

ZONING

Case Coordinator: Christopher Barton

GENERAL PROJECT INFORMATION

SITE ZONING: PD-141 for the (SF-12/20) Single Family Residential District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial District	Wholesale nursery and vacant (across Sandy Lake Road)
SOUTH	PD-141 for the (SF-12/20) Single Family Residential District	Vacant
EAST	PD-121 for a Mobile Home & RV Park	Mobile Home & RV Park (across the PGBT)
WEST	PD-141 for the (SF-12/20) Single Family Residential District	Municipal sports fields

REQUEST: Amend zoning to allow retail uses with modified development standards

PROPOSED USE: Retail and Fitness & Recreational Sports Center (private)

ACRES/LOTS: Approximately 40.5 acres/1 tract (unplatted)

LOCATION: Southwest corner of Sandy Lake Road and the Pres. George Bush Tpk.

HISTORY: The majority of the property was platted into two legal lots of record in 1995. Subsequent to that, the City acquired another parcel which has not yet been platted.

In 1996, zoning was established, and exempted the Rural America, Elm Fork Nature Preserve and the tree farm from the brick/stone façade and screening requirements for accessory buildings of the (SF-12/20) Single-Family Residential District. Before 1996 the zoning was (SF-12/20) Single-Family Residential, established prior to 1965.

In 2009, City Council approved Ordinance 3282 which amended PD-141 to allow any municipal use by right. Later in 2009, City Council approved Ordinance 3311 which allowed for a reduced front yard setback for the Animal Control Services Building.

COMPREHENSIVE PLAN: The Comprehensive Plan designates the property for Public Park/Recreation and Public/Semi-Public uses.

TRANSPORTATION PLAN: The President George Bush Turnpike is designated as a Controlled Access Highway. Sandy Lake Road is designated as (A6D) Six-Lane Divided Arterial.

OWNER: City of Carrollton

REPRESENTED BY: Peter Brody/Blue Sky Sports

STAFF ANALYSIS

PROPOSAL

This is a request to amend PD-141 to allow for private recreational sports facilities and retail development to be buildt on an approximately 40.5-acre site located at the southwest corner of the President George Bush Turnpike and Sandy Lake Road. The property is currently owned by the City of Carrollton, who would lease the property to the developer.

ELEMENTS TO CONSIDER

- The private recreational facilities would consist of a number of outdoor soccer fields, some vehicular parking and a building containing an indoor field, restrooms, snack bar, offices, etc.
- The developer has similar facilities in Allen, Euless, Keller and The Colony.
- Abutting Sandy Lake Road, conventional private retail development in accordance with the standards of the (LR-2) Local Retail District would be built.
- The proposed site is currently not used by the City for any useful purpose.
- The property to be leased will have to be platted into a lot or lots of legal record. That will happen at a later date.
- The current “base” zoning for the Planned Development is the (SF-12/20) Single Family Residential District. This district would not allow for either the private recreational facility or the proposed retail development. Thus, the “base” zoning for this tract will need to be amended, probably to the (LR-2) Local Retail District.

BUILDING DESIGN

- The private recreational building will be placed adjacent to the west property line of the subject tract, approximately 100 – 200 feet south of Sandy Lake Road.
- The applicant proposes that the building façade for the private recreational building (with indoor soccer field, etc.) will consist largely of tilt-wall concrete panels, with some brick pilaster elements. The roof will be a “standing seam” pitched metal roof.
- Air conditioning equipment will be on the ground, not roof mounted.
- The retail buildings along Sandy Lake Road are proposed to be constructed in conformance with all requirements of the (LR-2) Local Retail District, including a minimum of 80% brick or stone for the facades.

ALTERNATE FAÇADE DISCUSION

As stated before, the applicant proposes that the building façade for the private recreational building (with indoor soccer field, etc.) will consist largely of tilt-wall concrete panels, with some brick pilaster elements.

Neither the (SF-12/20 Single-Family Residential District (the “base” zoning of the existing Planned Development) nor the proposed (LR-2) Local Retail District will allow for a tilt-wall concrete façade. Thus, the amendment to the existing PD will have to allow for this material if it is determined to be appropriate.

Staff is ambivalent about this request, but identifies the following considerations:

- The subject building will be set back from both Sandy Lake Road and the President George Bush Turnpike. It will have limited visibility from Sandy Lake Road, but should be easily seen from the turnpike. Significant grading will need to be done to the entire site, but visibility from the turnpike should be roughly the same.
- The tilt-wall concrete panels as proposed will have a decorative design integrated into them. The subject building is essentially a large “box” (about 125 feet by 426 feet) with few windows, very similar in overall form and massing to a warehouse. Even if built with a brick façade, it will still look like a 50,000 square foot warehouse.
- The City of Carrollton Animal Control Services building, located nearby at 2247 Sandy Lake Road, was built with a brick façade meeting the requirements of the “base” zoning of the (SF-12/20) Single Family Residential District.

