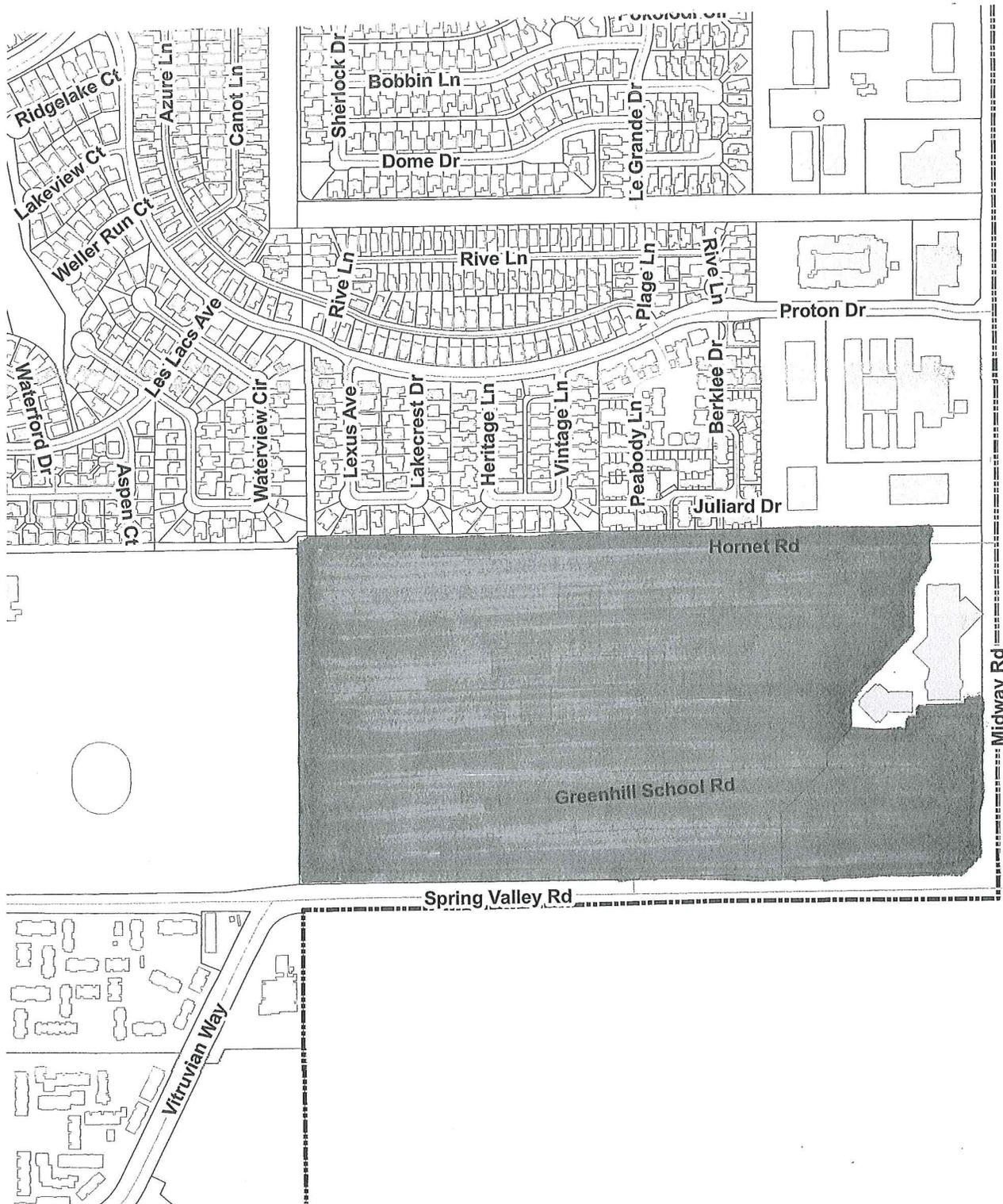
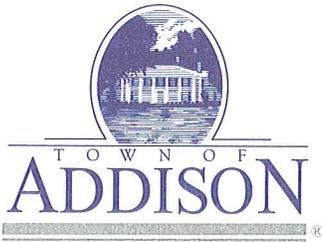


1679-SUP

PUBLIC HEARING Case 1679-SUP/Greenhill School. Public hearing discussion and consideration of approval of an ordinance changing the zoning on property located at 4141 Spring Valley Road, located in a Residential-1 (R-1) district by approving for that property an amendment to an existing Special Use Permit for a private school, on application from Greenhill School, represented by Mr. Milton Powell of Page Southerland Page Architects.





BUILDING INSPECTION DEPARTMENT

(972) 450-2880 Fax: (972) 450-2837

16801 Westgrove

Post Office Box 9010 Addison, Texas 75001-9010

November 13, 2013

RE: Case 1679-SUP/Greenhill School

LOCATION: 4141 Spring Valley Road

REQUEST: Approval of an amendment to a Special Use Permit for a private school, so as to amend the master plan to provide for the construction of a performing arts and assembly center, the relocation of existing athletic fields, the construction of an athletic pavilion, and the remodel and expansion of the Greenhill School dining facility

APPLICANT: Greenhill School, represented by Mr. Milton Powell of Page Southerland Page Architects.

DISCUSSION:

Background. Greenhill School has been in Addison since 1960. Greenhill School was here before Addison had a zoning ordinance, but since zoning was adopted in 1956, Greenhill School has been zoned R-1 (Single Family). Since it is a school, it requires a Special Use Permit. The SUP has been amended several times to provide for revised development plans and additional uses. It was amended by Ordinance 085-033, Ordinance 087-043, Ordinance 091-064 (to add a Special Use Permit for a cell tower), Ordinance 091-064, and Ordinance 004-010.

