

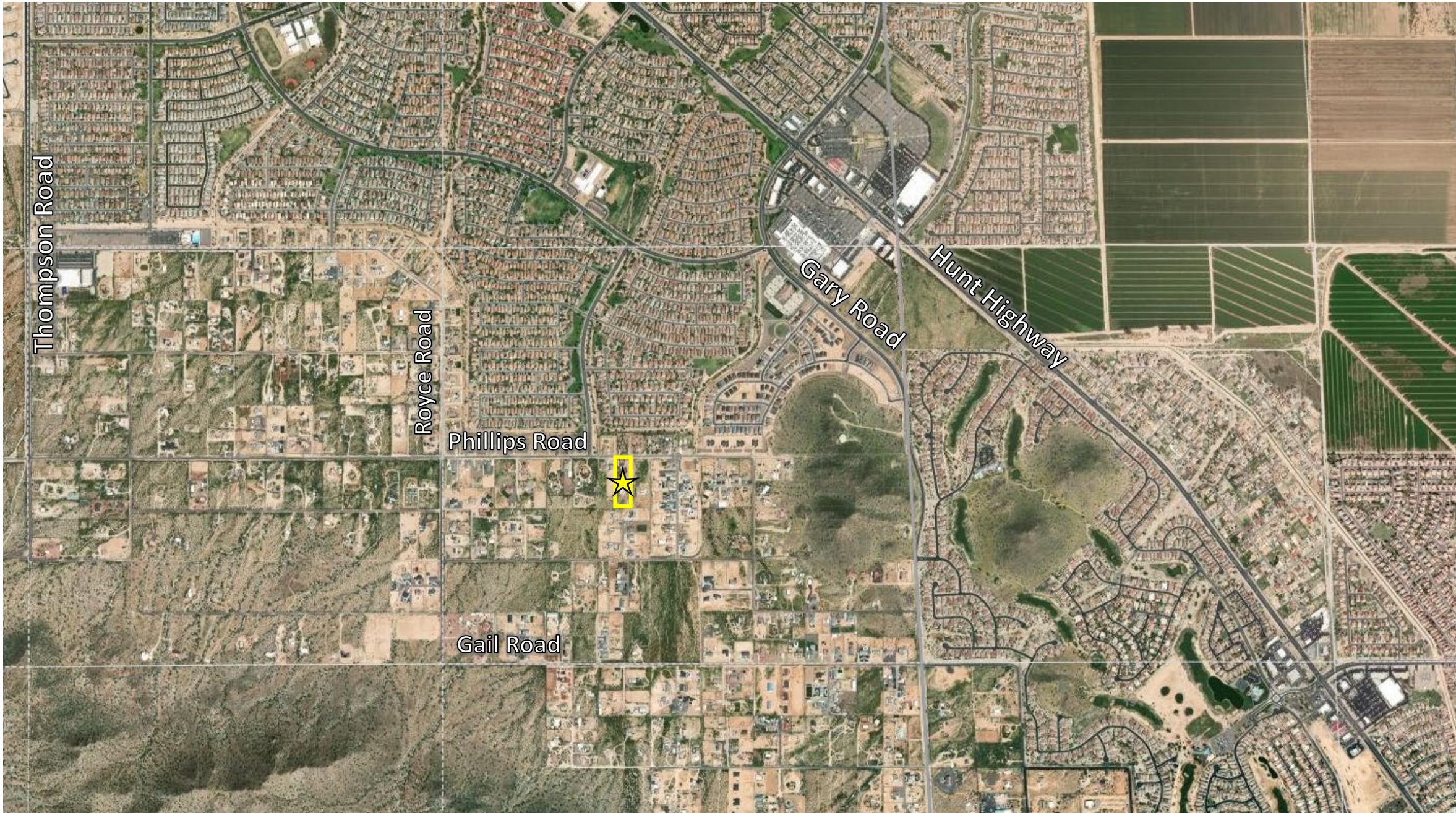


Phillips Tennis

2413 W. Phillips Road

Special Use Permit

SUP-033-23





Phillips Road

Saratoga Meadows Dr

Rollis Road

Marshall Dr



Looking North



Looking South

Phillips Tennis SUP
Neighborhood Meeting Sign-In Sheet

Tuesday, November 21, 2023; 5:00 pm
Desert Mountain Elementary School: 2413 W Phillips Road

