



Memorandum

April 14, 2022

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT FOR THE NATURE SCHOOL
(CASE #CUP2022-03)**

BACKGROUND: This is a request for approval of a Conditional Use Permit (CUP) to accommodate an expansion to the Nature School of Fairview. The 3.5-acre site is located at 340 Country Club Drive and is zoned for a (PC) Planned Center District. Applicant: Adam Panter representing the owner Marron Investment Group, LLC of the Nature School of Fairview.

The Nature School offers a variety of educationally based services. According to their website: "The Nature School of Fairview incorporates nature into everyday learning. We value the freedom of outdoor play and exploration..... Nature school is an outdoor education delivery model in which students visit natural spaces to learn personal, social and technical skills. It has been defined as "an inspirational process that offers children and young people regular opportunities to achieve and develop confidence through hands-on learning in a woodland environment."

STATUS OF ISSUE: The purpose of this CUP application is to request an expansion to the Nature School of Fairview to accommodate the development of a two-story, 10,000 square foot new classroom building, parking facilities, and on-site recreational amenities for the students. The Fairview Zoning Ordinance requires all schools located within a residential zone to obtain an CUP. In this case, the Nature School has been in operation, under several different business names, at this location, before zoning was established for this area in 2010. Therefore, the school use is considered legal, non-conforming, and may continue in perpetuity as-is, as long as no changes are made to the site. Since this proposal includes a new building, parking and expanded services, the CUP process is necessary to bring the site into compliance with the land-use requirements of the Zoning Ordinance.

Existing on-site are four buildings, most of which were built before 1974. Those buildings serve as classroom, administrative, maintenance and storage functions. The site is accessed from Country Club Road by a gravel driveway that serves a gravel parking lot and maintains a heavy canopy of trees throughout the site.

The proposal includes the development of a two-story, 10,000 square foot classroom building featuring a stone and metal panel façade. The gravel driveway into the site will be replaced with a concrete driveway with an internal cul-de-sac (meeting fire department standards), and additional parking. The new site design maintains a 75-foot buffer from the adjacent residential properties to the north and east, and the 35-foot-wide landscape buffer along Old Stacy Road and Country Club Drive.

Parking for school uses is based upon the number of classrooms on-site. In this case, a total of 19 parking spaces are required, and 43 are provided (this includes 11 new paved spaces and the existing gravel parking area on the north side of the site).

New on-site amenities include the installation of a splash-pad and an interactive “tree-house” play area. Examples of these amenities are included on the site plan.

Traffic

With this potential addition, the projected enrollment number exceeds 200 students. Current enrollment is about 70 students. Due to this increased enrollment, staff requested a Traffic Impact Analysis (TIA) be completed and coordinated with TxDOT.

TxDOT has reviewed the TIA, and have agreed that a revised striping plan for Country Club is necessary. This revised plan will add a north-bound, center left turn lane into this site. This revised alignment, will be coordinated and installed with the shoulder/restriping expansion project, that TxDOT will be starting in October 2022. It is anticipated that the Country Club TxDOT project will be completed before the construction of the proposed school expansion will be completed. However, should there be any delay on the TxDOT Country Club project, the Nature School expansion will not be able to be occupied and operational until the restriping plan, as identified in the TIA, is implemented.

Public Input

The town has notified 19 adjacent property owners within 500 feet of the subject property in accordance with Town requirements and to date, received one (1) letter of support.

STAFF RECOMMENDATION: Staff recommends approval of the request subject to the following additional conditions:

1. The site shall generally be developed in accordance with the attached site, landscape and building elevation exhibits.
2. Maximum enrollment shall be limited to 210 students.
3. The issuance of a certificate of occupancy shall be contingent on the restriping of Country Club Road to include the north-bound, left-turn lane into the site.

