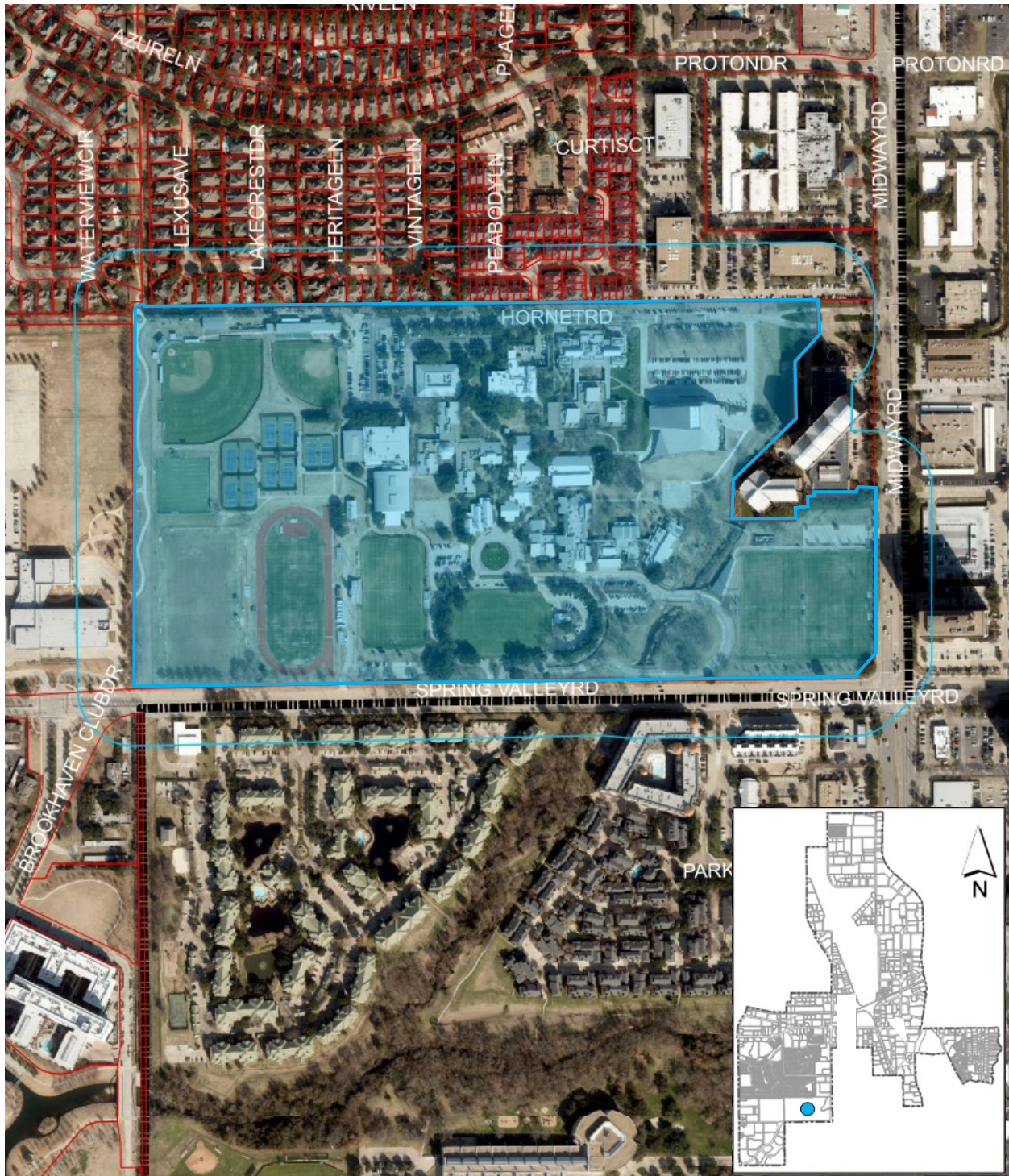


1827-SUP

PUBLIC HEARING Case 1827-SUP/Greenhill School Temporary Classrooms. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property addressed as 4141 Spring Valley Road and 14101 Midway Road, currently zoned Residential-1 (R-1) and Planned Development (PD), through Ordinance 084-092, with a Special Use Permit for a private school, by approving a Special Use Permit for seven portable school buildings.

