

**Greenhill School Athletic
Performance Center
Special Use Permit
(1916-SUP)**

ADDISON

Case 1916-SUP Greenhill Athletic Performance Center

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LOCATION:

4141 Spring Valley Road

REQUEST:

Approval of a Special Use Permit (SUP) for a new private school building

ACTION REQUIRED:

Discuss, consider, and take action on the an SUP request for a new athletic performance center and associated site improvements at Greenhill School



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SITE HISTORY:

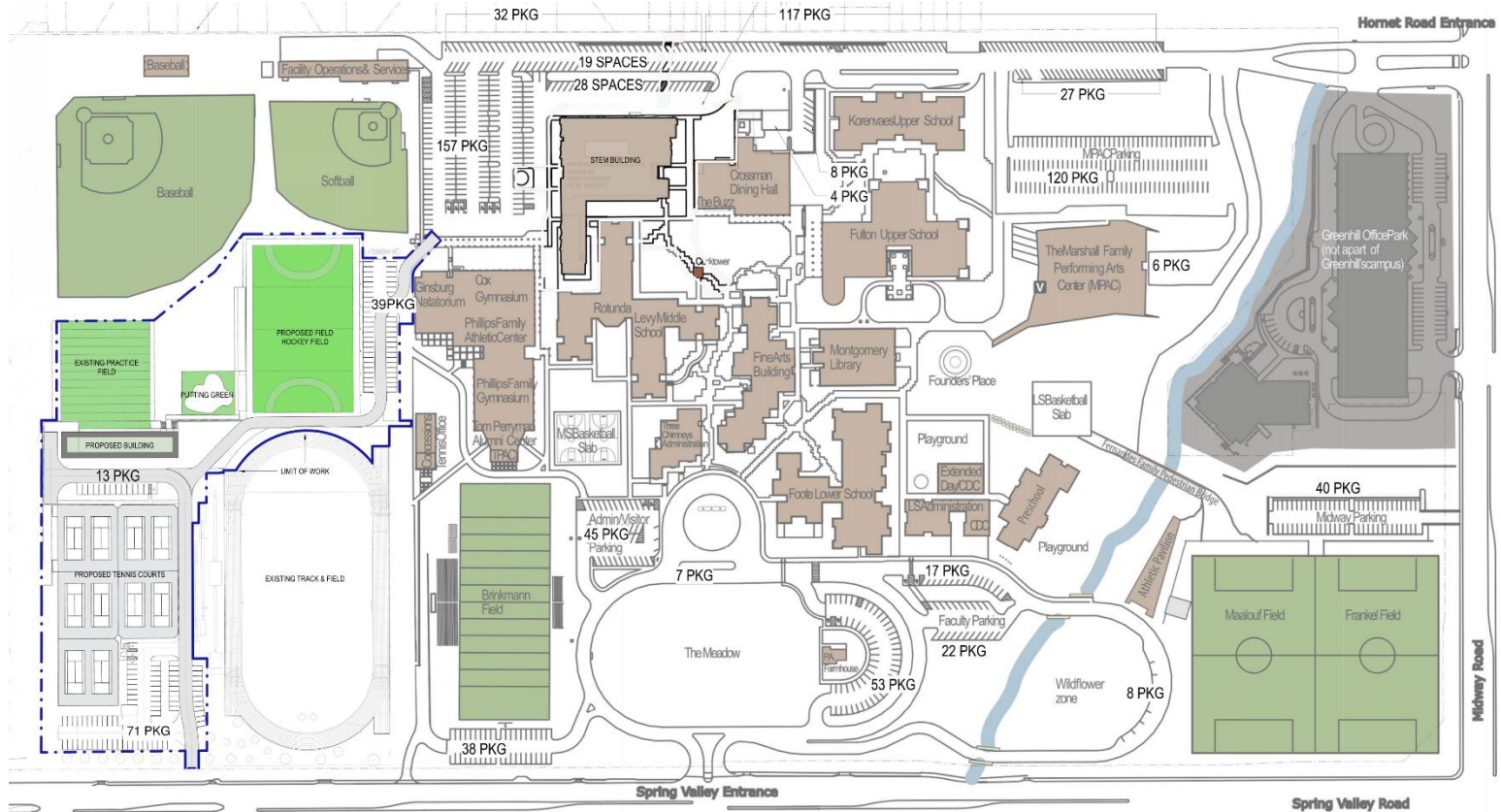
- 1959 – Greenhill School established in Addison
- 1984 – Planned Development, Ord. No. 084-092, for southeastern corner of campus
- 1985-2021 – Nine SUP's for Greenhill School for various improvements throughout the campus
- Present – Proposed SUP to allow new Athletic Performance Center



