

PLANNING DEPARTMENT
City of Carrollton
Date: 10/18/16

PLANNED DEVELOPMENT NO. 198
Harmony School Gymnasium

ORDINANCE NUMBER _____

ORDINANCE NO. _____ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT NUMBER 198 AS ESTABLISHED BY ORDINANCE NO. 3660 ON JANUARY 6, 2015 PROVIDING FOR THE (LR-2) LOCAL RETAIL DISTRICT USES WITH MODIFIED DEVELOPMENT STANDARDS; PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at its regular meeting held on the First day of September, 2016, the Planning and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. 09-16Z4); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended; and

WHEREAS, this change of zoning will distinguish development standards specifically applicable to the unique nature of the approximately 8-acre tract; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1.

All of the premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Planned Development Number 198 is hereby amended in its entirety for a certain approximately 8-acre tract of land located at 1024 W. Rosemeade Parkway (the "Property"), as more specifically described on the attached Exhibit A and depicted on Exhibit B.

Section 3.

The Property shall be developed in accordance with the following special conditions, restrictions and regulations:

1. The school shall be allowed a maximum 1,200 students and operate with staggered arrival and release times.
 - Grades K-6th (up to 700 students) will start at 7:50 a.m. and end at 2:50 p.m.
 - Grades 7th -12th (up to 500 students) will start at 8:15 a.m. and end at 3:30 p.m.

The staggered arrival and release times may be modified by the school with times staggered by a minimum of 25 minutes with notification and city concurrence.

2. Pick-up/drop-off queue lines shall be single lane within designated fire lanes.
3. The development shall be consistent with the attached applicant's exhibits.
4. The gymnasium building may be constructed to a height of approximately thirty-one feet (including parapet).
5. The two-story classroom may be constructed to a height of approximately forty-nine feet (including parapet).

Section 4.

Planned Development Number 198 shall be consistent with Exhibit "C" (Conceptual Building Elevations) and Exhibit "D" (Conceptual Landscape and Site Plan) attached hereto and incorporated herein by reference for all purposes allowed by law.

Section 5.

The Comprehensive Zoning Ordinance and the Official Zoning Map are hereby amended to reflect the action taken herein.

Section 6.

Any person, firm or corporation violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 7.

This ordinance shall be cumulative of all provisions of ordinances of the City of Carrollton, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 8.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 9.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 10.

This ordinance shall become and be effective on and after its adoption.

PASSED AND APPROVED this the Eighteenth day of October, 2016.

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Michael McCauley
Senior Planner

EXHIBIT A
LEGAL DESCRIPTION

HARMONY ADDITION, PHASE 2
LOT 1, BLOCK 1 (7.777 ACRES)