BUDGET: N/A

ATTACHMENTS:

- Locator
- Development plans



Subject

Old Stacy Rd

FM 1378 (Country Club Rd)

Stacy Rd

Marron Family
 Nature School of
 Fairview

340 Country Club RD
 Fairview, TX 75069

STRUCTURE SF SUMMARY

EXISTING STRUCTURES:	SF
BUILDING 1	3,300 SF
BUILDING 2	1,100 SF
BUILDING 3	205 SF
BUILDING 4	66 SF

PROPOSED NEW STRUCTURES:

NEW STRUCTURE	10,000 SF
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TOTAL SF OF STRUCTURES 14,671 SF

PARKING SUMMARY

EXISTING PARKING:	PROVIDED:	REQUIRED:
	32 STALLS	8 STALLS
		(1.5 PER CLASSROOM (5))

PROPOSED PARKING	PROVIDED:	REQUIRED:
	11 STALLS	11 STALLS
		(1.5 PER CLASSROOM (7))

**TOTAL PARKING PROVIDED: 43 STALLS
 REQUIRED: 19 STALLS**

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Revision

MARK	DATE	DESCRIPTION

Project Number 21011
 Original Issue 02/10/2022

Seal

Sheet Name
SITE PLAN

Sheet Number
A-100

Project Status
CONCEPT DESIGN

PROJECT SUMMARY:

THIS PROJECT IS A NEW FREE-STANDING STRUCTURE ON THE CAMPUS OF THE EXISTING NATURE SCHOOL OF FAIRVIEW. ALL OF THE PROJECT SEEKS TO MEET CODE COMPLIANCE AND OTHER ORDINANCES. THIS IS A SCHOOL THAT IS TRYING TO RETAIN AS MUCH OF THE EXISTING NATURAL SITE ELEMENTS WHILE BEING COMPLIANT TO ALL REQUESTED FIRE, CODE, AND ORDINANCE COMPLIANCE. THE PROJECT IS A TEN THOUSAND SF, TWO-STORY BUILDING WITH SEVEN CLASSROOMS, OFFICES, AND MEETING SPACES TO ACCOMODATE THE PROGRAM OF THE SCHOOL. THE SITE PLAN ALSO PROPOSES A FUTURE TREE HOUSE AND SPLASH PAD AS PART OF THE EXPANSION. ALL EXISTING STRUCTURES ARE TO BE MAINTAINED AND NOT MODIFIED DURING THIS PROJECT. ALL EXISTING GRAVEL PARKING AND SITE IMPROVEMENTS WILL BE MAINTAINED, ONLY REQUIRED SITE UPGRADES FOR THE NEW STRUCTURE WILL BE APPLIED TO THE SITE.

