

Memorandum July 8, 2021

TO: Planning and Zoning Commission

Julie Couch, Town Manager

FROM: Israel Roberts, AICP

Planning Manager

SUBJECT: CONDITIONAL USE PERMIT FOR A SPORT COURT (CASE #CUP2021-2)

BACKGROUND: This is a request for approval of a conditional use permit (CUP) for a sports court. The 2.3-acre site is located at 1240 Stacy Road and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Francis Ngapout

STATUS OF ISSUE: The applicant desires to constructed a 66'x46' square foot concrete pad with the intention of creating multi-purpose sport court (basketball) in the backyard of a homesite. The court will be partially enclosed by 10-feet tall ball containment netting along the western and southern sides to help prevent basketballs from encroaching onto adjacent properties. As shown, the applicant also proposes to line the western and southern sides with landscaping to visually screen the court from adjacent neighbors.

Staff Analysis

- In the (RE-2) two-acre Ranch Estate District:
 - Accessory have a 40-foot setback from all property lines. The court is shown to be 40-feet from all property lines, thus meeting this accessory structure standards for this zoning district.
 - o Maximum lot coverage is 25%. *Including the proposed multi-use sport court, the lot coverage is approximately 21.3%, meeting the lot coverage requirement.*
- Lighting:
 - No lighting is proposed with the request.

Screening:

O As shown by the aerial, there is an existing tree-line along the southern property line. However, in order to provide additional year-round screening to adjacent properties, staff is recommending, as proposed by the applicant, that additional landscape screening be provided. In this case staff will recommend that a hedgerow of evergreen shrubs be planted along the entirety of the southern and western sides of the court.

History

Since the adoption of the sport court ordinance in 2012, there have been ten (11) requests for CUPs for sports court. Eight (8) of those have been approved. Most recently, in April 2021, the Council approved a basketball court Honey Creek Drive in the Parkside at Fairview Addition.

Public Input

The town has notified 19 adjacent property owners within 500 feet of the subject property, and to date, have not received any written correspondence.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed conditional use permit with the following conditions:

- 1. Use, location and design of the proposed multi-use sport court shall generally conform with the submitted site plan.
- 2. A hedgerow of Nelly R. Steven Holly, or equivalent, shrubs, a minimum of 5-feet tall at the time planting, planted a maximum of 6-feet on center, shall be installed along the entire length of the southern and western sides of the court.
- 3. Lighting of the court is prohibited.

ATTACHMENTS:

- Locator
- Exhibits



CUP2021-02 1240 Stacy Road (Sport Court)





