

PRE-APPLICATION PROJECT NARRATIVE
March 29, 2021

We represent the future developer of the properties listed below. Our client would like to rezone and pursue a minor adjustment to allow for a commercial recreation facility with supportive commercial uses as detailed in this narrative. The boundary of the rezoning includes two tracts of land owned by the North Turkey Creek Recreation District and Jefferson County. The development details and topics we wish to discuss and obtain detailed information on at the pre-application meeting are listed below.

Subject Properties:

Parcel Name/Identifier	PIN Number	Description
Tract P-1 (and Remainder of Parcel 8)	50-324-03-016	Park/Turkey Creek Rec Parcel
Tract S-1	60-051-01-001	School Tract
Tract A	60-051-01-004	Terra Investments LLC

Applicable plat documents:

- Homestead Flg 4
- Homestead Flg 4 Exemption Survey
- Homestead Flg 4 Amendment No. 7
- Homestead Flg 10

Project Description:

The three subject properties are approximately 19.65 acres and zoned SR-2. The proposed development is a commercial recreation facility to include the following recreational amenities:

1. Indoor Amenities:
 - a. Ice rink
 - b. Tennis court
 - c. Basketball Court
 - d. Field/Hockey – Lacrosse Court
 - e. Weight Room
 - f. Rock climbing wall
 - g. Workout class areas for yoga, Pilates, cycling, etc.
 - h. Café/Bar/Food Service area (light offerings, paper service only)
 - i. Locker rooms
 - j. Retail/Service tenant space for fitness related retail or services, including daycare
2. Outdoor
 - a. Playground/Children Play Area
 - b. Tennis Courts
 - c. Bocce Ball
 - d. Picnic Tables
 - e. Shade Structures
 - f. Bike Park (non-motorized)

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The entire facility would be limited to 120,000 square feet gross floor area with an outdoor patio and playground area of approximately 60,000 square feet. Building height would be 35 feet on average, with the portion of the building with the tennis courts at 38-40 feet.

The rezoning would be to Planned Development. A set of draft written restrictions is included for review.

Parcel Ownership & Possible Transfer to Private Entity

Parcel P-1 is owned by the Turkey Creek Recreation District and Parcel S-1 is owed by Jefferson County. We would like to understand if there is a process to allow these parcels to return to private ownership instead of specifically for park and school purposes under a district. We have been in contact with the school district who has preliminarily stated they have no desire to utilize this property for school purposes. The North Turkey Creek Recreation District does not have plans to develop the P-1 parcel for park or recreational uses. We have been in contact with Tim Doiel at Jefferson County who has brought the topic to the County Attorney regarding the school parcel. As of the date of this letter, we do not have a formal response from Mr. Doiel.

The School Site (Tract S-1) was originally created with Homestead Flg 4 and has never changed. The parcel was conveyed to the County by deed recorded at book 2821 page 509. Can the county provide a copy of this deed? The deed will show if the County still owns it, or if it was conveyed to the school district. It doesn't appear the parcel was formally conveyed to the school district. Can Jefferson County release this parcel or approve a conveyance of the parcel for use of the parcel for commercial recreation uses? Because the parcel was dedicated to satisfy the school land dedication as part of the Homestead Filing 4 plat could the fee in lieu of the land dedication be paid, allowing the county to sell the property?

Tract P-1 is made up of two tracts of land (P-1 and Parcel 8 Remainder). Tract P-1 was created with the Homestead Filing 4 plat and appears to still be its own tract as shown in the Homestead Filing 4 plat and Homestead Filing 4 Exemption Survey. Parcel 8 Remainder was originally created with the Homestead Filing No. 4 Amendment No. 7 plat and is a remainder due to other platting activity in the area. This remainder parcel was originally a portion of Tract S-2 that was created with the Homestead Filing 4 Plat. The remainder parcel was conveyed to the North Turkey Creek Recreation District with a commissioner's deed at reception number 2006103989, stating the intended use of the property was for "park uses". The commissioner's deed states that the remainder of parcel 8 needs to be used for park purposes or it will revert back to the County. The deed does not define "park purposes".

We desire to develop the entire 19.65 acres with recreational and park uses, which would satisfy the intended use of the property for park and recreation uses. Because there is no recreation district in the area to provide this type of recreation facility, the only option is for a commercial entity to provide the facility. Is there a path forward for the proposed facility to own all 19.65 acres and operate as a commercial recreational use, providing the desired park and recreation amenities to the community?

Water & Sewer Service:

Water will be provided by the Homestead Water Company. Sewer will be provided by individual onsite wastewater treatment systems. Please see the attached conceptual septic system layout. The intention

is to divide the property into two to three parcels, with specific portions of the building being on each parcel (similar to a multi-tenant commercial strip building). Each portion of the building on each parcel would be served by the septic system on that parcel. The building would be laid out in a manner to control occupancy, use, and cross access of guests throughout the facility so that the wastewater flow to each septic system can remain under the 2,000 gallons per day. We would like to discuss this concept in further detail with Jefferson County Public Health to explore the feasibility of this concept.

A greywater reuse system is also proposed. Ecovie (<https://www.ecoviewater.com/category/news/>) and (<https://www.ecoviewater.com/products/aqualoop/>) is a system that allows reuse of grey water from the showers and sinks to be used on the ice rink and for the greywater to be used to water landscaping. We hope to utilize this system to reduce wastewater generation into the septic systems.

Access, Parking, Traffic:

Access will be taken from Settlers Drive with a likely two access points for fire access and circulation. Parking will be provided based on the specific mix and size of the various uses. We anticipate providing a parking study to justify the parking provided. With many different spaces within the building, it is not clear how the parking section of the zoning resolution would best apply.

Lighting

The intent is to focus only on lighting needed for security purposes. Light poles in the parking lot will be limited to 12 feet tall and lighting will be deep set, shielded, have dimming features, motion sensing, and other high level of control over lighting. The outdoor tennis courts may be lit, if they are, lighting would be limited to 20 feet high. We plan to provide a detailed lighting analysis as part of the rezoning application for any outdoor lighting associated with the tennis or bike park. The intent is to meet or exceed the lighting standard in the Jefferson County Zoning Resolution.

Landscaping

The site currently is an open field with no trees. The intent would be to limit landscaping due to fire risk as well as to preserve water usage. Parking lot landscaping and landscaping along Settlers Drive will be provided. However, we would like to discuss the requirement for landscape buffering listed in the Zoning Resolution. The Zoning Resolution identifies a very rigid 10-foot buffer which would not serve to actually buffer the proposed use. We would like to discuss landscaping and buffering with staff in more detail to determine if there may be opportunity for alternatives to the landscape requirements.

Architecture

The nature of the building, interior layout, and construction for the large open spaces associated with the hockey rink, tennis, and other indoor courts poses limitations to the building design. Topography, setbacks, and adjacent uses are also a factor. The sides and the rear of the building will not be highly visible and because of the other unique site factors, we would like to propose alternative architectural standards that eliminate the requirement for a defined base, building plane change, and window on the west and south sides of the building where the hockey rink, tennis/basketball courts, and other multi use courts would be. We have included some images below that do not appear to meet the Jefferson County Architectural Standards but are attractive buildings that we would like to use to model the facility after.



Evo Climbing Gym - Louisville



Denver Tennis Park



Earth Treks - Englewood

Discussion Topics

We would like to discuss the following topics in detail at the pre-application meeting:

- Please comment on the ability of the park property and school property to be relinquished/sold to a private owner. Is there a path forward to obtain these parcels and if so, what is it?
- What is staff's level of support for the proposed use?
- Please list specific sections of the comprehensive master plan that pertain to the commercial recreation use that should be analyzed or considered as part of the rezoning application.
- Please provide information about potential roadway improvements or the need for a CDOT access permit at Hwy 285.
- Please provide feedback about any specific concerns or impacts staff has regarding the proposed conceptual lighting, landscaping, setbacks, buffering, parking, architecture related to the specific use? We realize the request is very conceptual at this stage, we hope to discuss the acceptability and opportunity for alternative standards.
- Please provide feedback on how the County would evaluate parking for this use, if each part of the facility would be assigned a different ratio, or if the Health Club ratio of 1 space per 6 occupants would be applied to the entire facility. What is the definition of occupancy that the county would use?
- Please provide detailed detention and water quality requirements as well as copies of any existing drainage reports or other stormwater information that apply to or impact the property.
- Please provide information on the subsequent processes required if the rezoning is approved.

Thank you for reviewing our request. We look forward to receiving your feedback and to have a discussion regarding the constraints we may face during the review and processing of this proposed rezoning.

Sincerely,

Jeanne Shaffer, AICP, PMP

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