

**Up on Top Volleyball**  
**561 NW Interpark Place**  
**Special Exception Use**  
**Project: P23-032**

City Council

Bianca Lee, Planner I

April 24, 2023, Meeting



# PROJECT SUMMARY

- A special exception use is sought to allow an expansion of the existing enclosed assembly area over 3,000 square feet for recreational use totaling 12,354 square feet for a developed property.
- Section 158.135(C)(5) of the Warehouse Industrial Zoning Code: Lists an enclosed assembly area over 3,000 square feet as a special exception use that may only be permitted following the review and specific approval by the City Council.



# APPLICANT AND OWNER

- Alejandro Toro of EDC is agent, for Romanelli, Rocco (TR), property owners.



# REQUEST

- Review a Special Exception Use to allow an expansion of the existing enclosed assembly area over 3,000 square feet in the Warehouse Industrial (WI) Zoning District: for a recreational facility for children's volleyball, travel leagues, and open gym activities in the community.



# LOCATION



# AERIAL MAP

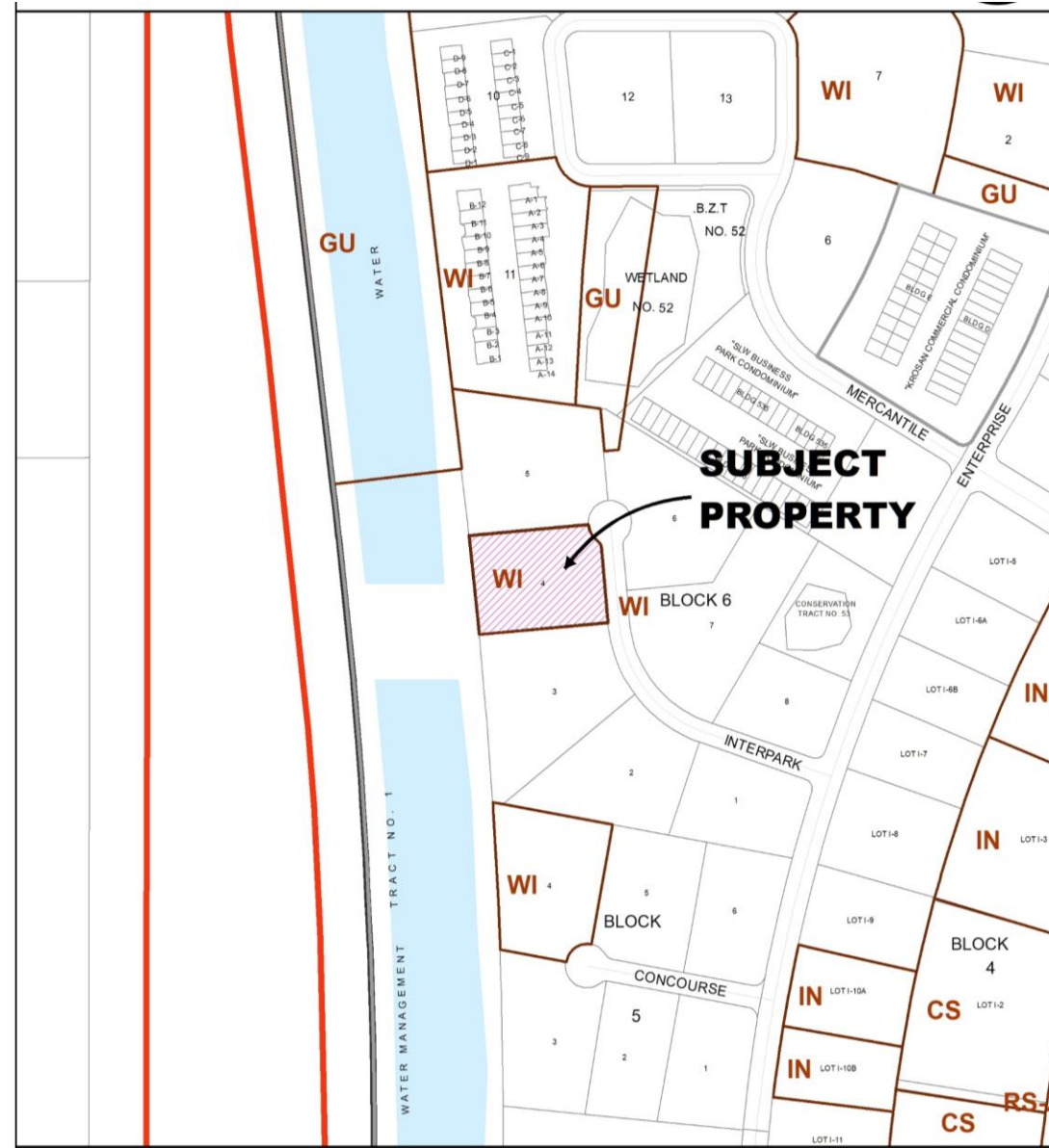


# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
<b>North</b>	(LI) – Light Industrial, (OSR) - Open Space-Recreation, & (I) – Institutional,	Warehouse Industrial (WI)	Warehouse
<b>South</b>	(LI) – Light Industrial, (OSR) - Open Space-Recreation, & (I) – Institutional	Warehouse Industrial (WI)	Warehouse
<b>East</b>	(LI) – Light Industrial, (OSR) - Open Space-Recreation, & (I) – Institutional	Warehouse Industrial (WI)	Industrial
<b>West</b>	(OSC) – Open Space Conservation	Warehouse Industrial (WI)	Open Space Water Mgmt.



# Zoning Map









Aerial Site View



<b><u>Evaluation of SEU CRITERIA</u></b> <b><u>(Section 158.260)</u></b>	<b><u>FINDINGS</u></b>
<b>ADEQUATE INGRESS AND EGRESS</b> <b>(§ 158.260 (A))</b>	<p>The site plan demonstrates that the site has adequate ingress and egress for vehicles, the property is developed and will allow for pedestrian safety and convenience. The property is located east of I95 &amp; west of NW Interpark Place and has two vehicular access points along this roadway.</p>
<b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS</b> <b>(§ 158.260 (B))</b>	<p>Adequate off-street parking can be provided for the proposed expanded use for the developed site through a shared parking agreement. The overall site is required to have 105 parking spaces at one (1) space per 200 square feet. There are 59 parking spaces onsite. The 12,354 sq. ft. recreational facility requires one (1) space per 200 square feet as