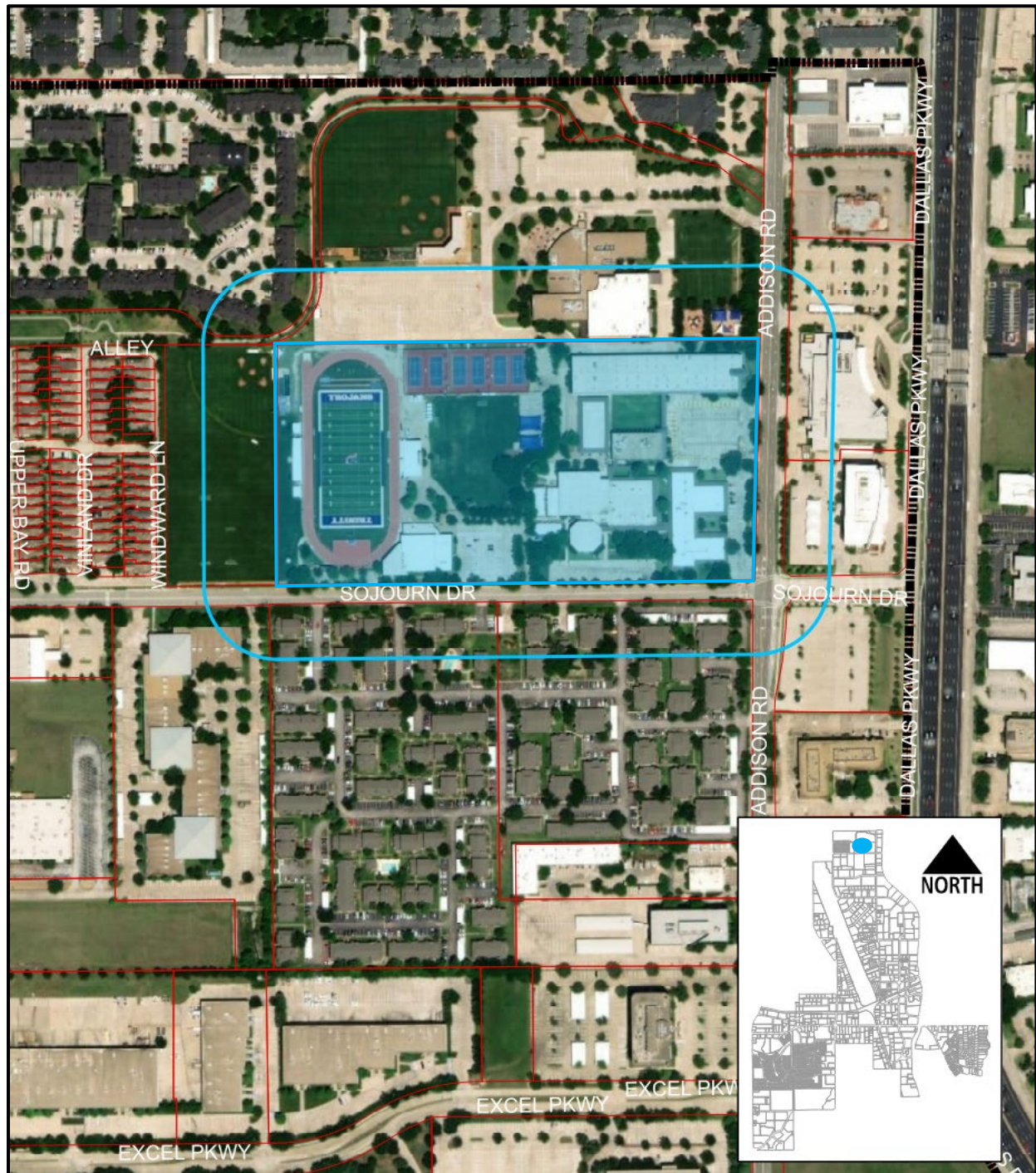


1806-SUP

PUBLIC HEARING Case 1806-SUP/TCA Portable School Building. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 17001 Addison Road, which property is currently zoned Planned Development, PD, through Ordinance O16-040, by approving a Special Use Permit for a temporary portable school building.

