

CITY OF FRONTENAC



MEMO

To: Planning and Zoning Commission

From: John Morgan, Building Commissioner/Zoning Administrator

Date: May 21, 2020

Subject: Villa Duchesne Field Hockey Building

STAFF REPORT **CASE NUMBER PZ-052620-2**

I. REQUEST: The applicant is seeking a conditional use permit to construct a building to house a concession stand, restrooms, storage, and there will be an observation patio/meeting area next to the hockey field on the south side of the building.

II. EXISTING SITE CONDITIONS: Several years ago the existing grass hockey field was replaced with an artificial turf field which is located on the southwest side of the campus. The proposed location of the building and patio will be at the south side of the parking lot immediately adjacent to the field.

III. SURROUNDING PROPERTIES: This property is zoned R-1, One Acre Residence, and is surrounded by single family homes also zoned R-1. To the west is a single-family home and the proposed building and patio will be 56 feet from the property line. To the south is the hockey field and Conway Road. On the other side of Conway Road is single family residents. The east side and south sides of the proposed building and patio is the majority of the school property. There is an aerial view of this section of the property on sheet C05.0 of the submittals from the applicant.

IV. ZONING ANALYSIS:

This property is located in an R-1 district and is a private (parochial) school. In accordance with section 405.140 of the zoning regulations “private schools” require a conditional use permit. Villa Duchesne School and Oak Hill School predate the zoning regulations of Frontenac and are therefore legal nonconforming uses. Legal nonconforming uses may continue to operate unless the building in which the nonconforming use is located is structurally expanded. The new building is considered an expansion and therefore a conditional use permit is required. In 2001 a conditional use permit was issued for relocation of the tennis courts, parking lot expansion and a new building on the northern side of the property. If approved the old conditional use permit language should be combined with the new language to form one conditional use permit. It could be written as an amendment to the old permit or the old permit voided and incorporated into the new conditional use permit.

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V. Staff Comments: When the old field was redone to an artificial turf field, use of the field has increased and there is a need for restrooms, storage and some type of concession for snacks and drink. The biggest impact of this building will be on the residential property directly to the west. There is a concern as to the hours of operation, what type of activities will take place at the patio area, noise, lighting, and screening from the immediate residential property. All these issues should be discussed at the meeting. There may be the need for a solid screen of landscaping or fencing or a combination along the western property line. Also, there should be discussion regarding stormwater runoff to assure that there is no increase of stormwater runoff to the west.

The new building will be a stone structure with an all hip roof and gable roof combination. The patio area will be on the south side of the building with a stone fireplace and short stone wall around it. A cupola will be in the center of the roof. The overall foot print of the building and patio will be 64 feet by 71 feet 4 inches. The height of the building is not shown, the eaves will be just over 10 feet above grade at the high point and the overall height appears to be less than 20 feet not including the cupola. The overall architecture will be similar to the main school building.