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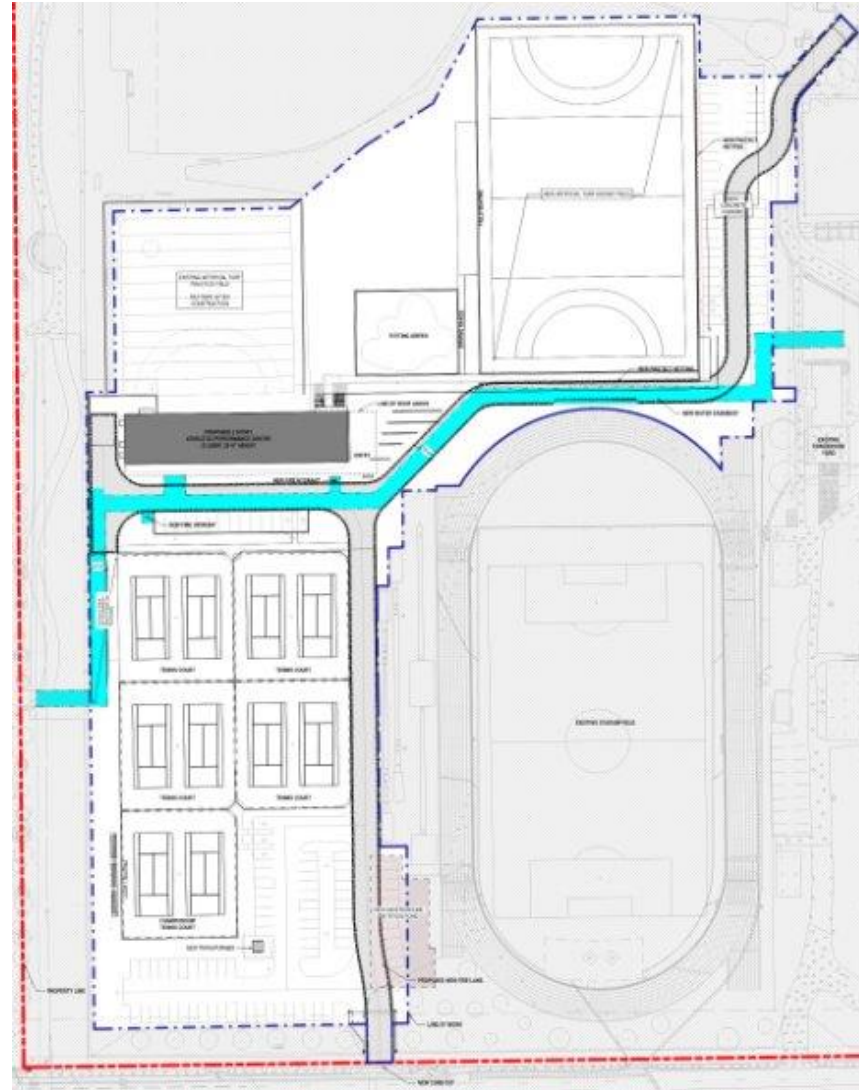
SITE IMPROVEMENTS:

- Two-Story, 21,250 SF Athletic Performance Center
- 123 Surface Parking Spaces
- Outdoor Sports Fields:
 - 5 Tennis Courts (relocated)
 - Field Hockey (relocated)
 - Putting Green
- Emergency Access Connection (*Spring Valley Road to Hornet Road*)



