

Z-Axis Sports Complex

Special Exception Use Application

Project No. P21-231

City Council meeting of
January 24, 2022



Request Summary

- Applicant/Agent: Alexander Zapata, Z-Axis Sports
- Owner: WBC Collections, LP
- Request: A Special Exception Use (SEU) request to allow the use of an enclosed assembly over 3,000 square feet for recreation facility use per Section 158.135(C)(5) of the Warehouse Industrial (WI) Zoning Code.



1702 SE Village Green Drive



Aerial

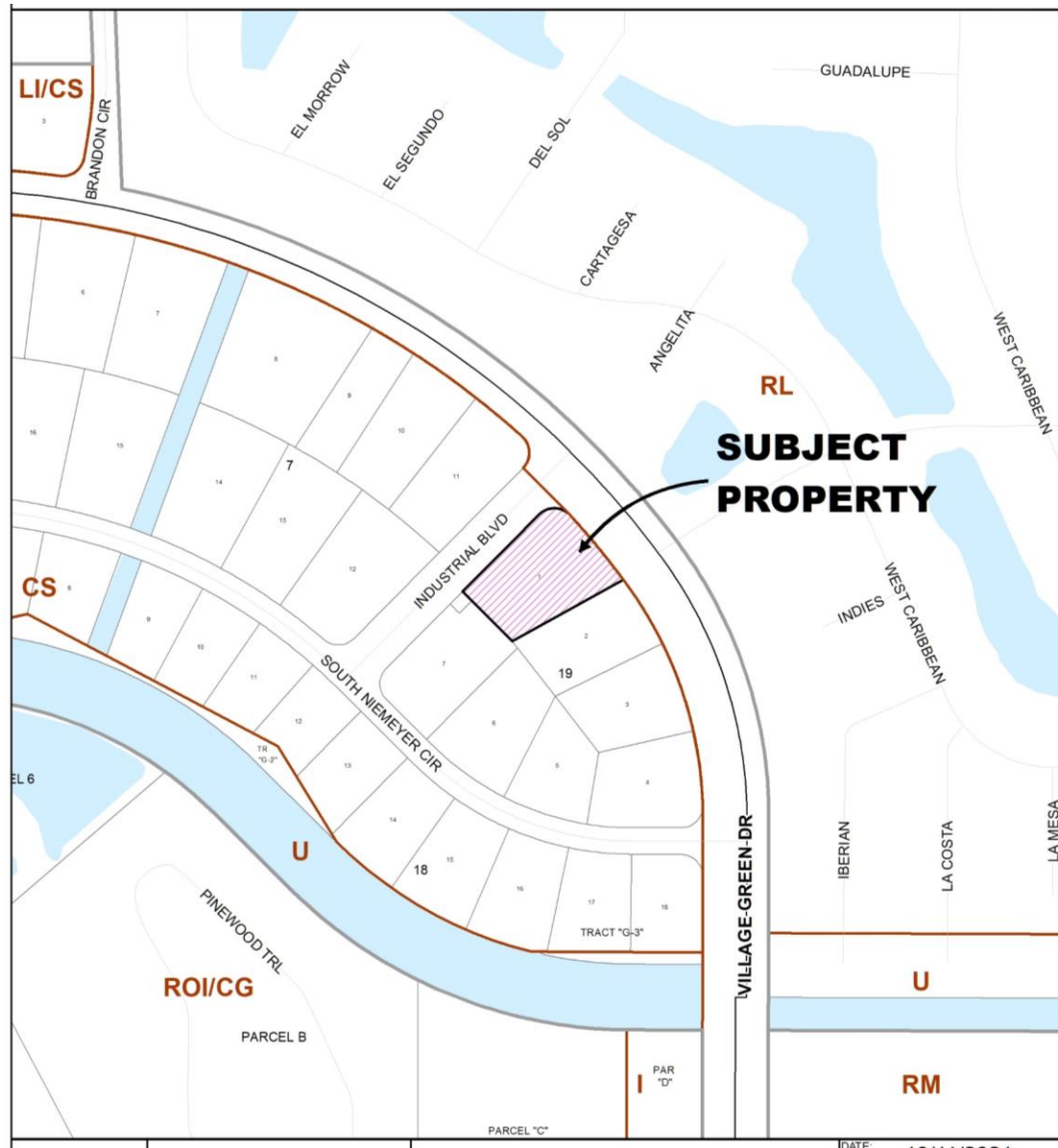
Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	CS/RL	WI/RMH	Warehouse/Mobile Home Park
South	CS	WI/PUD	Warehouse
East	CS/RL	WI/RMH	Warehouse/Mobile Home Park
West	CS	PUD	Warehouse



