

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Samantha Pickett, Planning Manager

FROM: Melissa Spriegel, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow a Daycare Facility (Montessori Daycare), Located Approximately 675 Feet South of U.S. Highway 380 (University Drive) and on the East Side of Stonebridge Drive

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the April 18, 2017 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit for the daycare facility with the following condition:

1. The subject property shall generally develop in accordance with the attached Site Layout Exhibit.

APPLICATION SUBMITTAL DATE: January 30, 2017 (Original Application)
February 13, 2017 (Revised Submittal)
February 20, 2017 (Revised Submittal)
February 27, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow a daycare facility (Montessori Daycare) on approximately 1.50 acres of land, located approximately 675 feet south of U.S. Highway 380 (University Drive) and on the east side of Stonebridge Drive.

The governing zoning for the subject property ("PD" – Planned Development District Ordinance No. 2000-11-092) requires that a specific use permit be granted in order for a daycare facility to operate on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing the building and parking locations, as well as the internal site circulation.

On March 14, 2017, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to the March 28, 2017 Planning and Zoning Commission Meeting due to public notification signs not being posted on the subject property within the timeframe required by the Zoning Ordinance.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block A of the Barrows Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 1621; “PD” – Planned Development District Ordinance No. 96-02-06; “PD” – Planned Development District Ordinance No. 00-11-92; and “CC” – Corridor Commercial Overlay District (Office Uses)	Undeveloped
North	“C2” – Local Commercial District and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Undeveloped
South	“PD” – Planned Development District Ordinance No. 00-11-92 and “CC” – Corridor Commercial Overlay District (Office Uses)	N.T. Orthodontics
East	“PD” – Planned Development District Ordinance No. 00-11-92 (Single Family Residential Uses); “SUP” – Specific Use Permit Ordinance No. 2001-07-080 (Private Streets); and “CC” – Corridor Commercial Overlay District	Open Space
West	“PD” – Planned Development District Ordinance No. 1621; “PD” – Planned Development District Ordinance No. 96-02-06; “PD” – Planned Development District Ordinance No. 00-11-92; and “CC” – Corridor Commercial Overlay District (Office and Single Family Residential Uses)	Dermatology and Skin Care Center and Lacima Manor Subdivision

SPECIFIC USE PERMIT: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses.

- Adaptability of building structures to the proposed use.
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage.
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use.

Staff has evaluated the request based on the above mentioned parameters and feels that the site is appropriate for the proposed daycare facility and should remain compatible with the existing and future surrounding land uses.

IMPACT ON EXISTING DEVELOPMENT: The properties located to the west and south of the subject property are existing office uses, with a single family subdivision located on the west side of Stonebridge Drive (Lacima Manor). The property to the north is zoned for commercial uses, but undeveloped; while the property to the east is an open space area serving as a buffer for the adjacent residential subdivision.

The subject property was originally intended primarily for office uses; however, one of the amended ordinances for the property (“PD” – Planned Development District Ordinance No. 96-02-06) allows for a daycare center with a specific use permit within O-1 areas. Staff is of the professional opinion that the daycare center will remain compatible with the existing land uses, and as such, Staff recommends approval of the proposed specific use permit.

SITE LAYOUT: The attached exhibit provides a general layout of the existing building that will be used for the proposed daycare center as well as the associated parking and internal site circulation. The site circulation, screening, parking, sanitation, and landscaping requirements are in general conformance with the Zoning Ordinance.

CONFORMANCE TO THE FUTURE LAND USE PLAN (FLUP): The Future Land Use Plan (FLUP) designates this area for low density residential uses. A day care facility is an allowed use within an office district, with approval of an SUP, and should be compatible with the surrounding land uses, including those called for on the Future Land Use Plan.

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380, Variable Width Right-of-Way, Major Regional Highway

Stonebridge Drive, 120’ Right-of-Way, 4-Lane Greenway Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Layout Exhibit
- PowerPoint Presentation