

1767-Z

Case 1767-Z/Elan Addison Grove. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of the Elan Addison Grove project including a site plan, landscape plan, utility and drainage plan, building elevations and floor plans for 321 multifamily units, including amenities, as well as ground floor retail space, in an existing Planned Development district (PD O16-003) located on approximately 4.194 acres, addressed at 4150 Belt Line Road.

LOCATION MAP





November 16, 2017

STAFF REPORT

RE: Case 1767-Z/Elan Addison Groves

LOCATION: Approximately 4.194 acres of land located at 4150 Belt Line Road

REQUEST: Development Plan Approval in accordance with development standards for Planned Development O16-003.

APPLICANT: Greystar Real Estate Partners, LLC. represented by Andrew Ord

DISCUSSION:

Background: The property located at 4150 Belt Line Road consists of two lots totaling approximately 17.4 acres. In 1991, this property was zoned as a Planned Development through ordinance O91-066 to accommodate the development of a Sam's Wholesale Club, which was constructed the following year. In anticipation of Sam's departure in 2015, a special area study was conducted, which resulted in the adoption of a new Planned Development in January of 2016. This new Planned Development, PD O16-003, established standards for a new primarily residential, mixed-use development with townhomes, live/work units, multifamily, and ground floor retail.

Since the zoning was approved in January 2016, InTown Homes received a Development Plan Approval in May 2016 and has continued to work with staff to work out remaining details to enable construction work to begin on the 57 townhome units in Block B. In accordance with the adopted Planned Development, at least 25 of these units must be under construction prior to the issuance of a building permit for the multifamily component or the garage building.

Greystar Real Estate Partners, LLC. Was selected by InTown Homes to develop 4.194-acre multifamily component on the site. In September of 2017, the City Council approved Greystar to be the multifamily developer. Following that approval, Greystar has been working with staff to draft the detailed plans required for development plan approval. This will allow them to start construction once InTown has at least 25 units under construction.

Proposed Plan: The development plans include the site plan and landscape plan for the multifamily portion of the overall development as well as building elevations and floor plans for each type of unit. The site plan and landscape plan are in keeping with the concept plan approved as part of the zoning ordinance. The residential portions of the building are four stories and the parking garage is five stories,

all in accordance with the height requirements set forth in the adopted PD O16-003. The building has a traditional appearance with primarily brick and stone façades, with unique character at the street corners to reflect the landmark corner requirement. Units range in size from studios around 500 square feet to two bedroom units ranging from 1,127 to 1,409 square feet.

Staff Review: Development Plan approval differs from a typical zoning case. While zoning is a legislative decision with wide latitude given during the consideration process, development plan approval is a ministerial function more like plat approval. The purpose of the development plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved.

Uses: The applicant is proposing 321 multifamily units on Block E. **The proposed use meets the standards in the ordinance.**

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. The development plan is in compliance with all development standards as detailed below.

Street Build-to Line: The development standards require that at least 70% of the building be at the build-to line along Type A streets allowing for a five foot front yard. This has been met.

Other Setbacks: There are no minimum side yard or rear yard requirements. There is a perimeter setback of 10 feet, which has been met.

Building Height: The ordinance requires a minimum building height of two stories and a maximum height of 85 feet for the multifamily units. The multifamily component is four stories and the parking garage structure is five stories, the highest roofline measuring at approximately 66 feet in height. The parking structure does not exceed the highest roofline of the multi-family structure.

Minimum area per dwelling unit: The development standards require that efficiency units be at least 450 square feet, one-bedroom at least 600 square feet, two-bedrooms at least 850 square feet, and three-bedrooms at least 1,000 square feet. All of the proposed multi-family units either comply with or exceed this requirement.

Maximum Lot Coverage: The development standards require a maximum lot coverage of 95%. This has been met.

Landmark Buildings: The development standards require that buildings at the corners or end of streets must be landmark buildings with unique features. All four corners of this multifamily development are designated as landmark corners. The representative elevations provided reflect all four landmark corners to comply with the requirements through unique articulation and design elements.

The proposed plans comply with all development standards in the ordinance.

Open Space: Open space is required with residential uses and is calculated to require two acres for every 1,000 residents up to 2,250 and then 1.5 acres per 1,000 residents above 2,250. The code assumes 1.5 persons per unit. When applied to the entire project, 1.52 acres are required. This requirement has been met through dedication of 1.5606 acres of public open space of the full 17.4-acre development site, through adopted PD O16-020. **The proposed plans comply with the open space standards in the ordinance.**

Parking: The ordinance requires that parking be provided in accordance with one space per 100 square feet for restaurant, one space per 300 square feet for general retail and office/leasing, and one space per bedroom for the multifamily component. Based on the number of bedrooms and the square footages for retail and office/leasing, the proposed development requires 498 parking spaces. The proposed parking structure provides 488 parking spaces and 51 surface parking spaces. Additionally, the ordinance calls for bicycle parking, which has also been provided. **The proposal meets the parking requirements in the ordinance.**

Exterior Appearance: The ordinance requires that at least 80 percent of exterior walls fronting or visible from public streets or public open space must be of masonry construction. The representative building elevations show masonry counts exceeding 80% for all effected facades. The elevations show a mixture of brick, stone and stucco. **The proposal meets the exterior appearance in the ordinance, further compliance will be assessed prior to the issuance of a building permit.**

Landscape: The landscaping regulations in the ordinance govern the street edge as well as private landscaping. The plan has been reviewed by the Parks Department and no issues were identified. **The proposal meets the standards for landscape in the ordinance.**

Screening of Mechanical Equipment: The ordinance requires that mechanical equipment as well as loading, service, and trash storage areas be screened from view of all public roadways. All mechanical equipment, as represented on the provided plans, is shown to be screened accordingly. **The proposal meets the screening requirements in the ordinance.**

General Requirements: When the zoning was approved, several conditions were added and became part of the regulations for the development. They are as follow:

Private Open Space: Courtyards shown on the Concept Plan will be designed and constructed with enhanced architectural and landscaping features, including such elements as water features, landscaping, and art features. The landscape plan provided for the site indicates that the private courtyards will include water features, pergolas, and landscaping.

Multifamily Units: To ensure the quality of the multifamily units, the ordinance provides additional requirements:

- A. The entire multifamily building will be LEED certified.
- B. There will be no linoleum or Formica in the multifamily units.
- C. All units will be equipped with energy efficient appliances.
- D. Counter tops in all units must be granite, stone or better.

The proposal complies with all general requirements in the ordinance. Staff will continue to monitor the project through the construction phase to ensure that required interior materials and appliances are used.

RECOMMENDATION: **APPROVAL**

Staff has reviewed the development plans and found them to comply with all requirements of the approved zoning ordinance PD O16-003. Staff will continue to review construction documents to ensure compliance prior to the issuance of any building permits. Building permit approval is contingent on at least 25 townhomes starting construction.

Staff recommends approval subject to no conditions.



Case 1767-Z/Elan Addison Grove

November 21, 2017

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 21, 2017, voted to recommend approval of development plans for the development of the Elan Addison Grove project including a site plan, landscape plan, utility and drainage plan, building elevations and floor plans for 321 multifamily units, including amenities, as well as ground floor retail space, in an existing Planned Development district (PD O16-003) located on approximately 4.194 acres, addressed at 4150 Belt Line Road, subject to no conditions.

Voting Aye: Griggs, Groce, Meleky, Schaeffer, Wheeler

Voting Nay: none

Absent: Robinson, Morgan

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: Liz Oliphant, 14700 Marsh Lane #313