

ELECTRONIC LAND USE HEARING REQUEST

CASE NO. _____

APPLICANT INFORMATION

Firm: KODA COLORADO LLC
Contact: KEVIN SCHVETZ
Address: 1230 ETNA DRIVE
LAFAYETTE, CO 80026
Mailing Address: SAME
Telephone: 630-292-0725
Fax: N/A
Email: KODAIRONVIEW@GMAIL.COM

OWNER INFORMATION

Firm: Aldeberan Properties LLC
Contact: c/o Henry Group Mgmt
Address: 6565 S Dayton, Suite 300
Greenwood Village, CO 80111
Mailing Address: _____
Telephone: 720-994-2250
Fax: _____
Email: _____

REPRESENTATIVE INFORMATION

Firm: John Propp Commercial Group
Contact: Michael Honc
Address: 6565 S Dayton, Suite 300
Greenwood Village, CO 80111
Mailing Address: _____
Telephone: 303-867-2604
Fax: _____
Email: michael@johnproppcommercialgroup.com

PROPERTY INFORMATION

Common Address: 740 PIERCE AVE
Legal Description: Lot 1-3 Blk 4
Subdivision COLORADO TECHNOLOGY CENTER
Area: 210,814 Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☒ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, and in accordance with Resolution No. 38, Series 2020, as adopted by City Council on June 2, 2020 if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: 
Print: KEVIN SCHVETZ
Owner: _____
Print: Michael Yokell, Manager
Representative: _____
Print: Michael Honc

CITY STAFF USE ONLY

- ☐ Electronic Hearing Approved: _____
- ☐ Date(s) of Hearing(s): _____

10-25-2023

Attn: Amelia Brackett Hogstad

Senior Planner

City of Louisville Planning Department

Dear Ms. Brackett Hogstad,

On behalf of Aldebaran Properties, LLC, please know that Kevin Schuetz with Koda CrossFit has ownership approval to make application for special review use at 740 S Pierce, Suite 5.

A handwritten signature in black ink, appearing to read "Michael Yokell". The signature is fluid and cursive, with the first name "Michael" and last name "Yokell" clearly distinguishable.

Michael Yokell, Manager
Aldebaran Properties LLC
303-324-0299
myokell@yokell.net

Here is a description of the Special Review Use for Koda Colorado LLC (DBA “Koda CrossFit Iron View”) to operate in Suit 400A/B (southernmost unit) of 740 Pierce Ave in the Colorado Technology Center.

Who we are:

Koda CrossFit Iron View is a small group training fitness studio that has been in business in Lafayette, Colorado since 2018. “Koda” is the Sioux Indian word for “Friend” or “Community” and symbolizes the supportive family environment that we embody every day at Koda. We also have 4 other Koda gyms in Oklahoma with some owners, coaches and members who are Sioux Indian. We live by our core values of “Integrity, Progression, and Community,” and make all decisions through the lens of our core values.

Business Operation Details:

Our business model is the middle ground between large globo gyms and personal training. Our business model is 60 minute classes of 8-12 people spread throughout the day. Occasionally, our classes can be as small as 4 or as large as 18 people.

Here are our business operating hours each week:

Weekdays: 5am - 7:30pm

Saturdays: 5:45am - 11am

Sundays: 8:15am -11am

Below is our average class sizes, pulled from our database system:

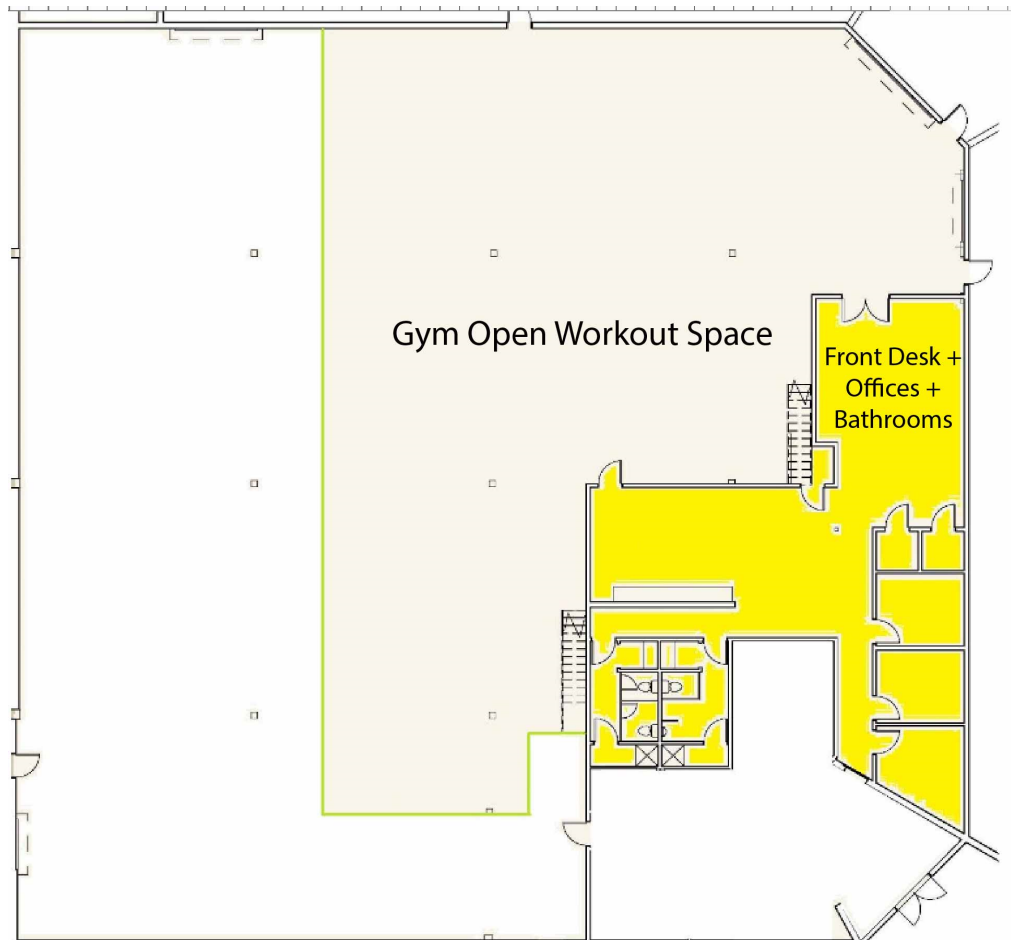
Date Range	Last 1 Year	
<u>Class Time</u>	<u>Program</u>	<u>Avg Attendance</u>
<u>Weekdays:</u>		
5:15 AM	CrossFit	14.8
6:30 AM	CrossFit	13.7
7:45 AM	CrossFit	5.8
8:45 AM	KodaFit	7.2
9:45 AM	CrossFit	12.1
11:00 AM	CrossFit	6.5
12:15 PM	CrossFit	12.7
1:30 PM	Competitor	12.1
4:00 PM	CrossFit	13.2
5:15 PM	CrossFit	15.1
6:30 PM	CrossFit	6.7
<u>Saturday:</u>		

6:00 AM	Endurance	8.8
7:15 AM	CrossFit	12.6
8:30 AM	CrossFit	15.3
9:45 AM	CrossFit	14.4
<u>Sunday:</u>		
8:30 AM	Koda Kids	6.4

As you can see, our largest class sizes are early morning before work, at night after work, and weekends. This lends itself well to the parking as most of our classes only need 8-12 spots, but the busier classes are during off hours of surrounding businesses. We don't anticipate any issues with surrounding businesses and already have multiple members with employment in the Colorado Tech Center. We are looking forward to continuing to foster relationships with those businesses and providing a great service for local employees.

