NOVEMBER 9, 2026

CITY OF LOUISVILLE
PLANNING DEPARTMENT
749 MAIN STREET
LOUISVILLE, COLORADO 80027

SUBJECT: SRU REQUEST

DESCRIPTION OF THE PROPOSED SPECIAL REVIEW USE

DAECOUR IS AN ESTABLISHED, INDEPENDENTLY OWNED HOME FURNISHINGS BUSINESS SEEKING SPECIAL REVIEW USE (SRU) APPROVAL TO OPERATE A LUXURY FURNITURE OUTLET AND INTERIOR DESIGN SHOWROOM AT 600 S. PIERCE AVENUE, SUITE 112, LOUISVILLE, COLORADO.

THE 2,596-SQUARE-FOOT SHOWROOM WILL OFFER A CURATED SELECTION OF LUXURY FURNITURE, HOME DÉCOR, AND ACCESSORIES, ALONG WITH PERSONALIZED DESIGN CONSULTATIONS. BOTH THE MAIN FLOOR AND EXISTING MEZZANINE ARE PROPOSED FOR RETAIL SHOWROOM USE. THE SHOWROOM WILL PROVIDE CUSTOMERS WITH ACCESS TO HIGH-QUALITY, DESIGNER HOME FURNISHINGS AT COMPETITIVE OUTLET PRICING.

PROPOSED HOURS OF OPERATION:

- FRIDAY–SATURDAY: 10:00 AM–6:00 PM
- SUNDAY: 11:00 AM–5:00 PM
- MONDAY–THURSDAY: BY APPOINTMENT

THE BUSINESS WILL INITIALLY BE OWNER-OPERATED, WITH POTENTIAL FOR FUTURE EMPLOYMENT AS OPERATIONS GROW. CUSTOMER TRAFFIC IS EXPECTED TO BE MODERATE, WITH TYPICAL VISITS INVOLVING INDIVIDUALS, COUPLES, OR SMALL GROUPS. PARKING NEEDS ARE ANTICIPATED TO BE RELATIVELY LOW COMPARED WITH HIGHER-VOLUME RETAIL ESTABLISHMENTS, WITH CUSTOMERS UTILIZING THE DEVELOPMENT'S EXISTING SHARED PARKING FACILITIES.

OPERATIONS WILL CONSIST PRIMARILY OF INDOOR RETAIL SALES, DESIGN CONSULTATIONS, AND PERIODIC MERCHANDISE DELIVERIES VIA THE ROLL UP DOOR IN THE DESIGNATED LOADING AREA LOCATED IN THE REAR OF THE BUILDING. NO MANUFACTURING OR OUTDOOR RETAIL ACTIVITIES ARE PROPOSED. THE PROPOSED USE WILL COMPLEMENT THE SURROUNDING COMMERCIAL BUSINESSES WHILE CONTRIBUTING TO LOUISVILLE'S LOCAL ECONOMY AND RETAIL DIVERSITY.

NARRATION OF SEC. 17.40.105 – SPECIAL REVIEW USE PROCEDURE

SECTION A

A.1 — PROXIMITY TO RESIDENTIALLY ZONED PROPERTY

THE PROPOSED BUSINESS WILL OCCUPY A COMMERCIAL SUITE WITHIN THE COLORADO TECH CENTER, AN ESTABLISHED COMMERCIAL DEVELOPMENT CONSISTING OF INDEPENDENTLY ACCESSED BUSINESS UNITS. THE SURROUNDING DEVELOPMENT ACCOMMODATES COMMERCIAL, PROFESSIONAL, RECREATIONAL, AND SERVICE-ORIENTED BUSINESSES. THE PROPERTY'S COMPLIANCE WITH RESIDENTIAL ZONING SEPARATION REQUIREMENTS IS SUBJECT TO CONFIRMATION THROUGH THE CITY'S ZONING RECORDS.

A.2 — NEW BUILDING CONSTRUCTION

THE PROPOSED SPECIAL REVIEW USE WILL OCCUPY AN EXISTING COMMERCIAL SUITE AND MEZZANINE WITHIN THE DEVELOPMENT. DAECOUR DOES NOT PROPOSE CONSTRUCTION OF A NEW BUILDING OR AN EXPANSION OF THE EXISTING BUILDING FOOTPRINT ASSOCIATED WITH THIS USE.

A.3 — COMPREHENSIVE PLAN AND GENERAL WELFARE

DAECOUR'S PROPOSED LUXURY FURNITURE OUTLET AND INTERIOR DESIGN SHOWROOM WILL CONTRIBUTE TO LOUISVILLE'S COMMERCIAL DIVERSITY BY PROVIDING A DISTINCTIVE HOME FURNISHINGS DESTINATION AND PROFESSIONAL DESIGN SERVICES. THE BUSINESS WILL EXPAND LOCAL SHOPPING OPPORTUNITIES, SUPPORT COMMERCIAL ACTIVITY, AND CONTRIBUTE TO THE CITY'S ECONOMIC PROSPERITY THROUGH RETAIL SALES AND ASSOCIATED SALES TAX REVENUE.

