To, The City of Wylie, Ref: SUP approval request for Indoor Athletic @ ALDI WYLIE ADDITION (CWY), BLK A, LOT 2B

We are applying for a Special Use Permit for building an Indoor Athletic facility

Our objective is to promote the sport of badminton in a family setting while striving to create a positive activity based environment which will help both the mind and the body.

It will be a community oriented recreational facility. Through this upcoming and fast growing sport in the USA, we want to promote active living for the entire family and want to promote this sport as an alternative to the various sit-and-play activities involving electronic devices which many people (especially young people) are becoming addicted to.

The facility would primarily operate as a reservation-only gym with some courts reserved for singles matches and some for doubles. Court reservations need to be made online prior to the arrival by guests/members. As an ancillary use, classes would be held during the week. Such classes would last between 1 to 3 hours.

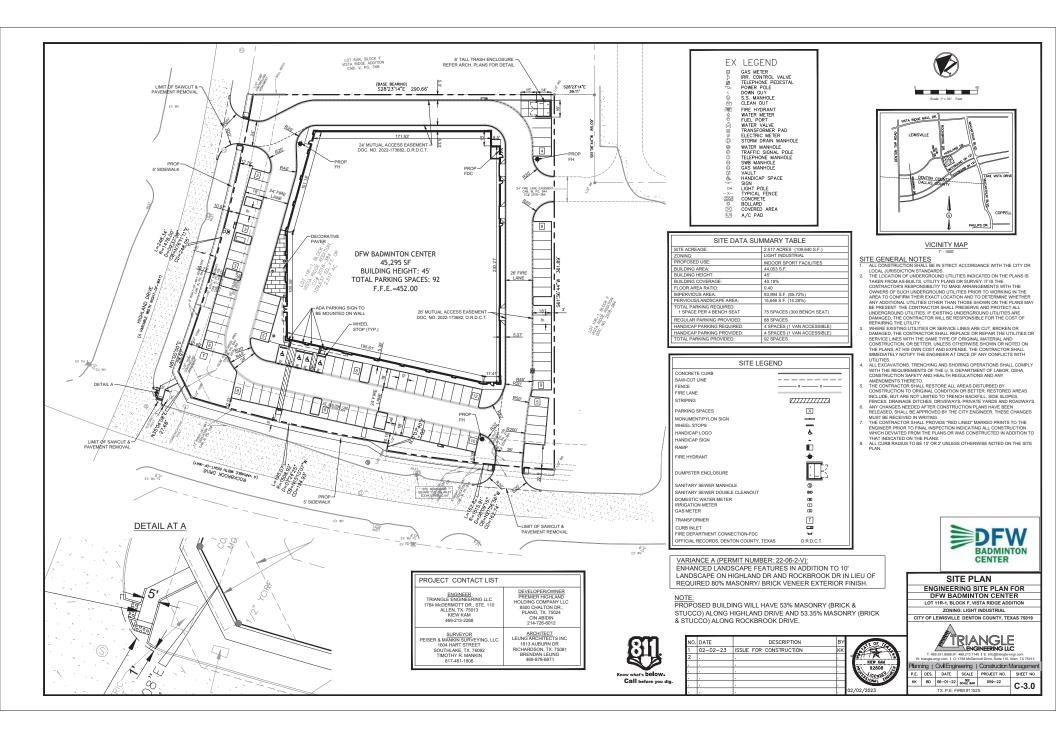
For this project, the busy time will be weekday evenings and weekend mornings. We believe that the design, location, size and operating characteristics of this project are compatible with the development in the vicinity where many young families are moving in. The design of the project will make it physically suitable for the type, density and intensity of the proposed use. It will be very helpful to public health, safety and welfare of the neighborhood families. Similar projects with the same sport in other cities and states provide 3 parking spots per court. The proposed project is also designed to have slightly more than 3 parking spots per court. This parking ratio along with our reservation-only model will ensure that we will have enough parking for our customers.

We are pleased to share that the building design we have created is visually appealing and aesthetically pleasing. The attention to detail and careful consideration of various design elements needed for this sport have been incorporated as you can see in the attached visual renderings.

We kindly request that the City of Wylie approve our special use permit application, which we believe meets all the necessary requirements and will benefit the community to stay active and healthy.

Sincerely,

Amit Gupta 5/4/2023 Amit Gupta for PANAM Group., LLC





March 22, 2023

Andrew Belter Dynamic Engineering Consultants, PC 714 S Greenville Ave Allen, TX 75002

RE: SITE2023-0010 – Approval of a Site Plan for PANM Development

Dear Mr. Belter:

On March 22, 2023, Staff approved a site plan for the PANM Development project, which was received by the Planning Department on March 17, 2023. The approval is conditioned as follows:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, enclosed.