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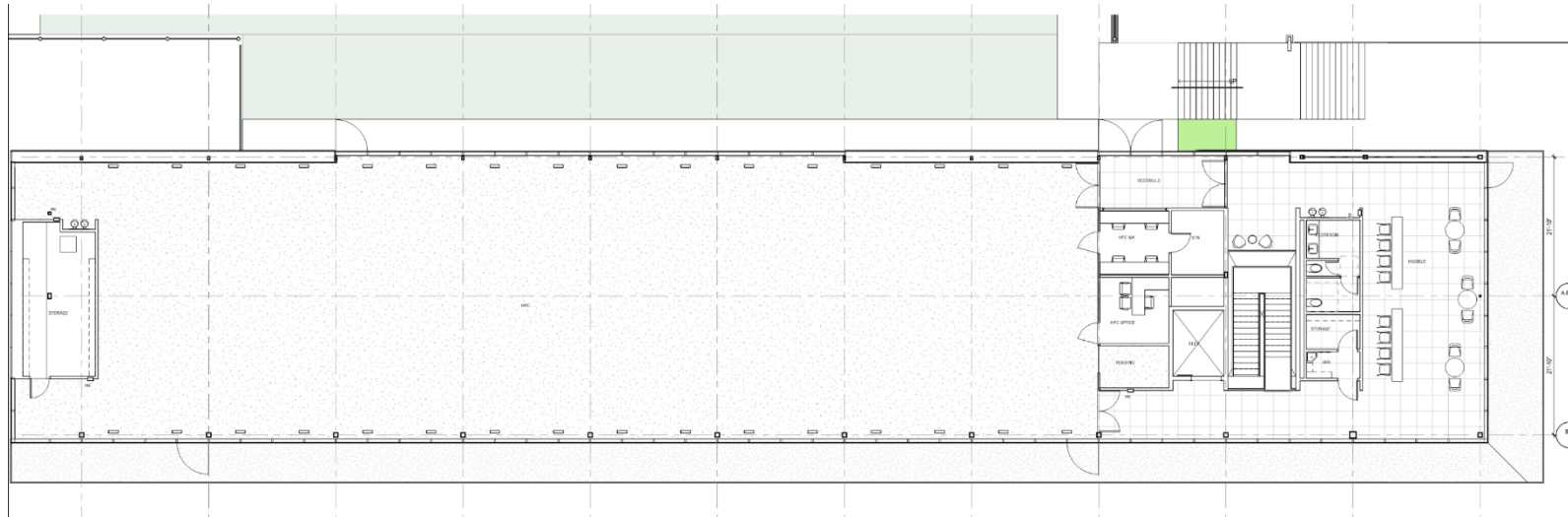
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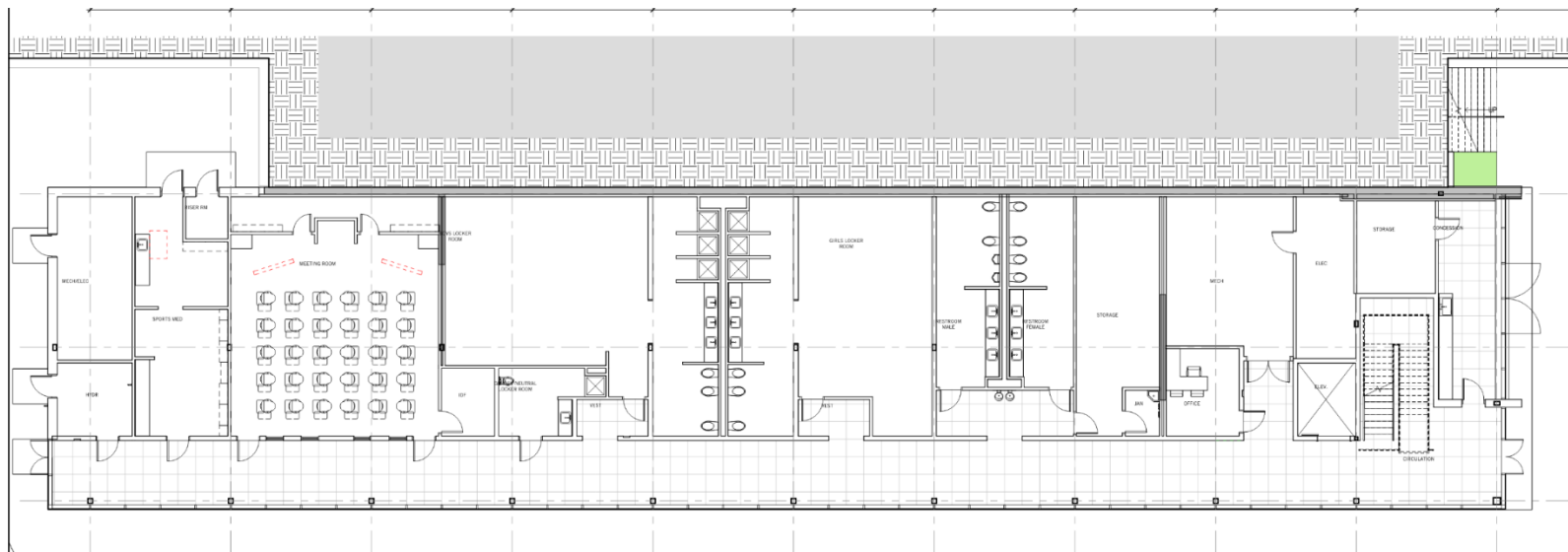
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Level 2



