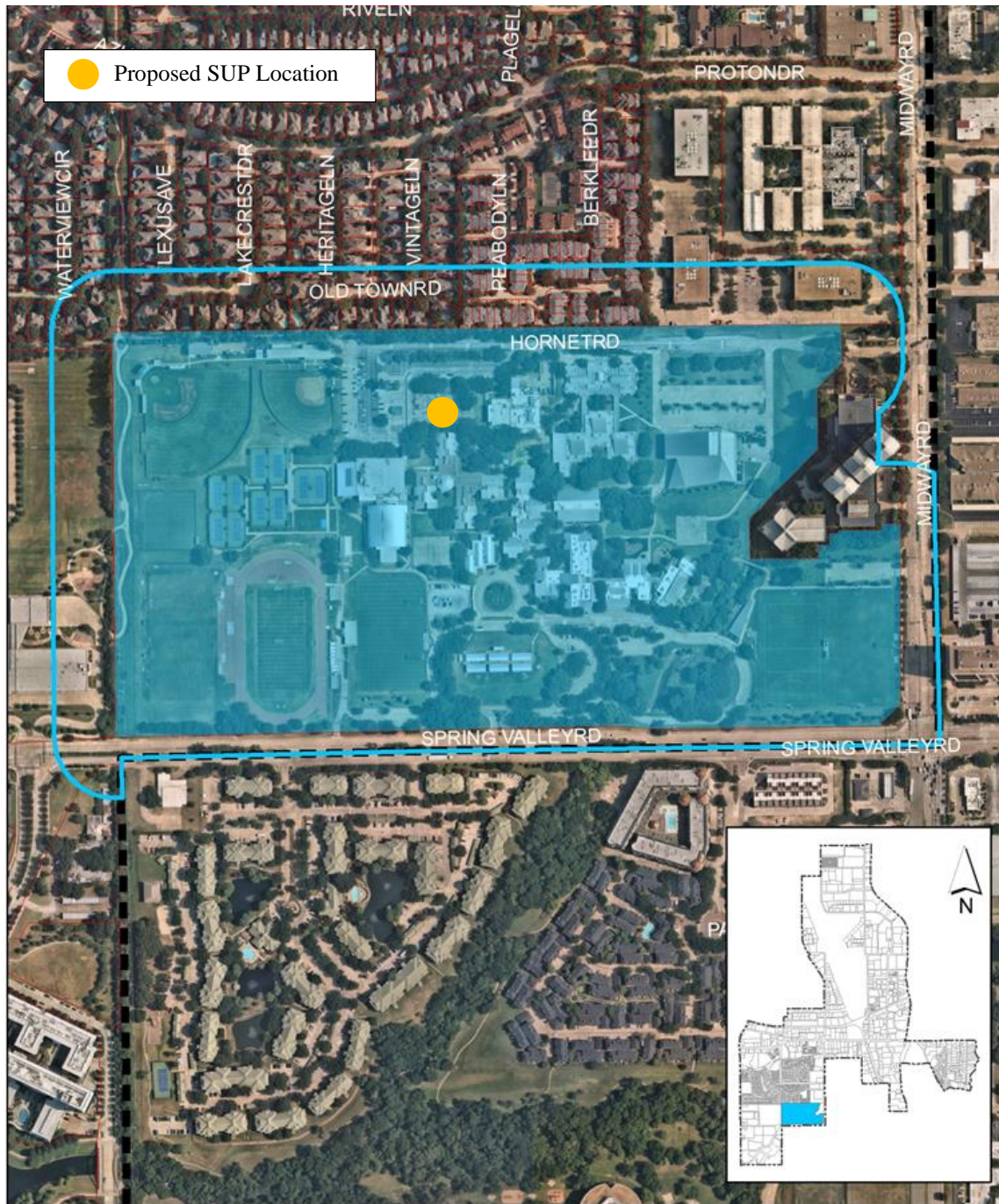


PUBLIC HEARING Case 1836-Z/4141 Spring Valley Road (Greenhill School Science Building). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance on Property Located at 4141 Spring Valley Road, currently zoned R-1 Single Family Dwelling and Planned Development (PD) through Ordinance 084-092, for a Special Use Permit to Allow a New Private School Building.

LOCATION MAP





October 14, 2021

STAFF REPORT

RE: Case 1836-SUP/4141 Spring Valley Road (Greenhill School Science Building)

LOCATION: 4141 Spring Valley Road

REQUEST: Approval of a Special Use Permit for a new building for Greenhill School

APPLICANT: Margaret Sledge, Bohlin Cywinski Jackson

DISCUSSION:

Background: Greenhill School is an established private school that has been in Addison since 1959, and that is primarily zoned R-1 Single-Family Dwelling District. A small segment at the southeastern corner of the property is zoned Planned Development (PD), through Ordinance 084-092. In Addison, private schools are only permitted by Special Use Permits (SUP). SUPs for Greenhill School have been approved and amended over the years to revise the development plans and uses within the campus, through Ordinances 085-035, 087-043, 091-064, 094-025, 004-010, 013-053, 018-39, and 021-20.

