

STAFF REPORT



Meeting: June 18, 2015

To: Design and Historic Review Commission members

From: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

Presenter: Jeff Fisher
Planner I

Case: RCC15-16

Request: A request for approval, per Section 12.703(b)(1) of the River Corridor Development Ordinance, of a new 3,894-square foot Dressing Room Facility Building at Central High School which replaces three (3) existing portable buildings

Location: 655 Caddo St, located approximately 935 feet southwest of the intersection of North Bryant Boulevard and the Houston Harte Expressway.

Legal Description: Angelo Heights Addition, Blocks 9-12 & Adjacent N.1/2 of Guadalupe St., in central San Angelo.

Size: 12.43 acres

General Information

Future Land Use: Downtown Campus/Institutional
Zoning: Single-Family Residential (RS-1)
Existing Land Use: Existing Central High School and related accessory buildings

Surrounding Zoning/Land Use:

North:	General Commercial/ Heavy Commercial (CG/CH)	420 feet of Houston Harte Expressway Right-Of-Way
West:	Single-Family Residential (RS-1)	Single family residences
South:	Single-Family Residential (RS-1), Low Rise Multifamily Residential (RM-1)	North Concho River
East:	Single-Family Residential (RS-1)	North Concho River

District: CMD#5 – Elizabeth Grindstaff

Neighborhood: Central Neighborhood

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), Caddo Street (Houston Harte Expressway Frontage Road) which is maintained by TxDOT, is defined as a Local Street and is designed to carry light neighborhood traffic at lower speeds and generally connects to collector streets. The street is part of the Houston Harte Expressway Right-of-Way which is approximately 420 feet wide. Caddo Street has a 40-foot paving width in compliance with the MTP for local roads.

Recommendation:

The Planning Division recommends **APPROVAL** of this request, **subject to three (3) Conditions of Approval.**

History and Background:

On May 15, 2015, the applicant had submitted this application for a River Corridor Review for a new 3,894-square foot dressing room facility building on the Central High School campus at 655 Caddo Street. The building will be located at the south end of the property facing Veterans Memorial Drive behind the existing tennis courts, and will replace three (3) portable buildings. The facility will include two (2) coaches' offices, as well as an equipment and team room and change rooms. An associated application for a Conditional Use(CU15-03) has also been applied for, and will be reviewed separately by the Planning Commission on June 15, 2015. The Conditional Use is needed because the school, built in 1959, is a non-conforming use in the Single-Family Residential (RS-1) zone on the property, which does not allow for an expansion to an existing school without Planning Commission approval. If approved, the Conditional Use would allow for the new dressing room building, and memorialize all other existing buildings and parking areas on the property.

The dressing room building will match and complement the existing buildings on the school campus. The walls will be of a light tan stucco color, with a light bronze metal arched entry feature and canopies with dark bronze metal trim as depicted on the attached color samples and building elevations. The colors will match the existing Schwetzer Building immediately to the west, and the colors will be similar to other buildings on the school campus. The arched feature will be similar to the existing segmented arch on the school administration building. In order for the DHRC to recommend approval of this application, the request needs to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

Analysis:

Section 12.703(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new construction over 1,200 square feet and the new tennis building as indicated will be 3,894 square feet. In order for the DHRC to recommend approval of this application, the request needs to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

Although the property is located outside the Historic City Center, it is within the River Corridor, and would be subject specifically to the RCMDP policies pertaining to "*Commercial Use Outside of the Historic City Center*" as follows:

Building Materials and Color

Commercial buildings outside of the Historic City Center, but still within the River Corridor, are intended to have "light to medium intensity colors with low reflectivity" as the background color of the building, and "warm, subdued hues of

natural, earth colors are encouraged.” In addition, “materials such as stone, brick, and precast concrete, cast stone and architectural metals can be combined to enrich the appearance of a building and highlight specific architectural features.”

The proposed light tan stucco is of a smooth surface similar to cast stone, and is a light to medium intensity color in keeping with the above policy. The metallic light bronze canopies with dark bronze trim accentuates the neutral tan facades, and enriches the appearance of the building, while being consistent with other buildings on the site.

Architectural Detail

This policy encourages details in the building façade that “assist in reducing the scale of a large building,” and recommends “the primary entrance of a building or store should have a clearly defined, visible entrance with distinguishing features such as a canopy, portico, or other such prominent element of architectural design.”

The applicant proposes a weather canopy extending the full length of the building, extending 12 feet in front of the building, with a vertical clearance of 9 feet, as well an arched entry feature on the north elevation in front of the entrance, with a vertical clearance of 10 feet at its lowest point, arching to 14 feet at its highest point. There will also be a small canopy extending 5 feet from the south elevation door with a vertical clearance of 9 feet. The combination of the weather canopies, arched entry feature, double doors, pillars and windows, all provide distinguishable features that break up the building wall and clearly define the entrance, consistent with the architectural detail policy of the RCMDP.

Lighting

The Lighting Policy outside the Historic City Center encourages “decorative and functional lighting” that is “compatible with the building design and should enhance the design and safety of the site.” In addition, buildings close to the Riverfront shall “eliminate light trespass from building sites, improve night sky access, and reduce development impact on nocturnal environments.”

The applicant is only proposing three light fixtures for this building: two (2) exterior “wall” light fixtures - one on the east side elevation, and one on the west side elevation, and one (1) exterior “soffit” light fixture under the small canopy on the south elevation. The wall lights have shielding and will project downward, and the soffit light will be fully underneath the canopy. Therefore, none of the three lights should result in spillover glare towards the River, and are compatible with safety and overall building design, in compliance with the lighting policies of the RCMDP.

