

**Greenhill School
MSI Building**

**Special Use Permit
(1836-SUP)**

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. This circle is set against a blue background that has a white diagonal line running from the top-left to the bottom-right, creating a triangular shape on the right side of the page.

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Case 1836-SUP Greenhill School MSI Building

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LOCATION:

4141 Spring Valley Road

REQUEST:

Approval of a Special Use Permit for a math, science & innovation building for a private school, Greenhill.

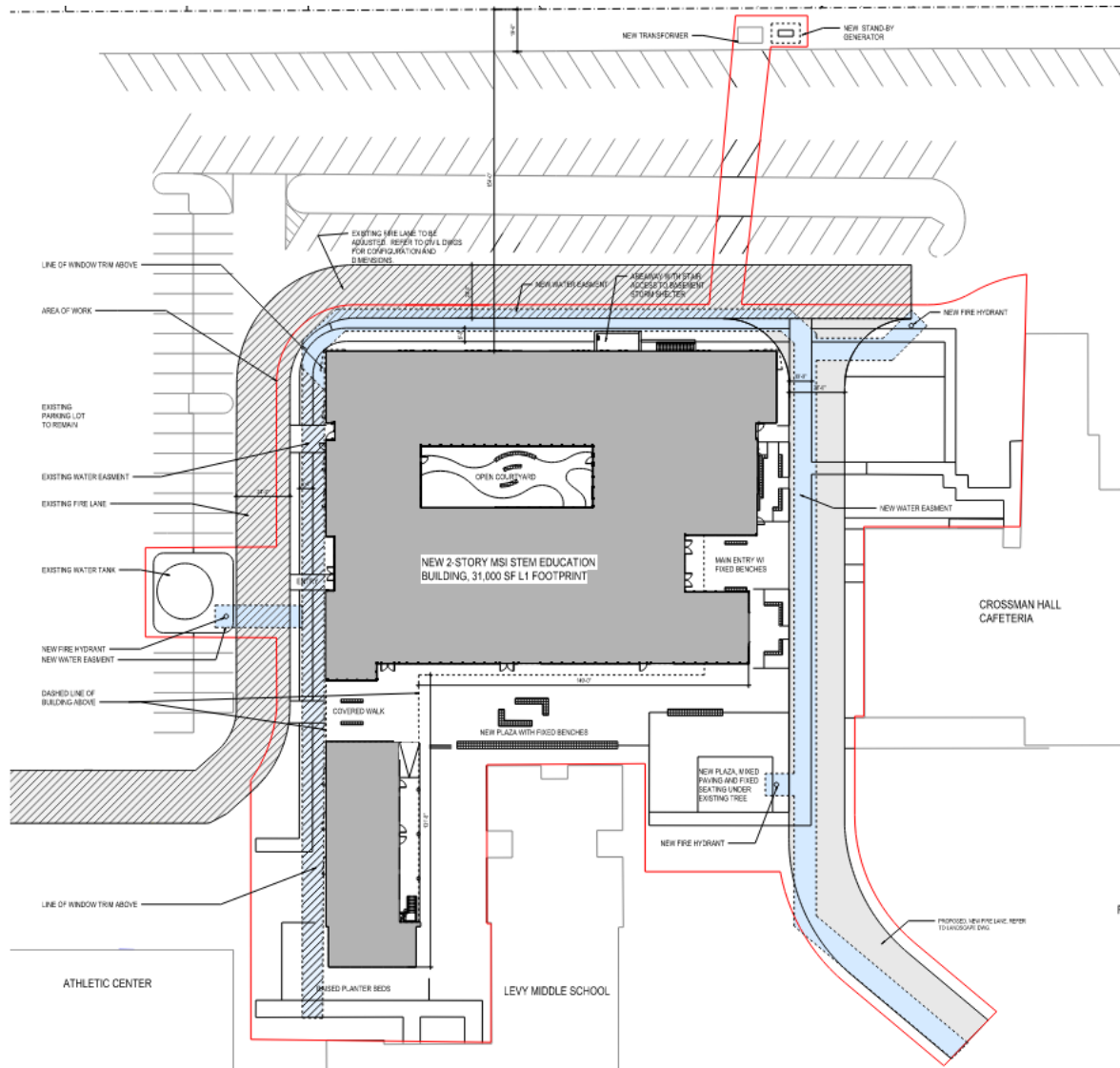
ACTION REQUIRED:

Hold a public hearing, discuss, consider, and take action on the appropriateness of the proposed private school building and associated site conditions at the subject property.