4 PROJECT SUMMARY
 1/4" = 1'-0"

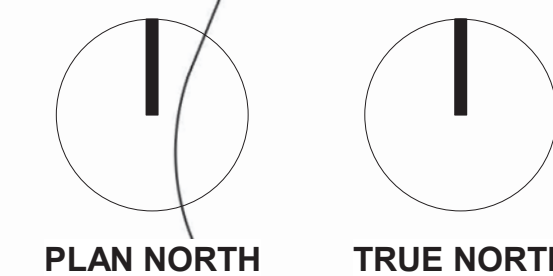
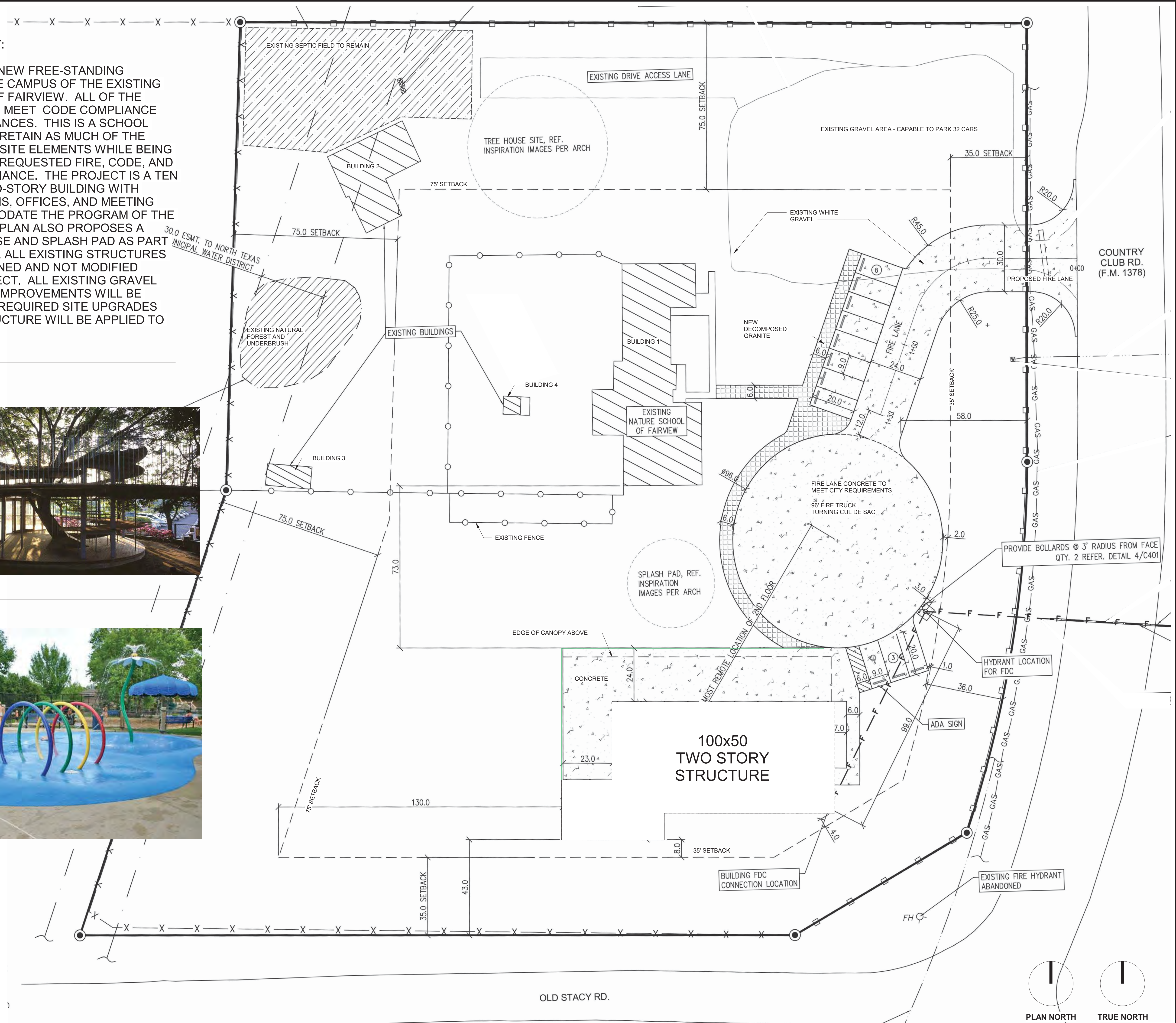


2 TREE HOUSE IDEA
 1/4" = 1'-0"



3 SPLASH PARK IDEA
 1/4" = 1'-0"

1 Site Plan
 1" = 20'-0"



LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Design Team of any discrepancies.
2. Contractor shall locate all existing underground utilities and notify Design Team of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermuda grass unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. That shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds, and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material that dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor shall provide (2") inches of imported topsoil on all areas to receive lawn.
5. Imported topsoil shall be natural, friable soil from the region, known as bottom land soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
6. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Design Team prior to installation.
7. All rocks 2" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

