

JUSTIFICATION STATEMENT

STC Management, Inc.
Case No. 17CUP1020
13501 & 13613 Factory Lane

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STC Management, Inc., (the "Applicant") requests a Conditional Use Permit pursuant to Section 4.2.43 of the Land Development Code for the properties at 13501 & 13613 Factory Lane to allow for the use of a Private Proprietary Club. The proposed development is a multi-use indoor sports club. STC Management is a local company that operates Top Gun Tennis Academy and the Tennis Club at Springhurst. The proposed facility will include two structures totaling 103,522 square feet on approximately 7.85 acres and will provide space for tennis, basketball, volleyball and other athletic activities. The subject properties are in the Neighborhood form district.

The proposed development is compliant with the specific requirements of Section 4.2.43 of the Land Development Code as shown on the proposed plan. The proposed use is also compliant with the Cornerstone 2020 Comprehensive Plan as set out below:

Guideline 1-Community Form

The proposed development complies with Guideline 1-Community Form because the proposed use is compatible with the existing mixed office, retail, and restaurant uses and diverse housing types in the area. The applicant has also discussed the proposal with the developer of the adjacent conservation subdivision and has not received any objection to the use. The proposal further complies by providing a neighborhood-serving use in an area with significant existing neighborhoods and more planned for the immediate adjacent properties.

Guideline 3-Compatibility

The proposed development complies with Guideline 3-Compatibility because the proposed structures will be of a style and material similar to comparable athletic facilities in the area. The Applicant will provide required buffers and use materials that will complement the adjacent apartment communities and planned neighborhoods.

Guideline 5-Natural Areas and Scenic and Historic Resources

The proposed development complies with Guideline 5 because the site has no known historic or natural resources.

Guideline 7-Circulation

The proposed use complies with Guideline 7-Circulation because the proposed location is on Factory Lane, which will be improved by two adjacent projects to three lanes, providing a safe turning movement into and out of the subject property. The proposed location is also convenient to many of the proposed club's patrons.

Guideline 10-Flooding and Stormwater and Guideline 11-Water Quality

The proposed development complies with Guidelines 10 and 11. The Applicant will provide water quality and erosion control measures to comply with the most up to date MSD requirements applicable to the subject property. The Applicant will also work with MSD on stormwater detention to mitigate the addition of impervious surface to the subject property.

Guideline 12-Air Quality

The proposed development complies with Guideline 12-Air Quality because the traffic created by the proposed club is largely made up of cars already on the road or from nearby neighborhoods.

Guideline 13-Landscape Character

The proposed development complies with the intent of Guideline 13-Landscape Character because it includes all required buffers and will be adjacent to areas of the planned conservation subdivision to the east that are to remain undeveloped. This will allow for the Applicant to be creative in its buffer design.

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