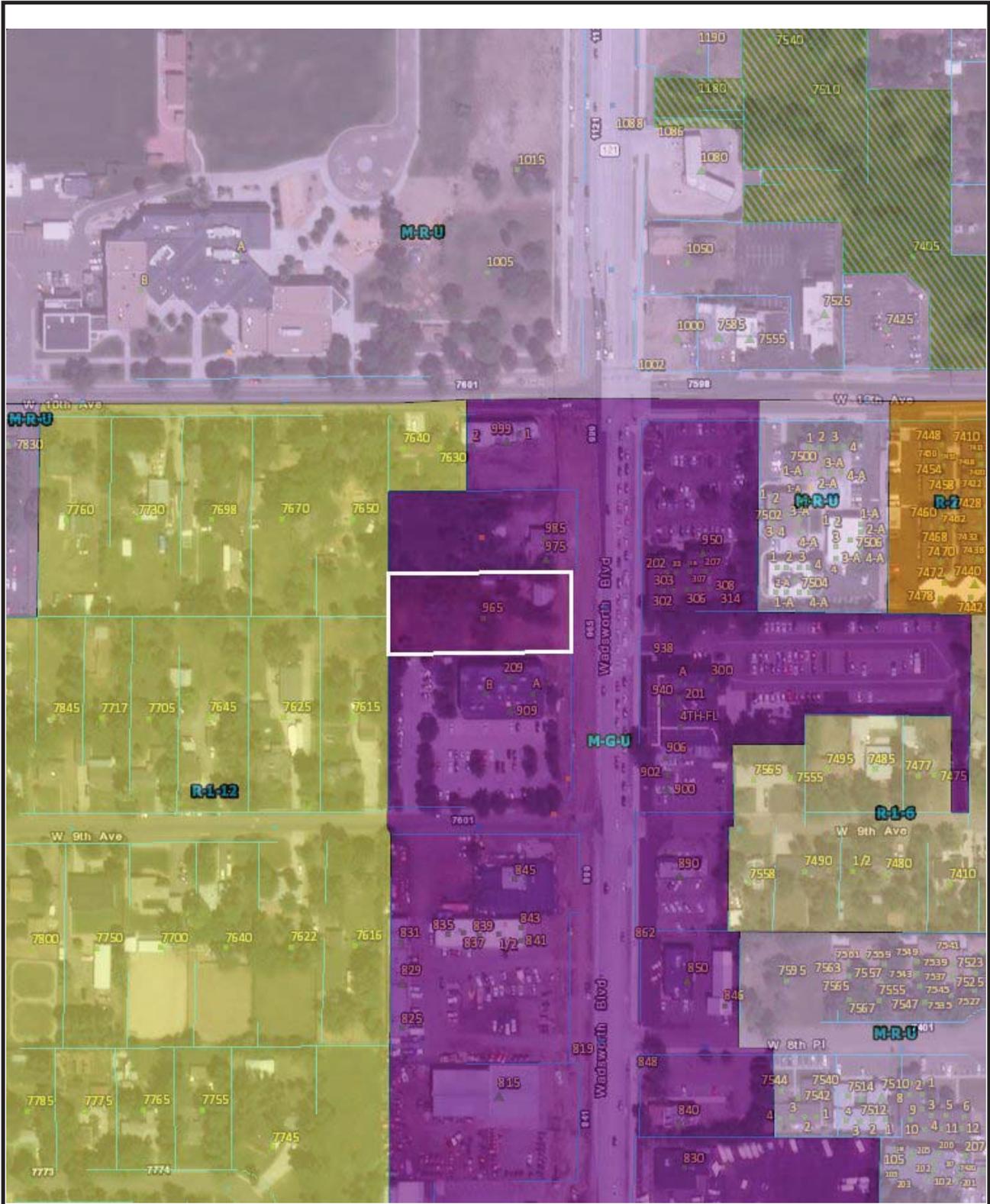


ATTACHMENT B

Zoning

965 Wadsworth Blvd, Lakewood, CO 80214





2700 Larimer Street, Suite B | Denver, CO 80205 | 303.296.3331

Written Description: 965 Wadsworth Boulevard

Lakewood Mini-Golf

Our goal is to provide a family-friendly, 18-hole mini golf course at the property located at 965 Wadsworth Boulevard, providing a much-needed neighborhood activity that will anchor the 900 Block of Wadsworth Blvd. for years to come, and be consistent with the Comprehensive Plan for Lakewood. Our hope is that people from all over the Denver, Lakewood, and beyond will patronize our family attraction, in-turn bringing increased vibrancy to the overall surrounding neighborhood and businesses.

