

**PLANNING APPROVAL STAFF REPORT****Date: October 5, 2006****NAME**

Corpus Christi School

**LOCATION**6300 McKenna Drive  
(North side of McKenna Drive at the North termini of  
Evergreen Road and Hillview Road)**CITY COUNCIL  
DISTRICT**

District 5

**PRESENT ZONING**

R-1

**AREA OF PROPERTY**

10.7± Acres

**CONTEMPLATED USE**Planning Approval to allow the addition of lighting for the  
soccer and football fields at a school in an R-1, Single-  
Family Residential District**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately

**ENGINEERING  
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

**URBAN FORESTRY  
COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Preservation status is to be given to the 45" Live Oak Tree located on the East side of church. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

**FIRE DEPARTMENT  
COMMENTS**

No Comments.

**REMARKS**

The applicant is seeking Planning Approval to allow the addition of lighting for the soccer and football fields at a private school in an R-1, Single-Family Residential District. Schools and Churches and their accessory uses are allowed with Planning Approval in an R-1 district.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district. Planning Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planning Approval.

The applicant proposes to place four 65-foot power poles with six lights each and two 45-foot power poles with four lights each, to provide lighting for the soccer and football teams to practice during daylight savings time. The soccer and football fields were approved in a previous Planning Approval.

The site fronts onto McKenna Drive, a minor street with an adequate right-of-way. The site is bounded to the East by single-family residences zoned R-1, to the Northwest and West by multi-family residences zoned R-3, and directly to the North by a large vacant lot owned by the Diocese zoned R-1.

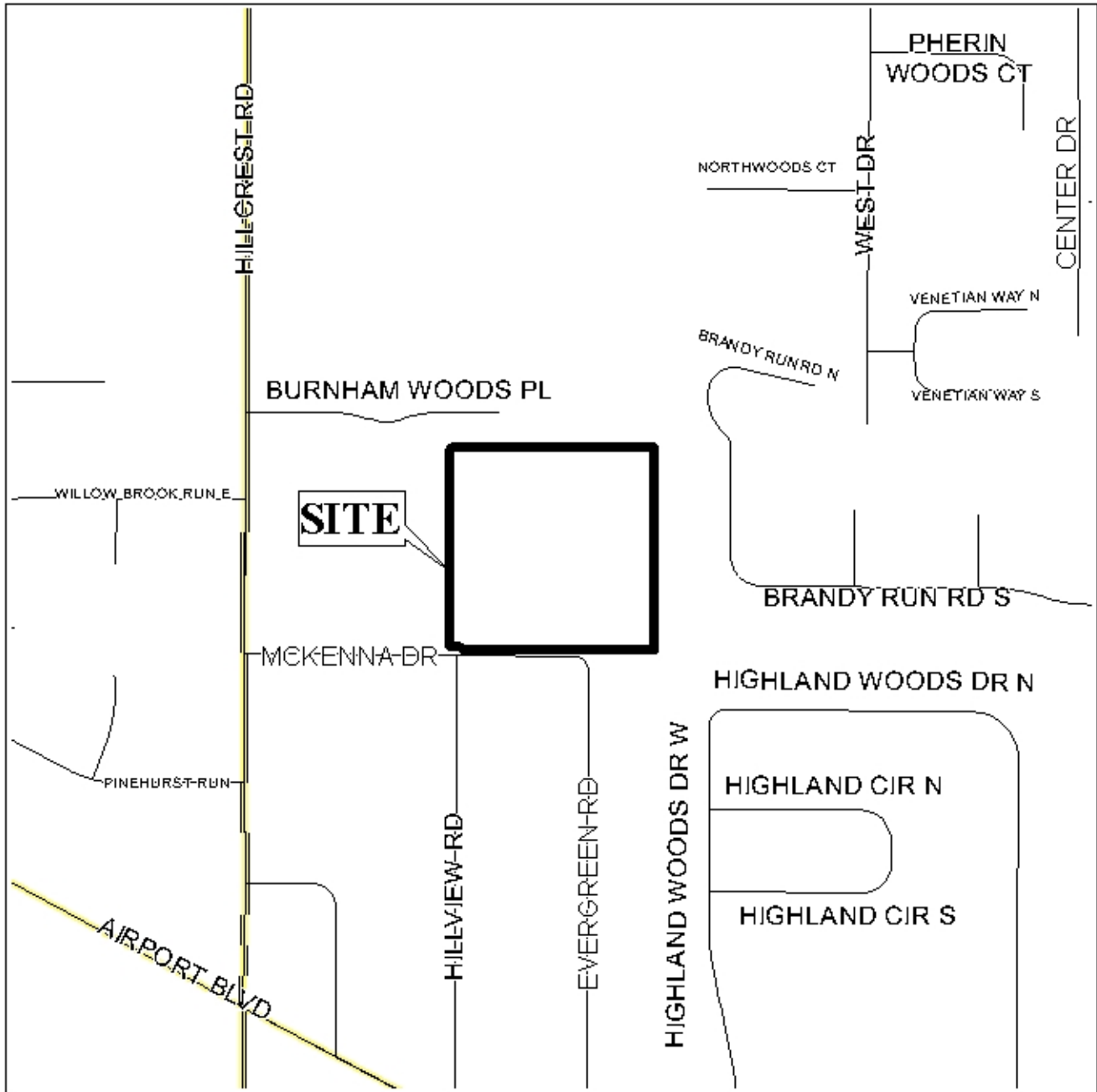
Existing fences and vegetative buffers on the side and rear property lines should be maintained in order to minimize conflicts with existing and future adjacent residential uses.

