



PLANNING AND ZONING COMMISSION AGENDA

Planning and Zoning Commission Public Hearing
Tuesday, January 17, 2017
6:00 p.m.

Council Chambers, Addison Town Hall
5300 Belt Line Road, Addison, Texas

Pledge of Allegiance

1. Presentation and discussion to welcome Commissioners Braun, Meleky and Wheeler to the Planning and Zoning Commission.
2. Discuss and take action regarding the selection of a Chair and Vice-Chair for the Planning and Zoning Commission.
3. Discuss and take action regarding approval of the minutes of the December 19, 2016 Planning and Zoning Commission meeting.
4. **PUBLIC HEARING** Case 1751-Z/Belt Line Square. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4021 Belt Line Road from LR, Local Retail, to PD, Planned Development District, allowing all Local Retail uses plus medical and dental offices and establishing modified development standards.
5. **PUBLIC HEARING** Case 1752-Z/Fourteen555 Dallas Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14345 Dallas Parkway by amending Planned Development District Number O16-028 by revising the development standards relating to building height and approving development plans for an office development.

6. **PUBLIC HEARING** Case 1753-Z/AMLI Addison. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning the 5 acre property located at 5015 Spectrum Drive, from C-1 (Commercial-1) to a PD (Planned Development) District, in order to provide a maximum of 349 multi-family residential units and approximately 5,500 square feet of future retail space, and approving related development plans.

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Adjourn Meeting

Posted:

Laura Bell, 1/13/2017, no later than 5:00 pm

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES.
PLEASE CALL (972) 450-7017 AT LEAST
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

Planning & Zoning Commission

Meeting Date: 01/17/2017

Agenda Caption:

Presentation and discussion to welcome Commissioners Braun, Meleky and Wheeler to the Planning and Zoning Commission.

Planning & Zoning Commission

Meeting Date: 01/17/2017

Agenda Caption:

Discuss and take action regarding the selection of a Chair and Vice-Chair for the Planning and Zoning Commission.

Planning & Zoning Commission

Meeting Date: 01/17/2017

Agenda Caption:

Discuss and take action regarding approval of the minutes of the December 19, 2016 Planning and Zoning Commission meeting.

Attachments

12-19-16 Minutes



**OFFICIAL ACTIONS OF THE ADDISON
PLANNING AND ZONING COMMISSION**

December 19, 2016

6:00 P.M. – Council Chambers

Addison Town Hall, 5300 Belt Line Road Dallas, TX 75254

Present: Jason Ennis, Stacey Griggs, Debra Morgan, Skip Robbins, Jim
Robinson, Tom Schaeffer,

Absent: Randy Smith

Chairman Robbins called the meeting to order at 6:00pm.

1. Presentation and discussion in recognition of Commissioners Ennis, Robbins and Smith for their service to the Planning and Zoning Commission.

Mayor Todd Meier spoke and presented Commissioners Ennis, Robbins, and Smith with plaques in recognition of their service on the Commission.

2. Discuss and take action regarding approval of the minutes of the November 15, 2016 meeting.

Commissioner Griggs moved to approve the minutes of the November 15, 2016 meeting with no corrections. Commissioner Schaeffer seconded the motion.

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

Voting Nay: none

Absent: Smith

Motion passed.

3. **PUBLIC HEARING** Case 1740-SUP/Starbucks. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15099 Midway Road, which is currently zoned LR, Local Retail, by amending an existing Special Use Permit for a restaurant and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only in order to approve a patio, represented by Julie Martin of CM Architects.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Chairman Robbins opened the meeting as a public hearing.

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

Chairman Robbins closed the public hearing.

Commissioner Ennis moved to recommend approval of an ordinance changing the zoning on property located at 15099 Midway Road, which is currently zoned LR, Local Retail, by amending an existing Special Use Permit for a restaurant and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only in order to approve a revised site plan including an outdoor patio, subject to no conditions.

Commissioner Morgan seconded the motion.

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

Voting Nay: none

Absent: Smith

Motion passed.

- 4. PUBLIC HEARING Case 1749-SUP/Skinny Pizza.** Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5026 Addison Circle, which is currently zoned UC, Urban Center, by amending an existing Special Use Permit for a restaurant and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only in order to approve a revised site plan including an outdoor patio, and to approve a new Special Use Permit for the sale of beer and wine for off-premises consumption, on application from Skinny Pizza, represented by Mr. Joseph Barkate.

Commissioner Griggs recused herself during consideration of this item due to a conflict of interest. The appropriate form was filed with the City Secretary's Office.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Mr. Barkate answered questions from the Commission.

Chairman Robbins opened the meeting as a public hearing.

SPEAKERS AT THE PUBLIC HEARING:

For: Shannon Sear, Post Properties, 5040 Addison Circle Suite 200
On: none
Against: none

Chairman Robbins closed the public hearing.

Commissioner Schaeffer moved to recommend approval of an ordinance changing the zoning on property located at 5026 Addison Circle, which is currently zoned UC, Urban Center, by amending an existing Special Use Permit for a restaurant and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only in order to approve a revised site plan including an outdoor patio, and by approving a new Special Use Permit for the sale of beer and wine for off-premises consumption only, subject to the following condition:

- Should the license agreement for the use of the public right-of-way be terminated, then the site plan is automatically reduced to encompass only the area on private property. Should the license agreement for the use of the public right-of-way be adjusted to reduce the area available for private use, then the site plan is automatically adjusted to encompass the new licensed area. In either scenario, the patio furnishings shall be reduced accordingly as approved by the Town's Zoning Administrator.

Commissioner Morgan seconded the motion.

Voting Aye: Ennis, Morgan, Robbins, Robinson, Schaeffer
Voting Nay: none
Abstained: Griggs
Absent: Smith

Motion passed.

Meeting Adjourned

Planning & Zoning Commission

Meeting Date: 01/17/2017

Agenda Caption:

PUBLIC HEARING Case 1751-Z/Belt Line Square. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4021 Belt Line Road from LR, Local Retail, to PD, Planned Development District, allowing all Local Retail uses plus medical and dental offices and establishing modified development standards.

Attachments

1751-Z P&Z Packet

1751-Z Plans

1751-Z

PUBLIC HEARING Case 1751-Z/Belt Line Square. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4021 Belt Line Road from LR, Local Retail, to PD, Planned Development District, allowing all Local Retail uses plus medical and dental offices and establishing modified development standards.

LOCATION MAP





January 13, 2017

STAFF REPORT

RE: Case 1751-Z/Belt Line Square
LOCATION: 4021 Belt Line Road
REQUEST: Approval of an ordinance rezoning the property from LR, Local Retail, to a new PD, Planned Development District.
APPLICANT: Retail Plazas, Inc. represented by Mr. Trey Hodge.

DISCUSSION:

Background: Belt Line Square is the two-story retail center at the northwest corner of Belt Line Road and Runyon Road. The site was originally zoned from Industrial-1 to Local Retail in 1980 and developed in 1981. In 2013, the property was acquired by its current owners and underwent extensive exterior renovations, which were administratively approved under the Local Retail zoning standards. The property consists of the main two-story building, a one-story building closer to Belt Line Road, and the Scooter's Coffee drive-through building.

Medical and dental offices are not permitted uses in the Local Retail zoning district and would not currently be allowed on this property.

Proposed Plan: Given that this is a two-story retail location, the owner believes that medical uses would help supplement the other retail and restaurant occupancies, especially to occupy the second floor, which struggles to attract typical retail tenants. The owner is requesting that medical and dental offices be permitted at this location. In order to do that, the property must be rezoned to a Planned Development.

Staff is proposing a Planned Development that would permit Local Retail uses plus medical and dental offices. Staff and the applicant have also discussed revised parking standards for the property that would relax certain parking requirements in order to enable the provision of additional landscaping. The Planned Development would also be governed by a site plan, landscape plan, and building elevations.

Site Plan: The site plan would mostly stay the same with some restriping of parking spaces and modifications to parking layouts to increase landscaping. The most notable difference is the proposed closure of the driveway immediately west of the intersection of Belt Line Road and

Runyon Road. This property developed before many of the Town's current standards were in place. Properties are now limited in how many access points they can have to the same street. Additionally, there are clearance requirements that dictate how far driveways must be spaced from intersections and other driveways. This driveway does not comply with any of the current requirements. Closing this driveway will create safer traffic operations on Belt Line Road and allow for additional parking and landscaping. With this closure, the property has four remaining access points, two on Belt Line Road and two on Runyon Road.

Parking: There are currently three restaurants with plans for a fourth in this center. These will occupy a total of 17,442 square feet and account for 48% of the total square footage in the center. These restaurants are currently parked at a ratio of 1 space per 100 square feet under the Local Retail zoning. Staff is recommending capping the restaurant square footage at 17,442 square feet and maintaining the 1 per 100 ratio. For general retail, as well as medical and dental offices, the Code typically requires that those uses be parked at a ratio of 1 space per 200 square feet. Staff believes that due to the typical hours of medical and dental offices, this can be relaxed slightly in recognition that they would share parking well with the restaurants. Staff is proposing that retail and medical uses be parked at 1 space per 300 square feet. Parking standards for other uses allowed in Local Retail would remain as typically required in the Local Retail District:

- *Furniture store.* 1 space per 1,000 square feet
- *Banks or savings and loans.* 1 space per 300 square feet
- *Office.* 1 space per 300 square feet
- *Motion picture theater.* 1 space per 4 seats
- *Health club or studio for dance, music, drama, health, and reducing.* 1 space per 100 square feet.
- *Hotel/motel.* 1 space per room. Banquet or meeting space in a hotel, one space per 300 square feet.

The applicant is proposing to provide 234 spaces. As part of the Belt Line Road utility undergrounding project, the Town took land from property at the corner of Runyon and Belt Line. This resulted in the loss of 5 parking spaces. As part of the agreement for that taking, the Town agreed to credit the property those 5 spaces. Therefore, the property will be treated as having a total of 239 spaces. This should be a sufficient number of spaces to operate, given the anticipated uses. This spaces are not technically required until a use requests a certificate of occupancy for a space, therefore staff will be able to monitor and ensure that there is sufficient parking to meet code in the future, prior to approving occupancy.

Landscaping: This property developed prior to the Town's current landscape standards and is extremely under-landscaped compared to what would be required of development today. Rezoning a property triggers that it be brought up to current standards. As staff has discussed previously with the Commission, staff has interpreted this requirement to mean that a property must do everything it can to bring the property up to current standards without interfering with other standards such as parking. In this case, relaxing the parking requirements appears to

make sense independently from other considerations. However, it also has the added benefit of freeing space for additional landscaping.

The property owner is proposing to gain landscaping by closing one of the Belt Line Road driveways and adding landscaping islands adjacent to the remaining Belt Line Road driveways. Additional landscaping will be gained in the area fronting Runyon Road by converting the current row of head-in parking to parallel parking spaces. While the property owner has added landscaping, the property is still below what is required by the current standards. See the comparison below:

Requirement	Current	Required	Proposed
Overall Landscape Percentage	7.61%	20%	9.15%
Landscape Buffer on Belt Line/Runyon	22 ft / 10 ft	25 ft / 25 ft	22 ft / 23 ft
Parking Lot Interior Landscaping	2.01%	5%	4.33%

While the property owner is restriping some parking spaces to the Town's minimum of 8.5 feet wide, there are still a significant number of parking spaces that could be restriped that would enable landscaping to be added. Additionally, some drive aisles could be adjusted or abandoned to provide more opportunities for landscaping. That being said, there is only opportunity to add about another percentage point to the overall landscape percentage through additional tree islands in the parking lot.

Building Elevations: The building elevations were upgraded in 2013 and consist of stone, stucco, and painted concrete masonry units (CMU). The Planned Development district would codify these improvements as the standard going forward.

Comprehensive Plan: The 2013 Plan was drafted just as the current owners were purchasing the property. On page 229, the Plan rates this property as "Yellow" and notes the difficulty of renting the second floor space. The assessment notes the need for a facelift, which has since occurred, and landscaping renovations, which the property owner is attempting to address.

Master Transportation Plan: The applicant submitted this request for rezoning prior to the adoption of the new Master Transportation Plan and is therefore not required to address the new standards included in the Plan for sidewalks along Belt Line Road and Runyon Road. Staff has discussed the new requirements with the property owner and they have offered to grant the easements that will be necessary in the future should the Town desire to widen and move the sidewalks away from the back of curb in accordance with the new Master Transportation Plan.

RECOMMENDATION: DENIAL

Staff takes no issue with the applicant's request to rezone the property from Local Retail to a Planned Development. Staff believes that allowing medical and dental offices will improve the competitiveness of this site. Staff also supports the adjustments being proposed to the parking requirements and the improvements shown on the site and landscape plans.

However, as mentioned above, rezoning triggers that the site be brought to up to current landscaping standards or that it be brought as close as possible. While the applicant has added landscaping, staff believes that more can be done through additional restriping and minor parking layout modifications. Historically, staff has not supported zoning cases when there are additional opportunities to gain compliance with current standards and it is important for staff to follow the ordinance's guidance and uphold historic practice. This is the basis for the recommendation to deny the request.

Staff acknowledges that the applicant is making a very minor request to add a use that in most other communities would be allowed in a Local Retail zoning district. Staff believes that the applicant is making a good faith effort to add landscaping and that additional site plan changes would offer minimal gains. Staff also notes that should the request be denied, the site will remain as-is with a driveway that is out of compliance with current standards, having less landscaping and no accommodation for future pedestrian improvements.

Staff is obligated to recommend denial because the project does not check all of the required boxes. The Planning and Zoning Commission and the City Council have the latitude to weigh competing community interests and accept less stringent standards that may be more reasonable if the other elements of case have merit.

Land Use Analysis

Attributes of Success Matrix

Belt Line Square, 4021 Belt Line Road

1751-Z

Attribute	Comment	Score
Competitive	Historically, this site has struggled to attract tenants. It ranked Red in this category in the 2013 Comprehensive Plan. The addition of medical uses should help it to be more competitive.	
Safe	The site has good visual accessibility. It is safe.	
Functional	The site is functional.	
Visually Appealing	The buildings on this site were recently renovated. Additional landscaping will be installed, should this case be approved, but it will still be below current standards.	
Supported with Amenities	The restaurant will be supported by the adjacent residential and office uses and should gain more support from the future growth of Addison Grove.	
Environmentally Responsible	This proposed changes will add landscaping and promote the use of an existing underutilized space.	
Walkable	A 7 foot wide sidewalk is being added as part of the work on Belt Line and the property owner has agreed to grant additional easements for future enhancements.	
Overall Assessment	Retail properties west of Midway have struggled to attract quality tenants. This is an older property that can't meet current standards. The proposed zoning changes should maximize its potential absent a complete redevelopment of the site.	

RPI
BELTLINE
SQUARE, LTD.

ISSUE DATE:		
1ST	INITIAL SUBMITTAL	11/21/2016
2ND	FINAL SUBMITTAL	01/06/2017
3RD	FINAL SUBMITTAL	01/11/2017

REVISIONS:	

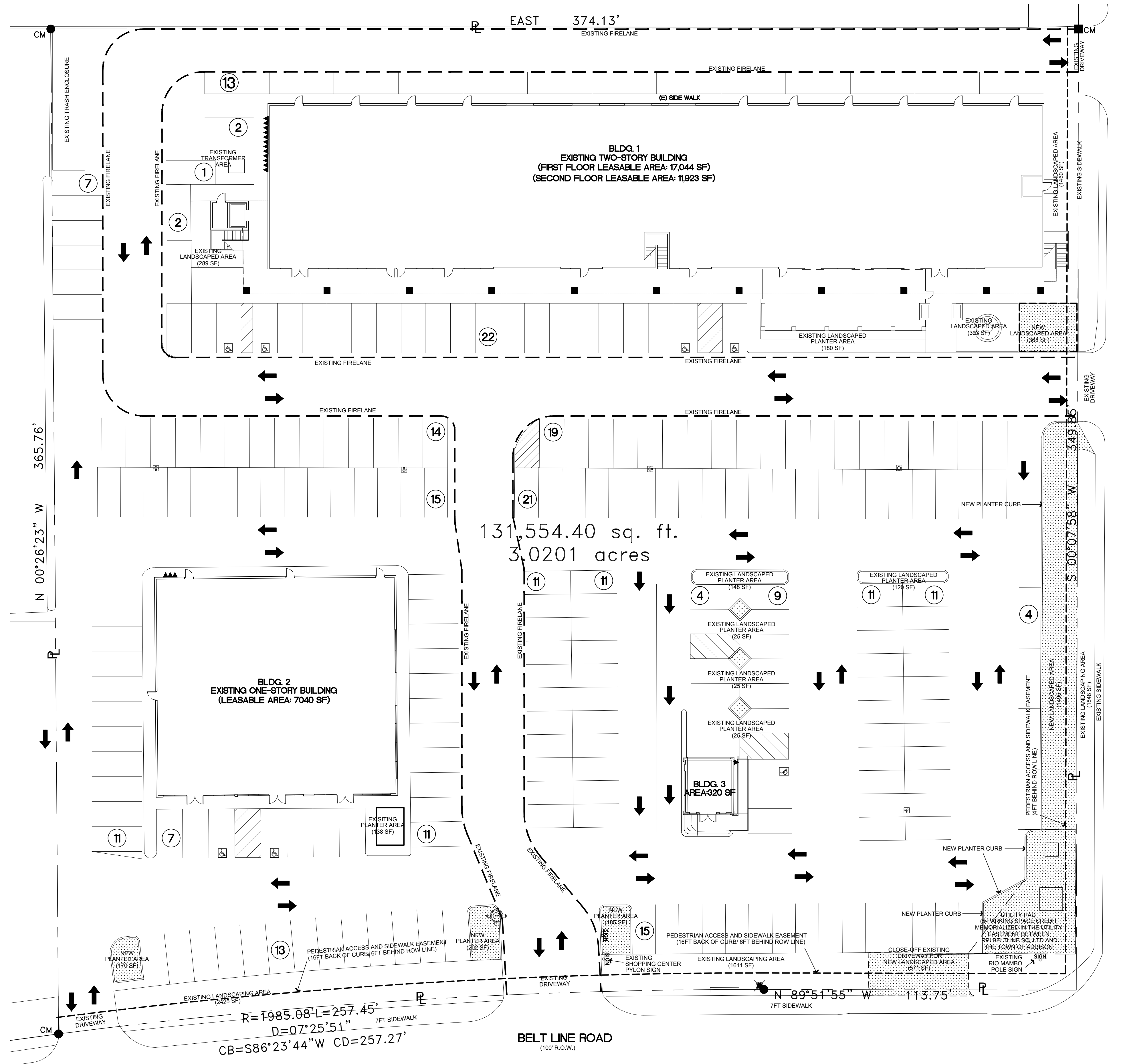
REZONING APPLICATION

4021 BELT LINE ROAD, ADDISON, TX 75001

JOB NUMBER
DRAWN BY
SHEET CONTENT
CONCEPTUAL SITE PLAN
SHEET NO
A-100

- FACADE PLAN NOTES:**
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES
 - ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING
 - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
 - ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL

- LANDSCAPING ANALYSIS:**
- PLEASE REFER TO LANDSCAPING PLAN FOR LANDSCAPING ANALYSIS AND LANDSCAPING CALCULATIONS



BEING PART OF LOT 4 OF WATSON & TAYLOR
SUBDIVISION NO. 2 AND ADDITION TO
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
PREPARED: JANUARY 3, 2017



ISSUE DATE:		
1ST	INITIAL SUBMITTAL	11/21/2016
2ND	FINAL SUBMITTAL	01/06/2017
3RD	FINAL SUBMITTAL	01/11/2017

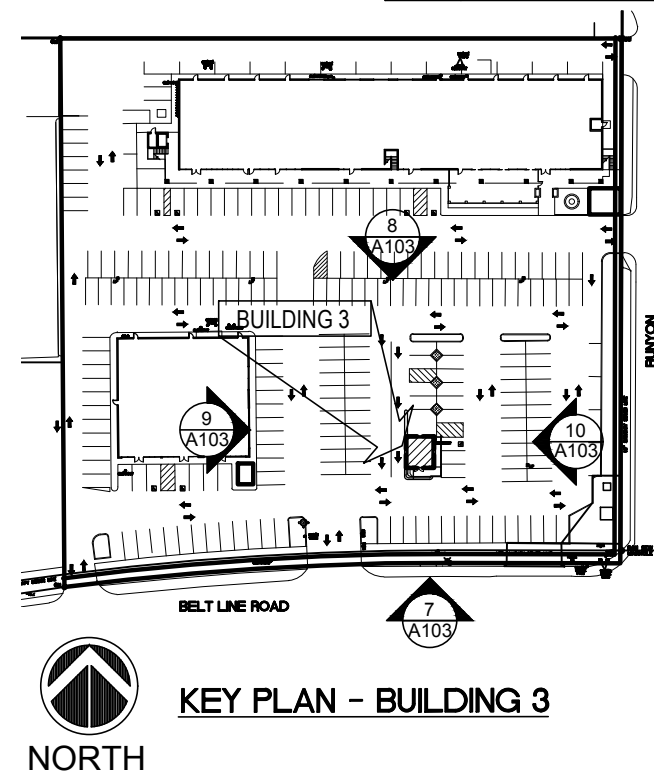
REVISIONS:	

