



## **AGENDA MEMO**

8/16/2016 Agenda

**TO:** Honorable Mayor and City Council

**FROM:** Patrick Baugh, Community Development Director

**SUBJECT:** Consider an Ordinance to amend Planned Development District Number 8 (PD-8), (Highland Park United Methodist Church) including a detailed site plan, to demolish the existing family activity center (Biggers Building) and construct a new family activity center on the site located at 5809 Hillcrest Avenue.

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Highland Park United Methodist Church is proposing to demolish the existing 20,974 sq. ft. Family Activity Center (Biggers Building) and construct a new family activity center with 62,263 sq. ft. on the site.

The new building will be comprised of three floors above grade and two levels of parking below grade with a vertical height of 65 feet measured from average natural grade. This proposal includes a request for the City (1) to abandon the Alley rights-of-way on the south side of the building to be included in the new building site, (2) dedication of a utility easement along the south boundary and the dedication of an Alleyway easement on the west side of the site to connect with the existing east-west Alleyway between Hillcrest and Auburndale Avenue.

The existing Biggers Building is located in Planned Development District, PD-8 adopted on June 1, 1981 and is currently used for meeting/classroom space, public assembly and gym. The new building will expand the floor area for public assembly, classrooms and gym and provide for a new worship center. Amending the Planned Development District standards is necessary to provide for the expanded and enlarged structure.

A public notice was published in the Park Cities News for the Planning and Zoning Commission's public hearing on April 28, 2016, and notices were mailed to owners of real property within 200 feet of the subject tract. The Commission forwarded a recommendation to approve the amendments. A second public notice was published in the Park Cities News for the City Council public hearing on June 2, 2016. That public hearing was held and continued to the July 5, 2016 City Council meeting. The alley acquisition and easement provisions have been accepted.

The building components, configuration, proposed development standards and special conditions for the new facility are summarized below and accurately reflect the same in the amending ordinance.

**Detailed Development Standards, Special Conditions and Site Plan for the Proposed Development:**

1. Permitted Uses:

The uses/activities to be accommodated in the new family activity center are shown on the detailed site plan and summarized as follows:

- (a) Educational Classrooms
- (b) Worship Center/Public Assembly
- (c) Administrative Offices/Meeting Rooms
- (d) Exercise Gym with Locker Rooms

2. Building Setbacks for primary structure:

Building setbacks are measured from the property line except as described herein.

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|--|--------|
| (a) Minimum front yard setback on Hillcrest:                       | 13' 5" |
| (b) Side yard setback on Normandy:                                 | 19' 8" |
| (c) Side yard setback on south side<br>along new Utility easement: | 19' 6" |
| (d) Rear yard setback:<br>Measured from the west property line:    | 47' 4" |

3. Building setbacks for below grade parking garage:

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| (a) Minimum front yard setback on Hillcrest: | 7' 4"  |
| (b) Side yard setback on Normandy:           | 2' 2"  |
| (c) Side yard setback on south side:         | 19' 6" |
| (d) Rear yard setback on west side:          | 6' 1"  |

4. Building Height:

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|---|---------|
| Maximum building height measured to top of parapet: | 65 feet |
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##### 5. Parking Standards:

Parking standards for the proposed development are calculated based on occupancy standards per gross floor area (GFA) for all assembly floor space to include gym, worship center and social gathering areas in the lobbies as follows:

First floor –	4,000/7	572 occupants
Second floor –	4,412/7	631 occupants
Third floor –	3,246/7	464 occupants
Worship Center –	3,923/7	561 occupants
Gym –	5,893/7	842 occupants
<b>Total</b>		<b>3,070 occupants</b>

**Required parking** is one space per 3 occupants for a total of **1023 parking spaces**.

Parking spaces are provided and shown on the detailed site plan as follows:

Parking spaces at grade	7 spaces
Parking level 1	55 spaces
<u>Parking level 2</u>	<u>73 spaces</u>
<b><u>Total parking provided on site</u></b>	<b><u>135 spaces</u></b>

##### **Off Site Parking:**

Current parking agreements which the Church has with Southern Methodist University to use up to 2,492 parking spaces in various parking garages shall be maintained in order for the proposed development to meet required parking.

