



AGENDA MEMO
5/16/2017 Agenda

TO: Honorable Mayor and City Council

FROM: Patrick Baugh, Community Development Director

SUBJECT: Consider an Ordinance amending Planned Development District number 33 and approving a revised site plan

BACKGROUND:

The Highland Park Independent School District (District) has requested a change to the uses allowed in Planned Development District number 33 (PD-33) from multiple family to surface parking lots and athletic/playfield.

The vacant lots, abutting the general retail district on the southwest corner of Preston Road and Lovers Lane that were most recently used by the Park Lane Apartments, were acquired by the District recently. Changing the allowed uses in the PD-33 from Multi-family to surface parking lots will replace parking areas that will be removed in the nearby high school campus as a result of new facility additions. Additionally, providing a playfield use on the southernmost parcel will provide an alternate area for various youth groups to practice and play while the elementary, middle and intermediate school campus play fields are taken out of service for their respective capital improvement projects.

The attached site plan illustrates the layout of the parking areas across the three lots. The streets and alleys will remain open to traffic, though parking lot access will be encouraged to be only from the street. No access will be provided directly from Lovers Lane. All parking areas are screened with live vegetation while the playfield is all turf with a number of street trees (Chinese Pistache) along each roadway.

Traffic impacts exist, and staff is reviewing the suggestions of the applicant's traffic engineering consultant as those suggestions are a function of the municipal transportation networks' regulatory operations. The traffic mitigation measures recommended in the engineer's report require the removal of on-street parking, creation of a mid-block transition between 2-way and 1 way traffic, and depends on driver compliance with a "no left turn" sign in order to prevent total gridlock (level of service "F") at the Preston and Hyer intersection. Additionally, the traffic engineer has stated that failure to implement those changes will result in even greater traffic congestion at both the Westminster/Hyer and Preston/Hyer intersections. Those impacts are due to, primarily, the functional of time of day use coinciding with school peak loading, since the number of parking spaces is roughly equivalent to the vehicle count of the previously existing apartments.

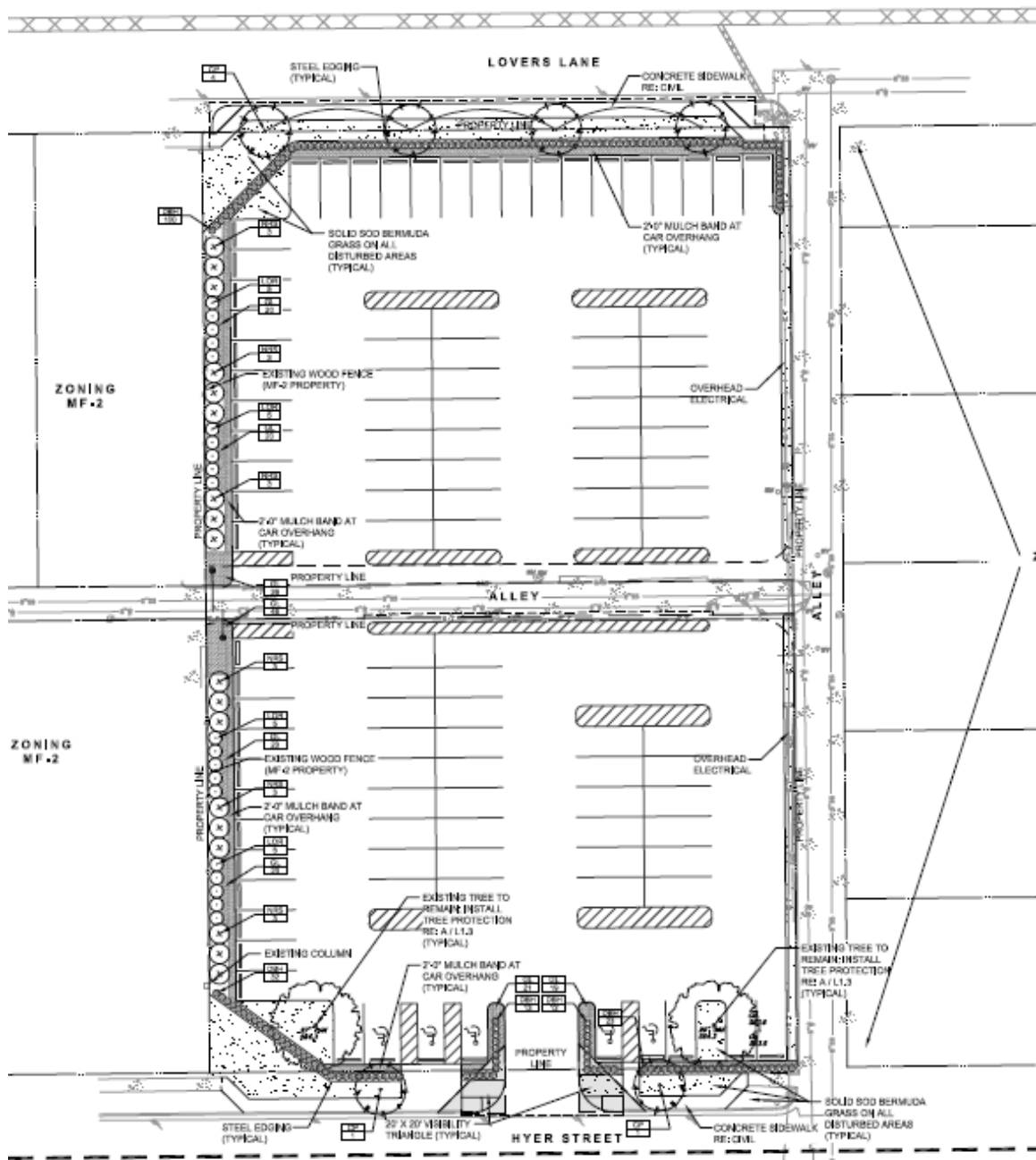
Legal notice of the hearings were duly advertised. Three responses of opposition to the zoning change have been received from the mailed distribution of 76 notices to property owners within 200 feet of this site. At the Commission's hearing, two persons spoke in opposition, citing a concern about their diminished residential property values.