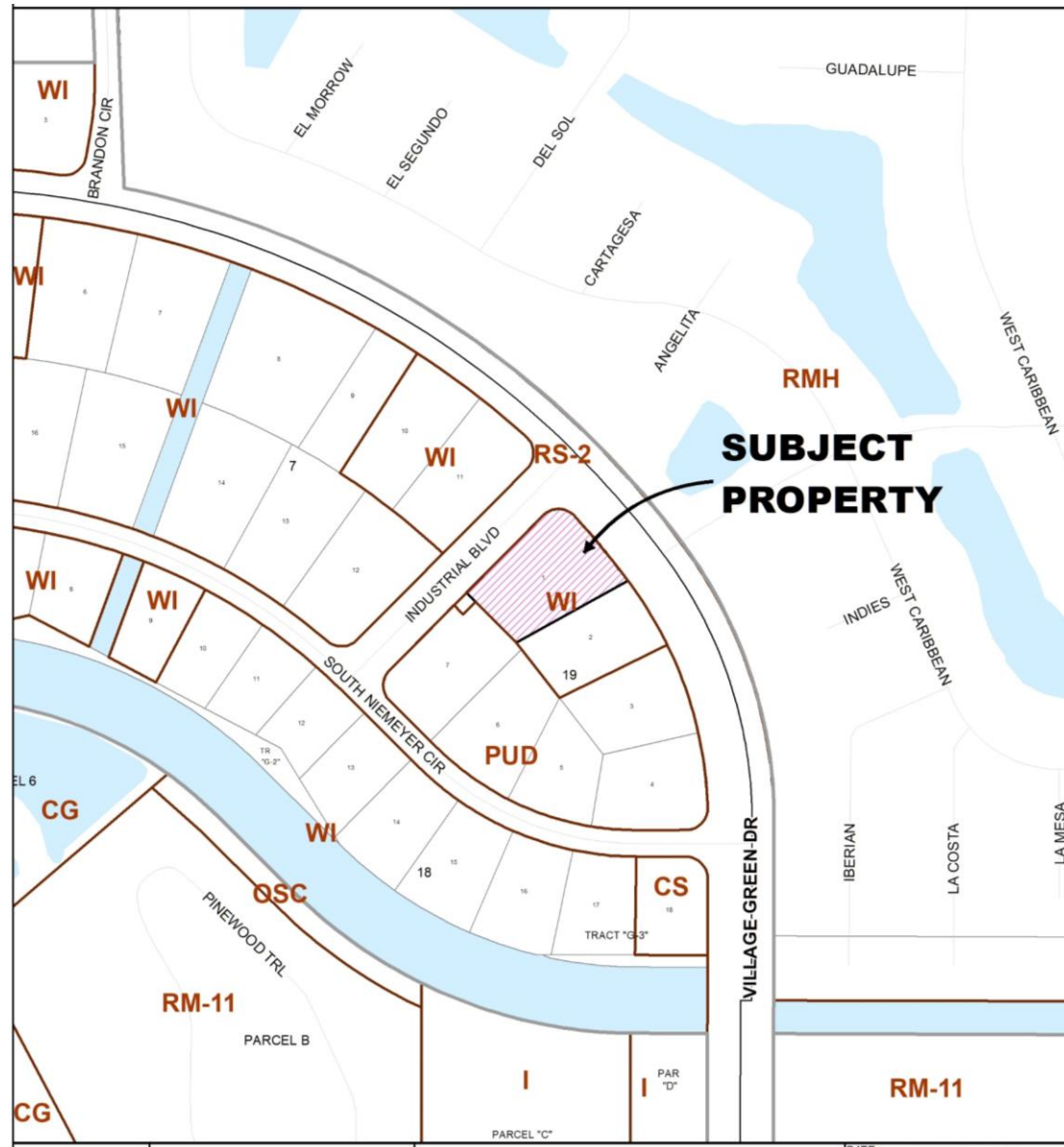
Land Use

CS (Commercial Service)



Zoning

WI (Warehouse Industrial)



<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Since it abuts the Village Green Drive and Industrial Boulevard, there is adequate ingress and egress to and from arterial rights-of-way.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	The required parking equates to 37 parking spaces. The site plan was approved with 33 parking spaces of which 2 were ADA compliant. The special exception use being proposed requires 1 space per 200 square feet. A variance to allow the reduction in the amount of parking from the required 60 spaces to 33 spaces was approved by The Planning and Zoning Board at their regular meeting of January 4, 2022.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Sufficient utilities are available to service the proposed development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Buffering of intensity is not necessary as residential uses do not abut the property as demonstrated by the Surrounding Uses chart.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Any outdoor signs shall comply with Chapter 155 Sign Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	Z-Axis Sports Complex hours of operation will be open from 2:45 pm to 7pm as stated in the traffic plan. The establishment will be inside the enclosed building and is not expected to generate any noise.

Recommendation:

The Planning and Zoning Board recommended approval at their regular meeting of January 4, 2022