Site Design and Layout

The RCMDP recommends “development that is visible or adjacent to the river should have well-designed facades on all sides. This is considered a 360-degree design treatment.” The Plan also suggests “orientation of new buildings should consider the orientation of adjacent buildings” and “the building should not turn its back onto the river; the riverside should be well designed and pleasing. Wherever possible, the riverside should be designed as the front of the building.”

Planning Staff conducted a site visit on June 6, 2015, and discovered there is a significant drop in grade and visibility, south of the property facing the river. The proposed building on the property, north of Veterans Memorial Drive, would be at least 140 feet back from the landscape buffer in front of the River. The building would unlikely be seen at all when travelling eastbound where the grade is the lowest, and westbound the public would see mainly the west portion of the south elevation, as the remainder would be blocked by the parking lot. The architect has indicated to Planning Staff that the front of the building faces away from the river because the coaching offices face north towards the tennis courts, so the school’s tennis coaches can observe the students’ practicing from the building, as well as being closer to the other adjacent buildings which are all located to the north.

The steep grade, parking lot and functional intent of the school make this case unique. Nevertheless, Planning Staff believes there should be an addition of some architectural design element on the south elevation to break up the lengthy building wall expanse. As a Condition of Approval, the applicant has agreed to install another arched entry feature above the door and existing canopy, of similar height and style with the same light metal bronze material, and beams with stucco columns at the base. Staff believe this will break up the building expanse and meet the intent of the Site Design and Layout Policy of the RCMDP.

Action Requested:

The action requested is for the Design and Historic Review Commission to **APPROVE** an amendment to Case RCC15-16, **subject to three (3) Conditions of Approval:**

1. **The applicant shall submit a revised elevation drawing to the Director of the Planning & Development Services Department, or his/her designee, for review and approval showing an arched entry feature of the same**

colors and materials, and of similar height and style above the door on the south elevation to break up the wall expanse.

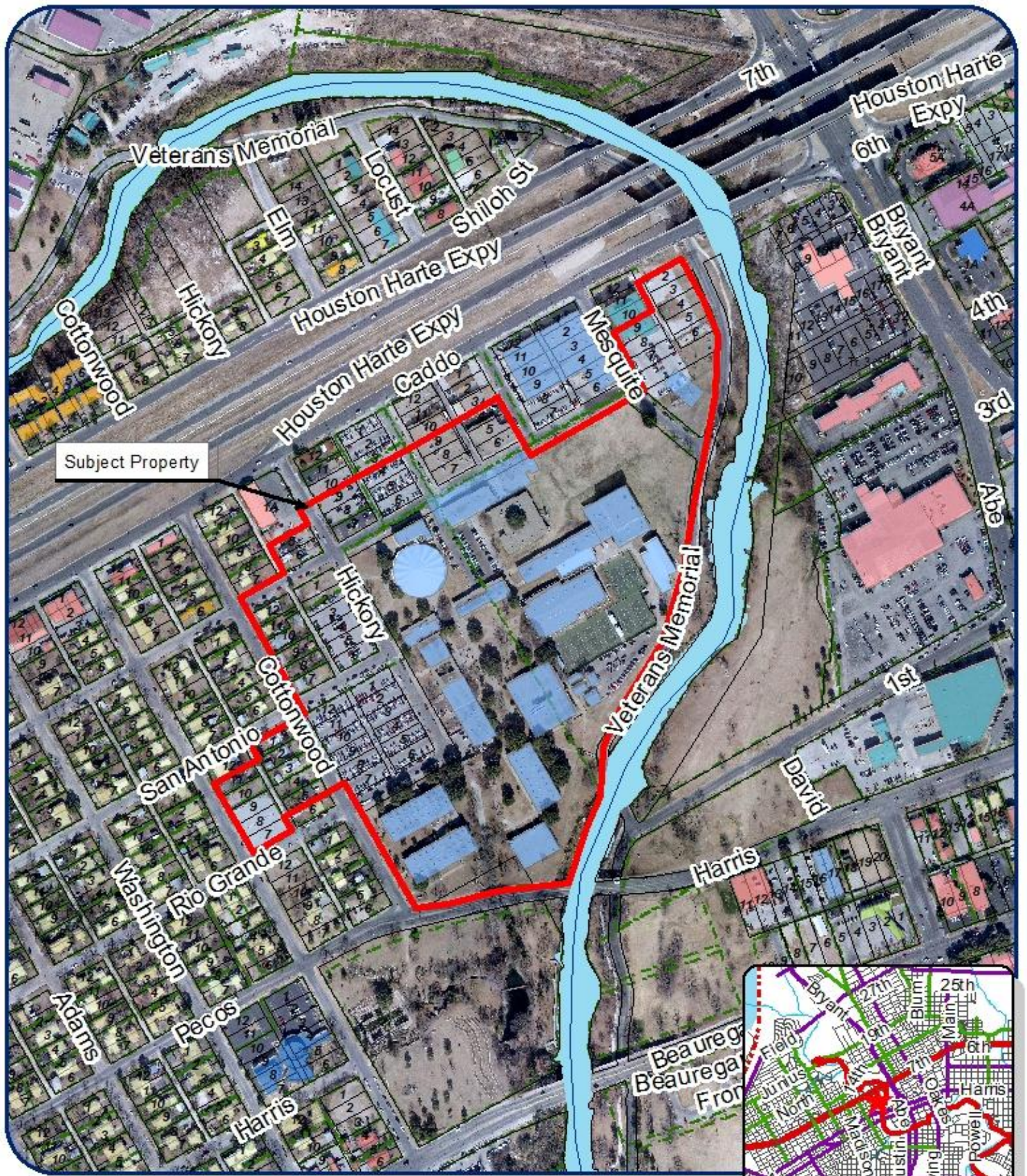
2. There shall be no glare of spillover illumination onto adjacent properties.
3. Prior to development, the applicant shall obtain a Conditional Use approval from the Planning Commission for the proposed building and structures.