When Greenhill last amended the Master plan in January of 2004, the neighbors to the north of the property attended the meeting and expressed concerns about the school that were not related specifically to the new plan, but more to operations and past problems between the neighbors and the school. The neighbors submitted a written protest against the request, but did not have the 20 percent required to force the item to a $\frac{3}{4}$ vote by the governing body.

Greenhill School is all one piece of property, but it abuts three separate neighborhoods. One neighborhood is the U-shaped streets of Lakecrest-Sherry-Lexus, the second is the U-shaped streets of Vintage, Old Town and Heritage, and the third is the Proton Town Homes on the south side of Juliard. After the petition was submitted, even though it did not contain 20 percent of the affected property owners, Greenhill School met with all three neighborhoods to hear their concerns, most of which related to the baseball fields on the west end of the site.

The staff is pleased to report that since 2004, the issues with Greenhill School and the neighbors have been resolved. Greenhill made several modifications to the baseball field immediately south of the homes on Sherry Lane. It extended the backstop netting down the third-base line and made the netting taller to stop fly balls from heading north. It also added landscaping between the baseball fields and the houses on Sherry Lane. It was leasing the fields to an adult baseball league, and it stopped doing that. It also worked to reduce the noise from loud speakers on the athletic fields. During the past few years, the staff has not received any complaints regarding noise or operations at Greenhill

Current Proposed Plans. At this point, Greenhill would like to amend the Master Plan again to include a Performing Arts and Assembly Center, relocated athletic fields, an athletic pavilion, and a remodel of the Greenhill dining facility.

Performing Arts and Assembly Center. The Performing Arts and Assembly Center will be approximately 30,000 square feet and will be located on the east end of the site, on ground that is currently taken up with two sports fields. The building actually has two fronts. It will have a lobby entrance and architectural features on the north side, adjacent to the parking lot, and a main lobby with entrances on the west side, facing into Founders Place and the heart of the campus.

The north side of the building will sit approximately 344 feet south of the north property line. The parking for the building will be on the north side, between the building and Hornet Road. The building will feature a 600-seat proscenium-stage theater with 452 seats on the ground floor and a 148-seat balcony. The building will also provide a 2,475 square feet studio theater space, dressing rooms, offices for staff, classrooms, a catering kitchen, a scene shop, and storage for scenery, costumes, and materials. The building will be 69 feet tall at its highest point, which is the fly space for the stage. It will be constructed out of a combination of plaster and brick veneers.

New Sports Fields. In order to accommodate the Performing Arts and Assembly Center, the two sports fields that exist on the site now will be moved to the southeast corner of the site. This property has always been owned by Greenhill, but in the 1980s, it was ground leased to Trammell Crow for the Greenhill Park office complex. Trammell Crow built the first phase of the project, which is the existing Greenhill Park office complex. However, there were to be two additional phases of the project that were never built. Trammell Crow eventually returned the land to Greenhill, and it has been

using it as a wildlife area and outdoor laboratory. At this time, the school needs to move the sports fields to this area to accommodate the new building.

The new fields will sit in the southeast corner of the site, at the corner of Midway Road and Spring Valley Drive. The staff initially had a concern about how the field netting would look from Midway Road. While it recognizes the school's need to have a protective netting to keep soccer balls from going out into Midway and Spring Valley, it did not want the corner to look like a golf driving range. In addition, the school would be removing several large trees that were located in the middle of the proposed sports fields.

Michael Kashuba, the Town's Landscape Architect, reviewed the proposed plans submitted by the school, and he has found that in all areas where the school will be removing landscaping, it will be putting back more landscaping than required. He has noted every area that will be impacted and noted the number of trees that will be taken out and the number that will be replaced. He also has some additional comments:

- The plans provided appear to meet the requirements set forth in the Town's Landscaping Regulations.
- The landscape buffer along Spring Valley should include a mixture of various shade trees instead of a monoculture of one type of tree
- The Lacebark Elm trees should be replaced with a different variety of shade tree due to the Cotton Root Rot that is found in many parts of Addison
- Decomposed granite in the swale plantings should not be installed on slopes greater than 2% due to wash-out
- The plan should ensure that turf replacement covers all areas disturbed by construction (vegetative swale on P-AS 101 versus P-L 201)
- The plans should label the contours on the south side of the PAAC building and identified as a landscape berm (P-AS 101).

With regard to the netting adjacent to Midway Road and Spring Valley, the staff believes that the school is proposing a reasonable solution for both the Midway Road and Spring Valley Road sides. On Midway Road, it is planning to install 17 Live Oak trees immediately back of curb against Midway Road. Behind those trees, it will install 77 dwarf wax myrtles and 62 autumn sage plants to provide additional screening to the netting that will be installed approximately 25 feet from the back of the Midway Road curb. The proposed Live Oaks may not provide total screening upon installation, but in a couple of years, they will provide an evergreen screen that will hide the netting from Midway Road.

On the Spring Valley Road side, the school is planning to provide a combination of Red Bud trees, Cedar Elms, and Desert Willows. The netting on the Spring Valley Road side will be set back approximately 80 feet from the back of the Spring Valley curb. The staff believes the landscaping provided will adequately screen the netting from Spring Valley Road.

