

# **EOLA TENNIS ACADEMY**

## **QUALIFYING STATEMENT**

### **Development Proposal**

Eola Tennis Academy (“ETA”) was established in 2015 and the facility was opened in December of 2017. It provides tennis instruction and training for children, young adults and adults. It is located at 2390 South Eola Road, Aurora. This indoor facility consists of four courts.

In 2015, the City approved a Special Use Permit for a Special Purpose Recreational Use, a Parking Variance, and a Final Plat for ETA.

ETA has recently purchased a 1.1-acre parcel of land adjacent to the north of its existing indoor facility (located at 2320 South Eola Road). ETA proposes to construct six outdoor lighted tennis courts.

ETA provides the following information regarding the outdoor tennis courts:

- Number of courts: 6
- Months of operation: March – October
- Hours of operation: 8:00 a.m. – 8:00 p.m.
- Maximum number of players: 24/hour
- Average number of players: 6/hour
- Number of staff: 4
- Type of programming: training; instruction; practice; and recreational play
- Open play: Not anticipated
- Tournaments/special events: None
- Spectator seating: None
- Amenities/food service: None
- Type of lighting: LED Sports Lighting
- Hours of lighting: 6:00 p.m. – 8:00 p.m. (April/September/October)

- Lighting shields: The Ephesus LED sports lighting technology has state-of-the-art silicone optics, with internal shielding for every LED diode cluster. Ephesus uses COB technology that is backset 3 inches from the outer shield on the black heatsink. This prevents peripheral glare for athletes, spectators and surrounding residents. This Ephesus product prevents glare and trespass light, without the need of up-lighting.

### **Requested Variances, Modifications and Exceptions from the City's Codes and Ordinances**

No additional variances and no modifications nor exceptions are being requested.

### **Required Entitlements**

- Revision to the Special Use for a Special Purpose Recreational Institution
- Revision to the Final Development Plan
- Final Plat Revision

### **Review Standards**

#### ***a) The public health, safety, morals, comfort or general welfare***

The construction of these outdoor courts will contribute to improved public health by providing another venue for more exercise, in a safe environment which in turn will benefit and improve the morals, comfort and general welfare of the community.

#### ***b) The use and enjoyment of other property already established or permitted in the general area***

The proposed outdoor tennis courts will function as an accessory use to the indoor tennis facility. The use will complement the other commercial uses in the area and will help establish a nice buffer between the existing commercial uses and the multi-family residences in the Georgetown Commons and Washington Square Subdivisions to the east.

#### ***c) Property values within the neighborhood***

Adding new tennis courts on the vacant lot will continue to stabilize and improve property values within the neighborhood.

#### ***d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts***

The additional recreational use will not prevent the normal and orderly development of other still vacant commercial lots adjacent to the Subject Property. The additional people using the outdoor tennis courts should encourage other commercial users to locate on the surrounding property.

***e) Utilities, access roads, drainage and/or other necessary facilities***

The infrastructure for this property was installed with the development of the commercial subdivision in which the property is located. This infrastructure was designed for commercial uses and is sufficient to serve the outdoor tennis courts.

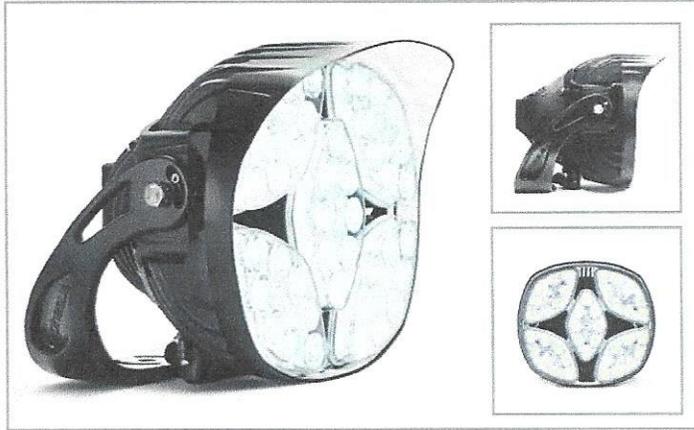
***f) Ingress and egress as it relates to traffic congestion in the public streets***

The Eola Crossings development is very well designed and constructed to provide cross access between the lots within the subdivision and then connecting to Hafenrichter and Eola Roads. The accessory outdoor tennis courts are low traffic and parking generators which will not cause congestion in the public streets.

***g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located***

The outdoor tennis courts can be constructed pursuant to the underlying applicable regulations of the Planned Development District commercial zoning and the parking modification and variance granted with the approval of the indoor tennis facility.

Project		Catalog #		Type	
Prepared by		Notes		Date	



# Ephesus

## All Field

### LED Sports Lighting

#### Typical Applications

Pro Arenas • University & Collegiate Arenas • Gymnasiums & Field Houses

#### Interactive Menu

- Product Order Information [page 2](#)
- Technical Specifications [page 2](#)
- System Performance [page 2](#)
- Mounting Information [page 3](#)

#### Product Certification



#### Top Product Features

- Custom-engineered optics direct light precisely where needed
- Versatile mounting bracket designed for ease of installation
- Ultra-low EMI noise generation eliminating electrical interference
- Rugged, weather-tight design ensures durability in harsh environments

#### Dimensional Details

