

Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

Property Information

Common Address(es): _____

Legal Description: _____

Lot _____ Block _____ Subdivision _____

Lot Area: _____ Sq. Ft. or _____ Acres

LAND USE PROCESS (check all that apply)

- ☐ Annexation
- ☐ Concept Plan
- ☐ Easement Vacation
- ☐ Oil and Gas
- ☐ General Development Plan (GDP)
 - ☐ Amendment
 - ☐ New GDP
- ☐ Planned Unit Development (PUD)
 - ☐ Amendment
 - ☐ Preliminary
 - ☐ New PUD
- ☐ Rezoning
- ☐ Special Review Use (SRU)
 - ☐ Amendment
 - ☐ New SRU
- ☐ Subdivision
 - ☐ Final or Replat
 - ☐ Preliminary Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Vested Property Right
- ☐ Wireless Facility
- ☐ Other: _____

PROJECT DESCRIPTION:

Property Owner Information

Name: _____ Entity (if applicable) _____

Address: _____

Phone: _____ Email: _____

Application Representative Information

Name: _____ Entity (if applicable) _____

Address: _____

Phone: _____ Email: _____

Certification/Signature

I certify that the information I have submitted is true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application.

Signature* _____ Print Name _____ Date _____

***If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application**



To: City of Louisville
Date: February 11, 2025
Project Name: 769 CTC Boulevard
Project Address: 769 CTC Boulevard, Louisville CO
Owner: Exeter 769 CTC Land, LLC

To Whom it May Concern,

I hereby authorize Powers Brown Architecture to represent the ownership entity Exeter 769 CTC Land, LLC in all matters relating to the Development Review Application, PUD and SRU activities. Our property address is 769 Ctc Blvd in Louisville, CO 80027.

Exeter 769 CTC Land, LLC

A Delaware Limited Liability Company

By: Exeter Operating Partnership V, L.P.

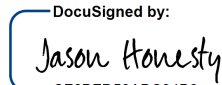
A Delaware Limited Partnership, Its Sole Member

By: Exeter Operating Partnership, V GP LLC.

A Delaware Limited Partnership Company, Its Sole General Partner

By: Exeter Industrial REIT V LLC

A Delaware Limited Partnership Company, Its Sole Member

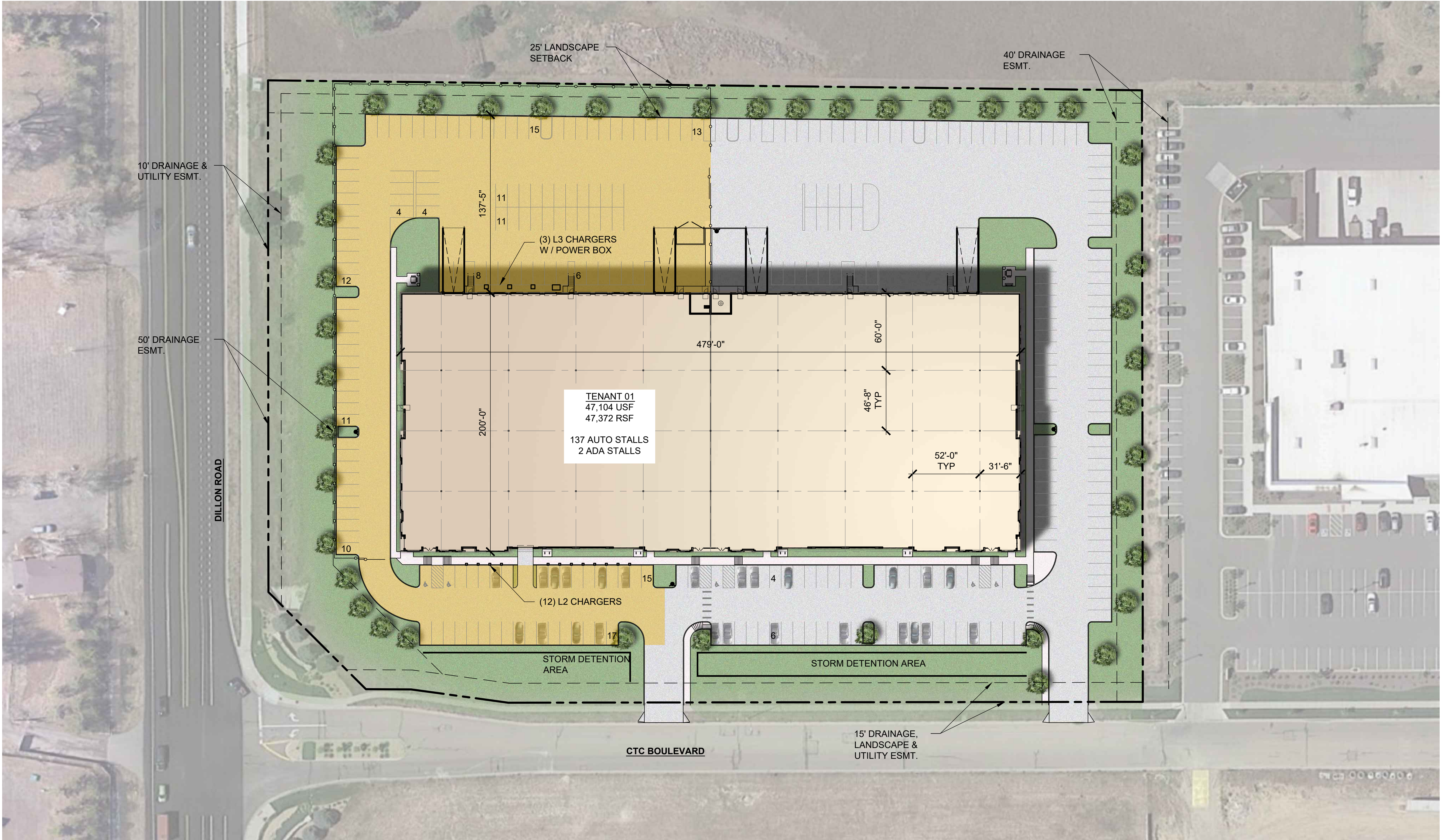
By: 
GF6BFD59ABC94B9...