Our plan is to renovate and utilize the existing structure, originally built in 1939, as the clubhouse for the business. The course will be built on the remaining open space, which is the western two-thirds of the parcel. We intend to keep the majority of the mature trees on the property and design the course to naturally flow around them. The



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course will not be a themed or gimmicky-style mini-golf course, but, instead, it will be nicely landscaped with beautiful trees and water features. The putting surfaces will consist of artificial turf while the rest of the landscaping will be living planter beds with boulders, drought-tolerant plantings, and other traditional landscaping. We plan to add roughly 20 parking spaces on the front (East) side of the lot, adjacent to the existing structure. We intend to install a fence around the exterior of the mini-golf course.

Our preference would be to have the Western fence be 8 feet tall, closed-style fencing, allowing for the mounting of lights facing into the property. The northern and southern fencing would be 6 feet tall, and open-style. Of course, we intend to be respectful of our neighbors and mindful of any potential impacts from our development. With this in mind, lights taller than 6 feet will not be located closer than 100 feet from the West Property line. We intend to engage a lighting consultant to guide us through the appropriate mix of post-mounted lights, fence-mounted lights, and bollard-style lighting throughout the site.



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The business will operate seasonally closing for 3-4 months in the winter. We have not identified our exact schedule as of yet, but we would like to propose to open at 9:00am and close at 10:00pm on weekdays, and stay open until 11:00pm on Friday and Saturday nights.

We are both very connected to this part of Lakewood. One of us lives less than a ½ mile away, and we very much look forward to our own children enjoying this wholesome neighborhood activity. As business people, we understand the risk of taking on such an endeavor with such little precedent in the immediate, surrounding area, but we feel the dire need for this type of activity in this neighborhood outweighs the risks. That said, it is imperative that we exercise a cost-conscious approach towards our development plan. We feel we can be successful while respecting the potential impacts to our surrounding neighbors. We are very hopeful to be granted this Special Use Permit so that we can wholeheartedly pursue this exciting neighborhood activity business venture.

