

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**CASE NO.: PD-199R8-HC, Vista Point II, Lot 6R, Block A
Children's Learning Adventure**

P&Z HEARING DATE: May 16, 2013 ~~July 18, 2013~~
C.C. HEARING DATE: ~~June 11, 2013~~ August 13, 2013

STAFF REP.: Marcie Diamond, Assistant Director of Planning

LOCATION: NWC MacArthur Boulevard & Forest Hill Drive

SIZE OF AREA: 2.6 acres of property

CURRENT ZONING: PD-199-HC (Planned Development-199-Highway Commercial)

REQUEST: A zoning change to PD-199R8-HC (Planned Development-199-Revision 8-Highway Commercial), to allow the development of a Day Care Center.

APPLICANT:

Prospective Purchaser:	Property Owner:
David Newton	Simon Beakley
Children's Learning Adventure	121 Crossing LTD
Childcare Centers (CLA)	6900 Dallas Parkway
3131 E Camelback Rd, Suite 420	Suite 780
Phoenix, AZ 85016	Plano, Texas 75024
602-707-6991	972-698-5399
	dnewton@childrenslearningadventure.com

HISTORY:

The subject property lies within Denton County and was originally part of the city of Lewisville when the original plat for Vista Ridge Business Park was recorded in September of 1986. Since that time, the city of Coppell has annexed this and other portions of that Business Park.

On December 16, 1999, the Planning and Zoning Commission recommended denial of a request for a PD for a gas station, convenience store and car wash on 1.5 acres at this corner of S.H. 121 and MacArthur Boulevard. This recommendation was not appealed to City Council.

In September 2001, Council approved a Site Plan and Replat to allow for the construction of a one-story, 71,000-square-foot office building on seven acres. That building was never built and the site plan expired.

On April 13, 2004, Council approved a Concept Planned Development to allow the construction of 210,000-square feet of office/warehouse/assembly buildings (total of 6 buildings) and five retail pad sites. In August 2004, Council approved the Detail

Plan for the first phase of this development, consisting of three buildings, totaling 93,550-square feet. The second three buildings were approved in April 2006.

Also in 2004, with the original Concept Plan, an SUP for a gas station and car repair on Lot 4 of this PD was approved, which subsequently expired. A modified SUP for the same uses was again approved in May 2005.

On April 12, 2005, Council approved an amendment to this PD to allow the development of the Bank of Texas on Lot 5, which abuts the subject property to the north.

On November 14, 2006, Council approved a Site Plan to allow a 9,300-square-foot retail building replacing the previously approved gas station/convenience store at the corner of SH 121 and MacArthur Blvd. Firestone Auto Repair was completed in April of 2007 on the land adjacent to the retail building.

On October 13, 2009, Council approved a PD Amendment and a replat which allowed that lot to be subdivided into two lots to allow the existing buildings (the retail and the Firestone) to be on individual lots to permit separate ownership. Zimmer purchased the retail building, and was denied a PD amendment to allow for attached signage which was not in accordance with the sign regulations. Since that time, the citywide *Sign Ordinance* has been revised, and Zimmer was allowed their desired sign.

On May 16, 2013, the Planning & Zoning Commission recommended approval of this request subject to various conditions, including:

- Planning and Engineering staffs to coordinate with the applicant and the City of Lewisville on traffic study requirements.
- Implement a traffic management plan for the Children's Learning Adventure buses to utilize SH 121 instead of cutting thru the Vistas of Coppell neighborhood to access Denton Creek Elementary and Middle School North.

Subsequent to the May 16th meeting, due to the concerns expressed by the Planning and Zoning Commission and citizen input, staff requested the applicant provide additional information on the internal and external circulation patterns for this proposed 470 student facility. Council's consideration of this request was postponed until the traffic issues were addressed. One of the recommendations of the Traffic Management Plan was that additional parking be provided for this facility. Given the impact that this had on the Site Plan, this request has been sent back to the Planning and Zoning Commission for additional consideration.

HISTORIC COMMENT: The request area does not have historic significance.

TRANSPORTATION: MacArthur Boulevard is a P6D Major thoroughfare built to standard with a six-lane divided street contained within a 120-foot right-of-way.