Name: Jason Honesty

Title: Vice President

SITE PLAN

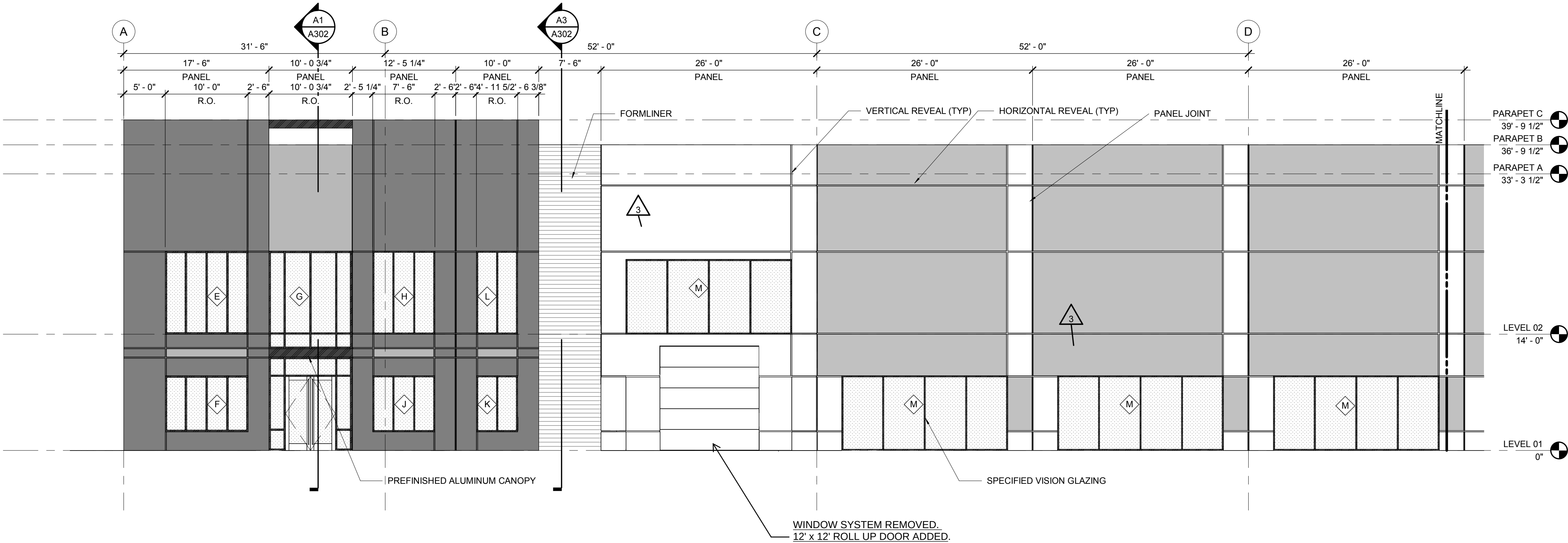
TOTAL SITE AREA: 7.28 ACRES (317,117 SF)	TOTAL BUILDING AREA: 94,748 SF	SITE COVERAGE: 29.9%	TOTAL CAR PARKS: 311 SPACES (3.3 / 1000 SF)
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769 CTC BOULEVARD
a project for
BRINKMANN CONSTRUCTION

