different version that includes attached 2-car garages instead of detached garage buildings. The number of Townhome buildings and units remain the same (25 units).	Melanie Brenton	12/16/2024	Chris Beabout, Livmark HAFH LLC & Castle Rock CommuLivmark HAFH LLC & Castle Rock Communities LLCnities LLC	FIL
Prestige Jeep (200 Alpine Street) Site Plan	DV-SITE PLAN-22-00025	200 ALPINE ST	This application seeks approval of a Site Development Plan for a remodel of an existing building located at 200 Alpine St. The existing use is an Auto Dealership, Showroom, and Maintenance facility. The existing building will be partially demolished and rebuilt. The parking configuration, layout, and related modifications will all be proposed as part of this development proposal. The proposed use will remain Auto Dealership, Showroom, and Maintenance.	Don Burchett	10/28/2022	Natural Design Solutions	
Retreat at Longmont	DV-SITE PLAN-24-00021	800 S HOVER ST C	This project is a proposed 5 story, multi-family apartment project located on a 7.175 acre parcel at 800 S Hover Street in Longmont, CO. The project will consist of 261 apartment units and 403 parking spaces located in a structured parking garage. The primary building entry will front on Nelson Road.	Nathan Jones-Meyer	10/21/2024	Denny Simon, ZCA Residential LLC	FIL

Shops at Sandstone Marketplace F1 Replat B L3 B1 Site Plan	DV-SITE PLAN-24-00020	2070 BRIEN AVE	Sandstone Marketplace, Lot 3, Block 1, roughly located South of Ken Pratt Blvd. and East of Weld County Rd. 1, is a proposed 16,238 SF multi-tenant retail building on an 87,775 SF, or 2.015-acre site (+/-). There is no drive-through component with this multi-tenant building.	Molly Day	10/10/2024	Chris Nehls, Actis LLC	
Sullivan Subdivision Replat C	DV-PLAT-25-00002	2140 LONGS PEAK AVE	This proposed minor subdivision replat is to combine the two adjacent lots at 2140 Longs Peak Ave and 716 Longs Peak Lane properties, identified as Lot 1, Sullivan Subdivision, Replat B and Lot 4, Sullivan Subdivision, Replat A into a single lot while maintaining the existing single-family residential use. Currently, Lot 1 contains a residence, detached garage, and asphalt driveway with access from Longs Peak Avenue. Lot 4 has no permanent structures and includes a gravel driveway providing access from Longs Peak Lane to a detached garage	Kristin Cote	2/27/2025	Mickey Leyba, Permontes Group	
SVCMS Minor Subdivision & PIP	DV-PLAT-24-00017	0 Quail RD	The St. Vrain Valley School District is proposing to develop the St. Vrain Community Montessori School located within part of the NE ¼ of the NW ¼ of Section 14 Township 2 North, Range 69 West of the 6th Principal Meridian, within the City of Longmont, County of Boulder, and State of Colorado. The parcel to be developed is owned by St. Vrain School District, RE-1-J, consists of approximately 9.5 acres, and is recorded under the St. Vrain Valley School District Community Montessori School – Filing No. 1, Reception No. 2754512. The proposed development is slated to consist of a two (2) story, 42,168 SF, Community Montessori School, associated asphalt and concrete surfacing parking lots, outdoor learning areas and amenity zones, a surface detention pond, concrete flatwork, and the associated infrastructure necessary to service the building. The proposed development is located at the intersection of Quail Road and South Martin Street.	Phil Taylor	12/9/2024	Julie Testa, St. Vrain Valley School District	
The Granary Site Plan	DV-SITE PLAN-22-00019	360 2ND AVE	Site Plan to redevelop existing granary building into flex space of three stories and 25,000 sf on 1.3 acres.	Grant Penland	10/12/2022		
Westview Business Park Site Plan & Minor Plat & PIP	DV-SITE PLAN-21-00038	2500 E Ken Pratt BLVD	Proposed site plan with two large high bay warehouses for a combined 176,800 sf footprint. The site is proposed to suit large users. Located on the vacant 15.237 acre parcel adjacent to Hwy 119, between Fairview St and Pinnacle St (zoned Nonresidential Primary Employment).	Kristin Cote	11/24/2021	Macy Development Company	