SURROUNDING LAND USE AND ZONING:

North- Bank of Texas; PD-199-R2-HC
South- Levee and Trail System (approx.330 foot wide) and The Peninsulas; PD-132-SF-9
East-Villas of Lake Vista; PD-202-TH-1
West-Office/warehouse/showroom; PD-199R3-HC

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, designates this area for Freeway Special District.

DISCUSSION:

This is the final parcel to be developed in this master planned development approved almost 10 years ago. The applicant, *Children's Learning Adventure* desires to build a 25,737 square foot day care facility. They currently have 15 facilities, in five states, with 14 listed as coming soon on their website. In Texas, they have three existing facilities and seven planned. This facility has an enrollment capacity of 470 students, and will offer preschool as well as before and after school programs. The hours of operation are from 6:00 a.m. to 6:30 p.m., weekdays.

The prototypical building and site development has been modified to address various PD conditions and local standards, such as extending the 30' wide landscape buffer along MacArthur Boulevard, where 15' wide buffer would normally be required, and extending the mutual access easements to allow the free flow of traffic from this facility to SH 121, MacArthur Blvd and Forest Hills, as well as the businesses in between. The elevations have been modified to use the same materials as on the other buildings within this development and to include additional stone and brick to meet the 80% masonry requirements.

This facility will have 26,404 square feet of outdoor activity areas; in addition to three play grounds there will be a basketball court, tennis court and a courtyard (picnic) area. The shade structures proposed will have earth-tone canvas (generally sand-beige) coverings and green poles. Per the *Zoning Ordinance* these poles are required to meet the 80% masonry requirement. The cladding of these poles is condition of approval. The surfaces of these play areas will be concrete, rubber and synthetic turf, none of which will count towards their landscaping requirements. The landscaping will be provided as required in the PD and the Landscape Ordinance. Perimeter landscaping with overstory trees will be provided along MacArthur Boulevard and Forest Hill Drive. Landscape islands with overstory trees within the parking areas and non-vehicular landscaping are being provided by wider perimeter buffer areas, planting areas adjacent to the building and larger landscaped islands. Even with extra wide buffers, the existing trees on the site cannot be preserved. To receive credit towards the mitigation fees, all 29 overstory trees proposed have been upsized to be 4-inch caliper at the time of planting.

The proposed signage for this building is unique, in that their corporate standard is to have the words PRESCHOOL and AFTERSCHOOL as their attached signage and the business name, *Children's Learning Adventure* on their monument sign. This building has 197 feet of frontage on MacArthur Blvd,

allowing for a total 197 square feet of attached signage. The applicant is proposing an 81 square foot AFTERSCHOOL sign and a 66 square foot PRESCHOOL along the front façade. On the southern elevation, facing Forest Hills Drive, a 50 square foot PRESCHOOL sign is proposed. The signs will be black, internally illuminated reverse lit channel letters, which is compliance with the Sign Ordinance. Originally, there was a colorful, 200 +/- square foot *Children's Learning Adventure* sign proposed to be placed behind the front window in the rotunda area along the front façade. Per the Sign Ordinance, given its visibility from the street, it would be considered a sign and count towards the overall signage for the project. Therefore, it was eliminated from the proposal. The 60-square-foot monument sign contains the corporate logo and colors and will have halo-lit reverse channel letters in accordance with the recently amended Sign Ordinance.

As mentioned in the History Section of this report, subsequent to Planning and Zoning Commission's recommendation on this proposed rezoning for a day care facility, Commission requested staff conduct additional study on internal and external traffic circulation patterns due to the potential impact on the abutting street system. The applicant submitted three studies; *Traffic Signal Warrant Analysis*, *Traffic Impact Analysis*, and a *Traffic Management Plan* which were prepared by Lee Engineering and reviewed by the Engineering Department.

One of the specific recommendations of the Planning and Zoning Commission was "Planning and Engineering staffs to coordinate with the applicant and the City of Lewisville on traffic study requirements" Per that recommendation the *Traffic Signal Warrant Analysis* determined a signal would be warranted at the northern driveway serving this site across from Lake Vista Drive. The results of this study indicate that the signal light is warranted. The owner/applicant will be responsible for one leg of this signal and the Cities of Coppell and Lewisville will be responsible for the other three legs. Further discussion on funding and timing are expected to occur between the two cities. The applicant/owner will be required to escrow the funds for ¼ of this signal prior to the issuance of the building permit for this facility. However, the day care will be permitted to open prior to the installation of the signal.

