

FILE NO.: Z1117-0015

P&Z HEARING DATE: December 11, 2017

COUNCIL DATE: January 2, 2018

GENERAL INFORMATION

APPLICANT: Celebration Station

REQUESTED ACTION: Rezone to amend Conditional Use Permit #2787 to allow bowling and bumper cars.

LOCATION: 4040 Towne Crossing Blvd.

SITE BACKGROUND

EXISTING LAND USE AND SIZE: The 6.27-acre property is the site of Celebration Station, an indoor and outdoor recreation business that includes a restaurant. The property is zoned Commercial with two Conditional Use Permits, #2787 and #3579.

SURROUNDING LAND USE AND ZONING (see attached map): The subject property is bounded by the frontage of IH-30 to the north and IH 635 to the east. To the west is a hotel zoned Commercial and to the south is a hotel and a restaurant zoned Commercial.

ZONING HISTORY:

1954:	Annexed and zoned Residential
1968:	Rezoned to C, Commercial
1992:	Rezoned to C with a CUP #2787 (indoor and outdoor recreation)
2003:	Rezoned to C with a CUP #3579 (paint ball)
2015:	Amended CUP #2787 to allow the sale of alcoholic beverages

PLATTING: Lot 1BR, Block B, Towne Crossing Addition.

GENERAL: The applicant is requesting amendment to CUP #2787 to allow additional indoor recreational uses – bowling and bumper cars. Granted in 1992, CUP #2787 currently allows miniature golf, bumper boats, batting cages, kiddie rides, go-cart tracks, Grand Prix track and up to 200 coin operated game machines. This CUP included a stipulation that prevented the sale of alcoholic beverages. This stipulation was later removed in 2015 when City Council approved a request to remove this restriction. CUP #3579 was granted in 2003 to allow a paintball facility to operate on site. CUP #3579 and its stipulations governing the paintball use will remain with no proposed changes.

ZONING RECLASSIFICATION

FILE NO.: Z1117-0015

Page 2

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 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 facing the outdoor attractions. 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.

STAFF COMMENTS

Mesquite Comprehensive Plan

Although the subject property is not within the Town East Retail and Restaurant Area (TERRA) Overlay Zoning District, it is located within the TERRA as designated in the *Mesquite Comprehensive Plan (Plan)*. The *Plan* states the following for TERRA:

TERRA is the major retail district for eastern Dallas County and the counties to the east, providing a concentration of retail, service and entertainment uses oriented primarily toward family services...

In order to regulate and restrict those uses which were considered problematic to the area's regional retail and entertainment role, a zoning overlay district was adopted in 1996. Uses which were targeted in the overlay include uses generating truck traffic or otherwise adding to area congestion; uses with visual or aesthetic characteristics not normally present in a retail-type area; and uses with characteristics disruptive to family- and customer-oriented retail and entertainment uses.

Staff expects that allowing bowling and bumper cars will be consistent with TERRA's role as a major retail and entertainment district. No impedance to a family atmosphere is anticipated.

Mesquite Zoning Ordinance Sec. 5-303: Review Criteria for Conditional Use Permits (*Staff comments are provided below each criteria.*)

1. Existing Uses

The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

The addition of bowling lanes and bumper cars are not expected to impede nearby businesses. Staff considers these additional to be consistent with the uses that have been operating on the subject property since 1992.

2. Vacant Properties

ZONING RECLASSIFICATION

FILE NO.: Z1117-0015

Page 3

The Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Staff does not expect this proposed use to impact the development or redevelopment of any nearby property.

3. Services

Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

Adequate utilities, access roads and drainage facilities exist for the site and are sufficient for accommodating the demands associated with the request for a Conditional Use Permit.

4. Parking

Adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.

