

## Item H-1

Consider a resolution approving a site plan for a single story 10,209 square-foot child daycare facility with variances, located on a 1.53-acre lot, on the south side of Ridge Point Parkway, approximately 225 feet east of the Ridge Point Parkway and North Main Street (HW377) intersection, being a portion of Tract 1A1, Abstract No. 1305, out of the J J Roberts Survey, at 1400 N Main Street, and zoned C-N377 (Commercial-U.S. Highway 377 North Corridor Overlay District). Engler Acquisition Partners, owner. Chasdin Builders, applicant. (SP-17-0010)





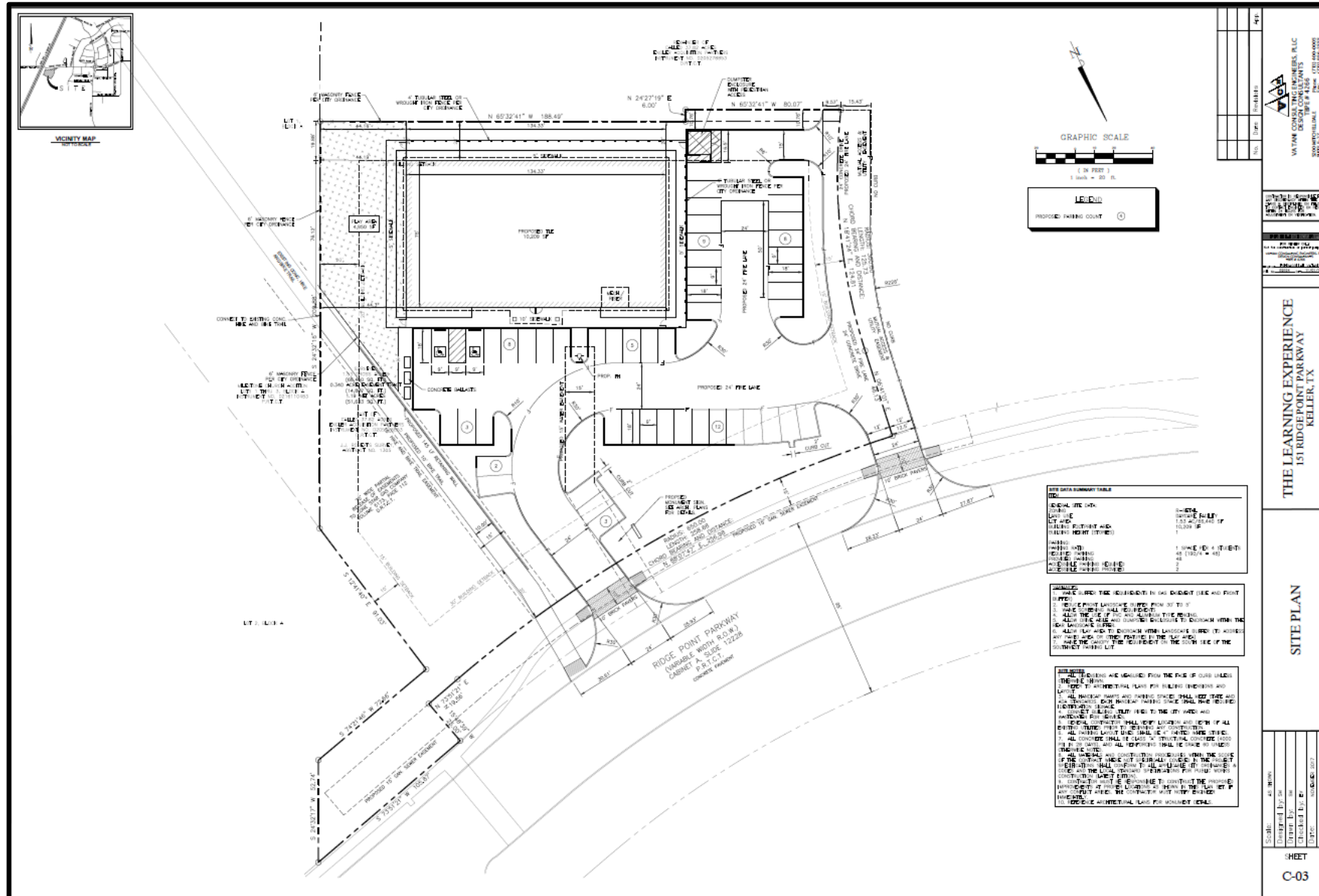
## Item H-1 Background

Project Location



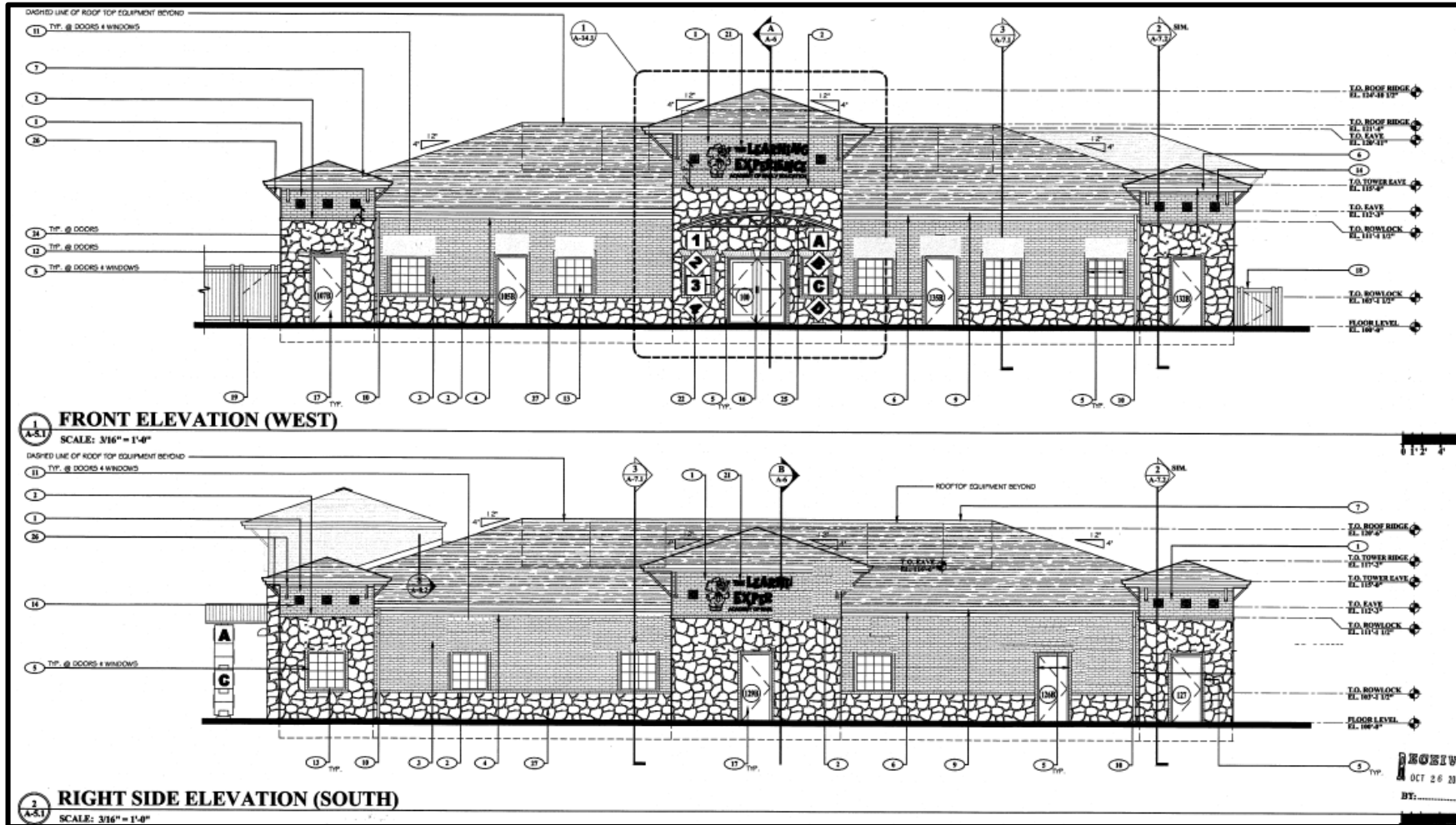
- Zoning: C (Commercial), U.S. Highway 377 Overlay District.
- Zoning created in 2003.
- Overlay created in 2010
- Lot is currently not platted.

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- 10,209 square-foot child daycare facility.
- 1.53-acre Lot.
- 4,950 square-foot play area at the east side of the building.
- 75' wide gas easement across east side of property.