The addition of the lighting is to provide a safe environment to allow the student athletes to practice after 5:00 P. M.; however, the fields should be only used for practice, and by Corpus Christi teams during the times that the lights are energized. However, as illustrated on the site plan the applicant proposes two 65-foot power poles facing residential dwellings.

**RECOMMENDATION**

**Planning Approval:** Based upon the preceding, the request is recommended to be Heldover to the October 19<sup>th</sup> Planning Commission meeting to allow the following to be submitted by October 11<sup>th</sup>: 1) applicant to submit a revised site plan illustrating the relocation of the two 65-foot light poles to illuminate away from the residential dwellings; 2) photo metrics detailing the lighted area; and 3) the times of practices and number of times per week the fields would be illuminated.

# LOCATOR MAP



APPLICATION NUMBER 9 DATE October 5, 2006

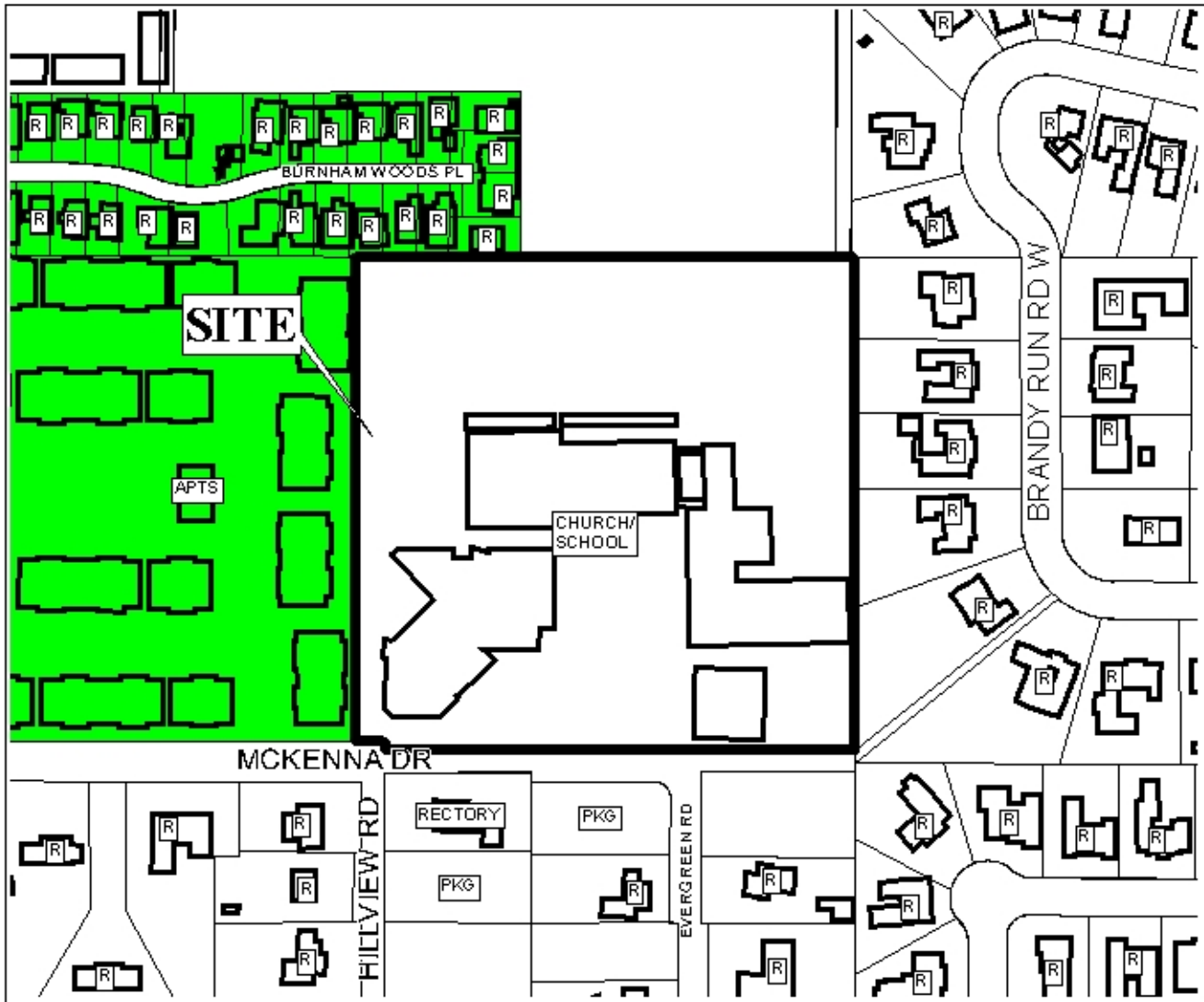
