

A Cut Above Uniforms Corp - Tenant at 379 S Arthur Ave.

**Responses and Submission by Chris Pilarski. Partner of Sunny Way LLC
and President of A Cut Above Uniforms Corp**

Date 2/25/2020

Sec. 17.40.100. - Criteria and conditions for approval.

A.

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

1.

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

We are a steadily growing global apparel brand focused on enhancing the pride of position for professionals that deliver people and products around the world (pilots!). The company began operations in 2008. We attract and retain team members that live nearby and pay leading wages and benefits. A nearly empty warehouse will be transformed into modern office space and the exterior will be improved with updated materials and landscaping. Our company will not generate harmful wastewater, noise, or air pollution beyond what would be found in a typical corporate headquarters.

2.

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

Our company will directly benefit the City through Sales Tax Revenue and increased property taxes. Local businesses will garner sales from our employees and company functions such as team lunches and after work activities. Our business activities are very similar to nearby Wildwood Guitars. The primary functions are the logistics of selling products online, inventory storage, marketing, and some repairs or modifications.

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;

Our proposed use falls within the occupancy for which the space was built and approved. As the owner, I am highly conscious of my responsibilities in terms of treating others and the environment with respect and care. This is the community in which I am raising my family.

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;

I read this question as similar to the previous but would point out that I am a gardener and enjoy creating outdoor spaces and developing natural habitats and will look to enhance the property's land with an eye to respect the native environment and water use. We are submitting separate plans for the exterior that addresses signage and some improvements on the exterior. Note that the exterior will remain the same natural color for better landscape blending. I have rejected proposals to change to more modern whites and greys.

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 a significant cushion of adequate parking based on employee occupancy and showroom visitors. 34 spaces of off-street parking. The tenant currently employs 13 on-site team members with 5 of the 13 working on location only part-time. Company averages 6 visitors per day with an average duration of 35 minutes. If the on-site employee count approached 30, the company would likely open a customer service center in Central Denver for distribution and servicing of local customers.

B.

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

1.

Size and location of the site;

2.

Internal traffic circulation and access to adjoining public streets;

3.

Location and amount of off-street parking;

4.

Fencing, screening and landscaped separations, including-open space;

5.

Building bulk and location;

6.

Signs and lighting; and

7.

Noise, vibration, air pollution and other environmental influences.