



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

- APPLICANT:** Celebration Station
- REQUESTED ACTION:** Amend Conditional Use Permit #2787 to allow bowling and bumper cars.
- LOCATION:** 4040 Towne Crossing Blvd.
- CASE NUMBER:** Z1117-0015
- COMMUNITY RESPONSES:** No community response forms were returned.

STAFF COMMENTS AND ANALYSIS

The applicant is proposing a two phase addition and remodel to their facility. Phase 1 will include a 7,100 SF building addition that will enlarge the arcade game room, add bumper cars, add party rooms, add a new upscale customer greeting counter, sales office and entrance to the existing facility. Phase 2 will include an 8,775 SF building addition that will add a 10-bowling lane area, private party room, bar, lounge/dining seating area, bowling customer counter, and an outdoor lounge seating area. The addition of the bowling lanes and bumper cars requires CUP approval. Currently, Celebration Station has 80 coin operated game machines. This number of game machines will increase after the expansion but it will not exceed the 200 limit set by the existing CUP. Should City Council approve the CUP, the applicant will need to make an application for a Special Exception to the Board of Adjustment to reduce the number of required parking spaces. Staff will support the request to reduce the parking.

RECOMMENDATION

At the December 11, 2017 meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend amending Conditional Use Permit #2787 by modifying condition number one to include bowling and bumper cars as permitted uses (see the underline below).

1. Recreation activities may include miniature golf, bumper boats, batting cages, kiddie rides, go-cart tracks and Grand Prix track, **bowling and bumper cars.**
2. The game room shall have a maximum of 200 coin-operated amusement games.
3. A drive for ingress-egress shall be provided onto the U.S. Hwy. 67 service road.
4. A development site plan shall be approved by the City Council prior to the issuance of building permits. The site plan should show the layout of all drives, parking, buildings, and site improvements, including the location of the various recreation facilities and proposed buffering for adjacent uses.