

INTERSTATE 485



VIEW 4

TOP GOLF SITE

VIEW 1

VIEW 2+3

NEW LED
DISPLAYS

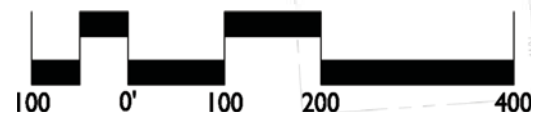
UNIVERSITY CITY BLVD

IKEA BLVD

IKEA BLVD

UNIVERSITY CITY BLVD

McFARLANE BLVD



Rezoning Petition No. 2018-123
Topgolf International, Inc. - Petitioner
2/25/2019

Site Development Data:

- Acreage: 13.138
- Tax Parcels: Portions of parcels 047-231-16 and 047-231-05
- Existing Zoning: MUDD-O
- Proposed Zoning: MUDD-O SPA
- Existing Uses: Vacant
- Proposed Uses: Uses permitted by right and under prescribed conditions as described in approved Rezoning Petition 2017-108.
- Building Height: as approved in Rezoning Petition 2017-108.
- Proposed Signage: Up to two (2) digital screens, total area not to exceed 3,000 square feet and height not to exceed thirty (30) feet.

I. General Provisions:

- a. **Site Description.** The sole purpose of this Site Plan Amendment is to accommodate the signage plans for an approved eating/drinking/entertainment establishment with outdoor entertainment uses consisting of golf related activities on an approximately 13.138 acre site located along McFarlane Boulevard south of University City Boulevard (the "Site").
- b. Unless the Site Plan Amendment establishes more stringent standards, the regulations established under the approved Rezoning Petition 2017-108 and the Ordinance for the MUDD zoning classification for the portion of the Site so designated on the Site Plan Amendment shall govern all development taking place on such portion of the Site, subject to the Optional Provisions provided below.

II. Optional Provisions for MUDD-O:

In addition to those Optional Provisions approved as part of Rezoning Petition 2017-108, the following optional provision is provided to accommodate deviations from the MUDD standards:

- a. To allow the following outdoor digital signage: a maximum of two (2) additional ground-mounted, outdoor signs with digital capabilities, not to exceed 3,000 square feet in total area and thirty (30) feet in height. All other signage shall conform to the conditions as approved in Rezoning Petition 2017-108 and/or MUDD zoning district standards.

III. Digital Screen Standards:

- a. The proposed digital screens shall be generally located in the area labeled "New LED Displays" on the Rezoning Plan.
- b. The proposed digital screens shall not become operable until the issuance of the certificate of occupancy for the principal building to be located on the site per previous rezoning 2017-108 (other than for routine installation and testing purposes).
- c. The proposed digital screens shall not increase the amount of light pollution beyond the Site's boundaries in relation to the already approved Topgolf complex per Rezoning Petition 2017-108 (so as to create a 0.0 increase in the footcandle).
- d. In addition to the fifty (50) foot undisturbed buffer and fifty (50) foot Class A buffer proposed and approved as part of Rezoning Petition 2017-108, the Petitioner shall commit to additional plantings within the buffer, in the area closest to the proposed screens, as generally depicted on the Landscape Plan Exhibit included with this Rezoning Plan, in the event that the proposed screens are installed as part of the overall development project.





