

March 3, 2020

Harry Brennan

Planner II

City of Louisville

749 Main Street

Louisville, Colorado 80027

The purpose of this memo is to provide the Planning Department of the City of Louisville a brief description of our proposed project located at 578 South Pierce Avenue, Louisville, Colorado 80027.

Enclosed please find our formal Special Use Review package for your consideration.

We are proposing an 8,700 sq.ft. new build single story Camp Bow Wow facility on a 57,511 sq.ft. (1.32 acre) vacant site. The zoning for this parcel is I – Industrial and the proposed use is a permitted use for this zoning within the City of Louisville. Per the comments received from our pre-application meeting on January 28, 2020 our client has reached out to the CTC HOA and has received written approval for the Camp Bow Wow use within the HOA subdivision. Please see enclosed letter.

Site access is being proposed within the existing accessible drive off of South Pierce Avenue. An existing across access agreement is already in place with the adjoining neighbor to the north and enclosed within this package for your review. Accessible drive aisles have been proposed along all 4 sides of the building and will meet the required 20'-0" minimum for one-way for emergency access as well as the 24'-0" width required for two-way access. No new access drives are being proposed along South Pierce Avenue.

The existing 22'-5" railroad easement along the eastern portion of the parcel as well as the 14'-0" utility easement along the western portion of the parcel will remain, and no structures are being proposed within those easements.

Existing main line utilities are located along South Pierce Avenue. Secondary utility lines will be installed to bring services to the proposed building.

The existing sidewalk to the west of the building along South Pierce Avenue will remain in place. Proposed landscape has been designed throughout the development to complement the new building and surrounding businesses and will meet with the IDDSG requirements. A bio-retention area has also been designed to the south of the building for the on-site detention. We have also enclosed the Camp Bow Wow Maintenance procedure package for your review of the cleaning standards for the outside play yards.

The building has been designed to complement the surround businesses within the CTC area. The proposed building materials will follow the IDDSG requirements. The maximum building height is proposed at 20'-0". We have provided rendered building elevations within the package for your review and consideration.

The required parking for this occupancy use is 19 and we are proposing to provide 26 standard stalls and 2 ADA stalls with an 8'-0" wide van accessible aisle. We are also proposing a bike rack for 3 bicycles to meet the City code requirements as well.

A new trash enclosure area will be installed and will reflect the buildings materials and colors. The enclosure will be located across the drive aisle along the northeast corner of the parcel.

Criteria and conditions for approval:

1. That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;

We believe that the Camp will be consistent with the City of Louisville's comprehensive Plan. Great care is taken to ensure that the safety of the clients, dogs, and neighboring businesses or future inhabitants is addressed daily. We believe that the proposed project will improve the neighborhood by adding additional services that were not present before.

2. That such use/development will lend economic stability, compatible with the character of any surrounding established areas;

We believe that the Camp will add a stable business to the area and add a service that is not presently available within the neighborhood. The building has been designed to add a high quality aesthetic value and will complement the surrounding businesses and neighborhood.

3. That the use/development is adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;

The proposed Camp Bow Wow will not have a need for a greater level of the community facilities and or municipal services beyond that which the City of Louisville provides. The current services have been assessed and the project will not require anything more than what is presently available. The proposed landscape within and surrounding the facility will help reduce any dust issues. The proposed on-site bio-retention will provide the required storm water runoff for the parcel. The proposed building exterior lighting and proposed site lighting will help to illuminate the building and increase safety for the adjoining neighbors within the area.

4. That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience;

The building lighting and site lighting will follow the requirements for the Industrial Development Design standards. We have proposed lighting for the safety and security of the clients and staff of Camp Bow Wow as well as any pedestrian traffic. Trash facilities will be placed throughout the parcel to ensure that trash will not accumulate throughout the site. Landscaping throughout the parcel has been designed to add a high quality aesthetic to complement the neighborhood. We believe the proposed project will also not create an increase in traffic that would create any additional congestion or hazards to the neighborhood. The Camp is open from the hours of 6:30 am – 7:00 pm, which between these hours the clients arrive at different times of the day for pick up and drop off. There is adequate parking being provided on site and the majority of the neighboring business are not open and operating during the Camp's busiest hours.

5. That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.

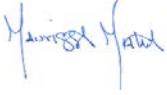
We have designed the site to allow easy movement around the building and to limit any vehicular congestion within the parcel and the accessible drive. Pedestrian foot traffic in front of the building and around the site has been addressed for safety and convenience.

We would like to thank you for this opportunity to present our project for your review and consideration.

Our design team has considered the Industrial Development Design Standards and Guidelines for the City of Louisville in the preparation of our Planning Department package and supporting documents.

I look forward to hearing from you on our proposed project. Please let me know if you should have any questions or concerns.

Sincerely,



Maurissa Muha
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