



Planning & Zoning Commission Staff Report

DATE: March 11, 2014
TO: Planning & Zoning Commission
FROM: Harry N. Persaud, MRTPI, AICP, Chief Planning Official
RE: PZ- 14-002: Consideration of a detailed site plan for the YMCA located at 6000 Preston Road and zoned PD-12.

GENERAL INFORMATION

APPLICANT: Duncan Fulton, representing the YMCA of Metropolitan Dallas

LOCATION: The subject site is located on the north east corner of Normandy and Preston Road, the same being Lots 1-8 Block D, St. Andrews Place Addition, City of University Park, Dallas County, Texas.

REQUEST: Requesting approval of a detailed site plan for Planned Development District, PD-12.

EXISTING ZONING: Planned Development District, PD-12

SURROUNDING

LAND USE: Residential: North – SF-2, West – D-2 and SF-3 and SF-4, East – SF2, South – PD-24(First Unitarian Church)

STAFF COMMENTS: 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. Over the years the current PD was amended in 1989 and later in 2008. The existing two story building contains approx. 30,041 sq. ft. and provides an outdoor swimming pool, outdoor basketball court, a surface ball field and 109 parking spaces located on public streets around the facility.

In April 2013, City Council approved a conceptual site plan to demolish the existing building and redevelop the site with a new facility to include 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”.

Accordingly, City staff in the Community Development, Public Works and Fire Departments reviewed the detailed site plan as submitted for compliance with the approved conceptual site plan and other applicable codes, ordinances and policies. Staff comments were forwarded to the developer and additional information/changes were resubmitted to the City.

(A) Permitted Land Uses:

Primary and accessory uses associated with the functions and activities of the Park Cities YMCA, including, but not limited to, the following uses:

- (1) Non-Activity Uses:
 - a. Hallways, including Lobbies;
 - b. Elevators;
 - c. Mechanical Rooms and Chases;
 - d. Stairways;
 - e. Restrooms;
 - f. Locker Rooms;
 - g. Storage; and,
 - h. Underground parking garage and surface parking.

Total gross floor area (GFA) above grade	58,500 sq. ft.
Total GFA for Activity and Office Uses	<u>44,596 sq. ft.</u>
Non activity uses on 1st and 2nd floor	13,904 sq. ft
Non activity uses below grade	3, 500 sq. ft.

- (2) Activity and Office Uses:
 - a. Pre-K school and daycare classrooms and related support. Enrollment for the pre-school portion shall be limited to a maximum enrollment of 60 children;
 - b. Gymnasium;
 - c. Pools;
 - d. Fitness and spin;
 - e. Multi-purpose;
 - f. Administration offices; and,

- g. Outdoor playgrounds, playing fields and other outdoor areas located on the north side of the site.
- (3). The Detailed Site Plan shall identify the gross floor area of the Activity/Office Uses and the Non-Activity Uses as defined in this section.
- (4) No Activity or Office Uses shall be allowed in the below-grade parking garage.

Total Activity and Office Uses as shown on the detailed site plan are in full compliance with the approved conceptual site plan.

First Floor	32,896 sq. ft.
Second Floor	11,700 sq. ft.
<u>Total</u>	<u>44,596 sq. ft.</u>

(B) Maximum Building Size:

- (1) Above-grade structure: The maximum gross floor area of the above-grade structure shall not exceed 58,500 gross square feet in area within the outside dimensions of the building, of which a maximum of 44,596 gross square feet may be used for the Activity and Office Uses listed in section A. (2) above;
- (2) Parking Garage/below-grade structure: No Activity or Office Uses shall be permitted in the parking garage/below-grade portion of the building. The only HVAC space permitted in the below-grade portion of the building shall be elevator lobbies, elevators, shaft areas, machine/control rooms, stairways, and storage spaces; and,
- (3) Other Non-Activity Uses: In addition to the parking garage use in the below- grade structure, other Non-Activity Uses as listed in section A. (1) above, excluding locker rooms and restrooms and not exceeding 3,500 gross square feet, shall be permitted in the parking garage/below-grade portion of the building.