REZONING APPLICATION
 4021 BELT LINE ROAD, ADDISON, TX 75001

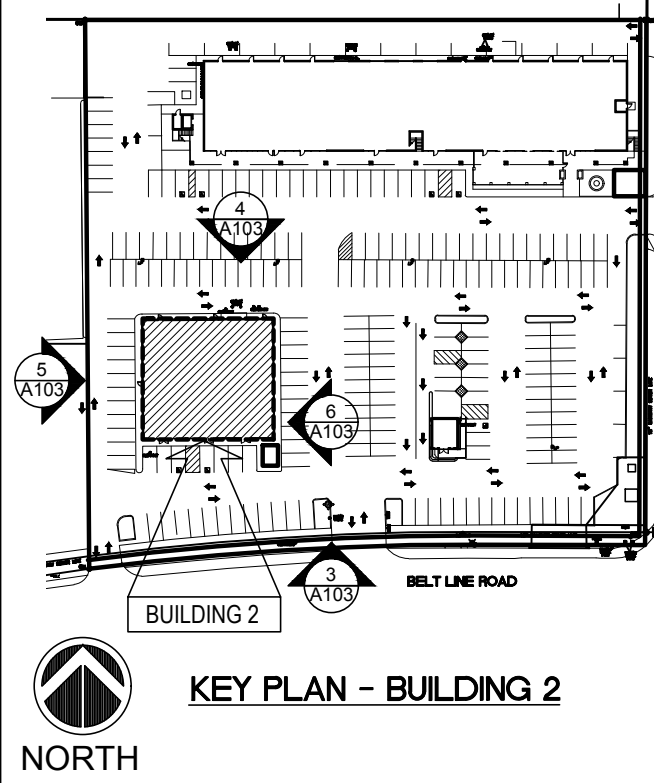
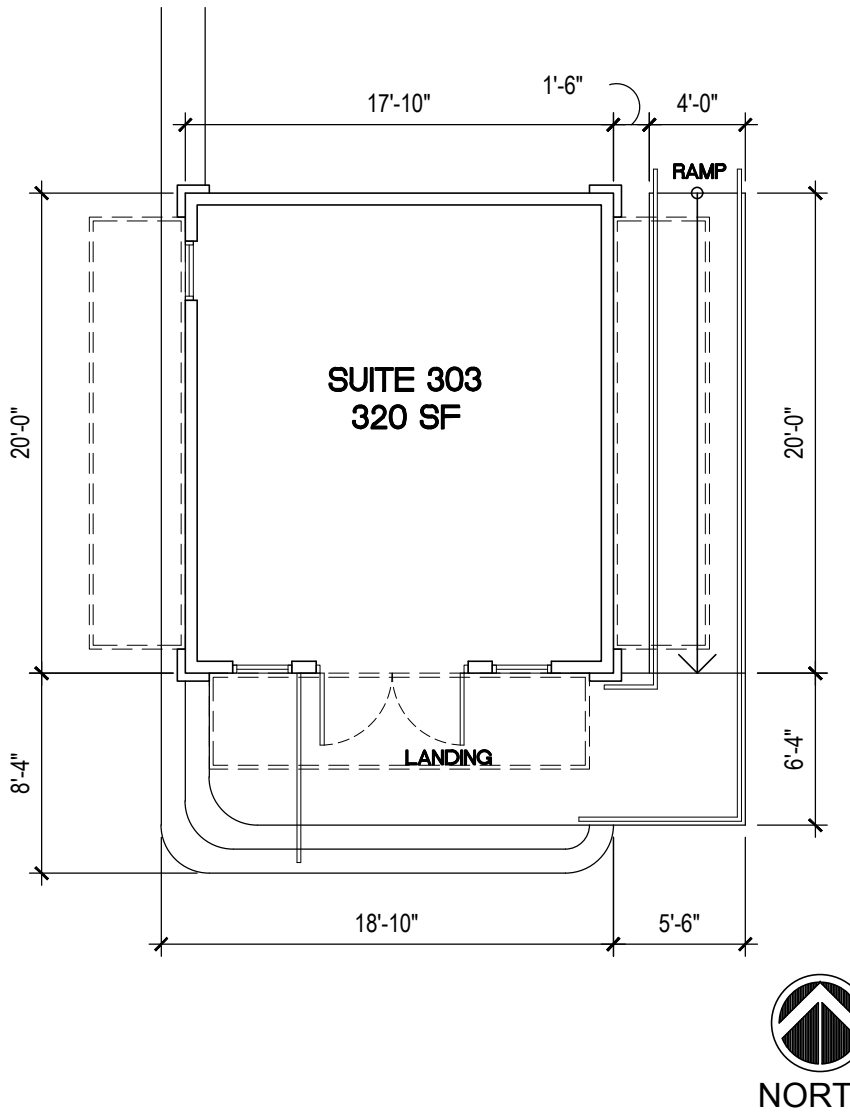
JOB NUMBER
DRAWN BY
SHEET CONTENT BUILDING 1 / 2 / 3 (FLOOR PLAN)
SHEET NO A-101

BUILDING -3: EXISTING EXTERIOR FINISH SCHEDULE

NO	MATERIAL	COLOR	FINISH	NOTES
1	STUCCO	BEIGE	SMOOTH FINISH	EXISTING
2	BRICK VENEER	BROWN	SMOOTH FINISH	EXISTING
3	EQUIPMENT SCREEN	BROWN	STANDING SEAM	EXISTING
4	RAILING	ALUMNUM		EXISTING
5	STOREFRONT	DARK ANNOIDIZED ALUMINUM FRAME		EXISTING
6	METAL AWNING	BROWN	STANDING SEAM	EXISTING



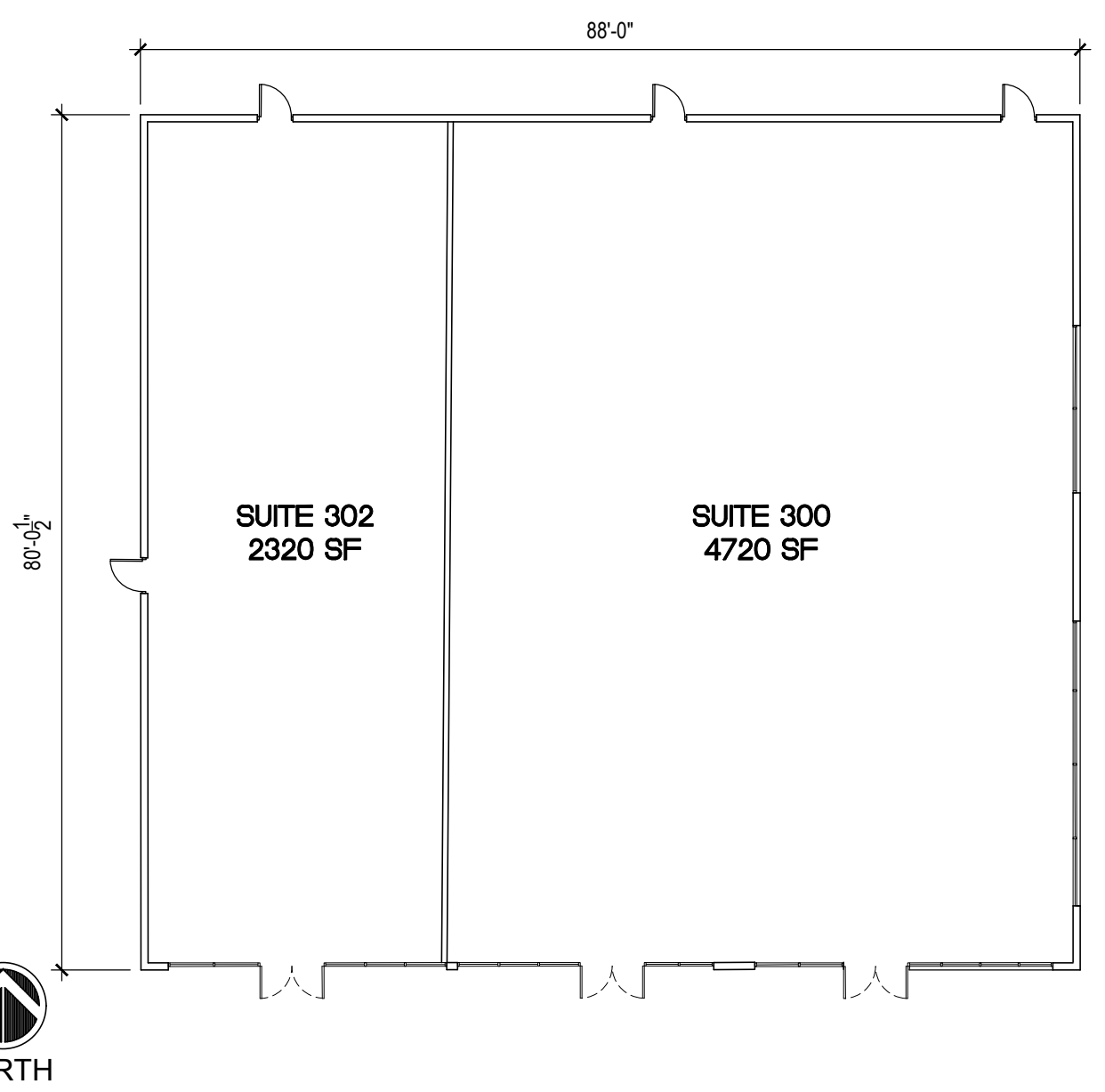
BUILDING 3
 FLOOR AREA: 320 SF
BUILDING 3 - MATERIAL TAKE-OFFS (EXISTING):
SOUTH ELEVATION (FRONT)
 TOTAL STOREFRONT AREA: 61 SF = 28% OF FACADE
 TOTAL BRICK AREA: 32 SF = 15% OF FACADE
 TOTAL STUCCO AREA: 186 SF = 85.3% OF FACADE
 TOTAL FACADE AREA: 218 SF
WEST ELEVATION (SIDE)
 TOTAL STOREFRONT AREA: 9.5 SF = 3.5% OF FACADE
 TOTAL BRICK AREA: 32 SF = 12% OF FACADE
 TOTAL STUCCO AREA: 235 SF = 88% OF FACADE
 TOTAL FACADE AREA: 267 SF
NORTH ELEVATION (REAR)
 TOTAL BRICK AREA: 32 SF = 12.8% OF FACADE
 TOTAL STUCCO AREA: 218 SF = 87.2% OF FACADE
 TOTAL FACADE AREA: 250 SF
EAST ELEVATION (SIDE)
 TOTAL BRICK AREA: 32 SF = 12% OF FACADE
 TOTAL STUCCO AREA: 235 SF = 88% OF FACADE
 TOTAL FACADE AREA: 267 SF



BUILDING-2: EXISTING EXTERIOR FINISH SCHEDULE

NO	MATERIAL	COLOR	FINISH	NOTES
1	ACRYLIC STUCCO OVER STYRENE FOAM	DARK BROWN	SMOOTH FINISH	EXISTING
2	STUCCO	BEIGE	SMOOTH FINISH	EXISTING
3	CULTURED STONE	BROWN		EXISTING
4	CULTURED STONE WATER TABLE	BROWN		EXISTING
5	CONTROL JOINTS			EXISTING
6	DECORATIVE WALL LIGHT FIXTURES			EXISTING
7	PAINT OVER EXISTING BRICK AND CONCRETE BLOCK WALL	TAN	SMOOTH FINISH	EXISTING
8	EXISTING STOREFRONT SYSTEM TO REMAIN	DARK ANNOIDIZED ALUMINUM FRAME		EXISTING
9	OVERFLOW SCUPPER AND DOWNSPOUT	DARK BROWN		EXISTING

BUILDING 2
 FLOOR AREA: 7040 SF
BUILDING 2 - MATERIAL TAKE-OFFS (EXISTING):
SOUTH ELEVATION (FRONT)
 TOTAL STOREFRONT AREA: 287 SF = 16.2% OF FACADE
 TOTAL STONE AREA: 134 SF = 7.5% OF FACADE
 TOTAL STUCCO AREA: 830 SF = 46.8% OF FACADE
 TOTAL FACADE AREA: 1524 SF
WEST ELEVATION (SIDE)
 TOTAL PAINTED CMU AREA: 491 SF = 34% OF FACADE
 TOTAL STONE AREA: 142 SF = 9.9% OF FACADE
 TOTAL STUCCO AREA: 767 SF = 53.6% OF FACADE
 TOTAL FACADE AREA: 1431 SF
NORTH ELEVATION (REAR)
 TOTAL PAINTED CMU AREA: 422 SF = 27.7% OF FACADE
 TOTAL STONE AREA: 150 SF = 9.8% OF FACADE
 TOTAL STUCCO AREA: 767 SF = 50.4% OF FACADE
 TOTAL FACADE AREA: 1522 SF
EAST ELEVATION (SIDE)
 TOTAL STOREFRONT AREA: 226 SF = 15.8% OF FACADE
 TOTAL STONE AREA: 267 SF = 18.6% OF FACADE
 TOTAL STUCCO AREA: 937 SF = 65.4% OF FACADE
 TOTAL FACADE AREA: 1431 SF

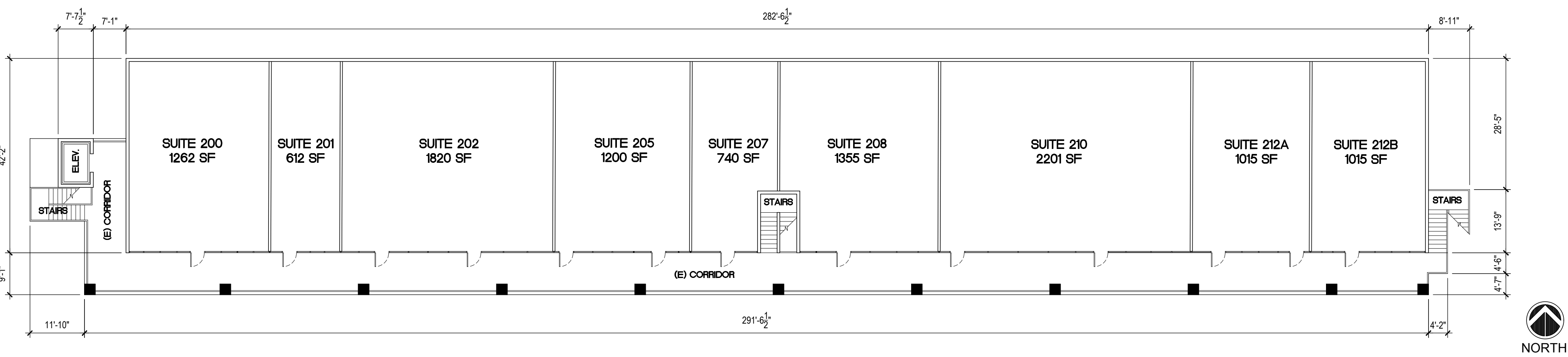


BUILDING 3 - EXISTING FLOOR PLAN 4
 SCALE: 1/8" = 1'-0" A-101

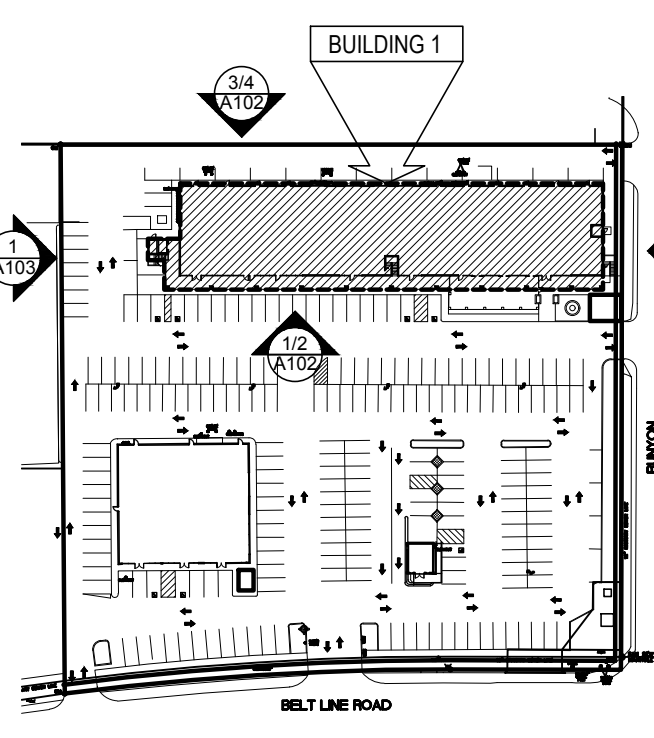
BUILDING 2 - EXISTING FLOOR PLAN 3
 SCALE: 1/16" = 1'-0" A-101

BUILDING 1: EXISTING EXTERIOR FINISH SCHEDULE

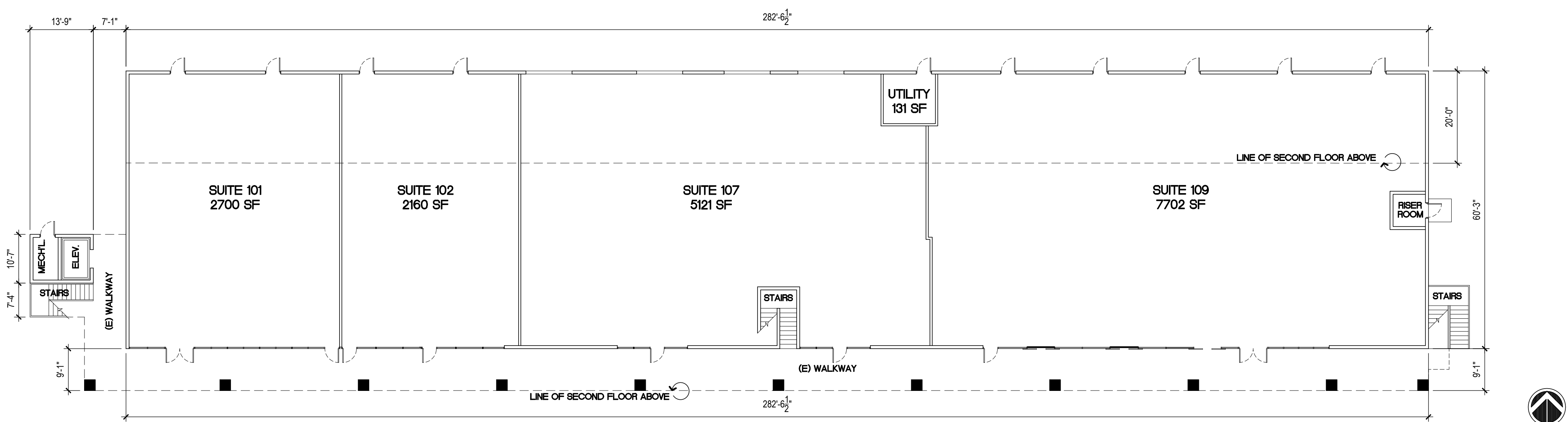
NO	MATERIAL	COLOR	FINISH	NOTES
1	STUCCO	DARK BROWN	SMOOTH FINISH	EXISTING
2	STUCCO	BLACK	SMOOTH FINISH	EXISTING
3	STUCCO	BEIGE	SMOOTH FINISH	EXISTING
4	CULTURED STONE	BROWN		EXISTING
5	CULTURED STONE	WHITE		EXISTING
6	CULTURED STONE	BROWN		EXISTING
7	CONTROL JOINTS			EXISTING
8	DECORATIVE WALL LIGHT FIXTURES			EXISTING
9	EXISTING STOREFRONT SYSTEM TO REMAIN			EXISTING
10	GUTTER, SCUPPER AND DOWNSPOUT	GALVANIZED		EXISTING
11	METAL RAILING	BLACK	GLOSSY	EXISTING
12	RED AWNING	BLACK	GLOSSY	EXISTING
13	MASONRY WALL	BEIGE		EXISTING



BUILDING 1 - EXISTING SECOND FLOOR PLAN 2
 SCALE: 1/16" = 1'-0" A-101



BUILDING 1
 FIRST FLOOR AREA: 17,683 SF
 SECOND FLOOR AREA: 11,220 SF
 TOTAL FLOOR AREA: 28,903 SF
BUILDING 1 - MATERIAL TAKE-OFFS (EXISTING):
SOUTH ELEVATION (FRONT)
 TOTAL STOREFRONT AREA: 3637 SF = 41% OF FACADE
 TOTAL STONE AREA: 706 SF = 8.0% OF FACADE
 TOTAL STUCCO AREA: 4509 SF = 51% OF FACADE
 TOTAL FACADE AREA: 8763 SF
WEST ELEVATION (SIDE)
 TOTAL STONE AREA: 256 SF = 16% OF FACADE
 TOTAL STUCCO AREA: 1293 SF = 80.4% OF FACADE
 TOTAL FACADE AREA: 1608 SF
NORTH ELEVATION (REAR)
 TOTAL PAINTED CMU AREA: 4120 SF = 47% OF FACADE
 TOTAL STUCCO AREA: 2731 SF = 31.2% OF FACADE
 TOTAL FACADE AREA: 8763 SF
EAST ELEVATION (SIDE)
 TOTAL STONE AREA: 56 SF = 3.5% OF FACADE
 TOTAL STUCCO AREA: 1435 SF = 89.2% OF FACADE
 TOTAL FACADE AREA: 1608 SF