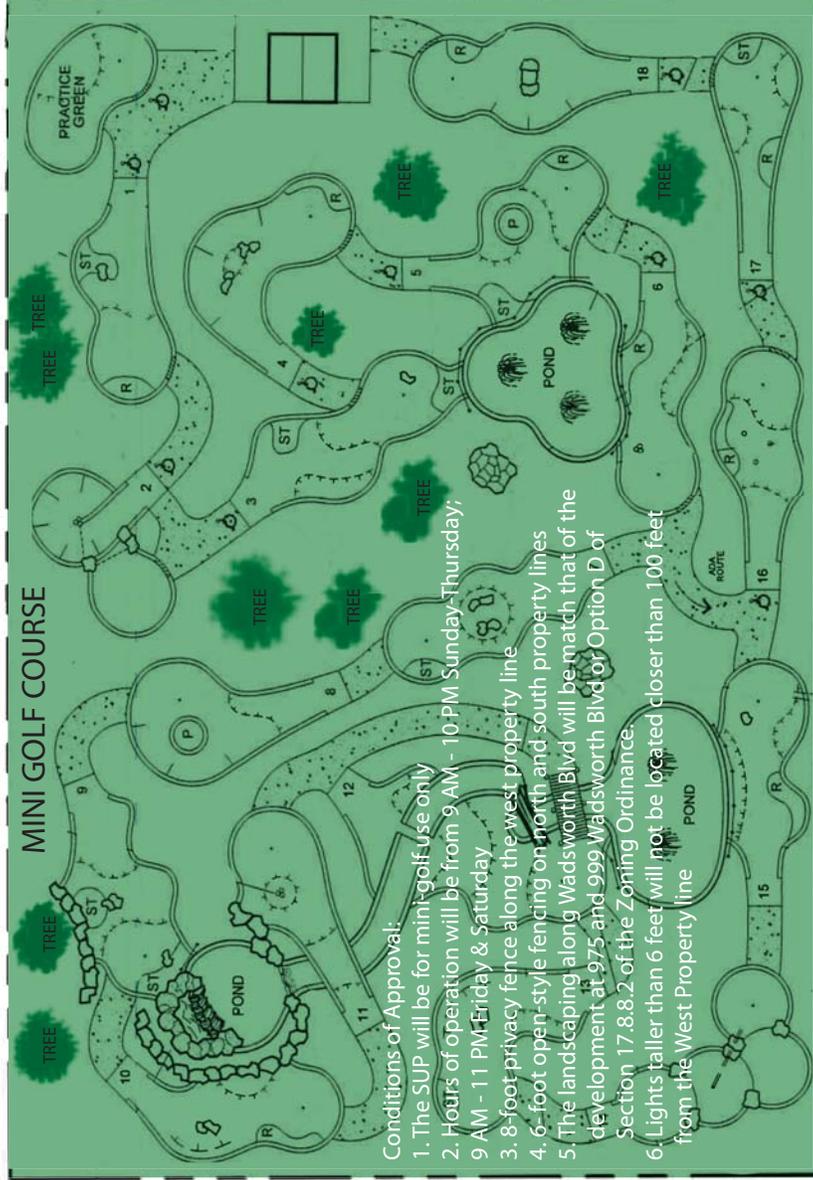
ATTACHMENT D

279' - 6"

Conceptual Land Use Plan - 965 Wadsworth Blvd - SU-18-001

100 FEET

Lights taller than 6 feet will not be located closer than 100 feet from the West Property line



MINI GOLF COURSE

EXISTING BUILDING

PARKING LOT

Conditions of Approval:

1. The SUP will be for mini-golf use only
2. Hours of operation will be from 9 AM - 10 PM Sunday-Thursday; 9 AM - 11 PM Friday & Saturday
3. 8-foot privacy fence along the west property line
4. 6-foot open-style fencing on north and south property lines
5. The landscaping along Wadsworth Blvd will be match that of the development at 975 and 999 Wadsworth Blvd of Option D of Section 17.8.8.2 of the Zoning Ordinance.
6. Lights taller than 6 feet will not be located closer than 100 feet from the West Property line

123' - 2 17/32"

ATTACHMENT E – NEIGHBORHOOD MEETING NOTES

Case Nos.: ZP-17-097; SU-18-001

Project Manager: Greg Colucci, Associate Planner

Applicant: Clem Rinehart, Treehouse Development

Property Addresses: 965 Wadsworth Blvd., Lakewood, CO 80214

Request: To obtain a Special Use Permit for Outdoor Entertainment Facility (mini-golf facility)

Date March 6, 2018

Meeting Location: Lakewood Country Club
6800 W. 10th Ave.
Lakewood, CO 80214

Neighborhood Groups Notified: Eiber Neighborhood Association
Green Acres Neighbors Association
Oxford Downs
Two Creeks Neighborhood Association
West Colfax Community Association

City Staff: Greg Colucci, Planning-Development Assistance
Stephen Wilson, Planning-Development Assistance

Attendance: 12 residents, 2 members of the applicant team, and 2 City staff were in attendance.

This is a summary of the neighborhood referral meeting. It is not inclusive of all the details, but rather a summary of the main points discussed at the meeting.

Introduction by planner Greg Colucci, City of Lakewood

1. Introduction – self and other staff
2. Agenda
 - a. Introduction & Purpose
 - b. Explanation of process
 - c. Presentation by applicant
 - d. Questions and Discussion
3. Meeting Purpose
 - a. The purpose of a neighborhood meeting is to engage neighbors in the immediate vicinity of a proposed land development to solicit their input on how the project will interact with the surrounding area. At the neighborhood meeting, the applicant shall provide information to neighbors on the proposed land development, solicit feedback from neighbors and discuss potential ways to mitigate neighbors' concerns.

4. Site location is at 965 Wadsworth Blvd. and the zoning is Mixed-Use General Urban (M-G-U)
5. The process begins with a preplanning application, neighborhood meeting, formal application, and then a public hearing before the Planning Commission. After that, the site plan and building plans can be finalized.
6. Criteria: The SUP will be reviewed against the review criteria in Article 2 of the Lakewood Zoning Ordinance.
7. Notification: Notification will be sent like this neighborhood notification letter and signs will be posted on the property.

Applicant's presentation

1. Clem Rinehart (Treehouse Development) and Brooks Ferring (Gateway Development)
2. Introduction & Project review by Clem Rinehart
 - a. Mr. Rinehart and Mr. Ferring have partnered with Harris Miniature Golf Courses Inc.
 - b. Proposal for a naturally landscaped, family-friendly mini-golf course that will be roughly 22,000 square feet in size
 - c. Remodeling the existing structure to be used as the office and concession stand

Questions (Q), Answers (A) and Comments (C)

Q: Attendee – Will the existing trees be kept?

A: Rinehart – Yes, the course will be naturally designed around the trees.

Q: Attendee – How will the course be screened?

A: Rinehart – We intend to fence every side. We could have an 8-foot fence with a waiver if the City allows.

C: Attendee – I like that parking will be in the front and not in the back adjacent to my property.