LOCATION MAP





April 15, 2021

STAFF REPORT

RE: 1827-SUP/Greenhill School Temporary Classrooms

LOCATION: 4141 Spring Valley Road and 14101 Midway Road

REQUEST: Approval of a Special Use Permit for seven portable buildings, which comprise six temporary classroom trailers and one-bathroom trailer, to allow for uninterrupted school operation during reconstruction of the existing science building.

APPLICANT: Mike Willis, Greenhill School

DISCUSSION:

Background: Greenhill School has been in Addison since 1960, located primarily within the Residential-1 (R-1) zoning district, with the southeastern corner of the property zoned as Planned Development District (PD), through Ordinance 084-092. The school has a Special Use Permit (SUP) that has been amended over the years in order to provide for revised development plans and additional uses, through ordinances 085-035, 087-043, 091-064, 094-025, 004-010, 013-053, and O18-39.

The campus is situated on 75 acres and consists of 15 buildings, including a full athletic complex, library, and performing arts center that totals over 303,000 square feet of floor area. As funding has been generated, the school’s campus has evolved and buildings have been upgraded and reconstructed over time to serve the 1,300+ Greenhill School students.

The most recent anticipated campus upgrade is the reconstruction of an existing science building. In order to complete this project, the school will need to temporarily place seven portable buildings, six to serve as temporary classrooms and one to house the bathrooms for these classrooms. This triggers the requirement for a new Special Use Permit (SUP) to ensure that the quantity, location, appearance, and duration of use of the proposed temporary classrooms is compatible with surrounding site conditions.

Proposed Plan: The applicant has requested to install these portable buildings in the open green space area in front of the main campus, facing Spring Valley Road. Six of the portable buildings

will serve as temporary classrooms, each accommodating 1,536 square feet of floor area, and one will contain the bathrooms, which comprises 408 square feet of floor area. During past campus expansion and redevelopment activities, the proposed site has accommodated portable buildings and the applicant intends to utilize existing utility connections that were established with those past projects. The proposed portable buildings will be onsite for the duration of the construction of the new science building, with anticipated removal by the end of June 2023.

Uses: Portable school buildings are allowed through an SUP within the Residential-1 (R-1) district, if authorized, an SUP for a portable school building and any ordinance authorizing the same shall be subject to review and reconsideration at least every 18 months following the date of such authorization.

Development Standards: Development standards regulate the setbacks, building heights, and square footages of certain uses. The proposed plans meet the dimensional standards of the R-1 zoning district and previously approved SUPs.

Exterior Facades: The R-1 district requires at least 80 percent of the exterior walls of all structures to be of masonry construction. Given that the proposal is for temporary structures, masonry facades are not practical. Additionally, due to recent State legislation, the Town is pre-empted from enforcing exterior materials requirements that exceed the minimum requirements of the building code.

The applicant is not proposing to make any other changes to the site, therefore there is no impact on landscaping, open space, parking, or other paved areas.

RECOMMENDATION: **APPROVAL**

The school has made ongoing efforts to address past issues and prevent any new nuisances, and has maintained open lines of communication with the adjacent residential neighborhood. The proposed temporary classrooms are needed to allow the school operation to continue uninterrupted during the school year.

Staff recommends approval of the request, with the condition that the SUP shall be subject to review and reconsideration at least every 18 months following the date of authorization, and shall automatically expire - requiring removal of the buildings - by the earlier of:

1. Within thirty (30) days of issuance of a Certificate of Occupancy for the new science building, or;
2. January 1, 2024.



Case 1827-SUP/Greenhill Temporary Classrooms

April 20, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on April 20, 2021, voted to recommend approval of an ordinance changing the zoning on property addressed as 4141 Spring Valley Road and 14101 Midway Road, currently zoned Residential-1 (R-1) and Planned Development (PD), through Ordinance 084-092, with a Special Use Permit for a private school, by approving a Special Use Permit for seven portable school buildings subject to the following condition:

- That the Special Use Permit shall be subject to review and reconsideration at least every 18 months following the date of authorization, and shall automatically expire - requiring removal of the buildings - by the earlier of:
 - Within thirty (30) days of issuance of a Certificate of Occupancy for the new science building, or;
 - January 1, 2024.

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: Tim and Kate Wegener, 14609 Heritage Ln, Addison, TX 75001

On: none

Against: none