

**SPECIAL USE PERMIT**

Case Coordinator: Michael McCauley

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**GENERAL PROJECT INFORMATION**

**SITE ZONING:** PD-124 for the (SF-7/16) Single-Family Residential District

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	PD-124 for the (SF-7/16) Single-Family Residential District	Single-Family residential subdivision
SOUTH	PD-124 for the (MF-18) Multi-Family Residential District	Apartment Complex
EAST	PD-124 for the (SF-7/16) Single-Family Residential District	Single-Family residential subdivision
WEST	PD-124 for the (O-2) Office District	SH-121

**REQUEST:** Approval of a Special Use Permit for a private school, alternate fencing materials and athletic field lighting with altered light shielding criteria relative to the glare provisions of the City's Zoning Ordinance (Article XXVII). The school will occupy a portion of The Branch Church.

**PROPOSED USE:** Private school (preschool thru grade 5) and outdoor athletic field

**ACRES/LOTS:** Approximately 16 acres/1 lot

**LOCATION:** 3601 Huffines Boulevard

**HISTORY:**

- PD-124 was established in 1992 and has been amended numerous times since.
- The church was constructed in 2001.
- SUP 253 was initially established in 2001 for a day care and private school and later amended to allow two temporary buildings. The SUP expired on August 31, 2013 without a request for renewal.
- The church is allowing some of their parking to be used by the proposed adjoining Carrollton Christian Academy. The Carrollton Christian Academy's SUP request for their private school is scheduled for Council action on January 5, 2016.
- A replat was approved by the Planning & Zoning Commission on December 3, 2015, creating two lots. Carrollton Christian

Academy has recorded the plat and plans to construct a private school on the newly subdivided undeveloped lot (3.5 acres).

**COMPREHENSIVE PLAN:** Low Density Residential

**TRANSPORTATION PLAN:** SH-121 is a Controlled Access Highway and Huffines Boulevard is designated as a (C4U) four-lane, undivided collector thoroughfare.

**OWNER:** The Branch Church

**REPRESENTED BY:** Lynn McQueen

## **STAFF ANALYSIS**

### **PROPOSAL**

This is a request for approval of a Special Use Permit for a private school (age 2 to Pre-K), alternate fencing materials and athletic field lighting with altered light shielding criteria relative to the glare provisions of the City's Zoning Ordinance (Article XXVII). The school will occupy a portion of The Branch Church.

### **ORDINANCE REQUIREMENTS**

The fence ordinance, adopted in 2013, prohibits using chain link and PVC material for fencing.

Per Article XXVII *Performance Standards*, Section B *Glare*, of the Comprehensive Zoning Ordinance, no land shall be used in any manner other than in compliance with the following performance standards:

The purpose of Section B *Glare* of the Comprehensive Zoning Ordinance is to ensure that outdoor lighting is installed in a manner to minimize glare, sky glow, light trespass and excessive energy consumption through the use of appropriate lighting fixtures, practices and systems, while maintaining safety, security and productivity. The following performance standards are used in determining compliance:

1. No use or operation in any district shall be located or conducted as to produce intense glare or direct illumination across the bounding property line from a visible source of illumination, nor shall any light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent properties. For the purposes of this section, a nuisance shall be defined as more than two tenths (0.2) of one (1) foot candle of light vertically measured five (5) feet above ground level at the property line shining onto any adjacent residentially zoned property, and, more than four-tenths (0.4) of one (1) foot candle of light vertically measured five (5) feet above ground level at the property line for all other areas.
2. All luminaires on property zoned or used for commercial or multi-family residential purposes visible from an arterial street as designated by the City of Carrollton Transportation Plan shall be so designed as to have the light source fully shielded from direct view at a point five (5) feet above grade at the property line.
3. All luminaires on property zoned or used for commercial or multi-family residential purposes abutting a residentially-zoned property shall be so designed as to have the light source fully shielded from direct view at a point three (3) feet above grade at the property line that abuts a residentially zoned property.
4. All luminaires shall be so arranged as to reflect the illumination away from any residentially zoned property. Such luminaires shall not distribute more than two-tenths (0.2) of one (1) foot candle of light upon any adjacent residentially zoned property.
5. All luminaires shall be placed, shielded or otherwise arranged such that illumination or glare

shall not create a hazard to motorists on any street, alley or public way.

6. The use of mercury vapor lamps as a light source shall be prohibited.
7. The following shall be exempted from this Section:
  - a. Lighting installed for public benefit on public rights-of-way, parks and public recreation areas;
  - b. Emergency lighting by police, fire and/or municipal, state or federal government authorities
8. New luminaires added to existing or new structures after January 1, 2012 shall comply with this Section upon installation. This Section shall not be enforced until after January 1, 2017 for luminaires in existence on January 1, 2012. After January 1, 2017 all luminaires shall be in full compliance.

Per Article VIII (*SF-A, SF-TH*) *Single Family Districts*, Section F *Special Height Regulations*, of the Comprehensive Zoning Ordinance, sports lighting facilities are specifically exempt from the maximum height restrictions in the Single Family Districts.

#### **ELEMENTS TO CONSIDER**

- The church is establishing a shared parking area with the recently approved Carrollton Christian Academy (SUP 430 – Ordinance 3725) by allowing 200 of its 302 parking spaces to be used by the Academy. The remaining parking spaces are more than adequate to support the requested SUP and the operations of the church.
- The athletic field is located behind the church.
- The athletic field is adjacent to SH-121 and a drainage canal maintained by Denton County.
- The athletic field lighting is thirty (30) feet in height and is located around the perimeter of the athletic field.
- The chain link fence is six (6) feet in height, powder coated black and encircles a small practice area for smaller children. The design of the fencing allows parents to watch their children practice and to keep soccer balls from leaving the small area.
- The PVC split-rail fence is four (4) feet in height, painted white and used to separate the athletic field from the smaller, children practice area. The PVC rail fence does not encircle the athletic field.

#### **PURPOSE OF THE SPECIAL USE PERMIT**

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community, yet ensure that such uses are not

detrimental to surrounding property, and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement and construction.

**CONCLUSION**

Staff believes the applicant's request is reasonable.