(C) Building Setbacks: All building setback lines shall be measured from the property line and shown on the Detailed Site Plan as follows:

- (1) Minimum front yard setback along Preston Road: 45 feet;
- (2) Minimum side yard setback on the north side along Shenandoah: 147 feet;
- (3) Minimum side yard setback on the south side along Normandy: 49 feet;
- (4) Minimum rear yard setback along Connerly: 18 feet;
- (5) A screened service area for dumpsters and outdoor storage will be attached to the southeast corner of the building. The primary building will be set back 34 feet at that location; and,

Permanent foundation structural supports in the parking garage/below-grade structure may not extend past any property line and any temporary supports shall comply with all City codes and policies in effect at the time of

construction. Drawings prepared by a State of Texas licensed professional engineer, providing all design calculations being employed to resist lateral soil loads as specified in Section 1610 of the 2009 IBC, shall be submitted with the plans for permit.

All building setbacks shown on the detailed site plan are in full compliance with the approved conceptual site plan.

Details for structural support for all below grade construction are to be submitted for review at the time of issuance of a building permit.

(D) Building Standards:

- (1) Two stories above grade, with a vehicle parking garage below grade providing for a minimum of 284 off-street parking spaces. A parking space is defined as being a minimum of nine feet (9') in width and twenty feet (20') in length. The City Council may, upon approval of the Detailed Site Plan, authorize not more than thirty-three (33) parking spaces of small car size, which is defined as a parking space not less than eight feet six inches (8'6") in width nor less than sixteen feet (16') in length;
- (2) Maximum building height of 35 feet, except that the gymnasium may be constructed with a maximum height of 44 feet;
- (3) Maximum plate line height of 31 feet;
- (4) Building materials: Insulated glass with anodized aluminum frame; prefinished wood siding; natural stone veneer; stucco veneer; and standing seam metal roof; and,
- (5) The parking garage shall be located as shown on the Conceptual Site Plan.

**Parking spaces shown on detailed site plan are code compliant.
Building heights are in full compliance with Ord. 13/15.**

(E) Parking:

- (1) An underground parking garage with a minimum of 284 parking spaces shall be provided as described in E (1) above. Carbon monoxide or like sensor(s) will be installed and will regulate the operation of the exhaust fans for the parking garage. Seven (7) at-grade spaces shall be provided on Preston Road, each a minimum of 23 feet in length and 9 feet in width;
- (2) Details for the parking garage, including design of parking layout, drive aisle width, parking space dimension, turning radii, access ramps and number of spaces, shall be provided with the Detailed Site Plan. Driveway ramps shall comply with Article 3.12 of the Code of Ordinances; and,
- (3) No on-street parking shall be allowed abutting the YMCA property on Shenandoah, Connerly and Normandy

Number of parking spaces located in garage	292
<u>Number of parking spaces at grade on Preston Rd.</u>	<u>7</u>
Total parking spaces shown on detailed site plan	299

(F) Landscape Development Plan:

- (1) Perimeter trees shown on the Conceptual Site Plan shall be evergreen varieties, with a minimum of 5" caliper and 9 feet in height at the time of installation;
- (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;

A total of 46 Live Oaks are shown on the detailed site plan, minimum 5” caliper and 9 feet in height. 19 - Crape Myrtles, 8-9 feet in height, single trunk Natchez are to be installed along the Normandy frontage. Details for shrubs and ground cover are shown on the detailed site plan with required irrigation.

- (3) A perimeter fence will be installed around the playground with limited access through gates located in close proximity to the drop off lane on Preston Road and at the midpoint of the playground on Connerly Drive;
- (4) A landscape development plan, will be prepared by the YMCA or its designee and presented for review and approval by the City Council with the Detailed Site Plan; the landscape development plan will provide details for shrubs and groundcover and include species, caliper, height and location of all trees; and,
- (5) All landscaping shall be irrigated and must be in place prior to the issuance of a certificate of occupancy.