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PROJECT HISTORY:

1959 – Greenhill School established in Addison

May 2021– SUP approved for 7 temporary buildings due to demolition of science building and in anticipation of new science building.

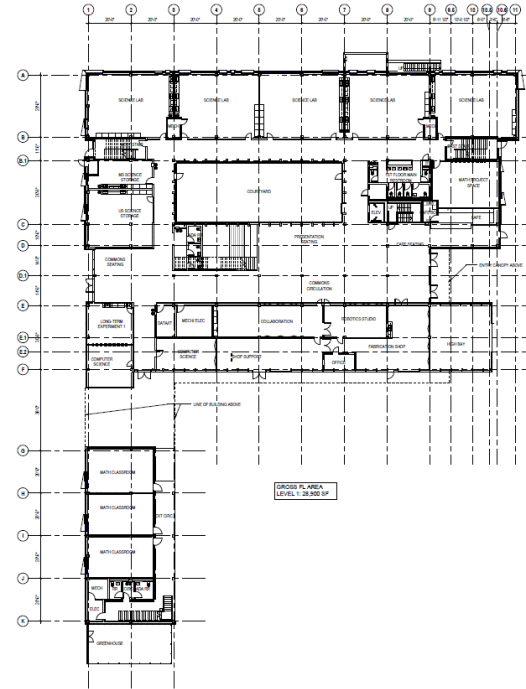
Present – Zoned R-1 and PD, with eight SUP ordinances approved since 1985 to allow for growth and improvements throughout the campus. Proposed MSI building will provided learning space for Greenhill students.

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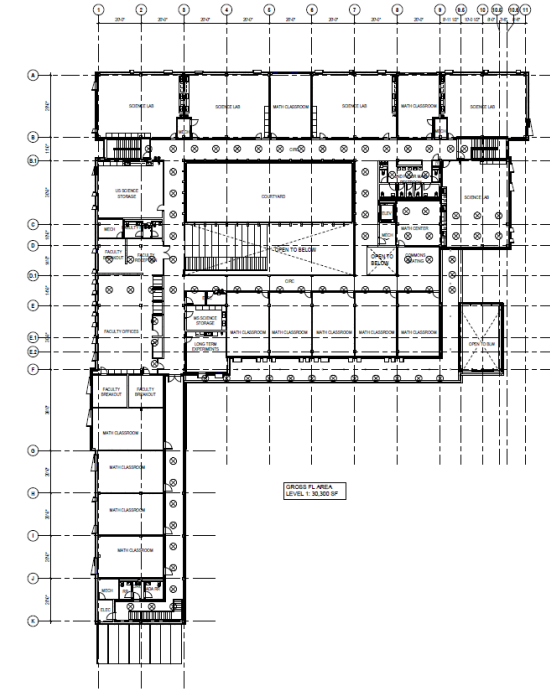
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MSI Building:

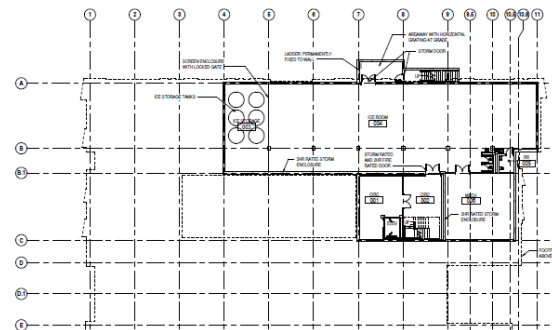
- 2-story building will provide faculty offices, classrooms, and labs
 - 1st floor interior space is 28,900 SF
 - 2nd floor interior space is 30,300 SF
- Inclusive of math classrooms, science labs, workshops/creative spaces, faculty offices, café, greenhouse, courtyard and storage
- Basement level with 7,300 SF of interior floor space will serve as storm shelter required by 2018 IBC