A.4 — ECONOMIC STABILITY AND NEIGHBORHOOD COMPATIBILITY

DAECOUR IS AN ESTABLISHED BUSINESS LED BY AN OWNER WITH APPROXIMATELY 25 YEARS OF EXPERIENCE IN THE LUXURY HOME FURNISHINGS INDUSTRY. THE PROPOSED SHOWROOM IS COMPATIBLE WITH THE SURROUNDING COMMERCIAL DEVELOPMENT, WHICH INCLUDES PROFESSIONAL OFFICES, RECREATION, WELLNESS, AND CREATIVE BUSINESSES. THE BUSINESS WILL CONTRIBUTE TO ECONOMIC ACTIVITY AND HAS THE POTENTIAL TO CREATE LOCAL EMPLOYMENT OPPORTUNITIES AS OPERATIONS EXPAND.

A.5 — INTERNAL EFFICIENCY, PUBLIC ACCESS, AND SAFETY

THE 2,596-SQUARE-FOOT PREMISES WILL ACCOMMODATE FURNITURE DISPLAYS, CUSTOMER CIRCULATION, RETAIL TRANSACTIONS, AND DESIGN CONSULTATIONS. THE GROUND FLOOR WILL PROVIDE ACCESSIBLE CUSTOMER ENTRY, SHOPPING, CHECKOUT, AND RESTROOM FACILITIES. THE EXISTING MEZZANINE IS PROPOSED FOR ADDITIONAL CUSTOMER-FACING SHOWROOM SPACE. THE BUSINESS WILL UTILIZE THE DEVELOPMENT'S EXISTING UTILITY INFRASTRUCTURE, WASTE MANAGEMENT FACILITIES, AND DESIGNATED CIRCULATION AREAS. OPERATIONS

ARE EXPECTED TO BE COMPATIBLE WITH THE BUILDING'S ESTABLISHED COMMERCIAL FUNCTIONS.

A.6 — EXTERNAL EFFECTS AND COMPATIBILITY

DAECOUR WILL OPERATE AS AN INDOOR FURNITURE SHOWROOM WITHOUT MANUFACTURING, OUTDOOR PRODUCTION, OR ACTIVITIES ANTICIPATED TO GENERATE EXCESSIVE NOISE, DUST, OR OTHER NUISANCES. CUSTOMER VISITS AND PERIODIC MERCHANDISE DELIVERIES WILL UTILIZE DESIGNATED PROPERTY ACCESS AND CIRCULATION FACILITIES. EXTERIOR SIGNAGE AND LIGHTING WILL COMPLY WITH APPLICABLE CITY REQUIREMENTS. THE BUSINESS IS EXPECTED TO HAVE LIMITED EXTERNAL IMPACTS AND TO OPERATE COMPATIBLY WITH NEIGHBORING COMMERCIAL TENANTS.

A.7 — PEDESTRIAN ACCESS, PARKING, AND LANDSCAPING

THE PROPOSED SHOWROOM WILL UTILIZE THE DEVELOPMENT'S EXISTING PEDESTRIAN WALKWAYS, PARKING AREAS, AND LANDSCAPING. CUSTOMER ACCESS WILL BE PROVIDED THROUGH THE GROUND-FLOOR ENTRANCE, WITH PEDESTRIAN AND VEHICLE MOVEMENT ACCOMMODATED THROUGH THE DEVELOPMENT'S APPROVED CIRCULATION SYSTEM. THE ANTICIPATED CUSTOMER VOLUME IS RELATIVELY MODEST, CONSISTENT WITH A SPECIALTY FURNITURE SHOWROOM RATHER THAN A HIGH-VOLUME RETAIL ESTABLISHMENT. COMPLIANCE WITH APPLICABLE PARKING AND PEDESTRIAN ACCESS REQUIREMENTS WILL BE DETERMINED THROUGH THE CITY'S REVIEW OF THE APPROVED SITE PLAN.

A.8 — EXCLUDED USES

THE PROPOSED SPECIAL REVIEW USE IS LIMITED TO A LUXURY FURNITURE OUTLET AND INTERIOR DESIGN SHOWROOM AND DOES NOT INCLUDE ANY OF THE EXCLUDED USES IDENTIFIED IN SECTION A.8.

A.8(A) — LIMITED WHOLESALE SALES

DAECOUR'S PROPOSED OPERATIONS WILL FOCUS ON DIRECT-TO-CONSUMER RETAIL FURNITURE AND HOME FURNISHINGS SALES. LIMITED WHOLESALE SALES, AS DEFINED BY SECTION 17.08.262, ARE NOT PROPOSED.