Irrigation details are shown on the detailed site plan.

- (G) Signage: All signs on the site must be in compliance with the City of University Park sign regulations in effect at the time of the sign permit application.

Signage will be submitted and reviewed after the issue of a building permit.

- (H) Dumpsters: Refuse or trash containers will be located in the Service Area and all trash and recyclable pickups from the containers will be conducted by the City of University Park. The specific location of dumpsters shall be shown on the Detailed Site Plan. The final design and placement of dumpsters is subject to the approval of the Director of Public Works.

The detailed site plan is amended to show an additional curb cut on the

south east corner of the building 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.

- (I) Utilities: The size and location of all water and sewer taps shall be shown on the Detailed Site Plan and shall be reviewed and approved by the Director of Public Works prior to the issuance of a building permit.
- (J) External Walls: Detailed specifications, including color and texture of all materials to be used for external cladding of the building, shall be provided with the Detailed Site Plan.

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.

- (K) Sidewalks: A continuous sidewalk is required around the perimeter of the building. Details will be shown on the Detailed Site Plan.
- (L) External Lighting and Loudspeakers: Location, mounting height and photometric details for all external light fixtures on the site shall be provided on the Detailed Site Plan. Exterior lighting overflow/spillage shall not exceed five (5) foot candles at the mid- point of any surrounding city street. Lighting for the playfield, whether temporary or permanent, to support night play is prohibited. Only security lighting shall be permitted. Permanent exterior loudspeakers are prohibited.
- (M) Exhaust Fans: Noise from exhaust fans installed in the parking garage may not exceed current ambient levels of 71 dB at the property line. Noise in excess of this level shall be attenuated to that level by the YMCA. Fans shall be programmed to shut off at the close of business, except as otherwise may be required by the building code.
- (N) Traffic Study: At the discretion of the City Council, and upon written notice from the City of University Park Director of Community Development, the YMCA is required to pay the full cost for comprehensive traffic studies. Such traffic studies shall be performed by a consultant selected by the City Council. The YMCA shall pay the cost for any future traffic control measures or studies deemed necessary by the City Council. The YMCA will, to the extent deemed necessary by the City Council, cancel, rearrange or reschedule its activities during the peak traffic hours determined by the comprehensive traffic study.

(O) Hours of Operation:

(1) Maximum hours of operation of the Facility shall be as follows:

Monday-Friday	5:30 AM to 9:00 PM
Saturday	7:00 AM to 6:00 PM
Sunday	2:00 PM to 5:00 PM

- (P) No games or practices officially organized by the management of the YMCA shall be held on the outdoor field outside normal hours of operation or on Sundays. Organized special events on the outdoor playground or playfield occurring before or after normal hours of operation or on Sundays, sponsored by the YMCA, will require prior approval by the City Council.
- (Q) Interior Lighting: Interior lights visible from the exterior will be turned off no later than thirty minutes after operation closing, except in the areas being cleaned, provided that, with the exception of emergency and code-required lighting, interior lighting will be turned off no later than 11:30 p.m. daily and lock-ins held in spaces with blackout shades fully extended.
- (R) Vehicles Parked in the Service Area: A screening wall, not to exceed twelve feet (12') in height, shall be provided for the Service Area. No vehicles taller than the screening wall in the Service Area shown on Exhibit "B" will be parked in the Service Area overnight. No structures or storage items that are taller than the screening wall will be erected or placed in the Service Area. No overnight parking of YMCA vehicles on the property will be allowed unless the vehicles are located in the enclosed Service Area or in the underground parking structure.
- (S) Service Area: The service area will be gated, and the gate will be a metal-framed gate with an exterior face using wood similar to, or the same as, the wood on the facility, and will have an automatic opener and closer to keep the service gate closed when the service area is not in use.
- (T) Delivery during Construction: Unless written permission is granted by the Director of Public Works, all deliveries of construction materials to the construction site will begin no earlier than 9:00 a. m. and will end by 4:0 p.m. Monday through Saturday. All contractor(s) will make reasonable efforts to receive deliveries through the Normandy Avenue/Preston Road intersection entrance, understanding that this might not be possible at varying time during construction.
- (U) Staging: No residential streets will be used for continuous staging of construction work and or materials.
- (V) Full-Time Liaison: The YMCA shall provide a full-time liaison that has authority during to respond to questions and complaints from the nearby