LOCATION MAP





November 13, 2019

STAFF REPORT

RE: 1806-SUP/TCA Portable School Building

LOCATION: 17001 Addison Road

REQUEST: Approval of a Special Use Permit for a temporary portable school building, to allow uninterrupted education while phases of the previously approved master plan begin construction

APPLICANT: William Dahlstrom, Jackson Walker LLP

DISCUSSION:

Background: Trinity Christian Academy (TCA) opened in Addison in 1976. At that time, the property was zoned Residential-1 (R-1) and a special use permit for a private school was approved. Over the years, as TCA expanded or altered their campus plan, new special use permits have been approved to accommodate TCA's growth into what exists currently on the site today, with an additional parcel further west on Sojourn Drive for athletic facilities. In 2016, following a visioning process to revise their campus master plan, primarily focusing on modernizing facilities and improving campus functionality, the TCA properties were rezoned to Planned Development (PD), through Ordinance O16-040. The new PD provided an allowance for a temporary portable school building in a specific location of the site, in order to accommodate school functions during the construction phases.

At this time, TCA is gearing up to begin construction in January 2020 for the Pre-K remodel of the existing Lower School Library Complex. In order to maintain uninterrupted education, TCA is proposing to locate a temporary portable school building, directly to the north of the existing Lower School Library Complex. Per PD ordinance for this site, such action requires a Special Use Permit (SUP).

Proposed Plan: The applicant is requesting approval of an SUP for a 4,032 square-foot temporary portable school building, for a maximum term of five years. The portable building will house the interim lower school library, a classroom, an office, and three bathrooms.

Permitted Uses: PD Ordinance O16-040 allows for portable buildings through SUP. The applicant's proposal of a temporary portable building is in compliance.

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. PD Ordinance O16-040 provides the following requirements:

Building Setbacks. The proposed structure is within the permissible building zone per the previously approved master plan.

Height. The maximum building height is 60 feet as measured to the midpoint of the roof. The proposed structure is 15 feet tall. This complies with the requirements.

Lot Coverage. The maximum lot coverage for structures on the site is proposed to be 70%. This accounts for the total buildout of the master plan. The proposed structure complies with this requirement.

Maximum Allowable Building Area. The maximum allowable building area is 585,000 square feet. With the proposed structure, the total building area comes to 345,055 square feet. This complies with the requirements.

Parking: This PD district requires a minimum parking total of 932 spaces. The site plan shows a total of 932 parking spaces currently on site. With the addition of the new temporary square footage, the site would remain in compliance with parking requirements.

Exterior Facades. The PD district requires at least 80% of the exterior walls of all structures to be of masonry construction. Given the recent State legislation, prohibiting local municipalities from enforcing such requirements, the proposed structure is not required to comply with the masonry requirement. The proposed structure is a prefabricated building constructed entirely of panelized siding, with an aluminum skirt panel along the bottom.

Landscaping: The Landscape Ordinance requires that properties be brought up to current standards, where possible, when they go through a zoning process. This proposal is for a temporary structure on a site that is beginning redevelopment in accordance with the previously approved master plan. The landscape plan for this portion of the property shows general notes indicating irrigation intent and is in compliance with the Landscape Ordinance requirements.

RECOMMENDATION: **APPROVAL**

Trinity Christian Academy has been a valuable asset to the Town and the previously approved campus master plan is an important next step in the school's continued development. The proposed temporary portable building meets the requirements set by the PD district and is necessary in order to provide continued uninterrupted education for the students. Staff recommends approval of the request with one condition.

Staff recommends approval of the request, subject to the following condition:

- The proposed temporary portable school building shall be removed within a maximum of five years from the date of issuance of a Certificate of Occupancy.



Case 1806-SUP/TCA Portable School Building

November 19, 2019

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 19, 2019, voted to recommend approval of a Special Use Permit for a temporary portable school building in order to allow uninterrupted education while phases of the previously approved master plan begin construction, subject to the following condition:

- The proposed temporary portable school building shall be removed within a maximum of five years from the date of issuance of a Certificate of Occupancy.

Voting Aye: Catalani, Dougan, Meleky, Resnik, Souers, Wheeler

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none