APPLICANTS REQUEST FOR ALTERNATE FAÇADE MATERIAL

Reason No. 1: Project viability: The viability of the project depends on being able to enclose a large area for an indoor soccer field at a low cost. Economically this is no different from other large structures such as distribution facilities, warehouses, and such. Although they have their place, distribution facilities and warehouses are generally not seen as desirable additions to the community. Our facility will be of great benefit to the families in Carrollton, and we are doing our best to make sure it does not look like a warehouse; but rather a first class recreational destination. Practically, all we need is a huge metal building but we understand that it is in our best interest, as well that of the community, to have an attractive building. Doing this within the project budget is our challenge. Simply covering a large building with masonry does very little to create interest and improve attractiveness. It does however, increase the cost of construction significantly and pulls money from the ways noted below that we are choosing to improve the aesthetics and create visual interest.

Reason No. 2: Upgrade in Construction Type, Tilt-wall Construction in lieu of cheaper methods: As stated in reason number 1, all that is practically needed is a large metal building, or tensile

(tent) or inflatable structure. However, we realize that these cheap, temporary building types do not meet the goals of the overall development or the standards of the city of Carrollton. If the relationship between the City and Blue Sky Sports is to be long standing and mutually beneficial then the building must reflect this standard. Concrete tilt-wall is permanent and gives us an opportunity to use reveals, color, and texture to create interest.

Reason No. 3: Articulation: We have designed the building in two parts with two heights and varied roof slopes to create articulation and visual interest. The area over the soccer and related sports areas must be very high. However the area over other accessory uses does not require such height, so we have let this functional shift translate over into the visual form of the building. Additionally we have chosen an upgraded roof panel system on the portion of the building where the roof is visible (shown blue on colored elevations).

Reason No. 4: Upgraded Portico. Rather than having a simple roof structure at the drop off lane, we are providing a highly decorative “portal” to identify and accent the building entrance. With such a large structure is important to spend the construction budget near the entrance where it can be appreciated by the most users.

Reason No. 5. Masonry pilasters: Our neighbor, the Animal Control and Adoption Center uses a very attractive brick that we would like to serve as the basis for our color scheme. Not only is this an attractive brick, having the buildings match one another will result in a more unified development. We are using the brick on each side of our gutter downspouts, and are in fact integrating (recessing) the downspouts into the brick. This, combined with making the downspouts blue, takes a mundane practical element (drainage) and turns it into an attractive design feature.

Reason No. 6. Varied colors/textured coatings: For the main (field) colors we are using two texture coat colors that complement the Animal Adoption Center brick. For the entrance Canopy (Portico) and accent colors we are using four variations of blue to convey Blue Sky’s branding image. The colored elevations show that we have used a large number of colors in a very balanced and appropriate manner to create an attractive and visually interesting building.

Reason No. 7. Distance from Sandy Lake Road. This building sits well off of Sandy Lake Road, and eventually will be behind a row of retail buildings that face Sandy Lake Road. At this distance, the texture of masonry would be virtually indistinguishable from the textured coating we are using. We feel the change in colors we are proposing results in a more attractive surface than a monotone brick wall from this distance.

The Commission felt that the applicants request for an alternate façade material for the sports building was appropriate.

SUPPLEMENTAL INFORMATION

RECEIVED AFTER THE COMMISSION MEETING

LANDSCAPING

In accordance with Planning & Zoning Commission direction, the applicant worked with the City Arborist to develop a full landscaping package (attached as part of the Applicants Exhibits). The landscaping as shown is above the minimum requirements.

SPORTS FIELD LIGHTING

The applicant is asking for an allowance for sports field lighting, to allow for nighttime use of the fields. Such lighting cannot meet current glare ordinance requirements regarding concealing the “luminaire” (light source) from view.

Article XXVII Performance Standards, Section B Glare, of the Comprehensive Zoning Ordinance, has the following requirements:

- 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.
- 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.

Because sports field lights are very high (typically 50 – 100 feet), it is impossible to conceal the light source (that is, the “bulb”) from the view of someone standing on the property line.

However, such lighting CAN comply with the light intensity (“brightness”) and “spillover” standards, and routinely do so.

If the Council feels that sports field lighting is appropriate in this location, staff suggests the final stipulation found in the Result Sheet as Stipulation No. 4.

CONCLUSION

The City Council should decide if it agrees with the Planning & Zoning Commission that the tilt-wall concrete facades (for the sports building only) are appropriate. The proposed uses appear appropriate.