



RECEIVED
MAR 15 2017
PLANNING &
DESIGN SERVICES

Letter of Explanation Horizon Sports Complex

Horizon Sports Complex is the name of the proposed athletic field complex that Valley View Church, the owners have given this site. This property was the site of a former trailer park. Since Valley View Church has acquired the property they have cleared the site of most of the debris, trash, any remaining trailers, as well as securing the one remaining building. This remaining building will be removed as well as the rest of the remaining concrete trailer pads, and other debris that continues to make its way to site regardless of barriers once they receive approval of the Conditional Use Permit and site construction approvals.

The project consists of two softball fields, one special needs t-ball field, one soccer field, one multi use building for concessions, press box and restrooms, and related parking.

The site has been designed in such a way to focus as much of the activities towards the center of the site as possible.

Parking is proposed in one corner of the site near and along the trailer park existing / remaining entrance drive.

The only proposed access is from West Manslick Road along the existing entry drive that was the entry to the former trailer park.

The proposed impervious surface is less than the trailer park concrete pads and drives, which will constitute a decrease in storm water runoff.

There have been two neighborhood meetings. Each was well attended.

Sanitary sewers are available to the site.

Evening hours have been discussed with the neighbors and the Church has agreed to have the lights off and gates closed by 11 pm, with games typically ending around 10 pm.

14 CUP 1046