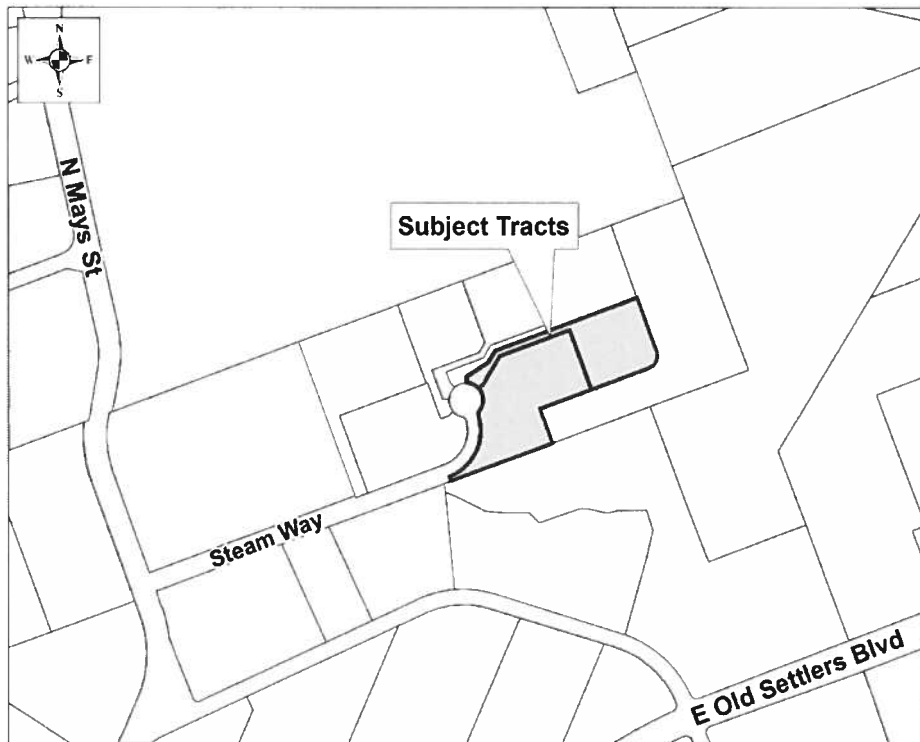


**SPECIAL EXCEPTION REQUEST  
1989 & 1995 Steam Way**



**SPECIAL EXCEPTION REQUEST:** To allow a gymnasium/sports training facility in an area zoned for light industrial uses.

**BACKGROUND:** The zoning code provides a special exception process for gymnasiums/sports training facilities in the **LI (Light Industrial)** zoning district. These facilities are for individual sports training uses conducted within an enclosed building. Typical uses include gymnastics, cheerleading, baseball and rock climbing. Use of the facility is generally limited to participants scheduled for classes or training.

The Altman Business Park, which contains 7 lots, is zoned as **LI (Light Industrial)**. Two of the lots presently have existing businesses: ThermaSol Company and Odyssey Technical Solutions. The subject site, the 3.19-acre Lot 6, Block A and the 2.08-acre Lot 7, Block A, is vacant.

A special exception to allow this use requires a review of the location and intensity of the use, to ensure its appropriateness at this location. Conditions can be applied, if necessary.

DATE OF REVIEW: February 25, 2020

OWNERS: BLWNTIE, LLC

APPLICANT: CRUX Climbing

DESCRIPTION: Altman Business Park, Block A, Lots 6 & 7, also known as 1989 & 1995 Steam Way

ZONING: LI (Light Industrial)

LAND USE: Business park

LOCATION: East of N. Mays St.; at the end of Steam Way.

ADJACENT LAND USE: North: LI (Light Industrial) – Odyssey Technical Solutions  
South: PUD (Planned Unit Development) No. 2 - multifamily  
East: LI (Light Industrial) – detention pond  
West: LI (Light Industrial) – ThermaSol Company

GENERAL PLAN POLICY: Industrial

STAFF ANALYSIS: The applicant proposes to construct a building to be used as a climbing facility. Hours of operation would include both weekdays and weekends, with the anticipated peak hours being from 6:00 PM to 9:00 PM.

The requested special exception shall be reviewed by the ZBA according to specific criteria described in Section 10-53 of the Zoning and Development Code. The criteria and staff analysis are provided below:

- 1) Consistent with Zoning Ordinance:  
The proposed exception shall be specifically listed as permitted by special exception in the zoning district under consideration. The proposed exception shall meet the purpose and intent of this chapter and the use shall meet all the minimum standards established in this chapter for this type of use.
- 2) Consistent with General Plan:  
The proposed exception shall be consistent with the development policies and goals and objectives as embodied in the general plan.
- 3) Compatible with surrounding area:  
The required site plan shall ensure compatibility with existing land uses in the surrounding area. The

proposed use will not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.

4) Harmonious with character and scale of surrounding area:

The proposed site plan, circulation plan, and schematic architectural, signage, and landscaping designs shall be harmonious with the character of the surrounding area.

5) Impacts minimized:

The likely impact on public infrastructure such as roads, parking facilities, water and wastewater systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use shall be minimized without negatively impacting uses in the area and in the city.

6) Effect on natural environment:

The potential creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts shall be minimized.

RECOMMENDATION:

This exception request meets the factors required by Section 10-53 of the code, as the design and use of the business park does not pose any apparent conflicts with, or danger to, the users of the proposed business or existing and neighboring businesses. Staff recommends approval.