citizens during the construction period. A phone number for this contact will be provided to all property owners from the St. Andrews Neighborhood Association ("SANA") and the West of Preston Neighbors ("WPN") and posted on the job site where it can be readily found by interested parties.

- (W) Construction Vehicles: No parking of construction vehicles or equipment will be permitted on City streets. Parking of construction workers' vehicles will be located off-site and workers will be transported to and from the construction site, provided that when the Parking Garage is available for use, it can be used parking construction workers' vehicles. Parking of construction vehicles on City streets which are closed for construction must be approved by the Director of Public Works.
- (X) Construction Hours: Unless written permission is granted by the Director of Public Works, construction work on the site is restricted to Monday through Saturday from 7:00a.m. to 6:00p.m., except holidays specifically prohibited by City ordinance.
- (Y) Background Checks: Background checks will be performed by the contractors for all construction workers prior to them working on the site. Information relating to background checks will be kept on file by the contractors. A convicted felon or pedophile will be barred from working on the site.
- (Z) Explosives: No explosives shall be used in the construction operations.
- BB. Security and Traffic Control: The YMCA or its designee shall provide and pay the costs for adequate security and traffic control around the site for all functions during construction.
- CC. Screening Fence: The construction site will be screened while construction is ongoing with a temporary eight foot (8') screening fence constructed with plywood and painted green or other material approved by the Community Development Director.
- DD. Traffic Control Plan: The YMCA or its designee will submit a construction traffic control plan for review and approval by the Director of Public Works before construction commences on the site and before any change in traffic flows or street closures around the subject property.
- EE. Elevator Access: An additional elevator shall be constructed on or near the north side of the building in the general vicinity of the playing field to facilitate easy and convenient access to the playing field from the Parking Garage and building, but shall not be exclusively restricted to such use.

Special Conditions

1. Traffic signal equipment for the Normandy-Preston intersection shall be replaced by the YMCA as part of this project. The traffic engineer shall provide a schematic design of the traffic signal and pedestrian crosswalk to include but not limited specific signal locations, timings, striping, signage, and other traffic control/mitigation devices for review and approval with the detailed site plan by the City Council.
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 has been redesigned and expanded by 10 feet to the north to facilitate trash pickup by the City. The redesigned service area has a curb cut on Connerly with a sliding gate as shown on the detailed site plan.
4. Sidewalk and landscape easement shown on the north side of Normandy on the preliminary plat to be changed to “Sidewalk Easement”
5. 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 separate permit.

DRC MEETING 02/06/2014 YMCA DETAILED SITE PLAN

Public Works Review Comments:

1. Provide locations for proposed traffic signal improvements. Engineering plans conforming to City specifications, including sequencing, for traffic signal improvements will be required to be submitted to the DPW for review and approval of the detailed site plan.
2. The City cannot provide trash collection service at the site shown on the detailed site plan. Please contact PW for requirements. Again, approval of the detailed site plan is conditioned on providing the necessary access.
3. Provide details of new drainage inlets proposed for NE corner of Preston & Normandy and at NW corner of Normandy & Connerly. Information is required to be submitted to the DPW for review and approval prior to issuance of a building permit.
4. Provide details for the ambulance access gate off Connerly. Specifically, is a drive approach proposed??? Sidewalk should be a minimum of six (6") inches at that location. Information is required to be submitted to the DPW for review and approval prior to issuance of a building permit.
5. Provide information regarding traffic access to the garage, specifically access control (i.e., gates for garage closure, height crossbar, and etc). Information is required to be submitted to the DPW for review and approval of the detailed site plan.
6. Provide details on proposed utility and drainage improvements (fire hydrants, manholes, storm sewer, and inlets). Provide location of water meter / fire meter vaults. Information is required to be submitted to the DPW for review and approval of the detailed site plan.
7. Provide details on street repairs associated with utility construction and installation of new curb & gutter (along Shenandoah, Connerly, and Normandy (where head-in parking currently exists). Information required to be submitted to the DPW for review and approval prior to issuance of a building permit.
8. Provide details of intake vent (located in sidewalk), specifically surface treatment. Information is required to be submitted to the DPW for review and approval of the detailed site plan.
9. Prior to issuance of a building permit, contractor shall provide a detailed traffic plan for all construction equipment and activities for review and approval by the DPW.

