

November 12, 2024

Matt Post, Senior Planner
Community Development
City of Louisville
749 Main Street
Louisville, CO 80027

RE: 405 S Pierce Ave, Administrative Special Review Use Application



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
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Dear Mr. Post,

We are pleased to submit the following application for a Special Review Use (SRU) to allow “sales and repair of motor vehicles” at 405 S Pierce Ave, located in the Colorado Technology Center (CTC). The property is located within the Industrial zoning district, and according to Sec. 17.012.030 of the City of Louisville’s municipal code, the “sales and repair of motor vehicles” use group #35 is a restricted use requiring an SRU. Repair Masters Automotive LLC of Louisville is under contract to purchase 405 S Pierce Ave and is the applicant for the SRU application.

Repair Masters Automotive LLC of Louisville has been in business in Louisville for nearly 10 years. The parent facility, Repair Masters Automotive LLC of Boulder, has been in business for 26 years. During that time in Louisville, the business has grown beyond the capacity of its current facility. Repair Masters Automotive LLC of Louisville has developed a strong relationship and reputation with the Louisville community. The business is committed to staying in Louisville, and looking to own its next building with room for its continued growth.

Repair Masters Automotive of Louisville has built its business on solid customer service, with a clean and appealing looking facility. The goal is to move to the building at 405 S. Pierce and improve the appearance of the building and add value to the neighborhood. Repair Masters works hard to minimize its impact on the surrounding areas and neighbors, and it is important to the business model to maintain a clean and safe environment for its customers and employees. Repair Masters expedites repairs as much as possible, and it is important to the business that the image of the facility is neat and orderly. Vehicles in varying states of disrepair are repaired and back on the road with their owners as quickly as possible. Vehicles are never stockpiled on site for salvage parts. Repair Masters believes that it can enhance the CTC and assist its nearly 4,500 people who work in the industrial park, as well as the greater Louisville area, by providing a fair and clean repair facility where employees and Louisville residents can have their vehicles repaired while they are at work.

Repair Masters Automotive hours of operation include 8:00am to 5:30pm Monday-Friday, and the business is closed on the weekends. The expected parking needs will be adequately met with the existing parking already provided on site. Below are the current locations for Repair Masters Automotive.

Current facility:
Repair Masters Automotive LLC of Louisville
165 McCaslin Blvd
Louisville, Co. 80027

Boulder facilities:

Repair Masters Automotive llc of Boulder
3501 Pearl St,
Boulder, Co 80301

The Auto Repair Place
5472 Arapahoe Ave.
Boulder, Co. 80303

The SRU application meets the minimum requirements to qualify for an administrative review, as defined by Sec. 17.40.105. Below is a breakdown of the 8 qualifying criteria for an administrative review.



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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;*

405 S Pierce Ave is located entirely within the Industrial zoning district and does not abut any other zoning districts. There are no residential zoning districts adjacent to or near the CTC.

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 owner is not proposing any newly constructed floor area to the existing 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;*

The proposed use is consistent with the spirit and intent of the Comprehensive Plan and the Industrial zoning district, and will be a benefit to the business park and greater Louisville area.

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

The new use will provide a thriving Louisville business the ability to grow and contribute important sales tax revenue to the City, and places a traditionally industrial use in an appropriately defined Industrial zoning district.

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 use by the applicant will not pose any issues as described above. The use will utilize an existing facility that has successfully supported its past business operations,

and the building has been consistently maintained. All automotive repairs will be conducted inside the building, and the business is required to adhere to the environmental controls required by the State of Colorado.

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;*

As previously mentioned, the business model is designed around a safe, clean, and efficient process of automotive repair. An attraction to the existing building at 405 S Pierce Ave is its parking, which is ample to support the proposed use. Vehicles will be quickly repaired and returned to their respective owners. Repairs will not be completed outside the building.

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 business will maintain the existing site conditions, which are in compliance with the PUD and requirements of the CTC business association for all criteria mentioned above.

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.*

The proposed "sales and repair of motor vehicles" use does not include any of the above mentioned uses.

Below is the cover page of the current PUD amended in 1998:



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