1 SUP FLOOR PLAN - LEVEL 1
SUP-011 SCALE: 1/8"=1'-0"



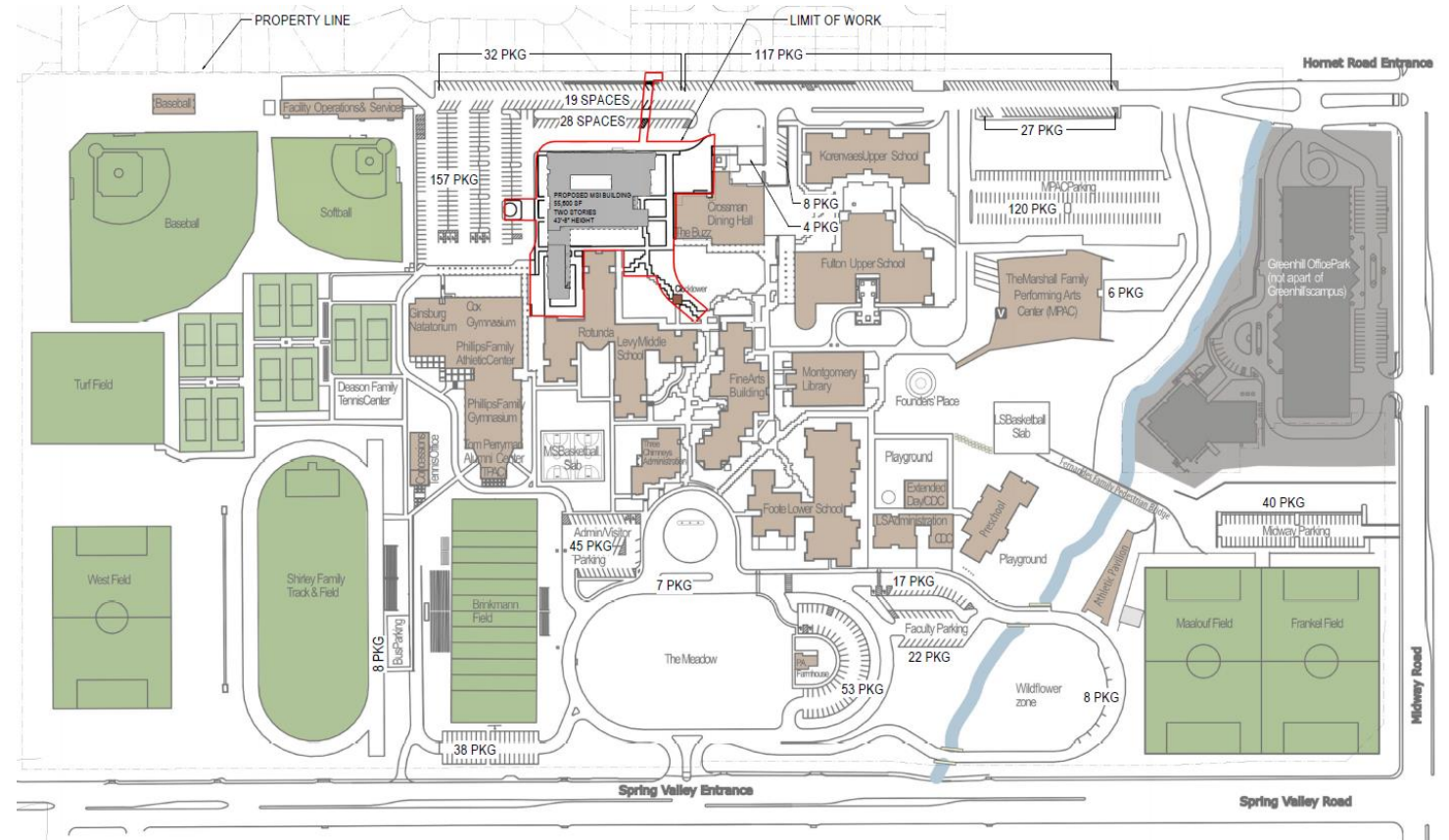
1 SUP FLOOR PLAN - LEVEL 2
SUP-012 SCALE: 1/8"=1'-0"



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PARKING:

Based on R-1 parking requirement for schools, the campus requires 744 parking spaces and 762 are provided.