LANDSCAPE LEGEND

	PLANT SYMBOL	TYPE	COMMON NAME	BOTANICAL NAME	FORM	SIZE	TEXTURE	HEIGHT	SPREAD	O.C. SPACING	REMARKS	QUANTITY
TREES		SHADE TREE	LIVE OAK	QUERCUS VIRGINIANA	UPRIGHT TO ROUNDED	65 GAL. 2" CAL.	MEDIUM	8' MIN	9' MIN	25' MAX	BROAD, DENSE, EVERGREEN	19
SHRUBS		ACCENT/EVERGREEN SHRUB	INDIAN HAWTHORNE	RAPIHOLEPSIS INDICA "JACK EVANS"	DENSE MOUNDING	5 GAL.	MEDIUM	12" MIN	24" MIN	36"	EVERGREEN, COMPACT, LOW GROWING	49
		EVERGREEN SHRUB	HELLER'S JAPANESE HILLY	HEX OREANTA 'HELLEN'	LOW MOUNDING	2.25 GAL.	MEDIUM	4' MIN	36" MIN	36"	MEDIUM DENSE, EVERGREEN, WATERWISE	
GROUND COVER		EVERGREEN SUB-SHRUB	GRAY SANTOLINA	SANTOLINA CHAMAELYPARISUS	DWARF MOUNDING	1 GAL.	FINE	12" MIN	24" MIN	24"	DENSE, LOW MASS	
		CREeping GROUND COVER	ASIAN JASMINE	TRACHELOSPERAMUM ASIATICUM	CRAWLING	4" POTS	MEDIUM				TIGHT SPACING, DENSE MAT	
		SEASONAL COLOR/ANNUALS	SEASONAL COLOR			4" POTS	FINE				TIGHT SPACING	
		LAWN, BERmUDA GRASS, OR BEST VARIETY		CYNODON DACTYLON							SOLID SOD	
		GROUND COVER	LANTANA 'NEW GOLD'	LANTANA SP.		4" POTS		12"	15"	12"		
		GROUND COVER	LIRIOPE	LIRIOPE MUSCARI		4" POTS		12"	12"	12"		
		CONCRETE MOW STRIP										
		STEEL EDGING										

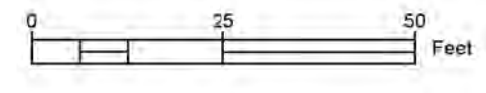
PROPOSED CONCRETE

PROPOSED GRAVEL

PROPOSED SIDEWALK CRUSHED GRANITE



CAUTION !!!
EXISTING UNDERGROUND UTILITIES IN THE VICINITY. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES.



- GENERAL NOTE:**
1. CLOUDED AREAS REPRESENT EDGE OF TREE LINE.
 2. ONLY TREES INTERFERING WITH THE DEVELOPMENT TO BE REMOVED ARE IDENTIFIED.

COUNTRY CLUB RD. (F.M. 1378)

OLD STACY RD.

PRELIMINARY SET:	4/5/2022
ISSUED FOR:	DATE:

NATURE SCHOOL OF FAIRVIEW
FAIRVIEW, TX



DYNAMIC Engineering Consultants PLLC

PROFESSIONAL ENGINEERING SERVICES

200 S. HILLCREST, SUITE C
SULPHUR SPRINGS, TX 75482

TEL: 903-902-3444
E-MAIL: info@dynamic-engineering.net
WEB: www.dynamic-engineering.net
FIRM REGISTRATION #F-8215

ENGINEERING SEAL		
NAME	DATE	
ALEX SANCHEZ	4/5/2022	
JW BURNETT	4/5/2022	

PROPRIETARY AND CONFIDENTIAL
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LANDSCAPE PLAN
PROJECT #8673
SHEET NUMBER **L1.0**

