

# UNIFIED VOLLEYBALL

## CONDITIONAL USE – 1655 W. HAMLIN ROAD (PCU2025-0003)

### Site

- Former dance studio

### Applicant

- Brian Kim,  
Unified Volleyball

### Planning Commission Action

- Unanimous  
recommendation  
for approval

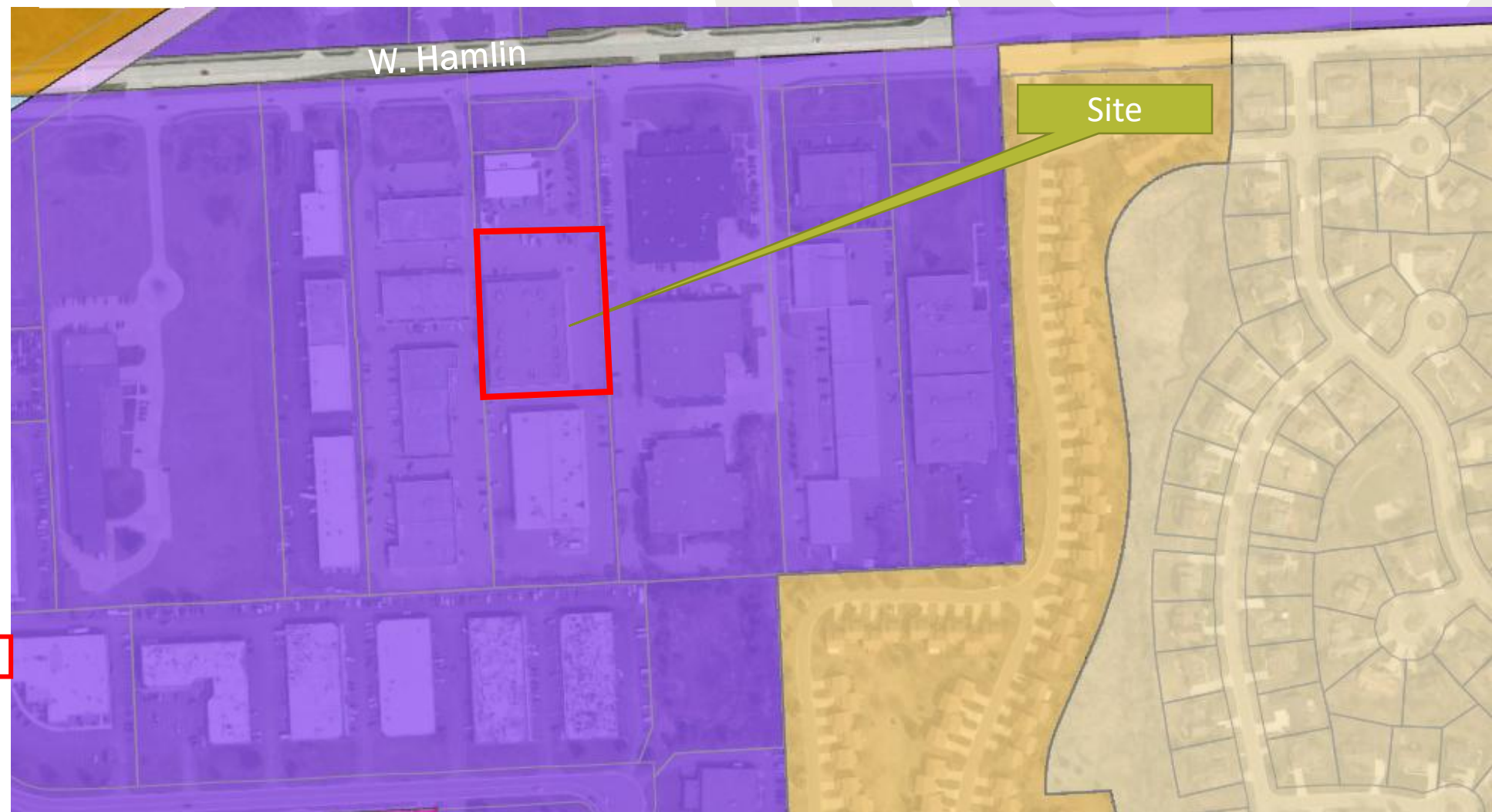




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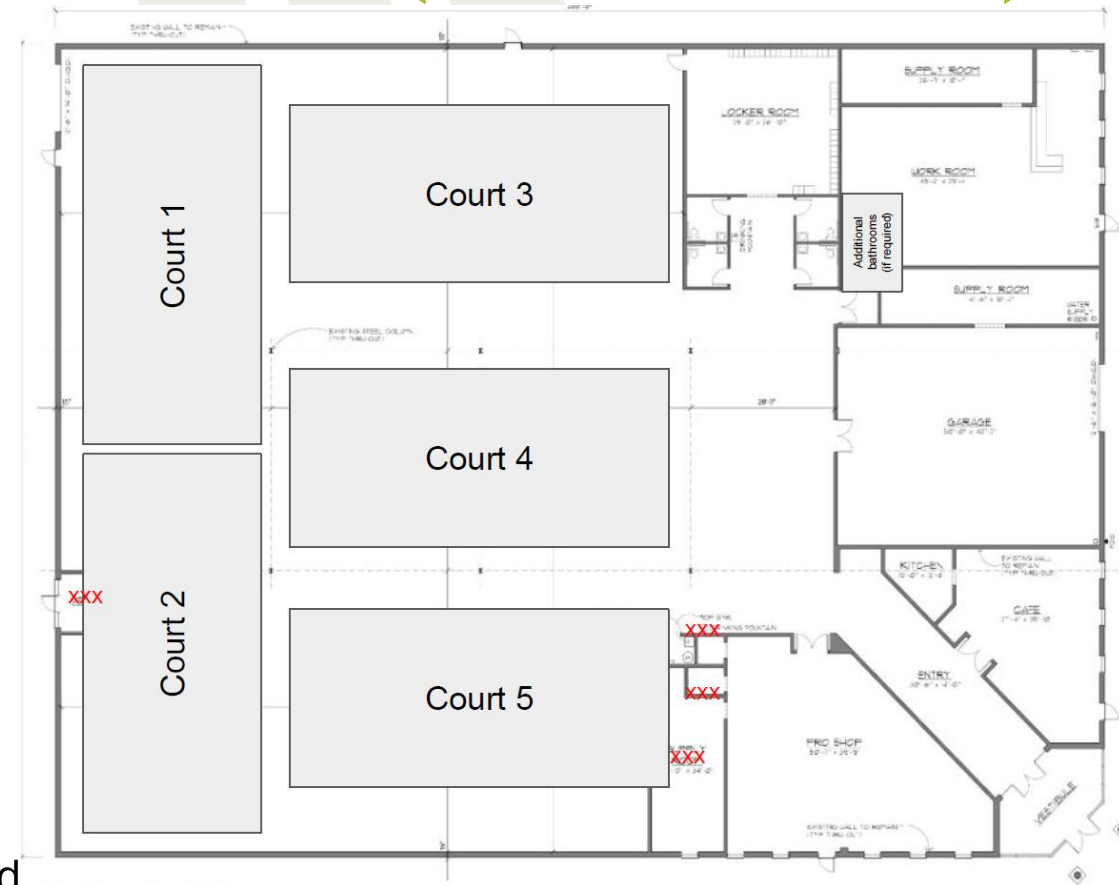
- RE One-Family Residential District
- R-1 One-Family Residential District
- R-2 One-Family Residential District
- R-3 One-Family Residential District
- R-4 One-Family Residential District
- RCD One-Family Residential Cluster District
- RM-1 Multiple-Family Residential District
- RMH Manufactured Housing Park District
- NB Neighborhood Business District
- CB Community Business District
- HB Highway Business District
- BD Brooklands District
- O Office District
- I Industrial District
- SP Special Purpose District
- EC Employment Center District**
- FB Flex Business Overlay District
- MR Mixed Residential Overlay District
- PUD Overlay



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- **Request:** Conditional Use Approval for a health, recreation & physical education facility
- **Previous Use:** Dance/gymnastics use
- **Size:** Approx. 29,950 sq. ft.
- **Hours of Operation:**
  - Fall (September – November) 5pm – 9pm
  - Winter/Spring (December – June) 4pm – 10pm
  - Summer (July – August) 10am – 7pm
- **Parking:** 99 spaces (with shared access to north & south)
- **Use:**
  - Currently on Waterview Dr. serves 30 youth volleyball teams, camps, clinics & associated programming
  - No tournaments, large competitions or outdoor use proposed
  - Business has been growing (roughly 2x the size of current building)
  - Projected occupancy = 90 people, including athletes, coaches, parents
  - Floor plan includes 5 courts, with accessory pro shop, café, garage, supply room, work room & locker room



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- *Will promote the intent & purpose of the Ordinance*
- *Will be designed, constructed, operated, maintained, & managed so as to be compatible, harmonious, & appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services & facilities affected by the land use & the community as a whole*
- *Will be served adequately by essential public facilities & services, such as highways, streets, police & fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service*
- *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare*
- *Will not create additional requirements at public cost for public facilities & services that will be detrimental to the economic welfare of the community*