

# Rockhill Proposal Information ... as of Feb 7, 2010

## Summary Overview of the Relocation Plan of the Rockhill Tennis Club

On January 15th, Rockhill Tennis Club (RTC) filed with Kansas City's City Plan Commission (CPC) two related applications, a Development Plan Amendment and an Area Land Use Plan Amendment. These applications are currently scheduled for public hearing on March 2<sup>nd</sup> (we have been advised by RTC that it intends to continue the hearing for 4 weeks to provide additional time for information-sharing and dialogue with Crestwood). For the City's administrative procedures, the project has been assigned Case Number 249-S-10. The most significant element of RTC's filing is the proposal to change the land use for this particular property in the South Central Area Land Use Plan from Residential, as it is now, to Public/Semi-Public.

According to the filing document, the proposed project site is comprised of 2.38 acres. On this site, the RTC currently proposes to provide:

- Four outdoor tennis courts, two of which, those on the north (UMKC) side, would have some illumination and the ability to be covered during the winter season (current RTC site has six courts)
- A 25-meter long multilane pool which may be used for competitive swimming meets, as well as general recreation
- 31 parking spaces (current RTC site has about 80 spaces)
- No significant changes are shown to the exterior of the existing structures on the property

In the applications filed January 15<sup>th</sup>, RTC acknowledges the requirement of 52 parking spaces. This is based on maximum 200 members and a full time staff of 8. One parking space is required per four members or full time staff person. The plan provides 31 parking spaces. To meet the parking requirement of 52 spaces, additional parking would have to be provided within 500 feet of the principal site unless some degree of variance is obtained. A copy of the executed lease or license agreement would have to accompany a separate application to the Board of Zoning Adjustment. The only current property within 500 feet that could conceivably meet this requirement is UMKC.

At this point, RTC's project representatives have indicated that the plan is still being developed/refined, including the operating business model. Currently the RTC membership is approximately 150, while its website indicates the Club has a maximum size of 350. The Club has indicated it will amend its bylaws accordingly to reflect the lower permissible number.

RTC's legal representation for the proposed relation is Douglas Stone of the Polsinelli Shughart law firm,

## Overview of the City's Review process

The City review process requires the plan be considered in three stages, as noted below. For the benefit of any Crestwood neighbors who might wish to contact the public officials who will be involved in considering the Plan, I have identified the contact persons, as well as their phones, and emails.

### Provides for testimony by RTC and others for and against:

#### **1st: City Plan Commission (8-members, all residents appointed by the Mayor)**

CPC rules prohibit direct contact with commission members on applications to avoid conflicts of interest and undue influence.

Contacted through City Planning Staff assigned to the RTC project:

John Eckardt	Acting Div. Mgr.	816-513-2848	john_eckardt@kcmo.org
Jacob Dobsch	Planner	816-513-2854	jacob_dobsch@kcmo.org

#### **2nd: City Planning and Zoning Committee of the City Council**

Bill Skaggs	Chair	816-513-1619	jackie_burton@kcmo.org
Cindy Circo	Vice Chair	816-513-1633	gina_boucher@kcmo.org
Beth Gottstein	Member	816-513-1616	jim_giles@kcmo.org
John Sharp	Member	816-513-1615	araceli_gallegos@kcmo.org
Ed Ford	Member	816-513-1601	lisa_minardi@kcmo.org

### Usually Does not Provide for testimony:

#### **3rd: Full City Council (in addition to those above)**

Mark Funkhouser	Mayor	816-513-3500	mayor@kcmo.org
Deb Hermann	Member	816-513-1624	terri_wolfe@kcmo.org
Bill Skaggs	Member	816-513-1619	jackie_burton@kcmo.org
Russ Johnson	Member	816-513-1622	traci_gleason@kcmo.org
Melba Curls	Member	816-513-1605	melba_curls@kcmo.org
Sharon Sanders Brooks	Member	816-513-1608	kimberly_randolph@kcmo.org
Jan Marcason	Member	816-513-1617	susan_borge@kcmo.org
Terry Riley	Member	816-513-1629	schylon_clayton@kcmo.org
Cathy Jolly	Member	816-513-1602	lisa_sturgeon@kcmo.org