



Item #4

MEMORANDUM

January 19, 2018

To: 2035 Corridor Planning Committee

From: Kenneth Baker, Sr. Director of Planning and Development Services

Subject: Item #4 – Overview – Urban Air

Purpose:

Review, discuss and make recommendations on a proposed indoor commercial amusement center for Urban Air Adventure Park.

Property Location:

The property is generally located at 2201 W. Southlake Boulevard, Lot 2R1, Block 1, Southlake Crossing (former Walmart Neighborhood Market).

Summary of Proposal:

Urban Air proposes occupying the former Walmart Neighborhood Market store in Southlake Crossing, aka Southlake Market Place, which is approximately 60,000 SF of retail space. Urban Air is a full-service entertainment facility hosting, birthday parties, school functions, corporate events, field trips, fitness classes and group events. Urban Air's plan is to relocate its current Southlake park, located at 325 Commerce Street, to the Southlake Crossing location and convert the Commerce Street space to corporate headquarters

The property is currently zoned C-3. The proposed zoning would be a S-P-1 detailed site plan district to allow the entertainment uses and a reduction to the required parking ratio. The proposed location is currently parked for typical retail uses at a ratio of one parking space per 200 square feet of floor area. The City's parking regulations for a commercial amusement establishment requires a minimum ratio of one space per 100 square feet of floor area.

No changes to the exterior of existing the building or site is currently proposed.

The applicant's narrative and overview of the proposal is attached.

Aerial Location:



Existing Land Use Designation

Retail Commercial

Purpose and Definition: The *Retail Commercial* category is a lower- to medium-intensity commercial category providing for neighborhood-type retail shopping facilities and general commercial support activities. It is intended to provide limited local retail and/or office uses which serve neighborhoods in close proximity. It is intended that all uses in this category will be compatible with adjacent single family uses, thereby maintaining the character and integrity of existing neighborhoods. This category is intended to encourage comprehensively planned developments. In areas where the *Retail Commercial* designation is adjacent to residentially zoned properties or areas with a residential designation on the Land Use Plan, lower intensity activities such as office or office-related uses should be planned adjacent to the residential uses. Other suitable activities are those permitted in the *Public Parks/Open Space*, *Public/Semi-Public*, and *Office Commercial* categories previously discussed.