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- Elevations meet the UDC Section 8.05 (D) Marshall Ridge Subdistrict Architectural Standards.

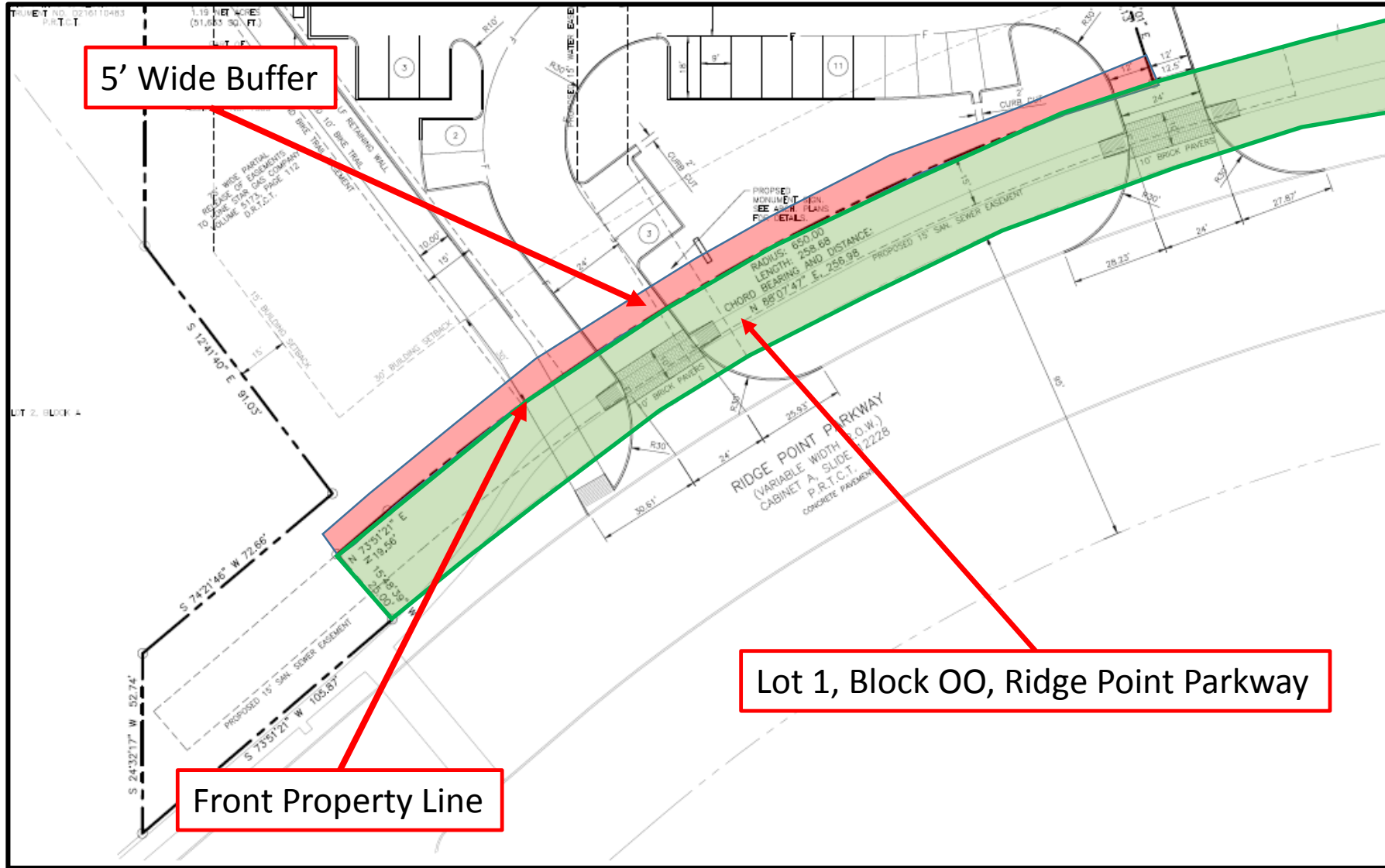
## Item H-1 Variances

### Variances Requested:

1. Front landscaping buffer to five feet (5') from fifteen feet (15').
2. Play area to encroach within the thirty-foot (30') landscape buffer.
3. Waive the buffer tree requirement within the seventy-five foot (75') wide gas easement
4. Waive the screening wall requirement.



