

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: S-1260-C, Urban Air

P&Z HEARING DATE: April 16, 2015

C.C. HEARING DATE: May 12, 2015

STAFF REP.: Matt S. Steer, Senior Planner

LOCATION: 110 W. Sandy Lake Road

SIZE OF AREA: One acre of property

CURRENT ZONING: C (Commercial)

REQUEST: A zoning change request to S-1260-C (Special Use Permit-1260-Commercial), to allow a 28,342-square-foot indoor commercial amusement center use.

APPLICANT:	Michael Browning Jr. Urban Air Trampoline Park PO Box 92008 Southlake, Texas 76092 Phone: 800 960-4778 Email: michael@urbanairtrampolinepark.com	Carlos Ruiz Nove Studios 5050 Quorum Dr., Ste. 700 Dallas, Texas 75254 (972) 687-9082 carlos@novesudios.com
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HISTORY: In 1987 Council approved a Final Plat for the development of this shopping center, including an approximate 65,000 square foot anchor grocery store. This store was originally a Skaggs Alpha Beta and became an Albertsons in the mid-1990s. Albertsons closed its doors in June 2008. Sprouts was approved in December 2008 to occupy 28,900 square feet of this space.

HISTORIC COMMENT: There is no historic significance associated with the subject property.

TRANSPORTATION: Sandy Lake is a recently widened four-lane divided thoroughfare within an approximate 112-foot right-of-way. Denton Tap Road is a six-lane divided thoroughfare built to standard within a 120-foot right-of-way.

SURROUNDING LAND USE & ZONING:

North – Iglesia Mundo de Fe, Ballet Academy and Taco Bell; PD-207-C and C
South – Arbor Manors and Retail; PD-214R-C and R
East – Tom Thumb Shopping Center and Frost Bank; TC
West – Sprouts; S-1249-C (Special Use Permit-1249-Commercial)

COMPREHENSIVE PLAN:

The *Comprehensive Plan* shows this property suitable for Neighborhood Retail uses.

DISCUSSION:

Urban Air Trampoline Park is proposing to develop a 28,342-square-foot family indoor fitness/recreation center which is proposed to be suitable for all ages and fitness levels. According to the applicant, the park will offer special jump times for parents and children under five years of age, adult fitness classes, and tween & teen focused Friday and Saturday night events. Proposed are wall-to-wall trampoline arenas, trampoline dodgeball courts, slam dunk tracks, a foam pit, and a 2,000-square-foot "Urban Warrior Course" based around the television show "American Ninja Warrior." These proposed areas and amenities should be labeled on the floor plan. This is listed as a condition of approval.

Signage:

The proposed attached signage is a 40-square-foot "Urban Air Trampoline Park" logo which according to the applicant is undergoing the required trademark/service mark designation. After the application to the United States Patent and Trademark Office is submitted, proof will need to be provided with the sign permit application before this will be allowed. No additional monument signs are being requested although it is anticipated that a name plate or verbiage on the existing signs will be requested. These can be accommodated through the permitting process.

Parking/Site Plan:

When this property was platted in the 1980's the anchor store separately platted this building and a portion of the parking lot. The Deed Restrictions on this property provides for mutual access, shared parking and utilities among these separately platted lots. Parking for indoor fitness/recreation is required at a ratio of one space per 200 square feet of gross floor area. At this ratio, this lease space requires 142 parking spaces, and 296 parking spaces are existing. Sprouts is required to have 145 spaces (28,900 square feet and parked at a ratio of one parking space per 200 square feet of building area); therefore, there is sufficient parking to accommodate this use in the center. The vacant 9,840 square feet on the east side of this proposal will require 49 spaces which will be accommodated via the nine surplus on this lot and the shared parking agreement amongst the center.

Staff is comfortable in recommending approval of this case, as all the provision of the *Zoning Ordinance* will be met after the logo design is registered as a trademark/service mark.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this request subject to the following conditions being met:

1. Submit proof of a USPTO trademark/service mark for the proposed 100% logo signage.
2. Label all separate areas of the floor plan and indicate use proposed for each area.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Signage proposal (8.5" x 11")
2. Site Plan
3. Floor Plan