

1742-Z

PUBLIC HEARING Case 1742-Z/Knight Renovation. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning approximately 2.011 acres of property located at the southeast corner of Westgrove Drive and Sojourn Drive, which is currently zoned PD, Planned Development, in order to approve a new Planned Development allowing an office and warehouse building.

LOCATION MAP





October 14, 2016

STAFF REPORT

RE: Case 1742-Z/Knight Renovations

LOCATION: 2.011 acres of property located at the southeast corner of Westgrove Drive and Sojourn Drive

REQUEST: Approval of an ordinance rezoning the property from a PD (Planned Development) to a new PD (Planned Development)

APPLICANT: Knight Renovation, represented by Mr. Mike Williams

DISCUSSION:

Background: The property located at the southeast corner of Westgrove Drive and Sojourn Drive is a vacant 2.011 acre tract currently zoned as Planned Development (PD) District O93-057. The current PD mirrors the standards found in the Commercial-1 District. The property is bordered by Trinity Christian Academy's Athletic Training Center to the East, the Addison Place residential neighborhood to the North across Sojourn Drive, flex-office space to the West across Westgrove Drive, and a book printing company to the South across a shared fire lane.

Knight Renovations is a construction and renovation company currently based in Richardson, Texas. They are looking to move their corporate headquarters and warehouse to this location. To accommodate this, staff is recommending a new Planned Development that would mirror the Commercial-1 District standards, but also allow for the office/warehouse and private fuel station use. It would also grant development plan approval for the proposed development.

Proposed Plan: Commercial-1 District regulations allow for building heights of up to six stories. Knight Renovations is proposing to construct a two story office and warehouse building. The office portion of the building would consist of 10,646 square feet of office space that would front Sojourn Drive. The 9,224 square foot warehouse portion would be behind (to the south of) the office portion and would be visible from Westgrove Drive.

The plan also calls for a fenced-in area behind the building that would include a fueling station for the company's vehicles. The portion of the screening wall visible from Sojourn Drive would be brick to match the building. The building itself and the wall would block views into this area, including the fueling tank and pump.

At this time, the property owner is only proposing to build on about half of the site. Should additional development be pursued in the future, the PD will need to be amended at that time.

Exterior Facades: The four building elevations would have between 82.6% and 98.9% brick to comply with the masonry requirements. The northern elevation fronting Sojourn Drive is very office-like in appearance with brick, many windows, and composite metal paneling and metal canopies as accent materials.

Parking: The office portion of the building requires a parking ratio of 1 space per 300. Given the square footage, this equates to 36 parking spaces. The warehouse portion of the building requires a 1 per 1,000 ratio, necessitating 10 spaces. The plan calls for 46 parking spaces, which meets the combined requirement.

Landscaping: The landscape plan has been reviewed by the Parks Department and found to be in compliance with all landscaping requirements. This includes frontage requirements along both Sojourn Drive and Westgrove Drive, the 20% site coverage, parking lot plantings and perimeter screening. Additionally, the landscaping along Westgrove Drive has been increased to reduce the view of the overhead doors accessing the warehouse on the western façade, as required by the landscaping requirements.

It should also be noted that the property owner has agreed to pull the sidewalk away from the back of curb in anticipation of the requirements of the new Master Transportation Plan.

RECOMMENDATION: **APPROVAL**

Staff believes that this is an appropriate use for this area of the Town and this site in particular. Staff and the property owner are sensitive to the fact that there are residential properties to the north of this site across Sojourn Drive. The landscaping enhancements and the orientation of the office component of the building in this direction will present an attractive façade to the residential lots while the less desirable components of the plan will be screened from view. Accordingly, staff recommends approval of the request, subject to no conditions.

Land Use Analysis

Attributes of Success Matrix

Knight Renovations, SE corner of Westgrove Dr. and Sojourn

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Attribute	Comment	Score
Competitive	The proposed office/warehouse is a quality development that will hold a new corporate headquarters.	
Safe	The design of project should facilitate a safe and secure development.	
Functional	The site plan presents a functional development.	
Visually Appealing	The high quality façade and landscaping upgrades will make the site visually appealing, especially from the street frontages.	
Supported with Amenities	There are amenities for users of this property in the near vicinity.	
Environmentally Responsible	The high quality landscaping will be environmentally responsible.	
Walkable	Moving the sidewalks back of curb will improve the walkability of the site and will connect with the existing sidewalk network.	
Overall Assessment	The proposed development represents the highest and best use for this site.	



Case 1742-Z/Knight Renovation
October 18, 2016

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on October 18, 2016, voted to recommend approval of an ordinance rezoning an approximately 2.011 acre property located at the southeast corner of Westgrove Drive and Sojourn Drive from PD (Planned Development) to a new PD (Planned Development) allowing an office and warehouse building, subject to the following condition:

- The warehouse use being approved is warehouse for the use of the approved office.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: Paula Nelvin, 17006 Westgrove Drive

Against: none