Appeals:

Per Section 12.703(g) of the River Corridor Development Ordinance, an applicant who is denied a building permit will have a right to appeal to the City Council within 30 days of the Commission's decision. If the City Council approves the proposed construction, the Building Official shall then issue a permit therefore.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photos of Site and Surrounding Area Buildings
Site Plan – Entire Site
Site Plan – Subject Area
Floor Plan
Material Samples
Materials on Building
Building Elevations
Lighting Details

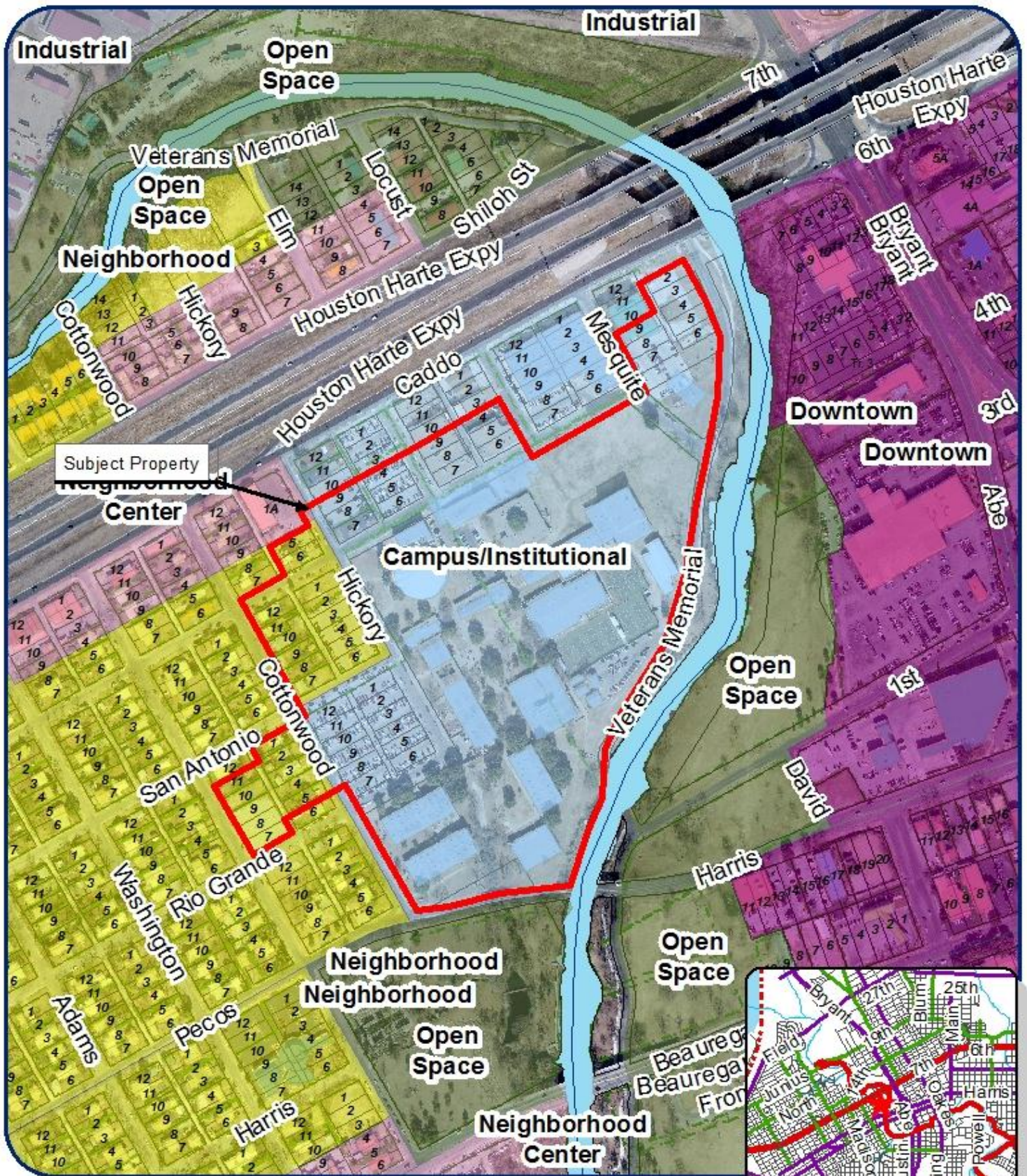


River Corridor Case File
Case RCC15-16: SAISD

Council District: Elizabeth Grindstaff (SMD #5)
 Neighborhood: Central
 Scale: 1" approx. = 400 ft
 Subject Property: 655 Caddo and Unaddressed Tracts

Legend
 Subject Properties: RS-1
 Current Zoning: N/A
 Requested Zoning Change: Campus/Institutional
 Vision: and Neighborhood





