Project Description for 4241 L B MCLEOD RD. - Conditional Use Permit request to allow an indoor gym/training facility to be classified as indoor recreation.

MTG #: MTG2023-10477

Hours of Operation:
- Monday to Friday: 10:00 AM - 8:00 PM
- Saturday: 9:00 AM - 11:00 AM

Expected Capacity:
During these hours, we anticipate the following capacity and athlete groups:

1. Week Days From 10:00 AM to 3:00 PM:
   - Approximately 2 to 4 athletes per hour, primarily college and professional athletes.

2. Week Days From 3:00 PM to 4:00 PM:
   - Expecting 4 to 6 athletes, predominantly high school athletes who finish school during this time.

3. Week Days From 4:00 PM to 8:00 PM:
   - Anticipating 10 to 15 athletes every 2 hours, as baseball teams typically come in during this period.

4. On Saturday: 9:00 AM to 11:00 AM
   - Expecting 10 to 15 athletes per hour throughout the day, as baseball teams and athletes of various levels visit our facility.

Intended Use:
Core Speed and Sports Performance, LLC aims to provide comprehensive training for baseball athletes at the intended facility at 4241 L B McLeod Road. This includes:
- Speed and agility training
- Hitting instruction
- Pitching instruction
- Batting Cage Rentals for baseball teams and individual trainers

Facility Features:
Our facility will offer the following amenities:
- Batting cages
- Pitching stations
- Strength and conditioning equipment

Additional Information:
- We cater to athletes of various skill levels, from high school and college athletes to professional players.
- Our scheduling accommodates different athlete groups throughout the day with most of our one-on-one training taking place from 10 AM - 3 PM and our group/team training will take place from 4 PM - 8 PM. We feel that because our peak training won't start until around 4 PM our customers won't create parking or foot traffic issues for the other businesses in the area. Most of the other businesses in this industrial park have approx. operating hours of 8 AM-4 PM.
- In addition to our baseball-specific training programs, we have a strong commitment to our community. We are actively working on developing a mentorship program tailored for the surrounding neighborhood youth. This program aims to provide local kids with valuable guidance, support, and opportunities to benefit from our expertise and facility. Our goal is to foster a sense of community and give back to the areas surrounding the facility by empowering young individuals through mentorship and sports development.