

Planning Commission

September 10, 2020
6:30 PM

ELECTRONIC MEETING

This meeting will be held electronically. Residents interested in listening to the meeting or making public comments can join in one of two ways:

- 1) You can call in to +1 346 248 7799 or 669 900 9128 Webinar ID # 819 0245 6186.***
- 2) You can log in via your computer. Please visit the City's website here to link to the meeting: <https://www.louisvilleco.gov/local-government/government/boards-commissions/planning-commission>***

The Planning Commission will accommodate public comments as much as possible during the meeting. Anyone may also email comments to Planning Commission prior to the meeting at: planning@louisvilleco.gov

For agenda item detail see the Staff Report and other supporting documents included in the complete meeting packet.

Persons with disabilities planning to attend the meeting who need sign language interpretation, assisted listening systems, Braille, taped material, or special transportation, should contact the City Manager's Office at 303 335-4533. A forty-eight-hour notice is requested.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - August 13, 2020
5. Public Comment on Items Not on the Agenda
6. New Business – Public Hearing Items
 - **578 S Pierce PUD and SRU:** A request for a Planned Unit Development and Special Review Use to allow development of a new single-story building for pet care (dog day care) and associated site improvements. (Resolution 11, Series 2020) ***Continued from August 13, 2020***
 - i. Applicant: PM Design
 - ii. Case Manager: Harry Brennan, Planner II

- **LMC Amendment – Mobile Food Courts**– Proposed amendments to Title 17 of the Louisville Municipal Code to establish regulations for Mobile Food Courts (Resolution No. 12, Series 2018). – **REQUEST TO CONTINUE TO OCTOBER 8, 2020**
 - i. Applicant: City of Louisville
 - ii. Case Planner: Lisa Ritchie, Senior Planner
 - **511 E. South Boulder Rd (The Rose and Raven) PUD, SRU, Plat and Easement Vacation:** A request to for a Planned Unit Development, a Special Review Use, a Plat and an Easement Vacation to allow construction of a 14,000 sf building and Mobile Food Court. (Resolution 13, Series 2020) - **REQUEST TO CONTINUE TO OCTOBER 8, 2020**
 - i. Applicant: Caddis Collective
 - ii. Case Manager: Lisa Ritchie, Senior Planner
7. Planning Commission Comments
8. Staff Comments
9. Items tentatively scheduled for the meeting on October 8, 2020:
- LMC Amendment - Mobile Food Courts continuance
 - 511 E. South Boulder Rd PUD, SRU, Plat and Easement Vacation continuance
 - Coal Creek Business Park Lot 1 Wireless SRU
10. Adjourn

**Planning Commission
Meeting Minutes
August 13, 2020
Electronic Meeting
6:30 PM**

Call to Order – Vice Chair **Rice** calls the meeting to order at 6:30 PM.

Roll Call is taken and the following members are present:

Commission Members Present: Steve Brauneis, Chair
Tom Rice, Vice Chair
Jeff Moline
Keaton Howe
Dietrich Hoefner
Debra Williams
Ben Diehl

Commission Members Absent:

Staff Members Present: Rob Zuccaro, Dir. of Planning & Building
Lisa Ritchie, Senior Planner
Harry Brennan, Planner II
Elizabeth Schettler, Sen. Admin Assistant

APPROVAL OF AGENDA

Brauneis moves and **Williams** seconds a motion to approve the August 13, 2020 agenda. Motion passes unanimously by a roll call vote.

APPROVAL OF MINUTES

Howe moves and **Williams** seconds a motion to approve the June 25, 2020, with Commissioner Diehl's correction, July 9, 2020, and July 16, 2020 minutes. Motion passes unanimously by a roll call vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None is heard.

NEW PUBLIC ITEMS

Agenda Item A: St Louis Parish and Commercial Park GDP, Second Amendment

A request for approval of a second amendment to the St Louis Parish and Commercial Park General Development Plan to amend allowed uses and development standards, located at the northeast corner of S. 96th Street and Dillon Road. (Resolution 9, Series 2020)

- Applicant: United Properties
- Case Manager: Lisa Ritchie, Senior Planner

Hoefner informs the commissioners that he will be absent from the board while agenda item A is discussed and deliberated.

Staff Presentation:

Before staff begins their presentation, Ritchie verifies that this application's public notice requirements have been met. They were mailed to the surrounding property owners on July 24, 2020, published in the Boulder Daily Camera on July 26, 2020, and the property was posted on July 24, 2020.

Ritchie discusses the property's location and background history.

In regards to the applicant's proposal, Ritchie reviews the existing and proposed buffer standard. For the existing buffer standard, parking lots extending beyond the shadow of the building shall be shielded from S. 96th St using landscaping and berms that are a minimum of 30" above the parking lot level. For the proposed buffer standard, parking lots adjacent to S. 96th St shall be shielded from S. 96th St using enhanced landscaping techniques such that it is effectively buffered. Enhanced landscaping will exceed the CDDSG by means such as additional trees, shrubs and/or screen wall to be further detailed with PUD process with goal of minimizing the view of parking areas from S. 96th St to the greatest extent feasible.

In relation to staff's analysis of the comprehensive plan and the applicant's proposal, the 96th and Dillon Road Rural Special District serves as the rural gateway to the City of Louisville. The area will include a mix of commercial, institutional, and industrial uses. The uses in this special district will be separated and buffered from the surrounding roads to maintain the appearance of a rural entryway to the City.

Staff Recommendations:

Staff recommends approval of Resolution 9, Series 2020 with the following conditions:

- The applicant shall revise the application to provide for a minimum 55-foot building and parking setback.

Commissioner Questions of Staff:

Rice reviews planning commission comments from the past meeting and clarifies that they recommended that this proposal get reduced to a 55 foot setback, and the position of staff is that neither buildings nor parking should be closer than 55 feet.

Ritchie says that that is correct. She makes clear to the commissioners that as proposed by the applicant, there could be drive aisles within the parking setback.

Rice confirms that parking cannot be closer than 55 feet as per staff's recommendation

Ritchie says yes, that is staff's recommendation.

Rice also confirms that the applicant's view point is that the building should be limited to a 55 foot setback but that the parking should be closer, as close as 30 feet to the roadway.

Ritchie says yes, that is the applicant's proposal.

Williams asks if staff is okay with having the parking lot between 96th St and the buildings.

Ritchie says the way the condition is drafted would allow either parking or building so there would be no distinction.

Williams asks if originally no parking would be in the front.

Ritchie says yes, that is the current standard.

Williams asks if we are letting that standard go.

Ritchie says yes, staff recognizes that some flexibility there could be beneficial for the applicant. We feel more strongly about the depth of buffer.

Howe asks if staff could clarify exactly where the proposal would be built.

Ritchie, using an image of the parcel, shows where the proposal would be along the area fronting S. 96th Street.

Brauneis says that regarding the proposed change in the enhanced landscaping, his concern is that it does not have a big enough difference from the existing language. He is concerned with the language that mentions these phrases: "goal of minimizing... greatest extent feasible." It concerns him that that language may not be strict enough. He asks staff if they think this language provides strong enough requirements that would satisfy the community.

Ritchie says that he brings up two interesting points. One being how much landscaping does the city want? Do we want a heavy landscape buffer when it is adjacent to a rural open space? If this is not the right language, we would like the commissioners feedback on that and what it could be changed to. We also recognize though that parking lots are not an attractive feature and if that is now allowed in front of the buildings, our intent is to make sure that the applicant's treatment of the landscaping is important and elevated.

Zuccaro says that staff prefers the language that will allow the largest buffer possible. Because of the adjacency to open space, having it continue to feel open is the ultimate goal. Throughout this entire proposal, we have recommended the maximum buffer possible, while the applicant has proposed more landscaping in lieu of the buffer. We have had concerns about this language and its enforceability. We are trying to get comfortable of the language but if we have a maximum buffer, that is very important in our opinion.

Applicant Presentation:

Alicia Rhymer, United Properties

Rhymer begins her presentation by reviewing the 2004 approved GDP, where the 60 foot setback and parking orientation originated. She then moves to discussing the 2013 approved comprehensive plan in regards to special districts and what special districts are.

She reviews how this property is referred to as the 96th and Dillon Special District in the City’s 2013 Comprehensive Plan and is designated as Rural. The language in the plan states the following:

- The 96th and Dillon road Rural Special District serves as the rural gateway to the City of Louisville. The area will include a mix of commercial, institutional, and industrial uses. The uses in this special district will be separated and buffered from the surrounding roads to main the appearance of a rural entryway to the City.

She mentions that in the above language, no building or parking setbacks are stated in the comp plan and that the 55 feet is not required anywhere in the comp plan.

She reviews other developments, such as CTC and Delo Plaza, parking setbacks and buffers. For example, for CTC, the allowable parking setback was 20 feet. Delo Plaza has a 35 foot setback and buffer. She mentions that they have parking along 96th St.

She shows the commissioners images of the transportation master plan and the trails map, and discusses the east and west site constraints in relation to the parking setback hardship. A 3-D image is shown through the perspective of the 55 foot setback hardship.

She concludes her presentation with discussing their current proposal and comparing the landscaping buffer. The current proposal is below with the following design enhancements:

Standard	GDP	Comp Plan	CDDSG	Proposed	Delta to CDDSG/AD
Building setback	60 ft	No setbacks stated – rural transition	30 ft	55 ft	+25 ft
Parking setback	60 ft	No setback stated – rural transition	25 ft	30 ft	+ 5 ft

Design Enhancements:

- 8-foot tree lawn and detached sidewalk
- 43 ft. or greater landscaping buffer from 96th St (including ROW)
- Larger landscaped corners at entrances of development to soften asphalt/parking to visual eye and draw attention to landscape
- Additional trees/shrubs strategically placed to screen paving area
- Topography – Site sits 2-4 feet below roadway

Commissioner Questions of Applicant:

Moline mentions that she displayed a four lane image of 96th St. Is that consistent with what the city is anticipating with that cross street section?

Rhymer says yes, we would be adding a turning lane and completing the official two lanes on our side. We will also be adding a left turn lane.

Diehl mentions that she made a comment about the rural entryway being a focus for Dillon Rd and 96th St and how that might also apply to CTC. He asks how that was referenced in the comp plan.

Rhymer says that the language says 96th St and Dillon Rd, a rural special district, so it applies to both of those corridors.

Diehl says that it sounds like to him that how they interpreted that principle is that it should apply all the way down to Dillon Rd.

Rhymer says yes, that is correct.

Ritchie reminds them that when we look at that policy and its language, the CTC is its own separate district and language.

Diehl asks if she can clarify on the 8 foot tree lawn mentioned on one of her presentation slides.

Rhymer says that where the image is cut off from the presentation slide, on the other side of the sidewalk, we would have an additional 8 foot tree lawn that is not shown on the slide but that would be in place. There is even more landscaping than what is even being shown on the image.

Diehl asks that if you are in a car driving north on 96th St, is it your interpretation that that is the rural entryway.

Rhymer says that she does. She drives this corridor multiple times a week and that it would be the rural entryway.

Williams asks about the other portion of the property that is not being developed at this time. Would we want to have some continuity for the rest of the parcel?

Rhymer says that the amendments that we are asking for applies to all three parcels. So the 55 foot setback, as well as the parking setback and landscaping we are proposing would also apply to all three parcels.

Brauneis says he is unsure how they came up with the 80 feet. He asks if she can explain it in greater detail.

Rhymer says that if they were to provide a 55 foot parking setback, which has to be from the property line, plus the tree lawn and the right of way, says that it gets to be around 30 feet.

Brauneis asks if that is actually 16 feet, totally 71 feet.

Williams says that with the 8 foot tree lawn, 8 feet sidewalk, plus the 30 feet you are asking, it is totaling to 46 feet from the edge of the property line.

Rhymer says that is probably correct. It is most likely 71 feet.

Moline asks if there is a reason that they cannot push all of this further back and even to the point of re-platting the open space.

Rhymer says the struggle with that is grading and the retention. We have to look at how this affects all three parcels, not just one.

Moline asks if there is a consideration of re-platting the city buffer back where the trail is or narrowing it.

Ritchie says due to the grading, the width of that is needed. From a policy perspective, if planning commission feels that they should have a discussion on the necessity of having that trail there, which would be a big discussion if we want to go away from having that trail concept.

Howe mentions that it may seem awkward to have the middle of the lot developed and the other parts not yet developed. What is the concurrency of the development to the adjacent lots?

Ritchie says that the application includes no concurrency for the proposal right now.

Rhymer mentions that this development is the catalyst to get the adjacent lots developed. They will not be able to move forward until this development does.

Howe states he is having difficulty because the approach is not towards a comprehensive ownership. Although we are discussing the entire property, we are really only reviewing the middle portion.

Zuccaro that the expectation of the city is that this property all be developed together, cooperating on their proposal and development together.

Ritchie mentions that staff has not discussed concurrency agreements with the applicant.

Howe asks the applicant where they stand on having a 40 foot parking setback.

Rhymer says that if we get a 40 foot parking setback, drive aisles that are allowed within it, and a landscaping buffer, we could do that, but they run the risk to come back to planning commission and get a waiver in order to encroach on that when the retail can't make that space work.

Public Comment:

Jim Candy, Pastor of Ascent Church, 550 S McCaslin Blvd

Candy comments back on the question about concurrency. He says they are required to work together with the adjacent owners which we have been regarding infrastructure, platting, but there is no requirement that all three builders need to be ready to build at the same time. Wanted to make sure they were all on the same page on that.

Closing Statement by Staff:

Zuccaro summarizes what a typical industrial development is and how this proposal compares to the CTC. He reminds the commissioners that staff's expectation is that all three parcels will work together on a coordinated site design. He also reminds them that the comp plan policy of the rural gateway does not apply to the CTC, which was referenced in the applicant's presentation. He recaps the commissioner's staff's recommendation and believes their recommendation has found a good middle ground for the applicant.