Please note Section 146-45 (Site plan approval) of the Zoning Ordinance states that a site plan shall expire two years after its approval (site plans submitted for a planned development or specific use permit shall not expire), if no building permits have been issued for the site, or if a building permit has been issued but has subsequently lapsed. Since this site plan is for a planned development district, the approval shall not expire.

If you have questions about the approval of this item, please contact Jake Bennett at 972-547-7413.

The Planning Department consistently strives to provide quality, professional customer service to our applicants. In an effort to evaluate and improve the service we provide, we ask that you complete <u>this brief customer service survey</u>. We sincerely appreciate your responses and opinions!

Sincerely,

John Demi

Jake Bennett Planner I

cc: Jeff Harris, Plans Examiner Pamela Jeffery, Senior Planning Technician Abdoulie Jarju, Senior Planning Technician Dana Stillwell, Project Expeditor

Enclosures

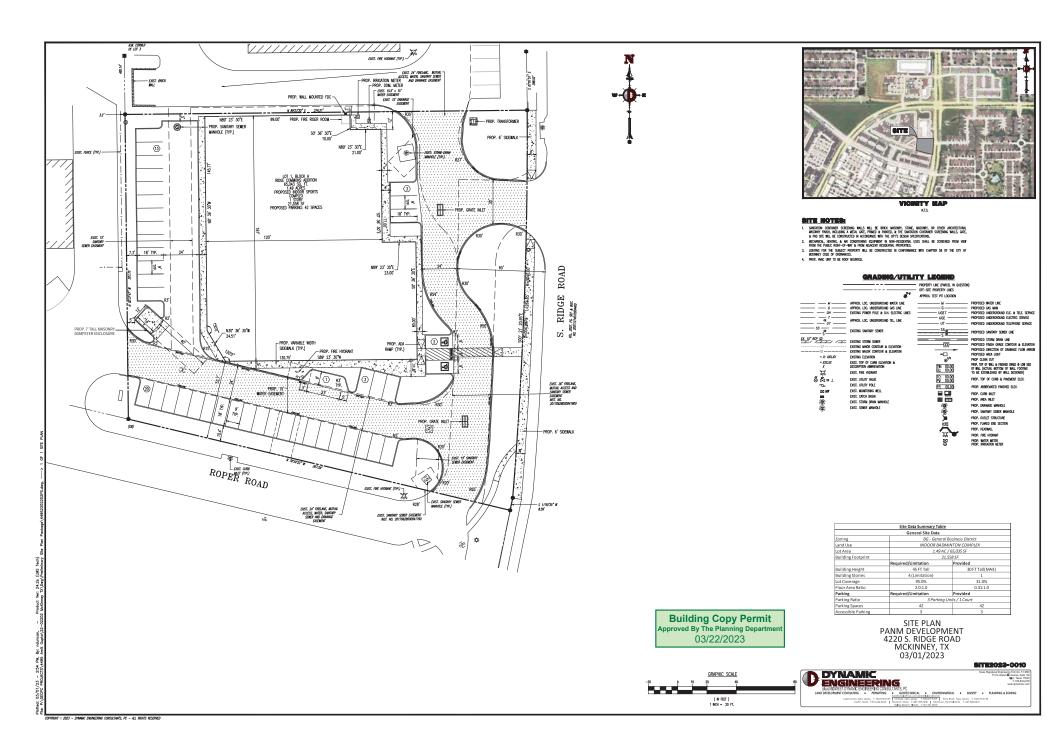
Standard Conditions for Site Plan Approval Checklist

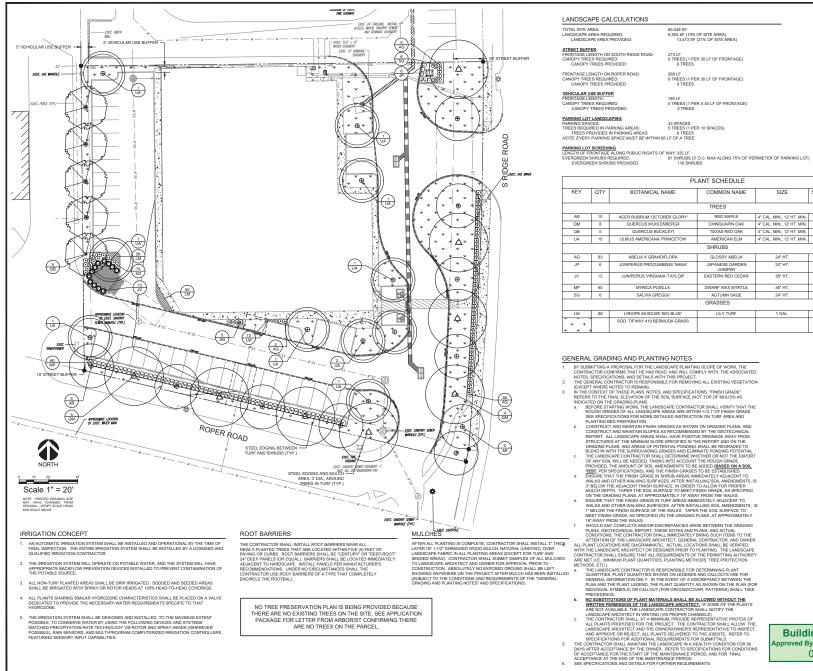
The conditions listed below marked with a " \boxtimes " need to be satisfied by the applicant, prior to issuance of a building permit.