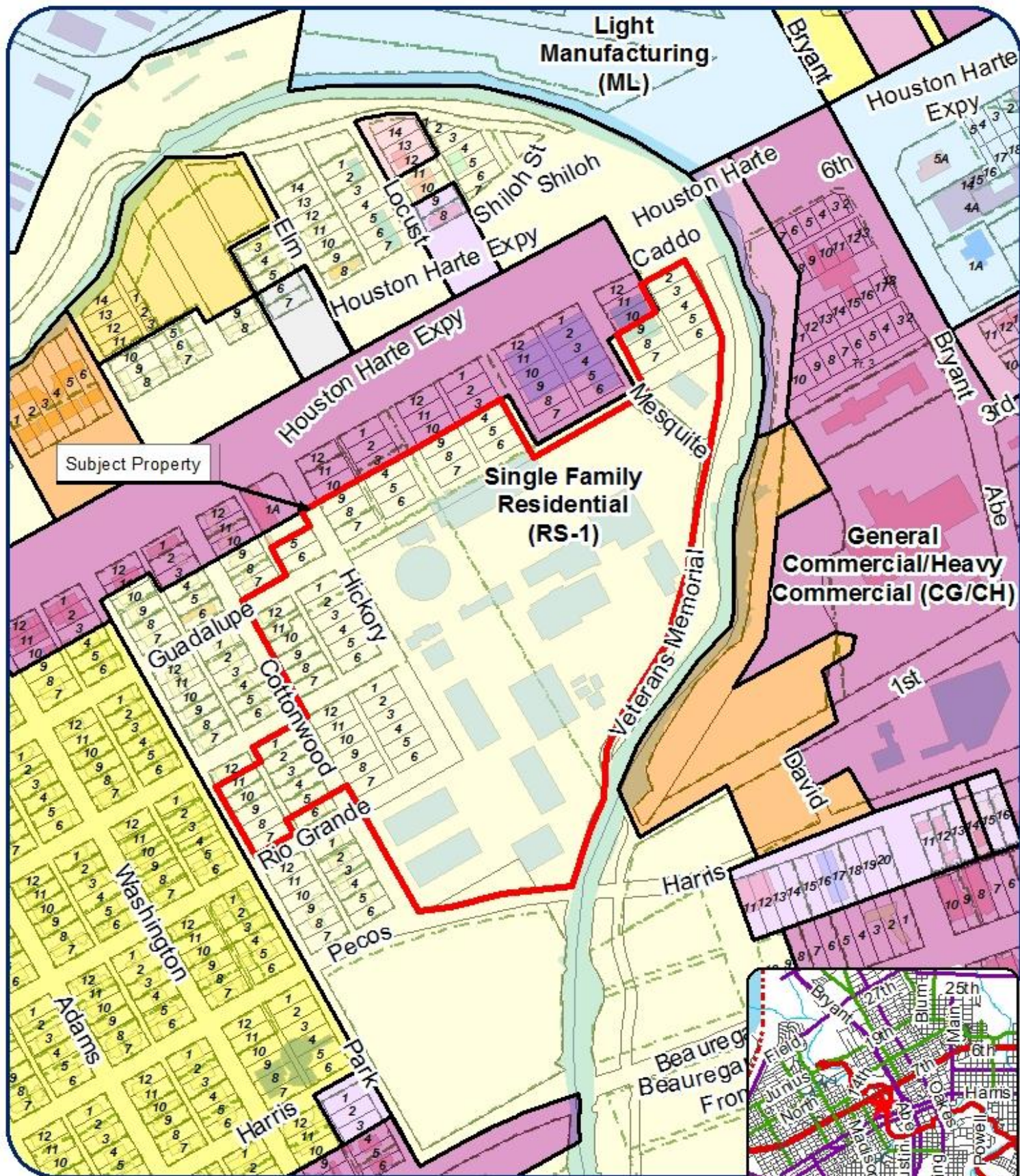
River Corridor Case File
Case RCC15-16: SAISD

Council District: Elizabeth Grindstaff (SMD #5) Requested Zoning Change: **Campus/Institutional and Neighborhood**
 Neighborhood: Central
 Scale: 1" approx. = 400 ft
 Subject Property: 655 Caddo and Unaddressed Tracts

Legend

- Subject Properties: **RS-1** (red line)
- Current Zoning: **N/A**
- Requested Zoning Change: **Campus/Institutional and Neighborhood**
- Vision: **Campus/Institutional and Neighborhood**





River Corridor Case File

Case RCC15-16: SAISD

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Neighborhood: Central

Scale: 1" approx. = 400 ft

Subject Property: 655 Caddo and Unaddressed Tracts

Requested Zoning Change:

Vision:

Legend

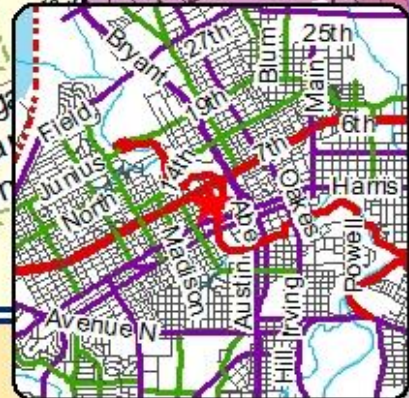
Subject Properties:

Current Zoning:

RS-1

N/A

Campus/Institutional and Neighborhood



Photos of Site and Surrounding Area

North(at Tennis Courts)



South



West (site of proposed building)

