**Location**

10715 Independence Pointe Parkway (Parcel Id 193-293-03)

**Ownership/Applicant**

IP Real Estate Matthews LLC/ Inner Peaks

**Zoning**

Existing: B-1SCD  Proposed: B-3 (CD)

**Use**

Existing: Inner Peaks Climbing Gym  Proposed: No change

**Request Summary**

The applicant proposes to change the zoning of the property from B-1SCD Shopping Center to B-3 (CD) for the purpose of allowing indoor recreational uses in the existing building (currently a legal nonconforming use) and allowing for future renovations and height increase as permitted.
Site Summary

The property is built and used as an indoor climbing gym.

The site is 3.30 Acres.

Located at the corner of Independence Pointe Parkway and Four Lakes Drive, Inner Peaks is surrounded by other businesses and shopping centers.

Previous Zoning Actions

Previously the building was used as an indoor batting facility. The Board approved the addition of ‘indoor recreation uses not otherwise listed’ as a permitted use in the B-3 zoning district at their May meeting which will allow Inner Peaks as a conforming use in the proposed zoning district.
PROPOSED SITE PLAN

- No proposed change in the footprint of the building.
- Rear portion of the building proposed to be elevated to allow for a higher climbing experience.
Land Use Plan

The Land Use Plan does not specifically make a recommendation for this site, does recommend that legal non-conforming uses be made conforming.

Consistency

The proposed change in zoning from B-1 SCD to B-3 (CD) is generally consistent with the land use plan.

COMMERCIAL LAND USE ACTION ITEMS

1. Pursue creative reuse and interior subdivision of big box buildings
2. Locate non-residential mixed uses along major and minor thoroughfares.
Planning Department

1. None

Police
No Concerns

Fire
No Concerns

Public Works
No Concerns

Parks and Rec
No Concerns