Floor Plan:

See the floor plan pictured below of Suite 400A/B. Our business model uses a wide open floor plan where we can have a coach lead a group class in a wide open space. We will be doing zero renovations to the interior and exterior of the space. We will be putting rubber flooring in the warehouse area and all of our fitness equipment on top of the rubber flooring. We incorporate very simple equipment into our fitness classes as it's geared more towards "functional fitness." We do not have any heavy machinery or heavy equipment. The remainder of the space will be our front desk, offices and bathrooms. We have a very simple design and business model but are happy to expand on any specific questions regarding the floor plan.



Other Details:

We have a large percentage of our members that are residents and business owners in Louisville. We are happy to have any of them write letters regarding our business and positive impact in the community. We didn't want to create more work for the city to read through the letters but are happy to do so if it's helpful.

Answers to criteria and conditions for approval:

A. A special review use application meeting all of the following criteria may be approved through an administrative review process:

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;

Correct, the property is not contiguous.

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;

Correct, there is no addition or expansion of the building.

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;

Correct. The use is consistent in all respects.

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

Our use will lend economic stability and is compatible with the character of the surrounding area. We bring all walks of life together in a positive fashion to improve their fitness, health and happiness.

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 building is more than adequate in all of these regards.

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;

Correct, there is no anticipated issues with any of these subjects.

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.

Correct.

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](#).
- c. Banquet or reception hall, as defined in [section 17.08.029](#).

Our use does not include any of these.

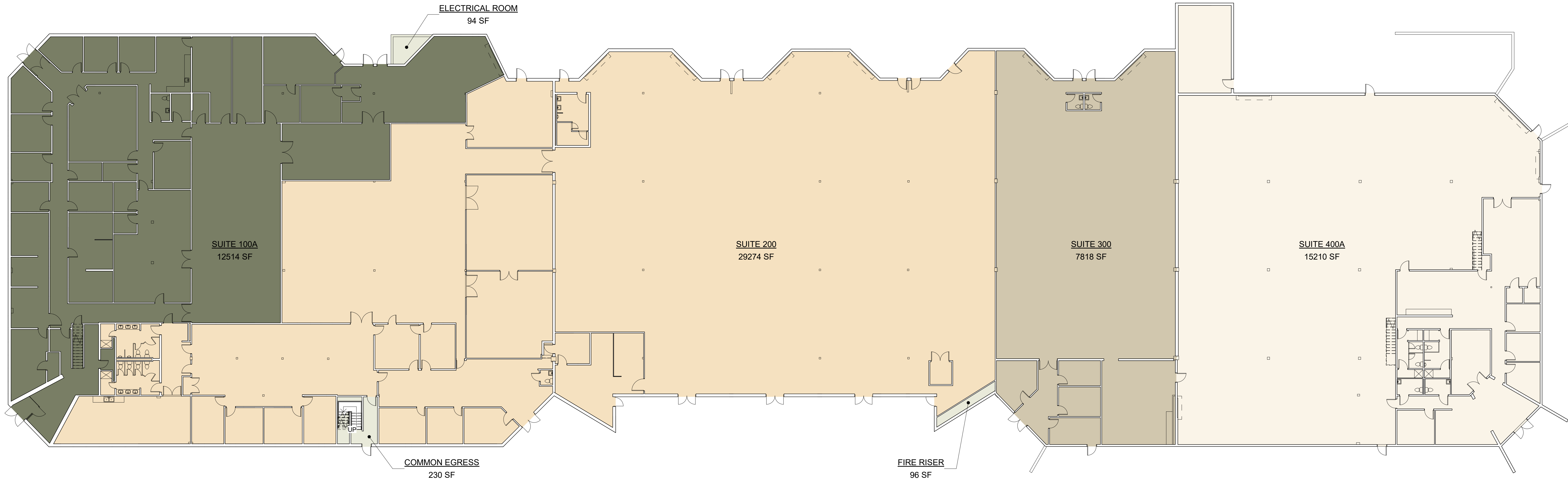
Thank you for your consideration, please let us know if you would like any clarification or questions answered regarding our application.