Howe asks about the 8 feet of tree lawn and 8 feet of detached sidewalk and asks what if the applicant got to 40 feet.

Zuccaro says that if you look at the 55 foot buffer at CTC, the other buffers we have are on top of the tree lawns of the 55 foot buffer and you have a tree lawn. It is not combined.

Ritchie says that is correct. The sidewalk for the most part of the eastern side of the CTC is 8 feet wide. The tree lawn varies in width anywhere from 2 – 12 ft. For the 16 feet, staff does not view that as part of the buffer as that is required for every development.

Closing Statement by Applicant:

Rhymer begins by reading the comp plan language for special districts and discusses how the 60 feet setback was established 16 years ago. She states that a lot changes in 16 years. They have done their best to work with the city and give where they can but they feel that a 30 foot parking setback with a 43-46 foot landscaping buffer is sufficient.

She then discusses how they could do a regional detention center all on the archdiocese property, but how that scenario is not ideal. There is a large channel on the back that has to go there. The reason for that is because between their parcel and the archdiocese parcel, the city has decided to convey all the offsite flows coming from the open space and the roads to pipe it there in that parcel. These three parcels have the burden to convey 67 acres of offsite flows across this parcel. We have to do that through an open ditch. To pipe that would be very costly and as we know, the city is not willing to share in that cost. From there, that has to get over to Dillon Rd. We have to then open ditch that which had to get 30 ft. from there all the way to Dillon Rd. We cannot avoid the fact that we have to convey someone else's flows across our property.

She concludes by saying that they are locked on our design because of the various variables she mentions above.

Megan Turner, United Properties,

Turner shows the commissioners the constraints they have and how it affects the industrial portion and the trailer port. She also addresses truck turning on the site and how the 180 ft. depth on the building is important to get quality tenants.

Kevin Kelley, United Properties

Kelley discusses his disagreement of Director Zuccaro's summation. He mentions that in the last five years, Etkin Johnson has not built a building in the CTC that is less than 180 ft. deep and have not built a truck court less than 130 ft. Every modern industrial building that attracts quality tenants has this standard. He states that they will not build less than 180 ft. deep.

Discussion by Commissioners:

Howe says that he understands the need for this to be marketable for the developer. What is most important for this proposal is what is facing 96th St. Without this setback determination, there cannot be a good tenant and it will increase vacancy. This land has been an eye sore for a while. Unfortunately this lot is very awkward, being between commercial and open space. We need to minimize the retail vacancy and try to honor this rural entryway. The question is if the city wants to develop this land. If not, then we should say that we must have this setback. If we do, then we have to create a setback that will attract future tenants. He says that he is torn in between the two and would hate to have to fight between ten feet. To compare this to the CTC is unrealistic. This is not commercial/industrial. It is also not retail like Delo Plaza. He thinks that we need a compromise between both parties to find a solution.

Diehl says that the rural entryway is a key component to the comprehensive plan. He recognizes that this is a unique property. He discusses more in depth of the importance of maintaining the rural entryway and how to sustain that with new development in this location. He wants to work with both parties involved so that that the rural entryway is not compromised.

Moline says that he agrees with Diehl. He is hopeful that they can find a solution and appreciates the applicant trying to find a solution. He also appreciates what Director Zuccaro said during his summation. In the 16 years since this has been zoned with this setback, that setback is just as important now than when it was first instituted. Protecting and preserving the rural area from 96th St is essential. He thinks having the 10 or 15 feet additional buffer would retain that and is an important consideration.

Williams says that when she looks at the comp plan and how it has had this criteria for a rural gateway for many years, she has to heavily consider that. When she looks at the adopted GDP of 60 feet and how staff has already created a condition of approval at 55 feet, she thinks the city is working with the developer. She thinks that that is reasonable at this point and leaning in that direction.

Brauneis says that he finds that this property is different. From going to 60 to 55 feet, allowing the parking to face 96th St, and in allowing drive aisles within that setback space, he thinks that perhaps they have gone too far. He mentions that there was

wisdom in requiring the 60 feet requirement, and thinks the proposed design does not fit a space that is the rural gateway to the city.

Rice discusses the concept of enhanced landscaping. In his opinion, a buffer creates actual space and enhanced landscaping will only screen what is trying to be screened, which is not a sufficient buffer. That is just a wall of trees. He does not think that approach solves the problem. He mentions that he was also very struck by Pastor Candy's letter that he submitted saying that their church needs to move forward with their other development and the financial aspect of this. He wants to get this project moving. It has to be recognized that at the last meeting, there was a compromise of giving the additional 5 feet. The original plan was to have the parking east of the buildings. We are even allowing the parking to come up to the 55 foot mark. He believes that there has already been compromise. The applicant is saying that they cannot give up that additional 5 feet, and staff believes it is appropriate to stick to the 55 feet. He is reluctant to try to compromise with the applicant. For example, the applicant wanting a 35 setback and staff wanting a 55 setback and meeting in the middle of the two in order to compromise is, in his opinion, not an appropriate way to solve the problem.

Diehl moves and **Moline** seconds to approve Resolution 9, Series 2020.

Motion passes 5-1 by a roll call vote.

Name	Vote
Chair Steve Brauneis	Yes
Vice Chair Tom Rice	Yes
Keaton Howe	No
Jeff Moline	Yes
Debra Williams	Yes
Ben Diehl	Yes
Motion passed/failed:	Passed

Agenda Item B: 578 S Pierce PUD and SRU

A request for a Planned Unit Development and Special Review Use to allow development of a new single-story building for pet care (dog day care) and associated site improvements. (Resolution 11, Series 2020) **REQUEST TO CONTINUE TO SEPTEMBER 10, 2020**

- Applicant: Dogs for Days, dba Camp Bow Wow
- Case Manager: Harry Brennan, Planner II

Hoefner re-joins the meeting to partake in the discussion of agenda items B and C.

Brauneis moves and **Howe** seconds a motion to continue agenda item B to the September 10, 2020 planning commission meeting. Motion passes unanimously by a roll call vote.

Agenda Item C: Parbois Place PUD – 3rd Amendment

A request to for a third amendment to the Parbois Place PUD to remove the requirement to demolish the garage on Lot 6, located at 543 County Road. (Resolution 10, Series 2020)

- Applicant: Lynn Koglin
- Case Manager: Harry Brennan, Planner II

Staff Presentation:

Before staff begins their presentation, Brennan verifies that this application's public notice requirements have been met. They were mailed to the surrounding property owners on July 24, 2020, published in the Boulder Daily Camera on July 26, 2020, and the property was posted on July 24, 2020.

Brennan discusses the property's location, background history, and the applicant's proposal.

Brennan concludes by saying that staff finds that the proposal meets the PUD criteria outlined in Section 17.28.120 of the Louisville Municipal Code and that there are no additional waivers being requested.

Staff Recommendations:

Staff recommends approval of Resolution 10, Series 2020, a resolution recommending approval of an amendment to the Parbois Place Planned Unit Development to remove the demolition requirement for the garage on Lot 6.

Commissioner Questions of Staff:

Diehl asks if staff has any theories of why this was a requirement.

Brennan says that if he had to speculate, requiring the original developer to demolish the structures would perhaps make the lots more desirable or developable. The original PUD identified these southern six parcels to be single family dwellings, but it did not identify specific construction on those lots. He assumes that possibly having the original developer be responsible for the demolition of those structures might not make the future home buyer financially responsible for the demolition.

Howe mentions that staff said that there was an original demolition after the PUD was passed. What is the liability of concern now that we are saying that they do not have to demolish?

Brennan clarifies that there was no demolition that took place. The original subdivision requirement had two demolition requirements, one for this existing garage on Lot 6 and the other for the existing home on Lot 3. Both those demolitions were supposed to take place within 36 months of the adoption of the PUD but neither one has occurred.

Williams asks if removing this means that they can choose whether or not to demolish it.

Brennan says that is correct.

Applicant Presentation:

None is heard.

Commissioner Questions of Applicant:

None is heard.

Public Comment:

Ritchie informs the commissioners that staff received additional letters of public support and asks if they would like to add this documentation into the meeting's record.

Howe and **Moline** moves to include this documentation into the meeting's record.

Motion passes unanimously by a roll call vote.

Closing Statement by Staff:

None is heard.

Closing Statement by Applicant:

None is heard.

Discussion by Commissioners:

Moline moves and **Hoefner** seconds to approve Resolution 10, Series 2020. Motion passes unanimously by a roll call vote.

PLANNING COMMISSION COMMENTS

Rice mentions the continued discussion of the possibility of having a cutoff time of when the commissioners can receive public comment or new material from the applicant and staff. He asks staff if the commissioners can make their own rules for this.

Ritchie say they technically can but they would like make those through the by-laws. The city clerk is aware that planning commission is having this discussion. City council is setup differently than planning commission in that when the general city council email receives an email, it is also automatically forwarded to their personal email as well. They are getting the emails in real time unlike the commissioners. She shows the commissioners what other jurisdictions polices are regarding this subject. Most of Louisville's neighboring cities have some type of adopted cutoff time. An option for a cutoff time would possible be no later than 4:30 in the afternoon on the day of the hearing.

Diehl asks what would happen if a written comment comes in after the deadline.

Ritchie says that when that happens now, it becomes a part of the record but it does not carry over to planning commission's review.

Howe says that it is important to enter all public comment into the record, but believes a deadline is important and should be communicated to the public that because it did not meet the deadline, the submission may or may not be read by the commissioners.

Rice says that he believes that all comments can and should be entered into the record. His thought is to make a notice to all comments that they are to be received within a certain time and commissioners may not be able to read them if they are not received within that particular time.

Diehl says he agrees with Rice.

Hoefner says he agrees as well. Any one that takes the time to give public comment should have the opportunity for it to be reviewed.

Ritchie says that was she is hearing is to possibly not have an actual cutoff time but that it would be a soft deadline.

Rice asks if staff can come with an actual time that would be the most reasonable but to include language that informs the public that there is a deadline and because of it the commissioners may or may not be able to review it before the meeting. They will try to review it though.

Richie says that staff can work on the specific language. It is good to leave it open but also provide a disclaimer to the public to inform them that it may not be able to reviewed before the meeting. We may not need to amend the by-laws but instead have a notice on the website with these instructions informing the public of this change. We will provide an update for you once we have discussed this language more in depth internally.

Williams says she originally thought noon on the day of the hearing should be the cut off time. If staff could add language that any public comments received after noon on the day of hearing may or may not be reviewed by the commissioners and that it is encouraged to submit them before this deadline, she would be satisfied with that language.

STAFF COMMENTS

None is heard.

ITEMS TENTATIVELY SCHEDULED FOR THE MEETING ON SEPTEMBER 10, 2020

- 578 S Pierce PUD and SRU
- Coal Creek Business Park Lot 1 Wireless SRU

ADJOURN

Howe moves and **Moline** seconds a motion to adjourn the meeting. Meeting adjourns at 8:50 PM.

ITEM: PUD-0291-2020; SRU-0292-2020 - 578 S Pierce. A request for a Final Planned Unit Development for Lot 3 Block 3, Colorado Technological Center First Filing – **CONTINUED FROM AUGUST 13, 2020**

PLANNER: Rob Zuccaro, AICP, Planning and Building Safety Director

APPLICANT: Dogs for Days, LLC, DBA Camp Bow Wow

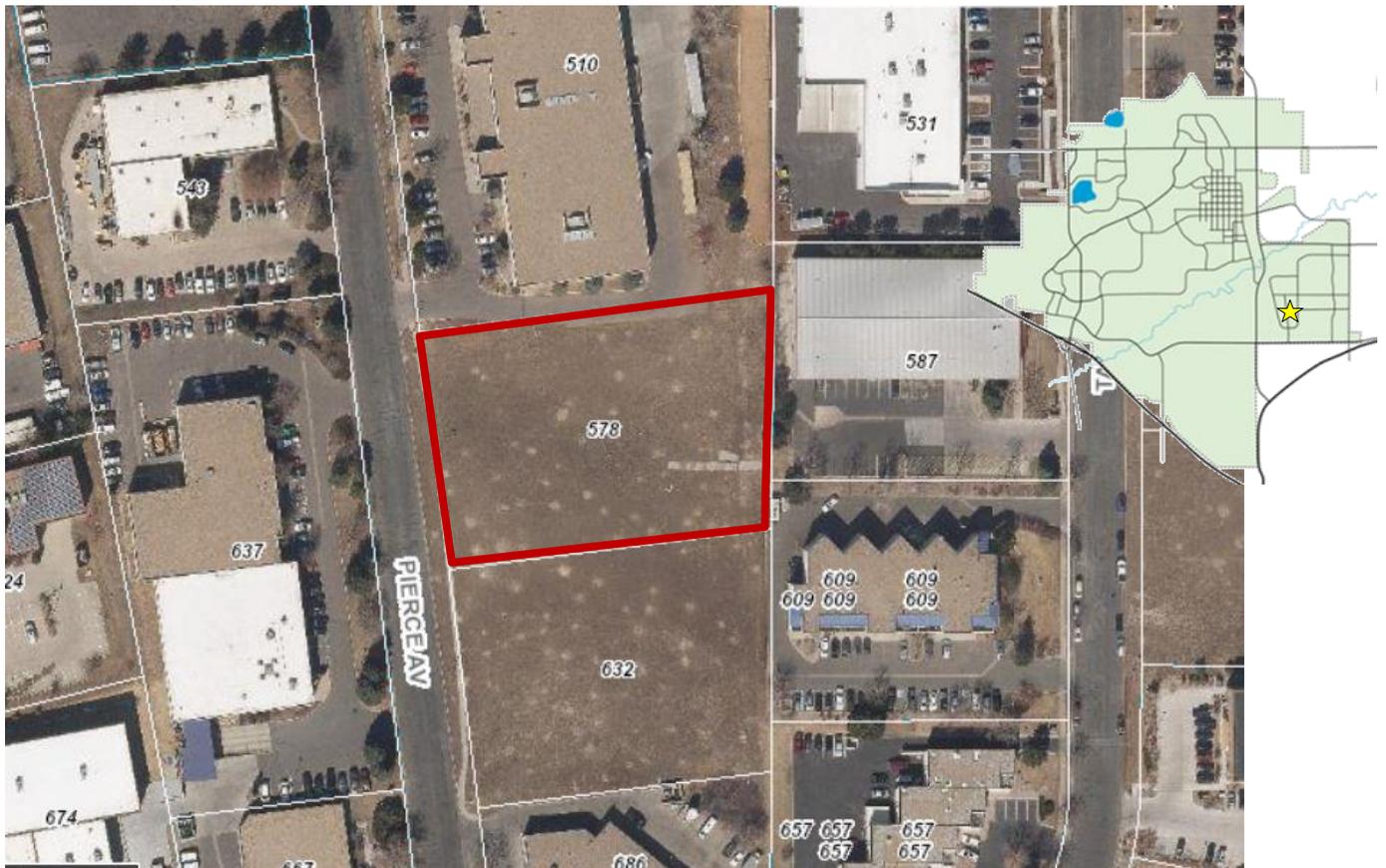
EXISTING ZONING: Industrial

LOCATION: 578 S Pierce Ave

TOTAL SITE AREA: 1.3 Acres

REQUEST: Approval of Resolution 11, Series 2020 recommending approval of request for a Final Planned Unit Development and Special Review Use

VICINITY MAP:



SUMMARY:

The applicant, Dogs for Days, LLC, requests approval a Planned Unit Development (PUD) and Special Review Use (SRU) at 578 S Pierce Ave to allow construction of a new 8,700 sq. ft. building and associated site improvements for a pet care (dog day care) facility.