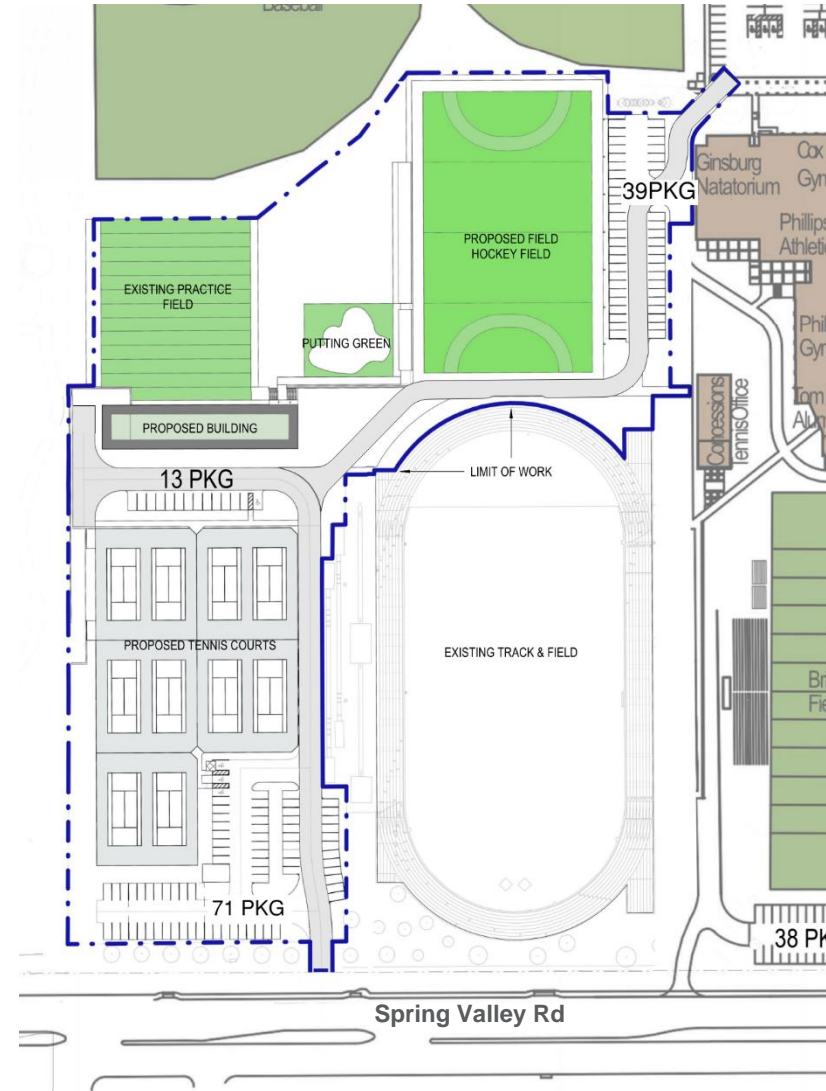
Level 1

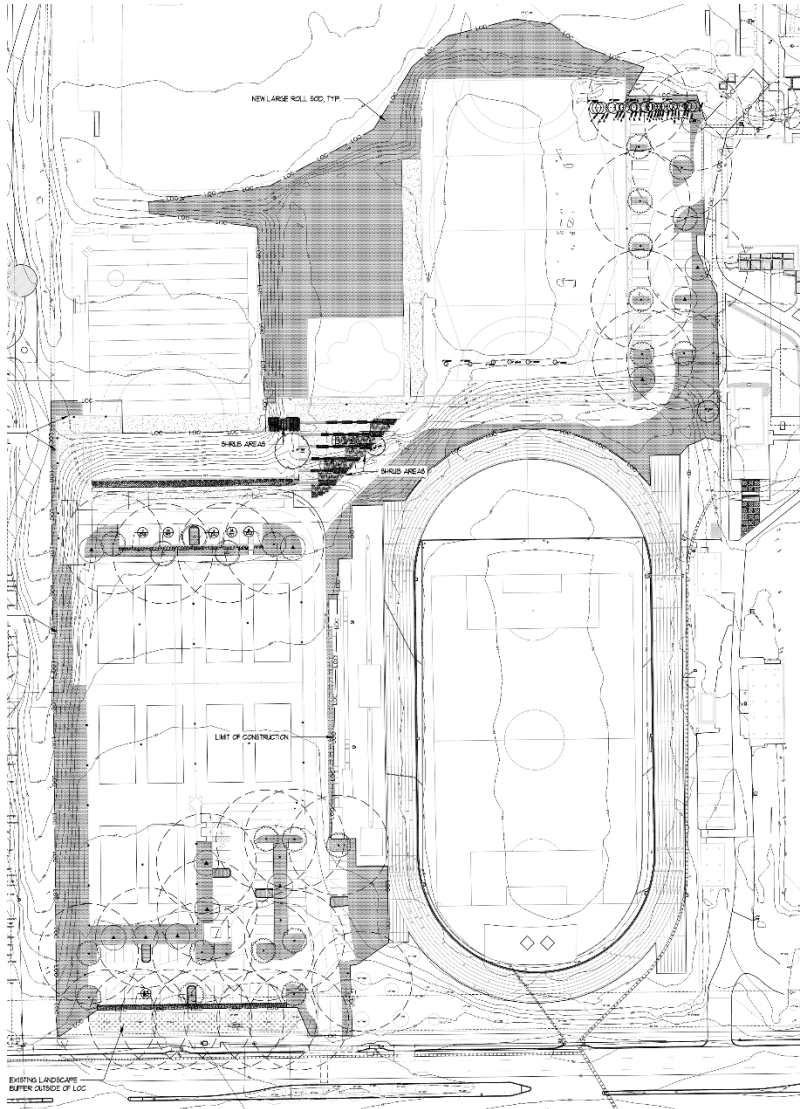


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PARKING:

- No modifications are proposed to existing parking. An additional 123 spaces will be provided.
- Performance Center is not anticipated to increase student capacity or increased traffic to the site.
 - Required Parking: 744 spaces
 - Current Parking: 762 spaces
 - Proposed Parking: 885 spaces
