



## **PLANNING AND ZONING CASE SUMMARY**

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### **BACKGROUND**

<b>APPLICANT:</b>	Les Pritchett, Urban Air Adventure Park
<b>REQUESTED ACTION:</b>	Rezone from General Retail to Light Commercial with a Conditional Use Permit to allow an indoor recreational facility (trampoline park).
<b>LOCATION:</b>	1220 N. Town East Blvd, Suite 650
<b>CASE NUMBER:</b>	Z0318-0028
<b>COMMUNITY RESPONSES:</b>	No responses

### **STAFF COMMENTS AND ANALYSIS**

The applicant is requesting a rezoning to Light Commercial (LC) with a Conditional Use Permit (CUP) to allow an indoor recreational facility (trampoline park). The attractions will consist of a trampoline dodge ball court, climbing walls, ninja warrior course, ropes course, laser tag and other similar type attractions. The request includes a rezoning to Light Commercial as indoor recreation is not permitted in the General Retail (GR) zoning district with/without a CUP. It should be noted that the requested Zoning Change would allow the property to be used for any uses allowed by right in the LC zoning district. In summary, the LC zoning district would allow those uses allowed in the GR zoning district plus accommodate business activities of moderate intensity in community business areas and to provide for restricted commercial development in proximity to the freeways. There are some uses that are allowed in the LC zoning district that would be inappropriate for a shopping center such as the specialty contractors. Instead of rezoning to LC, staff suggests that it be rezoned to Planned Development (PD) with the base zoning of GR. Rezoning to a PD – GR could allow the subject property to have indoor recreational uses subject to CUP approval without having to permit all the additional uses that are allowed by right in the LC zoning district.

### **RECOMMENDATION**

At the April 9, 2018, meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend to approval to rezone the subject property to Planned Development – General Retail with a Conditional Use Permit to allow an indoor recreational use located at 1220 Town East Blvd., Suite 650, with the following stipulations:

1. The uses permitted shall be limited to those uses permitted by right in the General Retail zoning district provided that a Conditional Use Permit may be granted to allow indoor recreation facilities.
2. A Conditional Use Permit for indoor recreation is hereby approved with the following conditions:
  - a. This Conditional Use Permit shall be limited to Suite 650, a 36,515 +/- square-foot building.
  - b. The Conditional Use Permit is granted specifically to Mesquite Jump LLC., doing business as Urban Air Mesquite and is not assignable or transferrable.