

550 McCaslin Boulevard

Administrative PUD Narrative – 07/19/2023

Introduction

550 McCaslin Boulevard contains an approximately 128,000 square-foot building on a 13.16 acre property located on Lot 2 in Parcel O of the Centennial Valley General Development Plan. It was originally developed as a Sam's club in 1998. Sam's Club closed in January of 2010 paving the way for Ascent Community Church to operate in the vacant space. After operating out of the space for six years, eventually the property sold to 550 McCaslin Holding Company in 2020 to enable Ascent to embark on a bigger vision for the property.

The mission is to breathe new life into the property by creating a large mixed-use community hub, reinvigorating it with activity each day and night of the week, and generating an economic stimulus for the City of Louisville. Representatives of 550 McCaslin Holding Company first met with City Staff in 2019 to elaborate on their vision for the property. Over the last four years the vision has been refined to ensure the City and church take advantage of this opportunity to create something special that the entire community can benefit from. Given the church is not a developer, the first step towards that vision was to find the right partner.

Land Use

550 McCaslin Holding Company is currently in the process to separate the building into two separate tenant spaces via a condominium map to accommodate the sale of 78,000 square-feet to a developer wishing to create an indoor pickleball center and food hall. The remaining 50,000 square-feet will continue to be occupied by Ascent Community Church. The Pickleball & Food hall development is proposed to occupy generally the northern portion of the existing building, while Ascent Community Church is proposed to remain in the southern portion of the existing building.

The Pickleball & Food hall project is a novel mixed-use concept that combines the one of the fastest growing trends in recreation with one of the most popular retail/dining formats today. The space contains twenty full pickleball courts, one half-court, warm-up space, a pro shop for retail, seven food concept bays, a bar and a large covered patio. Ascent Community Church is also more than a standard church. The space will include an auditorium which provides space for services as well space to host events for the City, schools and other organizations. In addition to the auditorium, Ascent provides classroom space for kids (birth to 5th grade), flex space for middle and highschool students to connect with each other, and a small café space.

As mentioned, Lot 2 is located in Parcel O of the Centennial Valley General Development Plan. The Centennial Valley GDP (2020) allows Commercial and Office Uses listed in LMC Sec. 17.72.090 and Indoor Commercial Amusement/Entertainment. The vision of Centennial Valley, and specifically Parcel O, has always been for a mixed-use development. The attached proposal exemplifies the original intent of the Centennial Valley GDP by combining retail, restaurant, athletic club, childcare and place of worship uses into a single building, thus creating a large mixed-use development.

In 1998 a Final Planned Unit Development was approved for the Sam's Club development which established the land use, site plan and architectural elevations for the project. It is the applicant's desire to amend the Final PUD to allow interior and exterior renovations of the building for the proposed mixed-use project. The Minor PUD Amendment Change Calculation table on the cover page of this PUD plan set proves that the



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extent of the proposed amendment impacts less than 7% of the area shown in the approved Final PUD, which is within administrative PUD amendment tolerance.

Site Plan and Parking

The intent of the project is to keep as much of the existing site plan intact as possible. The only areas of substantial change are on the north and northwest sides of the building, with minimal impact on the south, south west and south east portions of the building. The changes on the northside of the building include a covered patio, two outdoor courts and converting twenty-one standard parking stalls to ten parallel parking stalls. The changes on the westside of the building include two new vestibules to create separate entrances for the two tenants. The south eastern portion of the site includes a new emergency access path which has been coordinated with the Fire Marshall for compliance with perimeter access requirements. The southern portion of the site is proposed to remain as existing with the exception of a 20-foot-wide emergency access path which will be restored to a functional condition as approved with the original PUD.

Parking demand and City standards have been analyzed to ensure the mix of uses proposed can co-exist with the existing parking lot capacity. The parking calculation table on the cover sheet of the PUD plan set shows how each use has been delineated between the two tenant spaces, with a summary of how parking for each use has been calculated. A resolution was recently passed at Planning Commission which defines parking requirements for a pickle ball facility.

