

# 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



# 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
  - Lack of development guidelines for the site



# Recommendation







# Building Design



*North Elevation – main entrance to building*



*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