C: Attendee – A cedar fence may not be nice. They don't last that long.

C: Rinehart – A cedar fence would blend in better with the rural character of the adjacent property to the west. We would stain the fence and make sure that the finished side is facing the adjacent property, per code. Cedar absorbs sound better than a concrete wall.

C: Attendee – A concrete wall would have a longer life than a cedar fence.

Q: Attendee – What will be served at the office?

A: Rinehart – Beer and wine, but it's not intended to be used as a bar.

C: Attendee – I own the building just to the south of this property and I'm worried about golf balls breaking the windows.

C: Ferring – The putters are rubber so balls shouldn't be able to fly that far.

C: Rinehart – You have my number and we have insurance to cover any damage costs.

Q: Attendee – Where is the fence going?

A: Rinehart – At the property boundary on all three sides (north, west, south), not including the parking lot, but we could extend the south side fence along the parking lot.

C: Attendee – There has been a lot more foot traffic along Wadsworth – I'd like there to be restrictions in place to limit people going between this property and the one to the south.

Q: Attendee – With this site's proximity to Wadsworth, how do you intend to keep balls on the course?

A: Rinehart – Fencing.

Q: Attendee – What are the hours of operation?

A: Ferring – We're thinking 11 am – 8 pm on week days and maybe 12 – 9 pm on weekends.

Q: Rinehart – Does the City restrict the hours of operation?

A: Staff – No, the municipal code does not limit business hours, however this could be a condition of SUP approval.

C: Rinehart – No later than 10 pm. We believe the noisiest time will be when kids are there in the day and it should be quieter at night when mostly adults will be there.

Q: Attendee – I'm going to be adding a fence on the north side of my property for security purposes and if you add a fence on the south side of this property this will create an unmonitored space. How would the City handle this?

A: Staff – The design of the fence on the subject property could be such that it doesn't create a dead space between the properties, such as having the fence be see-through so there can be eyes on this area.

Q: Attendee – What are the lighting considerations for the property?

A: Rinehart – For our business model, taller lights make most sense because there can be less of these than lights at a lower height. However, we think it would be appropriate to have lower lights on the west side of the property and taller lights, maybe 30 feet, for the parking lot to minimize light onto adjacent residential properties.

C: Staff – A photometric plan is required to be submitted with the formal Site Plan, and this will show the levels of light at all property lines. Maximum light levels at property lines adjacent to single family or two-family structures are one-half foot candles. Maximum height of light poles is 25 feet.

Q: Attendee – Have there been discussions with Jefferson County School District? The kids at the nearby school may cause problems.

A: Rinehart – There have not been discussions with the school.

Q: Attendee – What are the winter operations?

A: Rinehart – we anticipate closing for 3-4 months.

C: Attendee – There are much more homeless people walking up and down the street these days.

C: Attendee – I've put up deterrents on my property to the south and the number of vagrants on my property has reduced as a result.

Q: Attendee – Is the parking enough?

A: Staff – the parking as proposed meets the standards in Article 8 for an Outdoor Entertainment Facility

C: Attendee – I'm worried about the traffic on 9th Ave. If people miss the turn into Starbucks or mini-golf, they will have to take a right on 9th, a right on Allison, and then a right on 10th. The traffic at 10th is already bad enough. I had to sit through three lights to cross Wadsworth.

C: Attendee: There are other uses allowed by the zoning that would probably generate more traffic than this use.

C: Staff – A traffic study will likely not be required with this use and it was not required with the site plan for Starbucks.

C: Attendee – The improvements on Wadsworth have really helped at the interchange of Wadsworth and 6th Ave. I'm not worried about traffic.

Q: Attendee – I would like to see this use here for 40 years, but because the SUP runs with the land, could there be another outdoor entertainment use if the mini-golf business goes away, like a bandstand?

A: Staff – Yes, the SUP would allow for an outdoor entertainment facility even if the mini-golf goes away. A future use may require another major site plan.

Q: Attendee – But there would not be public input for a major site plan?

A: Staff – Correct. However, the SUP could be conditioned to only allow for certain types of outdoor entertainment.

C: Rinehart – As a business owner, I would like to not restrict the future uses on the site.

C: Attendee – I wish you well. I look forward to this.

Closing/Next Steps:

Staff explained that if they received a notice in the mail for the neighborhood meeting, they would also receive a notice for the Public Hearing at Planning Commission.

The tone of the meeting was generally positive and the general consensus was that the SUP would be okay for a mini-golf facility if there were conditions of screening, lighting, and restricting future outdoor entertainment facility uses.

Cc: Case File ZP-17-97
Case File SU-18-001