

Land Development & Transportation Committee
Staff Report
August 10, 2017



Case No:	17DEVPLAN1148
Project Name:	Tennis Club
Location:	13501 & 13613 Factory Lane
Owner:	James Klemenz
Applicant:	STC Management
Jurisdiction:	Dinsmore & Shohl LLP
Council District:	17 – Glen Stuckel
Case Manager:	Beth Jones, AICP, Planner II

REQUEST

- Category 3 Review of Detailed District Development Plan for Private Proprietary Club in an R-4 zoning district (LDC 4.2.44)

CASE SUMMARY/BACKGROUND

The applicant proposes to develop a Private Proprietary Club for use as an indoor athletic facility, which requires a CUP when within an R-4 zoning district (LDC4.2.44). LDC 4.2.44 further requires review and approval of the development plan by the Planning Commission or a subcommittee prior to consideration of the CUP request by the Board of Zoning Adjustment (BOZA).

The 7.9 acre site is currently developed with one single-family residence and several outbuildings. It is adjoined by vacant R-4 property to the north and east, single-family homes zoned R-4 to the south and apartments on R-5 property to the west. No change to the site's current R-4 zoning or Neighborhood form district is proposed. An existing single-family residence and several outbuildings are to be razed.

The development plan shows two structures to be constructed in two phases: Phase 1, a 67,643 sq ft building and Phase 2, a 35,889 sq ft building, for a total of 103,532 sq ft. The proposal meets parking requirements, including seven ADA spaces and 6 bike spaces. A traffic study was completed which identifies the need for an auxiliary left turn lane at the entrance to the site.

STAFF FINDING

The proposed use of the property is beneficial to the surrounding community and to existing and proposed residential development on adjoining properties. Due to the proximity of these residential uses, special attention will be given to landscaping/buffering, signage, lighting and building design requirements.

Required action is to **APPROVE** or **DENY** the Category 3 development plan for a Private Proprietary Club for use as an indoor athletic facility within an R-4 Single-Family Residential zoning district.

TECHNICAL REVIEW

All technical review items have been addressed and the plan has received preliminary approval.

INTERESTED PARTY COMMENTS

A neighborhood meeting was held on April 11, 2017. Staff has received no additional comments.

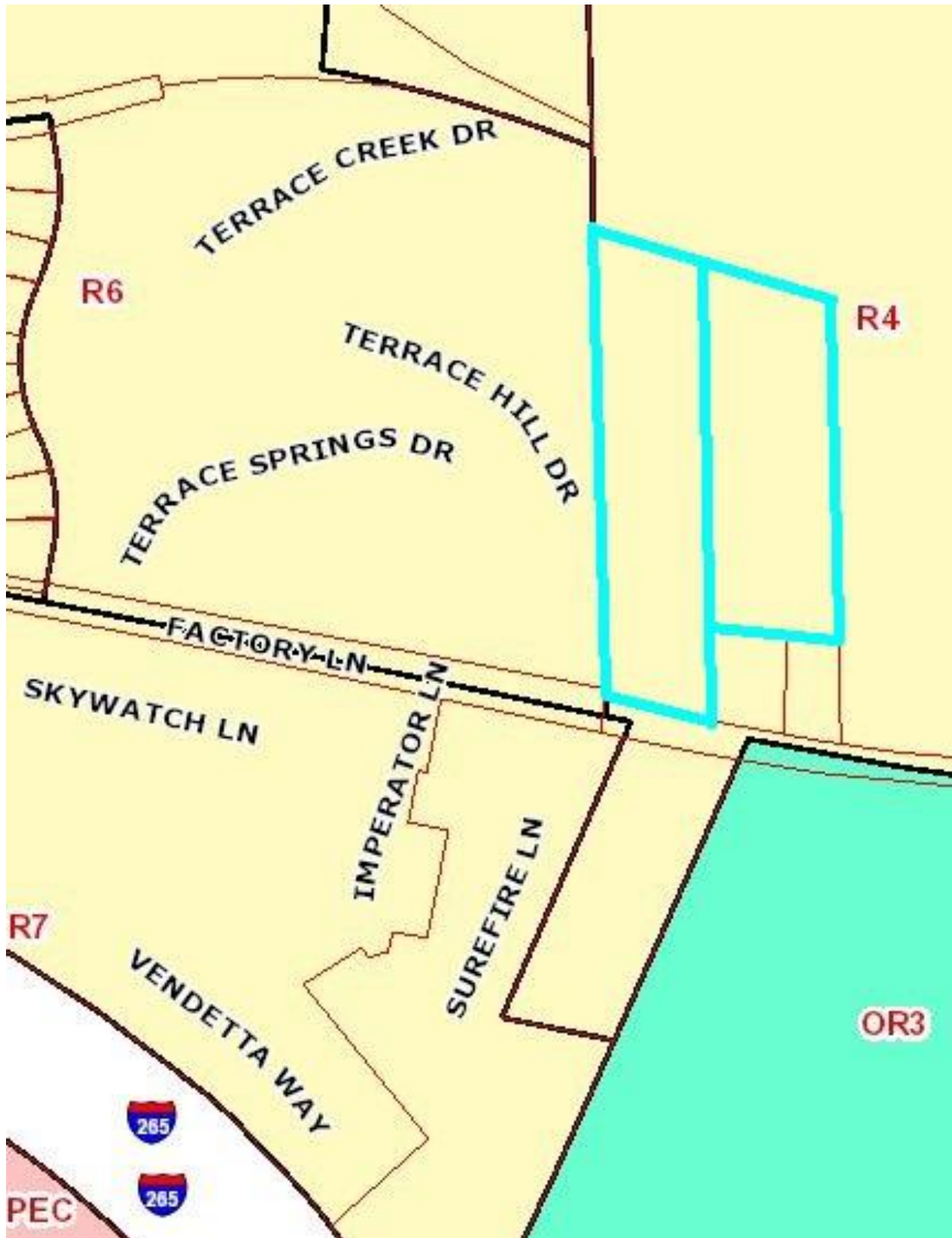
NOTIFICATION

Date	Purpose of Notice	Recipients
7/31/2017	Hearing before LD&T	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 17
8/4/2017	Hearing before BOZA	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 17

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

