



## Legislation Text

---

File #: ORD-3381, Version: 1

---

**Conduct a public hearing and consider adopting Ordinance No. 3381 approving a Specific Use Permit for a commercial indoor amusement facility located at 4372 Spring Valley Rd; and take appropriate action.**

**BACKGROUND:**

The applicant, GYSAT Ventures, is proposing to operate an indoor commercial amusement facility within an existing building located in the Spring Valley Business Center, on the south side of Spring Valley Road, approximately 1,300 feet east of Midway Road. It is located within the Light Industrial (LI) zoning district. The site is bounded on all sides by a mix of retail, office and light industrial uses allowed within the Light Industrial Zoning District. Any commercial amusement indoor facility located within Light Industrial requires a Specific Use Permit.

**DISCUSSION:**

The applicant is proposing to develop this indoor gaming facility where participants will work together, in each game room, to solve riddle and puzzles to find a specific object in the room in less than 60 minutes. The facility is designed to accommodate a maximum of 49 persons playing at the same time. The business would be operated in a 3,030 square feet suite within the existing office / showroom building at Spring Valley Business Center. The floorplan is divided into 4 game rooms, 3 of these are double rooms designed to facilitate game scenarios, each designed differently to accommodate the special theme for each type of game, an open space as the waiting area, a control room and a front desk area and a briefing room. Each game room has a maximum occupancy of 6 to 10 people at one time and each with a space varying from approximately 264 square feet to 420 square feet per game room. No outside activity, no outdoor storage and no additional retail uses are proposed for this location.

**RECOMMENDATION:**

The Planning and Zoning Commission voted to recommend approval of this Specific Use Permit as described in the Ordinance No. 3381.

**ATTACHMENTS:**

1. Location Map
2. Aerial Map
3. Information Memorandum
4. Ordinance No. 3381
5. Site Photographs