Southern Towers Clubhouse

SUP #2014-0088

City Council January 24, 2015



Site Context



Project Description & Requests

Proposal

- 41,000 sf clubhouse with leasing office, residential amenities, and day care center
- New pool, tennis courts, and athletic field

Requests

- Development Site Plan for the building
- Special Use Permit for the daycare center

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Daycare SUP

- Currently an existing daycare on the property
- 5,800 sf on first floor with 5 classrooms
- 80-90 children
- Hours of Operation: 6:30am to 6:30pm
- Separate play area for the day care adjacent to the building
- Open to the public

Community

Open House – November 19, 2014

- Noted community concerns from recent letters:
 - Noise and light impacts from the athletic field and tennis courts
 - Safety issues from additional activity at the courts and field
 - Additional parking located near Stonegate

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Lack of development guidelines for the site

Recommendation





Building Design



North Elevation - main entrance to building

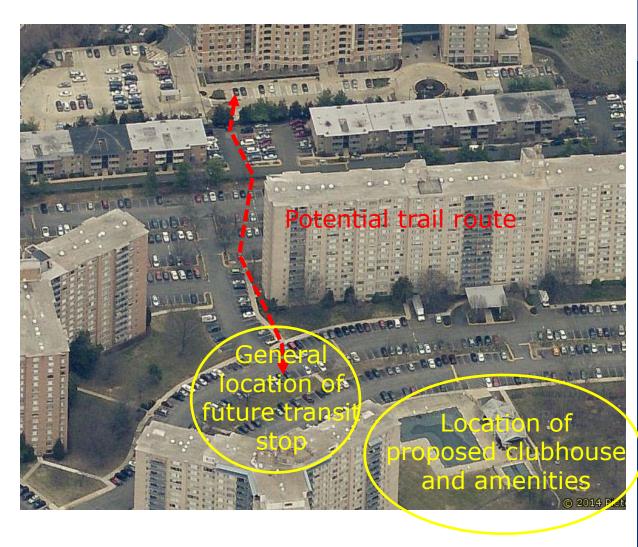


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East Elevation -entrance to day care center

Conformance to the Small Area Plan

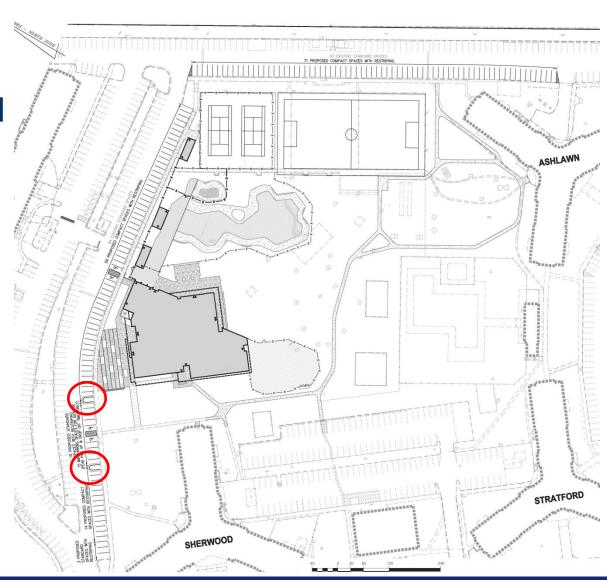
- Height
- Building design
- Pedestrian
 Connections
 and
 Circulation

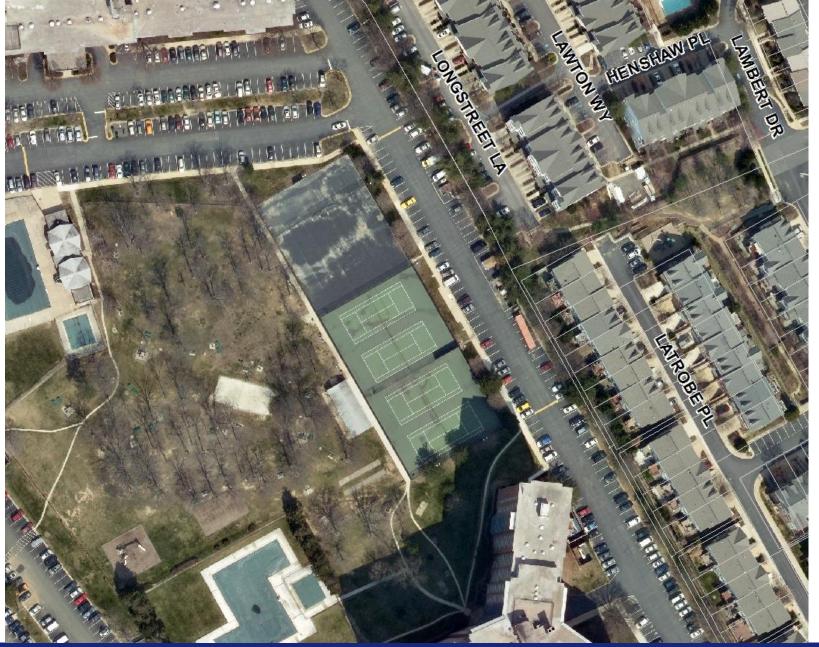


Modification

Landscape
Guidelines: 1
landscape island
per 10 parking
spaces

- 71 restriped spaces – 8 islands
- 86 restriped spaces – 9 islands
- 2 islands provided





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