

Ellie Hassan

From: Corrie Williams <corrie@modfolklore.com>
Sent: Friday, August 5, 2022 10:48 AM
To: Planning
Cc: Ellie Hassan
Subject: Re: Administrative SRU application.
Attachments: SRU_criteria response.docx

Hi Ellie,

Please find attached my response to the criteria as well as the description of the SRU request:

- SRU request for Modern Folklore, Ltd., an artisan-based retail shop in Louisville, Colorado, to conduct monthly workshops and special events to build community and connect the community with local artisans.
- These events will either be held during normal business hours, 11:00am - 5:00pm Wednesday - Friday, Saturday 10:00am-2:00pm, or after hours on any of those days, 5:00pm-7:00pm on weekdays, or after 2:00pm on Saturdays.
- The duration of these events will range from 1-2 hours in length, depending on the workshop topic/theme/activity.
- Parking needs should not exceed regular business hour or after hour parking needs as patrons will be encouraged to bike or walk as long as it is viable and safe for them to do so.

Please let me know if you have additional questions or points of clarification.

Take care,
Corrie

On Mon, Aug 1, 2022 at 10:41 AM Corrie Williams <corrie@modfolklore.com> wrote:
Hi City of Louisville Planning Department,

Please find attached the requested materials for the Administrative SRU permit for 844 Main St., Suite 102 in Louisville, Colorado.

The space will primarily serve as a retail shop with regular artisan-led community workshops. Hours of operation are tentatively set for Wednesday - Friday, 11:00am-5:00pm, Saturdays 10:00am - 2:00pm. Workshops may be held after hours. I do not anticipate any special parking needs aside from what is available to the public. Participants and shop patrons will be encouraged to bike or walk if that is a viable and safe option.

Please let me know if you have any additional questions or points of clarification.

Thank you,
Corrie Williams

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Corrie Williams (*she | hers*)
founder + artisan advocate

August 5, 2022

City of Louisville
c/o The Planning Department
749 Main Street
Louisville, Colorado 80027

Re: Administrative Special Review Use Application, SRU-000420-2022

To whom it may concern:

Modern Folklore, Ltd. is a new small business located in downtown Louisville. Focused on elevating artisan goods and conscious consumption, Modern Folklore considers community engagement and education to be essential to the success of connecting consumers and the community to the hands that make the goods we all bring into our homes. As such, I have been asked to apply for a Special Review Use to conduct regular workshops and educational events for the community at 844 Main Street, Suite 102 in Louisville, Colorado.

Below are my responses to the overarching criteria of the Sec. 17.40.105. - Administrative special review use procedure:

- 1. The property upon which the proposed use is located is not contiguous to any residentially zoned property. Public right-of-way and private streets or alleys will not be considered when determining contiguity;***

Modern Folklore is located at 844 Main Street, Suite 102 zoned for commercial community use with no adjacent residential property.

- 2. New building construction associated with the proposed special review use, whether for a new building or an addition to or expansion of an existing building, does not exceed 200 square feet;***

The proposed special review use does not include new building construction.

- 3. The proposed use is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and is not contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;***

The motivation for the activities that triggered this special review are to build community and connect our community to artisans and the goods they make. Indeed, these proposed activities intend to improve the overall spirit and intent of the comprehensive plan to make our city a better, more inclusive community in which we can all live, work, and play. The proposed activities will also contribute to the general welfare and economic prosperity of the city.

- 4. That such use/development will lend economic stability, compatible with the character of the surrounding established areas;***

Please see response above. In addition, the proposed activities will encourage more foot traffic downtown, which will have the added benefit of increasing patronage to surrounding businesses prior to or following the workshop and community events.

- 5. That the use/development is adequate for the internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including circulation, storm drainage facilities, solid waste, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;***

The proposed activities will not impact any of the above outlined concerns.

6. *That external effects of the proposal are controlled, considering compatibility of land use; safe and efficient movement of vehicles, bicycles, and pedestrians; 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;*

The intended purpose of the proposed activities is to encourage overall public health and welfare by building community and creating a space for the community to gather that is centered on artisan goods and creative, community-driven workshops. As such, all considerations will be made for the above outlined criteria and special attention will be paid to “leave no trace” following a special event. Participants and shop patrons will be encouraged to bike or walk to any events so long as that is a viable and safe option for them. It is highly unlikely that these events will impact parking above and beyond existing downtown parking strains.

7. *That the proposal provides for 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.*

The proposed activities will not interfere with walkways or general vehicular circulation.

8. *That the proposed use does not include the following uses:*
 - a. *Limited wholesale sales, as defined in [section 17.08.262](#).*
 - b. *Mobile food court, as defined in [section 17.08.322](#).*

The proposed activities do not include limited wholesale sales nor do they include a mobile food court.

Should you have additional questions or concerns, please don't hesitate to contact me.

Sincerely,

Corrie Williams, founder
Modern Folklore, Ltd.
e: corrie@modfolklore.com
ph: 830.305.1308