BUILDING 1 - EXISTING FIRST FLOOR PLAN 1
 SCALE: 1/16" = 1'-0" A-101

ISSUE DATE:		
1ST	INITIAL SUBMITTAL	11/21/2016
2ND	FINAL SUBMITTAL	01/06/2017
3RD	FINAL SUBMITTAL	01/11/2017
REVISIONS:		

REZONING APPLICATION
 4021 BELT LINE ROAD, ADDISON, TX 75001

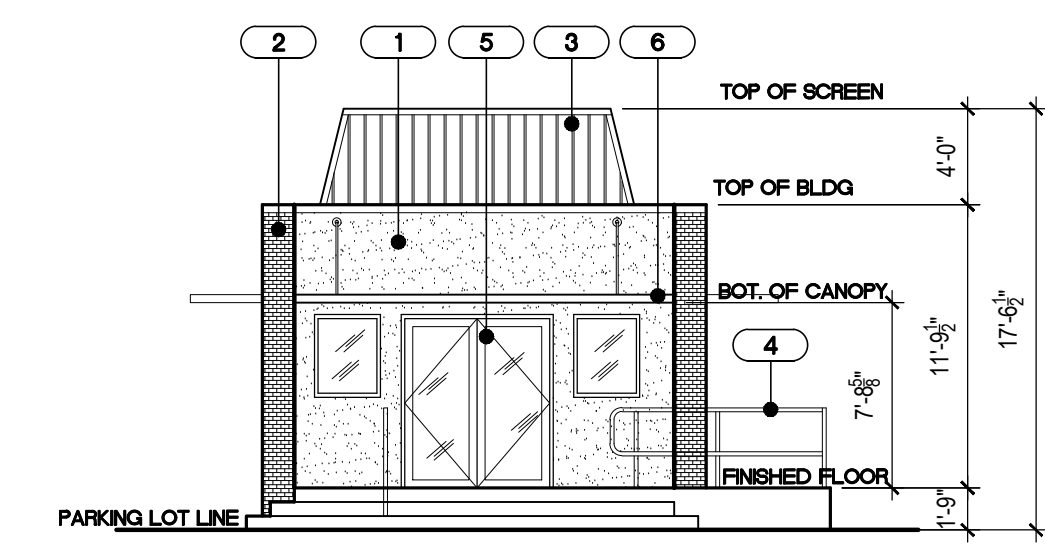
JOB NUMBER

DRAWN BY

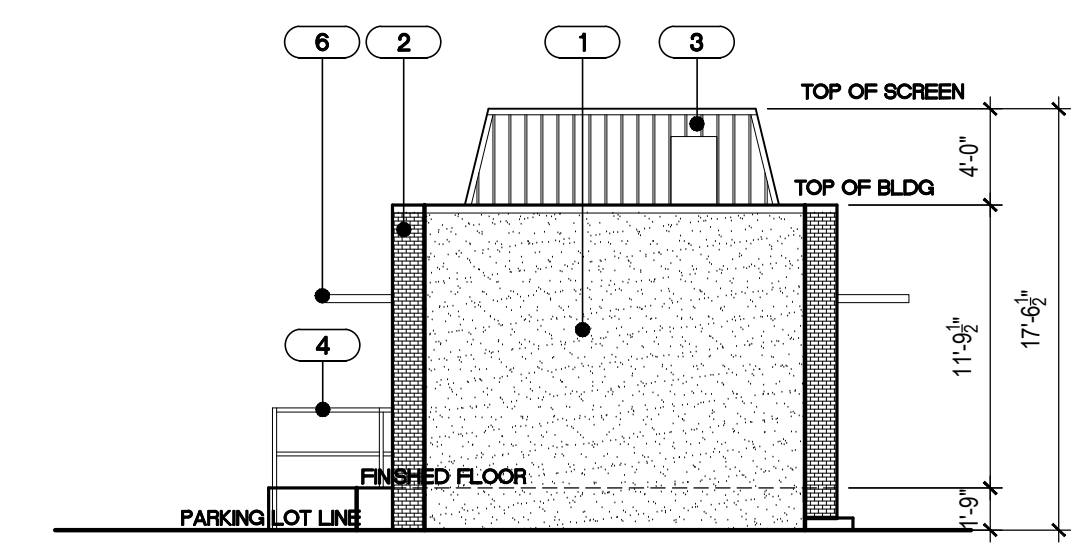
SHEET CONTENT
BUILDING 1/ BUILDING 2
(ELEVATIONS)

SHEET NO

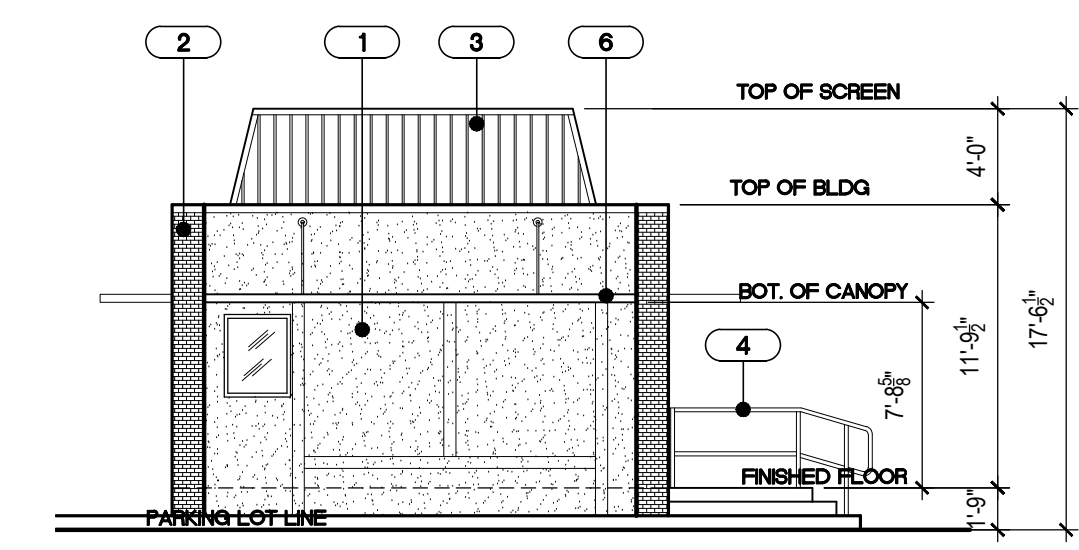
A-103



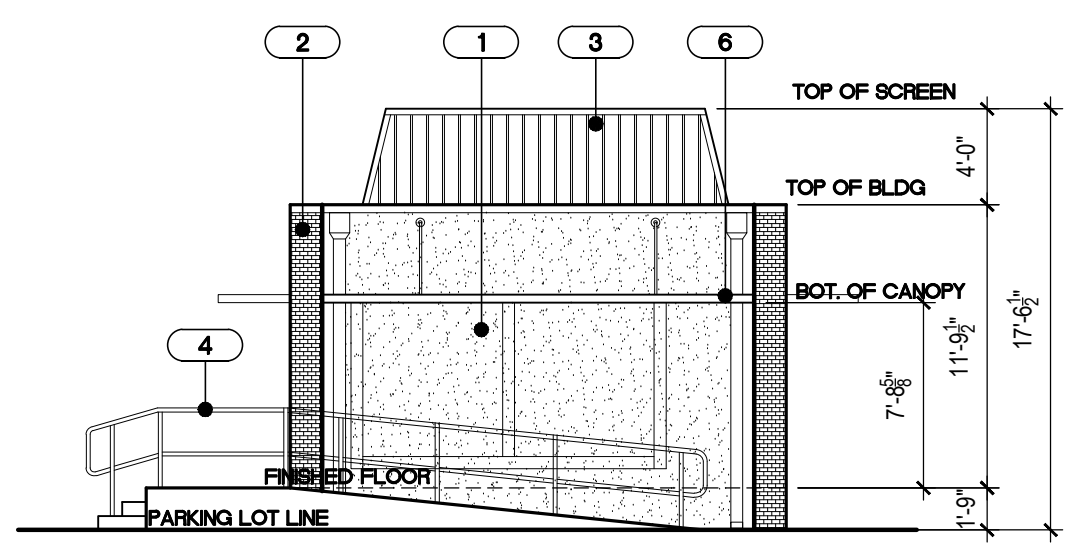
BUILDING 3 - (E) SOUTH ELEVATION (FRONT) 7
SCALE: 1/8" = 1'-0" A-103



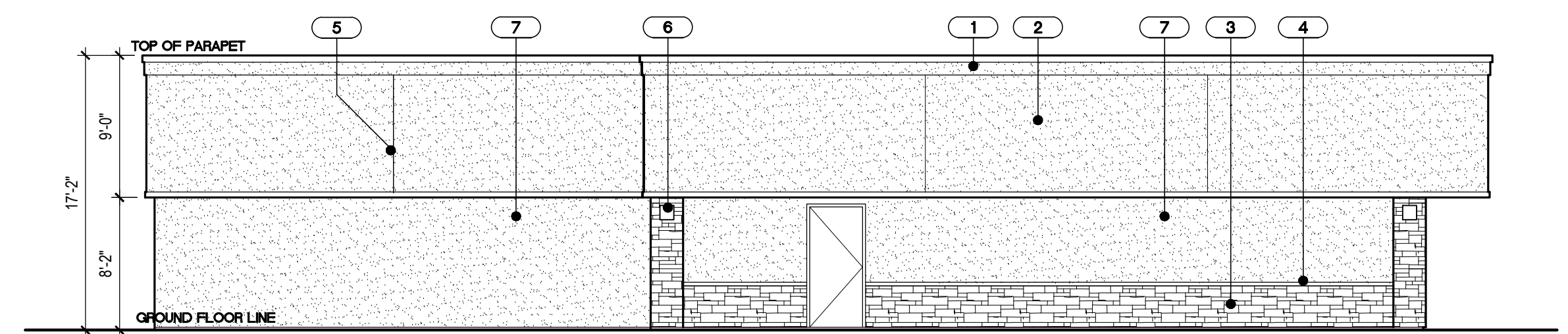
BUILDING 3 - (E) NORTH ELEVATION (REAR) 8
SCALE: 1/8" = 1'-0" A-103



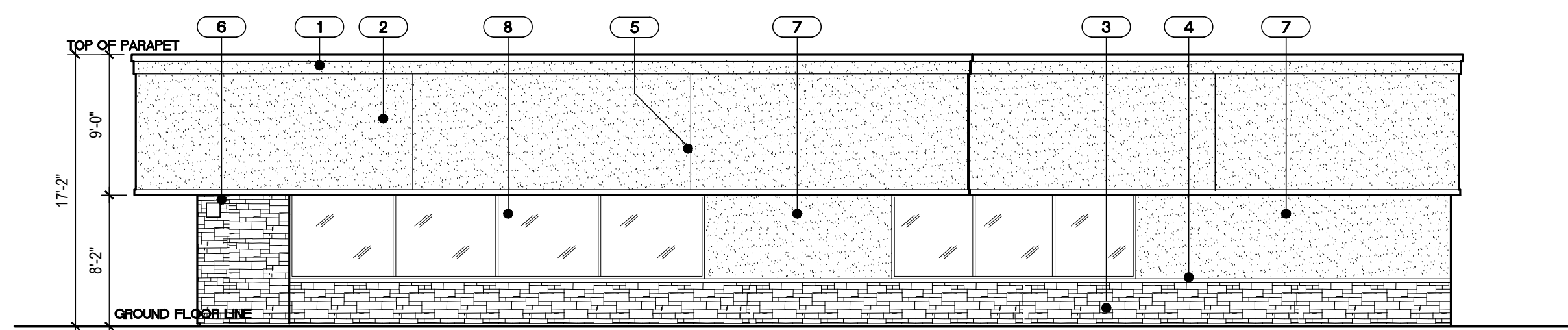
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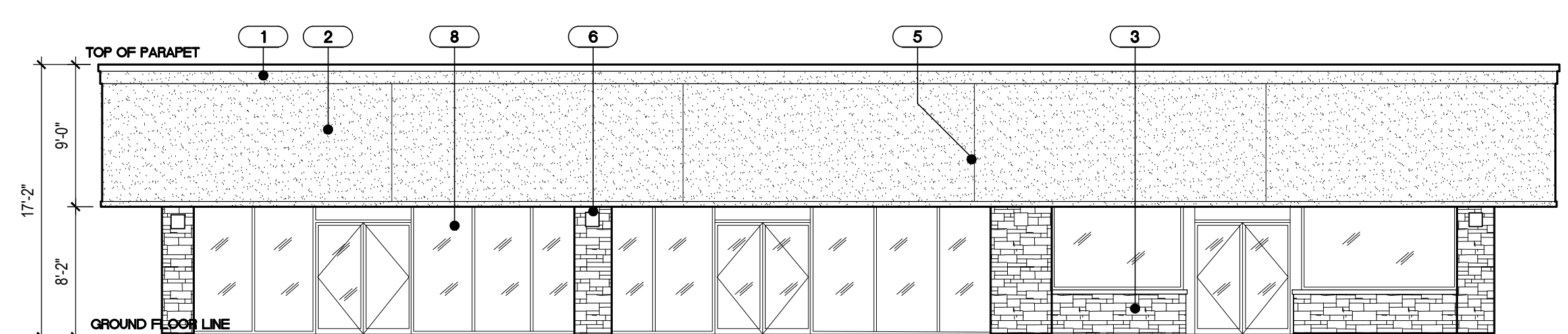
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SCALE: 1/8" = 1'-0" A-103



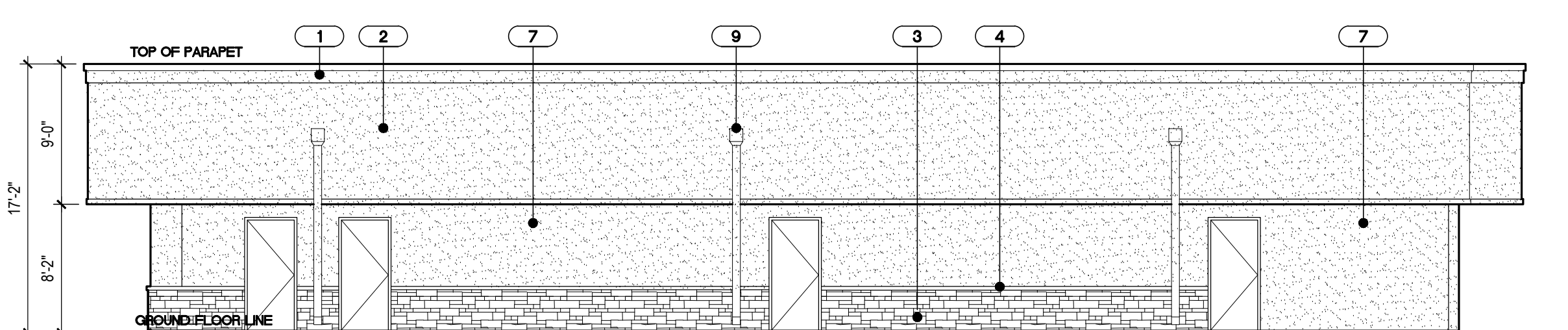
BUILDING 2 - EXISTING WEST ELEVATION (SIDE) 5
SCALE: 1/8" = 1'-0" A-103



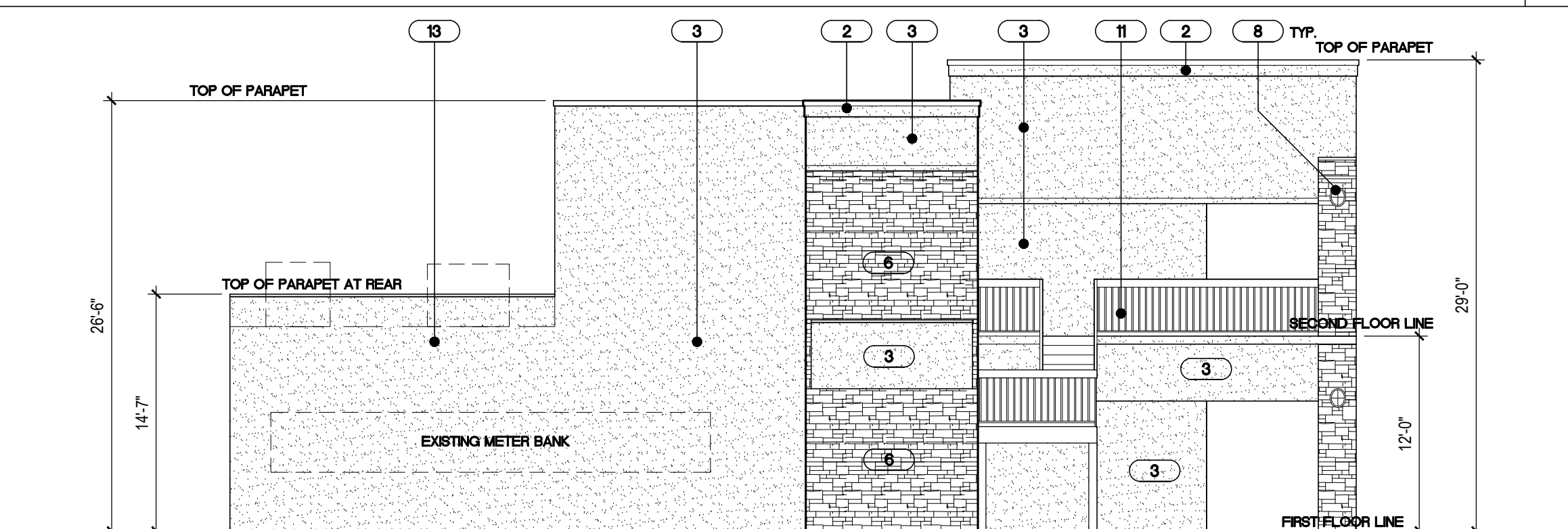
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SCALE: 1/8" = 1'-0" A-103



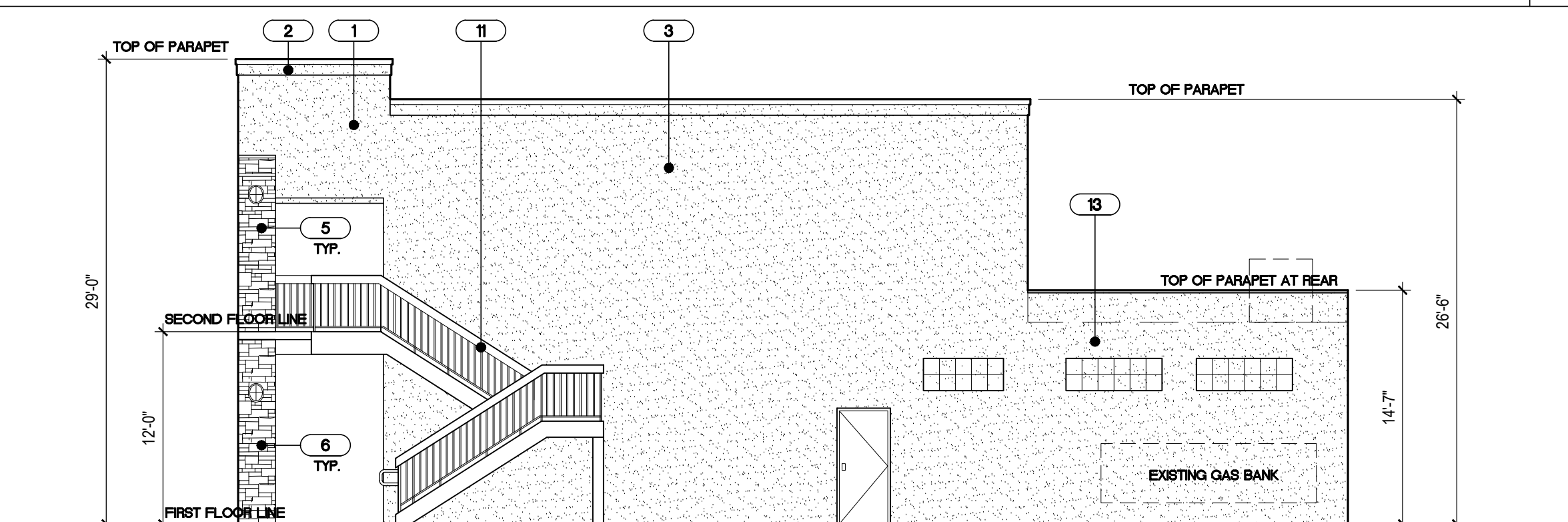
BUILDING 2 - EXISTING SOUTH ELEVATION (FRONT) 3
SCALE: 1/8" = 1'-0" A-103



BUILDING 2 - EXISTING NORTH ELEVATION (REAR) 4
SCALE: 1/8" = 1'-0" A-103



BUILDING 1 - EXISTING WEST ELEVATION (SIDE) 1
SCALE: 1/8" = 1'-0" A-103



BUILDING 1 - EXISTING EAST ELEVATION (SIDE) 2
SCALE: 1/8" = 1'-0" A-103

Planning & Zoning Commission

Meeting Date: 01/17/2017

Agenda Caption:

PUBLIC HEARING Case 1752-Z/Fourteen555 Dallas Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14345 Dallas Parkway by amending Planned Development District Number O16-028 by revising the development standards relating to building height and approving development plans for an office development.