EXHIBIT B
LOCATION AND SITE MAP

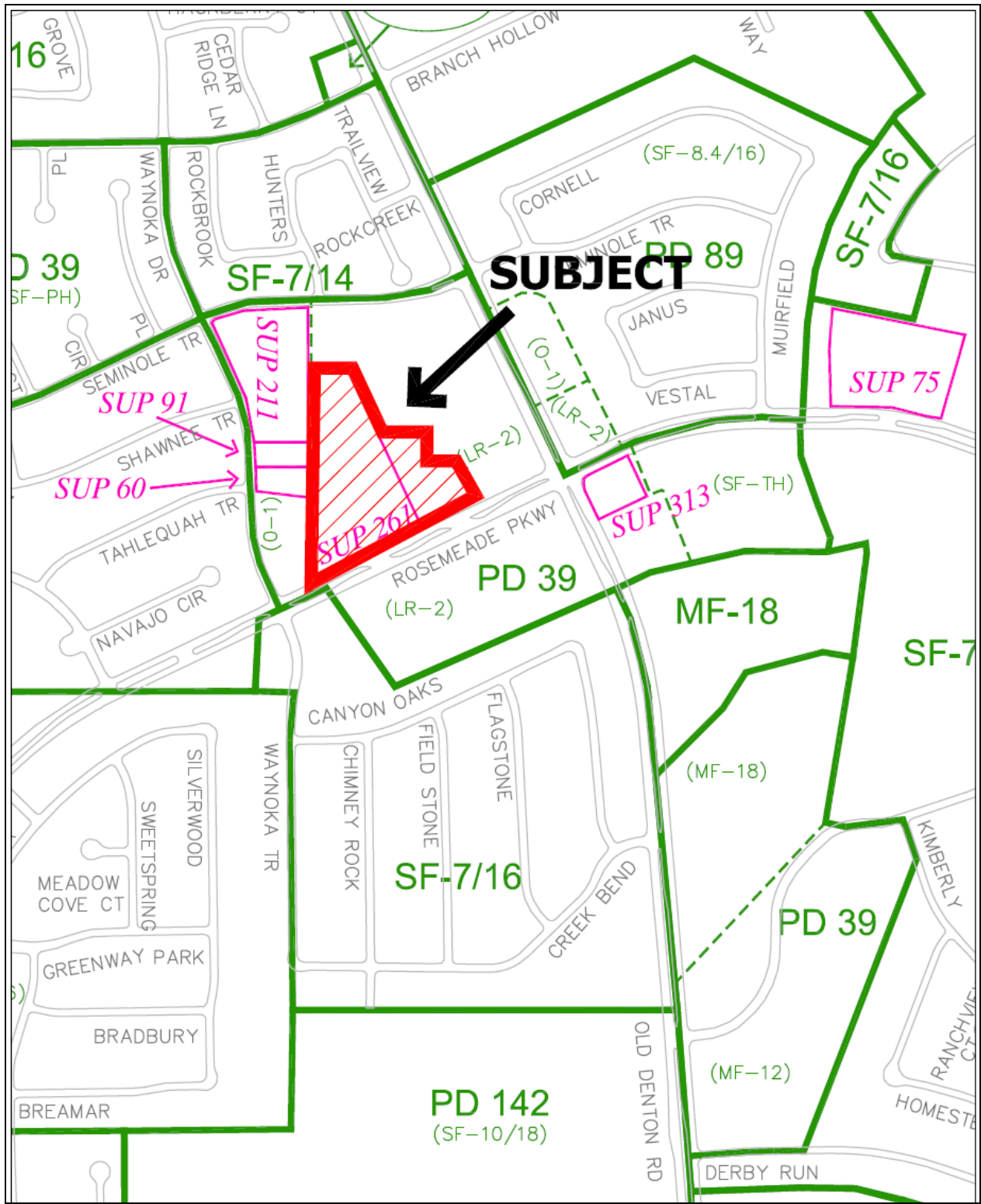


EXHIBIT C
CONCEPTUAL BUILDING ELEVATIONS



PROPOSED FRONT FAÇADE OF NEW CLASSROOM BUILDING



PROPOSED REAR FAÇADE OF NEW CLASSROOM BUILDING



PROPOSED SIDE FAÇADE OF NEW CLASSROOM BUILDING



PROPOSED SIDE FAÇADE OF NEW CLASSROOM BUILDING

CONCEPTUAL GYMNASIUM ELEVATIONS



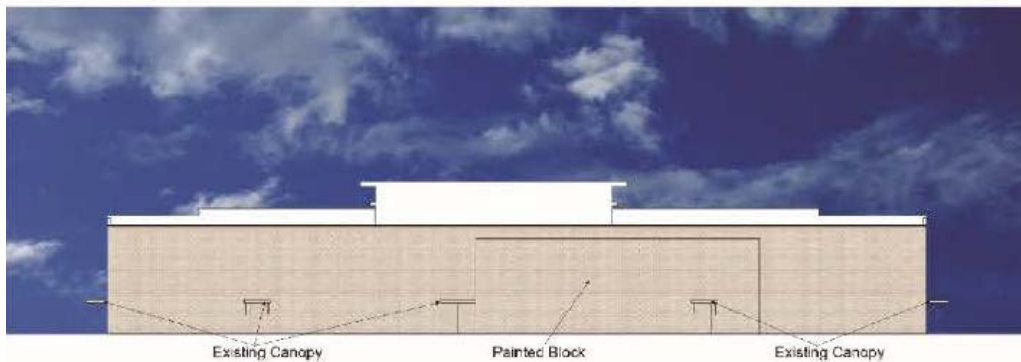
EXISTING ADMINISTRATION AND CLASSROOM BUILDING