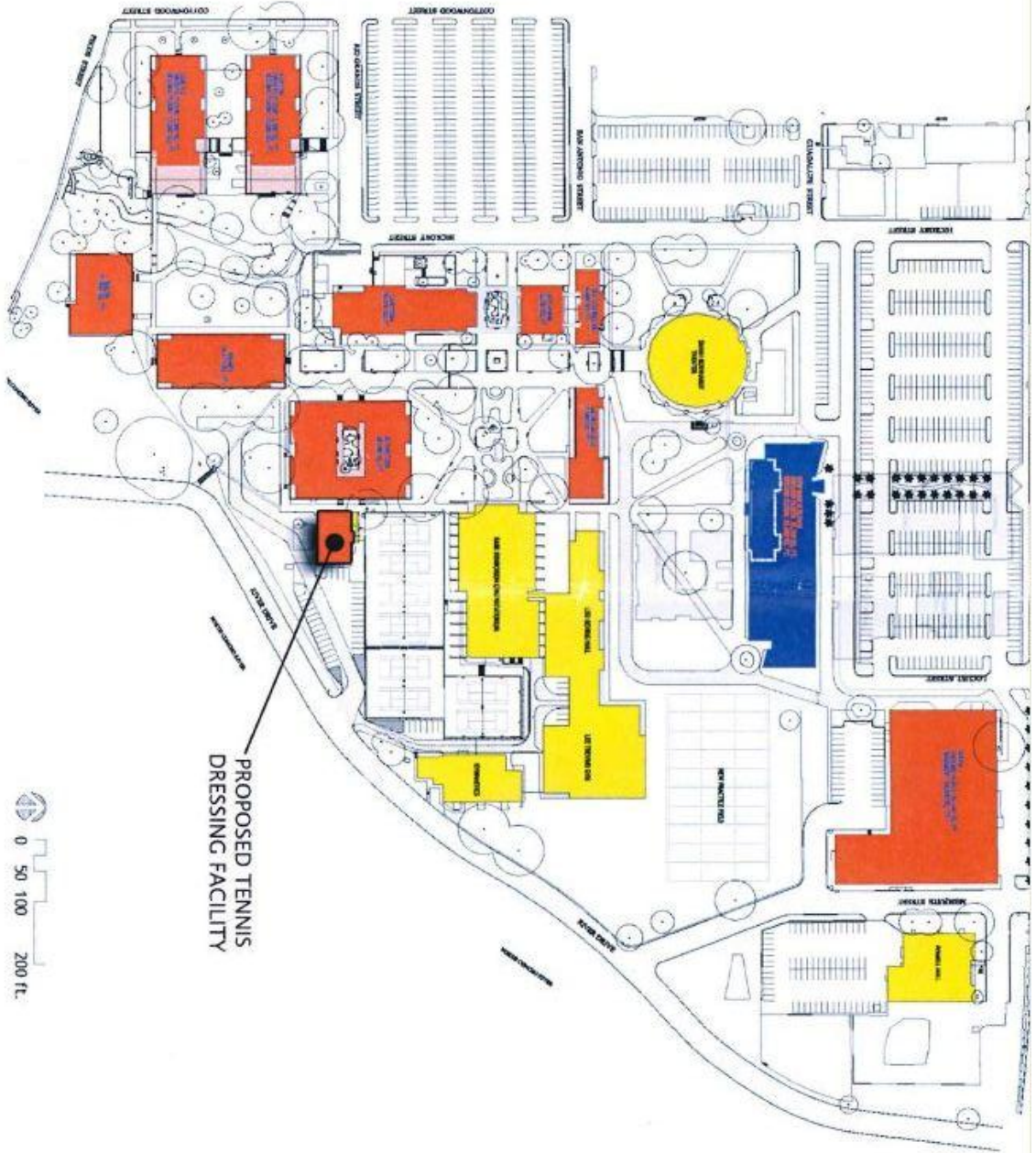


East

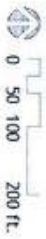


Site Plan – Entire Site

SITE PLAN

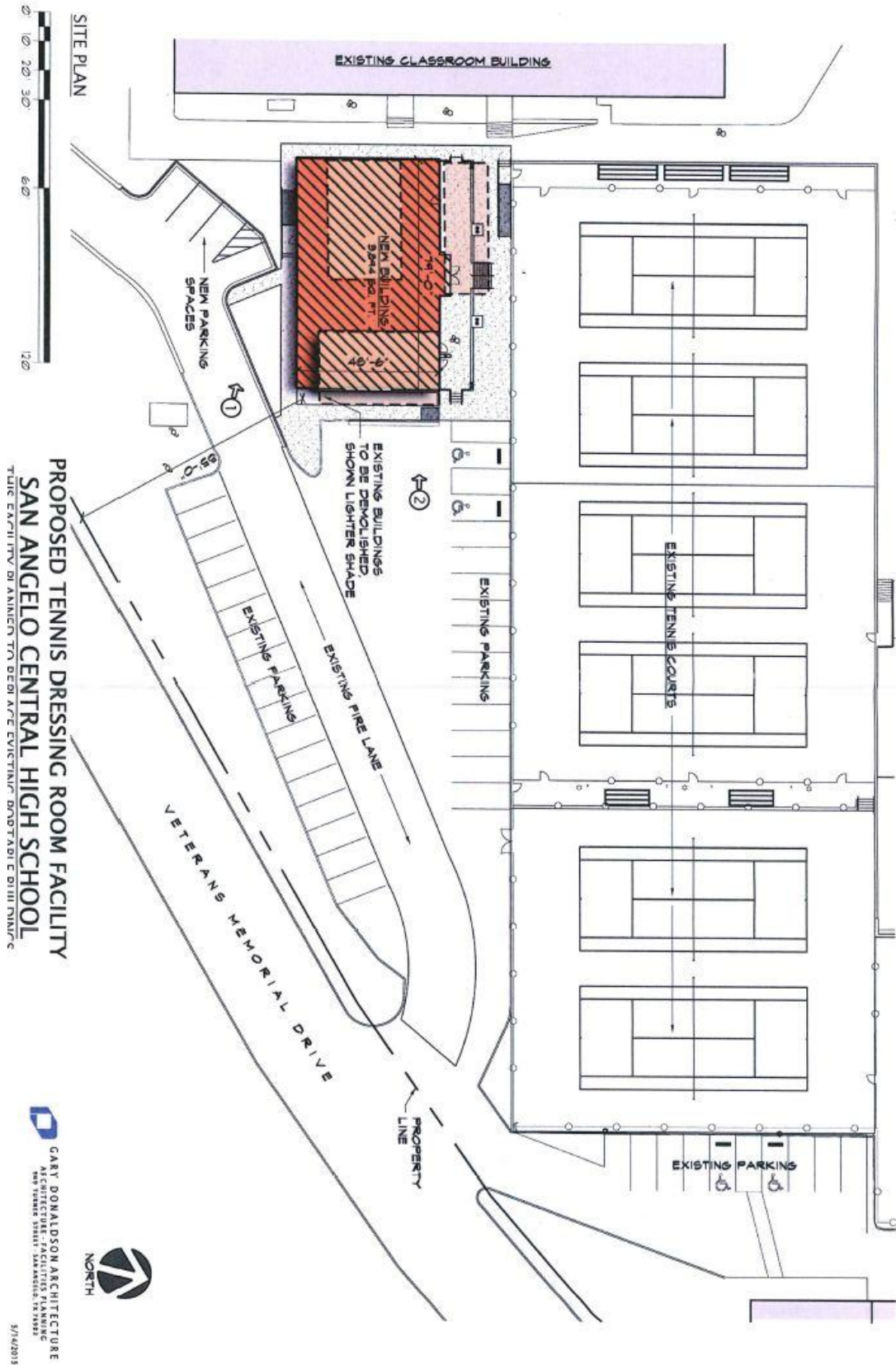


