



MHS Lake Road Sports Complex

Major Modification to Community Service Use,
Variance Request, & Parking Determination

Master File #CSU-2018-001
(with VR-2018-003 & P-2018-001)

Planning Commission

May 8, 2018

(continued from April 24)

Presentation by Denny Egner, Planning Director

Applicable Criteria

- MMC Section 19.1006 Type III Review
- MMC Section 19.904 Community Service Uses
- MMC Section 19.301 Low Density Residential Zones (incl. R-7)
- MMC Chapter 19.500 Supplementary Development Regulations
- MMC Chapter 19.600 Off-Street Parking & Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.911 Variances

Approval Criteria

Community Service Uses (MMC Subsection 19.904.4)

- A. Underlying zone requirements are met
- B. Specific standards from Subsections 19.904.7-11 are met
- C. Hours & levels of operation are reasonably compatible with surrounding uses
- D. Public benefits are greater than negative impacts on the neighborhood
- E. Location is appropriate

Parking Determination (MMC Subsection 19.605.2.C.1)

The determination is reasonable, based on existing demand for similar uses in other locations, quantity requirements in other jurisdictions, and professional literature.

Approval Criteria

Type III Variances (MMC Subsection 19.911.4.B)

1. Alternatives analysis of impacts and benefits
2. Variance is both **reasonable & appropriate** and meets one or more of the following criteria:
 - a) **Avoids or minimizes impacts**
 - b) **Has desirable public benefits**
 - c) Responds to existing environment in creative & sensitive manner
3. Mitigates impacts to the extent practicable

April 24 Hearing

Commission Questions

- Parking lot lighting
- Netting/backstop details
- Overall public access
- Lighting and PA system
- Parking demand
- Emergency access
- Artificial turf
- Use for community athletics

Response to Questions

- Applicant Narrative and Exhibits
- New Testimony and Photographs

Key Issues to Resolve

- Parking Impacts – Transportation Demand Management
- Hours of Operation
- Public Access
- Neighbor Impacts

Potential New Conditions

- **Transportation Demand Management**
- **Hours of Operation**
- **Other limitations on use** (e.g., lighting, PA system, rental by other groups, etc.)
- **Public Access**
- **Neighbor Impacts**

