

Riverland Sports and Racquet Club Phase 4

Major Site Plan Amendment

(P20-068-A5)

City Council Meeting May 22, 2023

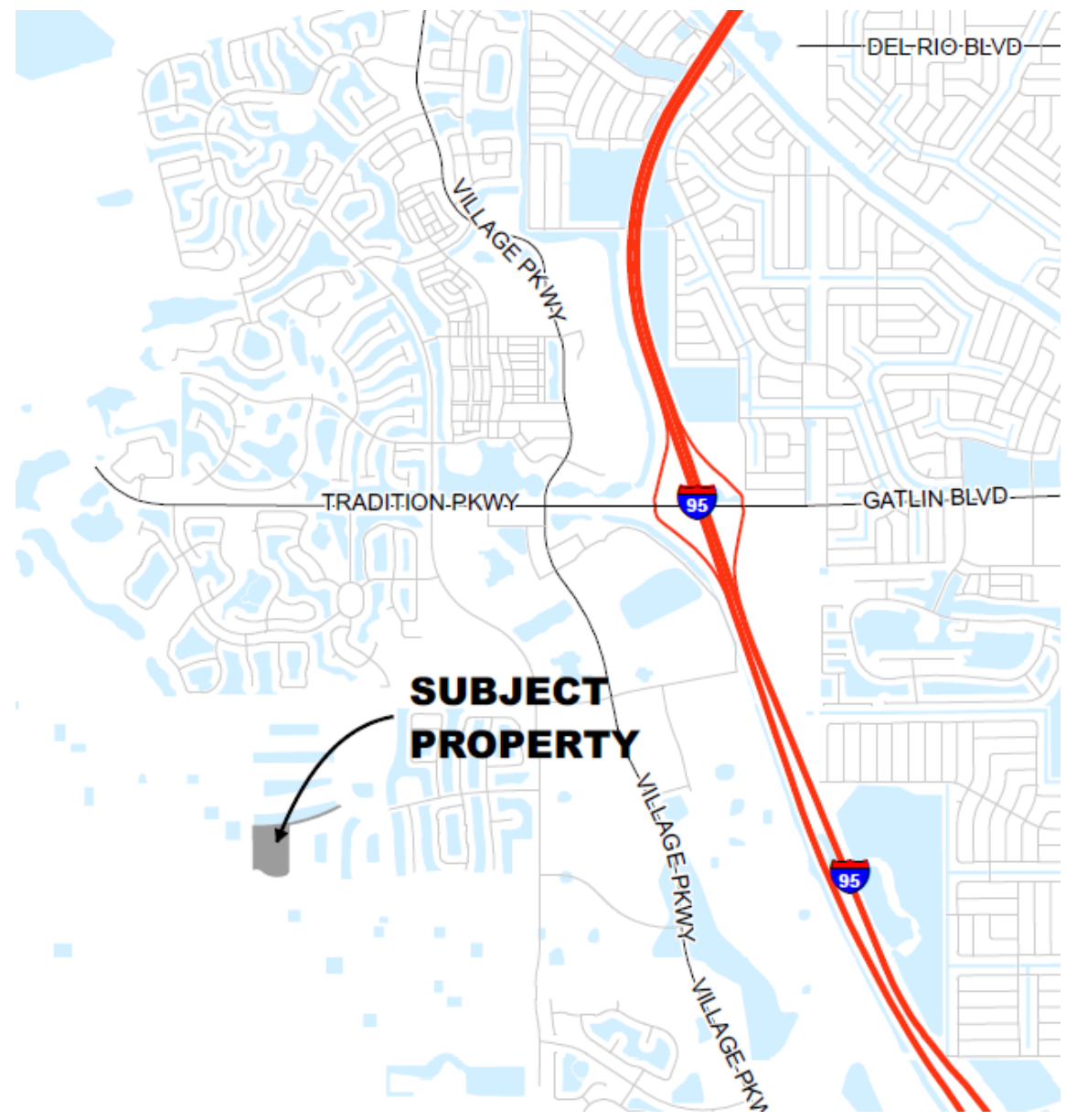


Requested Application:

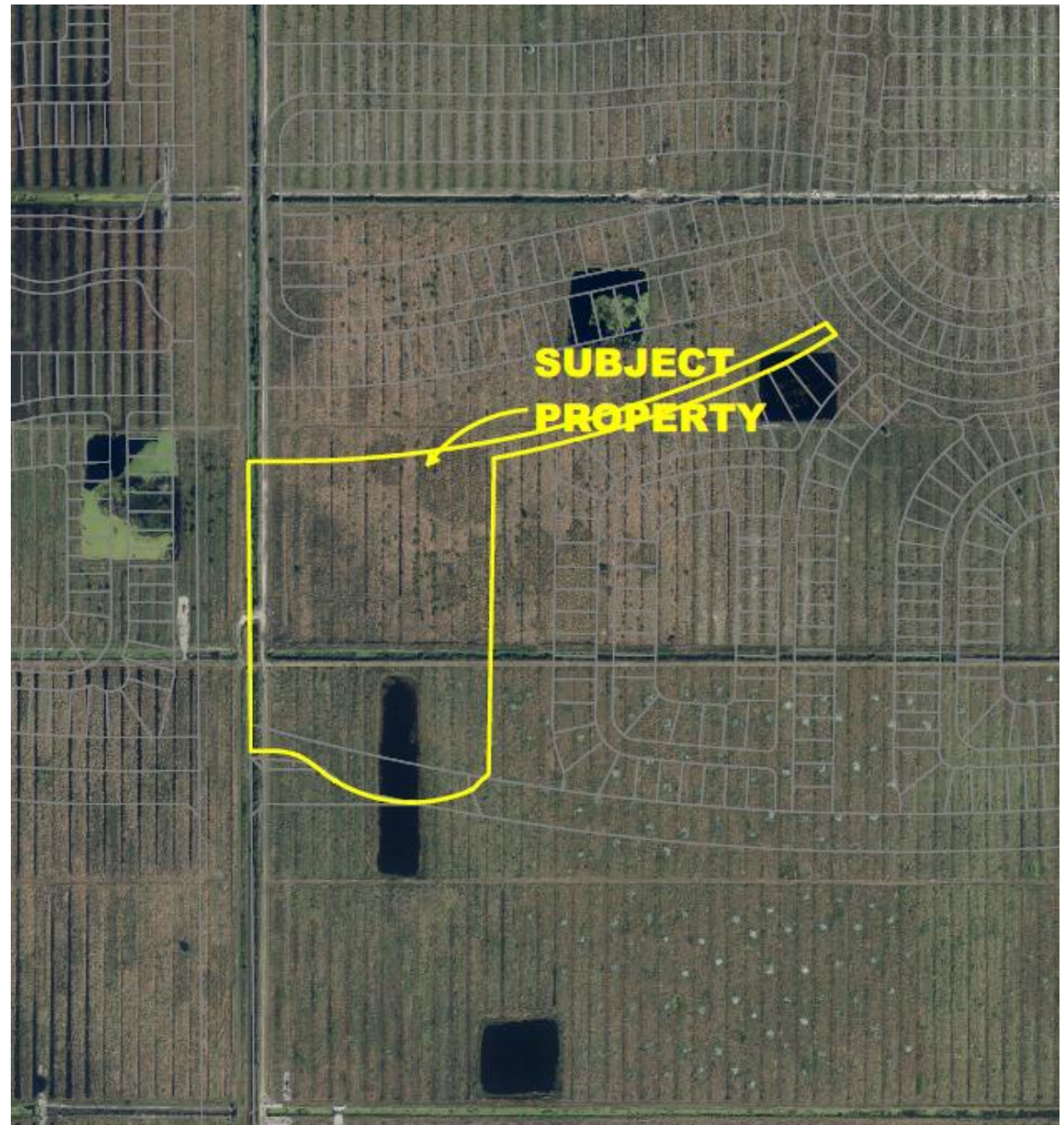
This 16.47 acre major site plan amendment is proposed to add:

- Phase four of a private amenity center.
- A 3,482 square foot Juice Bar Building.
- A 11,910 square foot Exercise Building.
- 4 additional Bocce ball courts
- 2 additional tennis courts.

