



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2016

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

Executive Summary

A request has been submitted for Council to consider amending Chapter 29 (Zoning Regulations) of the City Code to accommodate “air-supported dome structures” (aka, “tennis bubbles”) in relation to private tennis clubs. “Private Outdoor Swim and Tennis Clubs” are currently allowed as conditional uses in the R-1 (One-Family Dwelling) district, subject to approval by the Board of Adjustment.

Discussion

The Country Club of Missouri would like to erect a tennis bubble over their existing tennis courts, which have been permitted as a conditional use within the R-1 (One-Family Dwelling) district. The proposed structure would effectively convert the existing outdoor tennis courts into indoor facilities for part of the year. Since only outdoor tennis clubs are permitted as a conditional use in the R-1 district, a text amendment would be required to facilitate indoor tennis courts use as an available conditional use option. It should be noted that the use of indoor recreational facilities, including tennis courts, is permitted within commercial districts, subject to the enclosed structures meeting all building code requirements.

The applicant has submitted a letter (attached) requesting that the Zoning Regulations be amended to accommodate tennis bubbles as a conditional use within the R-1 district. The letter includes suggested conditions and standards that propose to limit the purpose, size and duration for which such structures could be erected, as well as compliance with applicable fire codes.

Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: N/A

Vision & Strategic Plan Impact

[Vision Impacts:](#)

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

[Strategic Plan:](#)

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

[Comprehensive Plan Impacts:](#)



City of Columbia

701 East Broadway, Columbia, Missouri 65201

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

If Council deems the request to be appropriate they should direct staff to prepare necessary text changes and refer the matter to the Planning and Zoning Commission for a public hearing.