Pavilion. The school is also proposing to add a triangular-shaped pavilion to provide two locker rooms, two restrooms, athletic offices, and equipment storage to the support the sports fields. The pavilion is approximately 2,500 square feet, and will be constructed of cut-faced concrete masonry units with a standing-seam metal roof.

Greenhill Dining Hall. The plans also call for some renovations to the dining hall, though the existing footprint of the building will not be expanded. The building will include the addition of new restrooms, a new concession stand, and replacements of existing windows and doors. There will not be any changes to the exterior of the building.

Fire Code The school has always been willing to do innovative things to provide fire access to their buildings, yet not disrupt the flow of their campus. They are proposing grass pavers for the fire lane, which they have used before in other situations. Michel Mitchell in the Fire Department is fine with the grass pavers, but does need specification sheets on the pavers proposed so that the Town can be sure they will support the weight of the Fire Department equipment. In addition, the school must provide the Town with a letter from a registered Engineer certifying that the pavers are suitable for use as a fire lane.

Engineering. The engineering plans have been reviewed by the staff, and there is additional information that will need to be provided prior to permit. The school should confirm that the proposed rain gardens/bioswales will act as stormwater detention and that there is sufficient capacity as required by the Addison Stormwater Manual.

In addition, the sports fields are still platted in with the Greenhill Park office plat. The school site should be replatted to include this area back in with the school property. That plat can be process prior to the issuance of a building permit for the Performing Arts and Assembly Center.

RECOMMENDATION:

The Performing Arts and Assembly Center looks like it will be a great addition to an already excellent school. In addition, the staff believes that the proposed improvements will not have any adverse impact on the adjacent neighborhoods to the north of this property.

Staff recommends approval subject to the following conditions:

- The landscaping plans should be revised to include the following items:
 1. The landscape buffer along Spring Valley should include a mixture of various shade trees instead of a monoculture of one type of tree

2. The Lacebark Elm trees should be replaced with a different variety of shade tree due to the Cotton Root Rot that is found in many parts of Addison
 3. Decomposed granite in the swale plantings should not be installed on slopes greater than 2% due to wash-out
 4. The plan should ensure that turf replacement covers all areas disturbed by construction (vegetative swale on P-AS 101 versus P-L 201)
 5. The plans should label the contours on the south side of the PAAC building and identified as a landscape berm (P-AS 101).
- The applicant shall provide specification sheets on the pavers proposed so that the Town can be sure they will support the weight of the Fire Department equipment. In addition, the school must provide the Town with a letter from a registered Engineer certifying that the pavers are suitable for use as a fire lane.
 - The applicant shall provide the Town's Engineering staff with information proving that the proposed rain gardens/bioswales will act as stormwater detention and that there is sufficient capacity as required by the Addison Stormwater Manual.
 - The school site shall be replatted to include the sports fields at the southeast corner back in with the school property prior to the issuance of a building permit for the Performing Arts and Assembly Center.

Respectfully submitted,

A handwritten signature in black ink that reads "C MORAN". The "C" is large and loops around the "M", and "MORAN" is written in a simple, blocky font.

Carmen Moran
Director of Development Services

Case 1679-SUP/Greenhill School
November 22, 2013

COMMISSION FINDINGS:

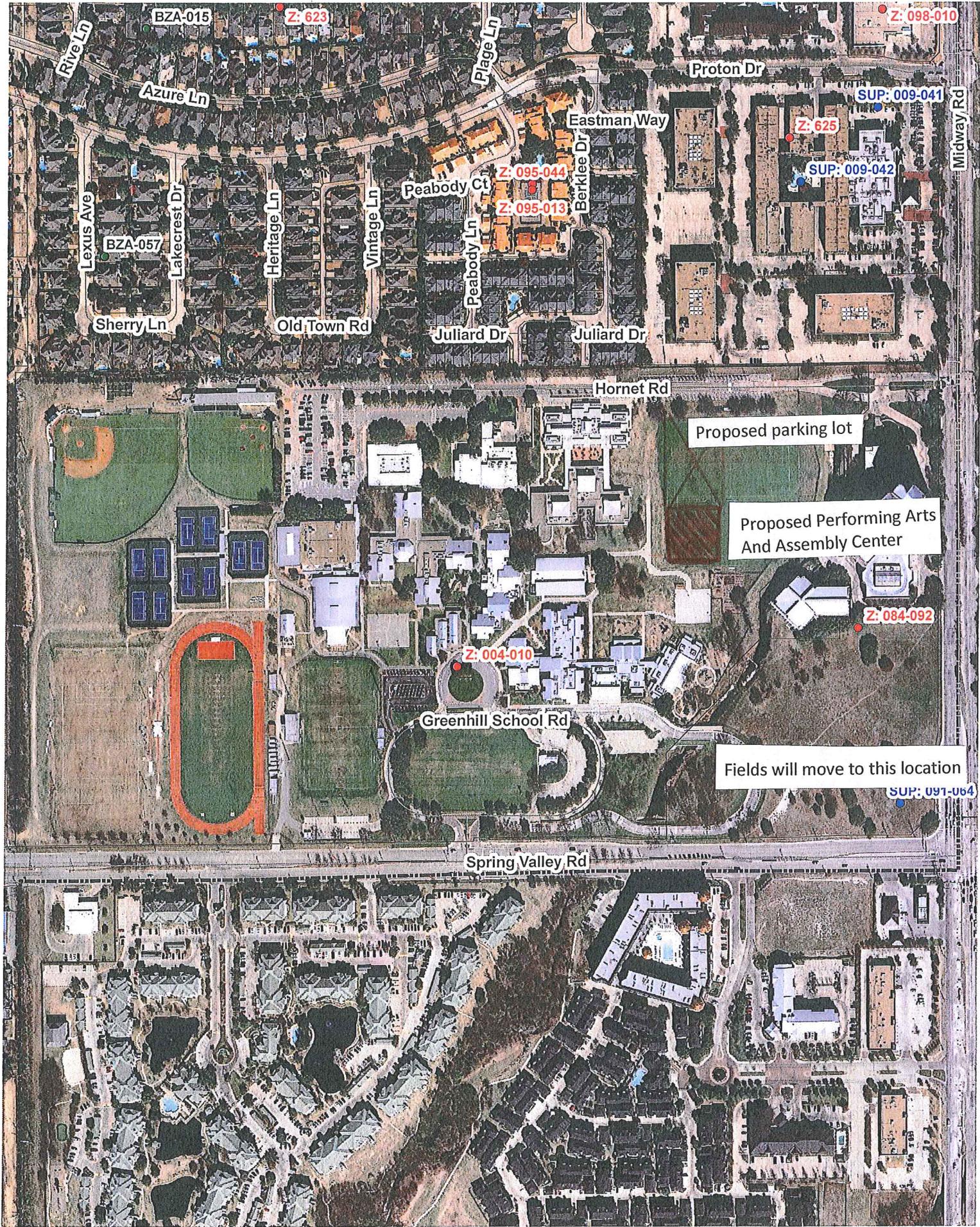
The Addison Planning and Zoning Commission, meeting in regular session on November 21, 2013, voted to recommend approval of an ordinance changing the zoning on property located at 4141 Spring Valley Road, located in a Residential-1 (R01) district by approving for that property an amendment to an existing Special use Permit for a private school, on application, subject to the following conditions:

- The landscaping plans should be revised to include the following items:
 1. The landscape buffer along Spring Valley should include a mixture of various shade trees instead of a monoculture of one type of tree
 2. The Lacebark Elm trees should be replaced with a different variety of shade tree due to the Cotton Root Rot that is found in many parts of Addison
 3. Decomposed granite in the swale plantings should not be installed on slopes greater than 2% due to wash-out
 4. The plan should ensure that turf replacement covers all areas disturbed by construction (vegetative swale on P-AS 101 versus P-L 201)
 5. The plans should label the contours on the south side of the PAAC building and identified as a landscape berm (P-AS 101).
- The applicant shall provide specification sheets on the pavers proposed so that the Town can be sure they will support the weight of the Fire Department equipment. In addition, the school must provide the Town with a letter from a registered Engineer certifying that the pavers are suitable for use as a fire lane.
- The applicant shall provide the Town's Engineering staff with information proving that the proposed rain gardens/bioswales will act as stormwater detention and that there is sufficient capacity as required by the Addison Stormwater Manual.
- The school site shall be replatted to include the sports fields at the southeast corner back in with the school property prior to the issuance of a building permit for the Performing Arts and Assembly Center.

Voting Aye: Doherty, Groce, Hewitt, Hughes, Oliver, Stockard, Wheeler

Voting Nay: none

Absent: none



BZA-015

Z: 623

Z: 098-010

Rive Ln

Azure Ln

Flage Ln

Proton Dr

Lexus Ave

Lakecrest Dr

Heritage Ln

Vintage Ln

Peabody Ct

Peabody Ln

Eastman Way

Berklee Dr

SUP: 009-041

Z: 625

SUP: 009-042

BZA-057

Sherry Ln

Old Town Rd

Juliard Dr

Juliard Dr

Hornet Rd

Proposed parking lot

Proposed Performing Arts And Assembly Center

Z: 004-010

Z: 084-092

Greenhill School Rd

Fields will move to this location

SUP: 091-064

Spring Valley Rd

Midway Rd

Greenhill School Performing Arts and Assembly Center

1000 West 42nd Street, 7th Floor
 New York, NY 10019
 212.763.5002

CONSULTANT TEAM

ASSOCIATE ARCHITECT AND MSRP
 Page Saunders + Page
 1000 West 42nd Street, Suite 123
 New York, NY 10019
 212.622.3000

STRUCTURAL ENGINEERS
 Magnuson Democratic Associates
 1000 West 42nd Street, Suite 300
 Seattle, WA 98101-2889
 206.292.1200

TREASURY PLANNING
 The Treasury Planning Group
 22 W. 19th Street, 8th Floor
 New York, NY 10011
 212.691.3200

ACOUSTICAL/AUDIOVISUAL
 114-A Washington Street
 Newark, CT 06854
 203.626.1100

LIGHTING
 The Lighting Group Associates
 48 Worth Street, Suite 303
 New York, NY 10013
 212.475.7700

CIVIL LANDSCAPE
 Pacheco Koch
 6500 N. Central Expressway, Suite 1000
 San Jose, CA 95131
 917.255.3331

TELECOMMUNICATIONS/IT
 Dalsheim Design Group
 1000 West 42nd Street, Suite 300
 New York, NY 10019
 212.622.3000

COST ESTIMATOR
 1800 E. Central Ave
 Tampa, FL 33624
 813.983.1884

CODE CONSULTANT
 The Building Code Consultant Engineers, PC
 215 West 42nd Street, 12th Floor
 New York, NY 10019
 212.622.3000

PROFESSIONAL ENGINEER
 James N. Evans Consulting
 190 1st Avenue, Studio 358
 New York, NY 10002
 212.203.2482

ALL DIMENSIONS AND OTHER CONDITIONS SHALL BE
 AS SHOWN UNLESS OTHERWISE NOTED.
 REVISIONS SHALL BE INDICATED BY THE CONTRACTOR BEFORE
 CONSTRUCTION.

