



**HARTRONFT
ASSOCIATES**
A Professional Corporation

*Planning
Architecture
Interior Design*

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

Mr. Rob Zuccaro, Planning Director
Ms. Lisa Ritchie, Senior Planner
City of Louisville, Colorado
749 Main Street
Louisville, CO 80027

08 September 2020

Re: 641 Main Street
PUD Amendment
Special Review Use Amendment

Rob and Lisa,

Attached please find the PUD and SRU Plans indicating the proposed building addition for 641 Main for Moxie Bread Company. This addition will provide much needed additional kitchen, prep and storage areas, enhance Moxie's retail sales and add additional vibrancy to their currently established place in the success Downtown Louisville. As you are aware, the pandemic has seriously affected all of our downtown food service businesses. This expansion will help Moxie to adapt their business to address the new realities.

PLANNED UNIT DEVELOPMENT (PUD)

The proposal includes a one-story addition of approximately 1,000sf (plus a basement) to the south of the existing building, expanding Moxie's kitchen/baking area as well as some additional indoor seating, retail area and an expanded porch & patio area along the east side. It will also have a rooftop deck area over the addition. We plan to have the exterior building wall on the south extend up past the deck as a noise barrier to the adjacent property, and for fire separation purposes. We are not planning any significant changes to the existing building, other than minor modifications to accommodate the addition and porch connections to the existing structure. This will replace the existing stair on the south with a code-conforming egress from the second level.

We will be utilizing existing utilities, and at this time do not anticipate any new plumbing demand, and the grading/drainage around the perimeter of the building will remain essentially the same. The new addition will replace some existing hardscape and landscaped area. We will discharge roof drainage to generally conform to existing drainage patterns, and will be incorporating some water quality features to improve the existing stormwater drainage situation.

We estimate that the increased impervious areas represent less than 8% of the site area. The site drains generally from the west to the east. Part of the site drains off to Pine Street to the north, and the rest drains to the east to Main Street (please see attached survey).

We think that the best approach for this site would be to formalize a drainage route along the south of the new addition with a flagstone and crusher fine path that will act as a swale between the building and a new retaining wall we will provide along the south property line. This will provide some water quality, (and we can provide a lined gravel bed beneath the path as well). The existing roof drains on the east side, and the new deck drains will be routed to a gravel/sand water quality basin beneath a

wood framed porch area at the southeast corner of the site, which will also collect the runoff from the swale/path along the south property line. This feature would discharge to a piped sidewalk chase to the curb/gutter at Main Street.

We will work with the Public Works department as we develop the construction drawings to ensure that the drainage pattern is acceptable and that our proposed water quality features will work as intended, and we'll provide an engineered grading plan with our permit.

SPECIAL REVIEW USE (SRU)

This SRU Amendment (subject to other applicable regulations) is intended to provide additional outdoor sales area on an expanded patio/porch on Main Street and a rooftop deck on the addition.

- 1) The proposed uses / development is consistent in all respects with the spirit and intent of the comprehensive plan, downtown framework plan, and of chapter 17, and it is not contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;
- 2) The proposed uses / development will lend economic stability, compatible with the character of any surrounding established areas;
- 3) The proposed uses / development are 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;
- 4) The 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;
- 5) An adequate amount and proper location of pedestrian walks, malls and landscaped spaces are provided 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.

Please consider this request for approval of the Planned Unit Development and Special Review Use attached herein. Let us know if you have any questions regarding this proposal.

Sincerely,

J. Erik Hartronft, AIA, President
Hartronft Associates, pc.