BACKGROUND:

The subject property has one street frontage on its west side, along S Pierce Ave. The lot is bordered on the east and north by office/flex and light industrial buildings, and to the south by an undeveloped lot. The property is zoned Industrial. Pet care is an SRU in the Industrial zone district.

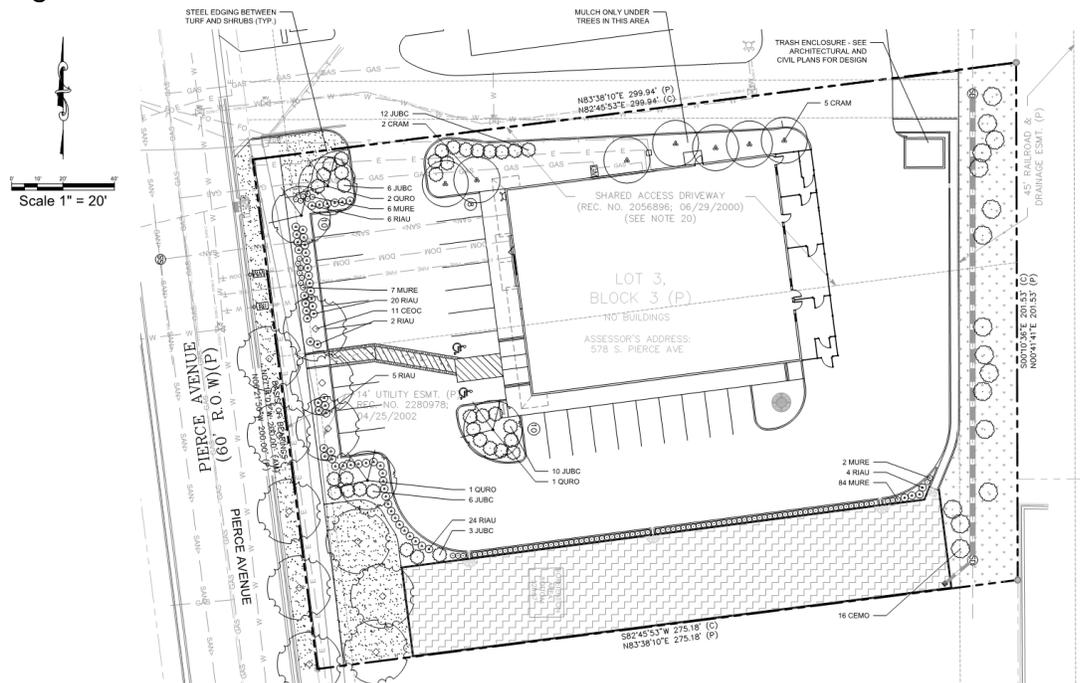
The City approved the Colorado Technological Center First Filing in 1979. This original plat created Lot 3, Block 3, as it exists today.

PROPOSAL:

Planned Unit Development
Site Planning

The proposed 8,700 sq. ft. one-story building orients its main façade to the west, towards S. Pierce Ave., and shares an access drive with the property to the north. The building is roughly centered on the lot with parking and paved areas distributed around the building. The dumpster is located at the rear of the site behind the building on the east. A stormwater detention area is located on the south side of the property. The site plan includes a new pedestrian walkway connecting to an existing sidewalk along S. Pierce Ave. Accent paving highlights the pedestrian crossing through the parking area.

Figure 1: PUD Site Plan



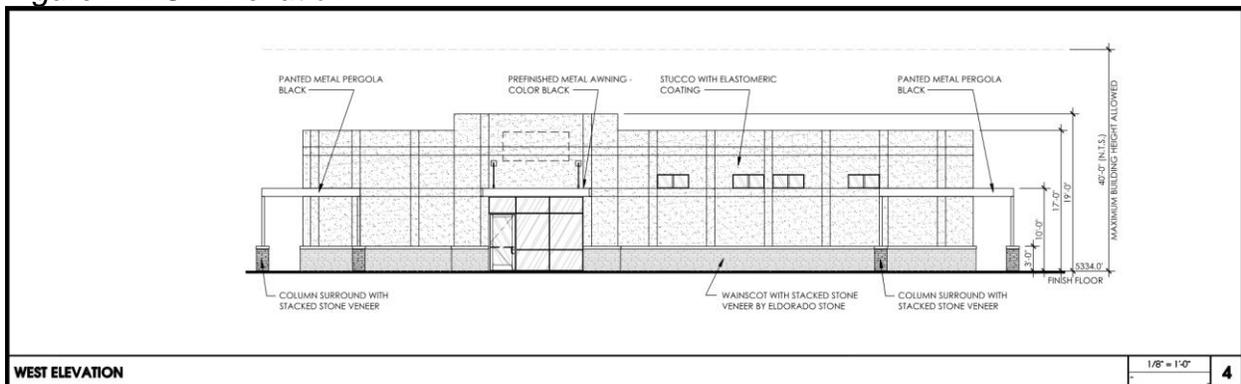
Perimeter and parking landscaping meets the standards in the IDDSG, with one exception for which the applicant is requesting a waiver. The waiver is for perimeter landscaping on the south side of the property, where typically five perimeter trees would be required. The applicant proposes to plant additional landscaping in other areas of the property further enhance the landscaping.

The development provides 26 parking spaces, calculated based on the 2 per 1,000 SF base minimum rate identified in the IDDSG. The IDDSG does not identify a parking ratio for a pet care facility use or similar service use. The municipal code states that for uses not specified, that the Director of Planning, with consent of the Planning Commission, may determine the required number of spaces based on building area and use of the property. This use is largely a drop-off type business with less demand for parking than many other service or commercial businesses where customers will spend more time at the facility. While there is a larger demand for parking in the morning and evening for drop off and pick up, staff believes that 26 spaces are sufficient based on the use.

Architectural Design

The west elevation of the building has the primary public entry with a staff entry on the north side. The elevations of the building include material changes, change in the roof plane, pilasters, canopies, providing architectural interest. The parapet of the building also varies in height. Windows are clustered on the west elevation and to a more limited degree on the other elevations. The building also includes canopies, which help define the street facing elevation and create visual interest. Building materials and architectural treatments include the use of stucco and stone veneer.

Figure 2: PUD Elevation



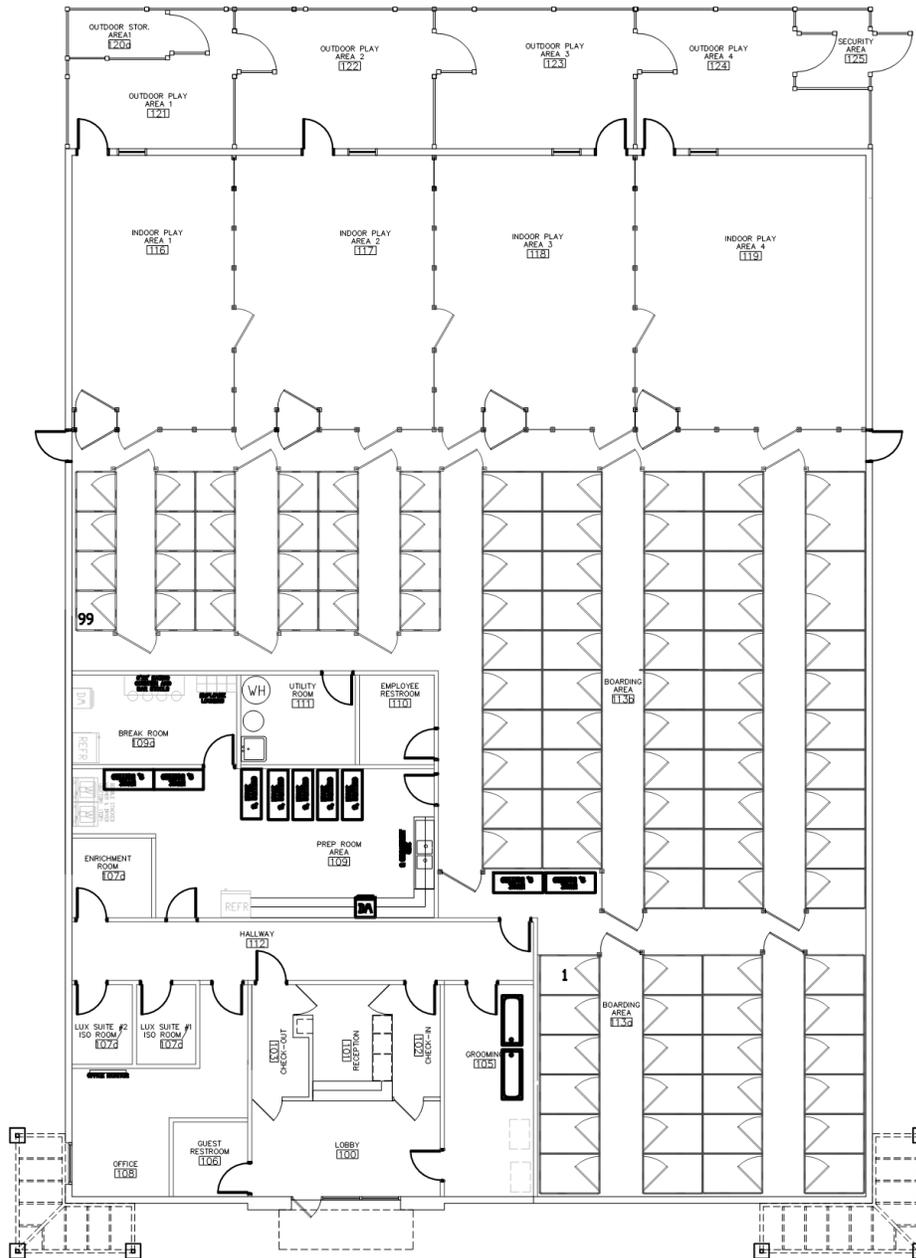
Special Review Use

The proposed pet care business use (LMC Sec. 17.12.030, Use Groups – Use No. 51) is listed as a Special Review Use in the Industrial zone district. The purpose of a Special Review Use is to ensure that a particular use is compatible with the character of the area and any potential adverse impacts are mitigated. For example, a dog day care use may have unique impacts related to noise, odor control and waste management.

Dogs will enter through the front entrance. There are 99 boarding kennels and other areas for grooming and other services. The plans include indoor and outdoor, fenced play areas on the east side of the facility. The outdoor play areas are surrounded by an eight-foot tall, white and almond PCV fence. A dumpster is also located on the east side, where dog waste will be placed.

The CTC Owners Association has reviewed and approved the site plan and use (see Attachment 2 for approval letter).

Figure 3: Floor plan



ANALYSIS:

Planned Unit Development

The PUD is subject to the IDDSG and the review criteria outlined in Section 17.28.120 of the Louisville Municipal Code.

IDDSG: 1. Site Planning

This application complies with the standards in this section, including all minimum setbacks and building and site orientation standards. The proposal includes a new pedestrian connection S. Pierce Ave. The trash enclosure is located at the rear of the site, to minimize visibility from street view. The proposal meets the site standards for site grading and drainage in the IDDSG.

IDDSG: 2. Vehicular Circulation and Parking

Access is accommodated through the shared drive with the property to the north. The drive aisles can accommodate access for fire and service needs on the property. The parking lot meets design requirements. Where parking spaces abut sidewalks, a sidewalk width of 7' or greater is provided to accommodate vehicle overhang.

IDDSG: 3. Pedestrian and Bicycle Circulation

The applicant proposes a new pedestrian connection and bicycle parking consistent with the standards of the IDDSG. The application includes bicycle parking that is located on the west side of the building near a pedestrian entrance and a new pedestrian sidewalk with access from S Pierce Ave. is provided. The layout of the parking lot minimizes pedestrian crossings to avoid pedestrian/vehicle conflicts.

