



AGENDA MEMO
4/15/2014 Agenda

TO: Honorable Mayor and City Council

FROM: Harry N. Persaud, MRPTI, AICP, Chief Planning Official

SUBJECT: Consider approval of a detailed site plan for the YMCA proposed development located in Planned Development District, PD-12 and situated at 6000 Preston Road.

BACKGROUND: The Park Cities YMCA has existed on the current site since 1951. The existing development is located on a tract of approx. 3.37 acres more or less, and zoned Planned Development District PD-12. In April 2013, City Council approved a conceptual site plan to demolish the existing building and construct a new facility on the site to include a below grade parking garage. City ordinance 13/15 dated April 2, 2013, provides the basis and conceptual framework for the proposed development. Section 17-101 of the comprehensive zoning ordinance requires that a detailed site plan “shall conform to the data presented and approved on the conceptual site plan and supporting documents” and it “shall be the basis for the issuance of a building permit”.

City staff in the Community Development, Public Works and Fire Departments reviewed the detailed site plan (attached) and found the same to be in general compliance with the approved conceptual plan.

(1) The detailed site plan is amended to show an additional curb cut on the south east corner of the site on Connerly to provide access to the service area for trash and recyclable pickups. In view of the new driveway, the service area has been reconfigured to add 10 feet on the north side.

(2) A minor change in construction materials as shown on the conceptual elevation drawings is proposed on the south side of the building. A portion of the exterior wall shown as “composite wood siding” is changed to glass.

Approval subject to the following special conditions:

1. Traffic signal equipment for the Normandy-Preston intersection shall be replaced by the YMCA as part of this project. All traffic control devices associated with this project shall be installed consistent with the approved traffic engineering submittal approved with the detailed site plan. Installation plans for the traffic signal and related appurtenances including pedestrian crosswalk, shall be reviewed and approved by the Director of Public Works before the issue of a building permit.

2. Trees along the Normandy frontage, in full view of the single family homes, shall be installed and maintained prior to the public opening and use of the parking garage, provided that construction personnel may use the garage when it is available.
3. The service area as shown on the approved conceptual site plan has been redesigned with a curb cut on Connerly and expanded by 10 feet to the north to facilitate trash pickup by the City. The detailed site plan as submitted should be amended to reflect the service area with the 10 feet expansion to the north.
4. The details for the proposed flagpoles and signage for the facility to include but not limited to specific location, setbacks from property line, illumination, height and size will be reviewed and approved at the time of issuance of a sign permit.

A detailed report submitted to P&Z for their consideration of this item on March 11, 2014, is attached.

RECOMMENDATION:

Planning and Zoning Commission considered this item at its regular meeting on March 11, 2014 and voted unanimously to recommend approval with special conditions.