The site currently has 317 parking spaces. The required parking for the facility as it exists today is 330 parking spaces. The proposed building additions and adding the bowling lanes will result in requiring 421 parking spaces total as required by the Section 3-405 of the Mesquite Zoning Ordinance, "Table of Parking Standards – Nonresidential Uses." The applicant does not have sufficient room onsite to add additional parking. The applicant will be able to apply for a Special Exception from the Board of Adjustment to reduce the required number of parking space. Should City Council approve the CUP, then the applicant will need to make a separate application and go before the Board of Adjustment for consideration to reduce the required parking. The proposed additions will not be able to move forward through the permitting process unless the CUP and the Special Exception are both approved.

The CUP cannot be used to grant a waiver from the required parking. That will be addressed by a separate application with the Board of Adjustment. However, the Planning and Zoning Commission and/or City Council could deny this CUP request if they feel the parking is unacceptable. The applicant has provided a parking analysis comparing what the City requires versus industry standards. Their parking analysis shows that when calculating basing the required parking on requiring 1 space for each four occupants (exterior and interior spaces) that the site has more than enough spaces to meet the parking demand for the business after the proposed additions.

5. Performance Standards

Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

ZONING RECLASSIFICATION

FILE NO.: Z1117-0015

Page 4

Staff anticipates no disturbances to neighboring businesses a result of the proposed use. Adding the bowling and the bumper car uses are not expected to create louder noises beyond the existing background noise already generated onsite.

Analysis

The proposed Conditional Use Permit to add bowling and bumper cars to the list of permitted recreational uses will allow Celebration Station to continue to provide a form of entrainment to the TERRA area which is designated for such uses. From a land use standpoint, adding bowling and bumper cars to this facility would not have a discernable impact beyond what already exists today. The proposed building additions would be allowed without a CUP amendment if it were for not adding the bowling and bumper car uses, provided that they obtain a Special Exception for reduced parking.

RECOMMENDATIONS

Staff recommends approval of the request to amend 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.