IDDSG: 4. Architectural Design

The site layout logically locates entries and service areas. The building incorporates architectural features to reduce the apparent massing of the building including material changes, roofline variation, and canopies. The orientation of the building maximizes architectural interest from the most visible sides of the building, with building entries highlighted by canopies and material changes. The dumpster enclosure materials match the stucco building material.

IDDSG: 5. Landscape Design

The application complies with standards in the IDDSG for perimeter landscaping adjacent to abutting property, except for the one requested waiver. To offset the waiver, the proposal offers additional tree plantings along the northern edge of the building.

IDDSG: 6. Fences and Walls

The application does not include any walls or fencing, except for the retaining walls associated with the drainage area, which are consistent with the IDDSG.

CDDSG: 8. Exterior Site Lighting

The application includes wall mounted and pole mounted full cut-off LED light fixtures that will reduce light glare and safely light the property. The light fixtures include back light controls.

Waiver Compliance with 17.28.110

The applicant's requested landscape waiver from IDDSG 5.2.a.1 is subject to Sec. 17.28.110 which states that a waive may be granted if:

...the spirit and intent of the development plan criteria contained in [section 17.28.120](#) are met and the city council finds that the development plan contains areas allocated for usable open space in common park area in excess of public use dedication requirements or that the modification or waiver is warranted by the design and amenities incorporated in the development plan, and the needs of residents for usable or functional open space and buffer areas can be met.

Staff finds that the overall site planning and relocation of trees from the detention pond maintains the intent of the regulations and results in an overall high quality site design. The waiver does not impact the needs of residents for usable open space and buffers.

Compliance with 17.28.120

Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for PUDs that must be satisfied or found not applicable in order to approve a PUD. Analysis and staff's recommended finding of each criterion is provided in the attached appendix.

Special Review Use

Section 17.40.010 of the Louisville Municipal Code lists five criteria for SRUs that must be satisfied in order to approve a SRU. Analysis of each criterion is below:

- 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;*

The Comprehensive Plan designates the CTC as a Special District, with an intended mix of industrial, office and research and development facilities. The Comprehensive Plan includes the following policy for Special Districts:

Policy 3. Encourage internal services which meet the daily needs of the people working in the district.

Staff finds that the dog day care service is complimentary to the primary uses of the district and provides an amenity and desired service in the district. This use will help support the industrial park and add to the general welfare and economic prosperity of the City. **Staff finds the proposal meets this criterion.**

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

The dog day care use is a complimentary use to the light industrial development in the CTC and will not impact the character the park. Dog day care uses are often found in light industrial and commercial areas where the potential external impacts from noise are mitigated. **Staff finds the proposal meets this criterion.**

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;*

Public Works has reviewed the drainage plan and utility plans for the development and is in support of the proposal. Pet waste control by the operator will be needed to ensure water quality requirements are met. **Staff finds the proposal meets this criterion.**

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;*

Staff finds that the proposed use will not generate additional vehicular trips beyond a typical use in the industrial area. Vehicular traffic will be cyclical, with most traffic occurring in morning and evening peak hours. Potential external effects from noise will be mitigated in the outdoor play areas with an 8-foot tall solid fence. Light industrial areas are also seen as generally compatible locations for this type of use with potential noise impacts. The applicant states in their application materials that excessive barking is typically addressed by bringing those dogs inside the facility. **Staff finds the proposal meets this criterion.**

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.*

The uses proposed by the applicant will not require additional pedestrian amenities beyond what is planned to be provided on the property. The site will have internal sidewalks connecting to public sidewalks and parking and entry areas. **Staff finds the proposal meets this criterion.**

PUBLIC COMMENTS: No public comments were received by staff. As previously mentioned, the CTC Owners association has approved of the use (see Attachment XX)

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 11, Series 2020 recommending approval of the Final Planned Unit Development and Special Review Use for Lot 3, Block 3, CTC Filing 1.

ATTACHMENTS:

1. Resolution No.11, Series 2020
2. Application Materials
3. Lot 3, Block 3, CTC Filing 1 PUD and SRU

APPENDIX: PUD Criteria Analysis – 578 S Pierce PUD

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Compliant	A dog day care is an appropriate supportive use to the industrial parking, providing a service amenity to workers in the park. The site and building design are compatible with other surrounding properties.
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Compliant	The application provides for adequate and safe internal circulation. The City’s engineering division and Fire District have reviewed the parking circulation and driveway locations and have no objections to the proposal.
3. Consideration and provision for low and moderate-income housing	Not applicable	The property is zoned I, and residential is not allowed.
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Compliant	The PUD complies with landscape requirements in the IDDSG, except for the specified waiver request.
5. Variety in terms of housing types, densities, facilities and open space	Not applicable	The property is for industrial development. No residential development is proposed.
6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	The PUD complies with site planning provisions in the IDDSG.
7. Pedestrian and bicycle traffic in terms of safety, separation,	Compliant	The PUD complies with pedestrian and bicycle requirements in the

convenience, access points of destination and attractiveness		IDDSG, ensuring adequate pedestrian and bicycle access. There are direct sidewalk connections provided between the building and adjacent public street.
8. Building types in terms of appropriateness to density, site relationship and bulk	Compliant	The building complies architectural standards in the CDDSG, and is compatible with surrounding development.
9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting	Compliant	The PUD complies with the architectural design requirements in the IDDSG. The design incorporates sufficient articulation and building mass variation, as well as successful site organization.
10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood	Compliant with waiver	The PUD complies with landscape requirements in the IDDSG, except for the requested waiver. The landscaping is consistent with and compatible with landscaping in the area.
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in <u>chapter 17.32</u>	Compliant with waiver	The PUD complies with all applicable development standards and guidelines, except the noted waiver.
12. None of the standards for annexation specified in <u>chapter 16.32</u> have been violated	Not applicable	The property was not recently annexed.
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Compliant	The Public Works Department and Louisville Fire District reviewed the PUD and it meets their requirements.

Criteria 17.28.120 (B)	Finding	Narrative
1. Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.	Compliant with waiver	The PUD complies with the adopted elements of the comprehensive plan, and the adopted development design standards and guidelines, with the noted landscape waiver.

<p>2. No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan.</p>	<p>Compliant</p>	<p>The property is not located in a floodplain, nor are there any existing bodies of water in the area.</p>
<p>3. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.</p>	<p>Compliant</p>	<p>There is no known subsidence on the property.</p>
<p>4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.</p>	<p>Compliant</p>	<p>The PUD is appropriate for the context of the existing conditions of the property. The site is relatively flat and is within a developed commercial area and not adjacent to any preservation areas.</p>
<p>5. Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.</p>	<p>Compliant</p>	<p>The PUD complies with site planning requirements in the IDDSG, ensuring proper building placement and access to open space.</p>
<p>6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.</p>	<p>Not applicable</p>	<p>This is a site specific PUD within the larger context of the CTC, which includes pedestrian areas and trails.</p>
<p>7. Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of</p>	<p>Compliant</p>	<p>The PUD complies with requirements in the IDDSG, ensuring properly designed landscaping adjacent to public streets.</p>

the city and applicable development design standards and guidelines. The system of streets, including parking lots, shall aid the order and aesthetic quality of the development.		
8. There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the development. Pedestrian links to trail systems of the city shall be provided.	Compliant	The PUD complies with bicycle and pedestrian requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.
9. The project and development should attempt to incorporate features which reduce the demand for water usage.	Compliant	The PUD proposes appropriate use of water through its landscape design.
10. Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.	Compliant	The PUD complies with landscape requirements in the IDDSG, providing for shading of parking and pedestrian walkways.
11. Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments.	Compliant	The PUD complies with the requirements of the IDDSG and includes adequate landscaping and buffering from adjacent streets.
12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.	Compliant	The PUD provides unshaded roof structures so that solar energy may be utilized in the future.
13. The overall PUD shall provide a variety of housing types.	Not applicable	Housing is not allowed.

<p>14. Neighborhoods within a PUD shall provide a range of housing size.</p>	<p>Not applicable</p>	<p>Housing is not allowed.</p>
<p>15. Architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.</p>	<p>Compliant</p>	<p>The PUD proposes architecture that is compatible in design with the contours of the site, with surrounding industrial building architecture.</p>

**RESOLUTION NO. 11
SERIES 2020**

**A RESOLUTION RECOMMENDING APPROVAL OF A REQUEST FOR A SPECIAL
REVIEW USE TO ALLOW THE USE GROUP 51. PET CARE BUSINESS AND A
PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A 87,000
SQUARE-FOOT, SINGLE-STORY BUILDING AND ASSOCIATED SITE
IMPROVEMENTS AT 578 S. PIERCE AVENUE**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a Special Review Use for use group 51. Pet Care Business and a Planned Unit Development to allow construction of an 8,700 square-foot, single-story building and associated site improvements.

WHEREAS, City staff has reviewed the information submitted and found that the application complies with the Louisville subdivision and zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on September 10, 2020, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated September 10, 2020; and

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a request for a Special Review Use for Use Group 51. Pet Care Business and a Planned Unit Development to allow construction of a single-story building and associated site improvements for property at 578 S. Pierce Avenue (Lot 3, Block3, CTC Filing 1).

PASSED AND ADOPTED this 10th day of September, 2020.

By: _____
Thomas Sullivan Rice, Vice Chair
Planning Commission

Attest: _____
Debra Williams, Secretary
Planning Commission

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Dogs for Days, LLC / DBA Camp Bow Wow -
 Firm: Louisville

Contact: Alex/Margaret Hoover

Address: 2767 Xanthia Court
Denver, Colorado 80238

Mailing Address: 2767 Xanthia Court
Denver, Colorado 80238

Telephone: 720-279-9777

Fax: _____

Email: alex.hoover@campbowwow.com
margaret.hoover@campbowwow.com

OWNER INFORMATION

Firm: Hoovendorph Holding, LLC.

Contact: Alex/Margaret Hoover

Address: 2767 Xanthia Court
Denver, Colorado 80238

Mailing Address: 2767 Xanthia Court
Denver, Colorado 80238

Telephone: 720-279-9777

Fax: _____

Email: alex.hoover@campbowwow.com
margaret.hoover@campbowwow.com

REPRESENTATIVE INFORMATION

Firm: PM Design Group, Inc.

Contact: Maurissa Muha/Todd Woody

Address: 7200 South Alton Way, Suite B-270
Centennial, CO 80112

Mailing Address: 7200 S Alton Way, Suite B-270
Centennial, CO 80112

Telephone: 303.223.4864

Fax: _____

Email: mmuha@pmdginc.com/twoody@pmdginc.com

PROPERTY INFORMATION

Common Address: 578 S. Pierce Ave

Legal Description: Lot 3 Blk 3

Subdivision _____

Area: 57,511 Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: _____
 Approximately 8,700 square foot ground up pet care facility over currently vacant lot. 26 parking stalls and 2 ADA parking stalls is proposed with bioretention facility for storm water treatment along with storm water volume structure.

Current zoning: I Proposed zoning: I

SIGNATURES & DATE

Applicant: Marta Margaret Hoover

Print: Margaret Hoover Alexandra Hoover

Owner: Marta Margaret Hoover

Print: Margaret Hoover Alexandra Hoover

Representative: Maurissa Muha

Print: Maurissa Muha / PM Design Group, Inc.

CITY STAFF USE ONLY

- Fee paid: _____
- Check number: _____
- Date Received: _____

ELECTRONIC LAND USE HEARING REQUEST CASE NO. _____

APPLICANT INFORMATION
 Dogs for Days, LLC./DBA Camp Bow Wow -
 Firm: Louisville
 Contact: Alex & Margaret Hoover
 Address: 2767 Xanthia Court
Denver, CO 80238
 Mailing Address: Same as above
 Telephone: 720-279-9777
 Fax: _____
 Email: alex.hoover@campbowwow.com
margaret.hoover@campbowwow.com

OWNER INFORMATION
 Firm: Hoovendorph Holding, Inc.
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Demver, CO 80238
 Mailing Address: Same as above
 Telephone: 720-279-9777
 Fax: _____
 Email: alex.hoover@campbowwow.com
margaret.hoover@campbowwow.com

REPRESENTATIVE INFORMATION
 Firm: PM Design Group, Inc.
 Contact: Maurissa Muha/Todd Woody
 Address: 7200 South Alton Way, Suite B-270
Centennial, CO 80112
 Mailing Address: Same as above
 Telephone: 303-223-4864 M/ 3030-731-3764 T
 Fax: _____
 Email: mmuha@pmdginc.com/ twody@pmdginc.com

PROPERTY INFORMATION
 Common Address: 578 South Pierce Ave
 Legal Description: Lot 3 Blk 3
 Subdivision _____
 Area: 57,511 Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: Maha Muha Alex Hoover
 Print: Margaret A. Hoover Alexandra Hoover
 Owner: Maha Muha Alex Hoover
 Print: Margaret A. Hoover Alexandra Hoover
 Representative: Maha Muha
 Print: Maurissa Muha

CITY STAFF USE ONLY

- Electronic Hearing Approved: _____
- Date(s) of Hearing(s): _____

COLORADO TECHNOLOGY CENTER
Owners Association, Inc.
Architectural Control Committee

11002 Benton Street
Westminster, CO 80020
720.974.4113

February 19, 2020

To: Alex Hoover

Re: Permission to Operate a Canine Daycare Facility in the CTCOA

Dear Mr. Hoover,

After reviewing the CTCOA's documents, a dog daycare facility (Camp Bow Wow) does not conflict with the Association's restrictions and would be permitted within the CTCOA.

Please understand this is permission for use only. The application for the design review process would still need to be submitted to the Architectural Control Committee for approval.

Sincerely,

CTCOA Architectural Control Committee

Jim Burton
Jerry Moore
Derek Conn

Prepared by:
Curtis Hain
Community Manager
11002 Benton Street
Westminster, CO 80020
720-974-4113
chain@msiho.com

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.

