



AGENDA MEMO
5/16/2017 Agenda

TO: Honorable Mayor and City Council

FROM: Patrick Baugh, Community Development Director

SUBJECT: Conduct a Public Hearing regarding amending Planned Development Number 19 and approving a revised site plan

BACKGROUND:

The Highland Park Independent School District continues to work through the Bond funded capital improvement program with the Middle and Intermediate School campus projects next on the schedule. Recall that this fourteen acre campus lies partly in both the City of University Park and the Town of Highland Park. The requested amendment retains the current educational uses in Planned Development District number 19 (PD-19) and increases the building classroom area through addition of a three story structure in each community and a single underground parking garage in Highland Park, as illustrated in the attached site plan.

The three story additions are proposed at an overall height equal to the existing three story buildings' heights. The addition in University Park will be at the north east corner of the existing structure where the tennis courts are currently, prompting the relocation of the tennis courts to replace part of the existing surface parking lot in Highland Park. This building addition decreases the yard depth from 170 feet to 107 feet as measured from Key Street. The general exterior elevations will blend and match the existing structures and style of construction. Underground parking will accommodate the staff and will be regulated with a security card/pass system. Traffic impacts are minimal, and staff is reviewing the suggestions of the traffic engineer as they are mostly a function of the two municipal transportation networks' regulatory operations.

Additionally, the Development Standards contain typical requirements for construction operations, as well as, some recognition of temporary uses for construction trailers and materials staging.

The Planning Commission of the Town of Highland park has forwarded a recommendation of approval to their Town Council, which is expected to consider on their agenda in June.

The Public hearing notices have been duly posted and one comment has been received to date. The attached report and exhibits from the Planning and Zoning Commission meeting provide additional detail. The Planning and Zoning Commission conducted a public hearing and forwarded a recommendation to City Council to approve the amendment and revised site plan to the Planned Development. Upon approval by both communities, University Park will review plans and issue permits as recognized by the standing agreement with Highland Park.

RECOMMENDATION:

In accordance with State statutes and the Zoning Ordinance, Staff recommends that the City Council conduct a public hearing to receive comments on the District's request to amend Planned Development 19 and the revised detailed site plan.

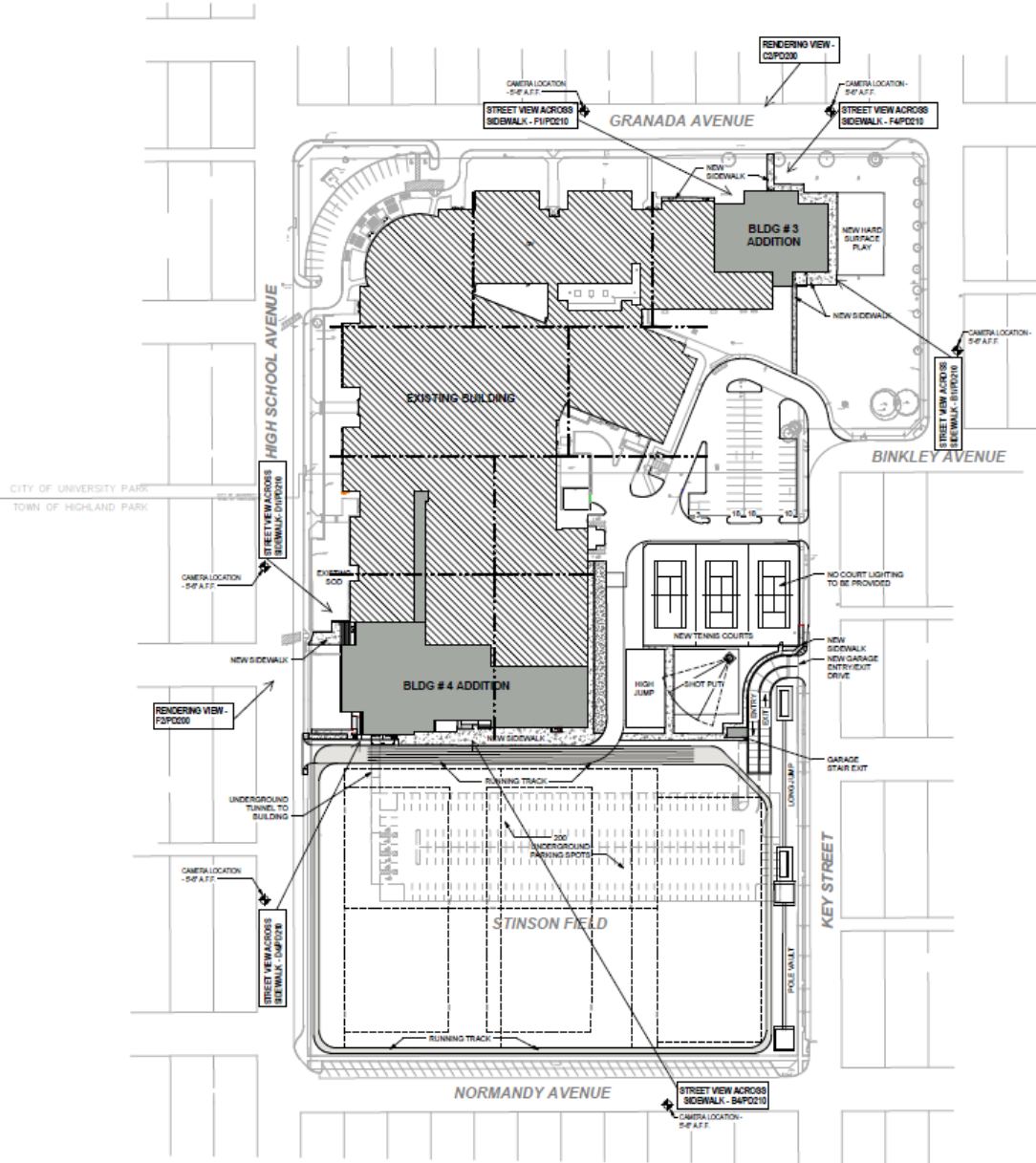
Attachments

Application

Exhibit A - Plan set/Detailed Site Plan

Traffic Impact Analysis- Executive Summary

Staff report to the Commission



F2 ARCHITECTURAL SITE PLAN
17-302