Per the recommendations of the *Traffic Impact Analysis*, and the *Traffic Management Plan*, the following site plan revisions have been made to accommodate the internal circulation and parking:

- Increased the parking spaces from 47 to 69 spaces which essentially doubles the parking spaces in front of the building which are most accessible for parents dropping off and picking up their children.
- Added an internal circulation plan which requires a counter clockwise pattern to assure that all queuing is on-site, and will not back up onto the abutting streets.
- Increased the building setback to 73 feet from MacArthur Boulevard to allow for the additional parking as well as the retention of the 30-foot wide landscape buffer in the front yard.

- Reduced the outdoor play area by 2,500 square feet to assure that this site will be complaint with all other landscape requirements of the *Zoning Ordinance*.
- Relocated the dumpsters from the northern property line (internal to the site) to the southern property line, which is adjacent to Forest Hill Drive. A 6-foot tall masonry enclosure with Leyland Cypress Trees are proposed to screen the two dumpsters. This enclosure is proposed to be located 15 feet from the southern property line, which encroaches 45 feet into the required 60 foot front yard setback along Forest Hill Drive. Staff originally recommended that this double dumpster be relocated back to the north property line or other suitable location that is not within the required setback and not readily visible from the street rights-of-way.
 - Upon further analysis, it appears that there is not sufficient room to accommodate both dumpsters along the northern property line. If no other suitable location is found, consideration should be given to a single dumpster along the northern property line instead of a double dumpster along Forest Hills Drive which encroaches into the required setback by 45 feet.

Finally, the *Traffic Impact Analysis* also addressed the potential cut-through traffic issue. As part of the study they conducted an origin and destination study to use as a base line study for future analyses if required. As recommended by the Planning and Zoning Commission, the applicant has committed that Children’s Learning Adventure buses will utilize the SH 121 service road to access Denton Creek Elementary School and Coppell Middle School North, verses cutting though the residential streets of the Vistas of Coppell neighborhood.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of PD-199R8-HC, Vista Point II, Lot 6R, Block A Children’s Learning Adventure subject to:

1. There may be additional comments after detail engineering review.
2. The cladding a minimum of 80% of the height of the shade structure poles with a masonry material to match the building.
3. Tree removal permit shall be required prior to the removal of any trees.
4. Assure that the Fire Riser Room is accessible (not be behind a locked gate)

On May 16, 2013, the Planning & Zoning Commission recommended approval of PD-199R8-HC, Vista Point II, Lot 6R, Block A Children’s Learning Adventure subject to the following conditions:

1. There may be additional comments upon detail engineering review.
2. The cladding a minimum 80% of the height of the shade structure poles with a masonry material to match the building.
3. Tree removal permit shall be required prior to the removal of any trees.
4. Assure that the Fire Riser Room is accessible (not be behind a locked gate).
5. Planning and Engineering staffs to coordinate with the applicant and the City of Lewisville on traffic study requirements.
6. Implement a traffic management plan for the Children’s Learning Adventure buses to utilize SH 121 instead of cutting thru the Vistas of Coppell neighborhood to access Denton Creek Elementary and Middle School North.

Staff's Revised Recommendation: Approval of PD-199R8-HC, Vista Point II, Lot 6R, Block A Children's Learning Adventure subject to the following conditions:

1. There may be additional comments upon detail engineering review.
2. The cladding a minimum 80% of the height of the shade structure poles with a masonry material to match the building.
3. Tree removal permit shall be required prior to the removal of any trees.
4. Prior to issuance of Building Permit the owner/applicant shall place sufficient funds in escrow for one-fourth the cost of the proposed traffic signal to be located at MacArthur Blvd and Lake Vista Drive. The issuance of a Certificate of Occupancy may be issued prior to the installation of the traffic signal.
5. The Children's Learning Adventure buses shall utilize SH 121 instead of cutting thru the Vistas of Coppell neighborhood to access Denton Creek Elementary and Middle School North.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Traffic Management Plan
2. Sign Package
3. Revised Site Plan
4. Revised Landscape Plan
5. Tree Survey
6. Elevations