UNDER CONSTRUCTION

Project Name	Record ID	Location	Project Description	Project Manager	Submittal Date	Applicant	Inclusionary Housing
1229 Francis Street SP	DV-SITE PLAN-24-00017	1229 FRANCIS ST 3	This proposal is for the development of a new (8) 3-bedroom unit apartment building with attached garages on the south side of the property at 1229 Francis Street. Additionally, the existing carports on the north side of the property will receive a 4' addition and be enclosed.	Phil Taylor	6/20/2024	Creative West Architects, LLC	FIL
321 Atwood Habitat for Humanity Duplex SP	DV-SITE PLAN-24-00005	321 ATWOOD ST	Proposal to construct a 3 bedroom attached home to the existing 2 bedroom home located at 321 Atwood, as well as a detached garage on the western portion of the property with alley access. The proposed duplex will provide affordable housing for AmeriCorps volunteers making less than 60% AMI. The proposed addition will be approximately 1040 square feet	Molly Day	3/22/2024	Habitat for Humanity of the St Vrain Valley	FIL
Block 18 on 9th	DV-SITE PLAN-24-00010	1818 9TH AVE	Proposal to build two apartment buildings at the north west corner of 9th Ave and Sunset in two phases. One apartment building will be 44 units and the other will be 18 units; the project will cover approximately 1.44 acres.	Kristin Cote	5/7/2024	Josh Gabler	Onsite Units
Fairgrounds Marketplace Final Plat	DV-PLAT-18-00004	10011 N 95TH ST	Final plat review for Fairgrounds Marketplace located on the west side of Hover St north of Lykins Gulch and south of Rogers Rd. Plat proposes lots for Commercial Regional and High Density Residential zoned property.	Kristin Cote	4/13/2018	Longmont Fairgrounds Partners	
Gallery at Longmont SP + PIP	DV-SITE PLAN-25-00006	255 COMMON DR	The proposed project involves the development of a Senior Living Community on Lot 4, Block 2 of Sandstone Marketplace, located at the intersection of Common Drive and Brien Avenue in Longmont, Colorado. The site encompasses approximately 280,518 square feet (+/- 6.44 acres) and the project will provide a high-quality living environment for seniors, featuring a four-story building with a total of 184,502 gross square feet (GSF). The community will include 172 residential units across various levels of care, such as Independent Living (IL), Assisted Living (AL), and Memory Care (MC)	Kristin Cote	4/14/2025	KC Mitchell, Experience Senior Living	FIL
Habitat for Humanity Rogers Road Preliminary Plat/Final Plat & Site Plan	DV-SITE PLAN-21-00028	42 E ROGERS RD	A Preliminary/Final Subdivision Plat and Site Plan project for 42 & 50 E. Rogers Road to propose nine affordable homeownership opportunities for two large vacant lots for nine lower income households through the Habitat for Humanity's program.	Jennifer Hewett-Apperson	7/15/2021	Habitat for Humanity St. Vrain Valley	Onsite Units
Hotel Longmont Site Plan	DV-SITE PLAN-23-00008	508 3RD AVE	Hotel Longmont Site Plan - 5-story, 84-room hotel, restaurant, and parking structure on the .82 acre property at the NW corner of 3rd Ave & Kimbark St, currently the site of a municipal parking lot.	Grant Penland	4/28/2023	Stephen, The Thrash Group	
Irwin Thomas Bellco Credit Union Site Plan	DV-SITE PLAN-23-00022	835 Harvest Moon DR	New construction of a Bellco Credit Union south of E Ken Pratt Blvd and west of Harvest Moon Dr in lot 4 of the Irwin Thomas Filing	Phil Taylor	10/20/2023	Newground for Bellco Credit Union	
Irwin Thomas First Filing Replat C (HousePAD)	DV-PLAT-24-00006	200 BOUNTIFUL AVE	This property is 16.28 Acres and generally located East of Martin Street, north of Bountiful Ave., West of Harvest Moon Dr. The project is intended to build 32 single family detached homes and 20 single family attached homes. All of the homes will be deed restricted for affordable and attainable homes.	Kristin Cote	6/13/2024	Resource Conservation Partners, LLC	Onsite Units
Irwin Thomas PUD Amendment	DV-FINALPUDAM-23-00001	9705 N 119th AVE	Amendment to the approved 2022 Irwin Thomas PUD Overall Development Plan. This FDP amendment is required to bring the Final Development Plan into alignment with the Colorado Division of Reclamation Mining and Safety M1026-0054 112 Permit and Technical Revision 1 for this property. The Technical Revision recognized the reduction in acreage to exclude the land development located west of Harvest Moon Drive and the drainage improvements associated with the land development, reordered the mining sequence, reduced the setback along the HWY 119 corridor, updated the reclamation plan to include lined ponds on the south side of HWY 119 and an enhanced riparian area at the northeast corner of the portion of the site located south of HWY 119.	Zach Blazek	7/7/2023	GOLDEN FARM LTD	