Planning Review Comments:

1. On the First Floor and Second Floor Activity Plans, please show dimensions for "Activity/Office Uses and Non Activity Uses and label floor area shown with gross floor area as per details included in Section B of Ord13/15.
2. Please show and label the property line on the below grade garage plan
3. All on premises signage require separate permit
4. Show details of Garage access ramps for compliance with Article 3.12 of the Code of Ordinances.
5. Specify use of enclosed 924 sq. ft. area shown in the underground garage.

6. Provide details for external lighting. Light fixtures in close proximity and facing Shenandoah, Connerly and the Eastern portion of Normandy may require photometric layout.
7. Submit a preliminary plat showing one lot or building site for the subject property. The preliminary plat should include an easement for the public sidewalk along Normandy. An approved plat must be filed before a building permit is issued.
8. Noise level specifications for exhaust fans must be submitted with building permit application. Noise level exceeding approved limits must be attenuated.

Fire Department Review Comments:

These plans were reviewed in accordance with the 2009 International Building and Fire Codes with local amendments. Below are the following comments for this proposed project based on the submitted plans:

1. An automatic sprinkler system is required for the garage and above ground building (NFPA 13). The garage will need a dry pipe and dry standpipe system. The automatic sprinkler system shall be monitored by a NFPA 72 approved central station.
2. A Knox box at the building entrance will be required for this development. An application can be obtained from the fire department when the box is needed to be installed. The box is used for storage of all keys for this development.
3. The building address must be a minimum of 6 inch in height and color contrasting, facing the street that is addressed.
4. Emergency lighting and exit signs must be installed in accordance with the Fire and Building Codes.
5. Fire extinguishers must be installed throughout the new building and additions in accordance with the Fire Code.
6. The fire department connection (FDC) for the automatic fire sprinkler system must be within 20 feet of the fire lane or street to meet the Fire Code. An approved hydrant shall be located within 100' of the FDC as the fire hose lies.
7. The building and garage area shall have a manual fire alarm system with pull stations at the appropriate exits.
8. Additional requirements based on the City of University Park Code of Ordinances and the International Fire and Building Code, 2009 Edition with local amendments may be needed in the future as the project becomes better defined.

Building Department Comments:

1. Allowable area calculations per Chapter 5 of the 2009 IBC
2. Square footages of all levels, including basement level
3. Specify construction type, and include any special code sections to be used
4. Provide engineered excavation and drainage plans in collaboration with Engineering Dept
5. Specify if spectator seating will be included (A-3 or A-4?)
6. Specify occupant load calculations
7. Provide overall exiting calculations (number and required width) as well as separation distances of exits
8. Specify ceiling height in all areas of Parking Garage
9. Will passenger loading zone be utilized? If so, provide dimensions in accordance with ICC A117.1

10. Will valet be utilized? If so, provide dimensions in accordance with 1106.7.3, 2009 IBC
11. Provide van accessible clearance dimensions in accordance with 1106.5, 2009 IBC
12. At time of permit, EAB project number will be required, as well as more detailed plan review items (IECC Compliance report, UL listed assemblies, etc.)