PROPOSED TENNIS
DRESSING FACILITY



CENTRAL HIGH SCHOOL
TENNIS DRESSING FACILITY

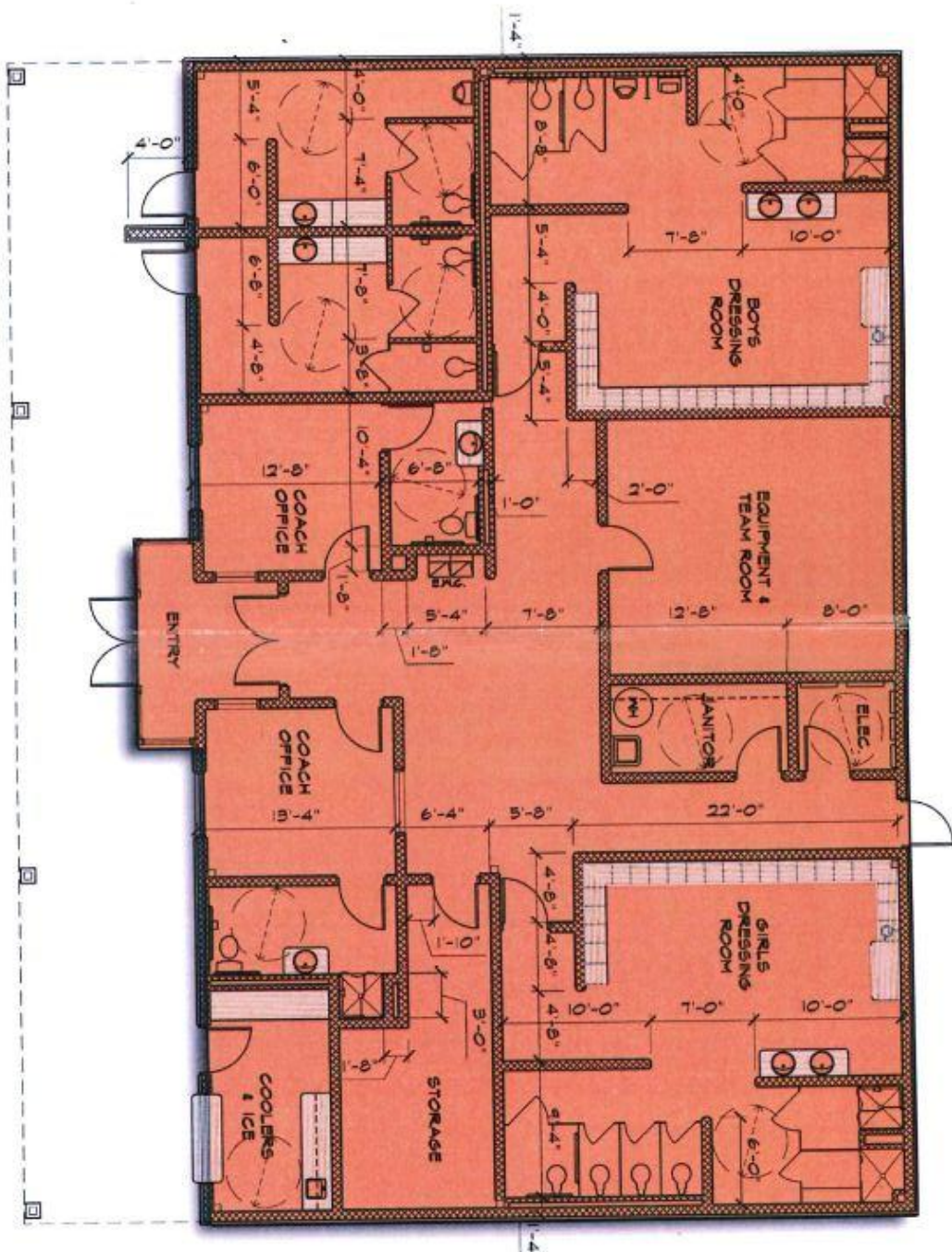
Site Plan – Subject Area