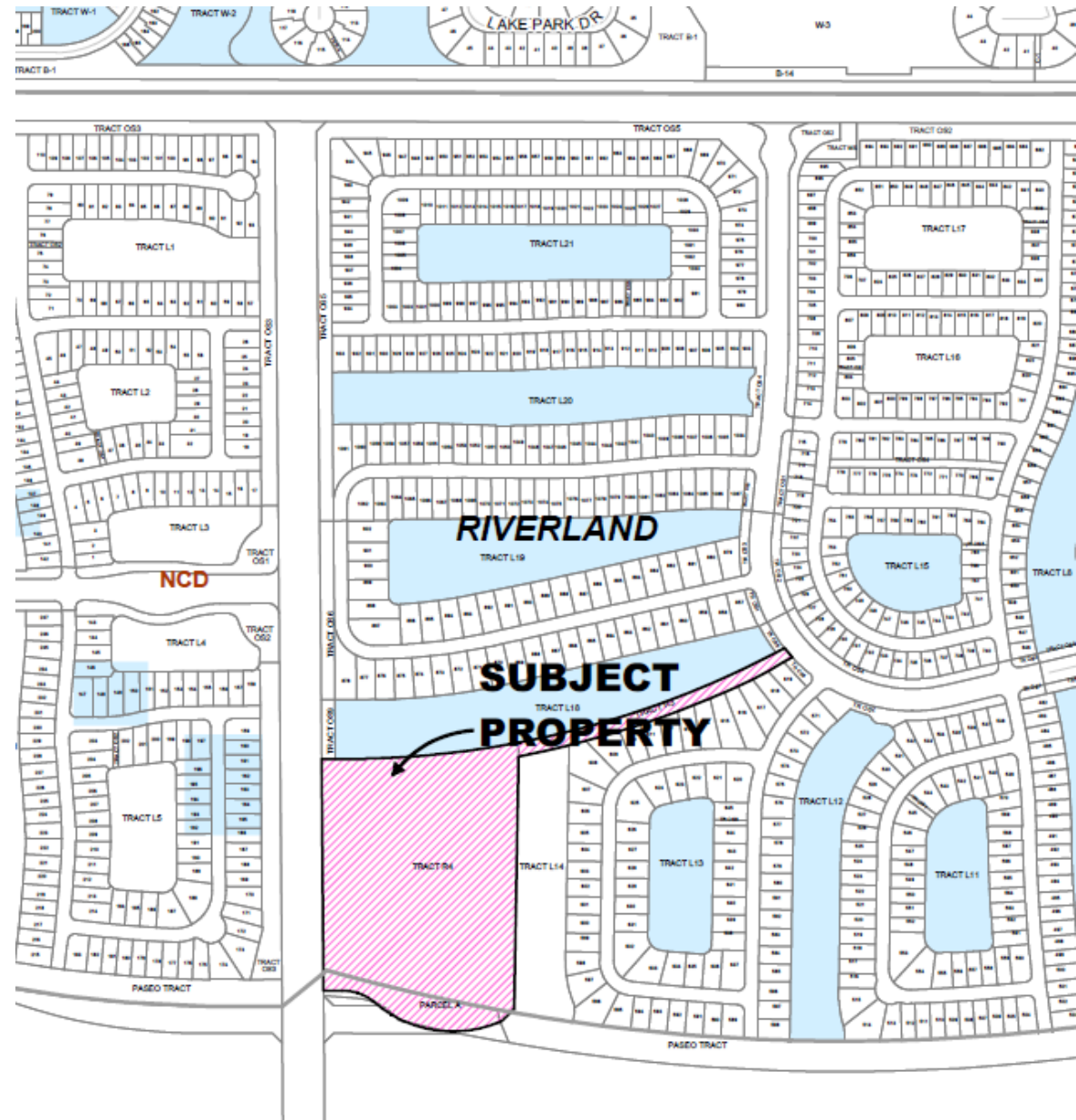
Subject property



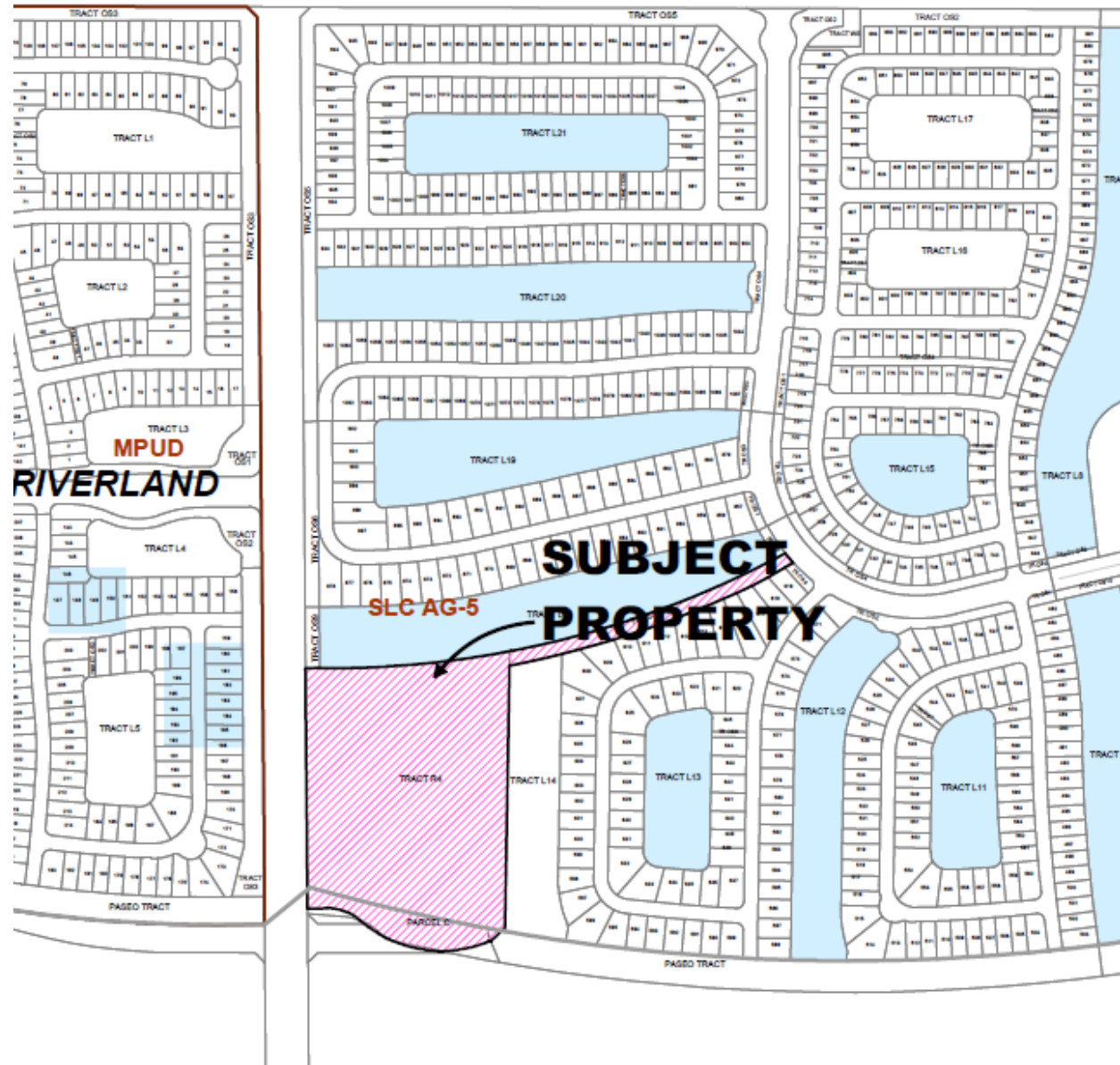
Aerial



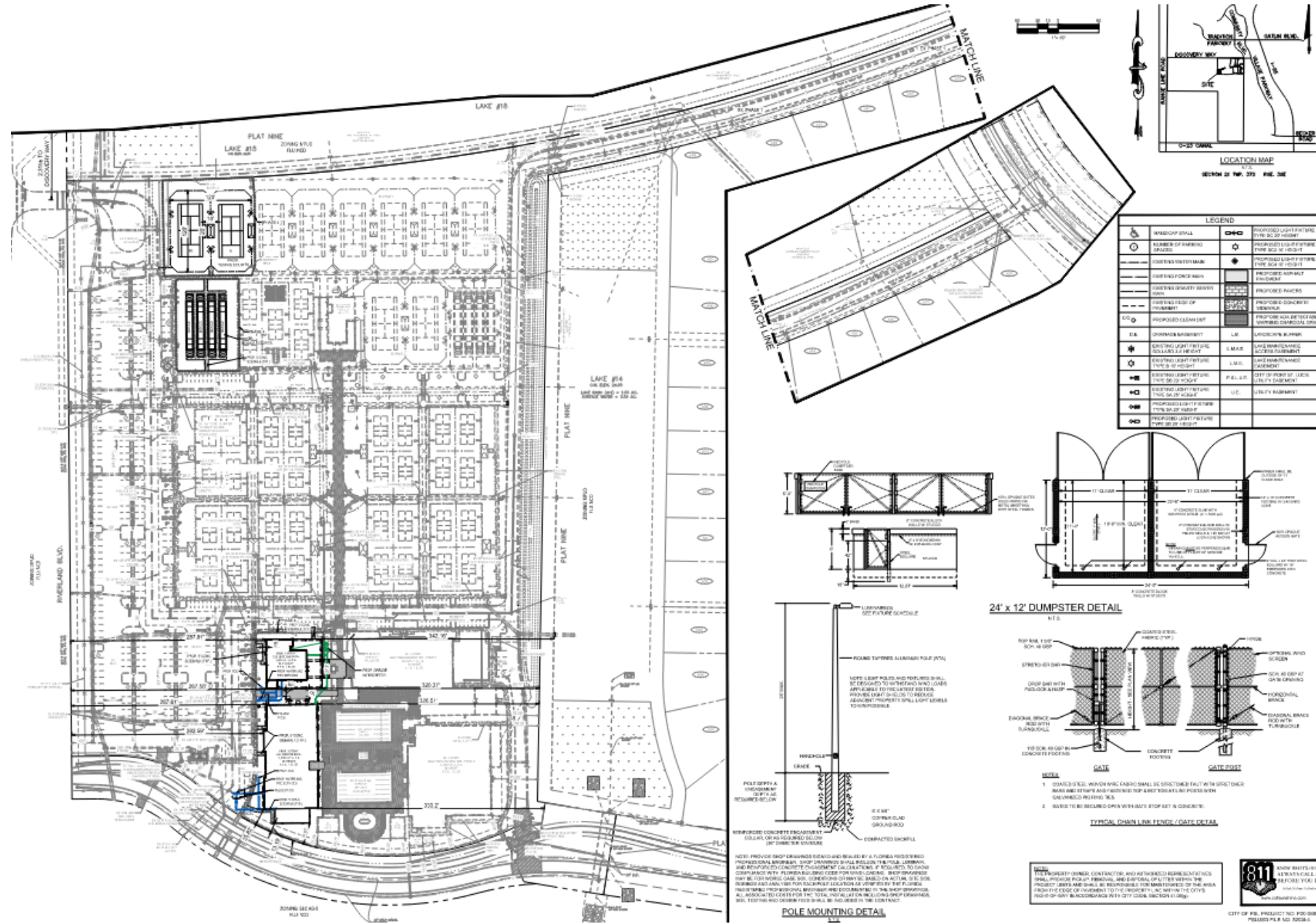
Land Use



Zoning



Proposed Site Plan



Zoning Review

- No parking minimum requirements as it is a proposed private facility.
- Complies with building height maximum requirements.
- Complies with setback requirements.



Natural Resource & Public Art

Native Habitat/Tree Protection:

- The upland habitat preservation requirements for the Riverland/Kennedy Development of Regional Impact are addressed in the DRI development order.

Wildlife Protection:

- The property has been cleared.

Public Art:

- Public art has been addressed in accordance to chapter 162.



Traffic Impact Analysis

- Latest received September 2020
- Provided by Simmons & White for Riverland
- Reviewed by City Staff
- Found to be consistent with the DRI

- Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01

- The proposed site is for internal use by residents of the Riverland subdivision only therefore not creating any additional trips on the City owned roadway network.



Recommendation

Site Plan Review Committee recommended approval at their meeting of February 8, 2023.