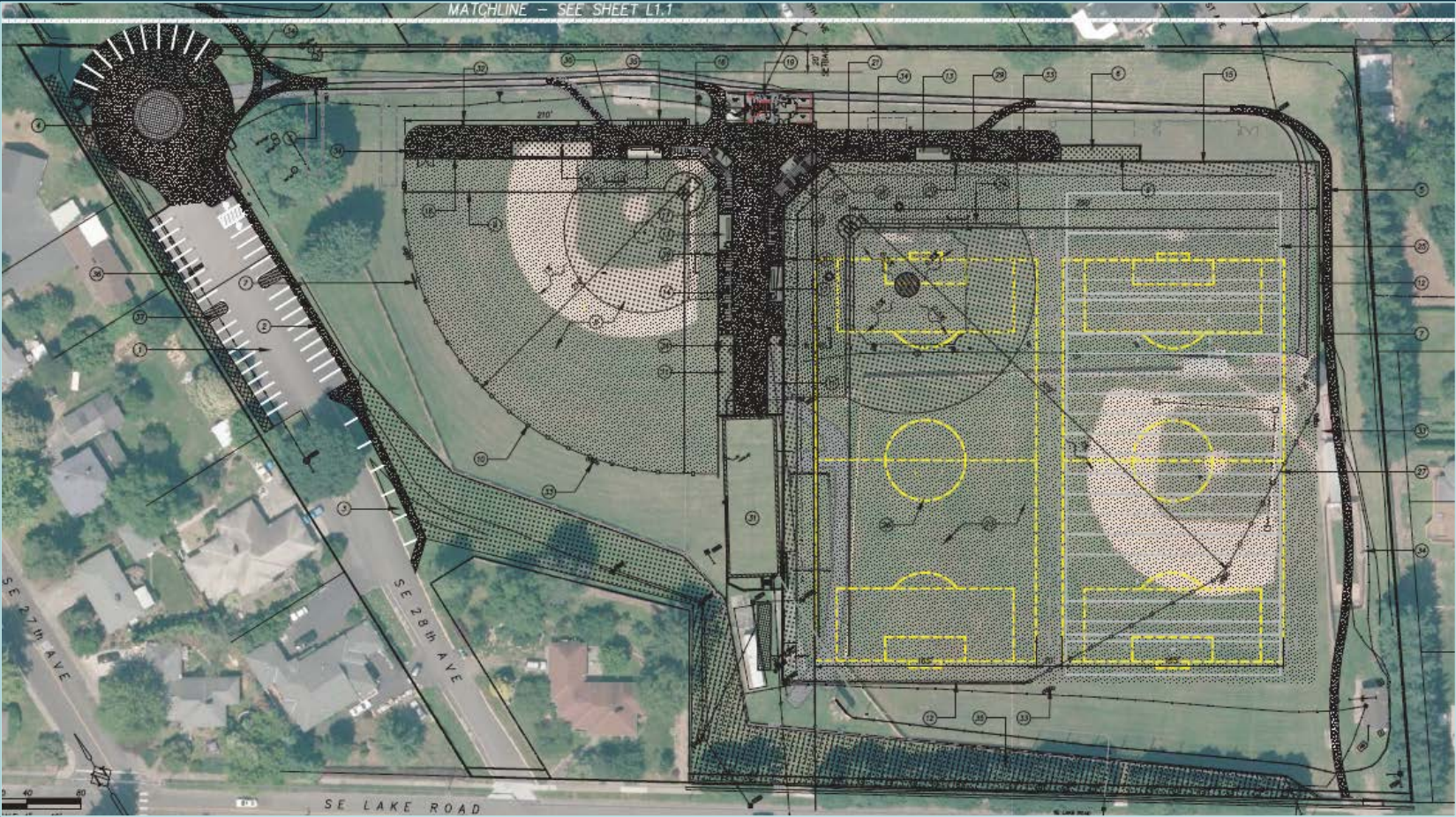
Site & Vicinity



Existing Conditions