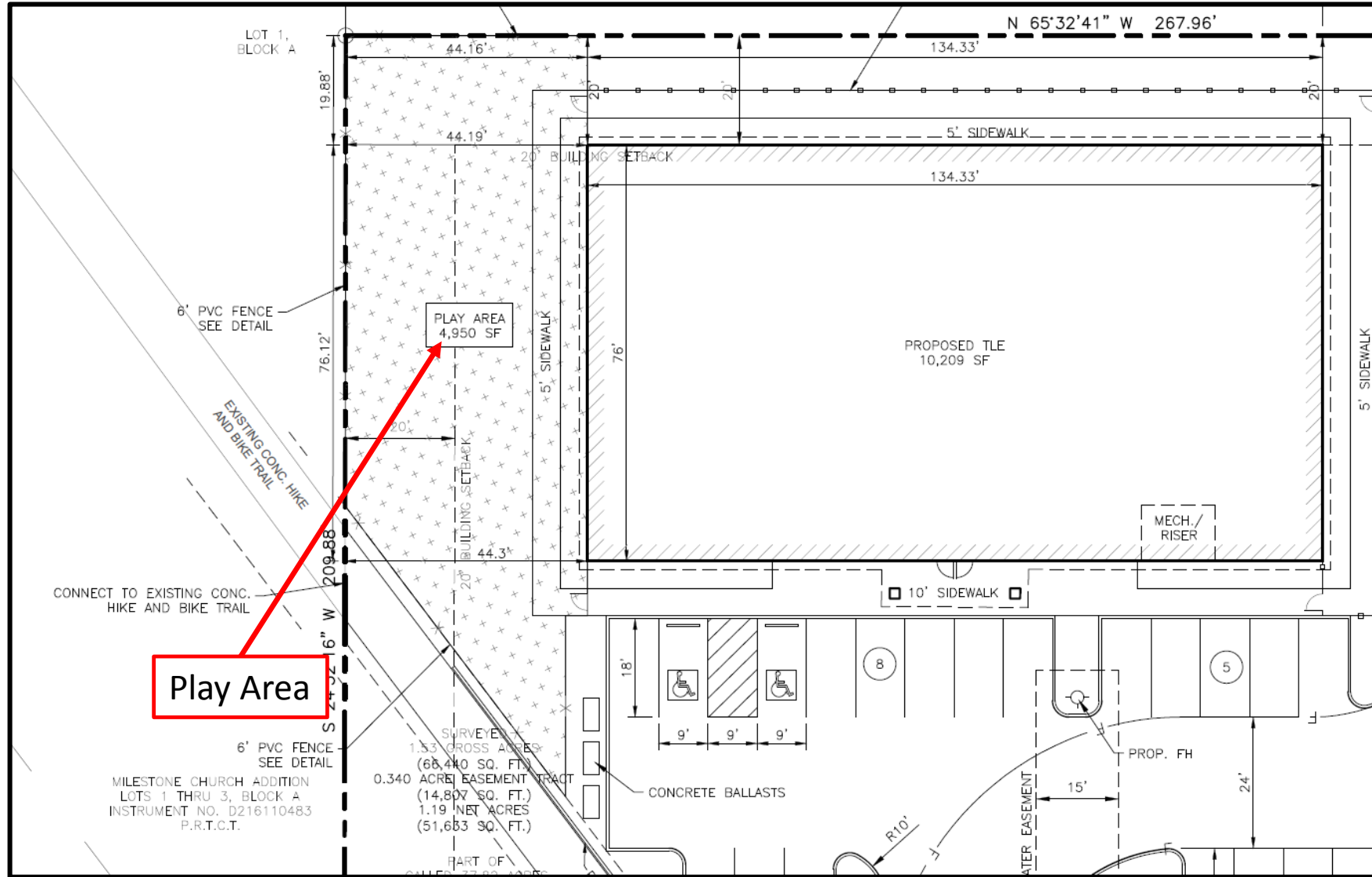
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## Variance Requested:

1. A variance to reduce the front landscaping buffer along Ridge Point Parkway to five feet (5') from the required fifteen feet (15').