A.8(B) — MOBILE FOOD COURT

THE PROPOSED BUSINESS DOES NOT INCLUDE A MOBILE FOOD COURT OR RELATED FOOD-SERVICE OPERATION.

A.8(C) — BANQUET OR RECEPTION HALL

THE PROPOSED BUSINESS DOES NOT INCLUDE A BANQUET OR RECEPTION HALL. THE PREMISES WILL BE USED FOR RETAIL FURNITURE DISPLAYS, SALES, AND INTERIOR DESIGN SERVICES.

SECTION B

B.1 — APPLICATION SUBMISSION AND REFERRAL REVIEW

DAECOUR IS SUBMITTING THIS WRITTEN NARRATIVE IN SUPPORT OF ITS ADMINISTRATIVE SPECIAL REVIEW USE APPLICATION. THE APPLICANT UNDERSTANDS THAT THE CITY WILL REVIEW THE APPLICATION FOR COMPLETENESS AND DISTRIBUTE THE REQUIRED MATERIALS TO APPLICABLE REFERRAL AGENCIES DURING THE DESIGNATED 21-DAY REVIEW PERIOD.

B.2 — PUBLIC NOTIFICATION

DAECOUR ACKNOWLEDGES THE CITY'S PUBLIC NOTIFICATION PROCEDURES, INCLUDING NOTICE TO PROPERTY AND BUSINESS OWNERS WITHIN 750 FEET OF THE SUBJECT PROPERTY, POSTING OF PUBLIC NOTICES, AND PUBLICATION OF THE APPLICATION NOTICE. THE APPLICANT WILL COMPLY WITH APPLICABLE PUBLICATION REIMBURSEMENT REQUIREMENTS.

B.3 — PUBLIC COMMENT PERIOD

DAECOUR ACKNOWLEDGES THE DESIGNATED 15-DAY PUBLIC COMMENT PERIOD AND UNDERSTANDS THAT A VALID OBJECTION DEMONSTRATING POTENTIAL NONCOMPLIANCE WITH THE APPROVAL CRITERIA MAY REQUIRE THE APPLICATION TO PROCEED THROUGH THE PUBLIC HEARING PROCESS.

B.4 — PLANNING DIVISION REVIEW AND COMMENTS

DAECOUR UNDERSTANDS THAT THE PLANNING DIVISION WILL PROVIDE WRITTEN COMMENTS IDENTIFYING ANY MODIFICATIONS OR CONDITIONS NECESSARY TO BRING THE PROPOSED USE INTO COMPLIANCE WITH APPLICABLE CITY REQUIREMENTS. THE APPLICANT INTENDS TO WORK COOPERATIVELY WITH CITY STAFF TO ADDRESS ANY SUCH COMMENTS.

B.5 — ADMINISTRATIVE APPROVAL

DAECOUR RESPECTFULLY REQUESTS ADMINISTRATIVE APPROVAL OF THE PROPOSED SPECIAL REVIEW USE UPON A DETERMINATION THAT THE APPLICATION SATISFIES THE APPLICABLE APPROVAL CRITERIA AND THAT NO VALID OBJECTIONS HAVE BEEN RECEIVED. THE APPLICANT ACKNOWLEDGES THE DIRECTOR'S AUTHORITY TO REFER THE APPLICATION TO THE PUBLIC HEARING PROCESS WHEN APPROPRIATE.

B.6 — FINAL PLANS AND RECORDING REQUIREMENTS

UPON ADMINISTRATIVE APPROVAL, DAECOUR WILL COORDINATE WITH THE PROPERTY OWNER AND APPLICABLE DESIGN PROFESSIONALS TO PROVIDE ANY REQUIRED FINAL PLANS, DOCUMENTATION, AND RECORDING FEES IN ACCORDANCE WITH CITY REQUIREMENTS.

B.7 — Building Permit Applications

Daecour acknowledges that building permit applications associated with the proposed use may be accepted only after the applicable Administrative Special Review use requirements have been satisfied.

B.8 — Public Hearing Procedures

Daecour understands that the application may be referred to the Planning Commission and City Council if the Director determines that the Administrative approval criteria have not been met, a valid objection has been received, or administrative review is otherwise inappropriate.

B.9 — Administrative Determinations

Daecour acknowledges that determinations concerning the Administrative Special Review use application will be made by the Director or the Director's designated case manager in accordance with the City's established procedures.

Closing Statement

Daecour respectfully requests approval to operate a luxury furniture outlet and interior design showroom at 600 S. Pierce Avenue, Suite 112. The proposed business will contribute to Louisville's commercial diversity and economic vitality while maintaining compatibility with surrounding businesses and the established development. The applicant looks forward to establishing a distinctive home furnishings destination within the Colorado Tech Center and contributing to the local business community.

Thank you kindly,



Amber Jean Rallo
818-415-2025