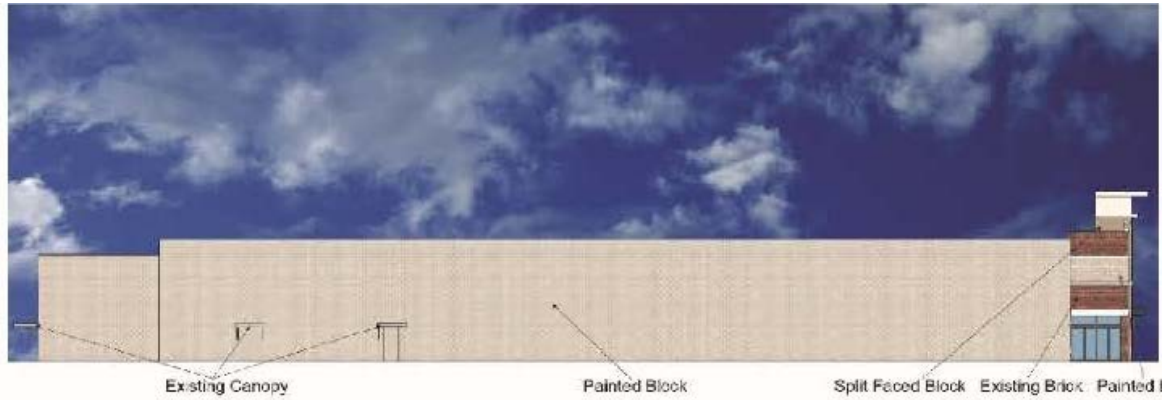
CONCEPTUAL REMODELED ADMINISTRATION AND CLASSROOM BUILDING



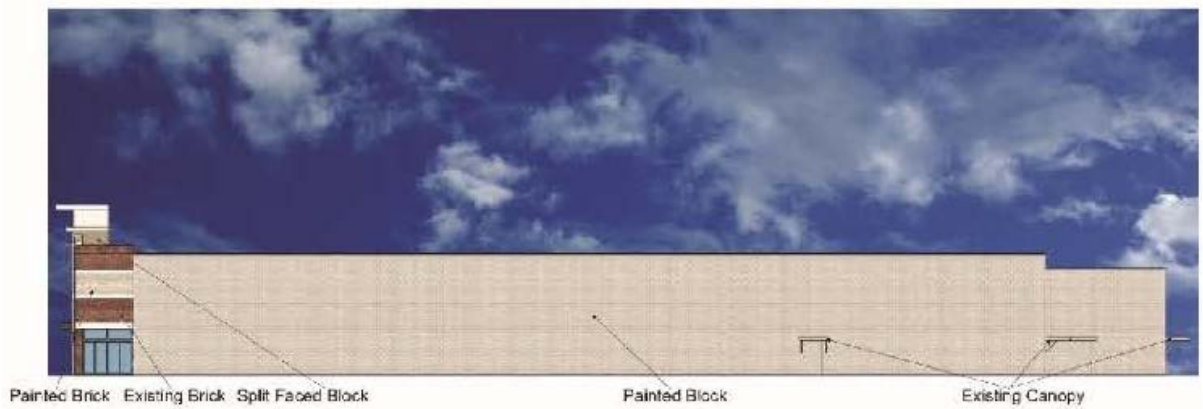
Front Elevation