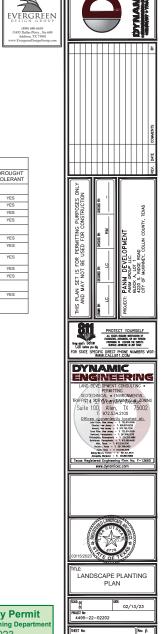
- Approval of building permit plans by the Chief Building Official.
- Approval of architectural building elevations, in accordance with Section 146-139 of the Zoning Ordinance, by the Chief Building Official.
- Approval of grading and drainage plans by the City Engineer.
- Approval of public improvement construction plans by the City Engineer.
- Approval of utility construction plans by the City Engineer.
- Approval of an associated record plat or minor plat if the property is currently unplatted.
- Final location of fire hydrants be subject to review and approval by the Fire Marshal.
- The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.
- Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-11-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.
- All signage is to comply with the current Sign Ordinance of the City of McKinney, and as amended. Final location of all signage, as well as the dimension and construction specifications, be subject to review and approval by the Chief Building Official, under separate permit.

Prior to the issuance of a Certificate of Occupancy (C.O.):

- The applicant provide any additional easements as determined necessary by the City Engineer.
- The associated plat for the subject property be filed for record with the County Clerk.







LP-1

			1			
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	DROUG TOLERA
			TREES			
AR	10	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	4" CAL. MIN,; 12' HT. MIN.	PER PLAN	YES
QM	8	QUERCUS MUHLENBERGII	CHINQUAPIN OAK	4" CAL. MIN,; 12' HT. MIN.	PER PLAN	YES
QB	5	QUERCUS BUCKLEYI	TEXAS RED OAK	4" CAL. MIN,; 12' HT. MIN.	PER PLAN	YES
UA	10	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	4" CAL. MIN,; 12' HT. MIN.	PER PLAN	YES
			SHRUBS			
AG	83	ABELIA X GRANDIFLORA	GLOSSY ABELIA	24" HT.	30" O.C.	YES
JP	6	JUNIPERUS PROCUMBENS 'NANA'	JAPANESE GARDEN JUNIPER	24" HT.	3' O.C.	YES
JV	12	JUNIPERUS VIRGIANA 'TAYLOR'	EASTERN RED CEDAR	36" HT.	3' O.C.	YES
MP	60	MYRICA PUSILLA	DWARF WAX MYRTLE	36" HT.	3' O.C.	YES
SG	6	SALVIA GREGGII	AUTUMN SAGE	24" HT.	2' O.C.	YES
			GRASSES			
LM	88	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	1 GAL.	15" O.C.	YES
	1	SOD: TIFWAY 419 BERMUDA GRASS				

Building Copy Permit pproved By The Planning Depa 03/22/2023



PLANTING SPECIFICATIONS

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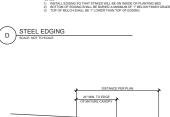
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Building Copy Permit

03/22/2023

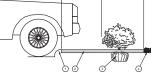


(1) ROLLED-TOP STEEL EDGING PER PLANS

MULCH. TYPE AND DEPTH PER PLANS

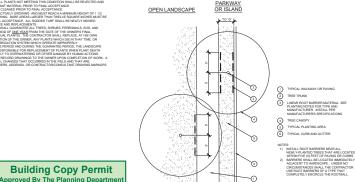
2 TAPERED STEEL STAKES.

4 FINISH GRADE.



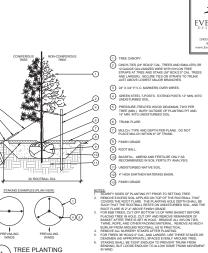


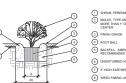




ROOT BARRIER - PLAN VIEW

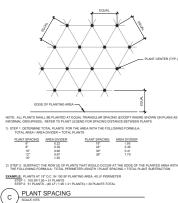
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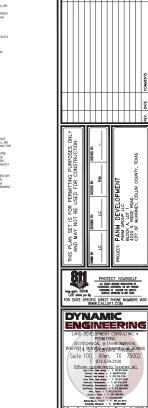




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as Registered Engineering Firm No. F-13660 www.dynamicec.com

LANDSCAPE

PECIFICATIONS & DETAIL

PROJECT No:

4495-22-02202

LP-2

02/13/23





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() SHRUB, PERENNIAL, OR ORNAMENTAL GRASS MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1° OF MULCH WITHIN 8° OF PLANT CENTER. 5 BACKFILL AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.