##### 6. Landscape Development Plan:

Trees to be retained and new planting materials to be added to the subject site are shown on the detailed site plan as follows:

- (a) The tree preservation plan shows three Live Oaks located in the public right-of-way to be removed and one 20-inch caliper Live Oak located on the southwest corner of the site to be removed and mitigated.
- (b) Eight deciduous Yaupon Hollies, two Yaupon Hollies and three Crape Myrtles along the Normandy and Hillcrest frontages will be removed from the site.
- (c) Six existing Live Oaks ranging from 12 to 22 caliper inches and located in the public right-of-ways and two Crape Myrtles located on the southeast corner of the site will be retained.

- (d) Landscaping to be added to the site and the abutting public right-of-ways are included with the planting schedule and shown on the Landscape Plan. A total of four canopy trees, forty six ornamental or screening trees and fifteen shrubs will be added as part of the proposed development.

#### 7. Traffic Study:

Pacheco Koch represented the Highland Park United Methodist Church and conducted a Traffic Impact Analysis (TIA) for the proposed development. The TIA concluded that the traffic generated by the various activities of the family activity center will not significantly impact existing traffic at that location. The projected traffic load based on the proposed uses and activities on the site will be less than existing peak conditions and no mitigations measure are recommended.

#### 8. Special Conditions:

- (a) Signage: All new 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. Alternatively, the developer may request consideration of a special sign district to serve the proposed development after the approval of a detailed site plan.
- (b) City Alley Abandonment and Easements: The developer shall provide a legal survey of the alley right-of-way to be abandoned by the City and the alleyway and utility easements to be provided to the City as shown on the detailed site plan. The City will conduct an appraisal of the alley to be abandoned at the cost of developer and the City will credit the developer for the alleyway and utility easements granted by the developer per approved plats. The City Council will then consider an abandonment ordinance for the alley. Following payment of the difference in appraised value for the abandoned alley and removal and relocation of all public infrastructure by developer, the City will credit the developer for the Alleyway and Utility easements. The City will then release the certified copy of the abandonment ordinance for recording. This abandonment process will be conducted in compliance with applicable state and local laws and ordinances
- (c) Utilities and Easements: Details of size and location of water and sewer lines, taps, and meters, and the location of all private utilities (gas, electric and communication providers) and easements including relocations to serve the proposed development will be reviewed in accordance with city policies and approved by the Public Works Department before the issue of a building permit.
- (d) Construction Fence: An 8-foot solid plywood screening fence must be installed around the construction site during construction and remain in place while construction is ongoing. The fence must be painted green, or as otherwise approved by the City Council, and installed prior to demolition of any structure on the subject site.

- (e) Explosives. No explosives may be used in the demolition and construction on the subject property.
- (f) Neighborhood Liaison. Applicant will provide a liaison during construction to respond to questions and complaints from residents. Applicant will provide notice to residents located within 2 blocks of the subject property of the name and methods of contacting the liaison 24 hours a day, seven days a week. The contact name and number will be posted on the construction site.

9. Construction Vehicles:

Construction vehicles and equipment may not be parked on City streets, except on streets closed for construction. All parking will be accommodated on-site. If additional parking is required, then developer will provide off-site parking and shuttle workers to the site.

10. Construction Hours:

Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Saturday from 7:00 am to 6:00 pm.

11. Background Checks:

All contractors must perform background checks on all construction workers prior to their working at the site. The contractors must keep the background check information on file. No registered sex offender may work on the site.

**RECOMMENDATION:**

Staff concurs with the Planning and Zoning Commission's recommendation to the City Council for approval of the Ordinance to amend Planned Development District PD-8.

**ATTACHMENTS:**

Proposed Ordinance

Exhibit A –Site Plan