Back Elevation

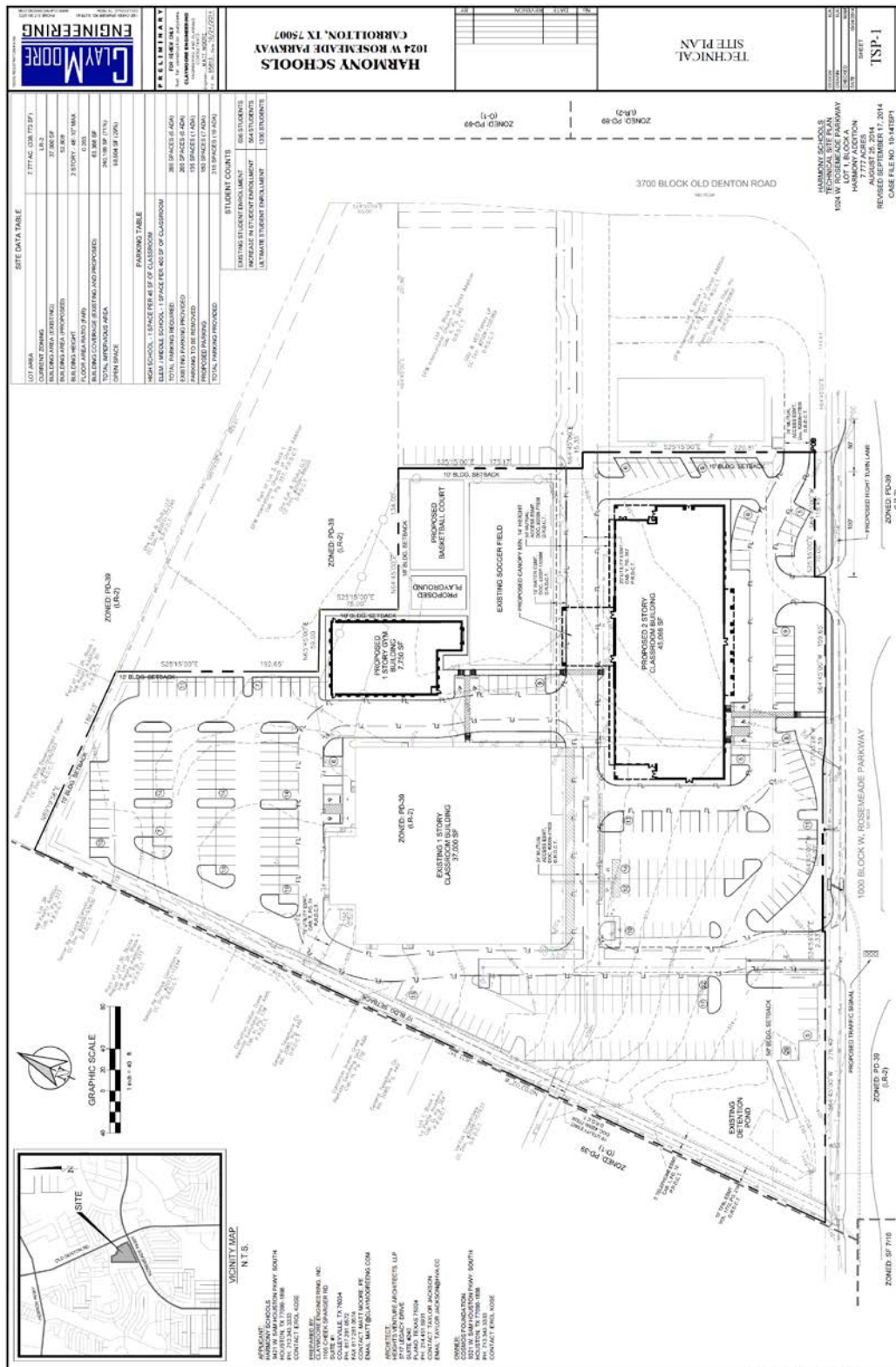


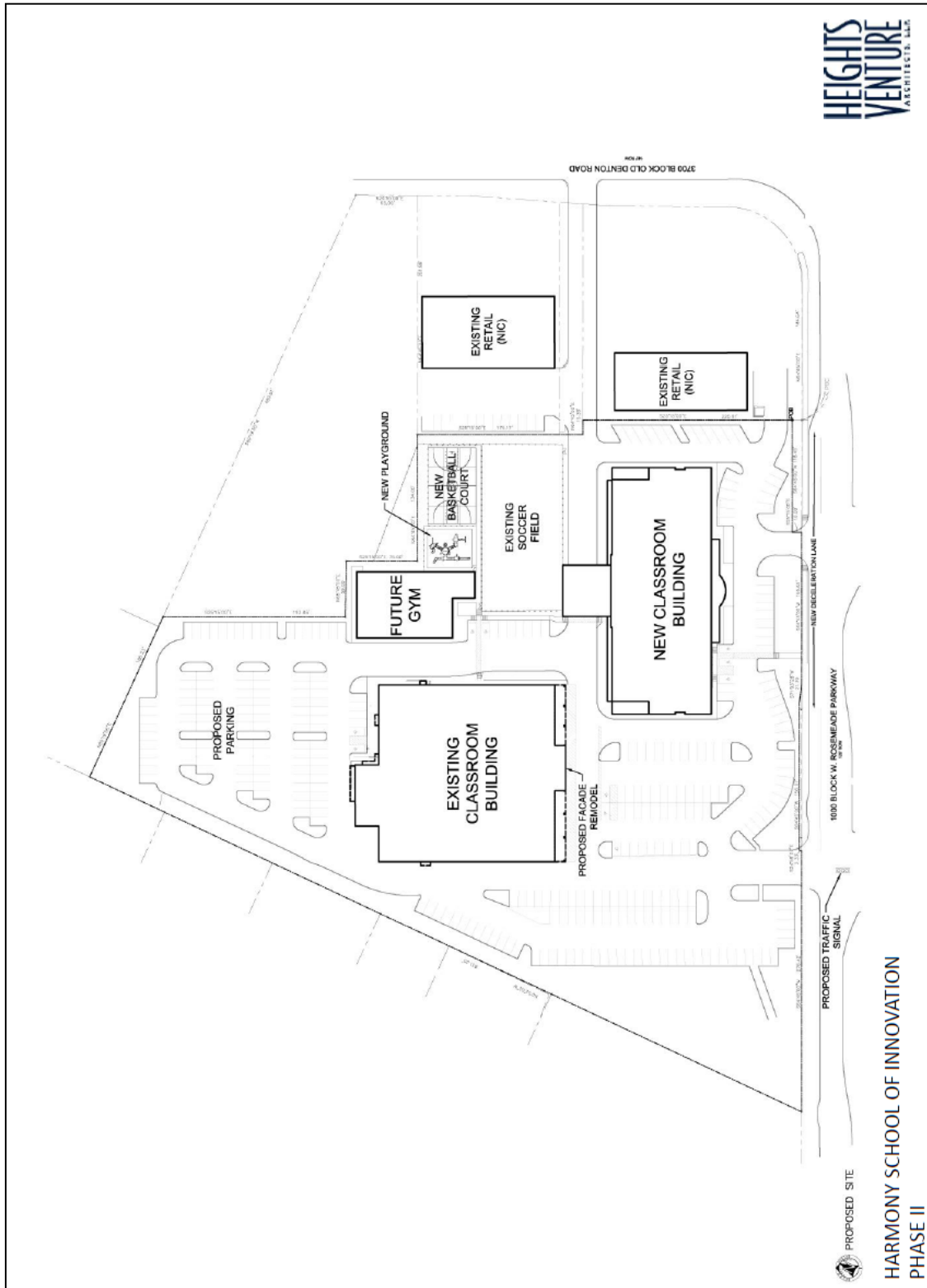
Left Elevation

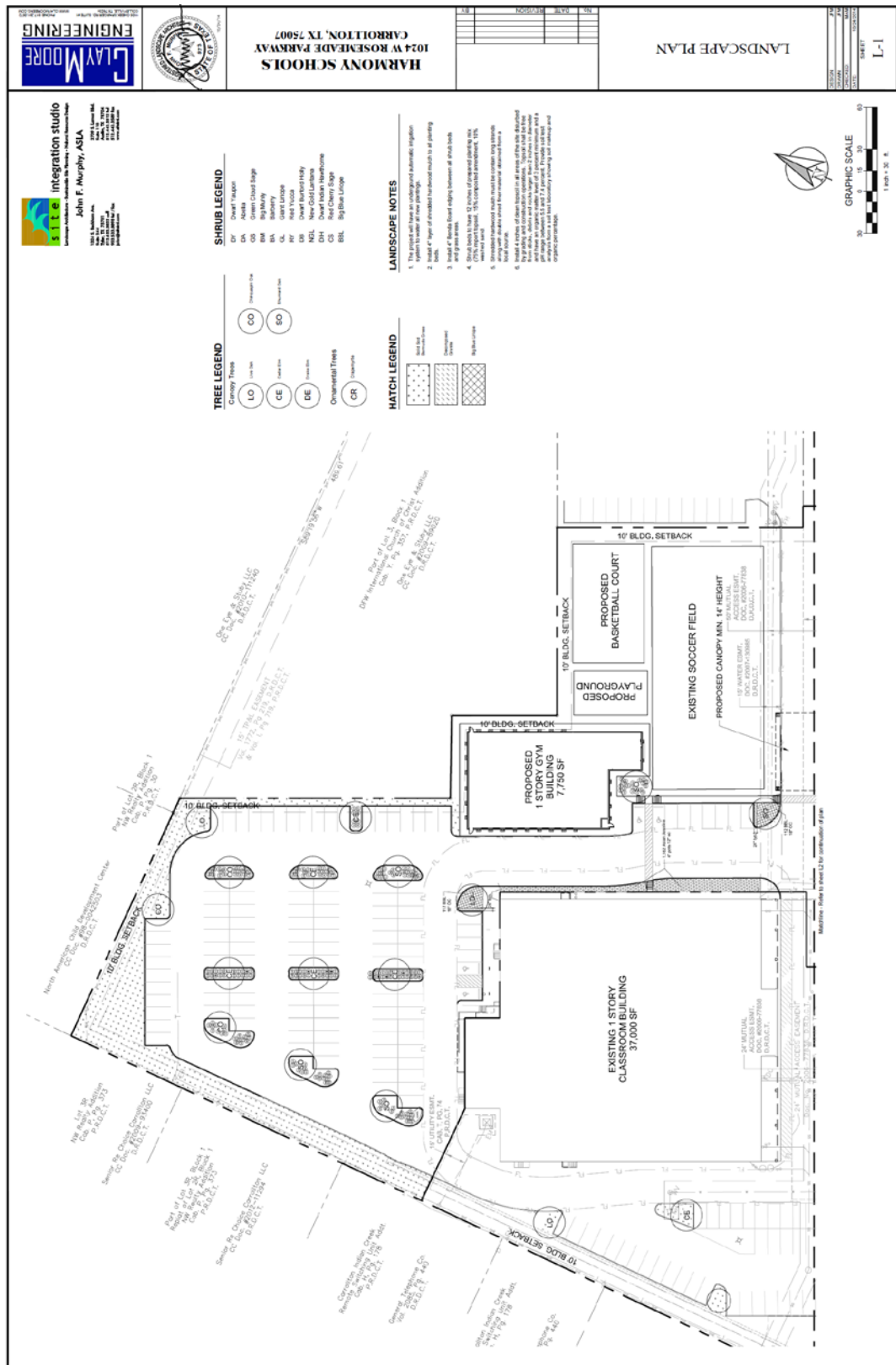


