



## PLANNING

**To:** Planning & Zoning Commission

**From:** Jerron Hicks, Planner

**Through:** David Hoover, AICP, Director of Development Services

**Cc:** Suzanne Porter, AICP, Planning Manager

**Re:** Planned Development for 207 North Coleman Street

**Meeting:** March 25, 2026

**Item No. 7**

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**Agenda Item:**

Conduct a Public Hearing and consider and act upon a request for a Planned Development for an for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street. (ZONE-25-0009)

**Future Land Use Plan:**

The Future Land Use Plan recommends Old Town District.

**Zoning:**

The property is zoned Single Family-15.

**Thoroughfare Plan:**

This property has direct access to Coleman Street.

**Parks Master Plan:**

The Parks Master Plan does not indicate a park is needed on the subject property.

**Legal Obligations and Review:**

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

**Attached Documents:**

1. Aerial Map
2. Zoning Map
3. Future Land Use Exhibit
4. Exhibit A-1 – Metes and Bounds Description

5. Exhibit A-2 - Boundary Exhibit
6. Exhibit B – Letter of Intent
7. Exhibit C – Development Standards
8. Exhibit D – Conceptual Plan
9. Exhibit E – Development Schedule
10. Exhibit F – Elevations
11. Exhibit G – Open Space Plan
12. Draft Development Agreement

**Description of Agenda Item:**

The purpose of this request is to create a Planned Development for an existing single-family home to be converted into an indoor golf simulator facility. The Planned Development addresses standards such as permitted uses, open space, and building materials.

**Conformance:**

The zoning and land use of the surrounding properties are shown below.

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Single Family-15	Single-Family	Old Town District
<b>North</b>	Single Family-15	Single-Family	Old Town District
<b>East</b>	Planned Development-45 (Downtown Office)	Commercial	Old Town District
<b>South</b>	Downtown Office	Chamber of Commerce	Old Town District
<b>West</b>	Single Family-15	Single-Family	Old Town District

**District Regulations:**

The district regulations for this Planned Development in comparison to the district regulations for Downtown Retail in the Town’s Zoning Ordinance are shown below.

	<b>District Regulations (Downtown Retail)</b>	<b>District Regulations (Development Standards)</b>
<b>Front Setback (Coleman Street)</b>	<b>Setback:</b> None	<b>Setback:</b> None
<b>Side Setback (Adjacent to Residential)</b>	<b>Setback:</b> 10’	<b>Setback:</b> 10’
<b>Side Setback (Adjacent to DTO)</b>	<b>Setback:</b> 10’	<b>Setback:</b> 10’
<b>Rear Setback (Adjacent to Residential)</b>	<b>Setback:</b> 10’	<b>Setback:</b> 10’

**Uses:**

The permitted use(s) within this Planned Development are shown below.

- Golf Simulator

**Landscaping and Open Space:**

The landscaping standards for this Planned Development in comparison to the landscaping standards for commercial development in the Downtown Retail District are shown below.

	<b>Required Landscaping (Downtown Retail)</b>	<b>Proposed Landscaping (Development Standards)</b>
<b>Northern Boundary</b>	<b>Buffer:</b> 15' Landscape Buffer	<b>Buffer:</b> 5' Landscape Buffer
<b>Eastern Boundary (Coleman Street)</b>	<b>Buffer:</b> 15' Landscape Easement	<b>Buffer:</b> 5' Landscape Easement
<b>Southern Boundary</b>	<b>Buffer:</b> 5' Landscape Buffer	<b>Buffer:</b> 5' Landscape Buffer
<b>Western Boundary</b>	<b>Buffer:</b> 15' Landscape Buffer	<b>Buffer:</b> 5' Landscape Buffer
<b>Open Space</b>	<b>Requirement:</b> 7% of Net Lot Area	<b>Requirement:</b> 7% of Net Lot Area

**Building Materials:**

The primary building material will be fiber cement siding and awnings will be architectural materials that complement the building such as metal roof or shingle.

**Town Staff Recommendation:**

Town Staff recommends approval of the request for a Planned Development for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street.

**Town Council Public Hearing:**

Upon a recommendation by the Planning and Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their regular meeting on April 28, 2026.