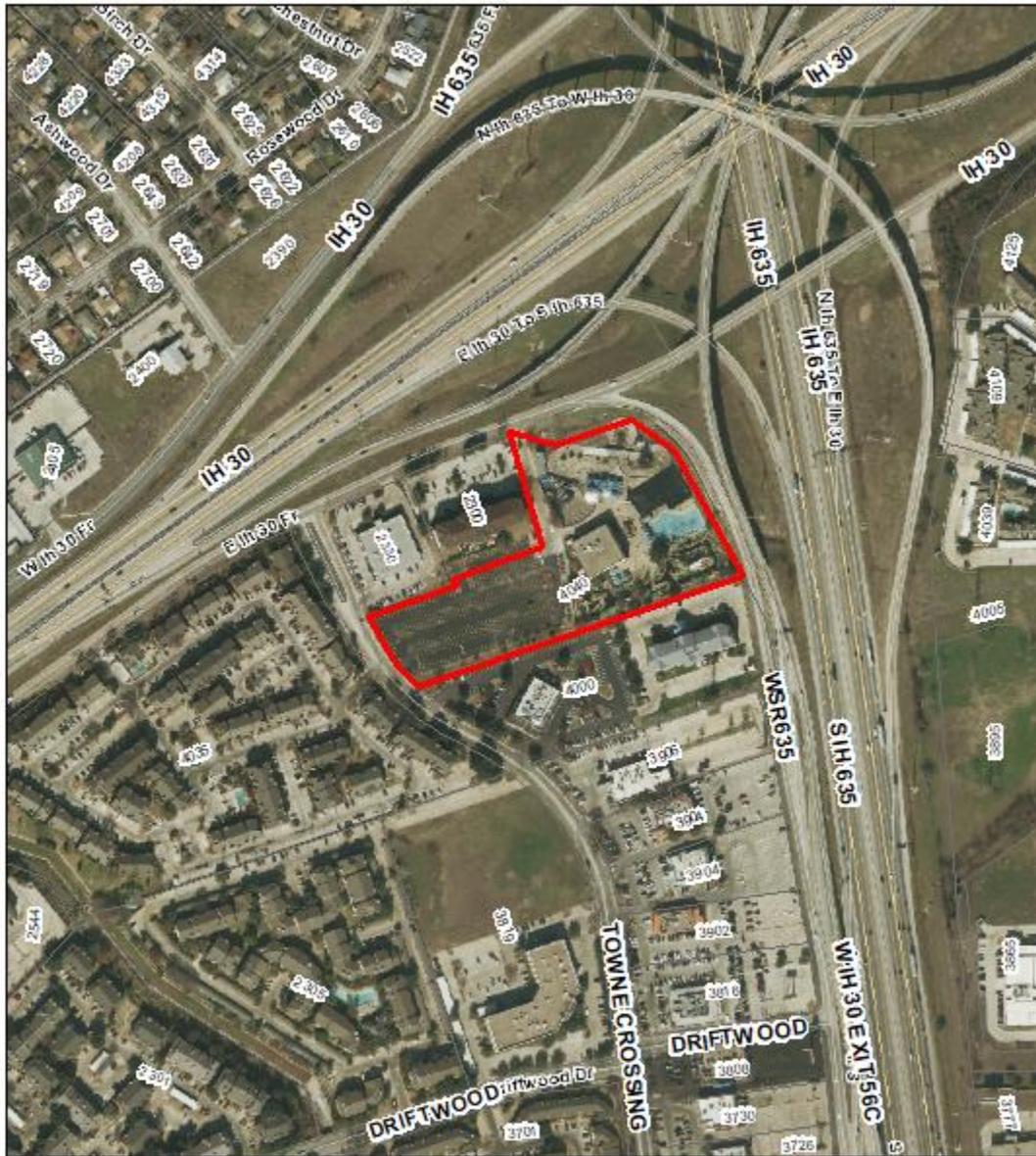
PUBLIC NOTICE

Notices were mailed to property owners within 200 feet of the property. As of the date of this writing, staff has not received any returned notices from property owners within 200 feet of the subject properties.

ATTACHMENTS

- 1 – Aerial Map
- 2 – Public Notification Map
- 3 – Zoning Map
- 4 – Concept Plan
- 5 – Floor Plan
- 6 – Letter of Intent
- 7 – Parking Letter
- 8 – Existing Parking Demand
- 9 – Proposed Parking Demand
- 10 – Site Pictures