DATE: _____
 REVISIONS: _____

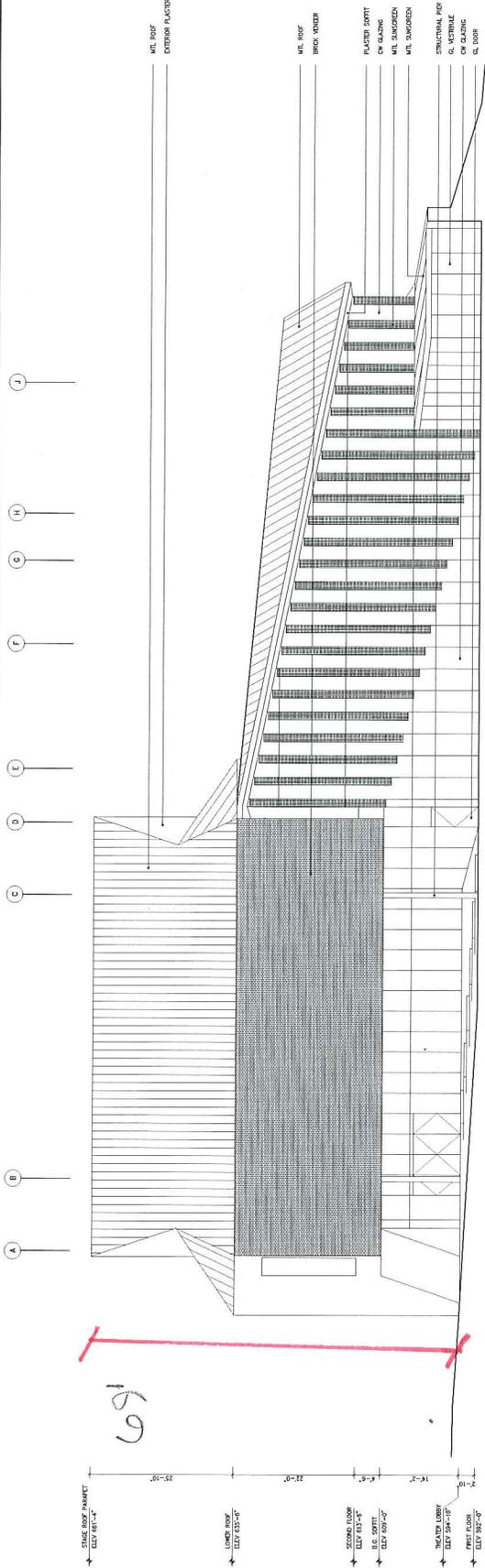
DRAWING TITLE

BUILDING ELEVATIONS

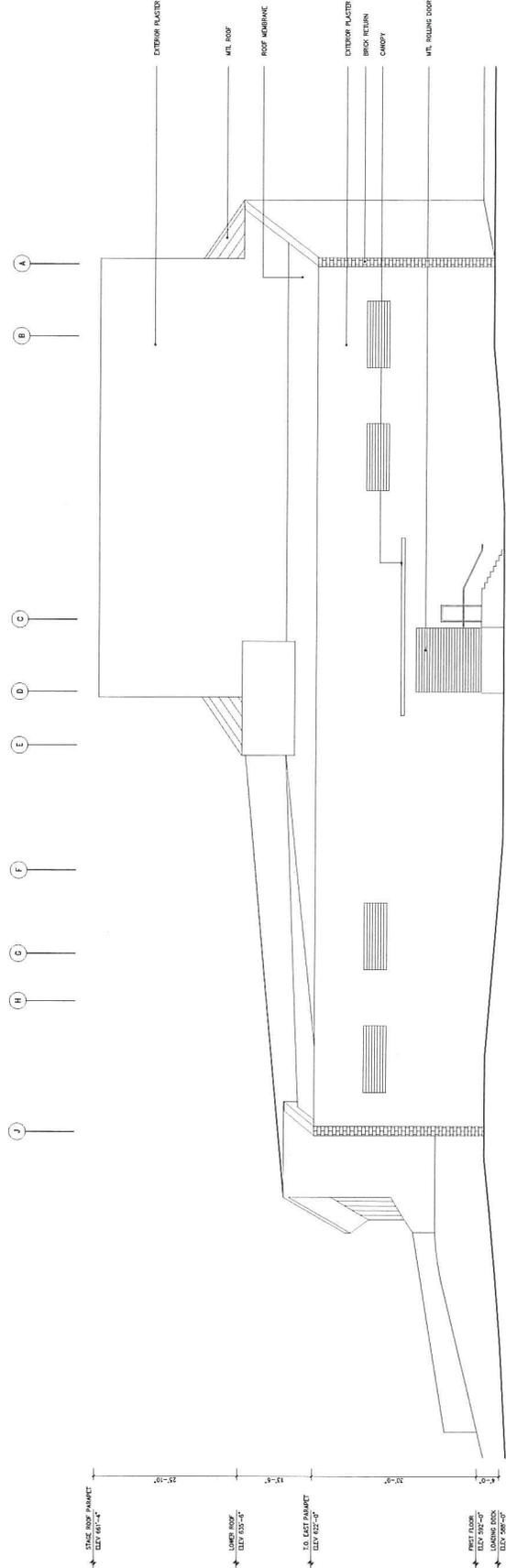
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 CHECKED: DATE: SEPTEMBER 27, 2013
 DRAWING NO.