- Traffic Impact Analysis (TIA) was completed and did not identify an increase in traffic to the site as the proposal does not increase student capacity.





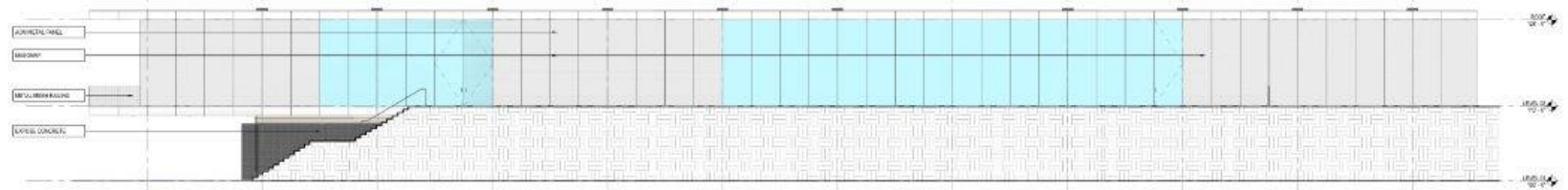
OPEN SPACE AND LANDSCAPE:

- Within the limit of work, the site has met or exceeded all landscaping requirements
- Tree Mitigation Exceeded on Site
 - 86 caliper inches of protected trees are proposed to be removed, 144 caliper inches will be provided.