Aerial Map: Zoning Case Z1117-0015

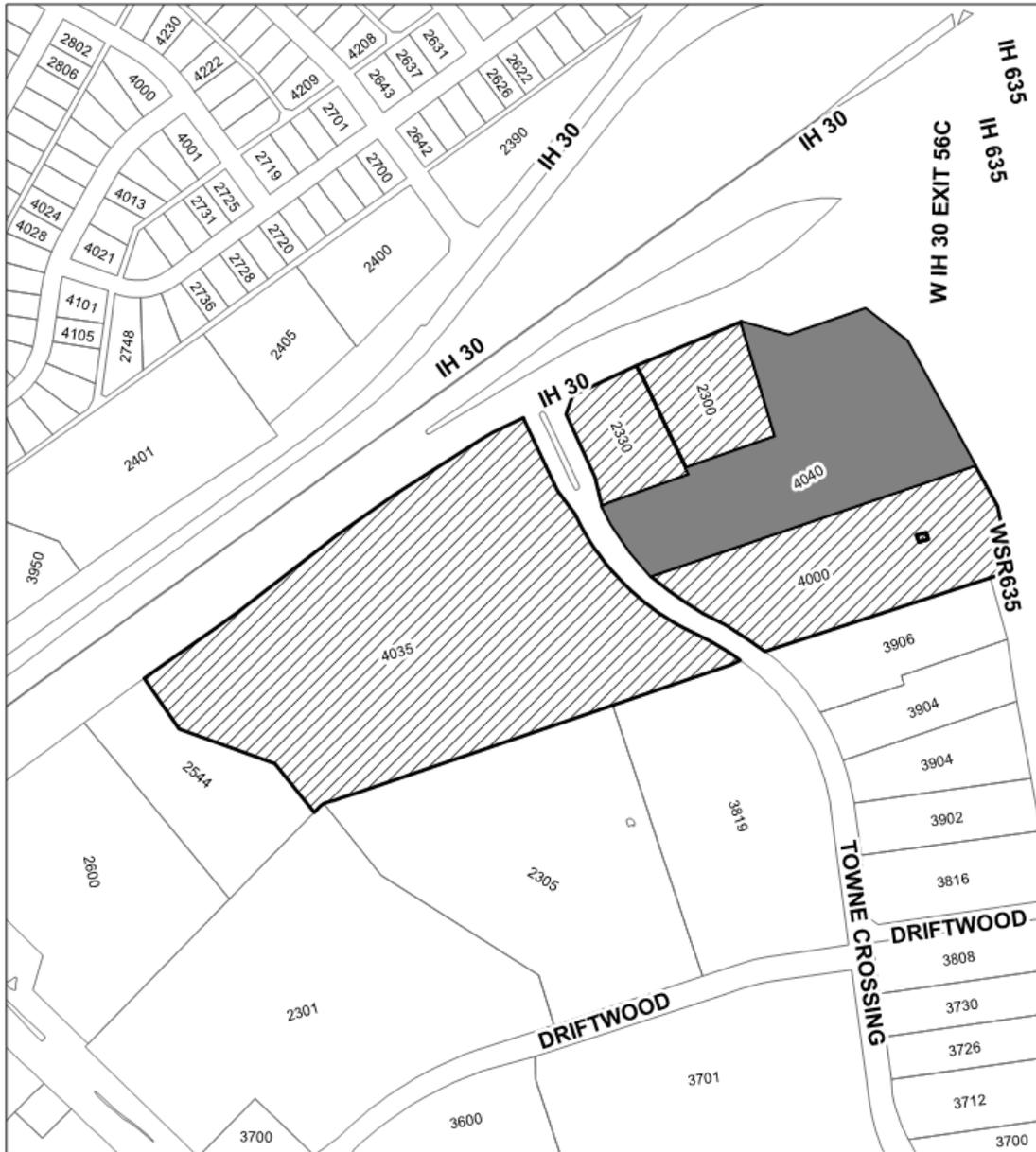


Request: CUP to allow additional recreational uses to include bowling and bumper cars.
Applicant: Celebration Station
Location: 4040 Towne Crossing Blvd

Legend
[Red Outline] Subject Property



Notification Map: Zoning Case Z1117-0015



Request: CUP to allow additional recreational uses to include bowling and bumper cars.
Applicant: Celebration Station
Location: 4040 Towne Crossing Blvd