Kevin Schuetz

Kevin Schuetz

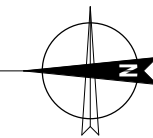
Owner/Coach

Koda CrossFit Iron View



1ST FLOOR

1/16" = 1'-0"

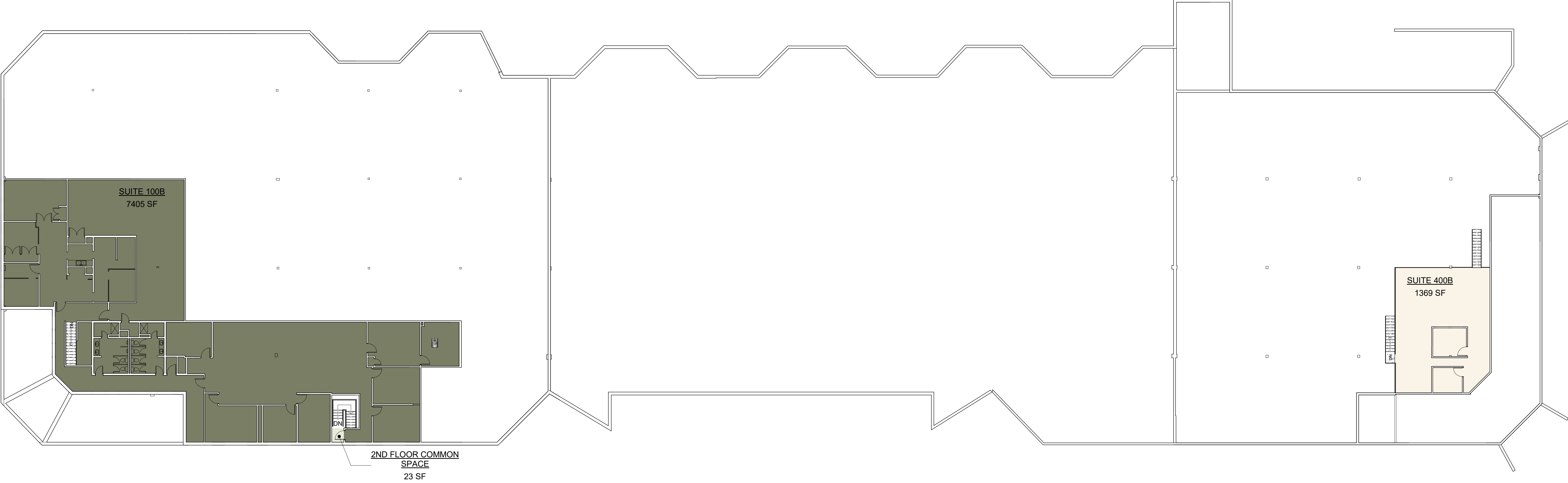


AREA LEGEND

	COMMON SPACE		SUITE 300
	SUITE 100		SUITE 400
	SUITE 200		

SUITE SCHEDULE

NAME	LEVEL	AREA
ELECTRICAL ROOM	1ST FLOOR	94 SF
COMMON EGRESS	1ST FLOOR	230 SF
FIRE RISER	1ST FLOOR	96 SF
2ND FLOOR COMMON SPACE	2ND FLOOR	23 SF
COMMON AREA		443 SF
SUITE 100A	1ST FLOOR	12,514 SF
SUITE 100B	2ND FLOOR	7,405 SF
SUITE 200	1ST FLOOR	29,274 SF
SUITE 300	1ST FLOOR	7,818 SF
SUITE 400A	1ST FLOOR	15,210 SF
SUITE 400B	2ND FLOOR	1,369 SF
TENANT AREA		73,590 SF
OVERALL AREA		74,033 SF



2ND FLOOR

1/16" = 1'-0"

AREA LEGEND

- COMMON SPACE
- SUITE 100
- SUITE 400

SUITE SCHEDULE

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