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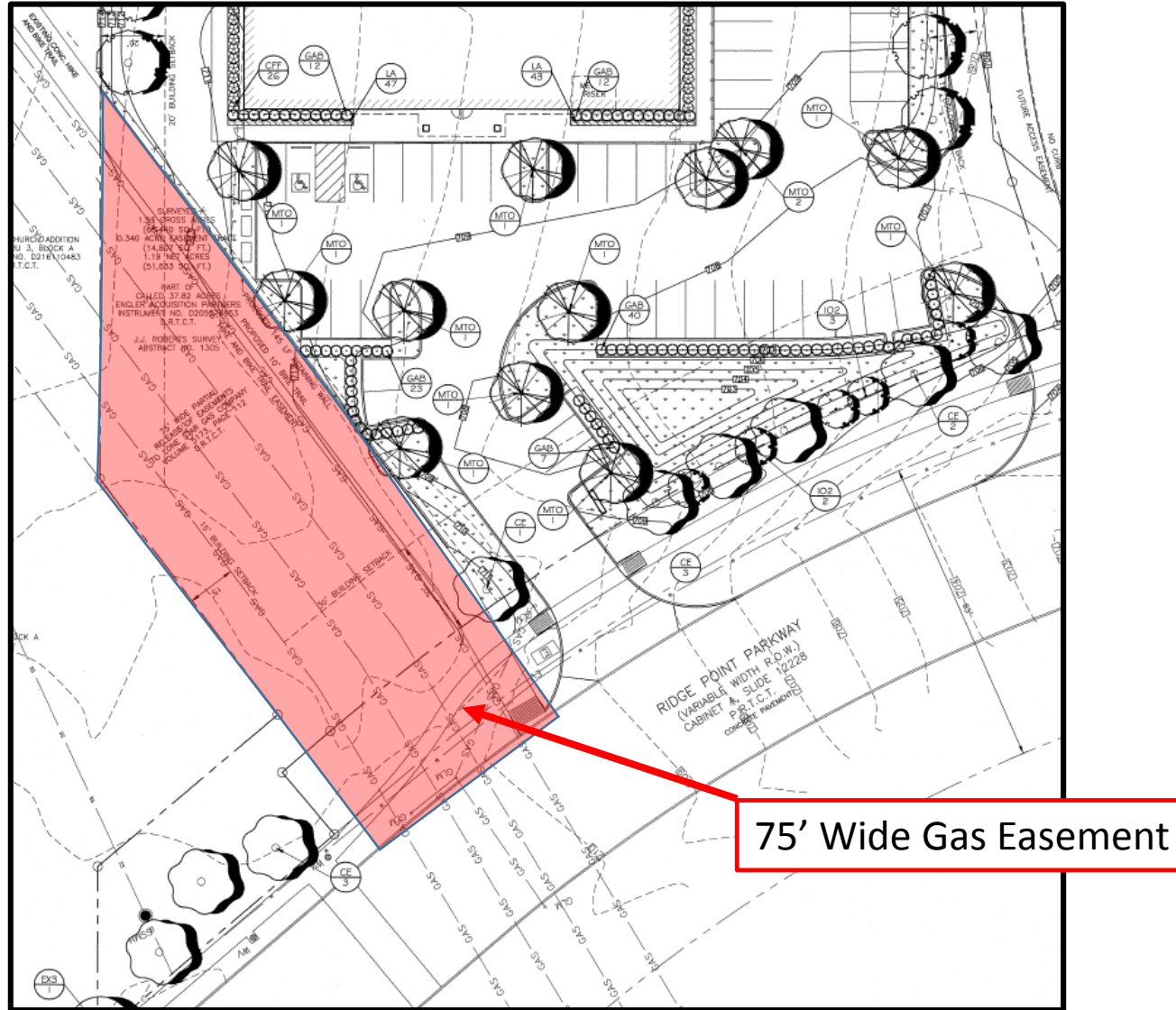


## Variance Requested:

2. A variance for the play area to encroach within the thirty-foot (30') landscape buffer. The required buffer trees will still be installed.