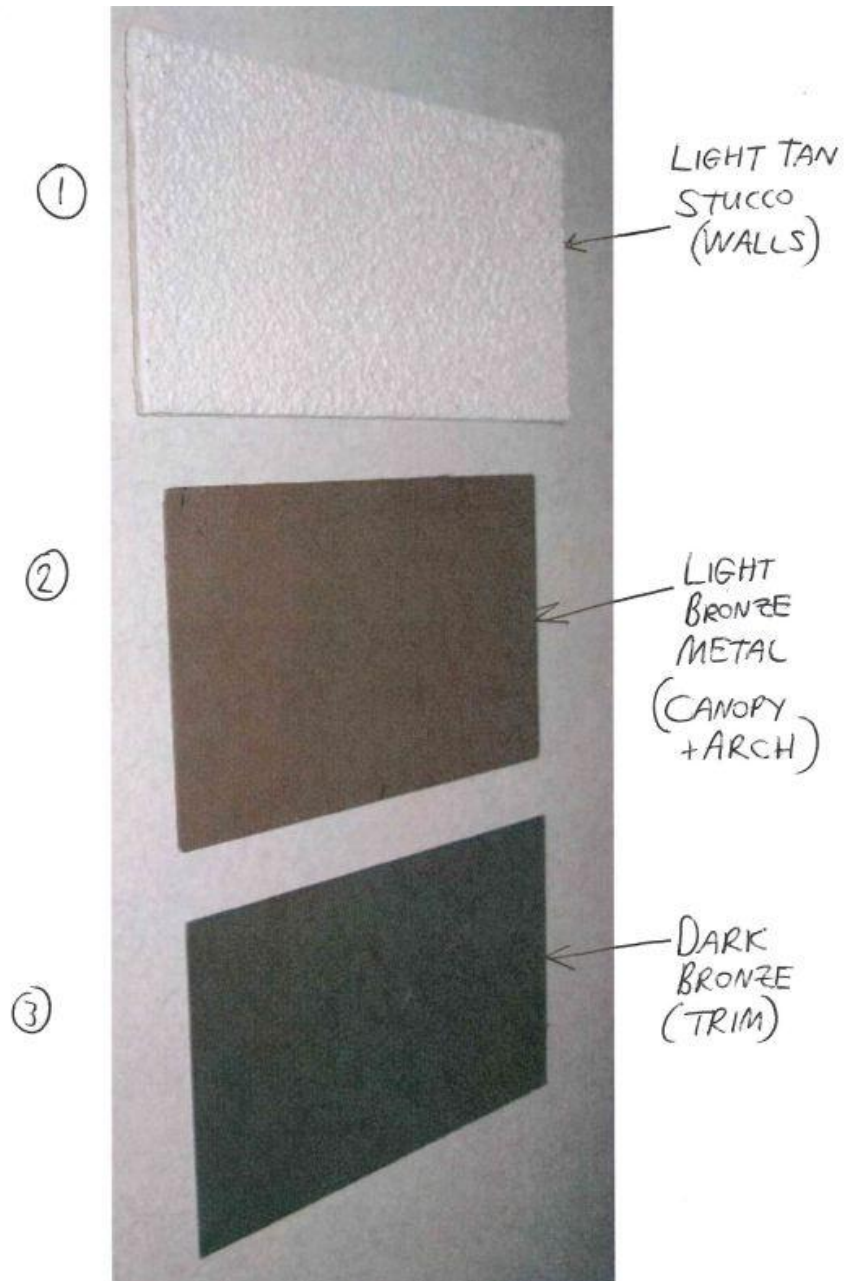
Floor Plan



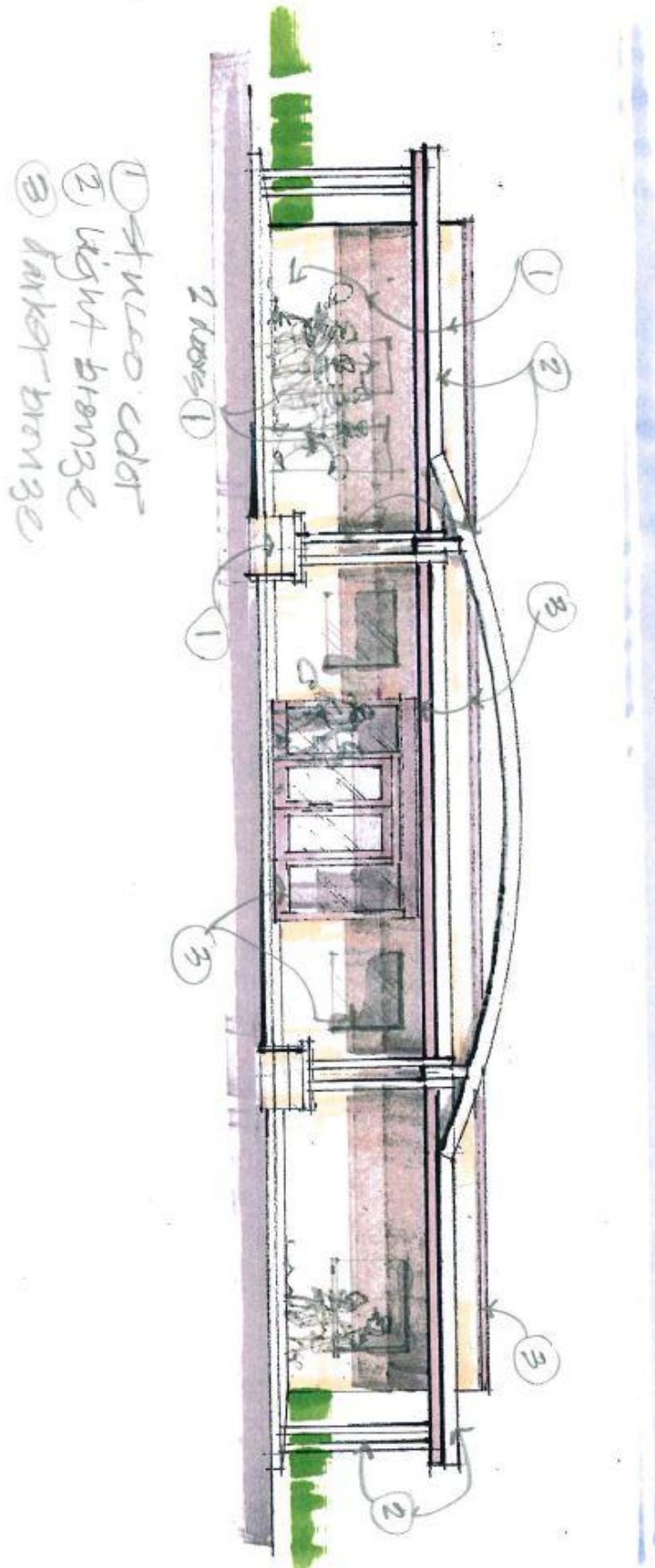
CENTRAL HIGH SCHOOL TENNIS DRESSING FACILITY



