

# Boulder Dance LLC Special Use Review

## DEVELOPMENT REPORT/NARRATIVE

August 8, 2008

---

This report is prepared to correspond to the application requirements in the Boulder County Land Use Code Section 3-203 (F) and Section 4-601

**Narrative:**

The Applicant purchased the property at 6185 Arapahoe Road in August of 2004. The property is located at the north west corner of Arapahoe Road and 62nd Street and is within the Light Industrial zoning district within Boulder County. The property was purchased with an existing single story structure of approximately 32,814 SF. with the intended purpose to provide a large dance space for a variety of associated users. Prior to the Applicant’s purchase of the property it was used for office uses (and some light industrial). (See Crosslink Furniture Plan dated 2-7-00).

At the time of purchase (at the time of purchase Crosslink still occupied less than half of the building, then the light industrial portion of Crosslink call Alpha Radio products remained when Crosslink left. About a year later the warehouse and distribution use came in) two tenants occupied approximately less that half of the building for light industrial uses and warehouse and distribution uses. At the time of purchase the Applicant reviewed the land use code and the allowed uses within the Light Industrial zoning district and found the tenant uses were allowed within the Light Industrial zoning district. The Applicant also confirmed with Boulder County that a “dance studio” would be considered “indoor recreation” and is an allowed use within the Light Industrial zoning district. It was not until building permits were requested to make changes to tenant areas that the Applicant was informed that although the uses are allowed within the Light Industrial zoning district that a Special Use Review was required to allow more than one unrelated use within the existing building.

<b>Proposed Use</b>	<b>Use By Right in LI District</b>	<b>Square Footage</b>	<b>Parking Required</b>	<b>Parking Provided</b>
Dance Studio	Indoor Recreation	15,000	1 space /200 SF	75 spaces, 0 loading
Crosslink	Professional Office	2,800	1 space /330 SF	9 spaces, 1 loading
Animal Care Equipment Services	Warehouse and Distribution	8,500	1 space /1000 SF	9 spaces, 1 loading
Alpha Radio Products	Light Industrial	6,500	1 space /500 SF	13 spaces , 1 loading
<b>TOTAL</b>		<b>32,800</b>		<b>106 spaces, 3 loading</b>

The purpose of this application is to allow the dance studio, light industrial uses, warehouse and distribution center and professional office to occur within the existing building. (See Proposed Uses Plan). No expansion of the structure or significant modification of the exterior is proposed and the existing parking lot (when restriped) will provide adequate parking in the amounts required by the Land Use Code for the uses requested.

**3-203 F. Development Report**

A development report is required for subdivision requests to plat unsubdivided land, PUDs, special review approvals, rezonings, and exemptions. At a minimum the development report shall include the following information, unless specifically waived by the Director.

Land Use Code	Applicant's Response
<p><b>a.</b> An address list of all owners and their addresses of real property adjacent to the subject property.</p>	<p>Included in Appendix A</p>
<p><b>b.</b> A description of site features such as streams, areas subject to flooding, lakes, high ground water areas, topography, vegetative cover, climatology, and other features that may aid in the evaluation of the proposed development.</p>	<p>The application does not include any proposed changes to the existing site features or exterior of the building.</p>
<p><b>c.</b> A description of soil characteristics of the site which have a significant influence on the proposed use of the land.</p>	<p>The application does not include any proposed changes to the existing site features or exterior of the building.</p>
<p><b>d.</b> A report on the geologic characteristics of the area including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, a determination of what effect such factors would have, and proposed corrective or protective measures.</p>	<p>The application does not include any proposed changes to the existing site features or exterior of the building.</p>
<p><b>e.</b> A report on the environmental effects of the development addressing the following:</p>	
<p><b>(i)</b> The effect on the existing water supply. An adequate supply of water must be provided for the development.</p>	
<p><b>(A)</b> The source and method of</p>	<p>The existing water service is provided</p>