P-A201

DOCUMENT: 100-100000000-0000-0000



2 WEST ELEVATION
 SCALE 1/8" = 1'-0"



1 EAST ELEVATION
 SCALE 1/8" = 1'-0"

Greenhill School Performing Arts and Assembly Center
 100 Main Street, Suite 123
 Addison, TX 75001

ARCHITECTURE DESIGN
 Wilson/Architect
 200 Main Street, 10th Fl
 Addison, TX 75001
 214.293.9002

CONSULTANT TEAM
ASSOCIATE ARCHITECT AND INTERIOR
 Page Southeast Papp
 100 Main Street, Suite 123
 Addison, TX 75001
 214.293.9000

STRUCTURAL ENGINEERS
 Magness Democratic Associates
 100 Main Street, Suite 123
 Addison, TX 75001
 209.292.1200

THEATER PLANNING
 Theater Design Associates
 200 Main Street, Suite 100
 New York, NY 10011
 212.691.3200

ACOUSTICAL/AUDIO-VISUAL
 Acoustic Design Group
 114-A Washington Street
 Newark, NJ 07102
 201.226.1111

LIGHTING
 Lighting Design Associates
 42 North Street, Suite 703
 New York, NY 10013
 212.213.7100

GENERAL LANDSCAPE
 Pezzullo Scott
 8500 N. Central Expressway, Suite 1000
 Dallas, TX 75246
 972.263.3231

TELECOMMUNICATIONS / IT
 Datacom Design Group
 100 Main Street, Suite 300
 Addison, TX 75001
 512.478.8081

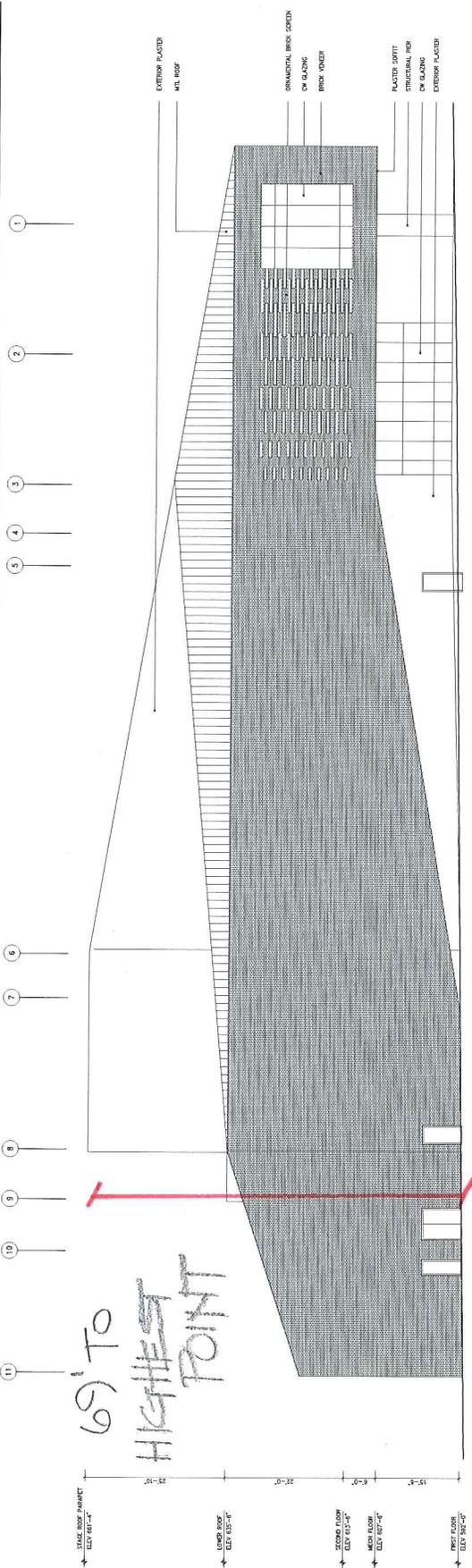
COST ESTIMATOR
 Victor E. Corino Dns
 Tampa, FL 33604
 813.863.1804

CODE CONSULTANT
 Code Consultants, Inc.
 215 West 40th Street, 15th Floor
 New York, NY 10018
 212.213.8286

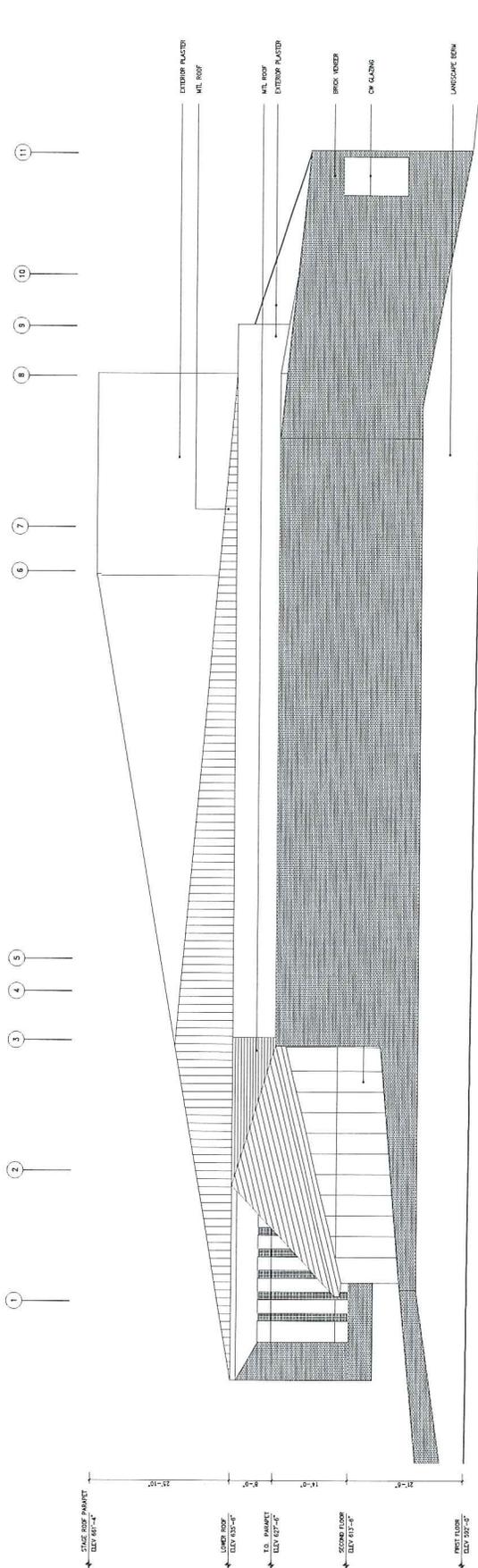
FOOD SERVICE
 Food Service Consulting
 190 1st Avenue, Suite 358
 New York, NY 10002
 212.263.4262

