

**PLANNED DEVELOPMENT**

Case Coordinator: Molly J. Coryell

---

**GENERAL PROJECT INFORMATION**

**SITE ZONING:** SF-7/14 (Single-Family District) with SUP-272 for a Private School (Carrollton Christian Academy)

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	(SF-7/14 and SF-PH) Single-Family and Patio Home Residential Districts	Single Family Residential Detached
SOUTH	PD-43 for the (SF-8.4/16) Single-Family Residential	Single Family Residential Detached
EAST	PD-91 for the (C/W) Commercial Warehouse and (LC) Light Commercial Districts	Warehouse
WEST	(SF-7/14) Single-Family District	Single Family Residential Detached

**REQUEST:** Establish a Planned Development to allow for a pre-school with day care at the First United Methodist Church and a public or private elementary and secondary school. The proposed Planned Development would replace and repeal SUP 272 for the private school and replace the current Technical Site Plan for the adjoining charter school for no more than 779 children.

**PROPOSED USE:** House of Worship and public charter school teaching grades kindergarten through 12<sup>th</sup> grade

**ACRES/LOTS:** Approximately 34.95 acres/1 lot

**LOCATION:** North side of Hebron Parkway, between Arbor Creek and Burlington Northern Santa Fe Railroad

**HISTORY:**

- On June 15, 1982 City Council adopted an ordinance establishing PD-71 for the (SF-8.4/16) Single Family Residential District.
- On December 15, 1998 City Council approved an ordinance eliminating PD-71, rezoning the property to straight (SF-8.4/16) Single-Family District.
- A Special Use Permit (SUP 272) was approved for a private school on June 19, 2001 for the Carrollton Christian Academy (CCA). There were several amendments to the SUP from 2004 through 2010

Case No. PLZ2019-71 First United Methodist Church

to allow portable buildings with time limitations. The current SUP 272 allows for the private school to have up to 779 students, a lighted athletic field with bleachers, and enhanced landscaping.

- The property was platted and recorded in 2003.
- In July 2016 a Technical Site Plan was approved to allow for a charter school.

**COMPREHENSIVE PLAN:** Residential Single Family Detached

**TRANSPORTATION PLAN:** Hebron Parkway is a Six-Lane Divided Arterial (A6D).

**OWNER:** First United Methodist Church

**REPRESENTED BY:** Bruce Breckenfeld/First United Methodist Church

## **STAFF ANALYSIS**

### **PROPOSAL**

This is a request to establish a Planned Development (PD) to allow for a private pre-school with day care, and elementary and secondary school. A public/charter school would also be allowed by this PD without needing a separate Technical Site Plan (TSP) should it conform to the traffic circulation and number of students allowed by this PD. The proposed PD amendment would repeal the current Special Use Permit (SUP-272), which allows a private school. The current requirements adopted with SUP-272, including lighting and landscaping, would be incorporated with the proposed PD development standards with an updated traffic mitigation and circulation plan. The number of students allowed on site is not changing from the current maximum (779) allowed.

### **CURRENT ZONING**

The site is currently zoned for Single Family (SF 7/14) with a Special Use Permit (SUP-272). SUP-272 was approved on July 6, 2010 allowing a maximum 779 students for a private school with special development standards for the site's masterplan, landscaping, and a lighted athletic field.

### **ELEMENTS TO CONSIDER**

- SUP-272 is proposed to be repealed with this zoning case. The site plan, landscape plan, and development standards for the athletic field and lighting currently in the SUP will be included in the Planned Development standards.
- Both a private and public school have been allowed at this site (per the existing SUP and TSP) which had the same number of allowed students.
- The maximum number of students allowed on the site shall remain 779. Any increase above the maximum number of students would trigger an amendment to the PD and a new Traffic Impact Analysis (TIA).

### **CONCLUSION**

Staff is in support of establishing a Planned Development on the site. The size of the tract along with its mix of uses allowed fits within the purpose statement of Planned Development Districts in the Comprehensive Zoning Ordinance. The intensity of the schools and preschool with day care will remain the same and not significantly impact traffic conditions on Hebron Parkway.