



Roots Physical Therapy and Wellness LLC

168 CTC Blvd Unit D Louisville, CO 80027

Phone: 720-704-7401 Email: rootsptandwellnessco@gmail.com

MEMORANDUM

Date: April 22, 2022

To: Eliana “Ellie” Hassan - Planning & Building Safety

From: Mary Finck PT, DPT, CBIS

Re: Roots Physical Therapy and Wellness LLC - SRU Administrative Review

At 168 CTC Blvd Unit D Louisville, CO, inside the building of NoCoast Crossfit (also owned by spouse), Roots Physical Therapy and Wellness LLC will occupy 100 sq within this building.

Roots Physical Therapy and Wellness LLC offers physical therapy healing services, as well as nutritional, personal training, and wellness. Patients will share the lobby with NoCoast Crossfit and occupy only 1 parking spot on the gym side 3-4 times 3 days a week. Hours of operation will be from 9:30-2 Monday, Tuesday, Thursday, and some Fridays. Bathrooms will be also shared with NoCoast Crossfit.

The following list are the responses to the seven criteria listed as part of the Special Review Use Administrative Review for Roots Physical Therapy and Wellness LLC

- Roots PT & Wellness will occupy 96 sq feet within NoCoast Crossfit.
- The building is located in the middle of the P-I Industrial Zone and is NOT contiguous to any residential zoned property.
- The tenant finish project does not include any new construction or building addition to the existing building that it will be constructed within.
- This tenant finish project is located within an existing building and site that has

adequate pedestrian and vehicular circulation and offers a service that complements the surrounding businesses.

- The proposed use provides economic stability by offering an alternative service to the predominantly industrial type use in at CTC.
- The proposed use offers a location for healing, health and wellness for users within the park and its surrounding neighborhoods and is compatible with the character of the area as other properties within this zone offer similar gymnasium functions.
- The proposed use offers economic stability as the business brings business to other business in the surrounding area
- The proposed use does not adversely affect the already created internal efficiency of the constructed public access. Adequate circulation to and from the site is provided by pedestrian and vehicular circulation.
- The proposed use and the tenant finish work does not hinder any factors associated or directly related to public health and convenience; it actually offers the public a way to improve health and wellness.
- The proposed use is a tenant finish project and all the external effects of the site and how they provide safe and efficient movement for the vehicles, bicycles, and pedestrian, and services were addressed and approved with the core and shell design.
- The site is fully landscaped by the owner of the proper, per code, and lighting is comprised of building lighting, sidewalk lighting from building entrances to parking and parking lot lighting. These three levels of lighting provide a safe and efficient movement within the site. The public health, welfare, safety, and convenience will not be affected by the proposed use.
- The proposed use is a tenant location within an approved site plan that provides adequate amounts of pedestrian walks and landscape areas to and from the site as well as the tenant finish location. Pedestrian ways are clearly delineated and separated from general vehicular circulation,

If you have any questions regarding this application please feel free to contact me.

Sincerely,

Mary Finck PT, DPT, CBIS