Attachments

1752-Z P&Z Packet

1752-Z Plans

1752-Z

PUBLIC HEARING Case 1752-Z/Fourteen555 Dallas Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14345 Dallas Parkway by amending Planned Development District Number O16-028 by revising the development standards relating to building height and approving development plans for an office development.

LOCATION MAP





January 13, 2017

STAFF REPORT

RE: Case 1737-Z/Fourteen555 Dallas Parkway

LOCATION: 14345 Dallas Parkway

REQUEST: Approval of an ordinance rezoning approximately 18.2 acres of land by amending Planned Development District O16-028 to revise the development standards and to approve development plans for an office development.

APPLICANT: Cawley Partners, represented by Mr. Mark Godfrey

DISCUSSION:

Background: This site was previously the Ewing automotive dealership, but has been vacant for approximately 20 years. Following a number of recent developer inquiries for low-density office buildings, limited-service hotels, and self-storage facilities, the City Council directed staff to pursue rezoning the properties in a way that would reserve them for high-density office development. This is in keeping with the Comprehensive Plan and would make future development on this property consistent with other properties along the Tollway corridor. The Town subsequently approved rezoning these properties from Industrial-1 to a Planned Development (PD). This PD limits future development to office uses and establishes development standards.

The subject area consists of three properties that are bounded by the Princeton and Wellington office buildings to the north, Dallas Parkway and the Tollway to the east, the International Plaza office development to the south, and Oncor utilities and railroad corridor to the west.

Proposed Plan: Cawley Partners is an office developer that recently completed the Tollway Center office building in Addison. The developer has the main tract under contract and is proposing a two-phase office development, consisting of two 245,000 square foot six-story office buildings, a three-story amenity building known as “The Hub,” and two parking structures.

As part of the development plan, the applicant is offering to dedicate an easement along the northern edge of the property for the future extension of Landmark Boulevard to Dallas Parkway. This extension was proposed in the recently adopted Master Transportation Plan.

Additionally, Farmers Branch is working to extend a pedestrian trail system running parallel to the railroad tracks and Oncor power lines along the western edge of this property. The developer has agreed to grant the easements necessary for this trail.

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. 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. That being said, it will be noted later in the report that there is an element of the development plans that does not comply with the zoning standards. The Town has full authority to determine whether or not the standards should be amended to accommodate that request.

The remainder of the staff report will address each section of the Planned Development ordinance and how the proposed plan complies.

Uses: The development plans show two office buildings, a mixture of surface and structured parking, and an amenity building that would include meeting space, a fitness center, and a café with dining space. **The proposed uses meet the standards in the ordinance.**

Development Standards: Development standards regulate the building setbacks and building heights. The development plan is in compliance with all development standards, except as noted below.

Building Setbacks. The Planned Development mirrors the Commercial-1 district standards requiring a front yard setback from Landmark Blvd and Dallas Parkway of 25 feet and no minimum side or rear yard setbacks. **The proposal meets the building setback requirements.**

Height. The ordinance requires a minimum building height of five stories and a maximum building height of twelve stories. The proposed office buildings are six stories each. The amenity center is only three stories. **The proposal does not meet the minimum building height. The applicant is requesting that the zoning requirements be narrowly amended to permit the three story amenity center while maintaining the current requirements for the primary structures.**

Parking: The Planned Development regulates both the number of spaces that the site must contain as well as what percentage must be provided in structured parking, as opposed to surface lots. The ordinance again mirrors the Commercial-1 standards for establishing required parking ratios. For office uses, this would require 1 space per 300 square feet. The chart below details the parking requirements and what will be provided in each phase of the development.

	Phase I			Phase II
	Office Building	Amenity Center	Phase I Total	Office Building
Square Footage	245,000	12,000	257,000	245,000
Spaces Required	817	40	857	817
Spaces Provided			1,193	1,166

The proposal meets the general parking requirements in the ordinance.

Additionally, the ordinance requires that 62.7% of the parking in Phase I and 65% of the combined parking after Phase II be provided in structured parking. The development plan indicates that 69.8% of the parking in Phase I and 69.9% of the combined parking after Phase II will be within a parking structure. **The proposal meets the structured parking requirements.**

Exterior Appearance: The Planned Development standards require that all structures be constructed of 80% masonry, which can include brick, stone, glass, and split face concrete masonry units. A maximum of three materials will be permitted per building. The office buildings and amenity center are shown to have a mixture of stucco and curtainwall glass in excess of 80% with additional metal accents. **Both office buildings and the amenity center comply with the masonry and material requirements.**

Landscaping: The landscaping on the site will need to comply with the Town's landscaping regulations, including the requirements for 20% site landscaping coverage, perimeter screening, and interior plantings. There is a small triangular parcel to the west of these properties that is platted separately, but would be under Cawley's ownership. The developer has requested that the Town allow that property to be included in the landscape calculation for this development. These sites function as one, therefore staff does not object to the request and will note this in the development plan approval ordinance. **With the inclusion of the adjacent parcel, the site complies with all landscaping regulations.**

Screening of Mechanical Equipment and Service Areas: For this Planned Development, mechanical equipment would be required to be roof-mounted and screened from view of all public areas. Loading, service, and trash storage areas will also need to be screened from view as well. Staff cannot determine whether screening is adequate at this time because equipment has not been designed and located. However, staff will check building permit plans to see that all mechanical equipment is screened. **The proposal will comply prior to the issuance of a building permit.**

RECOMMENDATION: APPROVAL

Staff believes that the proposed plan complies with the intent of the Planned Development Ordinance and the Comprehensive Plan. Staff has no objection to revising the building height requirement for the amenity center, as this is a minor, accessory use to the main buildings. Staff recommends approval of the request, subject to no conditions.

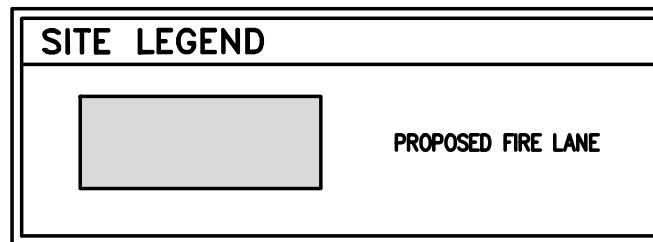
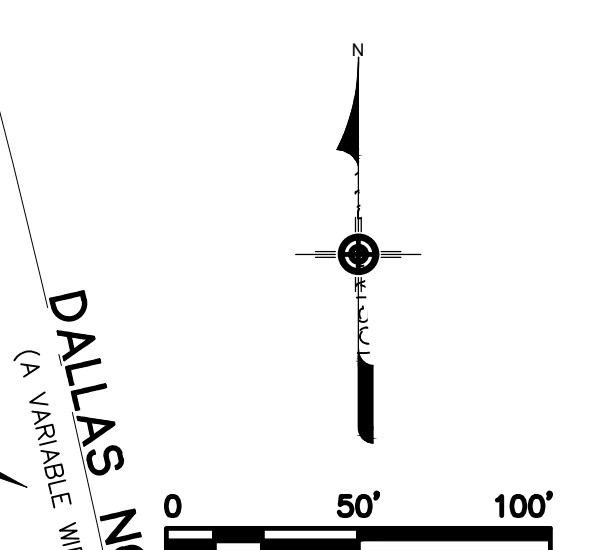
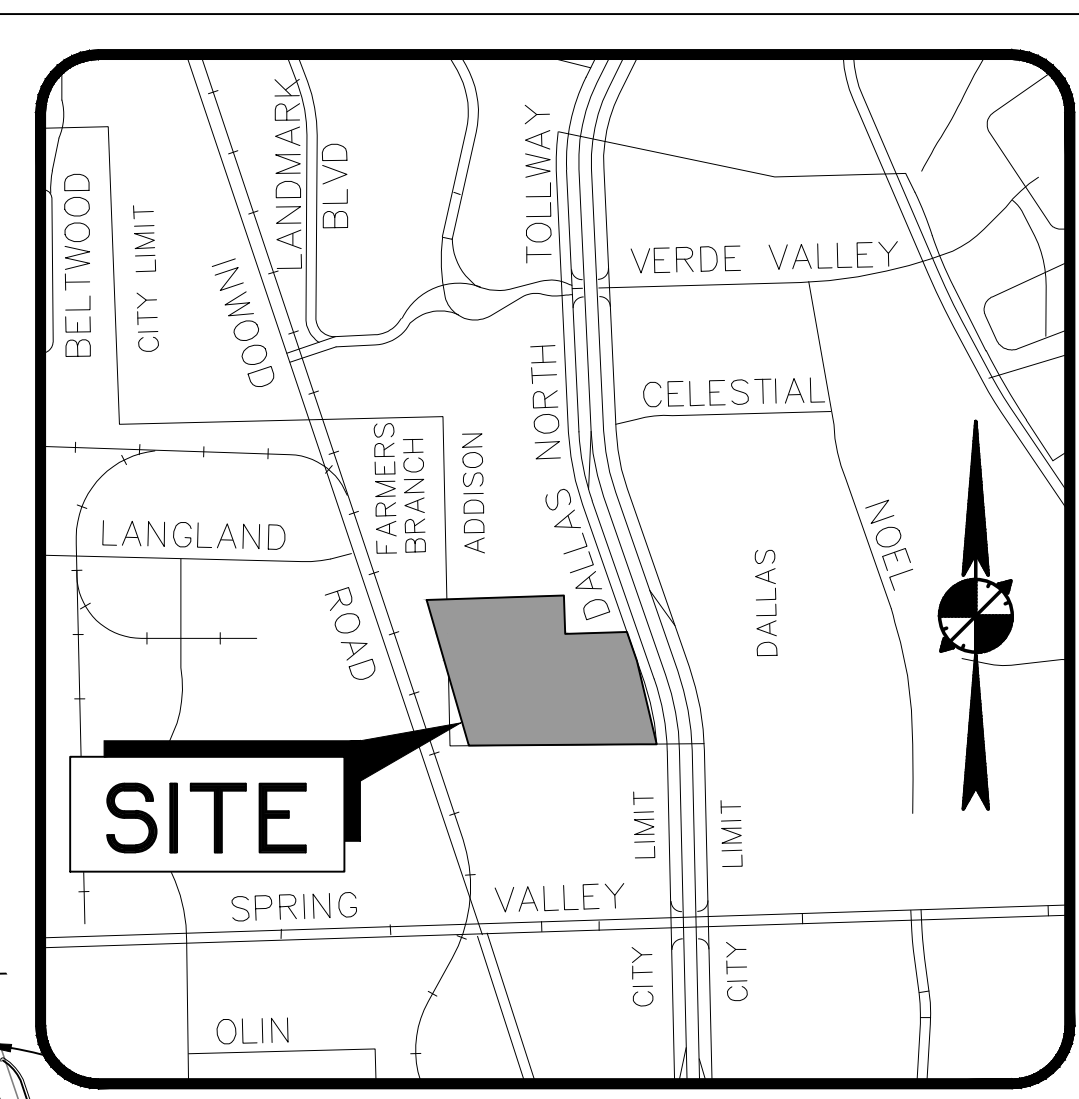
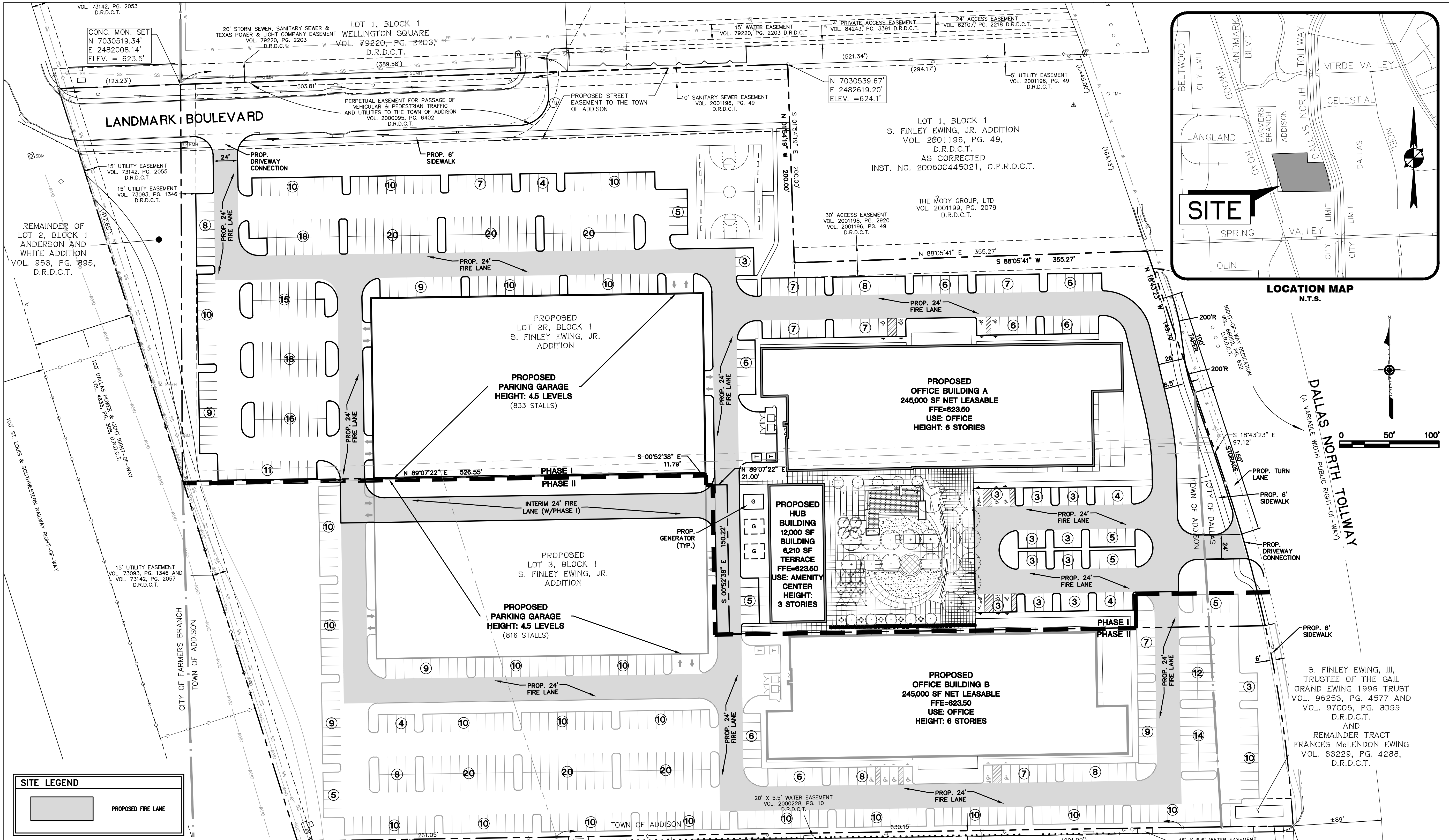
Land Use Analysis

Attributes of Success Matrix

Fourteen555 Dallas Parkway, 14345 Dallas Parkway

1752-Z

Attribute	Comment	Score
Competitive	There is demand for additional office development in Addison. The location of this site should be attractive to potential office users.	
Safe	The project will be safe.	
Functional	The site plan is functional. Access to both Landmark and Dallas Parkway, as well as the deceleration lane into the property, will help with traffic flows.	
Visually Appealing	The building will be of a quality modern aesthetic and meets the Town's requirements regarding landscaping.	
Supported with Amenities	The plan contemplates several onsite amenities and is supported by the restaurants and hotels in the area.	
Environmentally Responsible	The applicant plans to include a number of sustainable design features in the building that will conserve energy.	
Walkable	The site itself is walkable and the sidewalks will be pulled away from the back of curb on Dallas Parkway. Sidewalks will be added to Landmark that tie into pedestrian trails.	
Overall Assessment	The proposed plan is a quality office development that fits well with the adjacent office uses.	



EXISTING LEGEND & ABBREVIATIONS

<ul style="list-style-type: none"> ○ FIRE HYDRANT ○ WATER VALVE ○ WATER METER ○ FIRE DEPARTMENT CONNECTION ○ IRRIGATION CONTROL VALVE ○ SANITARY SEWER MANHOLE ○ SANITARY SEWER CLEANOUT ○ GAS METER ○ POWER POLE ○ LIGHT POLE ○ TRAFFIC CONTROL BOX ○ TRAFFIC SIGN ○ CURB INLET ○ BARRIER FREE RAMP ○ WATER LINE ○ SANITARY SEWER LINE ○ STORM SEWER LINE ○ STORM SEWER MANHOLE 	<ul style="list-style-type: none"> FH WV WM FDC ICV SSMH SSCO GM PP LP TCB TS O BFR W SS STM STMMH
--	--

SITE DATA SUMMARY

PROPOSED USE:	LOT 2R (PHASE I)			LOT 3 (PHASE II)	
	OFFICE	OFFICE	OFFICE	OFFICE A	HUB
LOT AREA:	417,592 SQ. FT. = 9.586 AC	291,139 SQ. FT. = 6.683 AC	PLANNED DEVELOPMENT	42,000 SQ. FT.	8,500 SQ. FT.
ZONED:	PLANNED DEVELOPMENT	PLANNED DEVELOPMENT	PLANNED DEVELOPMENT	6 STORY	3 STORY
BUILDING FOOTPRINT BUILDING AREA (NET) MAX. BUILDING HEIGHT:	245,000 SQ. FT. 6 STORY	245,000 SQ. FT. 6 STORY	50,500 SQ. FT. 257,000 SQ. FT. N/A	42,000 SQ. FT. 6 STORY	12,000 SQ. FT. 3 STORY
TOTAL LOT COVERAGE TOTAL FLOOR AREA RATIO:	12.09% 0.615	14.43% 0.642			
PARKING REQUIRED PARKING PROVIDED:	257,000/300 = 857 SPACES 360 SURFACE+833 GARAGE = 1,193 SPACES	245,000/300 = 817 SPACES 350 SURFACE+816 GARAGE = 1,166 SPACES			
PARKING PERCENTAGES:	833 GARAGE/1,193 = 69.8% GARAGE 360 SURFACE/1,193 = 30.2% SURFACE	816 GARAGE/1,166 = 70.0% GARAGE 350 SURFACE/1,166 = 30.0% SURFACE			
PARKING PERCENTAGES (TOTAL):	1,649 GARAGE/2,359 = 69.9% GARAGE 710 SURFACE/2,359 = 30.1% SURFACE				

*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
 NOTE:
 • BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 48113C0180K, DATED JULY 7, 2014. NO FLOODPLAIN EXISTS ON THE SITE.

LOT 1, BLOCK B
 DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION
 INST. NO. 200600102366, O.P.R.D.C.T.

LOT 2, BLOCK B
 DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION
 INST. NO. 200600102366, O.P.R.D.C.T.