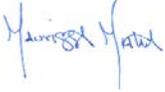
We have designed the site to allow easy movement around the building and to limit any vehicular congestion within the parcel and the accessible drive. Pedestrian foot traffic in front of the building and around the site has been addressed for safety and convenience.

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,

A handwritten signature in blue ink that reads "Maurissa Muha". The signature is written in a cursive style.

Maurissa Muha
Project Manager
PM DESIGN GROUP, INC.
Office: 303.223.4864

North America's Largest Pet Care Franchise



CAMP BOW WOW®

About Camp Bow

Wow

- Camp Bow Wow® was successfully developed to provide a fun, safe, and upscale environment for dogs to play, romp, and receive lots of love and attention! Dubbed the “Land of Happy Dogs”, we provide all the services a dog owner could need – day care, indoor overnight boarding, grooming and training! We were the first and largest Dog Day Care and Boarding Franchise in the United States and are extremely proud of being a business that makes dogs and their guardians everywhere “Happy Healthy Pets, Happy Healthy People” on a day to day basis!
- In just 20 years, Camp Bow Wow has grown to include over 176 locations across North America, becoming a \$100+ million business. The company was ranked #1 in category in Entrepreneur’s Franchise 500 for four years in a row.
- The Camp concept provides the highest level of safety, fun and service for dogs and peace of mind for their parents. Campers (dogs) get to romp together in a monitored open-play environment and pricing is all inclusive.

Strong Brand Recognition

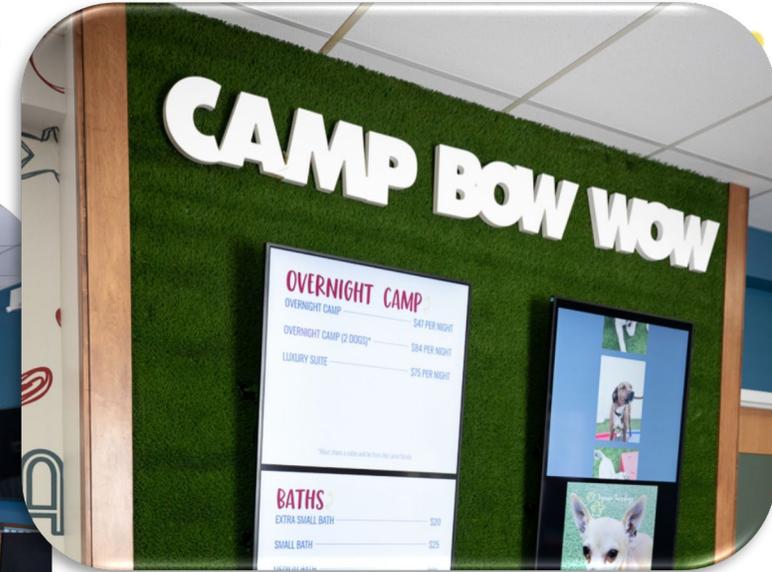
- 175+ Camp locations across North America!
- Over 700,000 clients system wide!
- Over 3.3 million dog visits per year!



Camp Exterior & Signage



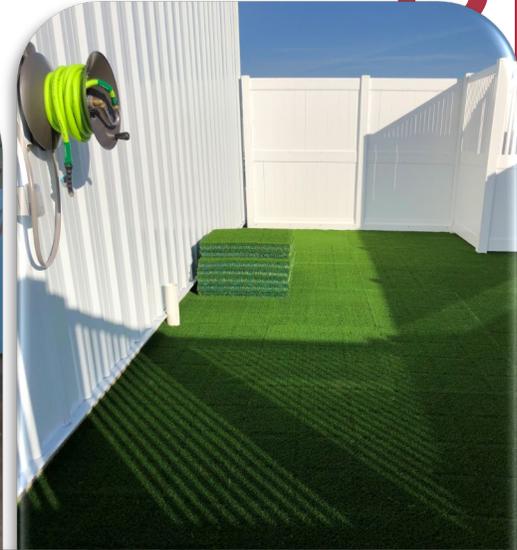
Camp Lobby Pictures



Premier Indoor Boarding Accommodations



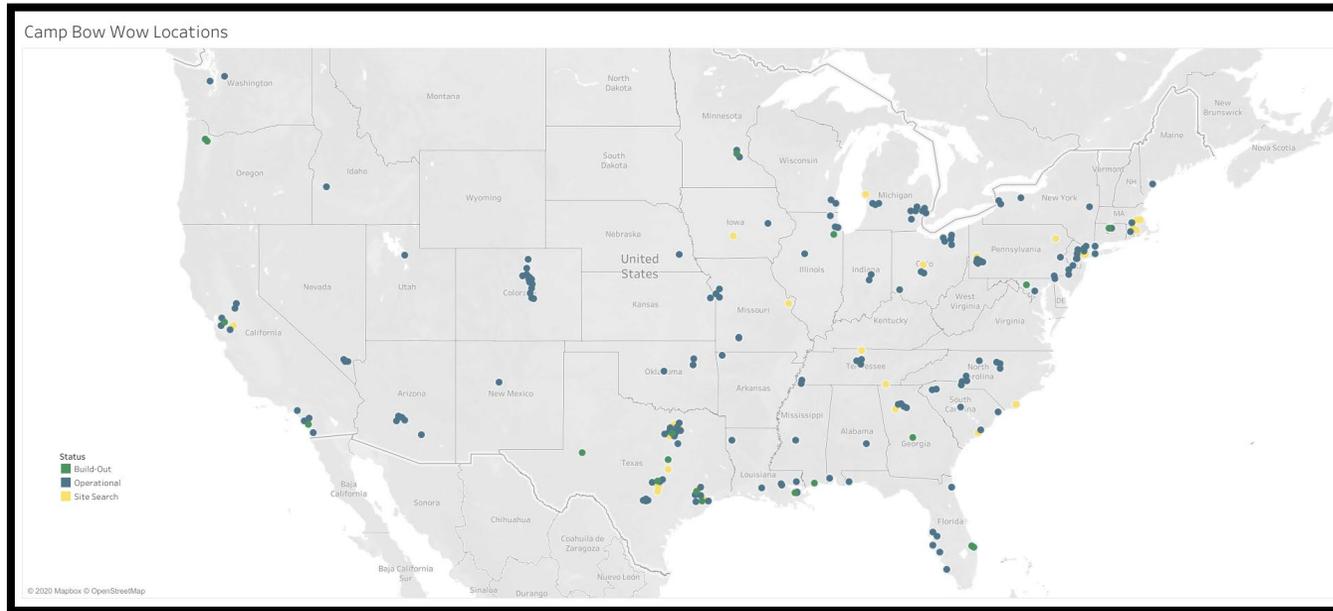
Indoor and Outdoor Play Yards



Growth &

Franchisee Base

Camp Bow Wow has sold more than 200 franchises in 41 states, plus one in Canada, over 41% being women-owned. As Camp Bow Wow grows, our simple philosophy remains the same: It's all about the pets!



Our Parent Company: VCA Animal Hospitals

VCA is the leading provider of:

- Specialty medicine
- Animal lab diagnostics
- Veterinary medical equipment
- Post-grad vet training



- VCA is a wholly owned subsidiary of Mars, Inc.
- Leading provider of free-standing vet hospitals
 - 800+ Hospitals across USA and Canada
 - Over 3,300 doctors
 - 20,000+ employees
 - Over 2.0 million clients
 - Over 2.7 million pets
 - Over 8.3. million annual pet visits

Why Customers Choose Us!

- Highest Standard of Safety
- Proven Camper Interview Process
- Trained Certified Camp Counselors
- Where a Dog Can Be a Dog
- All Day Play Environment
- Indoor and Outdoor Play Yards
- Monitored Play Yards
- Premier Facilities
- Cabins with comfy cots and cozy fleeces
- High definition Camper Cams
- Consumer friendly!
- Great Customer Service
- One Price Service – no a la carte!
- Dog training, grooming, and enrichment services
- Creates responsible pet owners



Why Communities

Welcome Us!

- Although a national franchise, each of our Camp franchises are individually owned and operated and deeply embedded in their local communities
 - Camps provide increased revenue for the local community and stimulate economic growth
 - Camps provide entry and management level job opportunities for residents
 - Camps provide needed services which keeps pups happy and healthy and out of trouble
 - Camps give back to their local communities in many ways:
 - One way is through our 501c3 non-profit Bow Wow Buddies Foundation which offers medical grants to pet parents or shelters for medical expenses.
 - We also have many other programs that franchise owners offer to their communities such as dog bite prevention education for children, our scouts angel therapy dog program to provide comfort to those in need and our Behavior Buddies certified dog trainers work with clients as well as shelters and rescues in communities to better train pet owners and their pets to be good two legged and four legged citizens.



How will we work with the Pet Community?

- Grand Opening Adoption Event!
- In-Camp Foster Dog Program, providing training, socialization and exposure on our website to find fur-ever homes.
- Yappy Hours, and customer appreciation events to raise money for local pet charities.
- Work with local shelters/rescues to provide training at their facility.
- Educate at local child venues on Dog Bite Prevention.
- VIP discount for our local public service providers (Police and Fire, and military).



LOCAL EDUCATION NAL MEDIA

- Dog Bite Prevention
- Pet Disaster Plan
- Keeping Pets Safe in the Summer Heat
- Helping Kids Overcome their Fear of Dogs
- Promoting Local Pets up for Adoption
- Choosing the Right Puppy for your Family
- Pet Obesity



GENERAL CAMP OPERATIONS INFO

- Camp staff is on site from 7:00 AM to 7:00 PM. One staff member per 25 dogs minimum (15 in CO). Minimum 2 Certified Camp Counselors® on site during business hours.
- Day Camp is offered weekdays (most locations offer weekend Day Camp). Other services offered: overnight boarding, training, enrichment, grooming, retail for purchase (pet related supplies).
- Boarding Campers are housed in individual indoor secured cabins overnight. CBW does not have indoor/outdoor runs and all overnight boarding is within the enclosed building.
- The video cameras (Camper Cams) are available to the public during open hours, but they are on 24 hours a day. They can be accessed via the web or mobile phone apps.

GENERAL CAMP OPERATIONS INFO

- All facilities have fire and security systems connected directly to the fire and police departments for monitoring. The temperature is climate controlled and maintained at a constant 64-78 degrees year round.
- Dog waste is immediately and continually cleaned up as it occurs and disposed via local municipality approved methods.
- The outdoor play area is used sporadically for relief and fresh air. Staff is present at all times when dogs are outside. Staff are trained to utilize specific dog training methods to keep noise to a minimum. Dogs bark when they are bored and left alone. This is not the case at Camp.

SAFETY FIRST!

CAMP BOW WOW

- CBW provides the safest dog daycare and boarding experience for our Campers. Every area in Camp is designed to maintain a safe environment for our Campers and staff to prevent injury or illness. Once the dogs are behind the check in area in our lobby the Camper has little potential for escape.
- All of our staff must pass our Certified Camp Counselor[®] training and also be pet first aid and CPR trained. Campers are never left unsupervised when together in our open play environment.
- All of our Camps have two emergency veterinary hospitals relationships secured so that in the event of an injury or health issue a Camper can immediately be seen and treated.

SAFETY FIRST AT CAMP BOW WOW

- All of our Camps work with their local jurisdiction to create emergency evacuation protocols in the event the building must be evacuated short or long term. Our staff is trained on how to implement these protocols following CBW operations standards.
- All of our Camps adhere to our proven cleaning and maintenance processes to ensure a clean and safe environment for staff and Campers. Every surface in Camp is cleaned daily with our hospital grade environmentally safe cleaning products.
- All of our Camps maintain appropriate coverage for business, building and incident insurance complying with federal, state and local law as well as our franchise requirements.

NOISE CONCERNS?

- Barking is not a major issue as our staff are well trained and constantly monitor the dogs inside and outside. We can use a myriad of soundproofing materials depending on the Camp design and sound impact anticipated at the location.
- Campers mainly spend their time inside taking brief breaks outside when they need to relieve themselves. With a pack mentality, Campers tend to follow the Counselors (they are the alpha) in the yards making controlling indoor and outdoor egress with the dogs easier.
- Our Certified Camp Counselors® utilize pack management and individual behavior training techniques to keep barking at an absolute minimum. If necessary, overly disruptive Campers will be placed in a cabin for a time out or the guardian will be called to pick them up.
- The outside break yard is constructed with solid vinyl fencing to act as a noise buffer. Fence height is a mandatory 8 feet to insure dog and neighborhood safety.
- The yard is situated at each site on the back or side of the property away from any residential properties, using the building as a buffer.

WASTE OR SMELL CONCERNS?

- We utilize specialized bio-degradable cleaners and disinfectants – the same that are used in hospitals, child care centers, and gyms. These products keep our facilities (indoor and out) smelling fresh and clean year round.
- CBW provides all franchisees a set daily cleaning schedule. Franchisor site visits occur year round and regular web camera evaluations are conducted to ensure proper maintenance of CBW facilities and that brand standards are being followed. Secret shopper programs are also used for additional review.
- We target a very upscale clientele that requires our facilities are kept spotless.
- The Camp Bow Wow® waste removal routine includes constant play area patrol so that waste is picked up and deposited in a galvanized steel trash can with lid and a 3 mil trash can liner. The liner is removed, sealed and deposited in the facility dumpster daily as needed. A typical CBW produces approximately the equivalent to one large lawn/leaf garbage bag of waste per day. Dumpster pick-up is scheduled for once to twice a week.

DRAINAGE

CONCERNS?