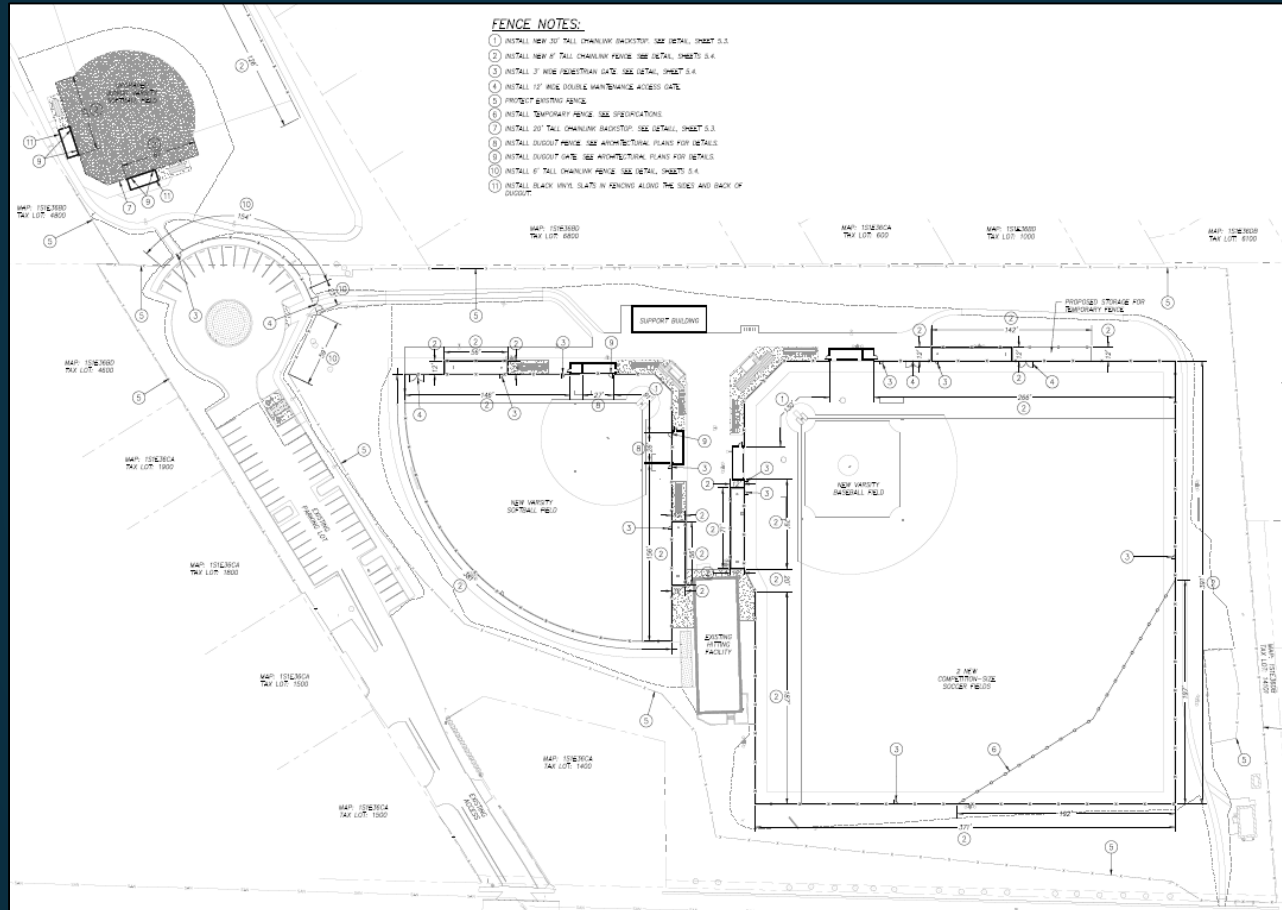
Site Plan



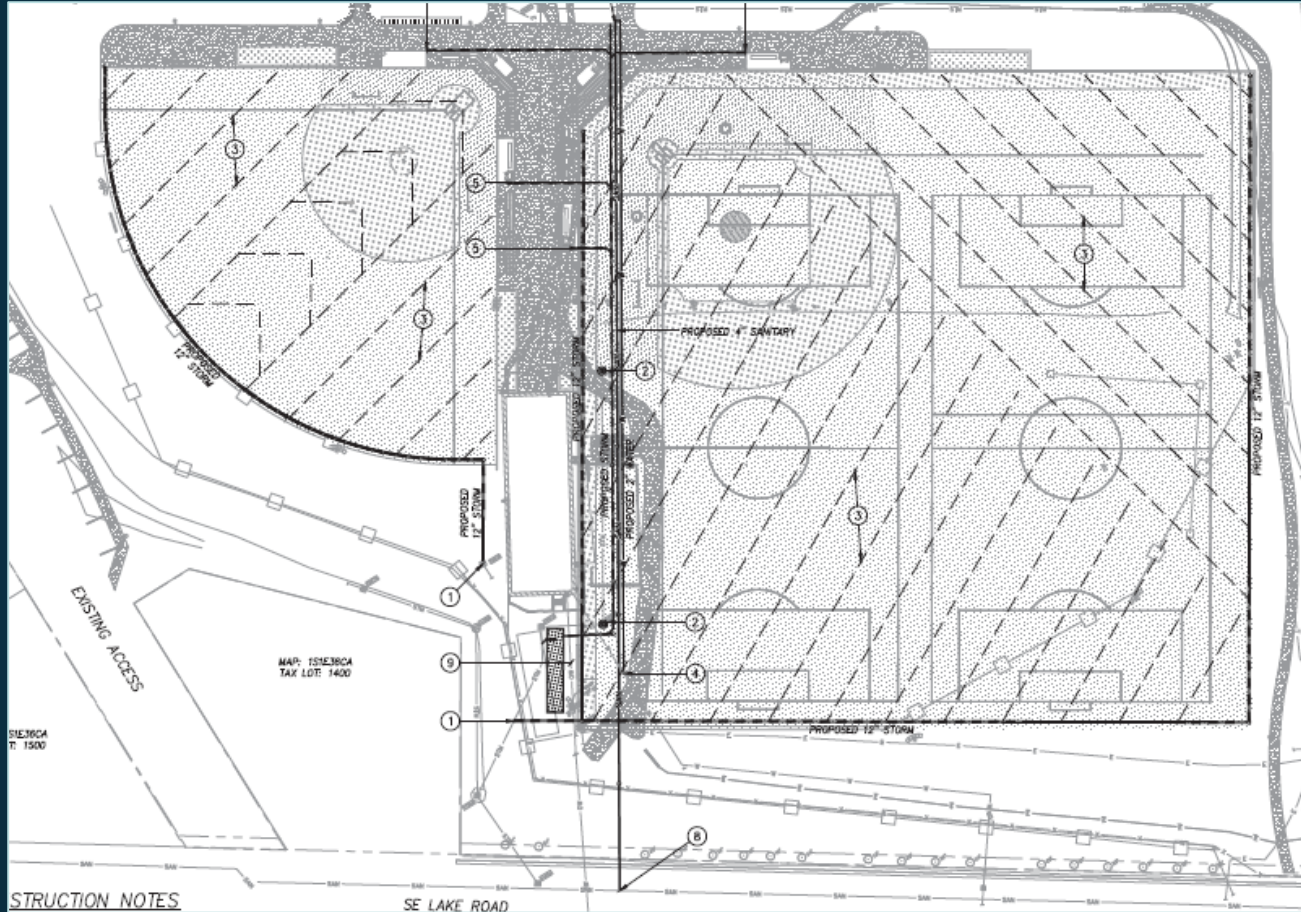
Public Access