DEVELOPER/APPLICANT:
 CAWLEY PARTNERS
 16400 W. DALLAS PARKWAY SUITE 150
 DALLAS, TEXAS 75248
 PHONE: (817) 875-5535
 CONTACT: MARK GODFREY

CIVIL ENGINEER/PREPARER:
 STANTEC CONSULTING SERVICES INC.
 12222 MERIT DRIVE SUITE 400
 DALLAS, TEXAS 75251
 PHONE: (972) 991-0011
 CONTACT: JOSHUA MILLSAP, P.E.
 TBPE # F-6324

LANDSCAPE ARCHITECT:
 STANTEC CONSULTING SERVICES INC.
 12222 MERIT DRIVE SUITE 400
 DALLAS, TEXAS 75251
 PHONE: (972) 991-0011
 CONTACT: TAL JACKSON

SURVEYOR:
 STANTEC CONSULTING SERVICES INC.
 12222 MERIT DRIVE SUITE 400
 DALLAS, TEXAS 75251
 PHONE: (972) 991-0011
 CONTACT: DAVID DE WEIRD R.P.L.S.
 TBPLS # F-10194229

CONCEPT SITE PLAN
S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX
 BEING A REPLAT OF LOT 2, BLOCK 1, S. FINLEY EWING JR. ADDITION, ACCORDING TO THE PLAT FILED FOR RECORD IN VOL. 2001198, PG. 48, D.R.D.C.T. (AS CORRECTED INST. NO. 20060445021 O.P.R.D.C.T.) & TRACT 2, S. FINLEY EWING JR. ADDITION ACCORDING TO THE PLAT FILED FOR RECORD IN VOL. 73093, PG. 1346 THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 JANUARY 9, 2017

Stantec
 12222 MERIT DRIVE, SUITE 400
 DALLAS, TEXAS 75251
 WWW.STANTEC.COM
 TBPE # F-6324
 TBPS # F-10194229

CONCEPT SITE PLAN

APPROVED BY: [Signature] Y:\M.M.D.D. 1/9/17

REVISION SHEET

REVISION: [Table with 3 columns: No., Description, Date]

PRELIMINARY FOR REVIEW ONLY
 Not for Construction or Permit Purposes

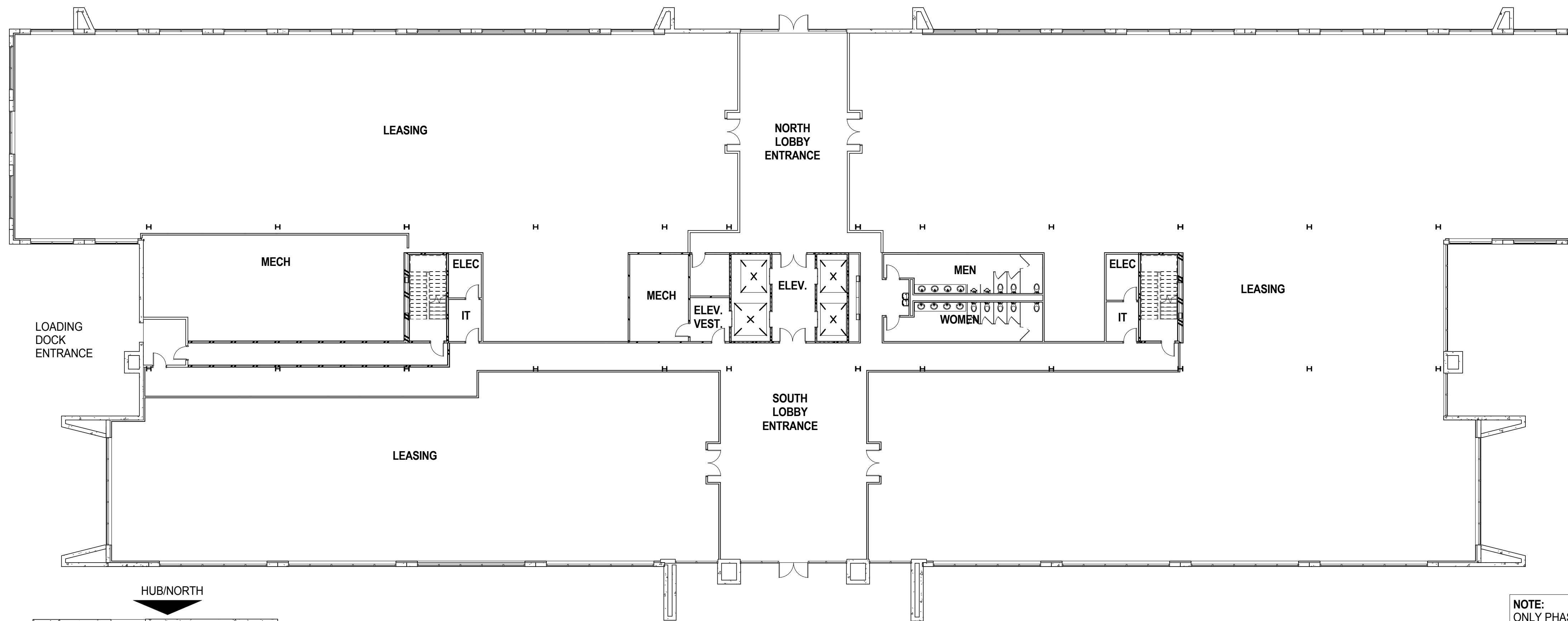
Project Number: 222210XXX
 File Name: F:\222210XXX

Engineer: JOSHUA A. MILLSAP
 P.E. No. 100118 Date: 01/09/2017

Drawing No. [Table with 4 columns: Rev., Date, By, Appr.]

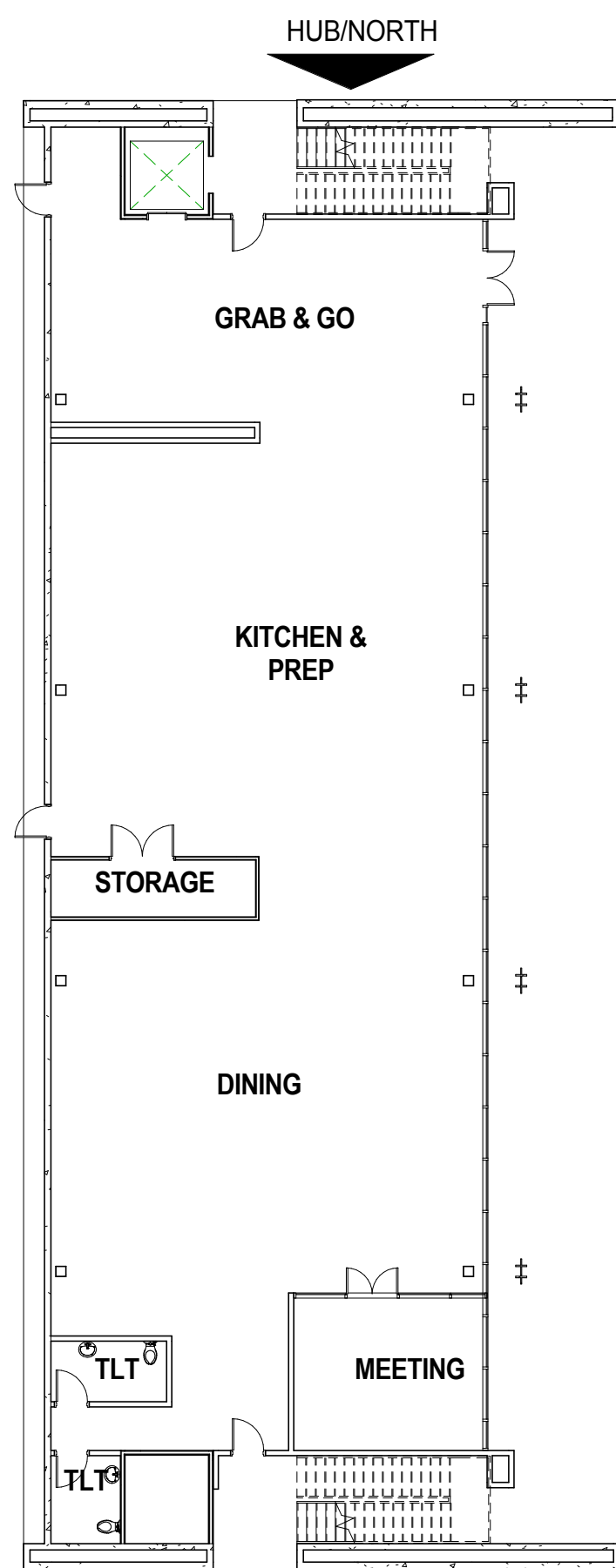
Revision Sheet

OFFICE/ NORTH -PHASE I
SOUTH - PHASE II



OFFICE/WEST -
PHASE I & PHASE II

OFFICE/EAST -
PHASE I & PHASE II



HUB/NORTH

OFFICE/ SOUTH -PHASE I
NORTH - PHASE II

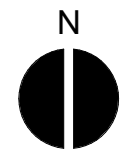
01 FLOOR PLAN - LEVEL 1

SCALE: 1/16" = 1'-0"

NOTE:
ONLY PHASE I OFFICE BUILDING FLOOR PLAN IS SHOWN
FOR CLARITY. PHASE II OFFICE BUILDING TO BE MIRROR
IMAGE OF PHASE I.

HUB/WEST

HUB/EAST



HUB/SOUTH

FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY TOWN OF ADDISON, TX.

PD-2 - FLOOR PLAN - LEVEL 1



16400 N. Dallas Parkway Suite150 - Dallas, TX 75248



8070 Park Lane, Suite 300
Dallas, Tx. 75231

Donald R. Powell, Jr.
Reg. No.: 7206
Chris W. Barnes
Reg. No.: 10147
John E. Orfield
Reg. No.: 11164
Andrew Bennett
Reg. No.: 18129

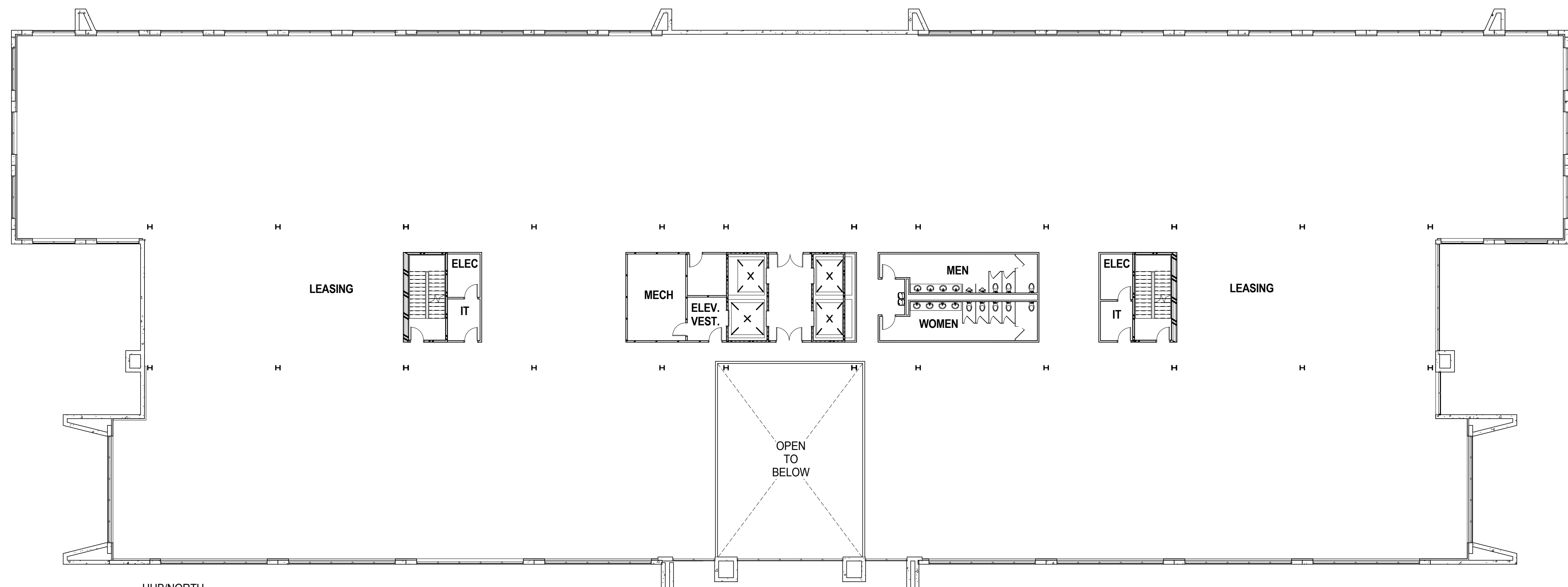
S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

01.09.2016
Project No.:
16133.100

OFFICE/ NORTH -PHASE I
SOUTH - PHASE II

OFFICE/WEST -
PHASE I & PHASE II

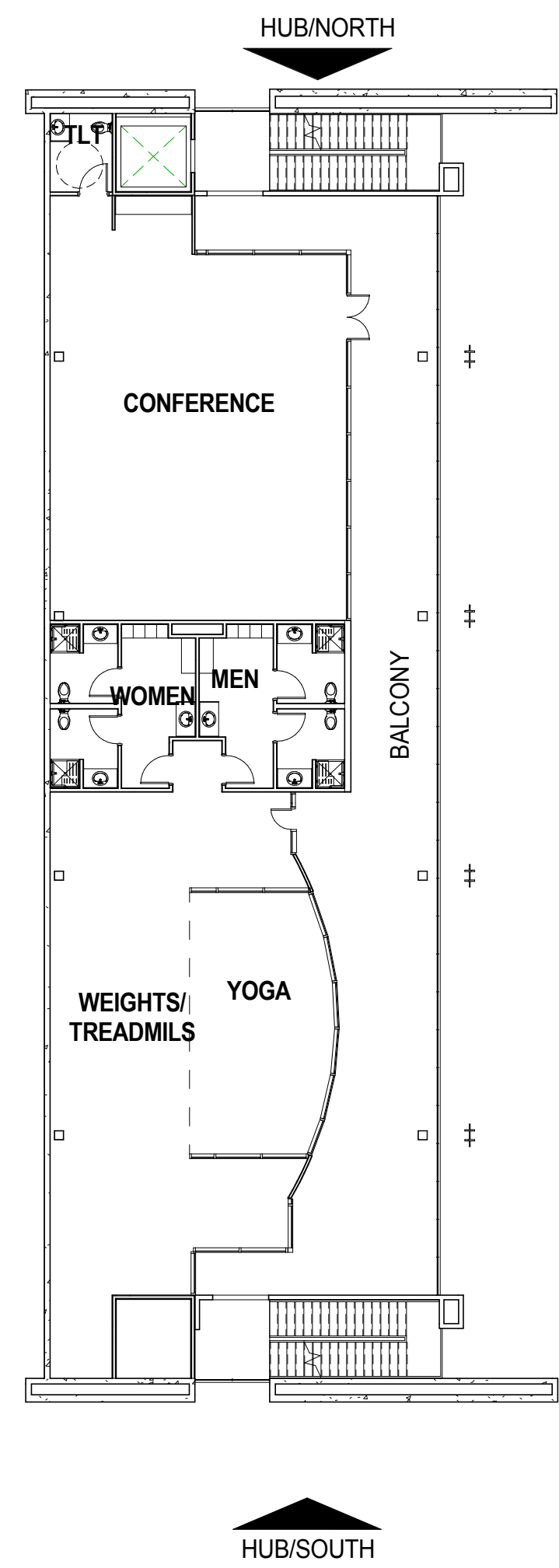
OFFICE/EAST -
PHASE I & PHASE II



NOTE:
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FOR CLARITY. PHASE II OFFICE BUILDING TO BE MIRROR
IMAGE OF PHASE I.

02 FLOOR PLAN - LEVEL 2

SCALE: 1/16" = 1'-0"



OFFICE/ SOUTH -PHASE I
NORTH - PHASE II

HUB/WEST

HUB/EAST



HUB/SOUTH

FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY TOWN OF ADDISON, TX.

PD-3 - FLOOR PLAN - LEVEL 2

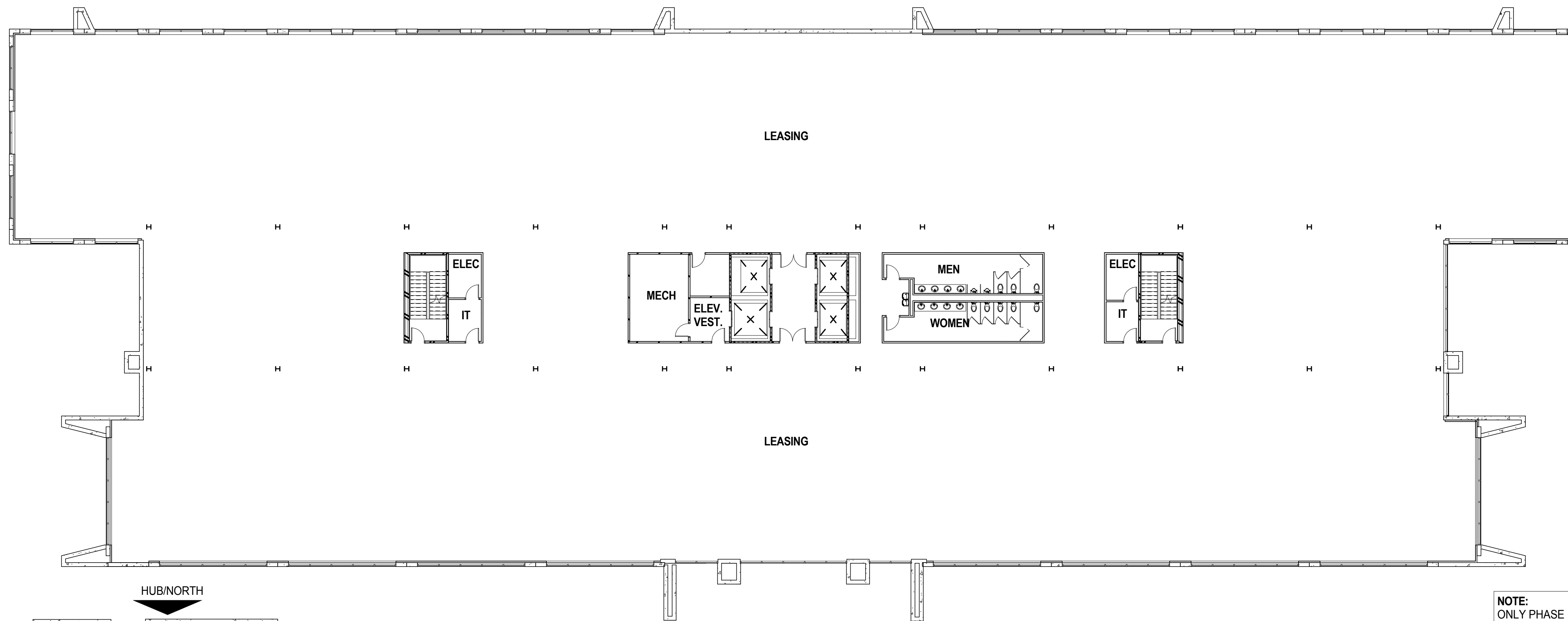


Donald R. Powell, Jr.
Reg. No.: 7206
Chris W. Barnes
Reg. No.: 10147
John E. Orfield
Reg. No.: 11164
Andrew Bennett
Reg. No.: 18129

S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

01.09.2016
Project No.:
16133.100

OFFICE/ NORTH -PHASE I
SOUTH - PHASE II



OFFICE/WEST -
PHASE I & PHASE II

OFFICE/EAST -
PHASE I & PHASE II

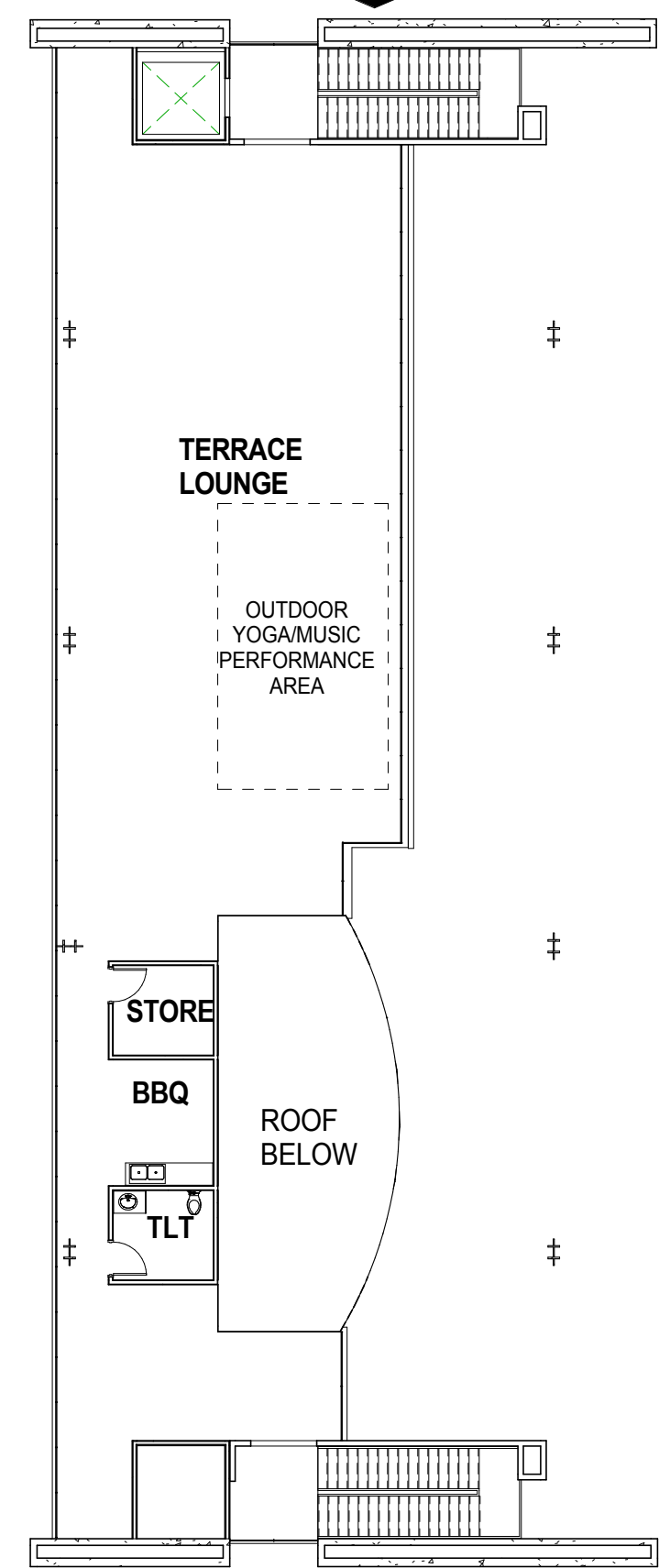
HUB/NORTH

OFFICE/ SOUTH -PHASE I
NORTH - PHASE II

NOTE:
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FOR CLARITY. PHASE II OFFICE BUILDING TO BE MIRROR
IMAGE OF PHASE I.