Architecture

The interior of the building is proposed be completely renovated to suit the needs of each tenant, however as with the Site Plan, the approach to exterior architectural changes within the context of the approved Final PUD aim to be minimal. The Pickleball & Food hall group focuses their improvements on the north and west sides of the building by removing dated "big box retail" elements and adding new paneling, windows and covered patio. The Ascent Community Church group has focused their efforts on the western elevation to add a new entry vestibule and several doors on the southern elevation for egress. Each elevation has been analyzed to examine the amount of square footage which is changing compared to the approved PUD. The summary of that analysis can also be found on the cover sheet of the PUD plan set and demonstrates that the amount of change overall in this PUD amendment is below the threshold required for an administrative PUD amendment. Architectural elevations have been provided for demonstration of compliance with the Commercial Development Design Standards and Guidelines (CDDSG).

Criteria for PUD development plan (LMC 17.28.120.B)

1. *Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.*
 - a. *The application attached represents the type of development originally envisioned by the Corridor Development Type outlined in the Comprehensive Plan by providing a mixture of uses with a strong retain component. Furthermore nearly every Policy listed in the Economic Development (ED) division of the Comprehensive Plan pertain to this type of redevelopment. In addition, the application exemplifies other Principles outlined in the Comprehensive Plan.*



- *PROST-4.1: Assess partnerships with local organizations and agencies to provide access to other spaces for programming.*
 - *PROST-12: Renovate, expand, and develop Facilities.*
 - *CS-5.2: The City should promote community activities in other areas of the city, such as McCaslin Urban Center and Highway 42/South Boulder Road Urban Center. Activities in these areas cohesively connects them with the rest of the community.*
2. *No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan.*
 - a. *This application does not include a floodplain or body of water.*
 3. *No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.*
 - a. *This structure has been inspected by a structural engineer and does not show signs of sever subsidence*
 4. *The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.*
 - a. *As an amendment to an existing PUD, this application aims to disturb as little existing vegetation as possible in order to keep the original PUD's landscape plan intent intact. Through conversations with City Staff, it is understood that this amendment will only be reviewed for landscape standards within the limits of disturbance as shown on the Site Plan. It is acknowledged that all landscape material from the existing PUD may not be found on site currently due to the Marshall Fire however, that will be assessed through other channels within the City and not through the review of this amendment.*
 5. *Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.*
 - a. *Development plan framework ideas such as these have been addressed during the original PUD approval. This amendment is not changing or removing any of the approved framework elements.*
 6. *Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.*
 - a. *This amendment represents an increase of usable open space on Lot 2 with the asphalt and loading area located on the north side of the building being replaced with open patio seating and pickleball courts. As a commercial development, this amenity will be available to patrons including those in the surrounding developments.*
 7. *Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of the city and applicable development design standards and guidelines. The system of streets, including parking lots, shall aid the order and aesthetic quality of the development.*



- a. Not applicable.*
8. *There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the development. Pedestrian links to trail systems of the city shall be provided.*
 - a. Internal pedestrian circulation was addressed during the original PUD approval. This amendment is not changing or removing any of the approved circulation elements.*
9. *The project and development should attempt to incorporate features which reduce the demand for water usage.*
 - a. The nature of this redevelopment does not present a major opportunity for water savings given the large amount of permeable surfaces present on site.*
10. *Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.*
 - a. This amendment includes an increase in vegetation and a reduction in heat-island-effect causing hardscape elements.*
11. *Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments.*
 - a. The development preserves a large mature landscape buffer along Dahlia Street (collector) and maintains the traffic pattern approved with the existing PUD.*
12. *There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.*
 - a. Building siting and roof orientation remains as approved with the original PUD.*
13. *The overall PUD shall provide a variety of housing types.*
 - a. Not applicable.*
14. *Neighborhoods within a PUD shall provide a range of housing size.*
 - a. Not applicable.*
15. *Architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.*
 - a. The major architectural components (size, bulk and mass) of the existing building was approved as part of the original PUD. This application adds additional detailing and architectural elements which help to break down the scale and mass of the building, making it more compatible with the smaller commercial developments located within Parcel O.*