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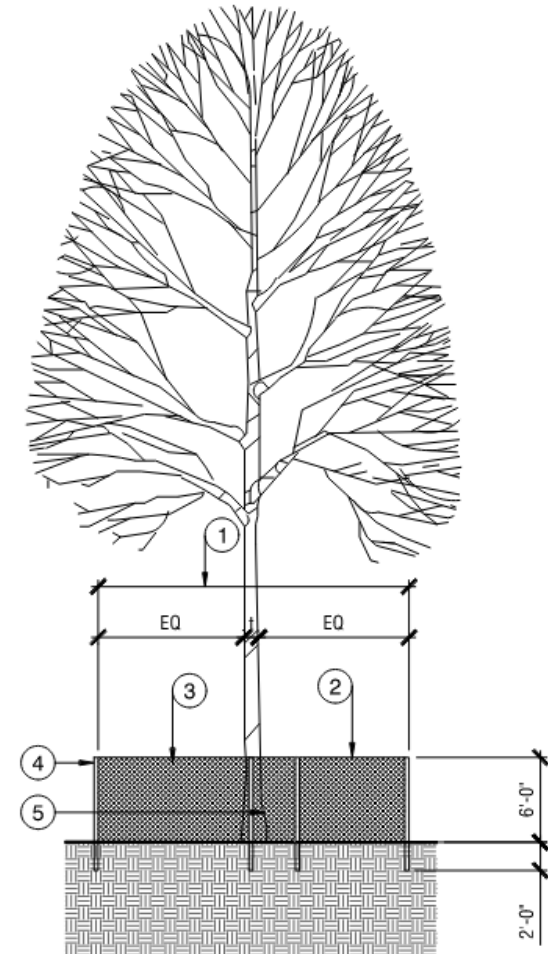


EXTERIOR APPEARANCE:

Proposed building composed of primarily tan-colored brick masonry with accents of metal shrouds. Window glazing and glass curtain wall used throughout, primarily on south and east side of building to provide views to plaza and open space areas.

Landscape Compliance:

- **Tree Mitigation Requirements**
 - Applies to all land in Addison
- **Landscape Requirements**
 - Applies to all commercial and mixed-use zoning districts, PD districts, and properties pursuing a Special Use Permit



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Proposed Landscape Plan:

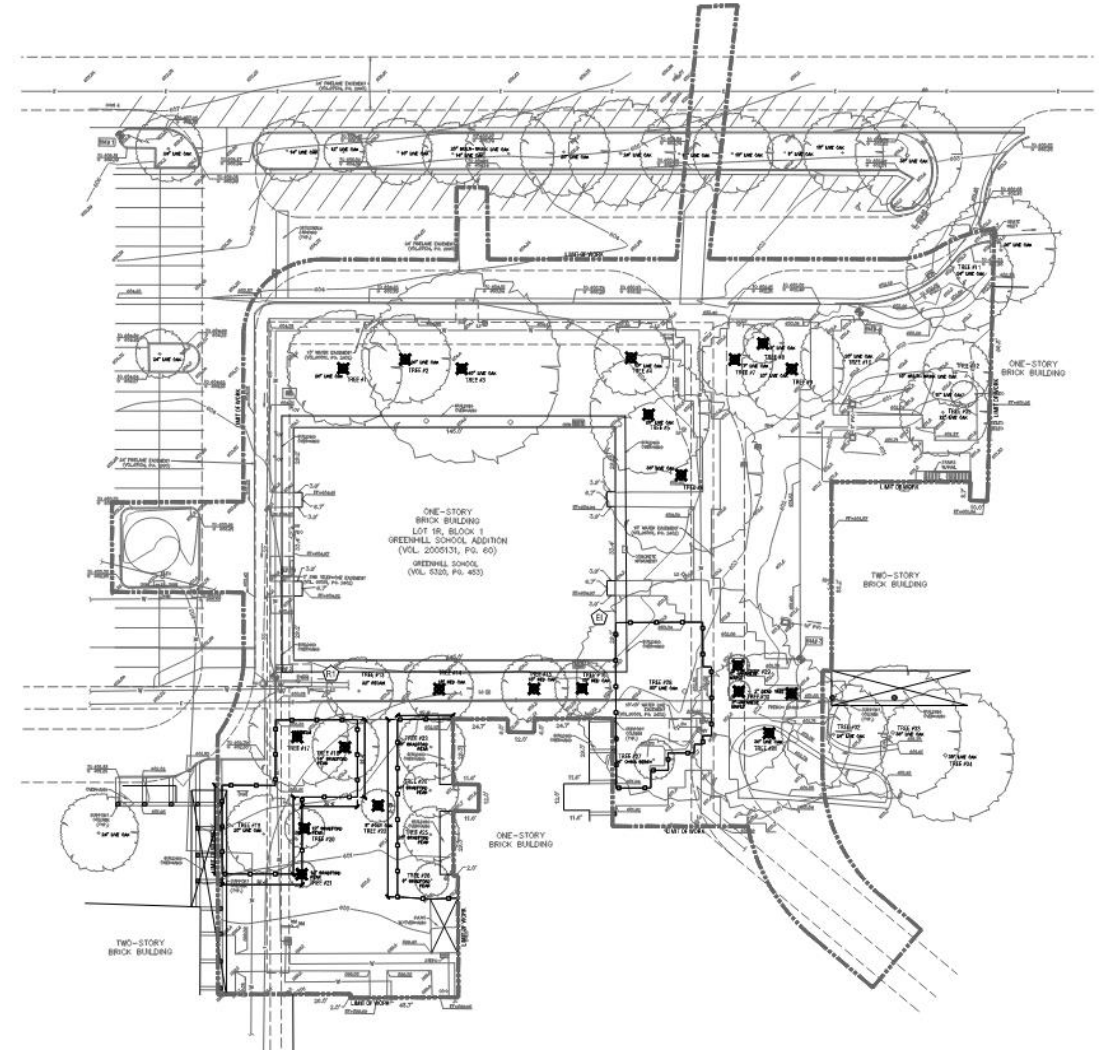
- 21 x 8" caliper Red Oaks
- 6 x 4" caliper American Elms
- 7 x 8" caliper Lacey Oaks
- 2 x 8" caliper Live Oaks
- 2 x 10" caliper Live Oaks
- Total Plantings =
284 caliper inches



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Mitigation:

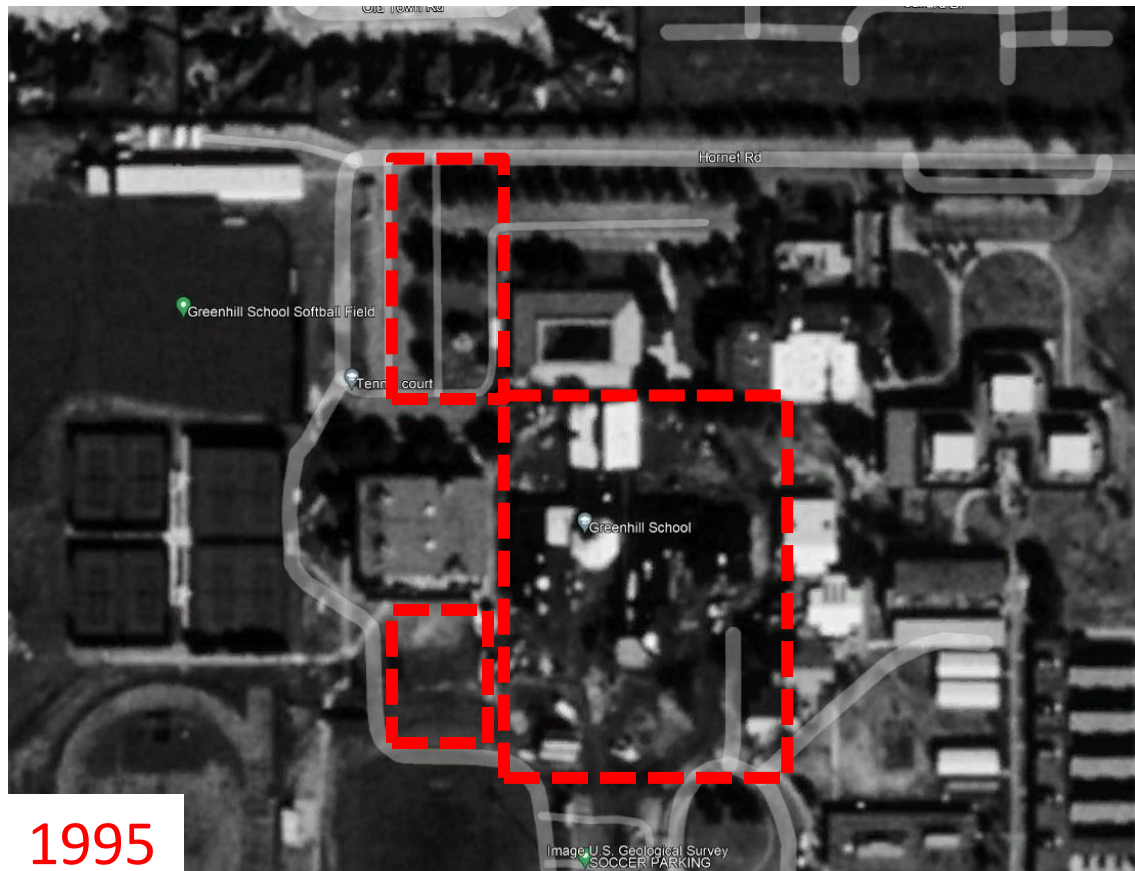
- Proposed Removal = **364.8 caliper inches**
- Total Planting/Transplant = **284 caliper inches + relocation of 26" pecan tree**
- Required Additional Mitigation = **80.8 caliper inches**



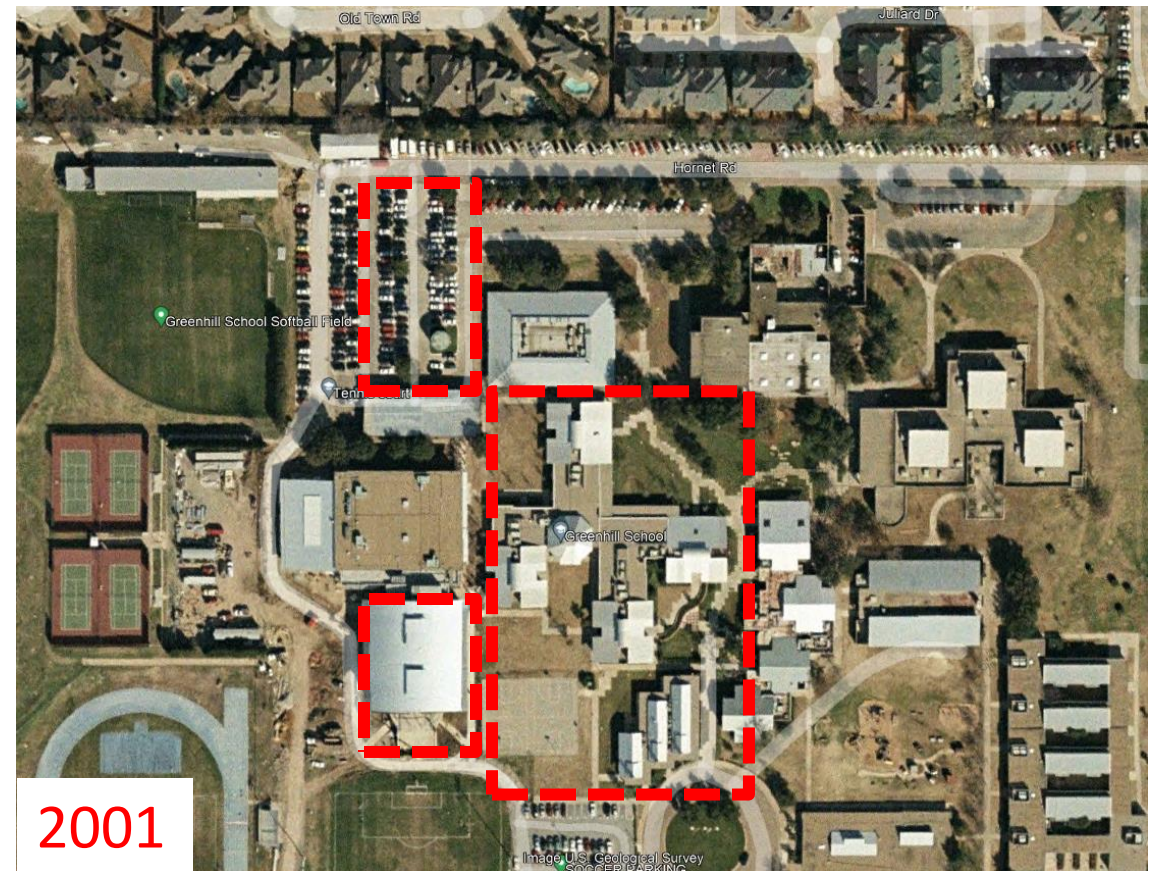
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Parking Lot Landscaping – Evolved with Campus Growth