Legend
■ Subject Property
▨ Noticed Properties



Zoning Map: Zoning Case Z1117-0015

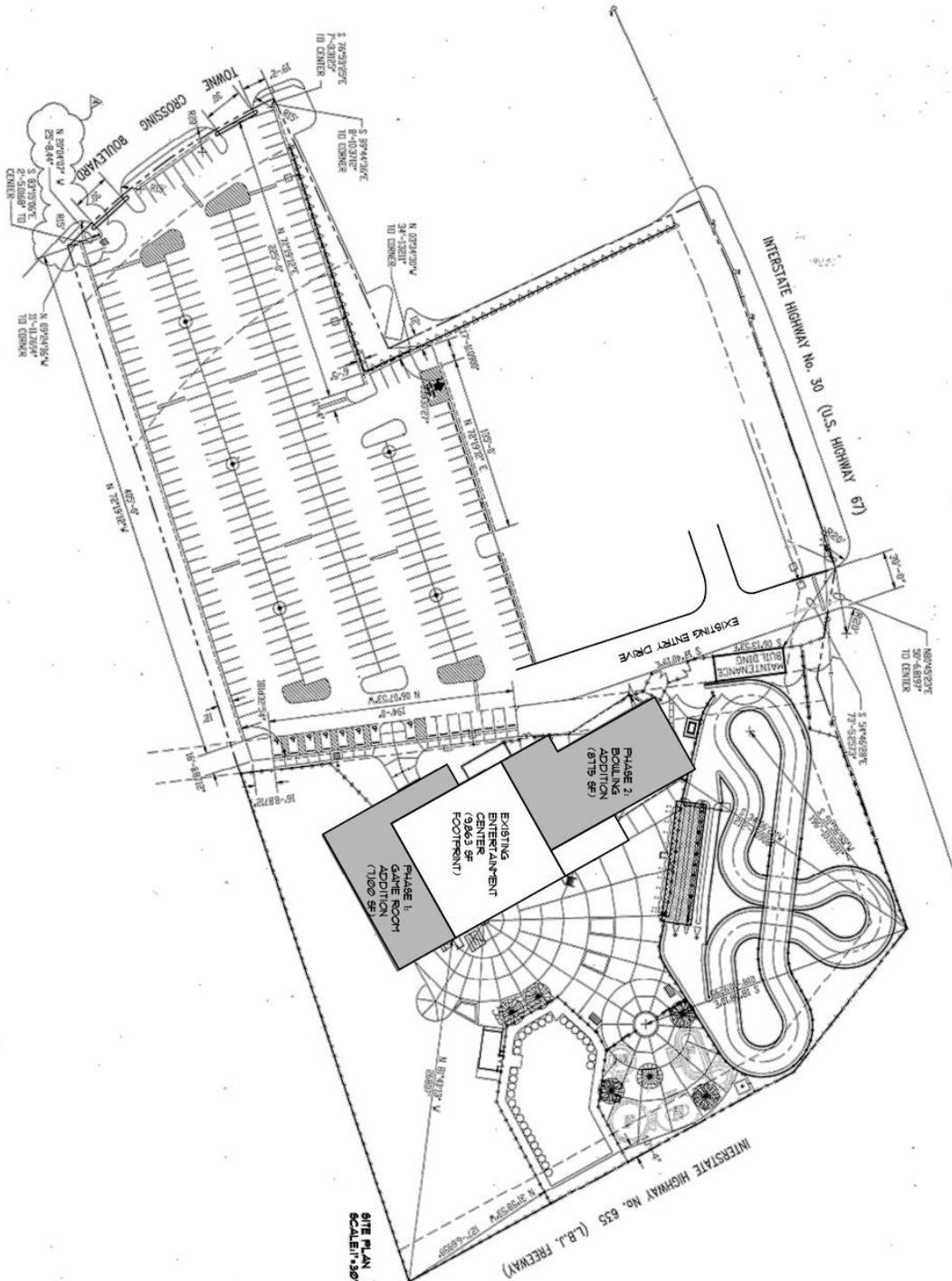


Request: CUP to allow additional recreational uses to include bowling and bumper cars.
Applicant: Celebration Station
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Legend
[Black Outline] Subject Property



ATTACHMENT 4 – Concept Plan



ATTACHMENT 6 – Letter of Intent



November 30, 2017

Garrett Langford
City of Mesquite
Planning & Zoning

Re: Celebration Station - CUP amendment
Sub: CUP amendment & future phase 1 & 2 scope narrative

Garrett,

CUP Amendment:

Currently our CUP does not allow BOWLING and BUMPER CARS as an approved use. These attraction venues have proven to be great additions to existing family entertainment centers such as ours. Adding these venues will definitely be positive for the community. We intend to create an upscale bowling area that will help transform our entertainment center to appeal even more to families and for company/corporate events. Adding these uses will not adversely affect the community or surrounding businesses. Listed below are the two building addition phases that we plan to make a reality if the city gives their blessing.

