



Legislation Text

File #: PC 2016-2 9/22/16, **Version:** 1

ZONING CODE AMENDMENT TO ALLOW BOWLING CENTERS IN THE MIXED USE-COMMERCIAL / INDUSTRIAL DISTRICT

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities, preserve and enhance neighborhoods, address quality of place issues

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Kurt Bogner, representing Triangle Bowl, applied for zoning text amendment to allow "bowling centers including bar/restaurant and indoor/outdoor continuous entertainment activities" in the Mixed Use - Commercial/Industrial (zoning) District. Currently, bowling centers are allowed in the Downtown Commerce, Central Business, Regional Commercial and General Commercial districts. According to the applicant, after an extensive search, they have not been able to find a site in these zoning districts that meets their needs. They want to be near the downtown core and they need acreage.

At their September 7 regular meeting, the Planning Commission held a public hearing on the matter. Only the applicant spoke. Following the public hearing, the Planning Commission voted unanimously to recommend approval of the proposal with some wording changes. Instead of the wording "bowling centers including bar/restaurant and indoor/outdoor continuous entertainments activities" the Planning Commission recommended the following language:

Bowling centers with a minimum of 32 indoor lanes. Allowed uses accompanying the bowling center include a restaurant/bar, game arcade, other play areas and outdoor activities such as miniature golf.

The reason for adding a requirement that the bowling center have a minimum of 32 lanes is to ensure only large venue bowling centers locate in the Mixed Use - Commercial/Industrial District. According to the applicant bowling centers are developed in groups of eight lanes. A smaller 24-lane bowling center would need a smaller site and building. Thus, the likelihood of finding a site in the commercial districts is improved.

A memorandum providing the Planning Commission recommendation, the findings in support of the recommendation and the proposed amendments is attached.

RECOMMENDED ACTION:

Motion to accept the Planning Commission recommendation and direct the City Attorney to prepare an ordinance for Council review and approval

STAFF CONTACT:

Steve Langdon, Planning Manager