

ZONING

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-198 for the (LR-2) Local Retail District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LR-2) Local Retail District with SUP 407 for a Cell Tower	Church and Pet Hospital
SOUTH	(LR-2) Local Retail District	Denton County Offices
EAST	(LR-2) Local Retail District	Retail
WEST	(O-1) Office District with SUPs 60, 91 and 211 for a Day Care, communication center and assisted living facility, respectively	Home Health, Verizon Office and Assisted-Living Facility

REQUEST: Approval of an amendment to PD-198 to allow a proposed gymnasium's building design and site plan modification to be reviewed for acceptance

PROPOSED USE: Gymnasium for an existing charter school

ACRES/LOTS: 8-Acres/1 Lot (existing)

LOCATION: 1024 W. Rosemeade Parkway

HISTORY: On August 6, 2009 a Technical Site Plan for a charter school was approved by the Planning & Zoning Commission.

On January 6, 2015, PD-198 was established to allow Harmony School to construct a two-story classroom building with a height of approximately 49 feet. Also, the PD allows for a future gymnasium building to be built with a maximum height of 31 feet upon the building's architecture being submitted to the Council for approval as an amendment to the PD.

COMPREHENSIVE PLAN: Low Intensity Office and Medium Intensity Commercial

THOROUGHFARE PLAN: Rosemeade Parkway is designated as an (A6D) Six-Lane Divided Arterial.

OWNER: Harmony Public Schools

REPRESENTED BY: Erol Kose/Director of Facility and Construction

STAFF ANALYSIS

PROPOSAL/BACKGROUND

The request is to amend Planned Development 198 to allow a proposed gymnasium's building design and site plan modification to be reviewed for acceptance.

On January 6, 2015, PD-198 was established to allow Harmony School to construct a two-story classroom building with a height of approximately 49 feet. Also, the PD allows for a future gymnasium building to be built with a maximum height of 31 feet upon the building's architecture being submitted to the Council for approval as an amendment to the PD.

SITE DESIGN AND LANDSCAPING

1. The gymnasium is being proposed for the eastern border of the property to allow the proposed soccer field to be better screened from the existing retail building's parking. This is a change to the conceptual site plan shown in the initial PD and is part of the applicant's request.
2. Landscaping is provided around the gymnasium's foundation and in the front of the gymnasium (south elevation).

ELEMENTS TO CONSIDER

1. Similar to the recently constructed two-story classroom (approximately 45,000 square feet) to the south, the proposed gymnasium's architecture consists of a flat roof with a variation in parapet heights, metal cornices, brick and split/smooth face block walls.
2. The proposed gymnasium's facades consist of over 85% brick and stone.
3. Per the PD, the proposed gymnasium is at the maximum height of 31 feet.
4. The proposed gymnasium is consistent in materials and design with the recently constructed classroom building.
5. The proposal consists of three (3) optional building materials for the Commission and Council to consider – Options A, B and C. Option A includes glass blocks into its architecture; Option B replaces the glass blocks with a tan color plaster or stucco; Option C replaces the glass blocks with all brick. These slight changes may be necessary if the initial design, Option A, will need to have solid walls due to the 250 MPH wind design requirements.

CONCLUSION

Staff believes the proposed gymnasium's architecture and revised site location is acceptable for this facility's development. Further, staff supports Building Elevation Option C.