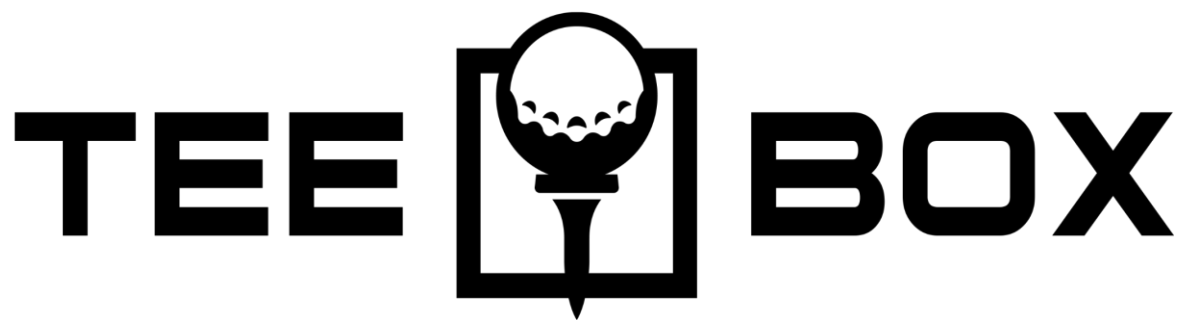




SPECIAL REVIEW USE APPLICATION – WRITTEN REQUEST
PREPARED
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1.0 Description of the Special Review Use Request

Swingwell Golf dba Tee Box Louisville requests approval for an Indoor Golf Performance Facility at 600 S Pierce Ave, Suite 104, Louisville, CO 80027. The business will occupy approximately 4,169 sq. ft. of existing flex/office space within the Colorado Technology Center (CTC).

1.1 Type of Business

Tee Box (<https://tbx.golf>) is a modern indoor golf facility designed to transform the way people engage with and improve their golf game. Our mission is to provide an unmatched training experience by combining cutting-edge Trackman technology, expert coaching, and a welcoming, community-driven atmosphere that empowers every member to reach their personal goals.

As a proud part of the Louisville community, we are committed to hosting and supporting local events, nurturing a culture of camaraderie, and helping players rediscover their passion for the game. Our goal is not only to help people play better golf but to help them enjoy the process and the people around them every step of the way.

Tee Box is a membership-based indoor golf training and performance facility offering:

- 24/7 member access via a secure keypad/mobile-app system
- On-site staffing by a golf professional during regular business hours
- (3) Trackman simulator bays for practice, training, and simulated course play (with the potential to expand to four or five bays in the future)
- 150-200 sf putting green overlaid with PuttView technology
- Golf-specific fitness training area with Samson equipment
- Offices and a small conference room
- Two restrooms with shower(s)

1.2 Additional Activities

- 24/7 Member Access: Keyless entry for reserved practice sessions
- Professional Instruction: One-on-one and small-group coaching with a certified professional
- Club Fitting: Data-driven fittings using Trackman, PuttView, and SportsBox.AI technology
- Retail: Sale of golf clubs (configure-to-order; no on-hand inventory)
- Events: Small leagues, youth clinics, corporate events, and private rentals

1.3 Hours of Operation

- Member Access: 24 hours per day, 7 days per week
- Staffed Hours: Generally within standard daytime business hours (exact schedule varies seasonally).

The use is low-impact, with typical occupancy of 6–15 people at a time.

1.4 Parking Needs

The building provides ample non-exclusive surface parking for all tenants. Tee Box's peak parking demand is estimated at 8–12 spaces, significantly less than typical office or industrial uses.

1.5 Building Modifications

All improvements occur solely within the existing building. No new square footage is added. No exterior construction is proposed.

2.0 Response to Special Review Use Criteria (Appendix A)

2.1 Non-contiguity with residential zones

The property is located within the CTC and is not adjacent to any residentially zoned parcels.

2.2 No new construction exceeding 200 square feet

All planned work consists of interior tenant improvements. No additions or expansions of the building shell are proposed.

2.3 Consistency with the Comprehensive Plan and zoning intent

The proposed use aligns with CTC's goals of supporting low-impact commercial, training, tech-enabled, and employment-based businesses. The facility contributes to economic vitality and adaptive reuse of existing structures.

2.4 Economic stability and compatibility

Tee Box provides stable membership-driven revenue, local employment, and year-round activity. The use is compatible with the flex/office/industrial nature of the surrounding properties.

2.5 Adequacy of internal operations (utilities, circulation, safety)

The space will be fully served by utilities, restrooms, HVAC, and circulation paths. The business generates no unusual waste and requires no structural or drainage changes.

2.6 Control of external effects (traffic, noise, lighting, signage)

- Noise is fully contained indoors within simulator bays
- Traffic generation is minimal and staggered
- Any signage will comply with Louisville and CTC requirements
- No outdoor activity, music, odors, or emissions will occur

2.7 Pedestrian circulation

Existing sidewalks, ADA access points, and parking lot pathways provide safe pedestrian routes. No changes are required.

2.8 Confirmation that the use is not prohibited

The proposed use is not a limited wholesale operation, mobile food court, or banquet/reception hall, though private events may occur occasionally within the facility's standard occupancy limits.