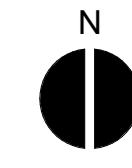
01 FLOOR PLAN - LEVEL 3

SCALE: 1/16" = 1'-0"



HUB/WEST

HUB/EAST



HUB/SOUTH

FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY TOWN OF ADDISON, TX.

PD-4 - FLOOR PLAN - LEVEL 3



Donald R. Powell, Jr.
Reg. No.: 7206
Chris W. Barnes
Reg. No.: 10147
John E. Orfield
Reg. No.: 11164
Andrew Bennett
Reg. No.: 18129

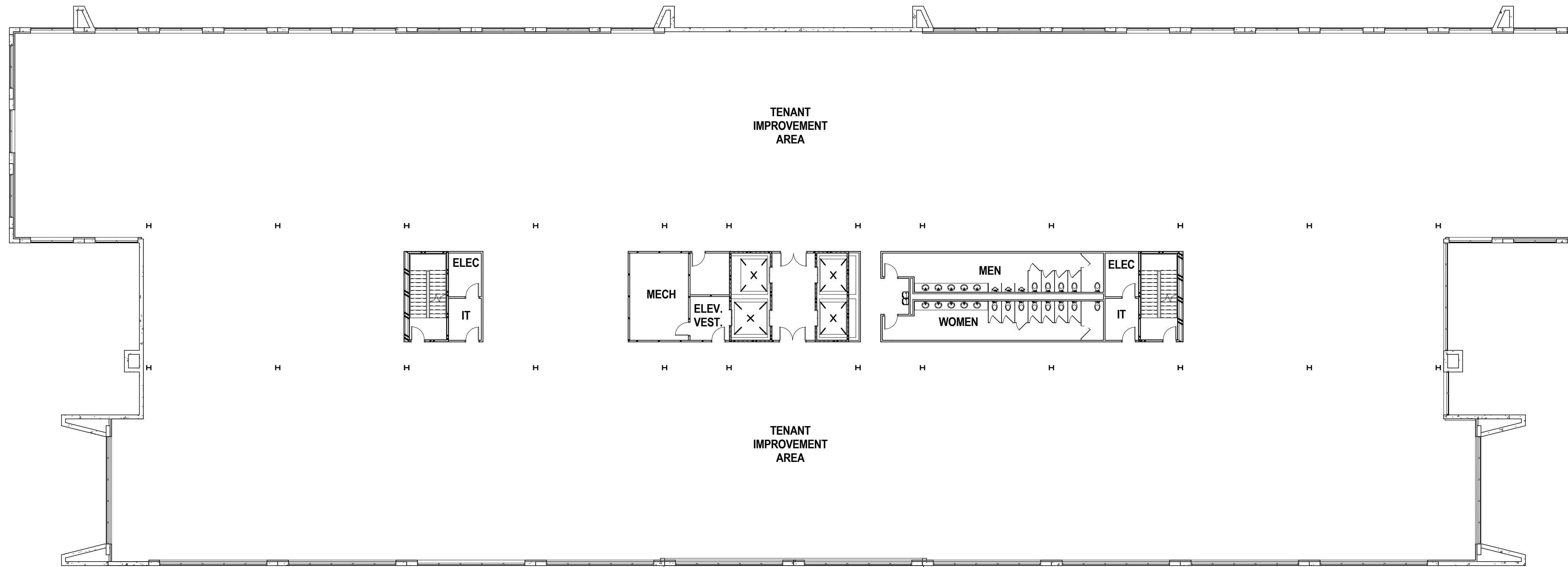
S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

01.09.2016
Project No.:
16133.100

OFFICE/ NORTH -PHASE I
SOUTH - PHASE II

OFFICE/WEST -
PHASE I & PHASE II

OFFICE/EAST -
PHASE I & PHASE II

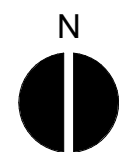
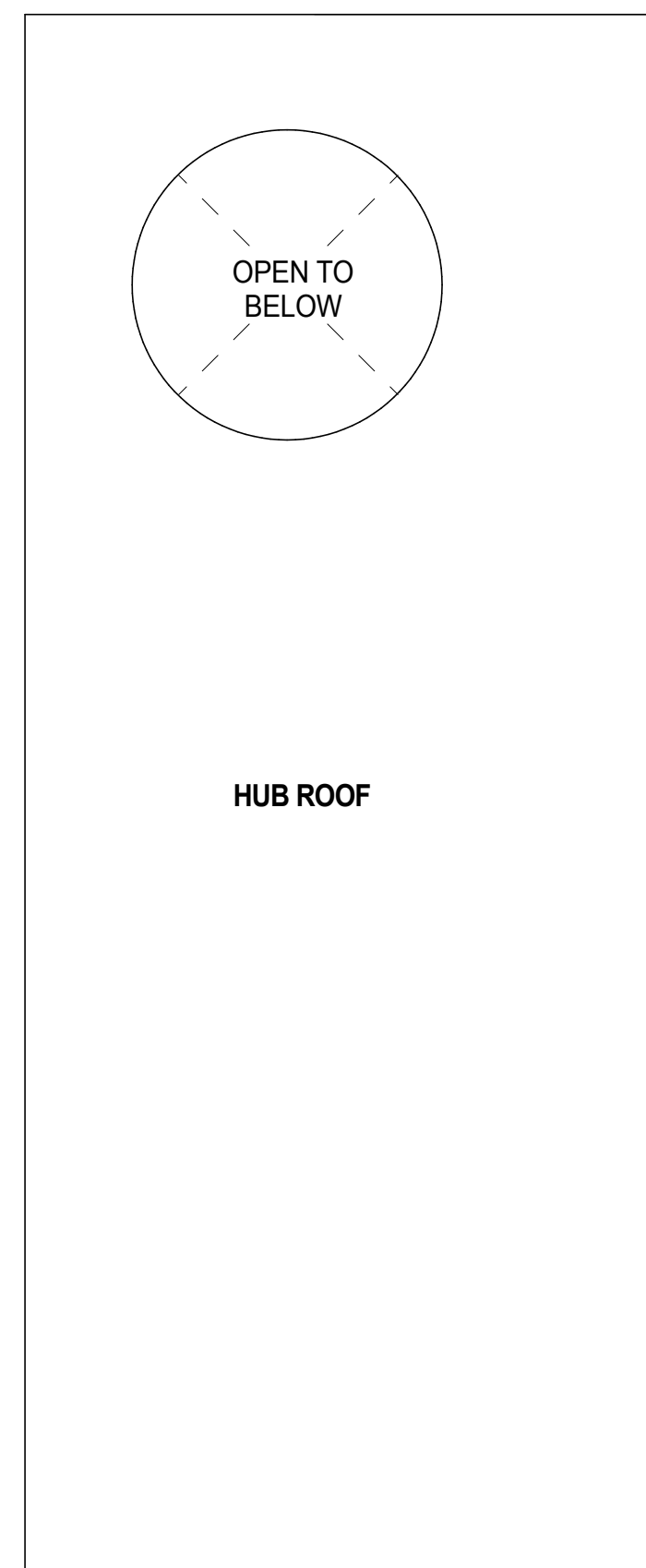


OFFICE/ SOUTH -PHASE I
NORTH - PHASE II

01 FLOOR PLAN - LEVEL 4

SCALE: 1/16" = 1'-0"

NOTE:
ONLY PHASE I OFFICE BUILDING FLOOR PLAN IS SHOWN
FOR CLARITY. PHASE II OFFICE BUILDING TO BE MIRROR
IMAGE OF PHASE I.



FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY TOWN OF ADDISON, TX.

PD-5 - FLOOR PLAN - LEVEL 4

CAWLEY PARTNERS
REAL ESTATE INVESTORS

16400 N. Dallas Parkway Suite150 - Dallas, TX 75248



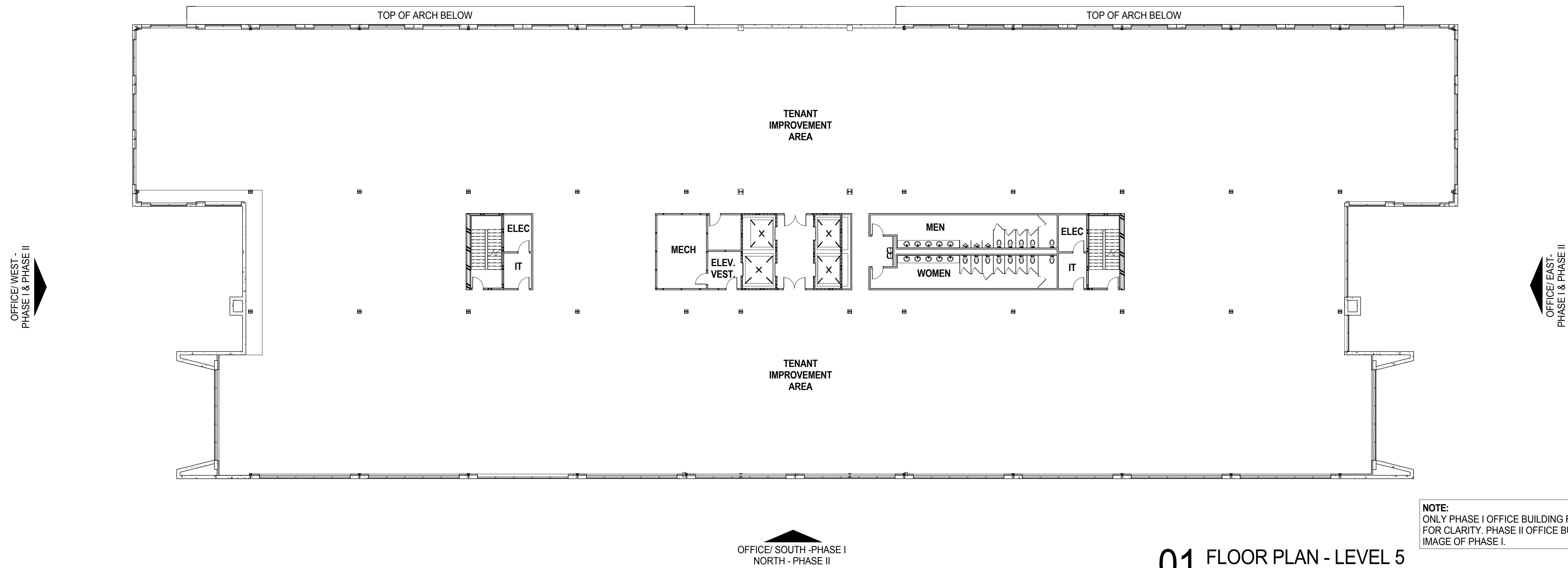
8070 Park Lane, Suite 300
Dallas, Tx. 75231

Donald R. Powell, Jr.
Reg. No.: 7206
Chris W. Barnes
Reg. No.: 10147
John E. Orfield
Reg. No.: 11164
Andrew Bennett
Reg. No.: 18129

S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

01.09.2016
Project No.:
16133.100

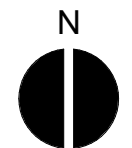
OFFICE/ NORTH -PHASE I
SOUTH - PHASE II



NOTE:
ONLY PHASE I OFFICE BUILDING FLOOR PLAN IS SHOWN FOR CLARITY. PHASE II OFFICE BUILDING TO BE MIRROR IMAGE OF PHASE I.

01 FLOOR PLAN - LEVEL 5

SCALE: 1/16" = 1'-0"



FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY TOWN OF ADDISON, TX.

CAWLEY PARTNERS
REAL ESTATE INVESTORS
16400 N. Dallas Parkway Suite150 - Dallas, TX 75248

BOKA Powell
8070 Park Lane, Suite 300
Dallas, Tx. 75231

Donald R. Powell, Jr.
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Reg. No.: 18129

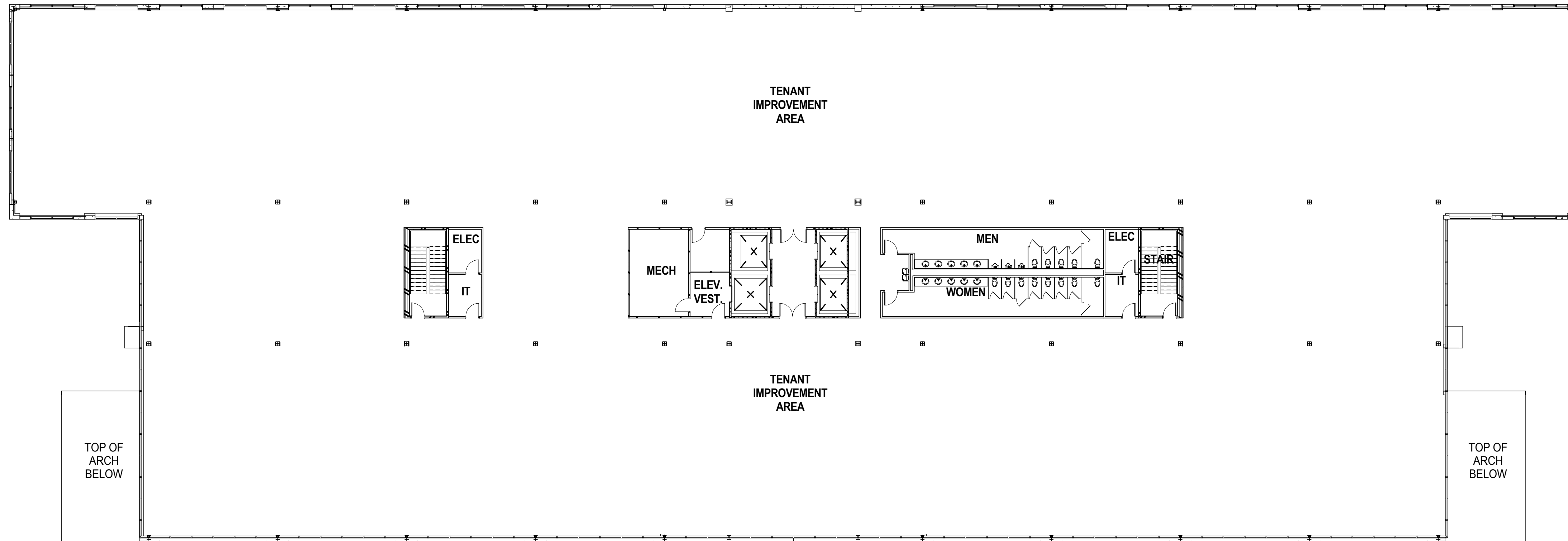
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S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX
01.09.2016
Project No.:
16133.100

OFFICE/ NORTH -PHASE I
SOUTH - PHASE II

OFFICE/WEST -
PHASE I & PHASE II

OFFICE/EAST -
PHASE I & PHASE II

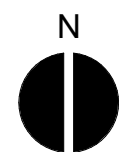


OFFICE/ SOUTH -PHASE I
NORTH - PHASE II

NOTE:
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FOR CLARITY. PHASE II OFFICE BUILDING TO BE MIRROR
IMAGE OF PHASE I.

01 FLOOR PLAN - LEVEL 6

SCALE: 1/16" = 1'-0"



FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY TOWN OF ADDISON, TX.

PD-7 - FLOOR PLAN - LEVEL 6

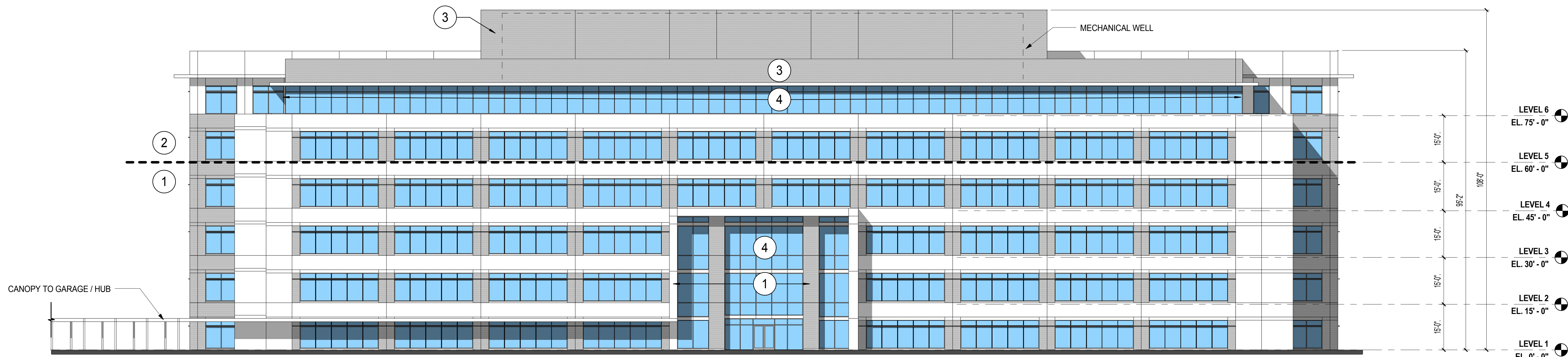
CAWLEY PARTNERS
REAL ESTATE INVESTORS
16400 N. Dallas Parkway Suite150 - Dallas, TX 75248

BOKA Powell
8070 Park Lane, Suite 300
Dallas, Tx. 75231

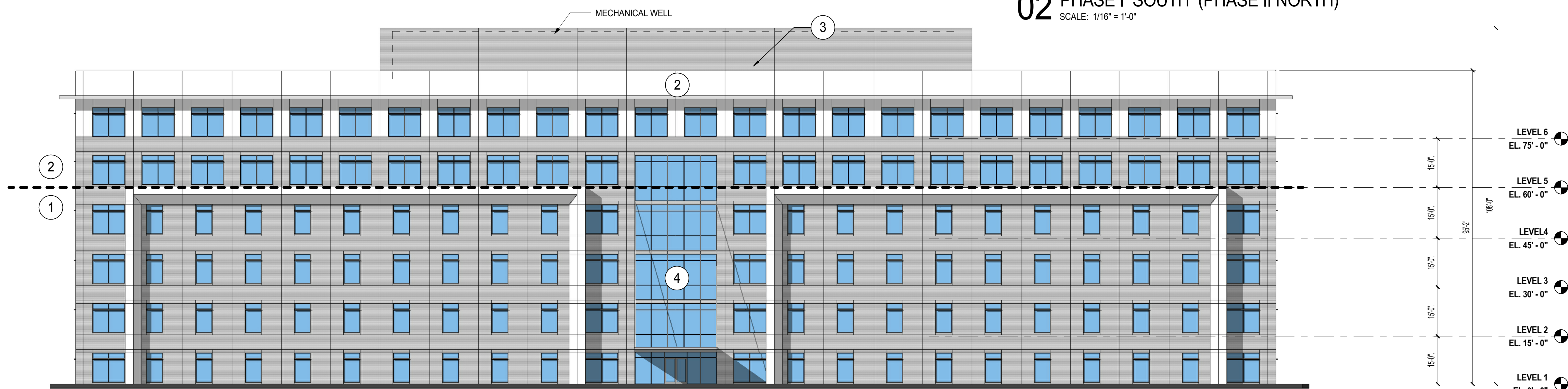
Donald R. Powell, Jr.
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John E. Orfield
Reg. No.: 11164
Andrew Bennett
Reg. No.: 18129

