PROJECT DESCRIPTION

Special Review Use Application | 1524 Main Street, Louisville, Colorado

Applicant: Jennifer Platt, MA, LPC | Vis Vitae – Counseling & Herbal Wellness

Proposed use

Vis Vitae is a small, independently operated professional practice offering psychotherapy for adults and children, herbal wellness consultations, and individualized botanical support. A small on-site apothecary will be used for storing, preparing, and dispensing herbal medicines and botanical products for established clients. No psychoactive plants will be used.

Business operations

Services will be provided primarily by appointment by one practitioner. Vis Vitae will not function as a traditional walk-in retail establishment. Appointments will be scheduled to help limit overlapping visits and vehicle activity. Telehealth services may also be available.

Property and site

The practice will occupy the existing building at 1524 Main Street, approximately 776 square feet according to supplied property information. No building expansion or significant exterior alterations are presently proposed. The property includes an existing driveway and area used for off-street parking. Parking dimensions and configuration have not been verified and will be reviewed with the City of Louisville to determine compliance with applicable requirements. Existing landscaping and access arrangements will be retained where practical.

Neighborhood compatibility

The proposed use is intended to operate as a quiet, low-intensity professional practice with limited client turnover. It is not expected to generate substantial noise, heavy deliveries, or significant environmental impacts and is intended to preserve the existing character of the property.

Request

The applicant requests Special Review Use approval for an appointment-based counseling and herbal wellness practice with a small accessory apothecary serving established clients, subject to applicable City review and requirements.

Site plans and measurements are conceptual and require field verification before final municipal reliance.