Phase 1 narrative:

7,100 SF building addition will enlarge arcade game room, add party rooms, add a new upscale, customer greeting counter, sales office and grand entrance to the existing facility. This addition will create a new, fresh, exciting yet sophisticated exterior appearance and an appealing new entry element. Work will also need to be done to the miniature golf course. Two-three holes and portions of the water feature will need to be relocated and reworked.

Phase 2 narrative:

8,775 SF building addition will add 10 state-of-the-art, upscale, boutique bowling lane area, private party room, bar, lounge/dining seating area, bowling customer counter, and an outdoor lounge seating area facing the outdoor attractions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Shane Labeth".

Shane Labeth, AIA, NCARB
Project Architect

ATTACHMENT 7 – Parking Letter



November 30, 2017

Garrett Langford
City of Mesquite
Planning & Zoning

Re: Celebration Station - CUP amendment

Sub: FEC expansion: Parking shortage

Garrett,

Per our discussion regarding the number of parking spaces at Celebration Station, I have completed a parking space study that relates to the existing facility and the new building/game arcade/bowling additions. As you'll see we developed one "parking worksheet" for the current facility and one based on the future facility (after phase 1 & 2 additions are completed.)

Parking Space Calculations:

We have reviewed the City of Mesquite parking requirements. After studying the requirements, we decided to assess the parking space requirements based on the occupant load of the entire indoor & outdoor facility. We spent time gathering historic, accurate, actual customer/occupant numbers from the owner and his team. Rather than providing 1 parking space per 600 SF of amusement ride area, we have determined a PEAK customer occupant load at each outdoor attraction.

Due to the fact that this building addition is expanding our existing family entertainment center we believe it makes the most sense to base the required parking space number on a factor of **1 space per 4 customers/occupants**. We have been given this factor by multiple AHJs around the country. I call this the "4 rule" requirement.

I thought I would point out an important factor that we have learned from Brunswick, the industry leader, as well as our multiple projects within the bowling industry. Bowling lanes are not utilized like they were 20+ years ago. League bowling is a small part of a family entertainment center's business/customer cross section. Within a FEC, the bowling lanes are used predominately by families and groups of people versus 5 cars for 5 league bowlers coming to our facility after work. Therefore, the concept of providing around 1 parking space for each 4 occupants is somewhat supported by the actual operations/clientele of these FECs.

As you can see our existing provided parking count of 317 spaces is below the "4 rule" required space count of 317.

I've attached a PDF of our current site plan and proposed floor plan after phase 1 addition (arcade game addition) and phase 2 addition (bowling venue addition) to assist you in your review. After reviewing this information, please contact me with any questions or concerns.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Shane Labeth".