Longmont Museum Site Plan Amendment B	DV-SITE PLAN-24-00019	400 Quail RD	This project involves the remodeling and expansion of the existing City of Longmont Museum building, reconstruction of the front landscaping and portion of the existing parking lot. The current building size of 31,570 SF will be expanded to a total of 39,199 SF. Phase 2 includes an addition to the existing building consisting of a new entry, lobby space, flex gallery, bathrooms and support spaces. Interior modifications include the remodeling of the existing lobby and front desk, existing gallery and workshop spaces. Exterior modifications include the regrading of part of the roundabout and parking areas, new ADA parking, new sidewalks and landscaping, and a new trash enclosure. This project will also include the upgrading of the existing electrical transformer.	Kristin Cote	7/19/2024	Essenza Architecture	
MGL Mountain Brook Site Plan & Minor Plat	DV-PLAT-22-00013	9165 NELSON RD	Site Plan and Minor Subdivision Plat for 297 units of 3-story apartments with tuck under parking. The site is on 16.36 acres and comprises of six apartment buildings with 20 to 54 units each.	Jennifer Hewett-Apperson	8/4/2022	MGL Partners	FIL
Mountain Brook Filing 2 Townhomes Site Plan	DV-SITE PLAN-21-00027	9170 ROGERS RD	A Site Plan project for Mountain Brook Filing No 2. Townhome development on the southeast corner of South Fordham Street and Rogers Road. This Site Plan project is on 9.87 acre parcel within the Residential Mixed Neighborhood zone.	Jennifer Hewett-Apperson	6/18/2021	Mountain Brook Partners, LLC	Alternative Agreement
Peakview Estates Final Plat	DV-PLAT-21-00005	2725 9TH AVE	Final Subdivision Plat project to subdivide 29 lots for development of single family detached dwellings on approximately 7 acres.	Don Burchett	6/18/2021	2725 LLC	
Sandstone Ranch Apartments Final Plat & Site Plan	DV-SITE PLAN-21-00012	255 COMMON DR	Final subdivision plat and site plan for a 276 unit apartment complex.	Zach Blazek	2/19/2021	Davis Development	
Take 5 Oil Change at Harvest Junction South SP & MSP	DV-SITE PLAN-24-00004	355 Ken Pratt BLVD	Proposal to subdivide Lot 7, of Block 1 Harvest Junction South to create a separate lot between Lot 1, Block 1 and Lot 2, Block 1, north of the parking lot of Lowes and south of Ken Pratt Blvd in order to build a proposed Take 5 Oil Change location with a building of approximately 2,000 square feet	Kristin Cote	3/8/2024	Nathan Benson	
Thompson Thrift at Hover Site Plan	DV-SITE PLAN-22-00027	1001 N 95th ST	Thompson Thrift Residential at Longmont is a site plan for a 324-unit multi-family apartments in 10 3-story buildings on 13.42 acres.	Kristin Cote	12/2/2022	Thompson Thrift Development Inc	FIL
TLC Early Learning at MS Strong F2 SP & MSP	DV-SITE PLAN-24-00006	1444 E 3rd AVE	Proposal to combine lots 1 & 2 of MS Strong Filing 2 Replat A in order to construct TLC Early Learning Center and vacate private drainage and detention easements. The proposed daycare building will be a two-story structure of approximately 31,123 finished square feet for classrooms and office space related to TLC Learning. The project is located south of E Ken Pratt Blvd and Iron Horse Dr, east of E 3rd Ave, and north of Great Western Dr.	Kristin Cote	3/28/2024	Matt Eldred, Learning with TLC	
Yukon Townhomes SP	DV-SITE PLAN-23-00027	2445 YUKON DR	Proposed development of 24 for-rent townhomes on a 1.8 acre lot south of Highway 66 and west of Alpine Street	Phil Taylor	12/8/2023		FIL

WITHDRAWN

Project Name	Record ID	Location	Project Description	Project Manager	Submittal Date	Applicant	Inclusionary Housing

CLOSED

Project Name	Record ID	Location	Project Description	Project Manager	Submittal Date	Applicant	Inclusionary Housing
Ascent at Hover Crossing Site Plan and Minor Subdivision	DV-SITE PLAN-23-00025	1764 HOVER ST	Proposal for seventy-five affordable multifamily residential units in two, three-story buildings with a potential Early Childhood Education Center (ECE) on an undeveloped 2.41 acre site.	Grant Penland	11/2/2023	Pennrose	Onsite Units