powers
brown
archit
ecture

ENLARGED ELEVATION



ENLARGED ELEVATION - EAST FACADE

SCALE: 1/8" = 1'-0"

Project Information

1. Project Description:
 - a. Rivian is the proposed user for the southern portion of the building located at 769 CTC will be utilizing 47,524 SF of the existing building. Rivian will utilize the facility for a state of the art electric vehicle maintenance facility. As part of the requested program the tenant is requiring (a) a fenced area (b) a drive-in door on the east elevation consistent with the existing building design and (c) additional parking lot striping as noted on the site plan for vehicle security and operational needs.
 - b. Hours of Operation are 8am-5pm Monday-Friday and 9am-4pm on Saturdays.
 - c. Employee count: approximately 35-40 employees
2. Size and location of the site;
 - a. Site Area: 294,225.47 Sq Ft
 - b. Location: NW corner of 769 CTC Blvd and W Dillon Rd
 - c. Tenant Area: 47,524 SF (Southern half of building)
3. Internal traffic circulation and access to adjoining public streets;
 - b. All access to the existing ROW will remain intact based on the current shell building located on the site. No additional access points are proposed. A security fence around the parking area and an additional drive in door on the east elevation in keeping with the façade design and finishes are proposed. See attached site plan for more detail.
4. Location and amount of off-street parking;
 - c. 160 standard parking stalls located adjacent to the existing structure. New stalls shall be striped on existing (unstriped) pavement. See attached site plan for more detail.
5. Fencing, screening and landscaped separations, including-open space;
 - d. Fencing to surround the southern portion of the existing building located between the existing parking and the ROW. See attached site plan for more detail.
6. Building bulk and location;
 - e. NA
7. Signs and lighting; and
 - f. Mounted building signage is anticipated, but will be proposed separately per the signage requirements as set forth by the city of Louisville.
8. Noise, vibration, air pollution and other environmental influences.
 - g. NA

Development Criteria

The following criteria shall be considered by the planning commission and the city council in reviewing applications for special review use under this chapter.

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;
 - a. The use proposed by Rivian will adhere to the framework as described in Colorado Tech Center (CTC) special district. The service center would fit within the municipal code's "sales and repair of motor vehicles" description (Sec. 17.12.030 – Use Groups, item #35. Rivian will occupy an existing light industrial office/warehouse at the primary southern entrance of the CTC on W Dillon Rd and CTC Blvd. Rivian will enhance the existing economic engine of the CTC and provide employment opportunities in the special district. Rivian is a well known and respected Electric Vehicle (EV) brand and this service center use will directly contribute to the furthering of the CTC and City of Louisville's Sustainability Action Plan and Transportation Strategy.
2. That such use/development will lend economic stability, compatible with the character of any surrounding established areas;
 - a. We believe this use will significantly contribute to the economic stability and character of the CTC.
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;
 - a. No modification to the existing public access, storm drainage, sewage or water facilities is expected.
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;
 - a. The site currently exists as a first generation light industrial facility approved by the planning, zoning, and building department for the city of Louisville.
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.
 - a. As noted in the site plan, the proposed use would require the landscaping and sidewalks to be modified for access to the new overhead door on east elevation. See attached site plan for more detail.

In considering an application for a special review use, the approving agency shall consider and may impose modifications or conditions concerning by way of illustration and not limitation, the following development features, to the extent such modifications or conditions necessary to insure compliance with the criteria of subsection (A) of this section: