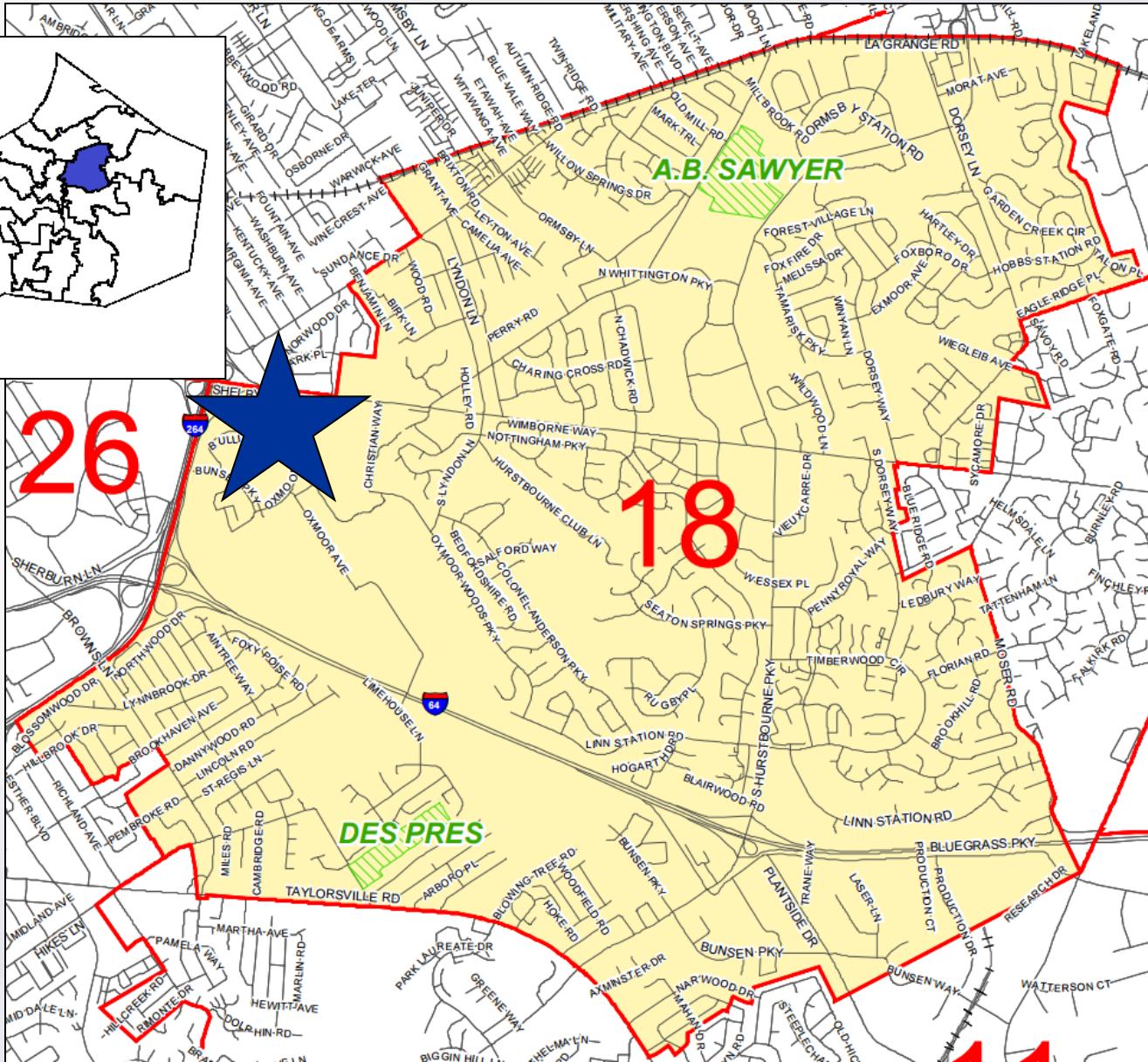
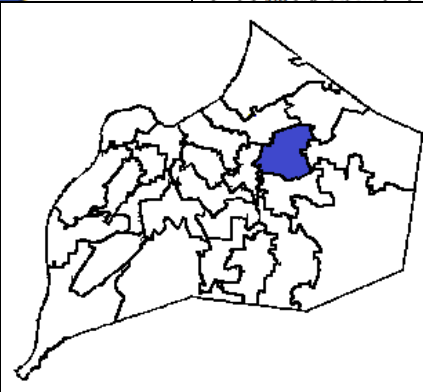


**18ZONE1014**

# **TOPGOLF AT OXMOOR CENTER**

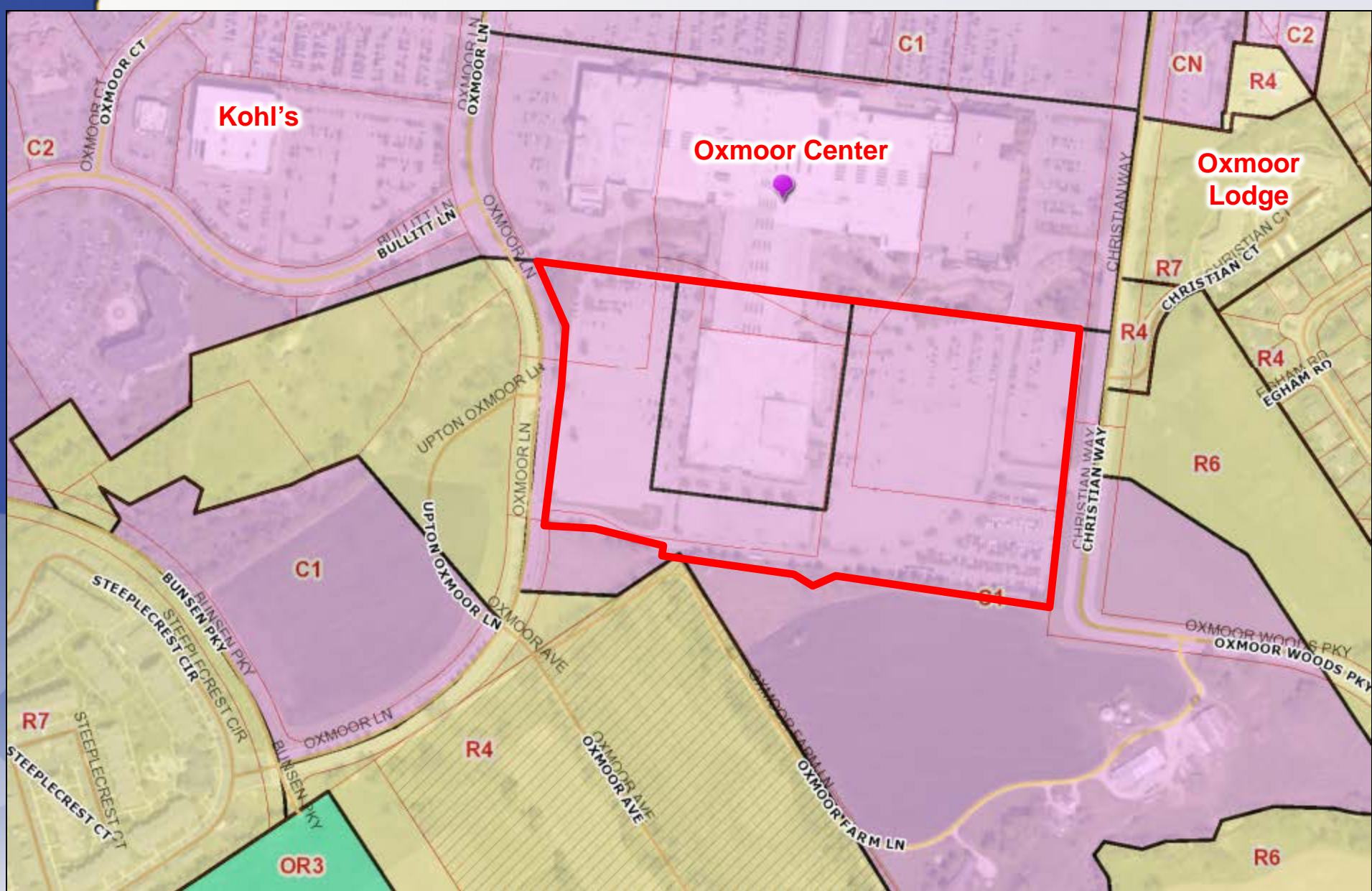


**Planning, Zoning & Annexation Committee  
November 13, 2018**



# Site Context







# Requests

- **Change-in-Zoning** from C-1 Commercial to C-2 Commercial
- **Conditional Use Permit** for Golf Driving Range (LDC 4.2.58)
- **Variances**
  1. **Variance** from Land Development Code (LDC), section 5.3.3.C.2.a to allow the primary structure to exceed the maximum street side yard setback of 275' along Christian Way and Oxmoor Lane as shown on the revised detailed district development plan
  2. **Variance** from LDC, section 5.3.3.C.2.d to exceed the maximum permitted height of 150' to allow a pole height of 175' for driving range netting
  3. **Variance** from LDC, section 4.8.3 to allow for parking facility encroachments into the 100' protected waterway buffer as shown on the revised detailed district development plan
- **Waiver** of LDC Section 10.2.10 to allow for parking facility encroachments into the required 15' Vehicle Use Area Landscape Buffer Area (VUA LBA) as shown on the revised detailed district development plan
- The Planning Commission shall consider for approval or denial the Lighting Report and installation of outdoor lighting in excess of 1,800 lumens located at a height greater than 30'
- **Revised Detailed District Development Plan** for golf driving range and entertainment center

# Case Summary

- Redevelopment of former anchor department store (Sears) at Oxmoor Center shopping facility for proposed 62,103 sq. ft. entertainment center and golf driving range
- A C-2 Commercial zoning district with Conditional Use Permit is required for a golf driving range
- Subject Site is located in the Regional Center Form District along Shelbyville Road, a major arterial roadway, with direct access to Interstate-264
- Primary entrance and vehicular/pedestrian access will be oriented to face Oxmoor Lane with driving range bays facing Christian Way
- Existing parking facilities will be improved to include interior landscape areas (ILA) and pedestrian connections from proposed public sidewalks
- Drive lanes along the periphery of the development site at the rear will be reconfigured for continued connectivity

# Case Summary

- A variance to allow encroachments into the protected waterway buffer and landscape waiver are needed for improvements. The current extent of improvements remains relatively unchanged.
- The subject site contains frontage on two roadways and each requires a maximum setback of 275'. The facility is centrally located in the area of the former department store.
- Poles supporting the golf driving range netting are subject to the maximum building height required for structures; thus, a height variance of 25' is being requested.
- A development case history is provided on page 18 of the staff report (Attachment 3). The rezoning of the Bullitt Trust property began in 1965 (pre-plan certain)