ALL DIMENSIONS AND FINISHES SHOWN SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION.

ISSUE DATE: REVISIONS



2 NORTH ELEVATION
 SCALE 1/8" = 1'-0"



1 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

ARRIVAL VIEW

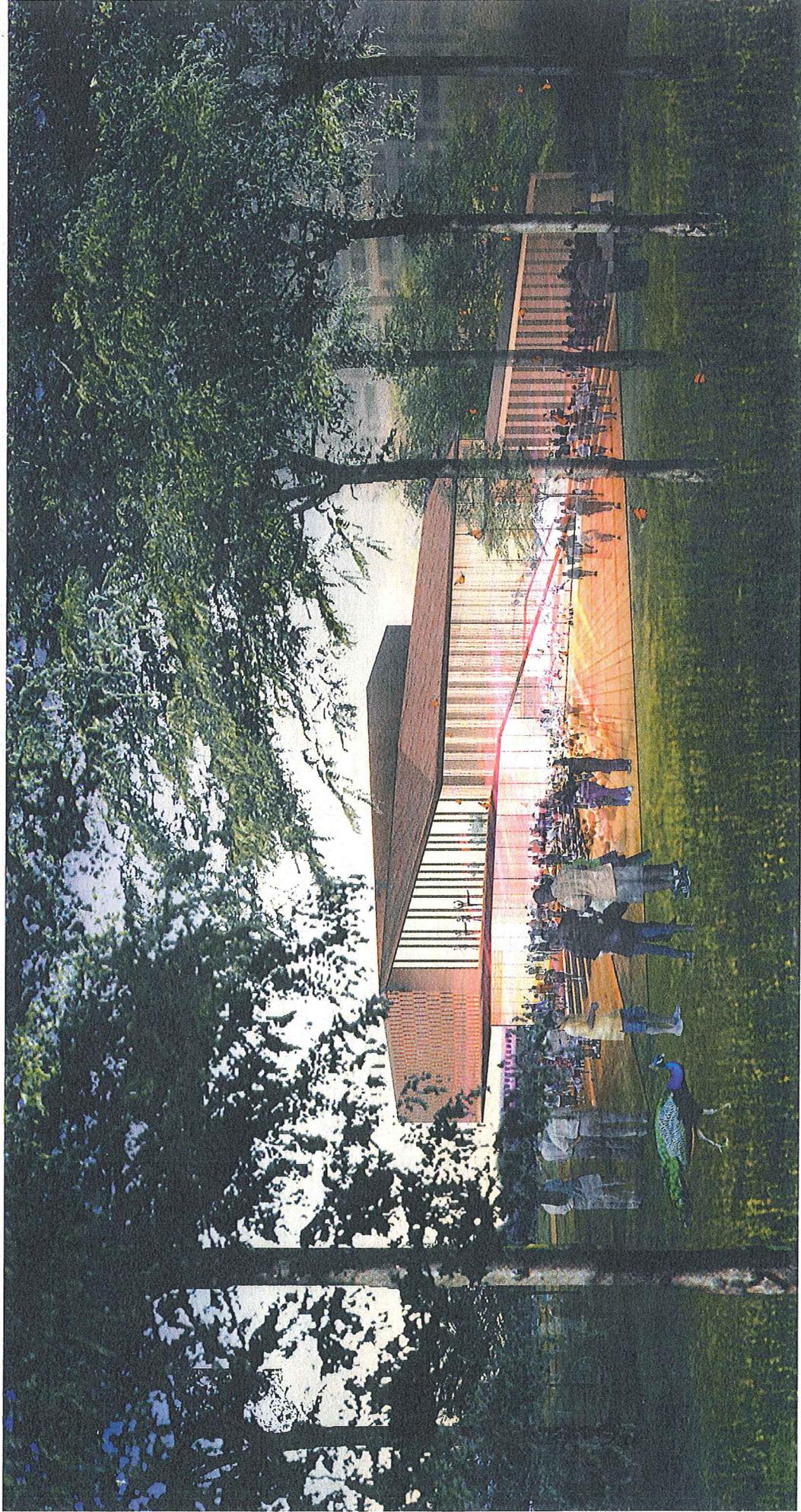


GREENHILL SCHOOL PERFORMING ARTS & ASSEMBLY CENTER 21 SEPTEMBER 2013

WEISS / MANFREDI

North Elevation

VIEW FROM FOUNDER'S PLACE



West Elevation



WE'RE GLAD YOU'RE HERE

Landscape Site Plan Review

October 25th, 2013

Landscape Site Plan Review for 4141 Spring Valley Road, Addison, Texas (Green Hill)

