

2012 Corporate Lane, Unit 140

DETAILED DESCRIPTION OF VARIANCE REQUEST

REVISED January 6, 2022

The Petitioner is requesting a variance to the Code parking requirements. The Petitioner's planned use is a basketball training facility, which most closely aligns with the City's definition of a fitness facility. However, their use is not as an "assembly" gymnasium nor used for basketball games. Their use is 90% individual instruction. The other 10% will be instructional classes, which take place two to three times per week, usually on the weekends. These classes consist of 3 – 4 students.

The best way to understand their use is to compare it with baseball "batting cages". As can be seen on the site plan, there will be eight (8) individual "basketball cages" each with one hoop, for individual training.

The Code requirement for parking of a fitness facility is four (4) parking spaces per 1,000 square feet of gross floor area. The Subject Property gross floor area is 21,460 sf, requiring 86 parking spaces.

The Petitioner's experience at existing sites, indicates a range of 16-25 students at one time. Typical parking usage, on weekday peak hours, 4:00 – 8:00pm is 10 – 15 spaces. On weekends, the use is more spread out and peak period is early to mid-afternoon use of less than a dozen spaces. This information is derived from the Petitioner's experience at their existing 20 locations. While there are typically 16 – 25 participants using the facility at any one time, it has been the Petitioner's experience that about 50% of the participants are siblings that arrive in the same vehicle, and another 25% of the participants are dropped off at the facility while their parents do other errands. Also, the Petitioner's use is concentrated in early evening and on weekends. The Subject Site, as can be seen on the Tenant Roster, is over 90% business open during traditional business hours Monday through Friday.

The Subject Site has 238 parking spaces. The Subject unit has 25 dedicated spaces for their use.

With the dedicated parking spaces, and the open parking available during the evening and weekends, there is more than adequate parking available for the Petitioner's intended use.

The tradename for the Petitioner, 2012 Corporate Lane, is "Shoot 360". Shoot 360 is a nationwide (20 existing locations) provider of basketball skills training. Shoot 360 uses immersive technology in helping athletes to train and improve their game. Shoot 360 brings these technologies, along with expert coaching, under partnership with former or current NBA players, to players of all ages and levels.