# Southwest Corner (Oxmoor Lane)



# Rear Access Lane



# Southeast Corner (Christian Way)



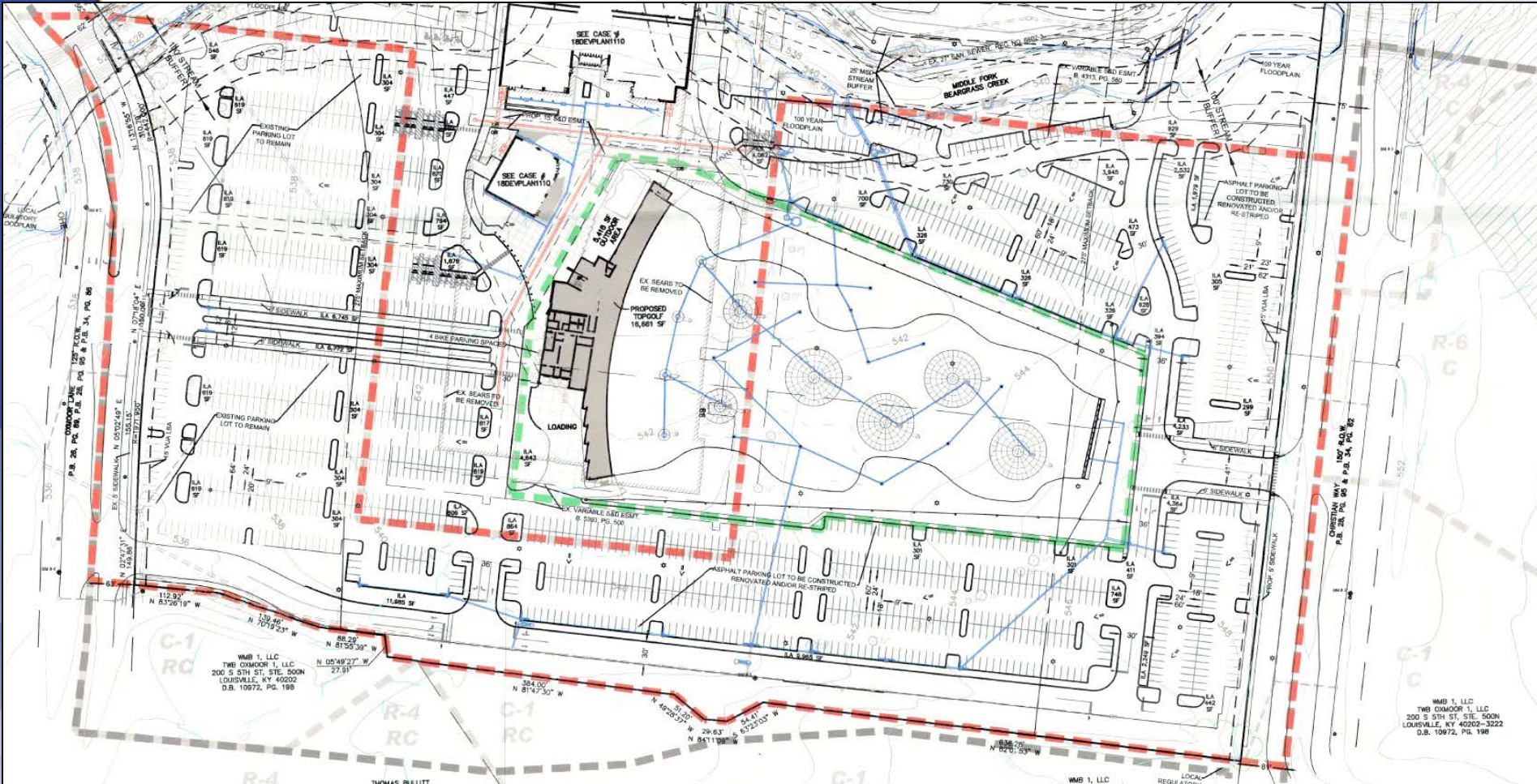
# East (Christian Way)



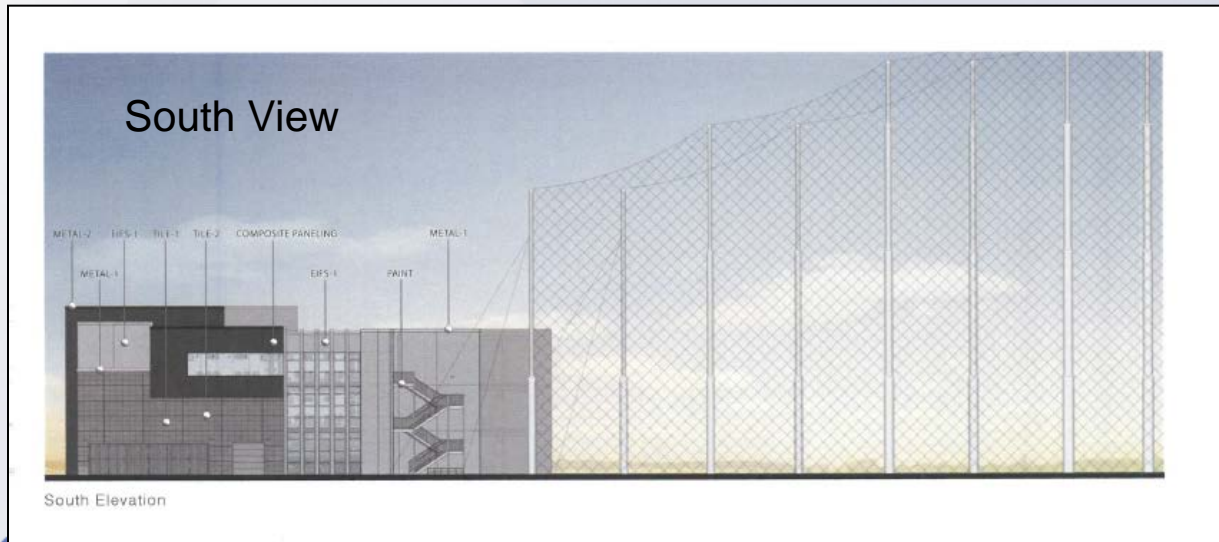
# Looking East from Subject Site



# Development Plan



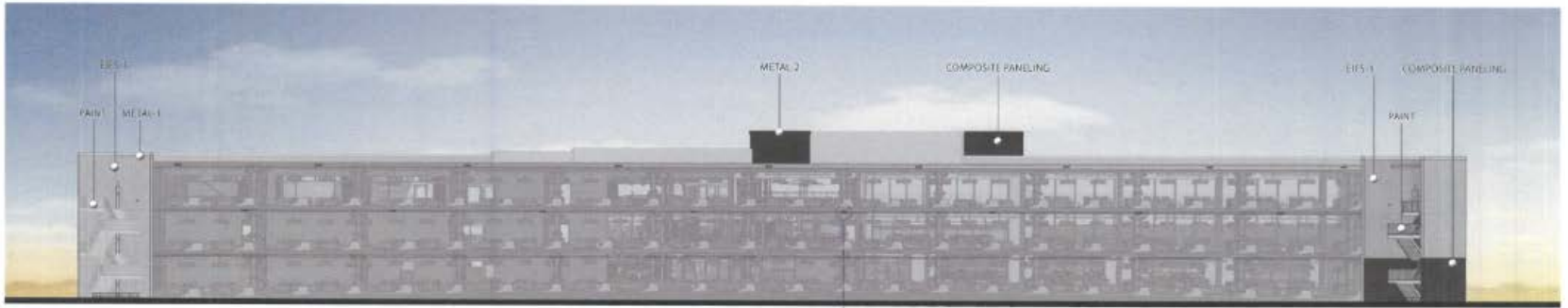
# Renderings



# Renderings



West Elevation



East Elevation

LED FIELD LIGHT (TYP)

0' 16' 32'

6



North View

North Elevation

[METAL-1] [METAL-1] [EIFS-1]

# Renderings







# Public Meetings

- Neighborhood Meeting on 3/12/2018
  - Conducted by the applicant, 184 people attended the meeting
- LD&T meeting on 8/9/2018
- Planning Commission public hearings on 10/1, 10/15 and 10/18/2018
  - 30 people spoke in support, 57 people spoke in opposition.
  - The Commission recommended approval of the change in zoning from C-1 to C-2 with a vote of 9-0 (one member was not present).