

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 Planned Unit Development 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.

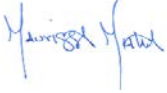
The required parking for this occupancy use is 19 and we are proposing to provide 26 standard stalls and 2 ADA stalls with an 8'-0" wide van accessible aisle. We are also proposing a bike rack for 3 bicycles to meet the City code requirements as well.

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.

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

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

Sincerely,



Maurissa Muha

Project Manager

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