

STAFF REPORT

Case No.: 19-SP-04

Request: Conduct a public hearing and consider the request for a Detailed Site Plan for a retail service use (child care facility) on a 1.702-acre tract located at 1400 Valley View Lane; and take appropriate action.

Applicant: Byron Wells

Planning & Zoning Commission Meeting: April 22, 2019

Background:

The applicant, Byron Wells, is requesting approval of a Detailed Site Plan for a one-story child care facility on the property located at 1400 Valley View Lane. The subject site is approximately 1.702 acres and is located in Planned Development District No. 99 (PD-99), which allows for the proposed use. The request also includes four Special Exceptions to the development standards in PD-99.

Subject Property:

Site acreage: 1.702 acres

Location: 1400 Valley View Lane; south side of Valley View Lane, approximately 600 feet east of Mercer Parkway.

Proposed Development:

The applicant is proposing a child care facility on the subject property with outdoor playgrounds. The building is proposed to be one story with a total floor area of 13,077 square feet. The building is proposed to have 10 classrooms for children of varying ages (infants to age 12) and ancillary uses, such as offices and kitchen. Each classroom will have access to the surrounding playgrounds or outdoor areas.

There are four playground areas proposed, two on the east side and two on the west side of the building, ranging in size with the smallest being approximately 2,266 square feet and the largest being approximately 2,810 square feet. Each playground area is intended to serve a specific age group. Additionally, a common playground and sport court area with a splash pad is proposed on the south side of the building.

Surface parking will be provided on the site, where the majority (30 parking spaces) will be located on the north side between Valley View Lane and the front of the building. Sidewalks are proposed to be extended along Valley View Lane and Perrine Lane along the subject property.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 88 (PD-88)	Solid Waste Facility (Citizen Collection Center) across Valley View Lane
South	Planned Development District No. 99 (PD-99)	Single-family Detached Residential across Perrin Lane (Windermere Subdivision)
East	Planned Development District No. 99 (PD-99)	Open Space (Windermere Subdivision common area)
West	Planned Development District No. 99 (PD-99)	Vacant

Access:

The proposed development will be accessible from the following streets:

- Valley View Lane via a shared driveway with the property to the west. A shared access easement will be dedicated at the time the tract is subdivided by a recorded final plat.
- Perrin Lane via a shared driveway that will connect to the shared driveway on Valley View Lane. A second driveway is also proposed along Perrin Lane near the southeast corner of the lot.

Due to the existing raised median along Valley View Lane, the proposed driveway on Valley View will be a right-in, right-out only driveway. The driveways along Perrin Lane will allow vehicular traffic to enter or exit the site and travel to a signalized intersection at Camden Place and Valley View Lane or at Mercer Parkway and Valley View Lane in order to travel west on Valley View Lane.

In order to reduce vehicular speed between the two driveways that connect Valley View Lane and Perrin Lane and to avoid potential conflicts with parked vehicles along this drive aisle, the applicant is proposing to install colored stamped concrete within the access drive aisle at multiple locations. This will allow drivers to detect a change in pavement material and proceed with caution.

Parking:

Required Parking Ratio per PD-99	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
Retail Service: 1 space/250 SF	52	52	Surface	Yes

The applicant has also provided two oversized spaces for bus parking near the southwest side of the building. Additionally, the applicant is requesting a special exception to the location of the surface parking.

Site Landscaping:

% Required per Zoning	% Provided	Location Provided	Complies
5%	19%	Landscaping is provided throughout the site with concentrations within the parking areas and along the street frontages.	Yes

Street Trees Required:

Street Name	Minimum Number Required	Number Provided	Tree Variety/Type	Complies
Valley View Lane	12	12	Red Oak and Live Oak	Yes
Perrin Lane	7 within the parkway (back of curb and sidewalk) 12 trees within 15 feet of the property line	19	Allee Elm, Red Oak and Live Oak	Yes

Buildings Elevations:

PD-99 requires that a minimum of each exterior facade be no less than 75% masonry. The proposed building facades reflect the following masonry types and percentage provided.

Building Façade	Masonry Type Provided	Total % Provided	Complies
North	Stone and brick	88.8%	Yes
South	Stone and brick	100%	Yes
East	Stone and brick	94.9%	Yes
West	Stone and brick	95.7%	Yes

Special Exceptions:

The applicant is requesting the following special exceptions as described below.

Special Exception #1 – V.C.1.c.2 Surface Parking located behind the front façade

PD-99 requires that surface parking be located behind the front building façade, where no more than 25% of the surface parking is between the street and front façade.

The applicant is seeking approval of a special exception to allow for 57.6% (30 spaces) of the proposed surface parking to be located between Valley View Lane and the front of the building.

Staff believes that the requested special exception is appropriate due to the nature of the use, child care facility, and that the operations of the facility necessitate parking to be provided near the front and primary entrance of the buildings. Parents or adults who will be escorting children to and from the child care facility will be required to enter from the main entry to ensure the safety of each child.