NAME	ADDRESS	PHONE	EMAIL
Amber Knapp	1811 S Alma School Rd #283, Mesa, AZ 85210		Amber@upfrontplanning.com
Jessica Sarkissian			

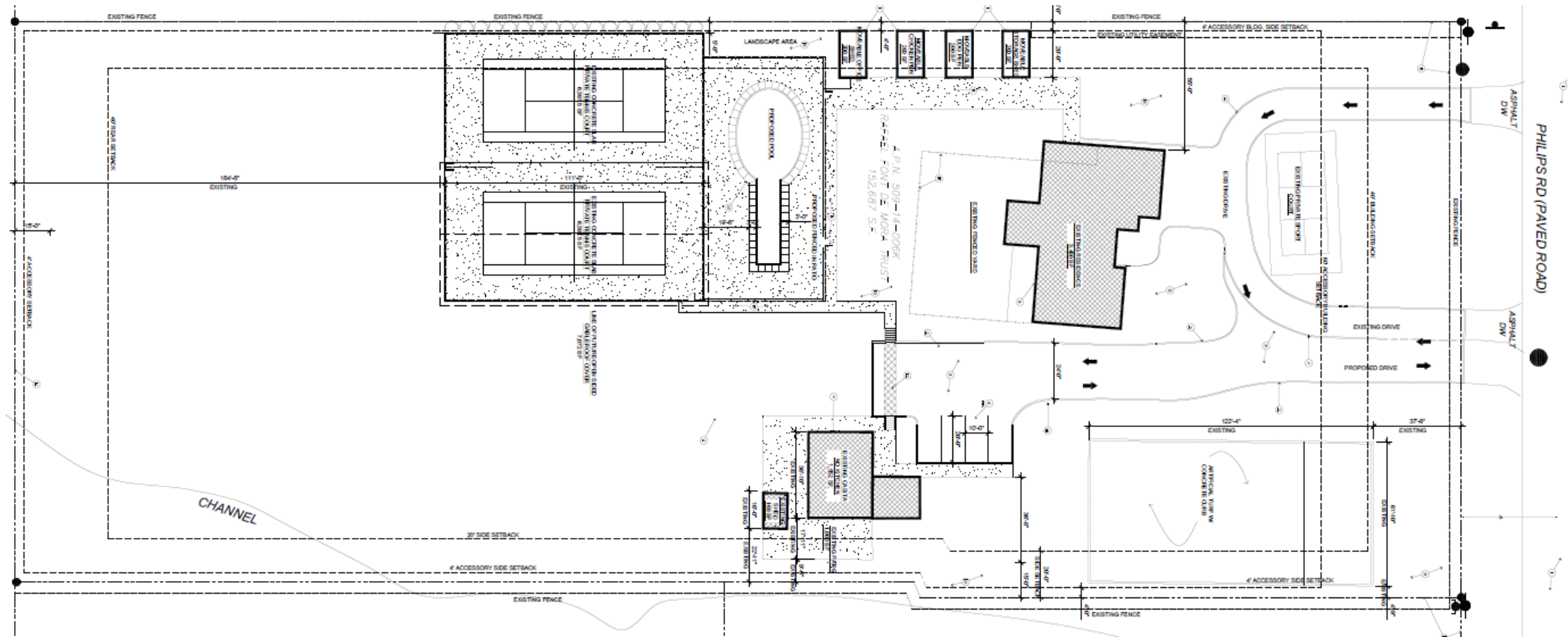
Carlyne LaHute
Antonio Cordova
Andrew Stanton
Pawla Soltis
Brian Brady
Sill Coedova
Barb Horvay
Russ Gannon
Jason Terry



Comments / Concerns

Antonio Cordova traffic, noise, light, values
 Brian Brady traffic, noise, Lily's (? max occupancy?)