Shane Labeth, AIA, NCARB
Project Architect

Attachment 8 – Existing Parking Demand

Current Facility Parking Worksheet		9/20/2017			
FEC Attractions	Description	4 Rule Actual Use	4 Rule Spaces Req.	City S.F. Current S.F.	City S.F. Spaces Req.
Outside Attractions					
Go Cart Tracks	12 Carts on Track	12			
	8 Sgl. Carts in Pit	8			
	10 Dbl. Carts in Pit	20			
	50 Occ. In line	50			
	Employees	3			
	Total	93	23.25	40,000	66.67
Paint Ball	Each game 10-15				
	Peak High	30	7.50	11,990	19.98
Bump Boats	10 Boats	10			
	40 Occ. In line	40			
	Employees	2			
	Total	52	13.00	9,056	15.09
Mini Golf - 36 holes	Non peak 20-30				
	Peak 60-70	70			
	Employee	1			
	Total	71	17.75	36,425	60.71
Picnic Area	Peak weekend 80	80			
	Employees	2			
	Total	82	20.50	1,145	1.91
Picnic Tables	7 tables x 6 = 42	42			
	Total	42	10.50	616	1.03
Train Ride	10 seats	10			
	Employee	1			
	Total	11	2.75	1,500	2.50
Batting Cages	6 cages	6			
	6 waiting/watching	6			
	Total	12	3.00	6,708	11.18
Euro Bungee	4 Stations	4			
	8 waiting/watching	6			
	Employees	1			
	Total	11	2.75	1,257	2.10
Total Exterior Occupants		404.00			
Total Exterior Attraction Parking			101.00		181.16
Inside Attractions					
	Units	Occupants			
Bowling Lanes	-	0.00			0.00
Exterior Patio Seating	-	0.00			
Seating Areas/Party Rooms	2,098	139.87			
Storage/Electrical	388	1.29			
Kitchen/Counters	1,199	6.00			
Game Rooms	2,233	74.43			
Redemption	316	10.53			
2nd floor Game Room	5,178	172.60			
2nd floor Laser Tag	20	40.00			
2nd floor Office	475	4.75			
Public Areas				14,737	147.37
Private Areas				1,622	2.32
Total Interior Occupants		449.47			
Total Occupants		853.47			
Total Interior Attraction Parking			112.37		149.69
Total Parking Required			213.37		330.85
Existing Parking Provided					317.00
Current Square Footage	First floor	9863			
	Second floor	7491			

Attachment 9 – Proposed Parking Proposed

Proposed Facility Parking Worksheet		9/20/2017			
		4 Rule	4 Rule	City S.F.	City S.F.
FEC Attractions	Description	Actual Use	Spaces Req.	Proposed S.F.	Spaces Req.
Outside Attractions					
Go Cart Tracks	12 Carts on Track	12			
	8 Sgl. Carts in Pit	8			
	10 Dbl. Carts in Pit	20			
	50 Occ. In line	50			
	Employees	3			
	Total	93	23.25	40,000	66.67
Paint Ball	Each game 10-15				
	Peak High	30	7.50	11,990	19.98
Bump Boats	10 Boats	10			
	40 Occ. In line	40			
	Employees	2			
	Total	52	13.00	9,056	15.09
Mini Golf - 36 holes	Non peak 20-30				
	Peak 60-70	70			
	Employee	1			
	Total	71	17.75	36,425	60.71
Picnic Area	Peak weekend 80				
	Employees				
	Total	0	0.00		0.00
Picnic Tables	7 tables x 6 = 42	42			
	Total	42	10.50	616	1.03
Train Ride	10 seats	10			
	Employee	1			
	Total	11	2.75	1,500	2.50
Batting Cages	6 cages				
	6 waiting/watching				
	Total	0	0.00		0.00
Euro Bungee	4 Stations	4			
	8 waiting/watching	6			
	Employees	1			
	Total	11	2.75	1,257	2.10
Total Exterior Occupants		310.00			
Total Exterior Attraction Parking			77.50		168.07
Inside Attractions					
	Units	Occupants			
Bowling Lanes	10	50.00		10	40.00
Exterior Patio Seating	1,298	86.53			
Seating Areas	3,879	258.60			
Office/Receiving	415	4.15			
Kitchen/Counters	1,204	6.02			
Game Rooms	6,949	231.63			
Redemption	316	10.53			
Storage/Electrical	112	0.37			
2nd floor Game Room	5,178	172.60			
2nd floor Laser Tag	20	40.00			
2nd floor Office	475	4.75			
Public Areas				20,977	209.77
Private Areas				2,037	2.91
Total Interior Occupants		865.19			
Total Occupants		1175.19			
Total Interior Attraction Parking			216.30		252.68
Total Parking Required			293.80		420.75
Existing Parking Provided					317.00
Proposed Total Square Footage	First floor	25791			
	Second floor	7491			

Attachment 10 - Pictures



View from Towne Crossing



Hotel to the north.



Restaurant to the south.