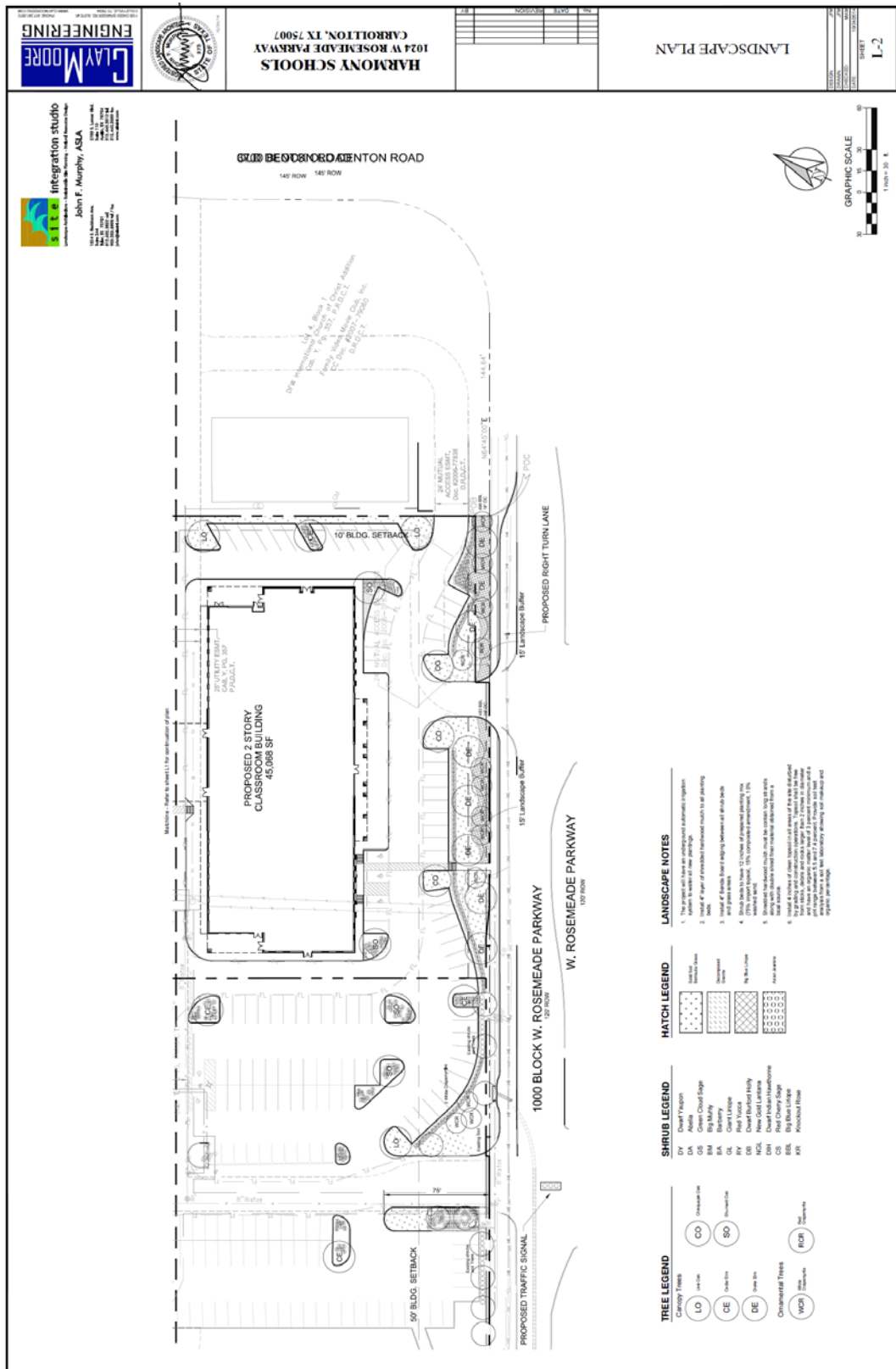
Right Elevation

EXHIBIT D
CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN

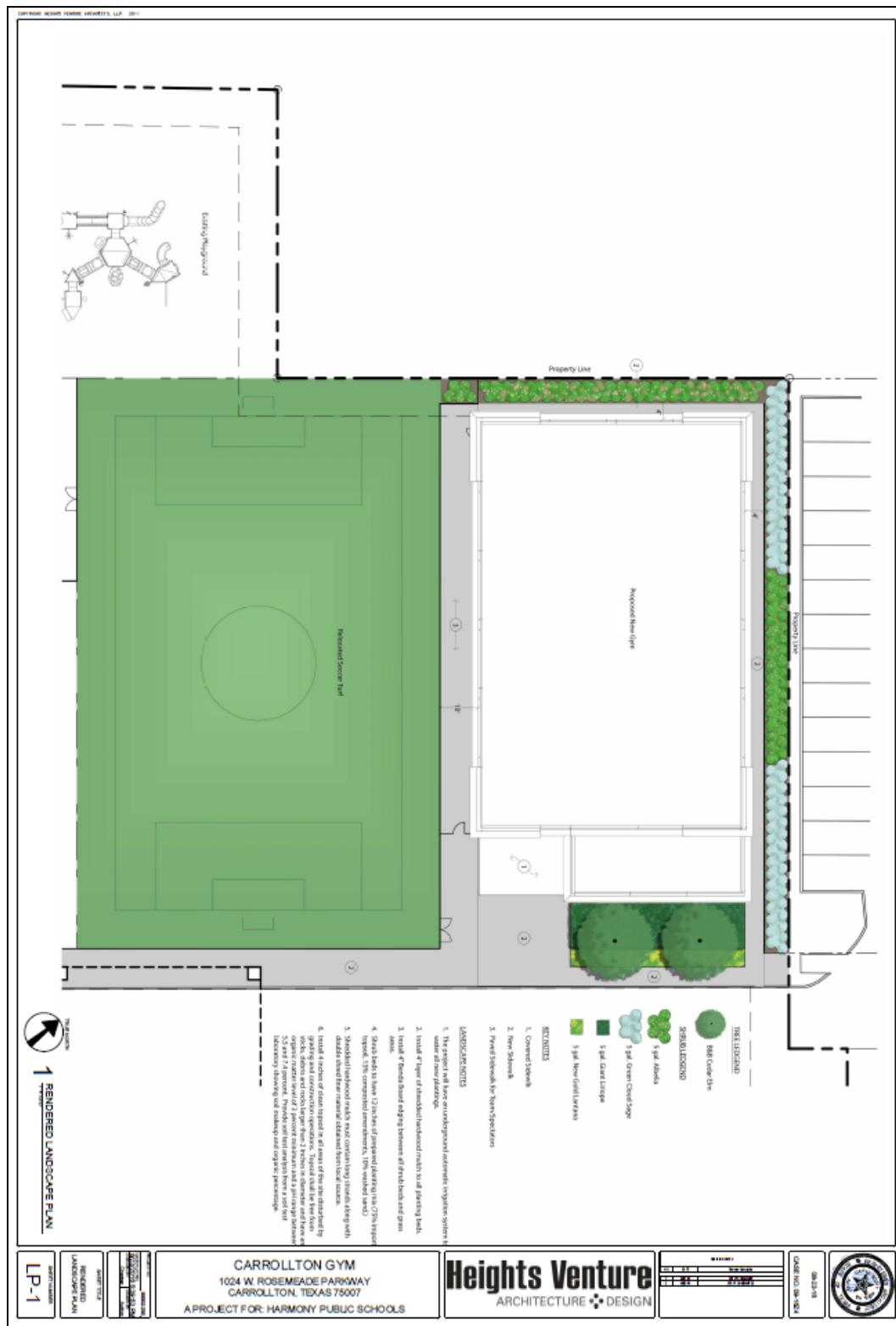








REVISED CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN FOR THE GYMNASIUM AND SOCCER FIELD





Site Plan prepared by Heights Venture Architects, LLP

Traffic Management Plan (Afternoon Pick-Up)

Harmony School of Innovation Traffic Impact Analysis and Traffic Management Plan



EXHIBIT 8B

Harmony School of Innovation Traffic Impact Analysis and Traffic Management Plan

Site Plan prepared by Heights Venture Architects, LLP