The most recent SUP ordinance allowed the use of temporary buildings to accommodate temporary classroom space following the demolition of the existing Science Building. With this SUP request, the school is proposing the addition of a Math, Science, and Innovation (MSI) building at the northwest quadrant of the campus, replacing the former Agnich Science Hall, which was constructed in 1964 and was recently demolished. This new building will offer classrooms and facilities in science, math, engineering, and technology for Middle and Upper School students of Greenhill.

The Greenhill School campus is made up of 75 acres and consists of 15 buildings, including an athletic complex, library, and performing arts center that total over 356,000 square feet of floor area and serves 1,300+ Greenhill School students, ranging from prekindergarten to 12th grade.

Proposed Plans: The applicant is proposing to build a two-story 59,200 square foot building, above a basement level (7,300 square feet), at the northwest quadrant of the campus, north of Levy Middle School and west of Crossman Hall Cafeteria.

On the first and second levels of the building, faculty offices, classrooms and labs for math, science, and other innovation/technology related subjects, including computer science and

robotics, are proposed. A courtyard is proposed at the center of the building that will be accessible from the first level and open to the second level.

The basement level of the building is proposed to serve as the community storm shelter that is required for schools by the 2018 International Building Code (IBC), which has been adopted by the Town of Addison. Further refinement to the basement level may be necessary during the building permit review to ensure compliance with the IBC.

To ensure proper separation from adjacent properties, school buildings are required to be setback two feet for each foot of building height. The proposed MSI building is located to the south of the Westfield Court and Townhomes of Addison neighborhoods. The building has an overall height of 43'-8" and is setback 154 feet from the southern boundary of these neighborhoods, which is three times the overall height of the building, significantly exceeding this minimum setback requirement.

Parking: Schools in the R-1 Single-Family Dwelling District require parking for assembly areas such as theaters, auditoriums, gymnasiums, stadiums, and field houses, based on the following parking ratios:

- Soccer fields, baseball fields and stadiums, one parking space for every four seats.
- Theaters, auditoriums, gymnasiums, and field houses, public or private, one space for every three seats.

Based on the assembly buildings located on campus, the school is required a total of 744 parking spaces. The campus will exceed this minimum parking requirement by maintain 762 parking spaces throughout the campus.

Exterior Facades: The proposed building will be comprised primarily of tan-colored brick masonry with accents of metal window shrouds, that provide sun shading. Window glazing is also used throughout the building, with prominent glass curtain walls at the south and east side of the building, opening to the plaza area and main entry.

The roof is proposed to be a standing seam metal pitched roof. The applicant is proposing future installation of photovoltaic solar panels on the roof, on the portion sloped to the south.

Landscaping: The Town's tree mitigation and landscape requirements fully apply to this proposal. The landscape plan shows the provision of 30 percent landscape area and the installation of new plantings and site elements to create an enhanced outdoor space, such as courtyards, plazas, and pedestrian walkways. This includes activating the interior building courtyard that will serve as a stormwater garden, accommodating elevated walkways over the rain gardens, and limestone block seat benches and plantings throughout.

With 364.8 caliper inches of tree removal and 284 inches of new plantings proposed (and the transplant of a 26 inch pecan tree), additional mitigation is required to satisfy tree replacement needs that could not be achieved in the immediate vicinity of the new building. At the October 19 Planning and Zoning Commission meeting, the Commission considered various options for addressing this, and ultimately advised the applicant to contribute to the Town's Tree

Replacement Fund at a rate of \$175 per caliper inch, for a total contribution of \$14,175. These funds will be used by the Town to support new tree planting in public spaces such as roadway streetscapes, parks, and trail corridors.

RECOMMENDATION: APPROVAL

Greenhill School is a longtime stakeholder in Addison and is widely respected as a high-quality academic institution. The new building will make way for a new STEM and innovation center to provide a leading-edge learning space for current and future Greenhill students.

Staff recommends approval of the request.



Case 1836-SUP/Greenhill School Science

October 19, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on October 19, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 4141 Spring Valley Road, currently zoned R-1 Single Family Dwelling and Planned Development (PD) through Ordinance 084-092, by approving a Special Use Permit to allow a new private school building, subject to the following conditions:

- The applicant shall pay into the Tree Replacement Fund at a rate of \$175 per caliper inch in order to satisfy the remaining 80.8 inches of required tree mitigation.

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

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none