



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan for Lot 2, Block A of Summit Private School Addition for the development of a daycare center on 1.847 acres. Property located at 701 W Brown.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Craig E Schacherer

APPLICANT: BGE, Inc.

The applicant is proposing to develop a 11,310 square feet day care center on 1.847 acres. The property is zoned within the Neighborhood Services district and allows for the proposed use by right. The final plat for the property was approved in December of 1999. An amended plat shall be required for the dedication of fire lane and utility easements.

Access to the site is provided via a fire lane that connects to W Brown St. The development provides 40 parking spaces with 2 being ADA and is in compliance with the parking requirements of the Zoning Ordinance.

The site provides 42,220 sq.ft. of landscaping being approximately 53% of the overall landscaped area which is in compliance with the 20% minimum landscaping requirement. The landscape plan includes tree plantings primarily along the street frontage of W Brown St. A 6' tall board on board wooden fence is proposed adjacent to the residential neighborhoods located to the west and south.

The structure is in compliance with the residential proximity setback requirements of the Zoning Ordinance by being 78' feet away from the residential subdivisions. The structure's exterior material consists of siding, cultured stone, and bronze storefront framing. Architectural variation is provided with the use of decorative trusses and an architecturally offset emphasized entrance. The development will also provide a 7,800 play area.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.