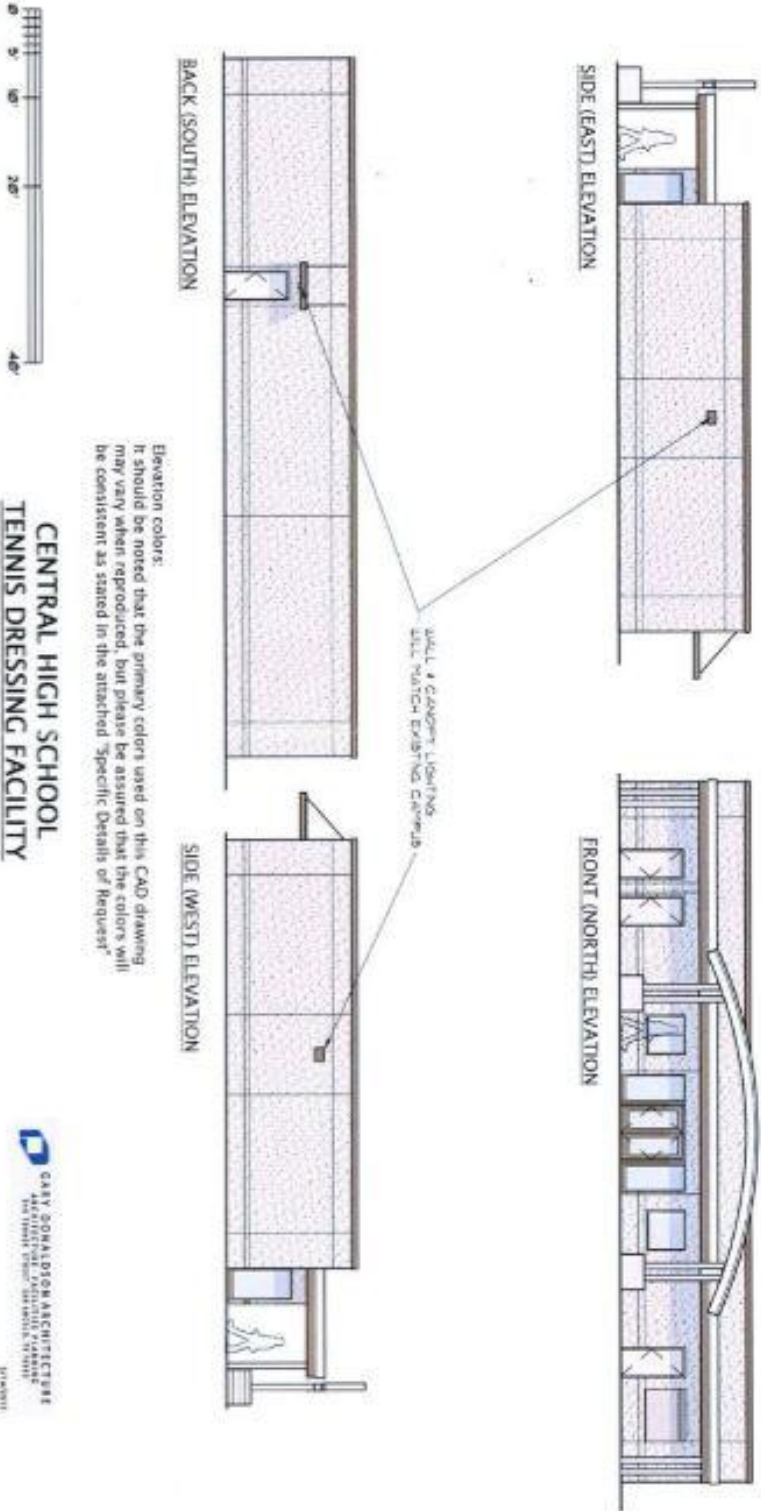
Material Samples



Materials on Building



Building Elevations



Elevation colors:
 It should be noted that the primary colors used on this CAD drawing may vary when reproduced, but please be assured that the colors will be consistent as stated in the attached "Specific Details of Request"

CENTRAL HIGH SCHOOL
TENNIS DRESSING FACILITY

GARY DONALDSON ARCHITECTS
 1001 W. 10th Street
 Knoxville, TN 37911
 615.585.1111

NOTE: THESE FIXTURES MATCH EXISTING FIXTURES
ON CAMPUS AND THE ADJOINING BUILDINGS



Exterior Soffit Light Fixture
S.A.I.S.D.



Exterior Wall Light Fixture
S.A.I.S.D.