Neighborhood meeting onsite: November 21, 2023



Proposal: This request is for a SUP to allow the property owner to utilize his existing personal tennis courts to provide personal tennis training for elite tennis players on site with restricted hours and clients and utilize his casita for 1-2 players during their training onsite.

There will be no outdoor lighting on the tennis courts, max. of 1-4 clients at a time & restricted hours.

Summer hours: Monday through Friday 6:00AM to 8:00AM and 6:00PM to 8:00PM.

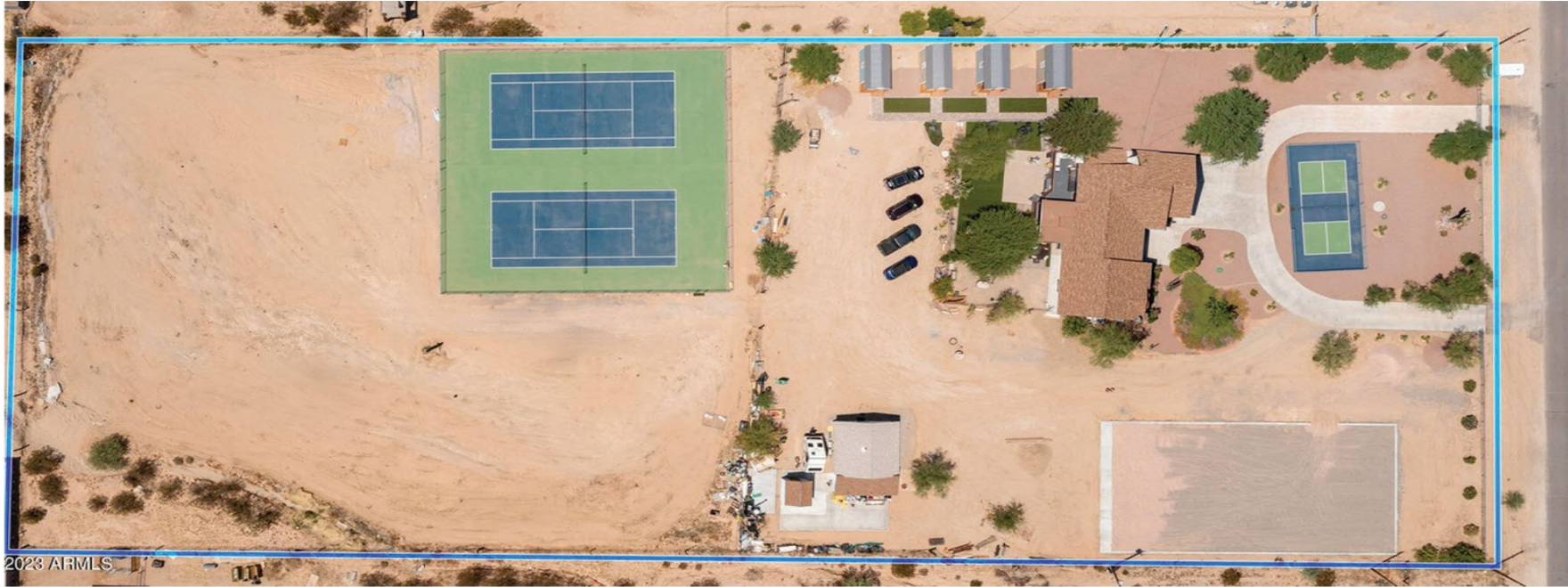
Winter hours: Monday through Friday 8:00AM to 11:00AM and 3:00PM to 6:00PM and Saturday mornings