Marron Family
 Nature School of
 Fairview

340 Country Club RD
 Fairview, TX 75069

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Revision

MARK	DATE	DESCRIPTION

Project Number | 21011
 Original Issue | 08/03/22

Seal

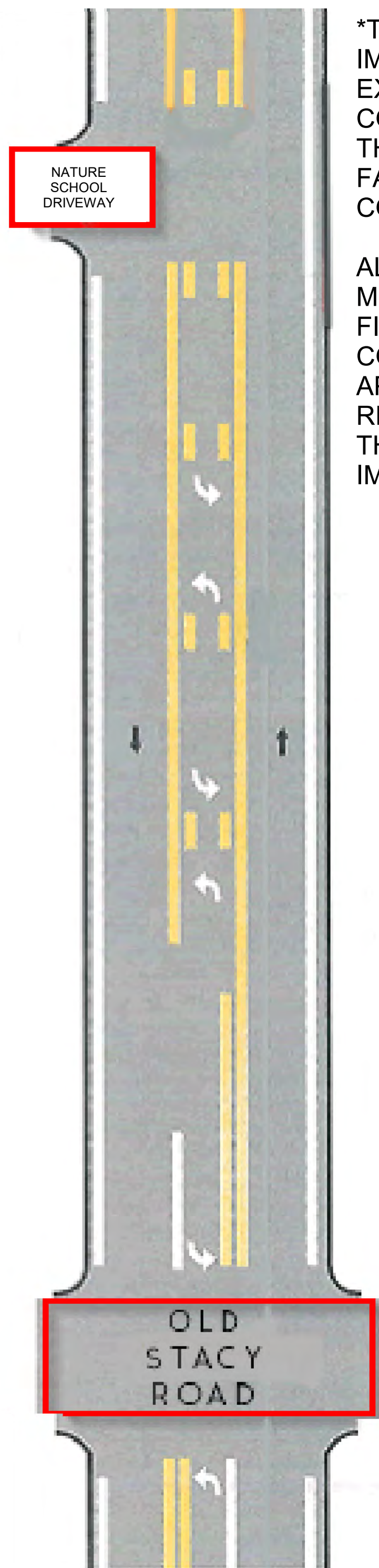
Sheet Name

ROAD STRIPING,
 TXDOT APPROVED
 PER TIA REPORT

Sheet Number

A-002

Project Status
 CONCEPT DESIGN



Two-Way Left
 Turn Lane in
 Center

*TXDOT ROADWAY IMPROVEMENTS ARE EXPECTED TO BE COMPLETED PRIOR TO THE NATURE SCHOOL OF FAIRVIEW PROJECT COMPLETION.

ALL STRIPING MODIFICATIONS TO BE FINALIZED AND COORDINATED BASED ON APPROVED RECOMMENDATIONS WITH THE TXDOT ROADWAY IMPROVEMENT PROJECT.

③ ROAD STRIPING CONCEPT
 1/2" = 1'-0"



① TXDOT PROPOSED ROADWAY IMPROVEMENTS - TIA STRIPING RECOMMENDATIONS
 1/2" = 1'-0"



② TXDOT PROPOSED ROADWAY IMPROVEMENTS - TIA STRIPING RECOMMENDATIONS
 1/2" = 1'-0"



February 25, 2022

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN the Town of Fairview Planning and Zoning Commission will convene for a public hearing scheduled Thursday, March 10, 2022, at 7:00 p.m. located at Fairview Town Hall, 372 Town Place, Fairview, TX 75069. The meeting will be accessible in person or via virtual attendance. The use masks or face coverings is recommended.

The telephonic/video meeting is hosted through RingCentral. To access the meeting via telephone/video conference click the below link:

<https://webinar.ringcentral.com/j/1492577575>

- a. Conduct a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) to accommodate an expansion to the Nature School of Fairview. The 3.5-acre site is located at 735 Country Club Drive and is zoned for a (PC) Planned Center District.

All interested citizens and property owners are invited to attend and participate in this meeting. For questions and/or comments please contact Israel B. Roberts, Planning Manager, at 972-562-0522, extension 5094; or via email: iroberts@fairviewtexas.org. Citizens may also visit Town Hall, Monday-Friday from 8:30-4:30 PM to obtain more information on this matter prior to the public hearing.

If you wish to communicate your support or opposition for this proposal to the Planning and Zoning Commission, town staff and the Town Council, please respond to the queries below and return it to Mr. Roberts via mail, email, or hand delivery.

Name: Jay & Connie Jones Address: 360 Collinwood Dr., Fairview
 Support Signature: Connie Jones
 Oppose (provide comments below) Date: 3-05-22

Comments: