



# **Western Hills Athletic Club Site Improvements**

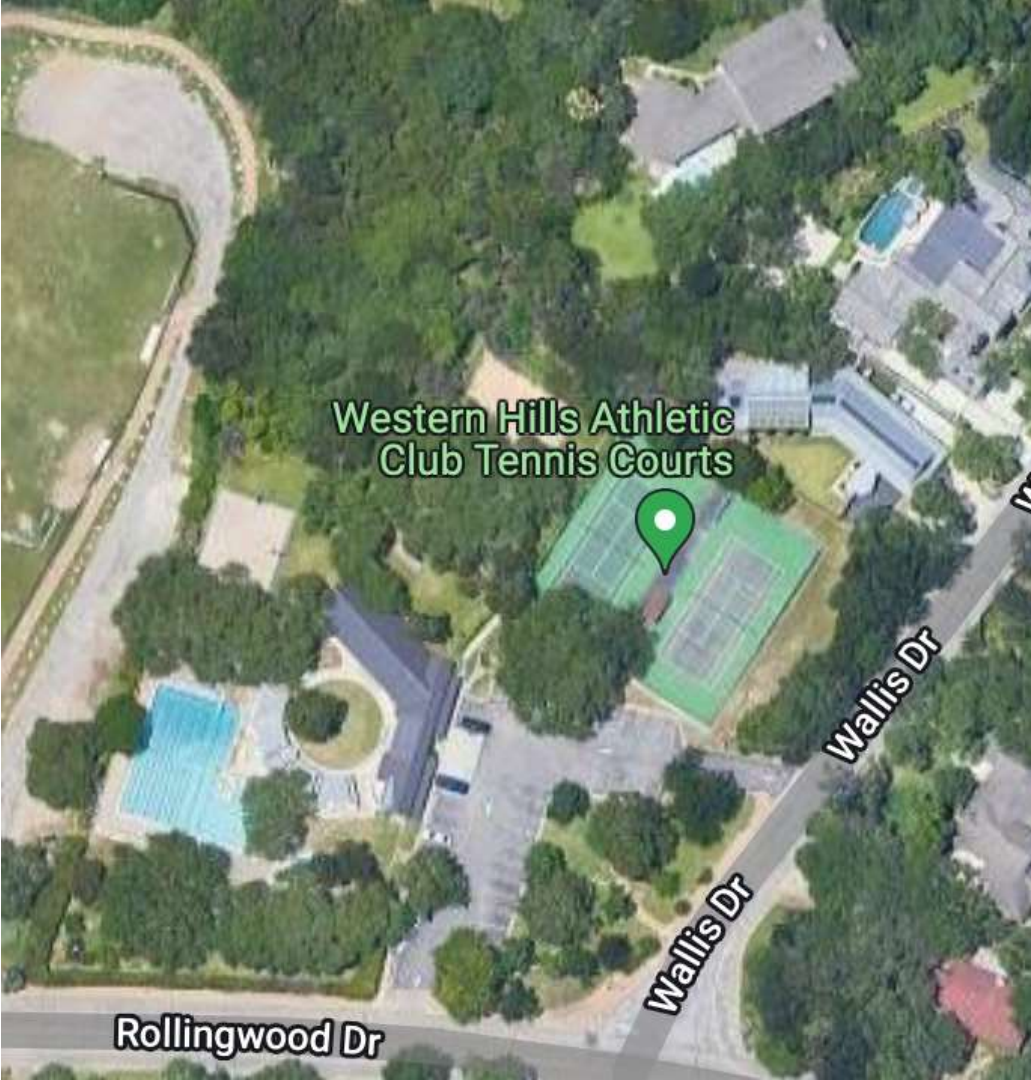
**A proposal before the Board of Adjustments,  
City of Rollingwood**

**January 11, 2023**



## **Summary of Proposed Improvements**

- (1) Reconstruct tennis courts;
- (2) Replace volleyball court with new pickleball/tennis courts;
- (3) Improve drainage;
- (4) Improve landscaping
- (5) Decrease non-conformity with code

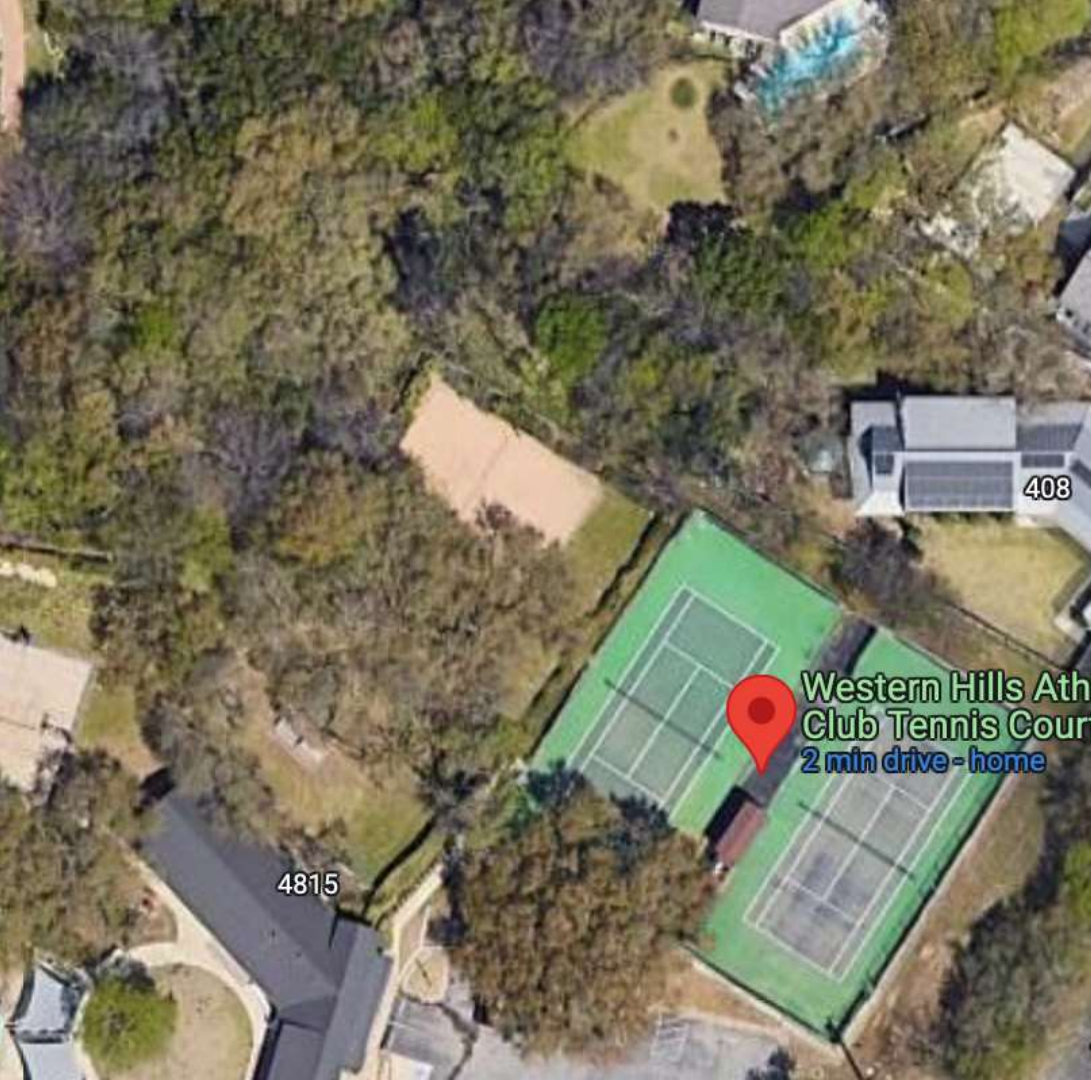


## WHAC

1968: Club founded

1976: Tennis court built

1984: Volleyball court  
built



Closer view of the  
tennis and  
volleyball courts





Lower court damage: multiple cracks (some dangerous), worn surface



Upper Court Damage: weakened foundation, dead spots, worn surface





Chain link fence: rusted, leaning, and missing rails and other parts



Asphalt berm between lower and upper courts: wider than needed barrier; unsightly. Replacing it with wall decreases material costs and impervious cover.





Reconstruction of  
the volleyball area...

# Volleyball v. Pickleball/tennis

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- Volleyball court seldom used
- Pickleball growing rapidly, across various ages and physical abilities
- “8 to 80” design
- A hybrid pickleball/tennis court more flexible use of space and activities



A private court on Hatley Dr, striped for both sports

# Pickleball/Tennis Activities



## Members

- **Clinics, camps, and lessons** (Youth and adult tennis)
- **Social Round Robins** (Adult tennis and pickleball)
- **Non-programmed** family and member play

## Members and Guests

- **Leagues** (Youth tennis; Adult tennis and pickleball)
- **City/Club Tournaments** (pickleball and tennis)



# Pickleball Noise Tests and Accommodations



1. Pickleball experiments at WHAC.
  - a. Regular play on both the sport court and the tennis courts since October 2022
  - b. Interviews with neighbors suggest no impact on noise disturbances
2. Evaluation of the impact of other installations
  - a. Interviews with Hatley neighborhood indicate concern
3. Accommodations
  - a. Restrict pickleball before 9AM
  - b. Consider restricting equipment to "Sun City" equipment subject to neighbors' requests
4. Existing restrictions
  - a. Noise levels not to exceed those capped by city ordinances

# Member and Community Outreach




Interviews with

1. Members
2. Non-member residents
3. WHAC Neighbors
4. Hatley neighborhood

## Zoning Constraints



- (1) **Sec. 107-242.** 30 ft greenbelt zone required between park and residential lots. **Variance Granted**
  - (2) **Sec. 107-35.** Tennis courts may not be built between the setback line and the lot line. **Variance Granted**
  - (3) **Sec. 107-422.** May not extend any non-conformity. **Variance not granted.**
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Hatley Fields, 1970 (two years after WHAC founding)





The originally proposed design (**purple**) *increases* the encroachment into the setback.

An alternative design (**blue**) compromises trees and other structures

Both plans are suboptimal





# Design Enhancements

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1. California Corners
2. Timber posts
3. Dense landscaping





The design preserves a magnificent oak to grace the new courts' entrance

## 107-491. Special Exceptions

(a) The board may, in a specific case, where the board makes the findings required under subsection (c) herein, grant the following special exceptions from the requirements of this division:

Overview

Trend analysis

Deliverables

- (1) Permit the **reconstruction of a nonconforming building or structure that has been damaged** by fire or other cause;
- (2) Permit the **enlargement or extension of a nonconforming use** or nonconforming building upon the lot occupied by such use or building at the time of the passage of this division;



## 107-491 (continued)

(c) Prior to granting a special exception, the board shall make a finding that it is empowered under this chapter to grant the special exception, that the **public convenience and welfare** will not be substantially or permanently injured in the granting of the special exception, and that the grant of the special exception will not adversely affect the **public health, convenience, safety or general welfare**.

# Expected Impact on “**health, convenience, and welfare**”



The site improvements...

1. Include senior residents/connect **generations**
2. Increase **social capital**
3. Enhance **beauty** of property and neighborhood
4. Increase **recreational** opportunities
5. Increase **value** and **reputation** of the City of Rollingwood
6. Improve **landscaping** and long-term tree population
7. Improve **drainage**
8. Restore an important **local landmark**
9. **Decrease non-conformity with city code**