- In our facilities we never spray anything down to clean it – we use a light foaming device along with mops and squeegees to clean our facilities.
- We also use a professional auto-scrubber to clean the floors which intakes any excess water into the machine, minimizing water consumption as well as maximizing cleanliness.
- When cleaning the yards daily, the amount of water used is the equivalent to a 5 minute human shower.
- Our disinfectants are pet safe and environmentally friendly and do not require rinsing.

Our Mission Statement

Camp Bow Wow® is the premier provider of innovative, healthy, and happy pet care worldwide while lending a paw to animals in need!



Happy
Healthy Pets,
Happy
Healthy
People



LOT 3, BLOCK 3, CTC FILING 1

FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

CAMP BOW WOW

578 S. PIERCE AVE.

SHEET INDEX

- 1 of 13 COVER SHEET
- 2 of 13 DEVELOPMENT PLAN
- 3 of 13 FIRE TRUCK TURNING PLAN
- 4 of 13 GRADING AND DRAINAGE PLAN
- 5 of 13 UTILITY PLAN
- 6 of 13 PLANTING PLAN
- 7 of 13 SITE DETAILS
- 8 of 13 FLOOR PLAN
- 9 of 13 ROOF PLAN
- 10 of 13 EXTERIOR ELEVATIONS
- 11 of 13 EXTERIOR ELEVATIONS
- 12 of 13 PHOTOMETRIC PLAN
- 13 of 13 EXTERIOR LIGHT FIXTURE CUTSHEETS

LANDSCAPE ARCHITECT:
EVERGREEN DESIGN GROUP, INC.

CONTACT: RODNEY McNABB
1755 TELSTAR DR, STE 300
COLORADO SPRINGS, CO 80920

RODNEY@EVERGREENDESIGNGROUP.COM
(800) 680-6630

ARCHITECT:
PM DESIGN, INC.

CONTACT: TODD WOODY
7200 SOUTH ALTON WAY
SUITE B-270
CENTENNIAL, CO 80112
TWOODY@PMDGINC.COM
(303) 731-3764

ZONING - INDUSTRIAL (I)



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER:
CAMP BOW WOW
CONTACT: ALEX/MARGARET HOOVER
578 S PIERCE AVE
LOUISVILLE, CO 80027
ALEX.HOOVER@CAMPBOWWOW.COM
MARGARET.HOOVER@CAMPBOWWOW.COM
ENGINEER:

JM CIVIL ENGINEERING
CONTACT: KYLE FLAMING, PE (ENGINEER)

7200 SOUTH ALTON WAY
SUITE B-270
CENTENNIAL, CO 80112
KFLAMING@JMCIVILENG.COM

(760) 583-3388
SURVEYOR:
FLATIRONS, INC.

CONTACT: JOHN B GUYTON
3825 IRIS AVENUE, STE 395
BOULDER, CO 80301
(303) 443-7001

PROJECT DESCRIPTION

APPROXIMATELY 8,700 SQUARE FEET GROUND UP PET CARE FACILITY OVER CURRENTLY VACANT LOT. 26 PARKING STALLS AND 2 ADA PARKING STALLS IS PROPOSED WITH A BIORETENTION FACILITY FOR STORM WATER TREATMENT ALONG WITH STORM WATER VOLUME STRUCTURE.

	Required	Existing (if req'd)	Proposed
Total Site Area			57,389
Landscape Area	25% Minimum		34%/15493
Total Hardscape Area	75% Maximum		66%/31996
Total:	100% / SF	100% / SF	57,389
Building Height	40'-0" Max.		20'-0" (1 STORY)
Setbacks			
North	10' Min.		24'
West	30' Min.		96'
South	10' Min.		95'
East	10' Min.		84'
Parking Spaces			
Standard	19 Min.		26
Accessible	2 Min.		2
Bicycle	3 Min.		5
Parking Setbacks			
North	10' Min.		24'
West	20' Min.		20'
South	10' Min.		70'
East	10' Min.		102'

OWNERSHIP SIGNATURE BLOCK

By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness my/our hand(s) seal(s) this ___ day of _____, 20__.

Owner Name and Signature _____
Notary Name (print) _____ (Notary Seal)

Notary Signature _____
My Commission Expires _____

CLEK AND RECORDER CERTIFICATE

(COUNTY OF BOULDER, STATE OF COLORADO)

I hereby certify that this instrument was filed in my office at _____ o'clock, _____ M., this _____ day of _____, 20__ and is recorded in Plan File _____, Fee _____ paid, _____ Film No. _____ Reception.

Clerk & Recorder _____
Deputy _____

PLANNING COMMISSION CERTIFICATE

Approved this ___ day of _____, 20__ by the Planning Commission of the City of Louisville, Colorado.
Resolution No. _____, Series _____

CITY COUNCIL CERTIFICATE

Approved this ___ day of _____, 20__ by the City Council of the City of Louisville, Colorado.
Resolution No. _____, Series _____ (City Seal)

Mayor Signature _____
City Clerk Signature _____

WAIVER REQUEST:

1. IDDSG 5.2.A.1: WAIVER TO PLANT TREES ALONG SOUTHERLY PROPERTY LINE.

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND (SECTION 16, TOWNSHIP 1, AND RANGE 69) 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3, BLOCK 3, COLORADO TECHNOLOGICAL CENTER FIRST FILING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO TOTAL AREA = 57,511 SQ FT OR 1.32 ACRES, MORE OR LESS

BENCHMARKS

A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE SOUTHWEST CORNER OF LOT 3, BEING A FOUND #4 REBAR (BENT) WITH AN ELEVATION OF 5334.15 FEET. A CHECK SHOT, 0.1'±, WAS TAKEN ON NGS POINT Q 413, BEING A STEEL ROD LOCATED 0.7 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5296.02 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.

FLOODNOTE

THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREA OF MINIMAL FLOOD HAZARD ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 080130603-K, DATED AUGUST 15, 2019. FLOOD INFORMATION IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 3).



7200 S. Alton Way, Suite B-270
Centennial, CO 80112

JOHN MEASELS, PE
CIVIL ENGINEER



FIRM NO. F-19504
FOR REVIEW ONLY.
THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF REVIEW ONLY
UNDER THE AUTHORITY OF
JOHN T. MEASELS, P.E.
(LIC. NO. 52930).
IT IS NOT TO BE USED
FOR CONSTRUCTION.

CAMP BOW WOW
578 S PIERCE AVE
LOUISVILLE, CO 80027
DOG CARE SERVICES
DOGGY DAY CARE & BOARDING

NO.	DATE	DESCRIPTION	INITIALS	SIGNATURE
1	02/28/20			
2				
3				
4				
5				
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8				
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10				
11				
12				
13				

PROJECT NO. 18003
DRAWN BY: JMG
PER/PM: JMG
CHECKED BY: JMG
DATE: 02/28/20

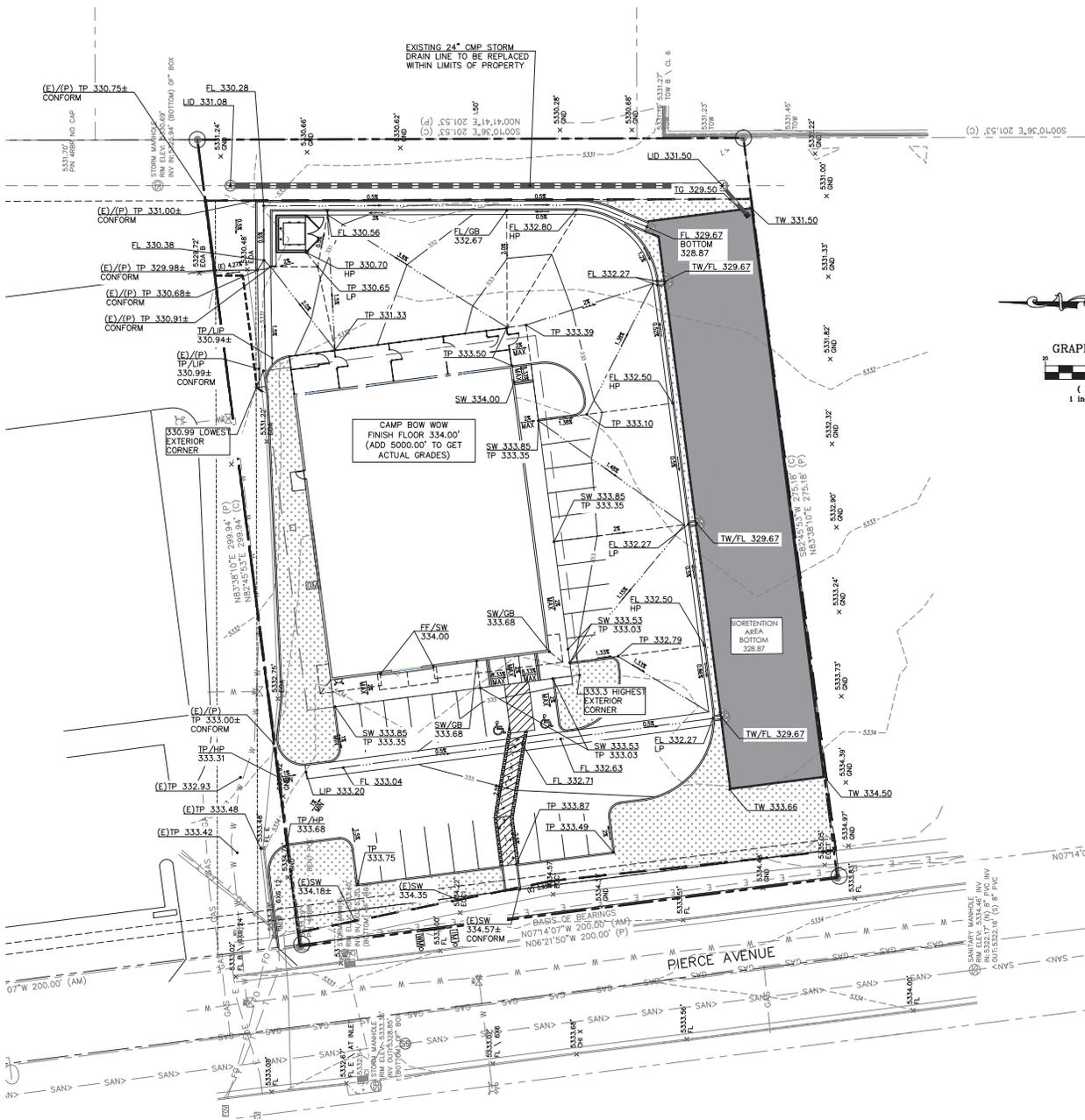


Know what's below.
Call before you dig.

INITIAL SUBMITTAL
DATE: 02/28/2020

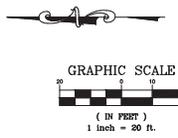
1 of 13

J:\CAMP BOW WOW\JM-CBWOOD\LOUISVILLE_CO_CURRENT DRAWINGS\JM-CBWOOD MASTER CAMP BOW WOW\DWG 8/24/2020 2:25 PM KDR SDH



LEGEND:

- PROPERTY LINE
 - - - - - PROPOSED CURB & GUTTER
 - - - - - EXISTING CONTOUR
 - - - - - PROPOSED CONTOUR
 - - - - - DRAINAGE AREA BOUNDARY
 - - - - - STORM DRAIN LINE
 - - - - - HAND RAIL
 - - - - - BUILDING HEIGHT CALCULATOR LINE
-
- ⊙ SANITARY SEWER MANHOLE
 - ⊕ STORM DRAIN MANHOLE
 - ↖ DRAINAGE SLOPE AND DIRECTION
 - OUTLET STRUCTURE
 - ⊠ GAS METER
 - ⊠ WATER METER
 - ⊠ IRRIGATION METER
 - LID TOP OF STORMDRAIN STRUCTURE
 - HP HIGH POINT
 - LP LOW POINT
 - LP LIP OF GUTTER OR SWALE
 - GB GRADE BREAK
 - CLEAN-OUT
 - DOUBLE CLEAN-OUT
 - ⊥ GATE VALVE
 - SWT STORM WATER TREATMENT BASIN
 - RM TOP OF SWT BASIN
 - BTM BOTTOM OF SWT BASIN
 - SHLF TOP OF BANK/SLOPE
 - (E) EXISTING
 - (P) PROPOSED
 - TW TOP OF WALL
 - ⊠ CURB CUT
-
- XXXX EX EXISTING SPOT ELEVATION
 - XXXX TP TOP OF PAVEMENT ELEVATION
 - XXXX TC TOP OF CURB
 - XXXX GT/LP GUTTER (FLOWLINE, OR BOTTOM OF CURB AS APPLICABLE)
 - XXXX TO TOP OF GRATE
 - XXXX SW SIDEWALK
 - XXXX OR GROUND
 - XXXX FT FINISH FLOOR
-
- ▒ COBBLE DISSIPATOR
 - ▒ STORMWATER SELF-TREATING LANDSCAPE AREA (REFER TO LANDSCAPE PLANS FOR PLANTING SCHEME)
 - ▒ BIORETENTION POND (SWT) WITH WALLS



JM CIVIL Engineering
 7203 S. Alton Way, Suite B-270
 Centennial, CO 80112
 JOHN MEASELS, PE
 CIVIL ENGINEER



