



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2016

Re: Zoning Text Amendment to Conditional Use Standards (Case #16-48)

Executive Summary

At its February 4, 2016 work session, the Planning and Zoning Commission considered a request to amend Chapter 29 (Zoning) of the City Code to accommodate "air-supported dome structures" (aka, "tennis bubbles") as a possible addition to private tennis clubs in the R-1 (One-Family Dwelling) district. Following staff's presentation of the request and research materials, the Commission voted unanimously (9-0) to take no further action on the proposed amendment citing the existing ability to locate such facilities in non-residential zoning districts.

Discussion

On January 4, 2016, Council requested that the Planning and Zoning Commission review a proposed text amendment, submitted by Robert Hollis on behalf of a member of the Country Club of Missouri's Tennis Club (attached), that proposed to permit "air-supported dome structures" aka "tennis bubbles" as part of the R-1 (Single-family Dwelling) district's conditional use identified as "Private Outdoor Swim and Tennis Clubs". The addition of such a structure would effectively convert outdoor tennis courts into indoor facilities. The purpose for the request was to accommodate a desire to permit tennis play over two of the Club's outdoor courts during the winter months.

Staff provided an overview of the request and related background research (attached) to the Commission at their February 4th work session. In researching other cities' regulatory handling of these structures, staff did not find instances where such structures were allowed in R-1 or similar zoning districts. The research did identify that some municipalities have a dedicated Golf Club District for such uses (e.g., Mission Hills, KS), while others allow private clubs in residential districts subject to upfront planning to ensure appropriate integration.

Columbia's current zoning standards permit private indoor tennis courts in the C-1 (Intermediate Business) and higher zoning districts. Review of the proposed Unified Development Code (UDO) does not contemplate permitting private clubs or tennis facilities in the R-1 district. Public recreational facilities are, and would continue to be permitted as-of-right in R-1 under the UDO.

As part of its analysis and research staff presented recommended height and area standards as well as specific conditions intended to mitigate the potential negative (i.e. increased building bulk, lighting, noise, traffic and parking) impacts that might be created by the proposed text amendment (see staff research). Following staff's presentation, Commissioners had significant discussion and voted unanimously (9-0) that the proposed text



amendment was not, at this time, necessary or appropriate in the R-1 district. This belief was based upon the fact that current zoning provisions provided opportunity for the proposed use on commercially zoned sites and the concern that permitting such a use on property previously approved for an “outdoor swim or tennis club” could result in significant negative impact to adjacent R-1 property.

A copy of the applicant's request (submitted by Robert Hollis) and the staff's research are attached for review.

Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Two Council actions are possible:

1) Council may accept the Planning and Zoning Commission's recommendation that no additional action be pursued at this time; or

2) Council can direct staff to produce an ordinance, including its proposed conditions to mitigate potential impacts, to be considered at a Planning & Zoning Commission public hearing.