APPLICANT Corpus Christi School

REQUEST Planning Approval



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units

APPLICATION NUMBER 9 DATE October 5, 2006 N

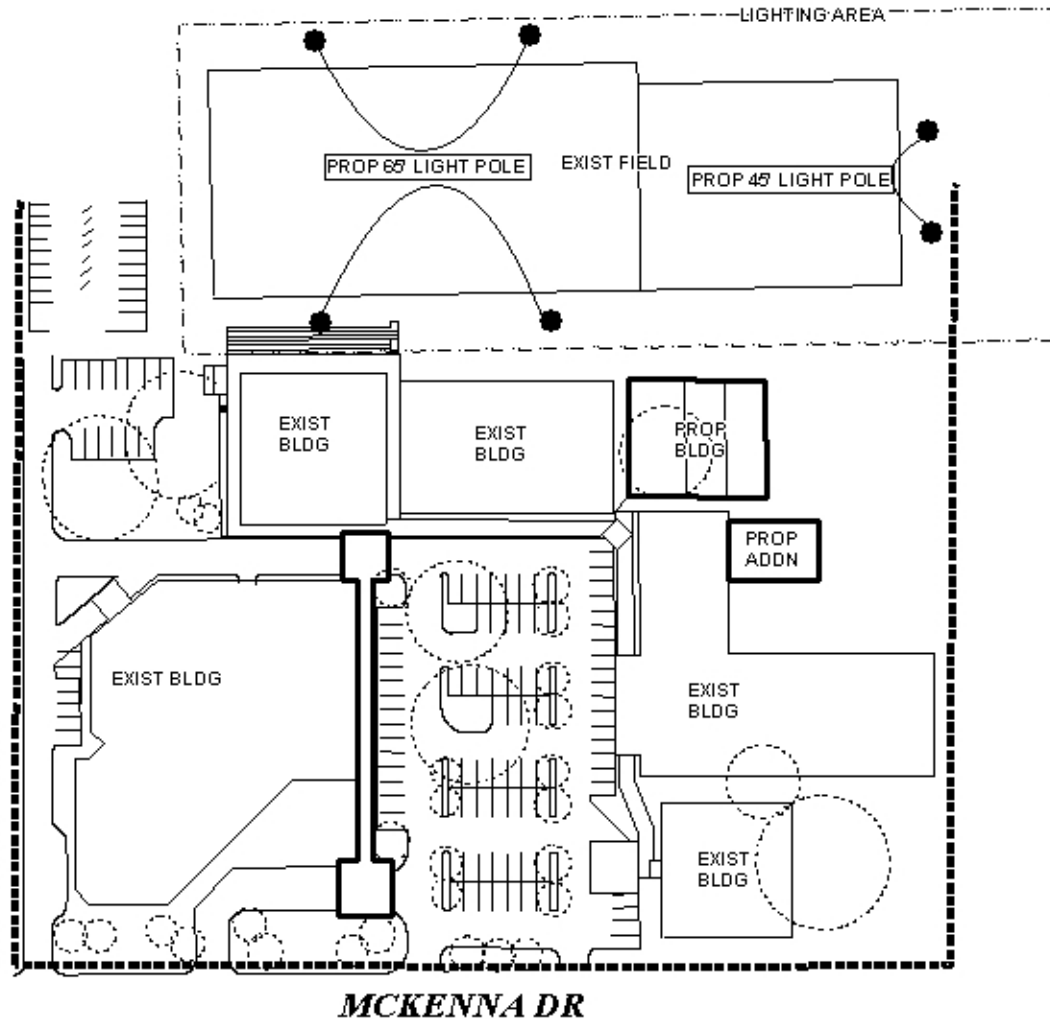
APPLICANT Corpus Christi School

REQUEST Planning Approval

LEGEND 

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----	-----

# SITE PLAN



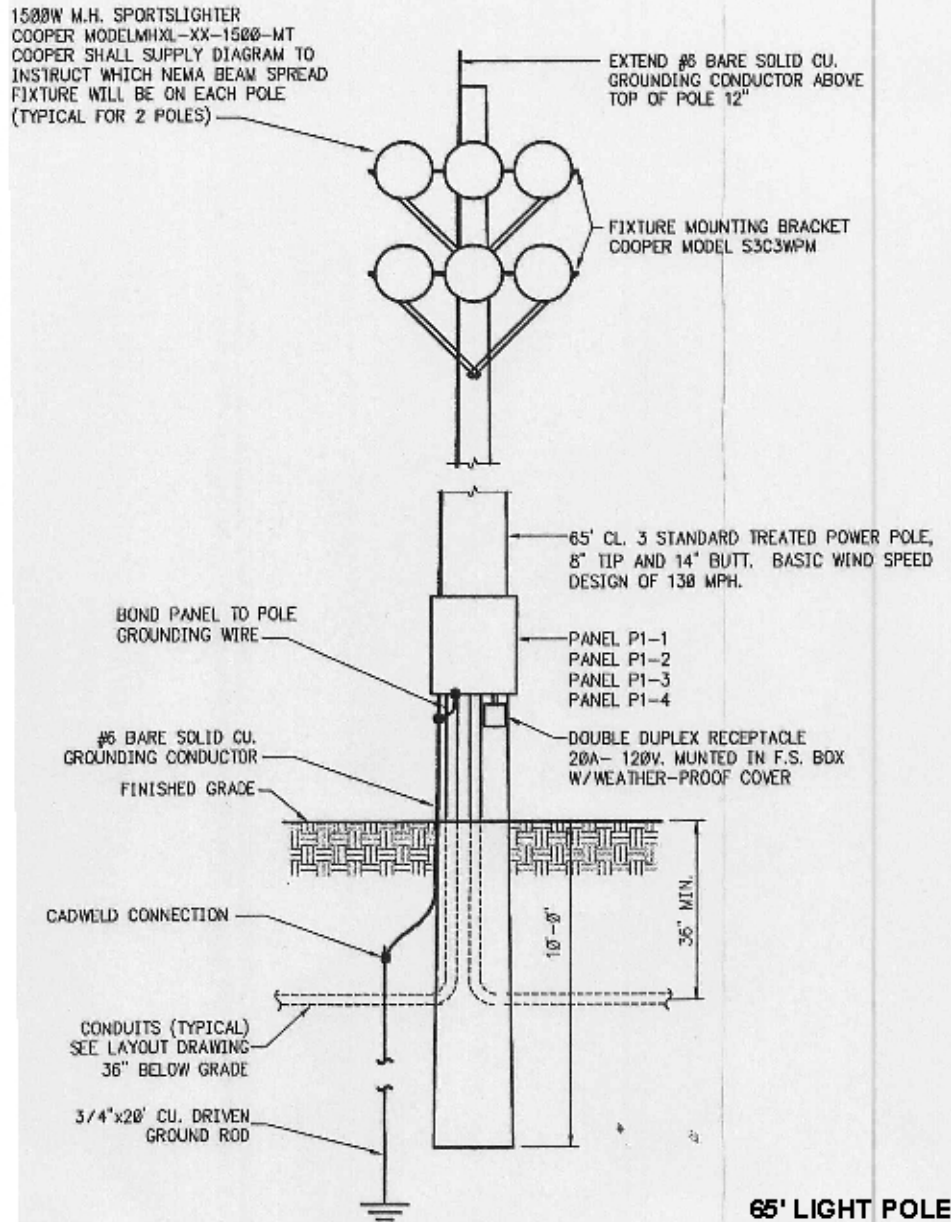
The site plan illustrates the proposed lighting area, existing buildings, and parking