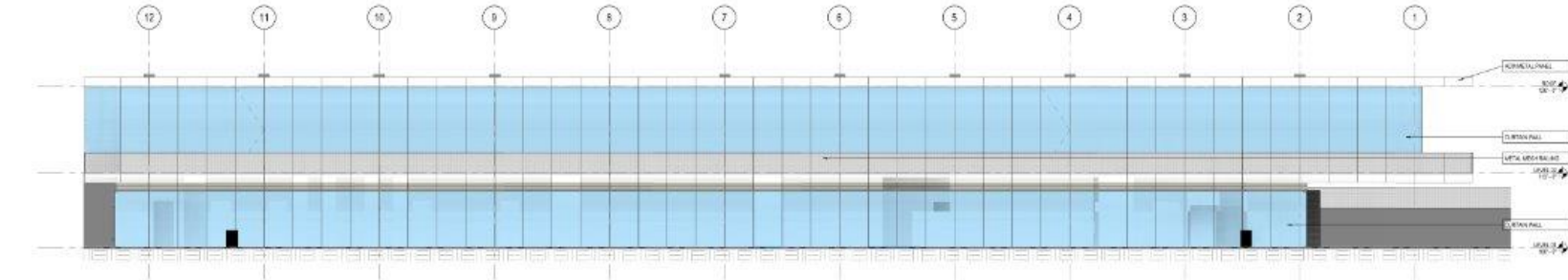
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EXTERIOR APPEARANCE:

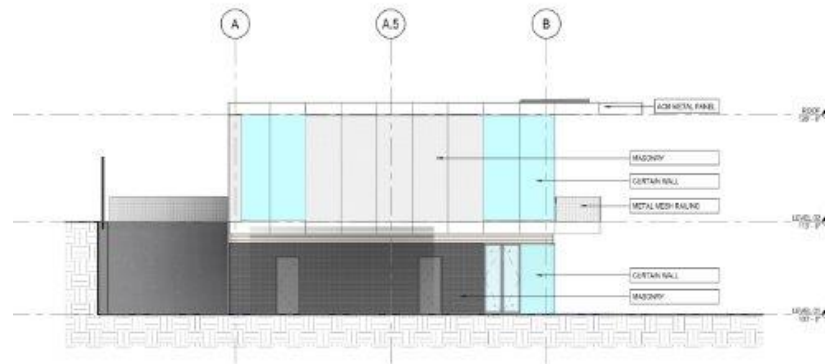
- Facades are compliant with building code materials.
- Materials primarily consist of window glazing with masonry and metal accents.



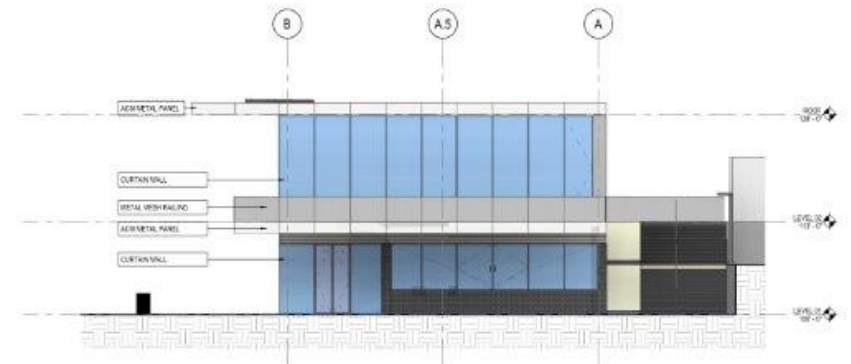
2 NORTH ELEVATION
1/8" = 1'-0"



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



3 WEST ELEVATION
1/8" = 1'-0"



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

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VIEW FROM EAST

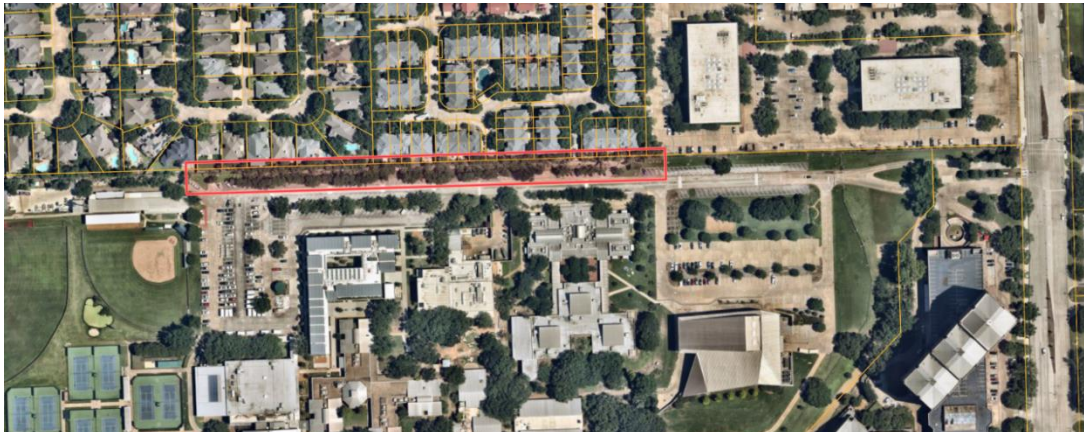


VIEW FROM SOUTHEAST

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CODE COMPLIANCE:

- Greenhill has been working with Town staff and adjacent residents to find a solution for an existing code compliance issue related to the required tree buffer along the northern property line. Greenhill organized a neighborhood meeting on August 28th to discuss possible solutions given the constraints caused by underground and overhead utilities.
- Greenhill has agreed to remove the existing hackberry trees, which are in poor health, and replant 11 new live oak trees, spaced 1 tree every 30 feet (on center).
- Compliance is planned for late fall to ensure greatest likelihood for survival of the new trees.



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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: 85

FOR: None.

AGAINST: None.

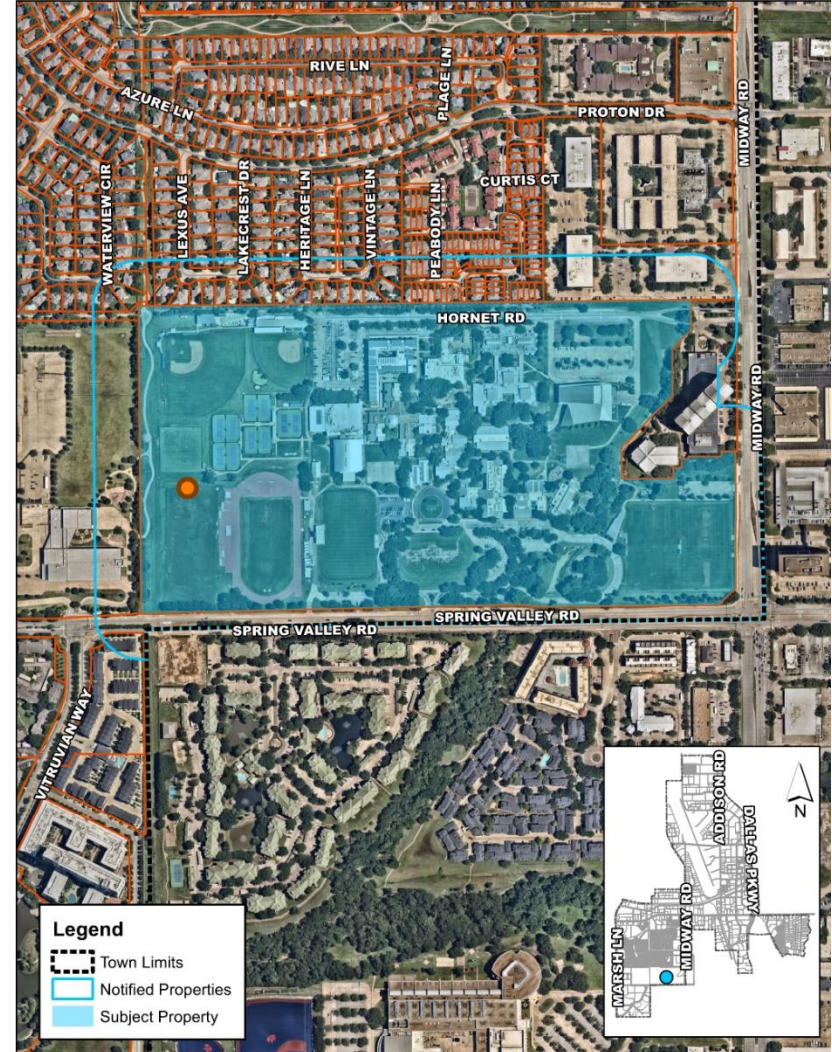
NEUTRAL: None.

OTHER INPUT: 3

Public input regarding tree buffer on northern property line.

PLANNING & ZONING COMMISSION ACTION:

APPROVAL: 7-0



RECOMMENDATION:

Staff recommends **approval** of the request, with the following condition:

- Prior to issuance of a Building Permit for the Athletic Performance Center, Greenhill School shall provide a tree line along the northern property line as shown on the landscape exhibit. This consists of live oak trees, spaced 30 feet on center. Additionally, a landscape plan completed by a licensed design professional shall be submitted prior to removal or installation of any trees.