



Planning Commission

April 11, 2024
Packet Addendum #1

- ITEM:** PUD-000453-2023 – Planned Unit Development to allow a drive through coffee restaurant at 535 E South Boulder Road (Scooter’s Coffee)
- PLANNER:** Matt Post, Senior Planner
- REQUEST:** Consideration of Resolution 3, Series 2024, regarding a recommendation to City Council for a PUD to allow a drive-through coffee restaurant at 535 E South Boulder Road.
REQUEST TO CONTINUE TO MAY 9, 2024

SUMMARY:

Due to significant unresolved issues with this case that surfaced following the public noticing of this item, staff requests that this hearing be continued to the May 9, 2024, regular Planning commission meeting.

PUBLIC COMMENTS:

Two public comments have been submitted to date on this request in opposition.

STAFF RECOMMENDATION:

Staff recommends continuation of this item to the May 9, 2024, Planning Commission public hearing.

ATTACHMENT:

1. Public comments

From: [Bob Lang](#)
To: [Matt Post](#)
Subject: Fwd: Objection to PUB-000453-2023 - Scooters Coffee Application
Date: Thursday, March 28, 2024 10:12:48 AM

Hello Matt,

I am Robert Lang, Owner of Lucca Eatery, Inc located at 765 E. South Boulder road, Unit 300. Lucca is located 2 doors from the proposed PUB-000453-2023 change to allow Scooters Coffee drive thru coffee business to be constructed and operate at 535 E. South Boulder road. Under my Lease with the building owner, Joe Calabria, Lucca is entitled to the use of the shared parking spaces at the proposed location of Scooter Coffee in the Village Square shopping center parking lot. The proposed PUB changes would eliminate many of the shared parking spaces if approved. These shared parking spaces are subject to a Private Covenant Agreement for North Filing 7 granting owners and their tenants rights to the parking spaces that the PUB would remove. The Agreement requires all parties to the Agreement to approve any changes impacting the use of the shared parking spaces. As a tenant with contractual parking rights to the shared spaces I wish to inform the City of Louisville that I object to the approval of the proposed PUB changes that would eliminate shared parking spaces under the private Covenant filed with the City.

There exists a current shortage of parking spaces for the existing businesses using the shared spaces. This will become more dire with the City's recent approval of and tax incentives for Shamrock Foods to conduct business using the shared parking spaces under the Covenant. The parking spaces which would be eliminated are currently used by the employees of the existing businesses in order to allow the limited spaces close to the businesses to be used by customers. Removing these shared spaces would cause harm to the existing businesses by limiting customer access to conduct business.

The Scooters Coffee application also includes a request for an exception to current Louisville signage regulations. Lucca and all other Louisville business have been operating under these rules and regulations and allowing one business to operate outside these regulations would create an unfair advantage. While Lucca is to open to the City expanding rights to use more signage to promote our business, it is necessary that any changes to the rules apply equally to all businesses. I object to the proposed signage exceptions for a single business, Scooters Coffee.

Sincerely,
Robert Lang, Owner
Lucca Eatery, Inc.
765 E. South Boulder Road, Unit 300
Louisville, CO 80027
c: 303-435-7571

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From: [Joe Calabria](#)
To: [Matt Post](#)
Cc: [David Gutierrez](#)
Subject: RE: 535 E South Boulder Rd - Scooters Coffee
Date: Tuesday, March 26, 2024 4:50:56 PM
Attachments: [image001.png](#)

Please register our objection to the proposed coffee drive thru building

1. It will be in direct competition with one of Jomar's tenants who is having a difficult time
2. Center Court Village Owners Association has a recorded parking agreement.
3. The approval for development of the apartments and grocery store required additional parking.
4. Dollar store if successful will demand additional spaces to handle store traffic
5. Future development of the empty lot might have additional parking requirements

Regards
Joe Calabria
President of the association and manager of Jomar Properties

From: Matt Post <mpost@louisvilleco.gov>
Sent: Tuesday, March 26, 2024 3:00 PM
To: Joe Calabria
Subject: 535 E South Boulder Rd - Scooters Coffee

***** CAUTION: External Email. *****

Hi Joe,

Please respond to this email with your concerns so that I may add to that record.

Matt Post

Senior Planner
Community Development
303.335.4593



LouisvilleCO.gov

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