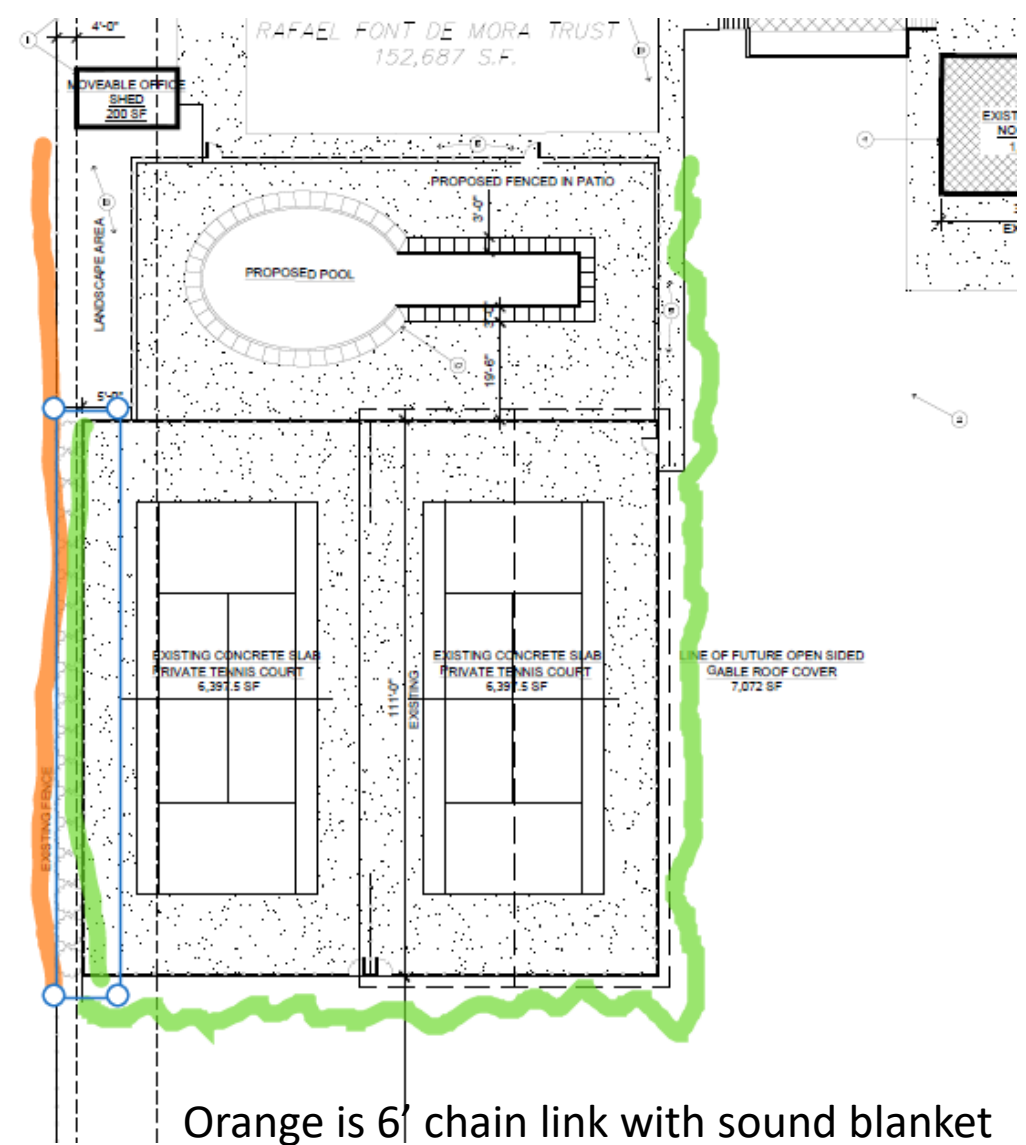
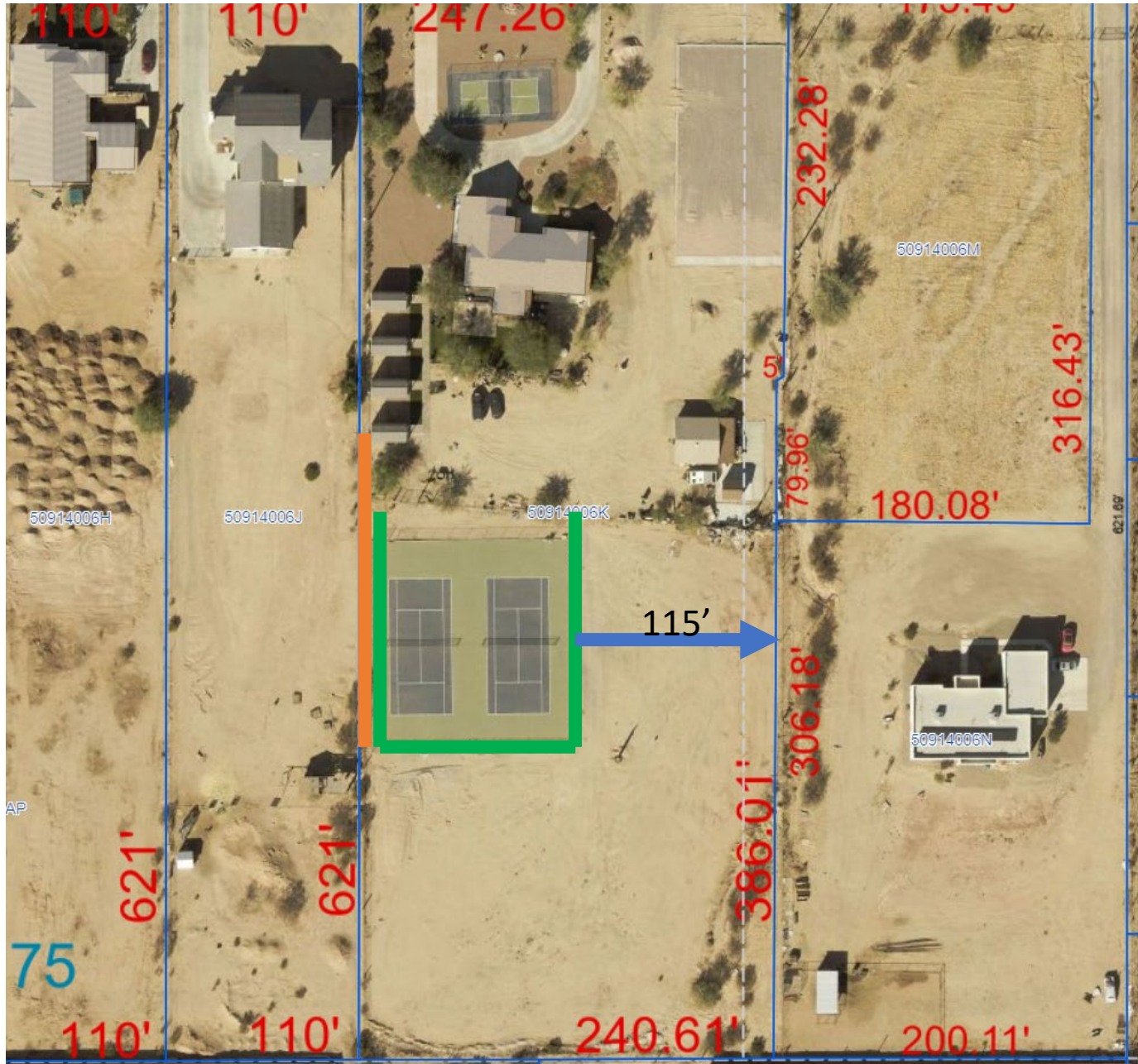
This use is a SUP and would not be able to expand into additional uses or buildings. Any adjustments to the intensity of this use would require a SUP amendment with a public hearing.