Soccer Fields

- Street frontage on Midway Road (543 LF)
 - o Trees
 - 19 required Trees
 - 20 proposed Trees (3 Existing, 17 New)
 - o Shrubs
 - 183 required Shrubs
 - 161 proposed shrubs

- Street frontage on Spring Valley Road (415 LF)
 - o Trees
 - 14 required Trees
 - 15 proposed Trees (1 Existing, 14 New)
 - o Shrubs
 - Not required per meeting DRC meeting dated 10-08-2013

- Parking Area Landscaping
 - o Total Parking Area (24,892 SF)
 - 8% Interior Landscaping required
 - 17% Interior Landscaping proposed

 - o Parking Area Trees
 - 4 required
 - 4 proposed

 - o Parking Lot Perimeter Screening (249 LF)
 - Trees
 - 7 required
 - 7 proposed
 - Shrubs
 - 83 required
 - 83 provided

Performing Arts and Assembly Center

- Parking Area Landscaping
 - o Total Parking Area (79,380 SF)
 - 8% Interior Landscaping required
 - 16% Interior Landscaping proposed

 - o Parking Area Trees
 - 14 required
 - 16 proposed

- Parking Lot Perimeter Screening (364 LF)
 - Trees
 - 11 required
 - 14 proposed (6 existing, 8 proposed)
 - Shrubs
 - 122 required
 - 165 provided

Tree Mitigation

- Soccer Fields
 - 40 Caliper Inches removed
 - 201 Caliper Inches proposed*
- Performing Arts and Assembly Center
 - 403 Caliper Inches removed
 - 247 Caliper Inches proposed*
- Total
 - 443 Caliper Inches removed
 - 448 Caliper Inches proposed*

*Totals include ornamental trees.

Additional Comments

- The plans provided appear to meet the requirements set forth in the Town's Landscaping Regulations.
- The landscape buffer along Spring Valley should include a mixture of various shade trees instead of a monoculture.
- The Lacebark Elms need to be replaced with a different variety of shade tree due to the presence of Cotton Root Rot in Addison.
- Decomposed granite in swale plantings should not be installed on slopes greater than 2% due to wash-out
- Ensure turf replacement covers all areas disturbed by construction (vegetative swale on P-AS101 versus P-L 201)
- Label contours on the south side on Green Hill PAAC identified as landscape berm (P-AS101).

Carmen Moran

From: Jenny Prazak [JPRAZAK@cobbhendley.com]
Sent: Monday, November 04, 2013 11:31 AM
To: Carmen Moran
Subject: FW: DRC submittals - engineering comments

My comments for the 4 current DRC are as follows (these are just for the zoning docs for DRC, not the engineering submittals we also have):

Home 2 Suites:

- Please confirm that any future water/sewer/drainage connections that need to be made for the construction of the Home 2 Suites will be made with the proposed parking lot addition currently under engineering review.

Greenhill School:

- Please confirm that the proposed rain gardens/bioswales will act as stormwater detention and that there is sufficient capacity as required by the Addison Stormwater Manual.

Gloria’s Restaurant:

- No engineering comments at this time.

Body Guard Sports:

- No engineering comments at this time.

Jenny Prazak, P.E.
jprazak@cobbhendley.com

Cobb, Fendley & Associates, Inc.
TBPE Firm Registration No.274 | TBPLS Firm Registration No. 100467
6801 Gaylord Parkway, Suite 302 | Frisco, TX 75034
Phone: 972.335.3214 | Fax: 972.335.3202 | www.cobbhendley.com

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Comments from Michel Mitchell, Fire Department

4949 Beltline, Body Guard Sports
Need an EXIT corridor in the rear of the building.

4141 Spring Valley, Greenhill School
Need specification sheets on the grass pavers that they are wanting to use for a fire lane. Also, will need an Engineer to sign off on the use of these grass pavers for a fire lane.

4901 Belt line Road Home 2
The automatic fire sprinkler system needs to be a NFPA 13 system.

Land Use Analysis

Attributes of Success Matrix

4141 Spring Valley Road

Attribute	Comment	Score
Competitive	Certainly the Greenhill School is competitive with other private schools in the area. It has excellent facilities	
Safe	The Greenhill School campus is safe	
Functional	The Campus is functional at present, but would like to enhance its facilities.	
Visually Appealing	The proposed building is a beautiful facility and will provide a wonderful addition to the campus. The athletic pavilion and enhanced sports fields will also enhance the campus.	
Supported with Amenities	This is a private school site that is fenced along the entire perimeter, so it does not interact with the neighborhood, but there are amenities in the area that are available to students and parents.	
Environmentally Responsible	Greenhill has taken great effort to make sure the new building does not to storm water runoff in excess of what is being contributed for the existing site.	
Walkable	The Greenhill School is a special situation in while it is walkable within the campus, it is not easily entered from outside the property. Most private schools share this condition, so this attribute does not really apply to this site.	
Overall Assessment	The proposed Performing Arts and Assembly Center will be a wonderful addition to this campus, and will not impact the adjacent neighborhoods to the north. In addition the landscaping provided on the Midway and Spring Valley Road sides will improve the appearance of the campus from the street.	