APPLICATION NUMBER 9 DATE October 5, 2006  
APPLICANT Corpus Christi School  
REQUEST Planning Approval



NTS

# LIGHTING DETAIL

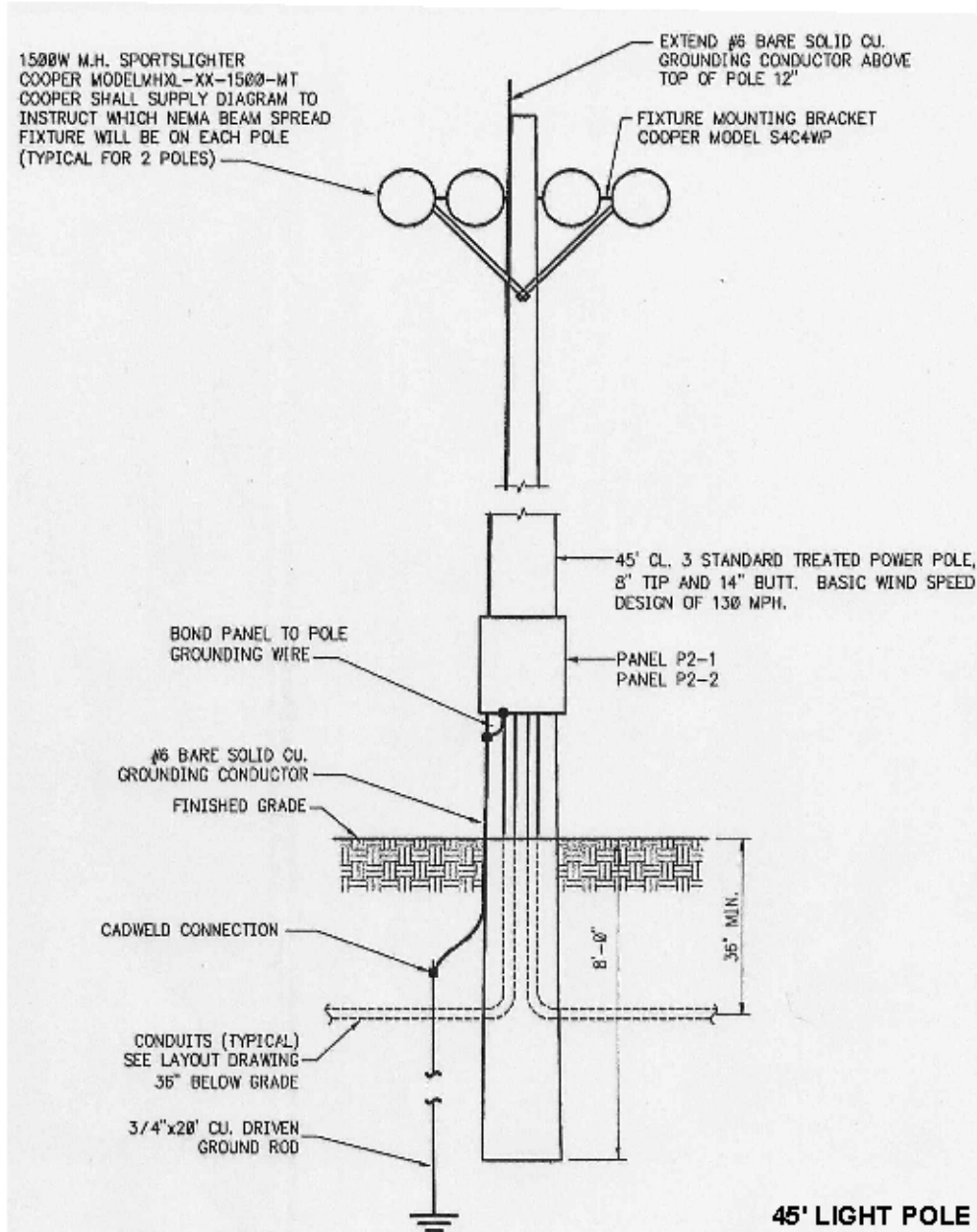


APPLICATION NUMBER 9 DATE October 5, 2006  
 APPLICANT Corpus Christi School  
 REQUEST Planning Approval



NTS

# LIGHTING DETAIL



APPLICATION NUMBER 9 DATE October 5, 2006  
 APPLICANT Corpus Christi School  
 REQUEST Planning Approval



NTS