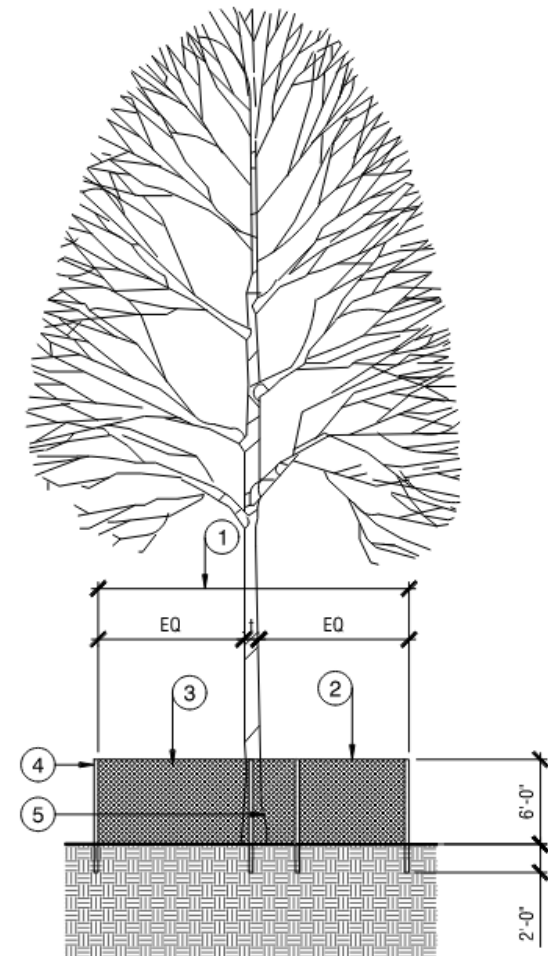
1995



2001

Landscape Compliance:

- **Minimum Landscape Area \geq 20%**
 - Plans provide \sim 30% landscape area in development impact area
- **Street Landscape Buffer (min. 20 ft wide)**
 - Maintains existing 20 ft wide buffer with street trees across the entire frontage of the development impact area
- **Parking Lot Screening (lot must be screened from adjacent streets)**
 - Not achieved, outside development impact area
- **Parking Lot Landscaping (5 ft buffer strips and 8% interior landscape)**
 - Not achieved, outside development impact area

