

## USR Event Center Approval Requirements

The Douglas County Zoning Resolution sets forth the following for approval of an Event Center on a parcel greater than 35 acres and less than 80 acres.

**Section 21** Use by Special Review <https://www.douglas.co.us/documents/section-21.pdf/>

### **2102** Approval Standards

A use by special review shall be approved only if the Board of County Commissioners finds that the proposed use:

**2102.01** Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.

Section 3 A1 Agricultural One District <https://www.douglas.co.us/documents/section-3.pdf/>

307 Minimum Setbacks for 35+ acre parcels (page 3-7)

100' street, 100' (accessory: 50') side lot line, 100' (accessory: 50') rear lot line, 100' 115+ KV PowerLine

**2102.02** Complies with the requirements of this Section 21.

A-1 zone district, subject to the following additional requirements:

2107.14.2 Structures used for the event center shall be of a scale and design that is compatible with the surrounding rural environment.

2107.14.3 Structures, outdoor assembly areas, and parking lots used for the event center shall be setback a minimum of 200 feet from all adjacent property lines.

2106.01 The Board may establish lesser setbacks than those required in this Section, and heights greater than those allowed in the underlying zone district, if the Board determines that adequate buffering is or will be provided to mitigate such concerns as noise, visual, dust, or other social or environmental impacts. The burden of proof is on the applicant to demonstrate such adequate mitigation measures.

2107.14.4 Noise generated by the event center use shall not result in noise levels which exceed 40 dB(A) between 7:00 a.m. and 7:00 p.m., and 35 dB(A) between 7:00 p.m. and 7:00 a.m., measured in accordance with Section 1705A.

1705A is located at <https://www.douglas.co.us/documents/section-17a.pdf/> on page 17A-4.

#### **1705A Measurement of Sound Level**

1705A.01 Sound shall be measured on the "A" weighting scale on a sound level meter of standard design and quality and characteristics established by the American National Standards Institute.

1705A.02 Sound shall be measured twenty-five feet or more from the lot line where the source of the noise is located, unless otherwise specified. [§25-12-103(1), C.R.S.]

1705A.03 Measurements with sound level meters shall be made when the wind velocity at the time and place of such measurement is not more than five miles per hour [§25-12-103(8), C.R.S.], or ten miles per hour with the windscreen.

1705A.04 For all sound level measurements, consideration shall be given to the effect of the ambient noise level created by the encompassing noise of the environment from all sources at the time and place of such sound level measurement. [§25-12-103(9), C.R.S.]

2107.14.5 A noise study shall be submitted demonstrating compliance with the event center noise standard.

**2102.03** Complies with the Douglas County Subdivision Resolution.

**2102.04** Will be in harmony and compatible with the character of the surrounding areas and neighborhood.

**2102.05** Will be consistent with the Douglas County Comprehensive Master Plan, as amended.

<https://www.douglas.co.us/documents/cmp-section-3.pdf/>

“The Douglas County Comprehensive Master Plan enhances the quality of life for residents by protecting the natural landscape, rural areas, and historic sites of the County.” ... “The protection of nonurban areas is implemented through the Zoning Resolution, which establishes maximum thresholds for intensive land uses that may not be supported by nonurban area policies.”

**Cherry Valley Subarea (page 3-6)**

Objective 3-3b Maintain the agricultural lifestyle and rural character of the cherry valley subarea.

POLICY 3-3B.1 Low-intensity rural development is supported in the Cherry Valley Subarea.

POLICY 3-3B.2 New development in the Cherry Valley Subarea at densities higher than one dwelling unit per 35 acres is not supported by this Plan.

POLICY 3-3B.3 Future development within the Cherry Valley Subarea should minimize impacts to the riparian corridor of Cherry Creek and its drainages.

POLICY 3-3B.4 Preserve grassland areas in the Cherry Valley Subarea to ensure the survival of species such as the Plains Sharptailed grouse and Pronghorn antelope.

POLICY 3-3B.5 Maintain wildlife movement corridors through the Cherry Valley Subarea and to adjoining subareas, including the development of a Greenland and Interstate-25 wildlife underpass.

POLICY 3-3B.6 Development in the Cherry Valley Subarea should minimize visual impacts within major viewsheds.

POLICY 3-3B.7 Development within the Cherry Valley Subarea should conserve and maintain buffers to support distinctive community form and boundaries around the Town of Castle Rock and Franktown Rural Community.

POLICY 3-3B.8 Future trail projects should support trail connections between Greenland Ranch, Prairie Canyon, and Castlewood Canyon.

**2102.06** Will not result in an over-intensive use of land.

**2102.07** Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.

**2102.08** Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.

**2102.09** Will not cause significant air, water, or noise pollution.

**2102.10** Will be adequately landscaped, buffered, and screened.

Per Section 36 Definitions, page 4, a buffer is considered as follows:

Buffer Area: An area of land established to separate and protect one type of land use from another, to screen from objectionable noise, smoke or visual impact, or to provide for future public improvements or additional open space.

**2102.11** Complies with the following standards regarding water supply:

2102.11.1 If it is demonstrated that the use by special review will not generate any ongoing water demand, no proof of water supply shall be required and no other provisions of Section 18A, Water Supply - Overlay District, herein, shall be applicable. (Amended 5/26/2015)

2102.11.2 If it is demonstrated that the use by special review, when located on a conforming parcel within the A-1 or LRR zone district, will generate DOUGLAS COUNTY ZONING RESOLUTION Section 21 Use By Special Review 4/28/15 21 – 3 a water demand not to exceed three (3) acre-feet per year, and that the demand can be supplied by a groundwater well which has or is capable of receiving a permit from the Colorado Division of Water Resources for such use, this standard shall be met and no other provisions of Section 18A, Water Supply - Overlay District, herein, shall be applicable. Water demands shall be estimated in accordance with the Minimum Water Demand Standards defined in Section 18A, Water Supply – Overlay District, herein. (Amended 5/26/2015)

2102.11.3 For all other use by special review applications, the applicant shall demonstrate conformance with Section 18A, Water Supply – Overlay District, herein. (Amended 5/26/2015)

**2102.12** Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.