<p>distribution must be approved by the <a href="#">Boulder County Health Department</a> and other applicable regulatory agencies.</p> <p>The source of the water supply should be sufficient to meet all the present and future domestic and agricultural requirements of the proposed area.</p>	<p>by the City of Boulder through a revocable permit granted in 1970. The Applicant has been in contact with Susan Richstone, acting Manager of Long Range Planning and Steve Buckbee of the City of Boulder Engineering Review staff. Ms. Richstone confirmed that except for increases that may result from the additional uses, the Special use request is appropriate. A discussion with Mr. Buckbee confirmed that the proposed uses would not in his opinion create any additional demand on the City's water and sewer service. (See Water and Sewer Correspondence in Appendix A)</p>
<p><b>(B)</b> Proof of contract with supplier or well log and completion report showing sustained yield. For domestic water proof that the supply meets the Colorado Primary Drinking Water Standards must be provided.</p>	<p>See Ordinance No. 3579 and Memorandum of Understanding in Appendix A</p>
<p><b>(ii)</b> The effect on the groundwater and aquifer recharge areas.</p>	<p>N/A</p>
<p><b>(A)</b> The relation of the subject parcel to floodplains, the nature of soils and subsoils, and their ability to adequately support waste disposal, the slope of the land, the effect of sewage effluents, and the presence of streams as related to pollution shall be evaluated.</p>	<p>N/A</p>
<p><b>(B)</b> The applicable health and water resource agency's regulations shall be considered.</p>	<p>N/A</p>
<p><b>f.</b> Plans for an adequate and safe sanitation system must be provided. This system must be designed, constructed and maintained in accordance with all applicable regulations and requirements of the <a href="#">Health Department</a> and other applicable regulatory agencies.</p>	

<p><b>(i)</b> Connection to a public sewer system is preferable. If a public sanitation system is not available within a reasonable distance of the subject property, then adequate treatment facilities must be planned to dispose of the sewage.</p>	<p>The property is connected to the City of Boulder public sewer system, (See Ordinance No. 3579 and Memorandum of Understanding in Appendix A)</p>
<p><b>(ii)</b> Sewer system design must be based on the maximum number of estimated users of the development, and must be approved by the <a href="#">Boulder County Health Department</a> prior to application.</p>	<p>Based on discussions with Steve Buckbee of the City of Boulder engineering staff, the proposed uses will likely result in reduced number of users over a longer period of the day resulting in reduced demand on the City of Boulder sewer system.</p>
<p><b>g.</b> The long and short term effect on flora and fauna shall be determined through field surveys, and/or expert opinions. The applicant shall address any material adverse impacts of the development on these biological systems, including plans for the mitigation of these impacts. Wildlife impact reports shall be required in accordance with <a href="#">Section 7-1700</a>.</p>	<p>N/A</p>
<p><b>h.</b> The effect on significant cultural (archaeological and historic) resources and on other designated environmental resources, including but not limited to critical wildlife habitats, shall be assessed and plans for protection of such resources included. Wildlife reports shall be required in accordance with <a href="#">Section 7-1700</a>.</p>	<p>No significant cultural, archeological, historic or designated environmental resource such as wildlife habitat occur on this site</p>
<p><b>i.</b> An evaluation of any potential radiation hazard that may have been identified by the State or County Health Departments.</p>	<p>No potential radiation hazard potential has been identified by the State or County Health Departments.</p>

<p><b>j.</b> An evaluation of the expected demands and effects of the development on the ability of local governments and quasi-governmental agencies to provide water, sanitation, natural gas, electricity, access, fire, schools, hospitals, police, flood protection, solid waste disposal, and other services to this development while maintaining adequate levels of service to other areas.</p>	<p>When the proposed uses are compared to the previous use of this building as a call center, the proposed uses will result in reduced number of occupants using the building in a broader range of times. The previous uses focused activity at the property in normal business hours (8 AM to 5 PM). The proposed uses (professional office, warehouse, light industrial )will still occur during normal business hours, half the building will be for indoor recreation that uses the building on nights and weekend thus spreading the impacts out.</p>
<p><b>k.</b> An assessment of the transportation impacts of the development.</p>	<p>A traffic analysis has been prepared by Matt Delich, P.E. and is included in Appendix A. The site will be accessed off 62<sup>nd</sup> Street as shown on the site plan and consistent with past use of the site. The traffic analysis is based on the proposed unrelated uses and concludes that peak hour trip generation will be reduced. As discussed above the use of the building will be spread out beyond the normal peak traffic times reducing the overall impact of this development on the transportation network.</p>
<p><b>l.</b> Provision of financial guarantees for public or communal improvements.</p>	<p>No public improvements are proposed</p>