



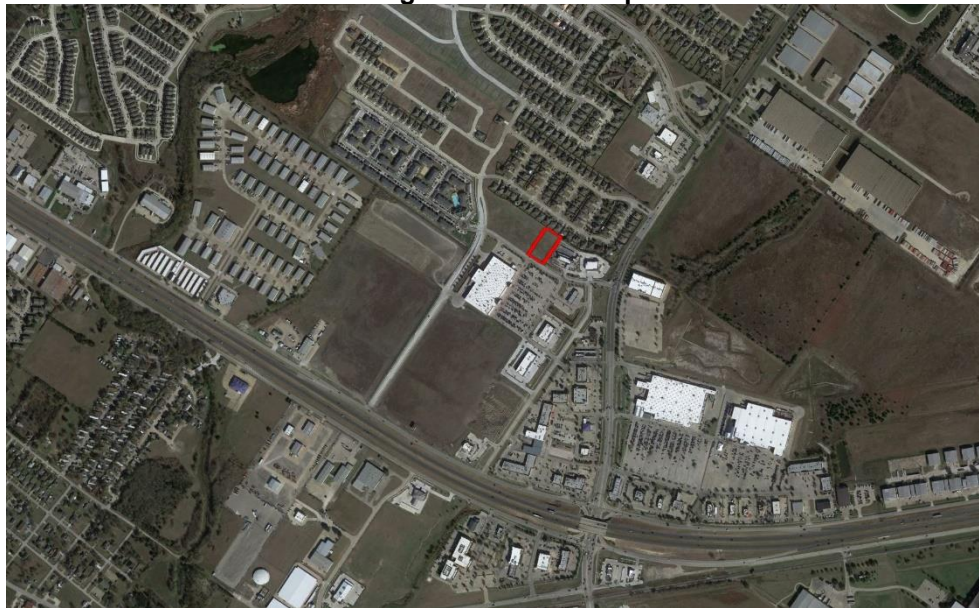
Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: January 6, 2022	Submitted by: A.C. Dixon
Item Title: Discuss and consider approval of a site plan for The Learning Experience, located east of the intersection of Trailhouse Lane and Kroger Drive.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Application Letter Site Plan Building Elevations Landscape Plan

Item Summary:

Cross Engineering, representing the property owner, requests approval of a site plan for The Learning Experience, located east of the intersection of Trailhouse Lane and Kroger Drive in the City of Forney, Texas. The purpose of the request is to establish the site design for a child care center.

Image 1: Location Map



Current Standards:

The subject properties are currently vacant and undeveloped. The property is zoned within the Forney Marketplace planned development, PD 11-15, originally approved by City Council July 19, 2011. An amendment to the planned development concept plan was approved by City Council on December 15, 2020. Child care centers are an approved use by right in this planned development. This property is north of the Kroger grocery store and west of Pristine Car Wash.

Site Plan:

The proposed child care center facility consists of 10,000 square feet. Brick, Stone, and EIFS are the

primary exterior building materials. Parking standards are met, but an exception is requested for the drop off and pick up area requirements. The zoning ordinance requires a semi-circular drop off lane with stacking spaces for child care facilities. The applicant is requesting an exception to the semi-circular drop off lane. The applicant prefers that only parking spaces are used instead of any drive-thru lanes for child pick up and drop off.

The applicant is required to provide screening along the northern property line bordering the Mustang Place Residential Subdivision. The applicant is proposing to construct a 6' masonry screening wall and plant evergreen shrubs and trees along the northern property line.

The landscape plan is in compliance with zoning regulations. Trees are provided along the street frontage and between the adjacent car wash. Plantings are provided to screen automobile headlights facing Kroger Drive.

Accessibility:

The property will have direct and shared access to Kroger Drive.

Future Requirements:

If approved, future development of the property will require approval of:

1. Building Plans (staff approved)
2. Civil Plans (staff approved)

Recommendation:

Staff recommends approval. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.