Traffic Impact Statement:

“The proposed tennis training facility site is forecasted to generate approximately 51 daily trips with 9 trips occurring in the morning peak hour and 10 trips occurring in the evening peak hour. *(This includes the household uses which is 19 of those trips forecasted)*

The accesses for the site are existing. The eastern driveway is proposed to be widened to accommodate clients at the tennis facility. The access spacing meets the driveway spacing per the Pinal County requirements. Due to the low forecasted site generated traffic by the proposed tennis training facility and sufficient driveway spacing, the proposed development is not anticipated to cause detrimental impacts to the surrounding roadway network.”





Orange is 6' chain link with sound blanket
 Green is irrigated oleanders

The sounds from a tennis game--minus all those loud grunts some players like to make when hitting the ball--are about 55 dB.





A. *Special uses.*

1. The following list of special uses is for consideration only for the following zoning districts: SR, SH, CAR, GR, CR-1A, CR-2, CR-3, CR-4, CR-5, TR, CB-1, CB-2, CI-B, CI-1, CI-2, MH, RV, MHP, and PM/RV.
 - a. Airport, heliport or landing field.
 - b. Amusement park or outdoor theater.
 - c. Cemetery or mausoleum.
 - d. Circus or carnival grounds.
 - e. Community building or recreation field.
 - f. Hospital, clinic or institution, nursing home, convalescent home, group home of 11 or more residents and assisted living center. An "assisted living center" is defined as a residential care institution that provides or contracts to provide supervisory care services, or directed care services for 11 or more residents. No such nursing home, convalescent home, group home or assisted living center shall be located on a lot with a property line within 1,200 feet, measured in a straight line in any direction, of the lot line of another such facility.
 - g. Medical marijuana dispensary. A medical marijuana dispensary is permitted as a conditional use subject to the conditions as set out in [chapter 2.191](#) PCDSC.
 - h. Privately and commercially operated recreational lake, swimming pool or tennis court.

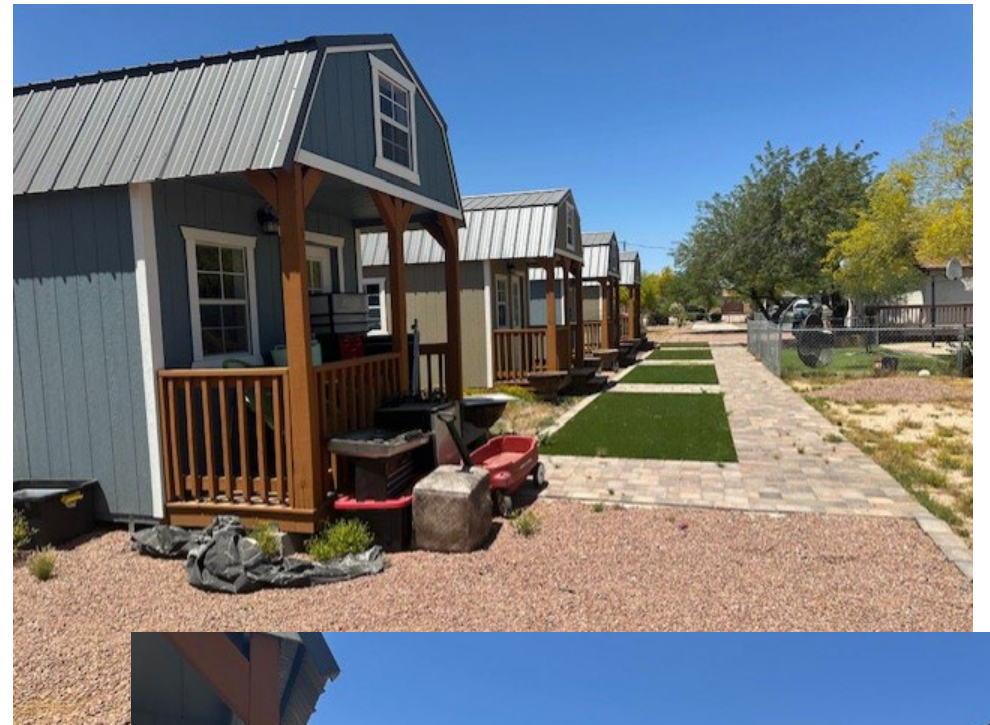
Only requires a SUP due to have tennis clients on site, similar to a horse training facility and private swim lessons in backyard or

Table 3. Existing Sound Level Measurement Results

Activity	Measurement Distance Source (feet)	A-weighted Equivalent Sound Level (LAeq, dBA)
Soccer with 12 campers	30	59.6
Tennis with 25 campers	80	51.3
Basketball with 7 campers	20	62.3
Swimming Pool with 84 campers	75	60.0
Parachute with 14 campers	30	59.5
Ambient conditions	n/a	57.6

Source: VHB 2013, 2015.

Noise Study for Southampton Tennis Club and Camp





















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Public Hearing Information NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 5-15-24

POST COPY OF ACTUAL NOTICE BELOW.



Devel