S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

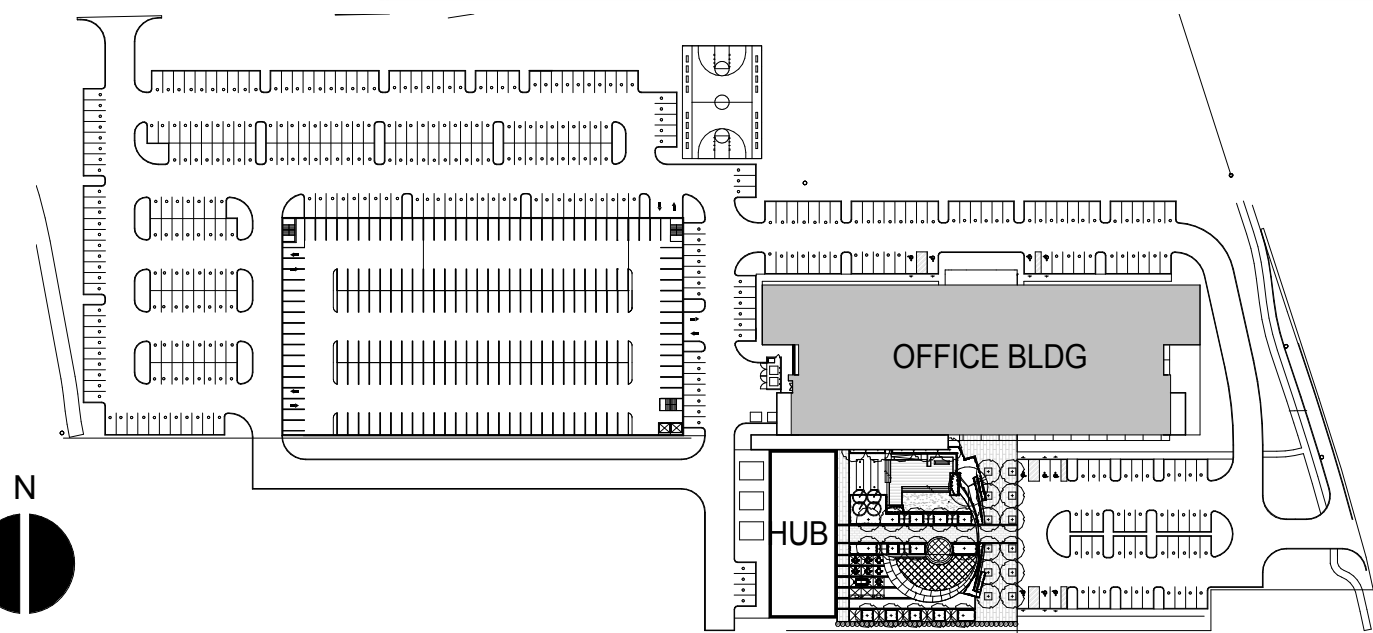
01.09.2016
Project No.:
16133.100



**02 OFFICE ELEVATION -
PHASE I SOUTH (PHASE II NORTH)**
SCALE: 1/16" = 1'-0"



**01 OFFICE ELEVATION -
PHASE I NORTH (PHASE II SOUTH)**
SCALE: 1/16" = 1'-0"



PHASE I PORTION OF SITE PLAN SHOWN FOR CLARITY

BUILDING MATERIALS - OFFICE

- ① PAINTED STUCCO CONCRETE PANELS
- ② STUCCO FINISH EXTERIOR SKIN
- ③ CORRUGATED METAL PANEL
- ④ ALUMINUM CURTAIN WALL SYSTEM

FACADE PLAN NOTES

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5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

Elevation	East		West		South		North		Total	
	sq.ft	%	sq.ft	%	sq.ft	%	sq.ft	%	sq.ft	%
1 Concrete panel-stucco	3,000	23.75%	3,000	23.75%	20,010	51.83%	20,400	54.46%	46,410	45.80%
2 Exterior panel-stucco	3,637	28.79%	3,637	28.79%	9,024	23.37%	12,537	33.47%	28,835	28.46%
3 Metal Panel	945	7.48%	945	7.48%	4,684	12.13%	2,788	7.44%	9,362	9.24%
4 Aluminum curtain wall glazing	5,050	39.98%	5,050	39.98%	4,889	12.66%	1,737	4.64%	16,726	16.51%
Total	12,632		12,632		38,607		37,462		101,333	

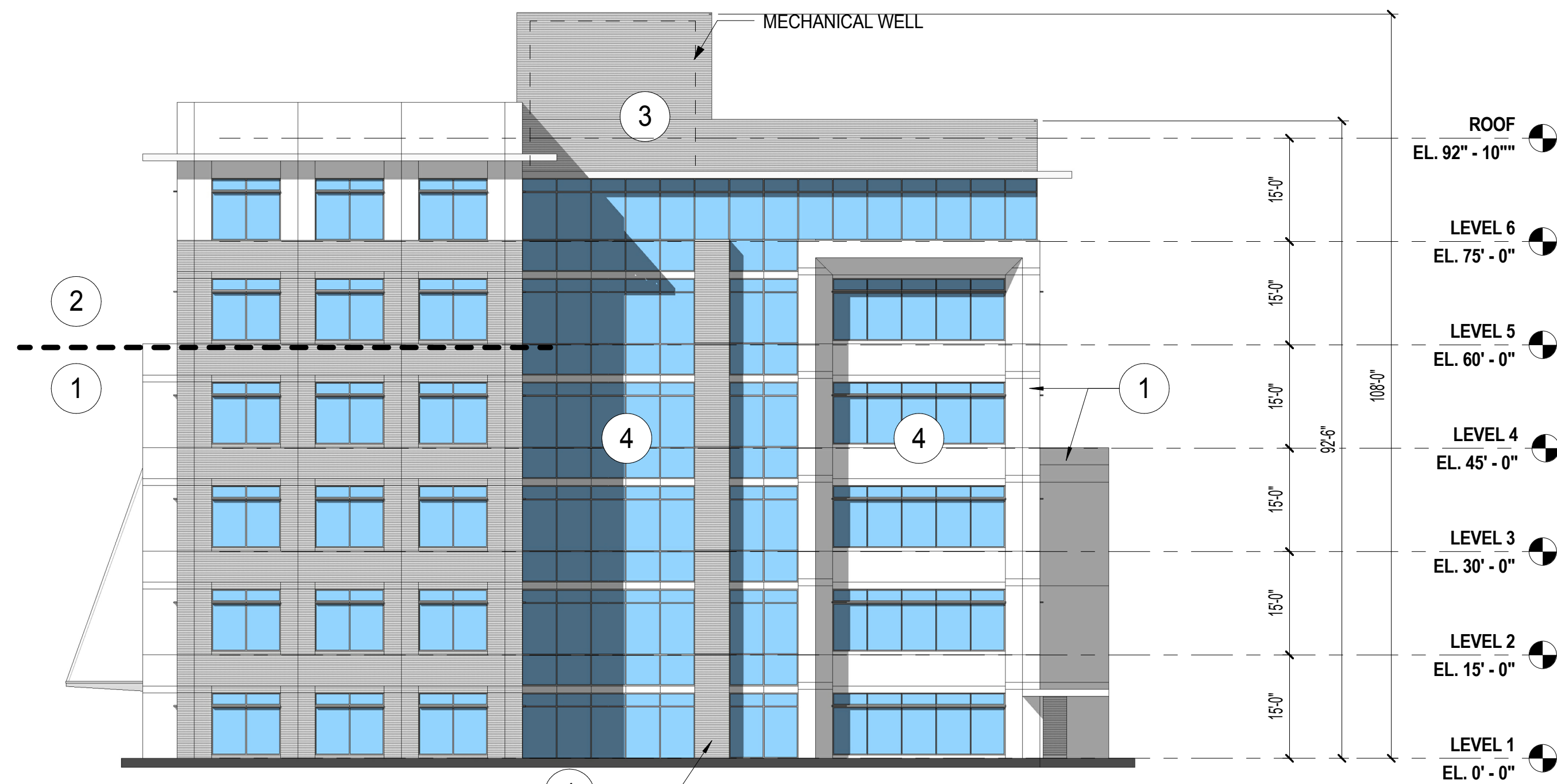
CAWLEY PARTNERS
REAL ESTATE INVESTORS
16400 N. Dallas Parkway Suite 150 - Dallas, TX 75248

BOKA Powell
8070 Park Lane, Suite 300
Dallas, Tx. 75231

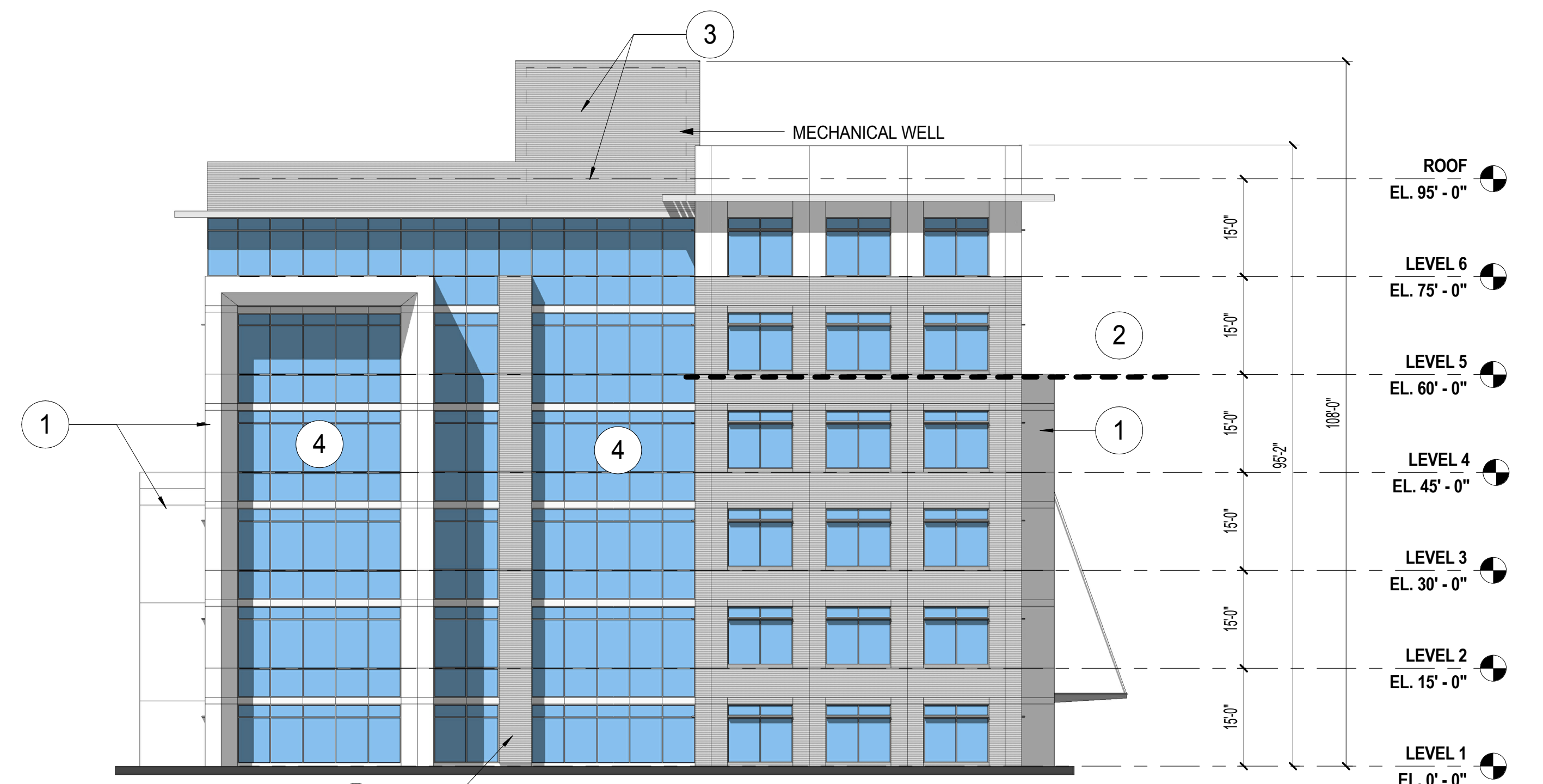
Donald R. Powell, Jr.
Reg. No.: 7206
Chris W. Barnes
Reg. No.: 10147
John E. Orfield
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Andrew Bennett
Reg. No.: 18129

PD-8 - OFFICE ELEVATIONS
S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

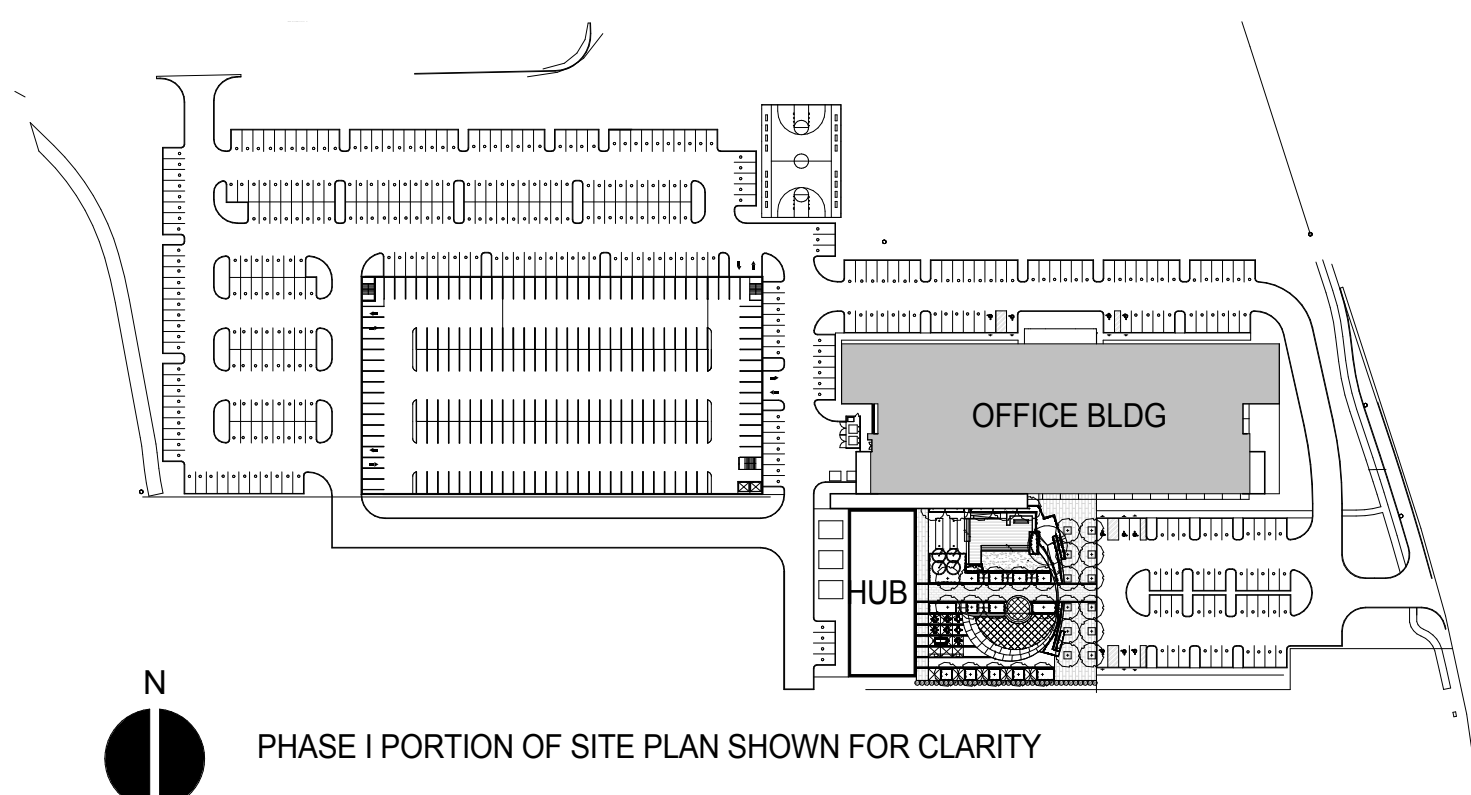
01.09.2016
Project No.:
16133.100



02 OFFICE ELEVATION - WEST (PHASE I & PHASE II)
SCALE: 1/16" = 1'-0"



01 OFFICE ELEVATION - EAST (PHASE I & PHASE II)
SCALE: 1/16" = 1'-0"



BUILDING MATERIALS - OFFICE

- 1 PAINTED STUCCO CONCRETE PANELS
- 2 STUCCO FINISH EXTERIOR SKIN
- 3 CORRUGATED METAL PANEL
- 4 ALUMINUM CURTAIN WALL SYSTEM

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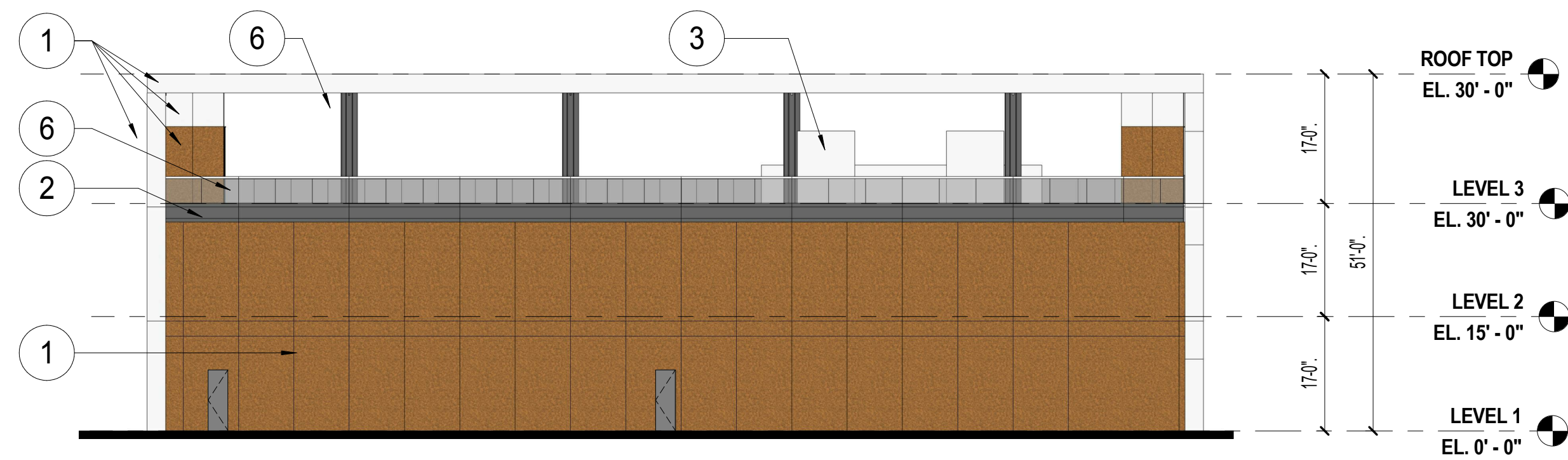
FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY
TOWN OF ADDISON, TX.