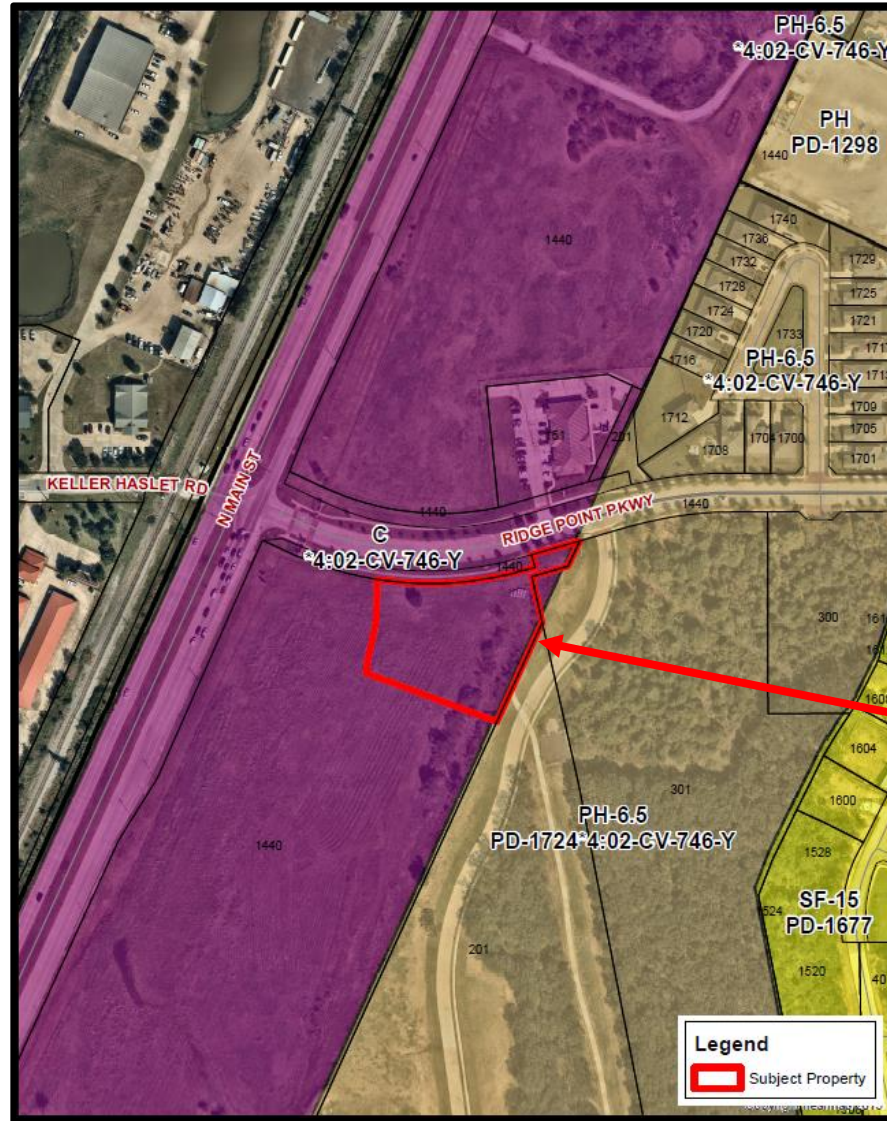
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## Variance Request:

3. The applicant is requesting that the buffer tree requirement be waived in the area occupied by the seventy-five foot (75') wide gas easement along the east side of the property.

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Variance Request:

4. The applicant is requesting to waive the screening wall requirement.

Screening Wall Required

## Item H-1 Analysis

UDC Section 8.05 (E) requires a detailed site plan review. Section 8.05 (F) specifies that City Council, upon a recommendation from the Planning and Zoning Commission can authorize variances to the U.S. Highway 377 Overlay District Section C (General Standards) and Section D (Marshall Ridge Subdistrict Standards).