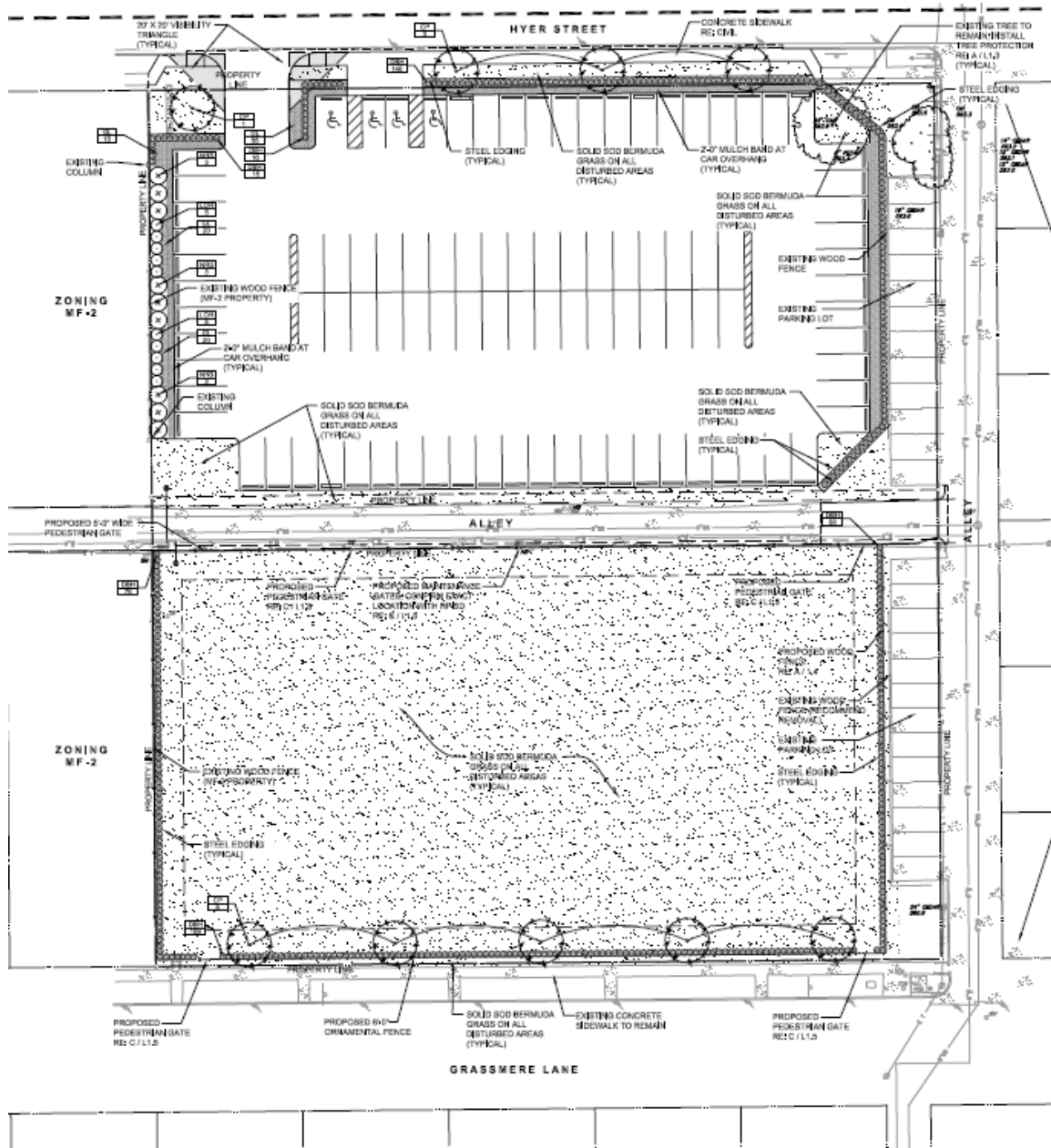
RECOMMENDATION:

Staff concurs with the Commission's recommendation to approve the amending ordinance for Planned Development 33 and the supporting revised detailed site plan.

Attachments

Application
Planning Commission staff report
Exhibit A - Plan set/Detailed Site Plan
Traffic Impact Analysis- Executive Summary
Staff report to the Commission





A LANDSCAPE PLAN
SCALE: 1"=20'-0"

0 10 20 40
 (FEET)
 1 inch = 20 ft.