



Planning and Zoning Commission Report

May 9, 2017

To: Planning and Zoning Commission

From: Jessica Rees, City Planner

Case Number: PZ 17-005

GENERAL INFORMATION:

APPLICANT:

Brett Holzle, AIA architect with Stantec

LOCATION:

The subject site is addressed 3555 Granada Street.

REQUEST:

Conduct a public hearing and consider a request by Brett Holzle, representing Highland Park Independent School District, to amend Planned Development District PD-19 and approval of a detailed site plan to build new additions to the existing school and site.

EXISTING ZONING:

The subject tract is currently zoned Planned Development District PD-19, with a primary educational institution uses.

SURROUNDING LAND USE:

North: Planned Development (PD-6)

South: Highland Park City Limits

East: Planned Development (PD-6)

West: Planned Development (PD-6)

BACKGROUND

This site is situated in both City of University Park and Town of Highland Park. HPISD is proposing to add two three-story additions to the existing middle/intermediate school in University Park and Highland Park, and construct a below grade parking garage on the Town of Highland Park area of the campus.

Parking:

Existing – 193 spaces + 6 handicap (1 van)

Proposed – 241 spaces + 12 handicap (2 van)

- Above ground – 64 spaces + 6 handicap (1 van)
- Below ground – 177 spaces + 6 handicap (1 van)

Building coverage:

Total site area: 633,049 SF = 14.533 acres

Total building area: 205,573 SF

Site building and paving coverage: 357,304 SF = 56.4%

Setbacks:

Existing building

- North (Granada): 38.14'
- East (Key): 170'
- West (High School): 36.01'

North Addition (building #3):

- North (Granada): 38.96'
- East (Key): 107.28'

South Addition (building #4):

- West (High School): 35.52'
- East (Key): 243.3'
- South (Normandy): 384.91'

Height (measured to top of parapet):

North Addition – building #3 48'8" (3 story)

South Addition – building #4 46'0" (3 story) / 30'8" (2 story)

PD Conditions:

1. Construction fence required, beginning at demolition
2. A full time contact provided for questions and complaints
3. Construction vehicles required to park on-site
4. Construction hours 7am-6pm Monday-Saturday (and as limited by the Code of Ordinances)
5. All workers on site must submit to background checks as part of the contractor's responsibility

Temporary uses

6. Temporary construction management and contract administration trailer/offices
7. Temporary construction equipment and/or materials containers/trailers/buildings
8. Temporary construction materials staging/lay-down/storage
9. Land area utilized must be paved with an all-weather surface (minimum 2" minus/#4 crushed stone)
10. For these temporary uses, temporary shall be defined as 30 months

NOTIFICATION

A public notice was published in the Park Cities News on April 27th 2017, and notices were mailed to owners of real property within 200 feet of the subject tract. At the time of this report no responses have been received. Staff will provide an update on responses at the meeting.

RECOMMENDATION

Staff recommends that the Commission review the merits of this proposal, conduct a public hearing for additional community compatibility and consider a recommendation to the City Council.

ATTACHMENTS

1. Application from applicant
2. Detailed Site Plan
3. Traffic Impact Analysis Executive Summary