

March 2, 2020

Robert Zuccaro
Planning & Building Safety Director
City of Louisville
749 Main St
Louisville CO 80027

RE: 931 Main Street
PUD Amendment #2

Mr. Zuccaro,

Please find attached completed application, associated drawings, and documents for the proposed amendment to the approved PUD for 931 Main Street.

As you may recall Dr. Emily Kean, a longtime Louisville resident and psychologist, purchased the property at 931 Main with the intent to create a space for integrated therapeutic services for children in our community. Over time, it became clear the existing building at 931 Main is better used as a retail store (currently Pitter Patter, Children's Boutique) and she is committed to supporting downtown retail in this space.

Due to economic and financial considerations, she is now proposing a scaled down project that will provide the needed office space connected to and behind the retail space. This revised connected design will serve the retail space with a much needed stock room, which will allow the current (or future) tenant to expand their retail offerings and easily utilize the group space in back for community events. This design also has the added benefit of meeting the Public Works definition of a "single premises", which has significant financial impacts for a small addition such as this.

This revised project reduces parking demands on the area from the previous plan, will continue to preserve the existing historical building and promote downtown retail, while allowing Dr. Kean to create a space for needed community therapeutic services.

Amendment Summary

Proposed Use:

Like the previous design the project remains a multi-tenant commercial use allowed in the zone district. We expect the street facing portion of the building to remain a retail use and the addition behind to be used as retail stock room and professional offices.

Downtown Louisville Design Standards:

The architecture of the addition is compatible in scale and character with the existing historic structure. The existing street facing façade will remain as is, unchanged.

This design meets the H guidelines of the Design Handbook as well as other general guidelines. Guideline G38. *“Design an addition to a building such that it will not diminish the character of building traditions in downtown”*, is met by placing the addition behind the historic building – virtually unseen from the street. Guideline G39. *“An addition should be compatible in size and scale with the main building”* is met by the connector addition being *“smaller in scale than the main building and is distinguished from the main building through the treatment of materials”*

Waiver Requests:

None

Utilities:

There are no substantial changes to the previous approved Utility Connection Plan with the exception the neighboring property to the north has abandoned its sewer line that previously crossed the property. The Public Works Department has reviewed the proposed concept plan and determined the addition is adequately connected to the existing building and thus meets their definition of a “single premises”, consistent with other similar building additions.

Drainage:

The building footprint and percent of pervious areas are essentially the same as the prior approved plan.

Floor Area:

The proposed amendment eliminates the second floor of the addition and reduces square footage from 2,753 GSF to 1,695 GSF. FAR is reduced from 0.73 to 0.45.

Parking:

Because of the reduction in floor area, the parking requirements for both the existing and proposed addition are met (in fact exceeded) with the two proposed off street parking spaces.

Parking calculations, in square feet:

Existing:	542
New addition:	778
Total:	1,320
Less	999
=	321 rounded to the nearest 500 = 500SF

Parking spaces required $1 / 500 = 1$ parking space required
2 parking spaces provided (one more than required)

Cooperation with Adjacent Properties

Dr. Kean has been in communications with and is working closely with both adjacent properties. To the north, construction and maintenance easements have been executed and the owners continue to mutually coordinate to ensure the zero-lot line buildings interface properly.

Thank you for your consideration. Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Stewart", with a long horizontal stroke extending to the right.

Peter Stewart, Project Representative