Special Exception #2 – IV.B.1.b.5 Building placement from required front setback

PD-99 requires at least 50% of the building façade to be within 50 feet of the required 10-foot front setback line. In other words, 50% of the building façade shall be within 60 feet of the front property line. This site has two front yard setbacks due to frontage along two streets, Valley View Lane and Perrin Lane.

The applicant is seeking approval of a special exception to allow for no portion of the building to be within 50 feet of the front setback from Valley View Lane. Rather, the majority building façade (82.6%) is proposed to be within 72 feet from the 10-foot required front setback (i.e. 82 feet from the Valley View Lane front property line) and the remainder of the building façade (17.4%) be

within 65 feet of the required front setback (i.e. 75 feet from the Valley View Lane front property line).

Staff believes that the requested special exception is appropriate. Due to number of parking spaces located between the street and the building it is necessary to have the building setback further behind the front setback in order to accommodate the parking.

Special Exception #3 – IV.B.7.b.1.a Roof pitch

PD-99 requires that hip and gable roofs be symmetrically pitched 4:12 or 12:12.

The applicant is seeking approval of a special exception to allow for portions of the roof to be at an 8:12 pitch and 2:12.

Staff believes that the requested special exception is appropriate given that the proposed roof slopes are in character with the intentions and goals of the architectural standards in PD-99. The proposed 2:12 roof pitch is proposed to be used for the portion of the roof over the main entry, which is creating an identifiable entry and adding architectural interest to the building. Additionally, the 8:12 roof slope is proposed throughout the building's roof system, which is consistent with the character intended for commerce buildings in this district by creating architectural interest and symmetry throughout the design.

Special Exception #4 – IV.B.4.b.2 Building fenestration

PD-99 requires commerce buildings to have a fenestration comprising not less than 60% but not more than 90% on the ground floor for facades facing a street frontage. Fenestration is defined as openings in the building wall allowing light and views between the interior and exterior measured as glass area.

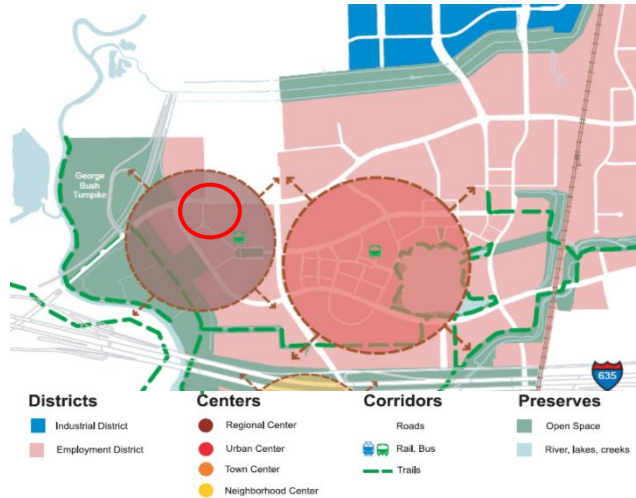
The applicant is seeking approval of a special exception to allow for 29.4% fenestration on the north façade facing Valley View Lane and 14.9% fenestration on the south façade facing Perrin Lane.

Staff believes that the requested special exception is appropriate due to the nature of the use and with safety being a priority concern. Having larger areas of visibility into the building can potentially cause areas of concern to the safety of children within the building. Additionally, a fenestration requirement is typically associated with retail and office uses. Although PD-99 considers a child care facility as a retail type use, the PD also recognizes that relief from certain design requirements may be necessary given the broader classification of uses, hence the special exceptions process provided within the ordinance.

Comprehensive Plan Recommendation:

The West Side Plan designates the subject property as employment district as provided for on the Future Land Use Map. This land use designation recommends high quality office and research and development uses. The goal is to create a successful environment for many forms of business and retail activity, while keeping the district walkable, transit accessible, respectful to the natural environment, and completely integrated with the mixed-use centers.

The proposed development is consistent with the plan recommendation because it proposes to add retail activity that is intended to serve the future residential uses in the area.



Public Response:

On April 12, 2019, 17 zoning notification letters were mailed to the surrounding property owners, in addition to the Carrollton-Farmers Branch and Dallas school districts. A zoning notification sign was also placed on the site on the same day. As of April 18, 2019 no written correspondence has been received by the city.

Staff Recommendation:

Staff recommends approval of the proposed Detailed Site Plan including the requested Special Exceptions.

Applicable Zoning and Development Case History: *(most recent to oldest)*

Date Approved	Case Number	Description
03/07/2017 Ordinance No. 3429	16-ZA-07	Amended and restated PD-99 development and use regulations; specifically as it relates to a school site, amenity center, pattern book, and gas well restrictions.
03/15/2016 Ordinance No. 3359	15-ZA-04	Rezoned the subject property from PD-88 to PD-99, which allows approximately 267 acres of residential and commerce uses.