FIRM NO. F-19504
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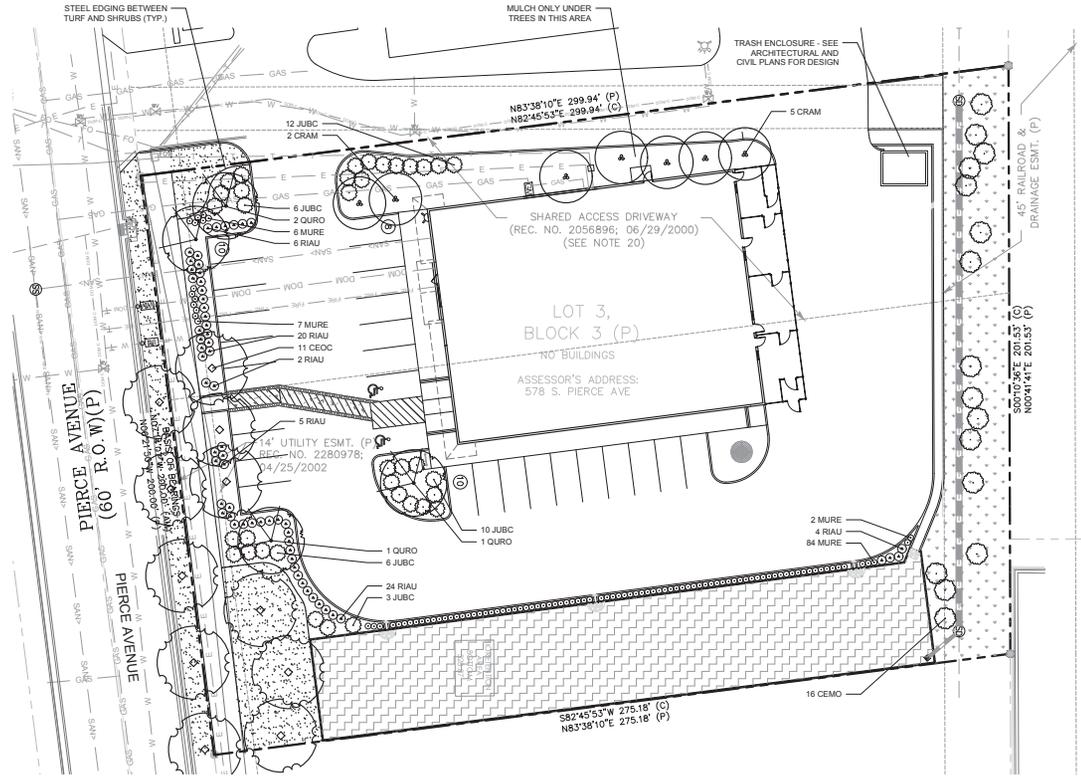
CAMP BOW WOW
 576 S PIERCE AVE
 LOUISVILLE, CO 80027
DOG CARE SERVICES
DOGGY DAY CARE & BOARDING

REV	DATE	DESCRIPTION	BY	CHK

PROJECT NO.	DATE	ISSUE NO.
02/28/20	02/28/20	02/28/20

DESIGNED BY	DRAWN BY	CHECKED BY	DATE





LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	57,511 SF
LANDSCAPE AREA REQUIRED:	17,253 SF (30% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	19,119 SF (33.2% OF SITE AREA)
FRONTAGE	
FRONTAGE LENGTH:	200 LF
TREES REQUIRED:	10 TREES (1 PER 20 LF OF FRONTAGE)
TREES PROVIDED:	10 TREES
SHRUBS REQUIRED:	60 SHRUBS (6 PER REQUIRED TREE)
SHRUBS PROVIDED:	72 SHRUBS
PERIMETER	
PERIMETER LENGTH:	776 LF
TREES REQUIRED:	19 TREES (1 PER 40 LF OF PERIMETER)
TREES PROVIDED:	9 TREES
* NOT ALL PERIMETER TREES CAN BE PLACED ALONG THE PERIMETER DUE TO THE RAILROAD/UTILITY EASEMENT, UTILITIES, AND DETENTION BASIN. PERIMETER TREES HAVE BEEN ADDED TO FRONTAGE AND PARKING LOT WHERE POSSIBLE. A WAIVER WILL BE SUBMITTED FOR THE REMAINING TREES.	
PARKING	
PARKING SPACES:	28 SPACES
TREES REQUIRED:	3 TREES (1 PER 8 SPACES)
TREES PROVIDED:	3 TREES

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "TREE ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1/2" RIVER ROCK COVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CEOC	<i>Celtis occidentalis</i>	Western Hackberry	2" cal., 8'-10' high	Per plan	6	
CRAM	<i>Crataegus ambigua</i>	Russian Hawthorne	2" cal., 8'-10' high	Per plan	7	
QURO	<i>Quercus robur</i>	English Oak	2" cal., 8'-10' high	Per plan	4	
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
SHRUBS AND ORNAMENTAL GRASSES						
CEMO	<i>Cercocarpus montanus</i>	Mountain Mahogany	#5 cont.	Per plan	16	
JUBC	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	#5 cont.	5' o.c.	44	
MURE	<i>Muldenbergia reverchonii</i>	Sheep Mulberry	#7 cont.	2' o.c.	60	
RIAU	<i>Ribes aureum</i>	Golden Currant	#7 cont.	3' o.c.	92	
TURF AND SEED						
---	---	RTF Tall Fescue	Sod	---	---	---
---	---	Douglas County Permanent Mix	Drill seed	9.2 lbs/acre	---	---
---	---	Bioretention basin mix	Drill seed	20.1 lbs/acre	---	---

DOUGLAS COUNTY PERMANENT MIX

Douglas County Permanent Drill Seed Mix						
Common Name	Botanical Name	Variety	Notes	% in Mix	Pounds of PLS Per Acre	
BIG BLUESTEM	<i>Andropogon gerardi</i>	KAW	PNWS	10	1.1	
YELLOW INDIANGRASS	<i>Sorghastrum nutans</i>	CHEYENNE	PNWS	10	1.1	
SWITCHGRASS	<i>Panicum virgatum</i>	BLACKWELL	PNWS	10	0.4	
SIDE-OATS GRAMA	<i>Bouteloua curtipendula</i>	VAUGHN	PNWS	10	0.9	
WESTERN WHEATGRASS	<i>Panicum arida</i>	ARIBEA	PNWS	10	1.6	
WHEATGRASS	<i>Bouteloua gracilis</i>	HACHITA	PNWB	10	0.3	
THICKSPIKE WHEATGRASS	<i>Elymus lanceolatus</i> ssp. <i>glaucostachyus</i>	CRITANA	PNCS	10	1	
RAILROAD WHEATGRASS	<i>Calamagrostis longifolia</i>	GOSHEN	PNWS	10	0.7	
GREEN NEEDLEGRASS	<i>Sida viridis</i>	LOOKING	PNCS	10	1	
SLENDER WHEATGRASS	<i>Elymus trachycalus</i> ssp. <i>trachycalus</i>	PRYOR	PNCS	5	0.6	
STREAMBANK WHEATGRASS	<i>Elymus lanceolatus</i> ssp. <i>rigidum</i>	SODAR	PNCS	5	0.6	

BIORETENTION BASIN SEED MIX

ALKALI SACATON (SPOROBOLOUS AIROIDES)	0.4 LBS PLS/ACRE
RIPARIAN PASTUREGRASS (POA TRIVIALIS)	1.2 LBS PLS/ACRE
NUITALL'S AVALANCHGRASS (PASCOPHYLLUM NUTTALLIANUM)	0.2 LBS PLS/ACRE
PRAIRIE CORDGRASS (SPARTINA PECTINATA)	3.0 LBS PLS/ACRE
SLENDER WHEATGRASS (ELYMUS TRACHYCALUS SPP.)	3.8 LBS PLS/ACRE
WESTERN WHEATGRASS (PASCOPHYLLUM SMITHII)	5.5 LBS PLS/ACRE
FOWL MANNAGRASS (GLYCYRIA STRATA)	3.3 LBS PLS/ACRE
HARDSTEM BULRUSH (SCIRPUS ACUTUS)	1.6 LBS PLS/ACRE
BALTIC BUSH (JUNCUS BALTICUS)	0.1 LBS PLS/ACRE
CREeping SPKERBUSH (ELEOCHARIS PALUSTRIS)	1.0 LBS PLS/ACRE
TOTAL PLS POUNDS/ACRE	20.1 LBS PLS/ACRE

NOTE: SEE CIVIL ENGINEER'S DRAWINGS FOR BASIN DESIGN



Owner
Camp Bow Wow
 Alex and Margaret Hoover
 578 S. Pierce Ave.
 Louisville, CO

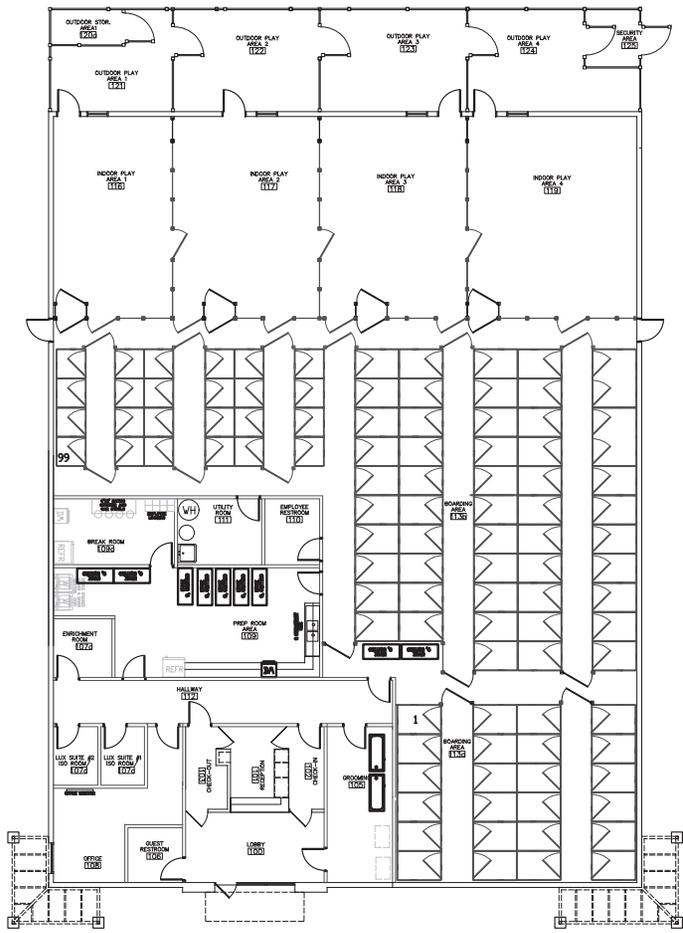
Project Name
Camp Bow Wow
 578 S. Pierce Ave.
 Louisville, CO 80027

Planting Plan

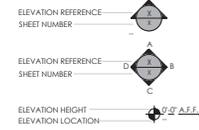
Date	Comment

Project Number
 Date: 2/27/2020
 Drawn By: LML
 Checked By: LML/RM

6 of 13



A.F.F.	ABOVE FINISH FLOOR	R/A	RETURN AIR
ACT	ACOUSTICAL CEILING TILE	S/A	SUPPLY AIR
B.O.	BOTTOM OF	STL	STEEL
CLG	CEILING	WD	WOOD
CONC	CONCRETE	W.F.	WIDE FLANGE
GYP. BD.	GYPSSUM BOARD		
GLULAM	GLUE LAMINATED		
MTL	METAL		
O.W.	OPEN WEB		



ABBREVIATIONS / SYMBOLS LEGEND 2

	EXTERIOR WALL
	INTERIOR WALL
	COOLER WALL
	PARTIAL HEIGHT WALL
	FLOOR SINK
	DOWN SPOUT
	STANDARD DOOR
	HALF-HEIGHT DOOR
	DUTCH DOOR
	GATE

2

0	03.03.20	PLANNING SUBMITTAL
1	04.22.20	RESPONSE TO PLANNING

DRAWN BY:
CHECKED BY:

CBW19003.0

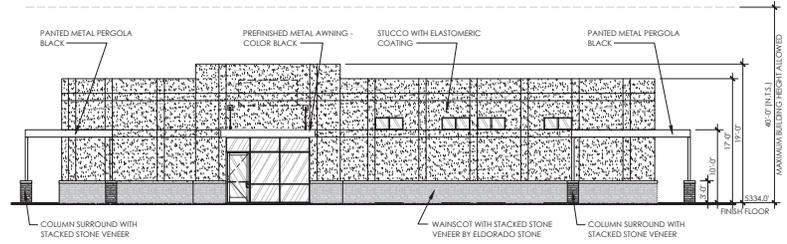
FLOOR PLAN

0	03.03.20	PLANNING SUBMITTAL
1	04.22.20	RESPONSE TO PLANNING

DRAWN BY: TAW
CHECKED BY: MM

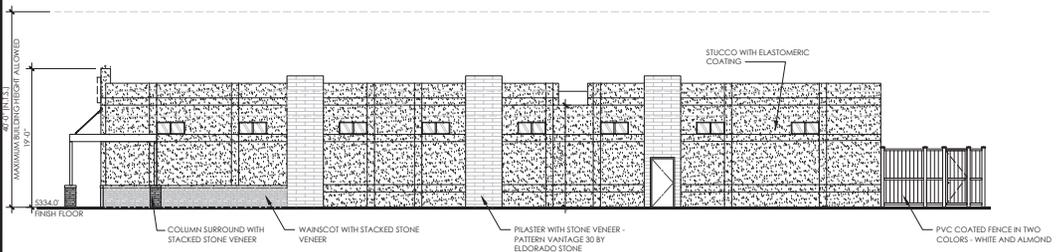
CBW19003.0

EXTERIOR
ELEVATIONS



WEST ELEVATION

1/8" = 1'-0" 4

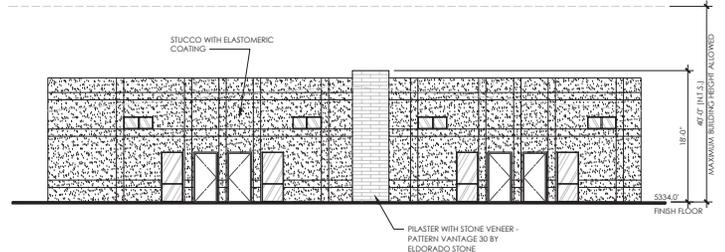


SOUTH ELEVATION

1/8" = 1'-0" 3

EXTERIOR ELEVATION KEYNOTES

3

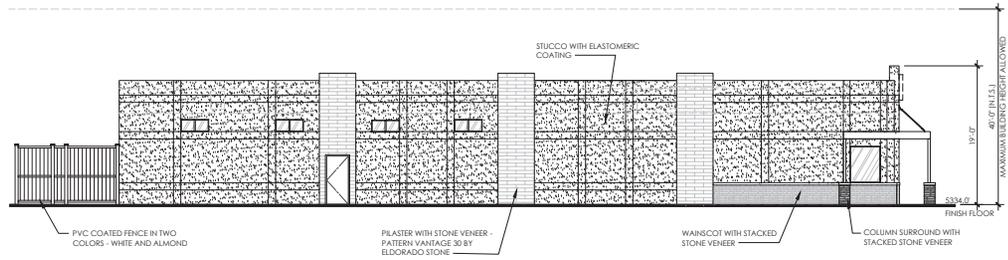


EAST ELEVATION

1/8" = 1'-0" 2

MATERIALS

- STUCCO - 3 COAT SYSTEM WITH ELASTOMERIC PAINT, COLOR SW 7013 MINDFUL GRAY
- STONE VENEER WAINSCOT - ELDORADO STONE, STACKED STONE, NANTUCKET
- STONE VENEER PILASTER - ELDORADO STONE, VANTAGE 30 WHITE ELM
- PAINTED METAL - BLACK
- ALUMINUM WINDOW FRAMES - BLACK ANODIZED
- PVC FENCE - ALMOND PICKETS WITH WHITE POSTS AND RAILS