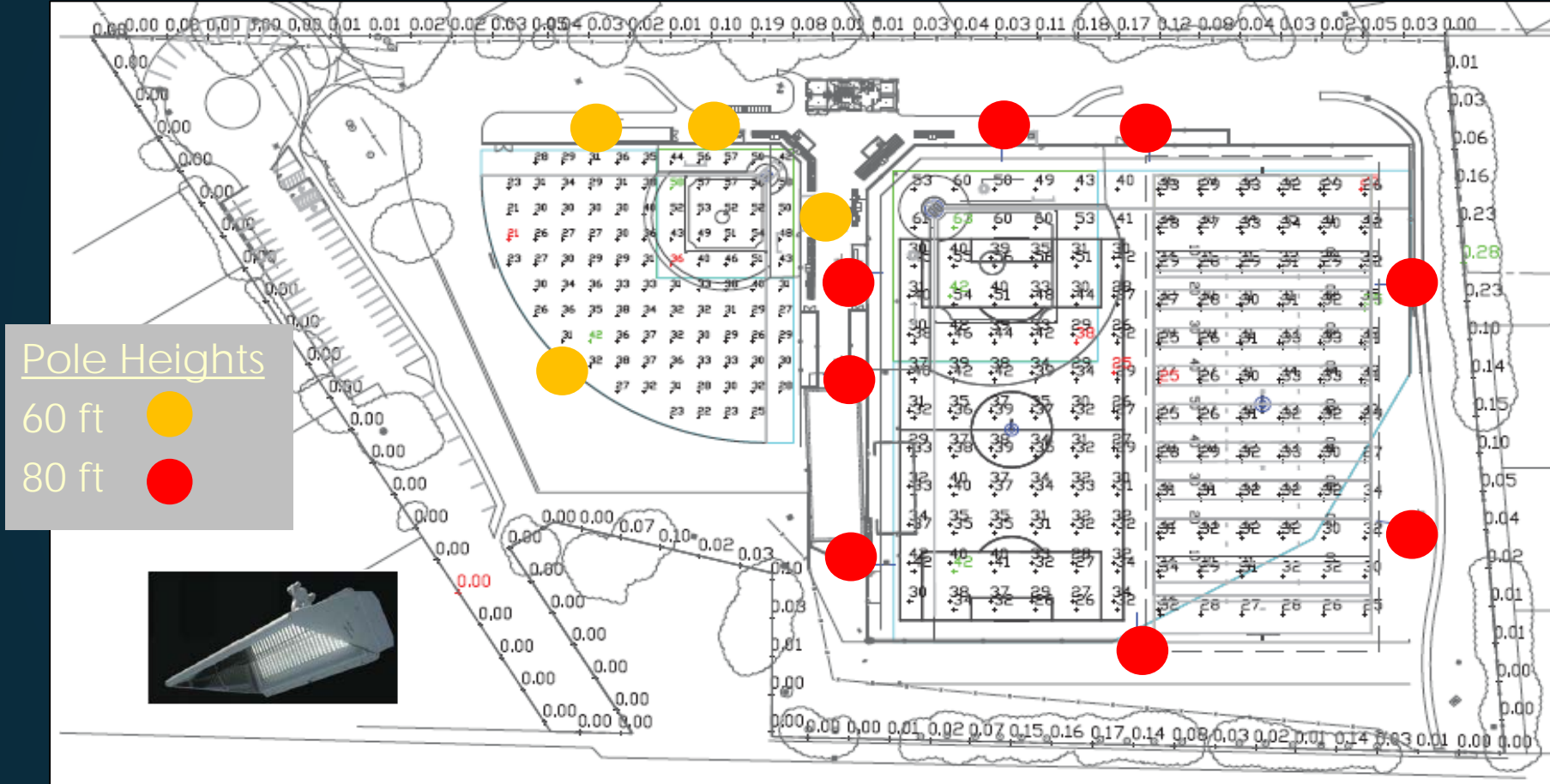
Fencing Plan



Field Drainage



Field Lighting



Photometric Plan