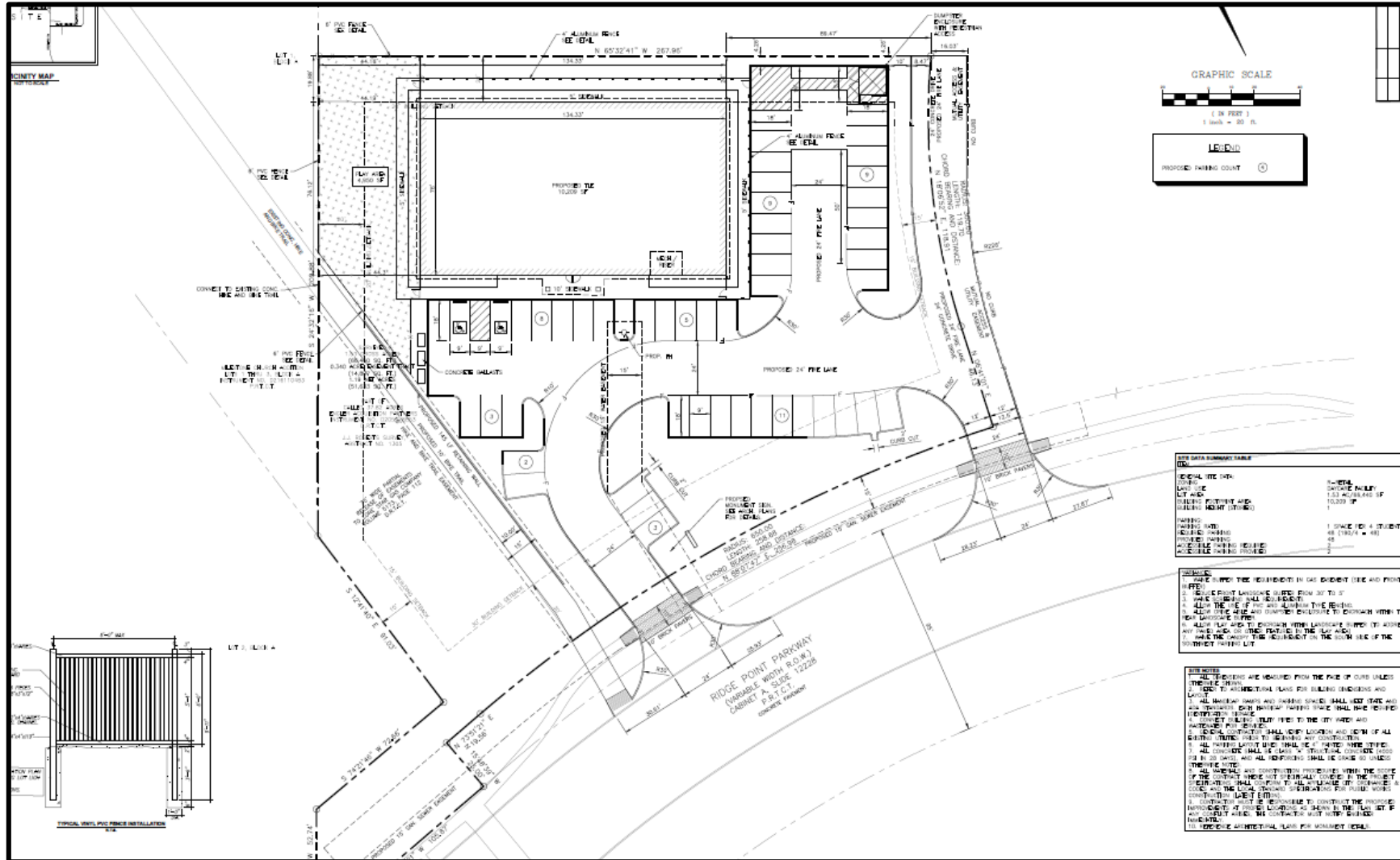


## Item H-1 Professional Opinion

The following variances are **supported** by staff:

1. A variance to reduce the front landscaping buffer along Ridge Point Parkway to five feet (5') from the required fifteen feet (15').
2. A variance for the play area to encroach within the thirty-foot (30') landscape buffer. The required buffer trees will still be installed.
3. A variance to waive the buffer tree requirement within the seventy-five foot (75') wide gas easement along the east side of the property.
4. A variance to waive the screening wall requirement.

# Item H-1 Board Review



1. Front landscaping buffer to five feet (5') from fifteen feet (15').

2. Play area to encroach within the thirty-foot (30') landscape buffer.

3. Reduce the south (rear) landscape buffer, adjacent to the dumpster area, from ten feet (10') to four feet (4').

4. A variance to waive the buffer tree requirement for the southwest corner of the property

5. Waive the buffer tree requirement within the seventy-five foot (75') wide gas easement

6. Waive the landscape island requirement for the parking aisles at the southwest corner of the property adjacent to the dumpster area.

7. Waive the screening wall requirement.

8. A variance to utilize an aluminum frame fence with PVC (polyvinyl chloride) insert pickets.

## Item H-1 Board Review

The Planning and Zoning Commission considered this item on November 13, 2017 and provided a recommendation to deny with a unanimous vote (7-0).



## Item H-1 City Council Action

The City Council has the following options when considering a site plan application with variances:

- Approve as submitted (with variances)
- Approve with modified or additional condition(s)
- Tabling the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
**Michele Berry**  
**817-743-4125**