NORTH ELEVATION

1/8" = 1'-0" 1

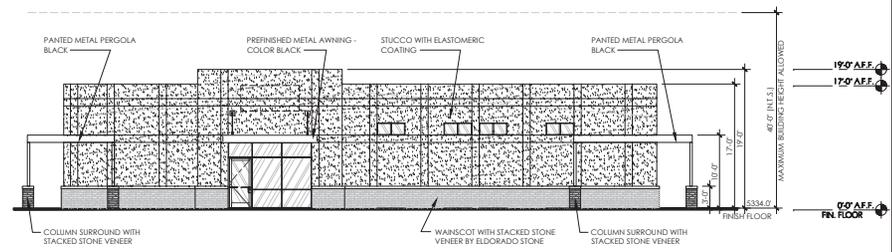
WITHOUT FENCE SHOWN

0	03.03.20	PLANNING SUBMITTAL
1	04.22.20	RESPONSE TO PLANNING

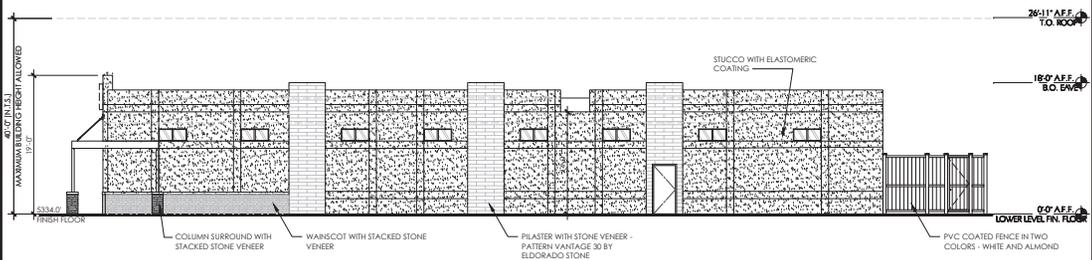
DRAWN BY: TAV
CHECKED BY: MM

CBW19003.0

EXTERIOR ELEVATIONS



WEST ELEVATION 1/8" = 1'-0" 4

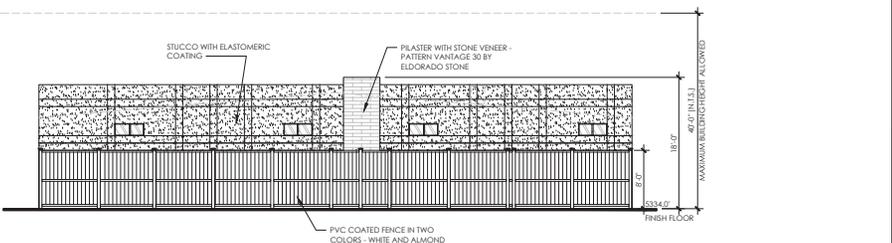


SOUTH ELEVATION 1/8" = 1'-0" 3

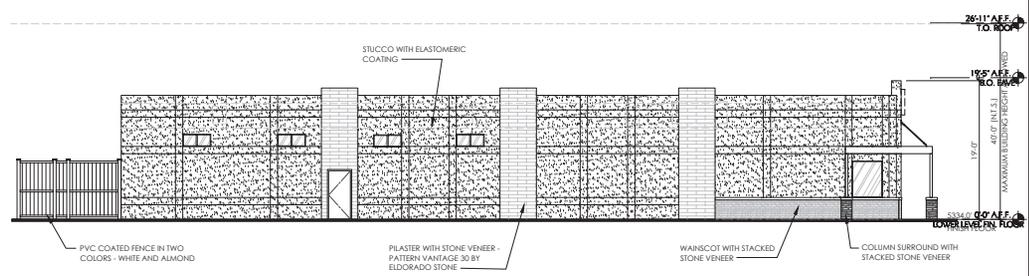
EXTERIOR ELEVATION KEYNOTES 3

MATERIALS

- STUCCO - 3 COAT SYSTEM WITH ELASTOMERIC PAINT, COLOR SW 7013 MINDFUL GRAY
- STONE VENEER WAINSCOT - ELDERADO STONE, STACKED STONE, NANTUCKET
- STONE VENEER PLASTER - ELDERADO STONE, VANTAGE 30 WHITE ELM
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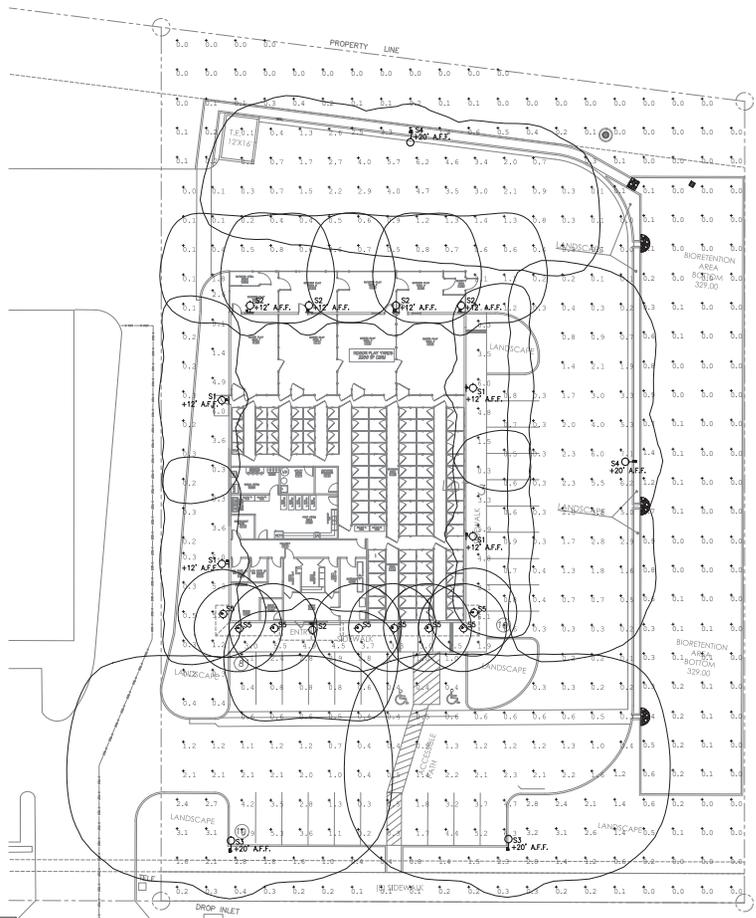


EAST ELEVATION W/ FENCE 1/8" = 1'-0" 2



NORTH ELEVATION 1/8" = 1'-0" 1

WITH FENCE SHOWN



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DOG PLAY AREA	Illuminance	Fc	4.55	6.1	3.3	1.38	1.85
ENTRY	Illuminance	Fc	6.10	6.3	5.9	1.03	1.07
ENTRY 1	Illuminance	Fc	7.50	7.5	7.5	1.00	1.00
ENTRY 2	Illuminance	Fc	5.60	5.6	5.6	1.00	1.00
ENTRY 3	Illuminance	Fc	6.70	6.7	6.7	1.00	1.00
ENTRY 4	Illuminance	Fc	6.50	6.5	6.5	1.00	1.00
ENTRY 5	Illuminance	Fc	6.20	6.2	6.2	1.00	1.00
LANDSCAPE	Illuminance	Fc	2.03	5.8	0.1	20.30	58.00
LANDSCAPE 2	Illuminance	Fc	0.59	5.4	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	1.41	6.4	0.0	N.A.	N.A.
SIDEWALK	Illuminance	Fc	3.63	6.9	0.3	12.10	23.00

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	(MANUFAC)
□	4	S1	SINGLE	0.900	1ST-AF-350-LED-E1-SL3 B2	20.09	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)
□	5	S2	SINGLE	0.900	1ST-AF-350-LED-E1-SL4 B2	20.09	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)
□	2	S3	SINGLE	0.900	GLEON-AF-02-LED-E1-SL4 B2 / SSS, 18' WITH 2" BASE	113	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)
□	2	S4	SINGLE	0.900	GLEON-AF-02-LED-E1-SL3-HSS B2 / SSS, 18' WITH 2" B	113	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)
○	8	S5	SINGLE	0.900	SLD606840WH	12.2	EATON - HALO (FORMER COOPER LIGHTING)

PHOTOMETRIC PLAN
1"=20'-0"



7200 SOUTH ALICANY WAY
SUITE 820
CENTENNIAL, CO 80112
PROJECT NUMBER: 180848-001
PHONE: 303.224.4664
EMAIL: INFO@PMDESIGN.COM



COMPILED BY:



CAMP BOW WOW
STORE NO.: LOUISVILLE
578 S. PIERCE AVE.
LOUISVILLE CO

REV	DATE	DESCRIPTION
1	04.23.20	RESPONSE TO PLANNING

DRAWN BY:
CHECKED BY:
ARCH. PROJECT NO.:
CBWxxxxx.0
SHEET NAME:

PHOTOMETRIC PLAN

SHEET NUMBER:
12 OF 13

ASEIENGINEERING 2410 W. ROYAL POINTE RD. SUITE A, PHOENIX, AZ 85021
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DFT: BD
DSK:
CHK: CS

ITEM: LMCA-0309-2020 – Mobile Food Court Code Amendment

PLANNER: Lisa Ritchie, AICP, Senior Planner

APPLICANT: City of Louisville

REQUEST: Consideration of a draft ordinance amending Title 17 of the Louisville Municipal Code to establish a mobile food court use group and criteria for consideration of mobile food courts as a special review use in specified zone districts. **REQUEST TO CONTINUE TO OCTOBER 8, 2020**

STAFF RECOMMENDATION:

This code amendment is associated with the PUD, SRU and Plat applications for 511 E. South Boulder Road. The applicant has requested a continuance to the October 8th meeting date in order to have additional time to address staff and neighboring property owner comments on the proposals (see Attachment 1). Staff recommends that the Planning Commission continue the public hearing for the draft Ordinance to amend Title 17 to establish regulations for Mobile Food Courts to the October 8, 2020 Planning Commission meeting.

ATTACHMENTS:

1. Continuance request

Lisa Ritchie

From: Kelly Siu <kelly@caddispc.com>
Sent: Wednesday, September 2, 2020 1:38 PM
To: Lisa Ritchie
Cc: Joshua Martinsons; Brant Clark; Gregory Topel
Subject: 511 E. South Boulder Rd: Request for Continuance

Hi Lisa,

We would like to request a continuance of our planning commissioning meeting til Oct. 8th so we can continue to work through project details.

Thank you,

KELLY SIU

ARCHITECT LEED AP NCARB

caddis collaborative

1510 Zamia Ave #103
Boulder, CO 80304
303 443 3629
(m) 720 491 9991
www.caddispc.com

NOTE: Starting March 16, 2020, our physical offices are closed. Staff will be working remotely and meeting via conference call and web. Meetings and gatherings will be converted to remote when possible, and rescheduled when necessary.

ITEM: VACA-0316-2020, PLAT-0317-2020, PUD-0298-2020, SRU-0299-2020 – 511 E. South Boulder Rd - The Rose and the Raven

PLANNER: Lisa Ritchie, Senior Planner

REPRESENTATIVE: Kelly Siu, Caddis Collective

EXISTING ZONING: CC – Commercial - Community

LOCATION: 511 E. South Boulder Rd, a portion of Tract II, Louisville North Filing No. 7

TOTAL SITE AREA: 33,559 sf

REQUEST: Approval of Resolution No. 13, Series 2020, requesting approval of a Special Review Use to allow a Mobile Food Court, a Planned Unit Development to allow construction of a 14,000 sf building, and a Plat and an Easement Vacation.
REQUEST TO CONTINUE TO OCTOBER 8, 2020

VICINITY MAP:



STAFF RECOMMENDATION:

The applicant has requested a continuance to the October 8th meeting date in order to have additional time to address staff and neighboring property owner comments on the

proposals (see Attachment 1). Staff recommends that the Planning Commission continue the public hearing for the SRU, PUD, plat and easement vacation for 511 E. South Boulder Rd to the October 8, 2020 Planning Commission meeting.

ATTACHMENTS:

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