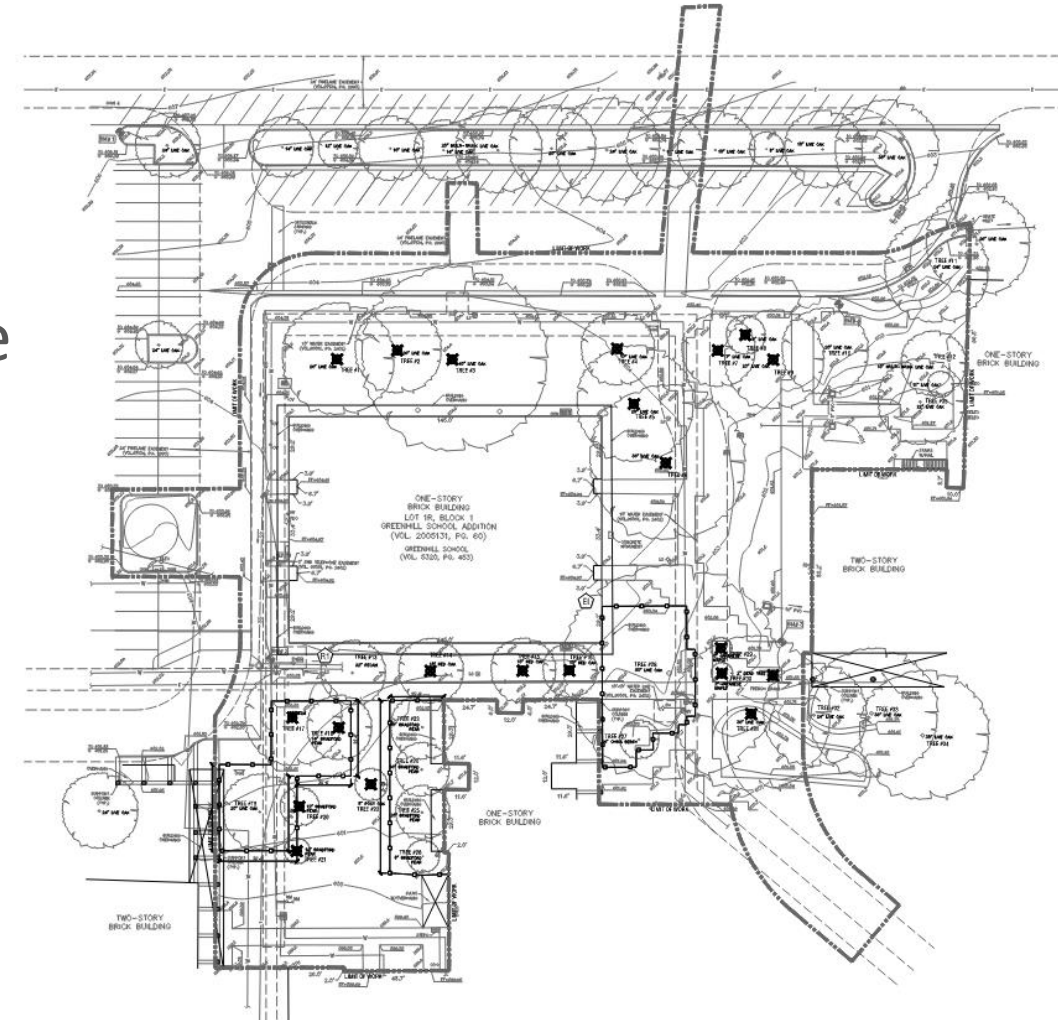


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P & Z recommended approach for remaining 80.8 inches of tree mitigation:

- Pay into Tree Replacement Fund at a rate of \$175 per caliper inch
- **\$14,175**, available for future plantings in public right-of-way, parks, and other public spaces
 - Managed by the Parks and Recreation Department



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PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 84

FOR: One

AGAINST: None

NEUTRAL: None

PLANNING & ZONING COMMISSION ACTION

Approval: 7 – 0, with conditions:

- Remaining tree mitigation obligation to be satisfied by payment into Tree Replacement Fund at a rate of \$175 per caliper inch



RECOMMENDATION:

Staff recommends **approval of the request.**