per section 158.221(C)(17), or 62 spaces. The parking required for the 21,000 square feet to be utilized as enclosed assembly and office space is 105 spaces, calculated at 1:200. The applicant has provided a shared parking agreement with the establishment to the south, however the agreement has not been submitted in a form that is sufficient to the City Attorney's Office. This agreement provides for an additional 55 parking spaces. The parking can be utilized after 5 PM and anytime on the weekends, increasing the available parking to a total of 114 spaces. The applicant has indicated that the volleyball school will operate Monday- Friday from 5:30 PM to 9:30 PM.</p>
<b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b> <b>(§ 158.260 (C))</b>	<p>Adequate utilities are available to service the development.</p>
<b>ADEQUATE SCREENING OR BUFFERING</b> <b>(§§ 158.260 (D) (F))</b>	<p>There is adequate screening and buffering for this site.</p>
<b>SIGNAGE AND EXTERIOR LIGHTING</b> <b>(§158.260 (E))</b>	<p>No signs or outdoor lighting is proposed for this existing site.</p>
<b>COMPATIBILITY WITH SURROUNDING USES</b> <b>(§§ 158.260 (H) (I) (J))</b>	<p>The establishment is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City. The indoor recreational facility is not expected to generate noise that would constitute a nuisance or create safety hazards because of the number of persons who will attend or use the facility. The building footprint is existing. The recreational facility is surrounded by warehouse and industrial uses. Operating hours do not overlap with those of the surrounding uses and is not expected to adversely affect these uses. The establishment will operate year-round and is open Monday- Friday from 5:30 PM to 9:30 PM. The shared parking agreement with the property owner to the south seeks to provide adequate parking for the volleyball facility during operating hours.</p>

# QUESTIONS OR COMMENTS?

## Recommendation:

- The Planning & Zoning Board recommended approval of the special exception on April 4th, 2023; with the following conditions:
  1. A parking agreement shall be approved by the City Attorney's Office prior to the issuance of any building permits or occupancy of the additional 3,654 sq. ft. of enclosed assembly area, whichever occurs first.
  2. The SEU shall expire if there is not a valid parking agreement, that has been approved by the City Attorney's Office, in effect at any time after the issuance of any building permits or occupancy of the additional 3,654 sq. ft of enclosed assembly area.

