

Recreation Facility Official Development Plan

Conceptual Written Restrictions

1. Intent

To allow a commercial recreational facility with supporting related commercial uses.

2. Permitted Uses (Uses in Yellow are new, all other uses are from existing ODPs)

- a. Commercial Recreational Facility limited to 120,000 square feet gross floor area including but not limited to the following activities:
 - i. Ice rink
 - ii. Tennis court
 - iii. Basketball Court
 - iv. Field/Hockey – Lacrosse Court
 - v. Weight Room
 - vi. Rock climbing wall
 - vii. Workout class areas for yoga, Pilates, cycling, etc.
 - viii. Locker rooms
 - ix. Patio/Entry area with picnic tables, bocce ball, playground, shade structures
- b. Ancillary Commercial Uses
 - i. Tenant space for individual fitness providers (e.g., yoga, karate) limited to 12,000 square feet GFA total within the facility, maximum 6,000 square feet GFA on first floor.
 - ii. Café/bar/food service with light food and beverage limited to 4,000 square feet GFA of total facility.
 - iii. Daycare
- c. Outdoor Facilities
 - i. Tennis courts, 4 exterior courts maximum.
 - ii. Bike Park on maximum 5 acres.

3. Accessory Uses

- a. Picnic shelters, pergolas, gazebos and other similar structures
- b. Playground

4. Lot & Building Standards

- a. Minimum Lot Size: 3.5 acres
- b. Maximum Number of Lots: 4
- c. Maximum Gross Floor Area: 120,000 per all buildings.
- d. Maximum Number of Buildings: 1 facility
- e. Maximum Building Height: 35 feet, with tennis court area allowed at 40 feet.
- f. Setbacks:
 - i. Buildings: 50 feet from all property lines for buildings
 - ii. Parking: 10 feet for from public right of way and 50 feet from all other property lines.
 - iii. Outdoor activity areas: 50 feet from all property lines.

5. Lighting Standards

- a. Follow Jefferson County Zoning resolution for building and parking areas
- b. Outdoor Tennis Court Lighting: Pole lights shall not exceed 20 feet in height
- c. Bike Parking Lighting: only security lighting, facility will not be lit for use at night.

6. Architectural Standards

- a. We plan to request alternative architectural standards that are more appropriately suited to a large open building of this nature. The current zoning code requirements for 360-degree architecture, fenestration, surface plane change, stone/brick at the base of the building, do not facilitate a high-quality building design for this type of use, size of building, in this location. We feel there are other restrictions that would facilitate good design and will include details here after discussing with staff, meeting with the community, and evaluating the building design.

7. Parking Standards

- a. Follow the Jefferson County Zoning Resolution parking standards. We may submit a parking study to justify an alternative parking ratio for the facility.