



SP-5-37-12: A site plan for the reconstruction of five existing tennis courts, construction of three additional tennis courts and installation of 50' tall light fixtures at the tennis courts on the Free State High School property. The application is a revision to the site plan element of the approved Special Use Permit for Athletic Field Improvements [SUP-7-5-08]. Submitted by Landplan Engineering for USD 497, property owner of record.

STAFF RECOMMENDATION: Planning Staff recommends approval of this revision to the site plan element of SUP-7-5-08, a Special Use Permit for Athletic Fields at Free State High School.

ASSOCIATED CASES

- SUP-7-5-08: Athletic Field Improvements at FSHS; approved September 2008

KEY POINTS

- The City will be partnering with the School District to provide a total of 8 lighted courts that will be available for community use when not scheduled for school use.
- The new courts are located in an area currently used as a practice field and are more than 200' from the east property line of the high school grounds.
- Light poles will be 50' tall. Existing soccer and football field lights are 70' tall.

OTHER ACTION REQUIRED

- Submittal of 4 copies of the approved site plan for release to Development Services for building permits.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – N/A
- *Downstream Sanitary Sewer Analysis* – N/A
- *Commercial Design Standards* – N/A
- *Drainage Study* – N/A
- *Retail Market Study* – N/A

GENERAL INFORMATION

Current Zoning and Land Use	GPI (General Public & Institutional) District; Free State High School
Surrounding Zoning and Land	To the North: District; RS40 (Single-Dwelling Residential) District; large-lot single-dwelling residences To the South: PUD – [Bauer Farm] – commercial, residential mixed use development To the East: RS7 District, RM12 (Multiple-Dwelling Residential) District and RSO (Single-Dwelling Residential – Office) District; single-dwelling residences, duplexes and apartment development

To the West: OS (Open Space) District and UR (Urban Reserve) District; city parkland across Wakarusa Drive and undeveloped planned office development

Legal Description: Free State Addition No. 2, Block 1, Lots 1 and 2 AND Free State Addition No. 3, Block 1, Lot 1

SITE SUMMARY

	Existing	Proposed	Change
Land Use:	High School & related Athletic Fields	High School & related Athletic Fields	-
Land Area (sq ft)			
Free State Addition No. 2, Block 1, Lot 1:	2,398,893 sf	2,398,893 sf	-
Existing Building (sq ft):	348,839 sf	348,839 sf	-
Total Impervious Area (sq ft):	1,049,416sf (43.7%)	1,070,792 sf (44.6%)	+ 21,376 sf (+0.9%)
% Impervious			
Total Pervious Area (sq ft):	1,349,477 sf	1,328,101 sf	-21,376 sf

STAFF REVIEW

As described above, the proposed improvements include the reconstruction of five existing tennis courts, construction of three additional courts to the east and installation of 50’ tall lights to provide lighted courts for both school district and community use.

Parking Summary

This site plan does not propose any changes to the existing parking lot approved previously when the high school was first constructed. Community use of the tennis courts will be at off-hours when student parking demand is less than during school day hours. The previous site plan and SUP indicated that a total of 493 spaces were required for staff and students. The existing site provides 858 spaces and the SUP provided approval for an additional 304 future spaces in the area south of the baseball field.

Landscaping and Screening

No additional landscaping is proposed with this project. The tennis courts will be enclosed with 10’ tall chain link fencing with wind screen on all sides.

Lighting

A lighting plan has been submitted indicating six poles will be installed to light the five existing courts and four poles will be installed to light the three new courts. Pole height will be 50’ and fixtures will be Musco Light-Structure Green. This fixture reduces operating costs and provides efficient light control. Similar fixtures were recently installed by the City at the Hobbs Park baseball field. The location is central to the site and residential properties are more than 200

feet to the east. The light poles are 20' shorter than the existing 70' tall poles at both the soccer and football fields. Light glare and spill is not anticipated to be significant.

The City is participating in this project to provide additional courts that would be available for community use. This will likely result in additional nighttime activity at the site in addition to the already scheduled high school athletic activities.

Access

No changes to the access points along Overland Drive are proposed. Community members will have the opportunity to use the existing parking lot when school is not in session to access the tennis courts.

Floodplain

This property is not located within the floodplain.

Findings

Per Section 20-1305, staff shall first find that the following criteria have been met:

1) The Site Plan shall contain only platted land;

The property is platted as Free State Addition No. 2, Block 1, Lots 1 and 2 AND Free State Addition No. 3, Block 1, Lot 1.

2) The site plan shall comply with all standards of the City Code, this Development Code and other adopted City policies and adopted neighborhood or area plan;

Section 20-1103(e) provides standards for Outdoor Recreation Uses. The 50' tall light poles are less than the 60' height permitted by this section. The location of these tennis courts interior to the site provides mitigation for the residential properties to the east. The photometric plan provided indicates that the horizontal light levels fall off to 0.1 or 0.0 approximately 150' from the light poles. As noted above, the closest residential property line is more than 200' from the east side of the new courts. Since the poles will be 20' shorter than the existing soccer lights, the nearby residents should be affected less by the new tennis court fixtures than by the soccer lights.

3) The proposed use shall be allowed in the district in which it is located or be an allowed nonconforming use;

This property is zoned GPI (General Public & Institutional) District. *School and Accessory Active Recreation* uses are permitted uses in the GPI District.

4) Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well and shall also conform with adopted corridor or access management policies and;

Ingress and egress to and from the site will not change from what exists today.

5) The site plan provides for the safe movement of pedestrians within the site;

Safe and efficient onsite pedestrian movement is provided with additional sidewalk to be constructed between the existing courts and the new courts.

Conclusion

These courts add to the overall community inventory and replace 8 lighted courts that were removed in 2008 for parking improvements at Lawrence High School. The construction of three additional courts and installation of lights for all courts will provide the lighted courts for community use. The affect of the installation of lights at this location will create minimal impact to surrounding properties.

The site plan meets all other requirements of the code regarding lighting, access, and site circulation.