



Legislation Text

File #: 20-457, **Version:** 1

To: Planning and Zoning Commission

From: JP Ducay, Planner I

Subject:

Consider a recommendation for a site plan with four variances for the Keller Senior Activities Center, a 21,210 square-foot Activities Center, located on a 14.88-acre tract of land, on the south side of Johnson Road, approximately 750' south-east of the Bourland Road and Johnson Road intersection, being Lot 1, Block 1, Johnson Road Park, at 640 Johnson, and zoned SF-8.4 with a City-Owned Property Overlay. City Of Keller, owner/applicant. (SP-19-0017)

Action Requested:

Consider a request for a Site Plan with four variances for a 21,210 square-foot Senior Activities Center located in the SF-8.4 Zoning district with a City-Owned Property overlay.

Background:

- In September 2015, the citizens of Keller petitioned the City Council to improve the Senior Activity Center. In response to this, the City Council approved a needs study that was conducted by Brinkley Sargent Wiginton (BSW) between September 2017 and January 2018.
- In June 2018, City Council held a special meeting related to the new Senior Center project and called for a November Bond Election for a new Senior Activity Center.

Analysis:

The first site plan was submitted in October of 2019. After multiple submittals and in depth reviews, the Site Plan was administratively cleared by staff to be seen by the Planning and Zoning Commission and City Council. The Site Plan requires City Council approval because four variances are being requested.

Site Layout:

The proposed site for the new Senior Center also includes the existing Senior Center and the Library. The new 21,210 square-foot Keller Senior Activities Center will be located to the west of the library and directly east of the Evergreen at Keller Senior Living Center.

Variance Requests:

Request #1: Allow 14 parking space along the northernmost part of the site to encroach approximately seventeen feet into the thirty-foot required Landscape Buffer along Johnson Road.

Site Design:

Per Section 8.08 (F)(1)(a) of the UDC, a minimum thirty-foot landscape buffer is required adjacent to all thoroughfares with four or more lanes as classified on the current Comprehensive Thoroughfare Plan. The parking spaces were positioned in this location to align with the existing Library and Senior Center parking spaces directly to the east. To shift these 14 parking spaces elsewhere would alter the continuity of the two phases of the site and cross-traffic may be less efficient.

Request #2: Allow the Senior Activities Center to encroach approximately five feet into the thirty-foot Landscape Buffer along Johnson Road.

Site Design:

A variance for the requirement for additional ROW would allow the ROW to match existing ROW. Additionally the current ROW is sufficient for the current roadway design.

Request #3: Allow ornamental trees in lieu of canopy trees within the thirty-foot Landscape Buffer along Johnson Road.

Landscaping:

Per Section 8.08 (F)(2)(a) of the UDC, landscape buffers adjacent to thoroughfares with four or more lanes require minimum four inch caliper canopy trees in a straight spaced based on projected mature tree canopy widths near the center of the thirty-foot landscape buffer. However, due to overhead lines along Johnson Road, ornamental trees would provide some shade without interference. All trees being utilized were selected from the City's approved tree listing.

Request #4: Provide alternative softscape landscaping in lieu of five-foot foundation planting along the front and sides of the building.

Landscaping:

Per Section 8.08 (F)(3)(j) of the UDC states a minimum five-foot foundation planting shall be provided along the front and sides of all buildings and shall consist of a combination of groundcovers, shrubs, and ornamental trees.

In lieu of foundation plantings along the entirety of the front and sides of the building, the Parks and Recreation Department is proposing to provide a large planting area in a reserved section at the front of the building and softscape elements around the remaining parts of the building. The purpose of this request is to protect the foundation of the building.

Existing Roadway Access:

Johnson Road (a four-lane, undivided collector).

Drainage & Utilities:

Preliminary drainage, utility, grading, and paving plans were submitted and approved by Public Works with the Site Plan.

Variances Requested:

1. Allow 14 parking space along the northernmost part of the site to encroach approximately seventeen feet into the thirty-foot required Landscape Buffer along Johnson Road.
2. Allow the Senior Activities Center to encroach approximately five feet into the thirty-foot Landscape Buffer along Johnson Road.
3. Allow ornamental trees in lieu of canopy trees within the thirty-foot Landscape Buffer along Johnson Road.
4. Provide alternative softscape landscaping in lieu of five-foot foundation planting along the front and sides of the building.

Summary:

Section 2.07(A.2) of the UDC, lists criteria for approval of a variance.

- a. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Code would deprive the applicant of the reasonable use of his land.
- b. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.
- c. That the granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Code.
- d. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
- e. That strict compliance with the regulations, and/or that the purpose of the regulations will be served to a greater extent by the alternative proposal.

Citizen Input:

A Site Plan application, even with variances, does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request. There has been no response from the public to this application. The public will have an opportunity to speak on this agenda item during "Persons To Be Heard".

Alternatives:

The **Planning and Zoning Commission** has the following options when considering a Site Plan with variances:

- Recommend approval as submitted (with requested variances).
- Recommend approval with modified or additional condition(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Recommend denial.

Supporting Documents:

- Maps

- Zoning / Aerial Map
- Exhibit A
 - Site Plan Package
 - Replat
- Staff Attachment
 - Existing Plat