



## Zoning Committee Recommendation

Rezoning Petition 2020-193

March 30, 2021

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**REQUEST**

Current Zoning: INST(CD) (institutional, conditional)  
Proposed Zoning: B-1(CD) (neighborhood business, conditional)

**LOCATION**

Approximately 10.50 acres located along the east side of Browne Road, south of Interstate 485, and west of Benfield Road.  
(Council District 4 - Johnson)

**PETITIONER**

Premier Athletic Management, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Prosperity Hucks Area Plan* (2015) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends parks/open space.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- This petition proposes an expansion to the currently operating Prosperity Athletic Tennis Club, which has been in operation since 1998. The expansion includes adding a Type II EDEE, adding a canopy to 3 existing tennis courts, converting two tennis courts to pickle ball courts, and expanding and improving vehicular circulation and parking areas.
- The improvements and additions proposed in this petition will enhance and improve the recreational opportunities for club patrons and for the residents in the surrounding neighborhoods, and the new tennis court canopy will make the site more accessible throughout the year despite inclement weather.
- The petition proposes to construct a community garden area which will be a source of fresh food for club patrons and for residents in the surrounding areas.
- The petition includes a 5-foot trail around the proposed stormwater basin, which will encourage recreational activity and provide different access points for the proposed parking lot to on the left side of the trail.
- The proposed 5-foot bike lane extension, 8-foot planting strip, and 6-foot sidewalk along the frontage of the project site will

increase connectivity in this area, improve access to the site, and provide more safety for visitors who choose to ride or bike to the location.

- The petition commits to following all required buffers required by the Ordinance and to establishing a 6-foot privacy fence on the southern and southeastern sides of the site with appropriate landscaping, where the site abuts a residentially zoned area.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan* (2015), from Parks/Open Space to Retail for the site.

Motion/Second: Blumenthal / Barbee

Yeas: Barbee, Blumenthal, Kelly, Nwasike, Samuel, and Welton

Nays: None

Absent: McMillan

Recused: None

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

## **PLANNER**

Michael Russell (704) 353-0225