



Legislation Details (With Text)

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Title: Zoning Temporary Use Permit Application: High Plains Raceway

Sponsors:

Indexes:

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Attachments: 1. Board Summary Report, 2. Temporary Use Permit Application

Date	Ver.	Action By	Action	Result
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To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development;
Jan Yeckes, Planning Division Manager; Caitlyn Cahill, Animal Services and Zoning Manager, Public Works and Development

Prepared By:
Dan Donegan, Zoning Inspector, Public Works and Development

Presenter: Dan Donegan, Zoning Inspector, Public Works and Development

Subject:
Zoning Temporary Use Permit Application: High Plains Raceway

Purpose and Request:

Staff is requesting a referral from the BOCC regarding a Temporary Use Permit (TUP) Application. The applicant is requesting permission to hold two concerts at the end of April at High Plains Raceway in Deer Trail.

Background and Discussion:

High Plains Raceway is located at 93301 E US Highway 36 in Deer Trail. The property is zoned A-E and has an approved Use by Special Review (USR) case to operate an outdoor amateur motor sports facility, including a racetrack. The property owner, in association with promoter Amplitude Presents, is applying to hold two socially distanced concerts at the venue. The dates of the proposed concerts are April 23rd-24th, 2021 and April 30th- May1st 2021. The concerts will begin at approximately 6:30 pm and will end by 2:00 am the following morning. Attendees of the concert will be separated into socially distanced pods of up to 8 people. Expected attendance for the concert is approximately 2000 for each night. Food and beverages will be available for purchase at the concerts, but alcoholic beverages will not be sold or permitted. The area surrounding the venue is largely undeveloped agricultural property. The nearest residential use to the venue is approximately 4 to 4.5 miles away. No prior TUPs have been issued to the property.

Fiscal Impact: There is no fiscal impact to Arapahoe County expected from this request. The TUP application fee is \$500.

Alternatives: Not Applicable

Alignment with Strategic Plan:

- ☐ Be fiscally sustainable
- ☐ Provide essential and mandated service
- ☒ Be community focused

Staff Recommendation: Staff has referred the TUP application out to both internal and external regulatory agencies. The applicant is currently working to meet all needs and comments from those referring agencies as they are returned. Staff will update the BOCC on the status of referral comments and requests at the study session.

Concurrence: Not applicable.