

Legislation Text

File #: 2023-5846, **Version:** 1

Public Hearing: Application #PL2023-162 - Preliminary Development Plan - Tailormade Landing, 1600 SE Hamblen Road; Engineering Solutions, LLC, applicant.

Issue/Request:

The applicant is seeking approval of a preliminary development plan (PDP) application for a proposed 48,885 sq. ft. baseball and basketball training facility.

The applicant is requesting a two (2) modifications; a modification to the roof top screening; and a modification to the configuration of the proposed parking stall adjacent to the private road.

The applicant has stated that no tournament or game play will be conducted at the facility. A condition of approval has been added to this staff letter and the approving ordinance enshrining this requirement.

Matt Schilcht, PE, Applicant's Representative
C. Shannon McGuire, Senior Planner

Recommendation:

With the conditions of approval as outlined in the staff letter and below, the application meets the requirements of the UDO and Design & Construction Manual.

1. A modification shall be granted to the requirement that all roof-mounted equipment be screened entirely from view by using parapet walls at the same height as the mechanical units, to allow the proposed screening system in lieu of parapet walls for screening around the periphery of the roof-top mechanical equipment as depicted on the submitted Building Elevations, dated May 2, 2023 and revised June 21, 2023.
2. A modification shall be granted to the requirement that head-in parking from any public right-of-way or private street shall not be permitted, to allow for head-in parking along the private street as depicted on the Preliminary Development Plan, dated June 22, 2023 and revised July 18, 2023.
3. At no time shall tournament or game play be conducted at the facility unless a new preliminary development plan is submitted and approved.
4. Development shall be in accordance with the Preliminary Development Plan, dated June 22, 2023 and revised July 18, 2023.
5. The use of architectural metal panels shall be allowed as a conditional material as depicted on the building elevations May 2, 2023 and revised June 21, 2023.
6. Development shall be in accordance with Traffic Impact Analysis dated August 29, 2023, with the exception of the condition #7 below.
7. Do to the nature of the widening on Hamblen Road, removing the current markings and replacing them is not

acceptable. All pavement markings shall be removed to the satisfaction of the City Traffic Engineer on the improved section of roadway and new striping put down.

Committee Recommendation: A motion was made by Board Member Rader, seconded by Board Member Kitchens, that this application be recommended for approval as amended to the City Council - Regular Session, due back on 10/10/2023. The motion carried unanimously.