Elevation	East		West		South		North		Total	
	sq.ft	%	sq.ft	%	sq.ft	%	sq.ft	%	sq.ft	%
1 Concrete panel-stucco	3,000	23.75%	3,000	23.75%	20,010	51.83%	20,400	54.46%	46,410	45.80%
2 Exterior panel-stucco	3,637	28.79%	3,637	28.79%	9,024	23.37%	12,537	33.47%	28,835	28.46%
3 Metal Panel	945	7.48%	945	7.48%	4,684	12.13%	2,788	7.44%	9,362	9.24%
4 Aluminum curtain wall glazing	5,050	39.98%	5,050	39.98%	4,889	12.66%	1,737	4.64%	16,726	16.51%
Total	12,632		12,632		38,607		37,462		101,333	

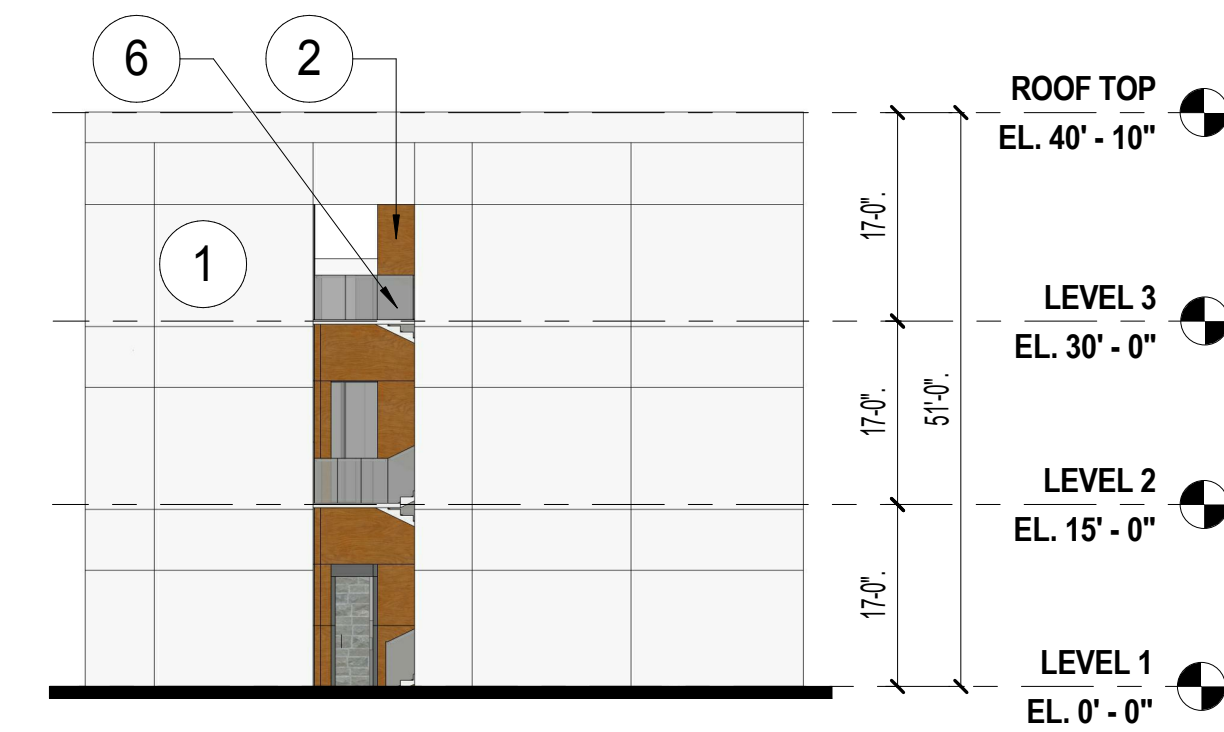


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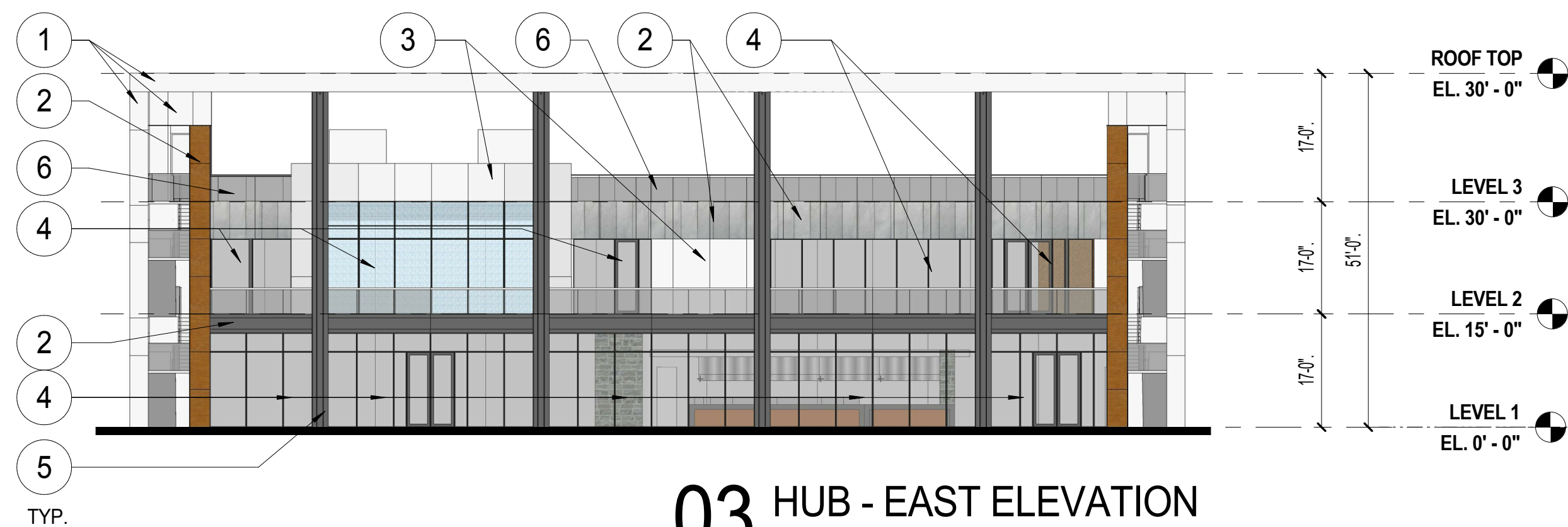
PD-9 - OFFICE ELEVATIONS
S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX
01.09.2016
Project No.: 16133.100



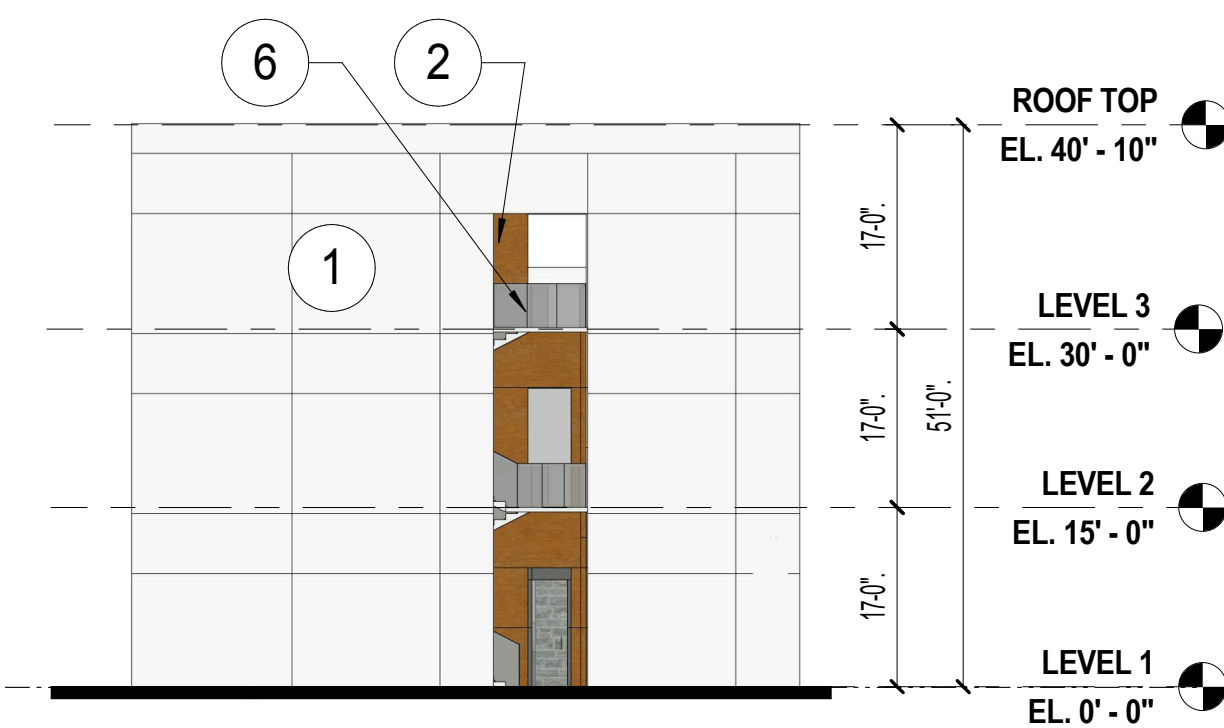
04 HUB - WEST ELEVATION
SCALE: 1/16" = 1'-0"



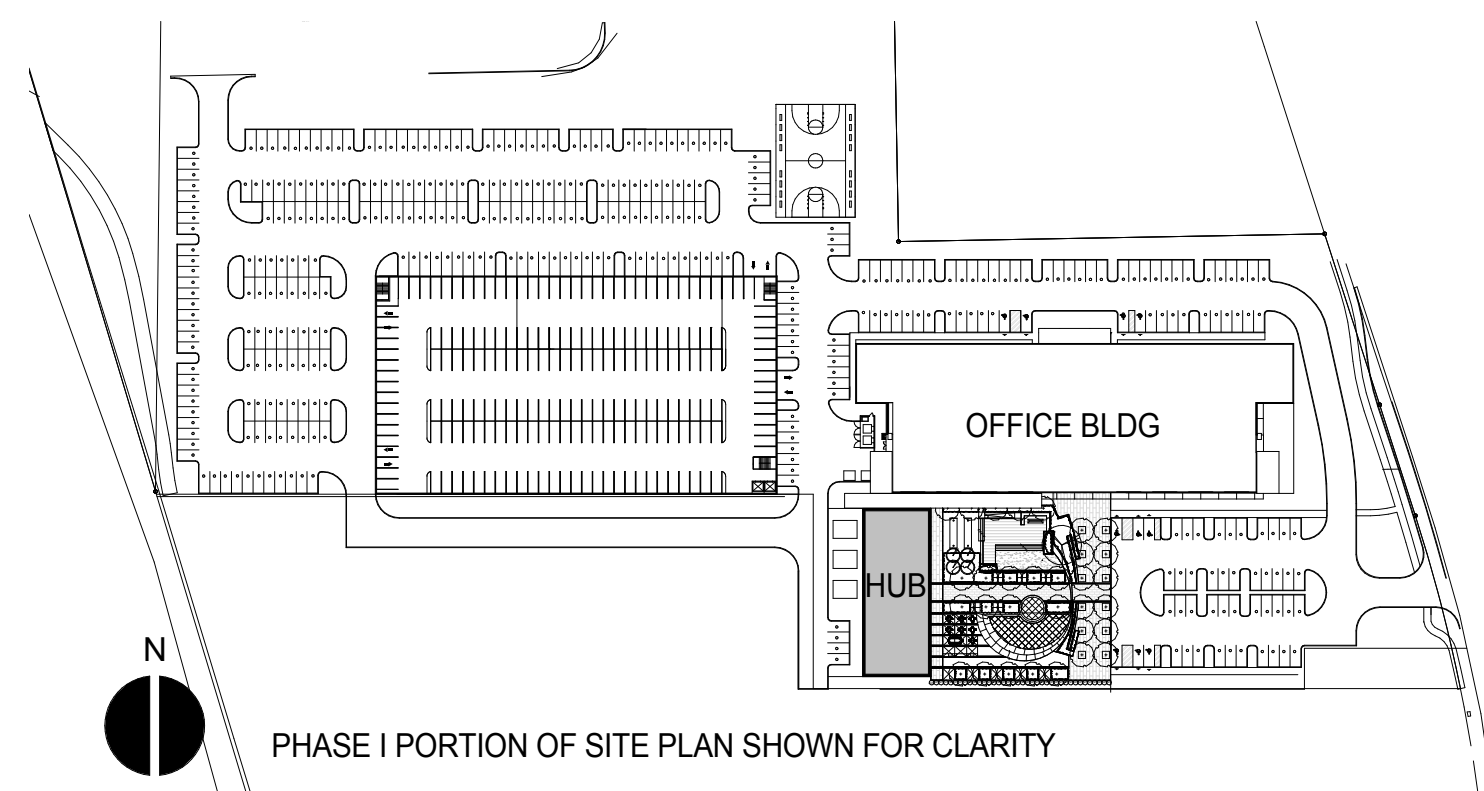
02 HUB - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



03 HUB - EAST ELEVATION
SCALE: 1/16" = 1'-0"



01 HUB - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING MATERIALS - HUB

- 1 CONCRETE PANELS - STUCCO FINISH
- 2 METAL PANEL
- 3 STUCCO
- 4 ALUMINUM WINDOW WALL SYSTEM
- 5 STEEL STRUCTURE - BUILDING EXTENSION (NOT IN MATERIAL CALCULATION)
- 6 GLASS GUARDRAIL (NOT IN MATERIAL CALCULATION)

FACADE PLAN NOTES

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FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY
TOWN OF ADDISON, TX.

Elevation	East		West		South		North		Total	
	sq.ft	%	sq.ft	%	sq.ft	%	sq.ft	%	sq.ft	%
1 Concrete panel-Stucco finish	1,663	27%	5,082	90%	2,549	88%	2,549	88%	11,843	67%
2 Metal Panel	932	15%	338	6%	349	12%	349	12%	1,968	11%
3 Stucco	577	9%	250	4%	-	0%	-	0%	827	5%
4 Aluminum window wall glazing	3,045	49%	-	0%	-	0%	-	0%	3,045	17%
Total	6,217		5,670		2,898		2,898		17,683	



Donald R. Powell, Jr.
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Reg. No.: 18129

PD-10 - HUB ELEVATIONS

S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

01.09.2016
Project No.:
16133.100

Planning & Zoning Commission

Meeting Date: 01/17/2017

Agenda Caption:

PUBLIC HEARING Case 1753-Z/AMLI Addison. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning the 5 acre property located at 5015 Spectrum Drive, from C-1 (Commercial-1) to a PD (Planned Development) District, in order to provide a maximum of 349 multi-family residential units and approximately 5,500 square feet of future retail space, and approving related development plans.

Attachments

1753-Z P&Z Packet

1753-Z Plans

1753-Z

PUBLIC HEARING Case 1753-Z/AMLI Addison. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning the 5 acre property located at 5015 Spectrum Drive, from C-1 (Commercial-1) to a PD (Planned Development) District, in order to provide a maximum of 349 multi-family residential units and approximately 5,500 square feet of future retail space, and approving related development plans.

LOCATION MAP





January 13, 2017

STAFF REPORT

RE: Case 1753-Z/AMLI Addison

LOCATION: 5015 Spectrum Drive

REQUEST: Approval of an ordinance rezoning the property from C-1, Commercial-1, to a new PD (Planned Development) for a maximum of 349 multi-family residential units and approximately 5,500 square feet of future retail space, and approving related development plans.

APPLICANT: AMLI Residential Partners, LLC, represented by Mr. Taylor Bowen.

DISCUSSION:

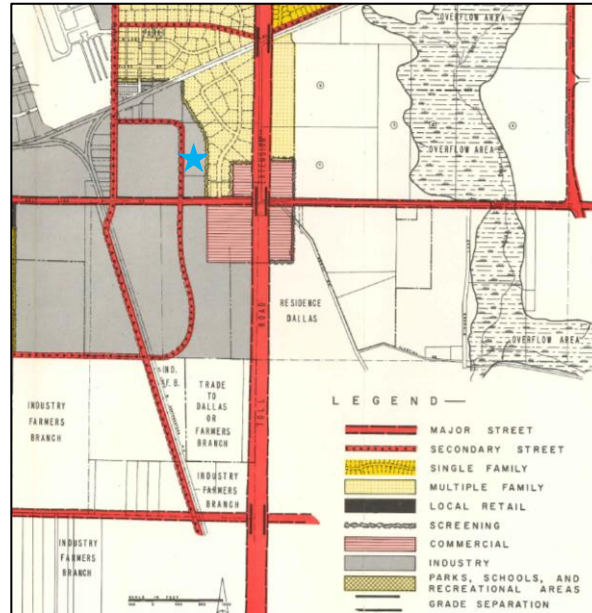
Background: Historically, this 5 acre site was used for industrial operations associated with Dow Chemical prior to the construction of Quorum Drive. Due to the past industrial activities, the Texas Commission on Environmental Quality (TCEQ) prohibited residential use on the site for a time. In 2014, the property owner conducted a series of environmental tests that showed the site met all environmental standards for residential use and that such restrictions were no longer necessary. The TCEQ subsequently reviewed the findings and agreed to remove its residential use restrictions.

The site is currently owned by the Intercontinental Hotel and is used for occasional overflow parking. The Intercontinental is no longer interested in holding the property and has made arrangements with the office buildings adjacent to the hotel to use their parking garages as needed.

Planning and Zoning History: Staff has researched the Town's intent for this property through a review of previously approved planning documents and zoning cases. In the Town's 1965 Comprehensive Development Plan, the future land use plan shows this property as maintaining an industrial use with the properties immediately to the north and east shown as future multi-family residential. This plan is shown on the next page with a blue star noting the approximate location of the site.

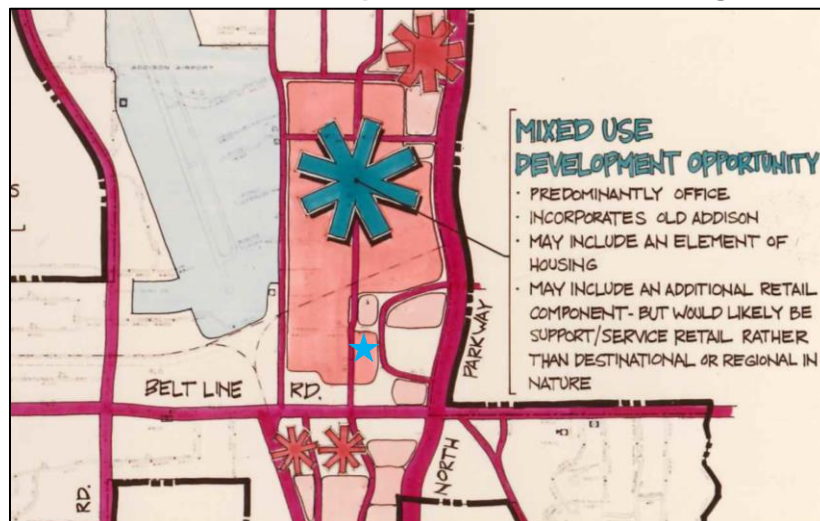
In 1977, the Town rezoned 64.5 acres of land, including this property from Residential-1 to Commercial-1. The Town’s records do not provide the impetus behind this change. Most of that acreage was subsequently rezoned again to accommodate other developments.

Town of Addison Comprehensive Plan 1965, Page 56



In 1991, the Town approved a new Comprehensive Land Use Plan. In discussing future land uses, the following exhibit shows the Town’s desire for a mixed-use development bounded by Keller Springs Road to the north, Addison Road to the west, Dallas North Parkway to the east, and almost to Belt Line Road to the south. The site being considered for rezoning is indicated by the blue star and is shown to be part of the area considered as part of the “Mixed Use Development Opportunity.”

Town of Addison Comprehensive Plan 1991, Page 36



The 1991 Plan describes this “Mixed Use Development Opportunity” as being predominately office that may include an element of housing with limited retail opportunities. A portion of this area encompasses what eventually became Addison Circle. It was always anticipated that Addison Circle would grow beyond the original 90 acres to encompass additional properties to the north, south, and west – including, potentially, this site.

Most recently, the Town approved a new Comprehensive Plan in 2013. Since the Town was primarily built out, the 2013 Plan did not include the typical guidance on future land uses seen in most Comprehensive Plans. Instead, the Plan assesses each parcel based on seven attributes of success. The Plan ranks this parcel as “Green”, as currently zoned, under the attributes of success matrix without giving more in-depth analysis or guidance as to its future.

Proposed Plan: AMLI Residential Partners, LLC is proposing to construct a four story building with the potential to be mixed-use. Initially, the building would be comprised of only multi-family units, but would be designed with the ability for retail to be added on the ground floor should market conditions warrant additional retail in the future. This building would hold a maximum of 349 units and up to 5,500 square feet of retail space.

Given the level of retail vacancy in Addison Circle, staff believes that forcing new developments to bring additional retail space to the market would not benefit new developments or the existing properties in Addison Circle. Instead, the applicant is proposing to create “retail-ready” spaces that would begin as ground level apartments, but that could easily be converted to retail if there is ever demand for additional retail spaces in the future. The “retail-ready” area comprises of approximately 5,500 square feet fronting on Quorum Drive. This area has been designed with 14 foot clearances to better accommodate retail. The applicant has also designed the upper floors above the retail to include space for a shaft for a roof vent providing flexibility for the space to easily be a restaurant in the future.

In working with the applicant, staff has approached this project as an extension of Addison Circle. Accordingly, the site plan, landscape plan, and building elevations have been designed to comply with Urban Center (UC) zoning district standards, which are the same as in Addison Circle. Staff, however, is proposing to rezone the property to a Planned Development (PD) based in part on the UC standards. The PD would also allow the streetscapes to be designed in accordance with the recently adopted Master Transportation Plan and would include additional standards for multi-family development that the City Council recently included for multi-family projects. These are as follows:

- The entire multi-family building and parking garage shall be LEED certified
- There shall be no linoleum or Formica surfaces in the units
- All units shall be equipped with energy efficient appliances
- All countertops shall be granite, stone or better material

The proposed building would wrap and conceal a 6 level parking garage (5 levels above grade). There would also be two large interior courtyards with pools and other outdoor amenities for the residents.

The applicant proposes units ranging in size from efficiency units of 548 square feet to two-bedroom units of up to 1,220 square feet. The average unit size is 880 square feet. The breakdown of units proposed is as follows:

Unit Type	Square Footage	Number of Units
Efficiency	548-634 square feet	25
1-Bedroom	725-990 square feet	227
2-Bedroom	1,137-1,220 square feet	97
Total Units		349

The ground level units on the north, west, and south provide stoops and street level access directly to the units that will further enhance the street level activity. Elevation changes limit the ability to achieve this on the east along Spectrum Drive.

Additionally, the development plans show a leasing office, amenity, and fitness center at the northwest corner of the building totaling approximately 5,600 square feet.

Building Elevations: The plans show that the building materials for the exterior facades include stone, brick veneer, and stucco with steel accents. Urban Center standards require building facades to be a minimum of 90% brick or stone. The proposed building provides 90% or 95% brick and stone per side.

Parking: The plan provides a total of 559 parking spaces. 536 of these would be in the parking structure. 23 spaces will be provided within the public right-of-way as on-street parking along Quorum Drive and Edwin Lewis Drive. The Urban Center standards require that 1 parking space be provided per bedroom. Retail would require between 1 space per 70 square feet and 1 space per 200 square feet. Given the number of bedrooms proposed, the building would require 446 spaces. If retail is added, then a maximum of 72 additional spaces would be required. Therefore, under the most intense use scenario, the property would still be 41 spaces above the Town's requirements.

There are also two areas reserved for loading and unloading zones.

Landscaping: The landscape plan shows that the developer is proposing to mimic the requirements found in the UC zoning district for Addison Circle along Quorum Drive and Edwin Lewis Drive with street trees in planting beds and a 10 foot minimum front yard with landscaping.

Additionally, the developer is proposing to upgrade the landscape within the Quorum Drive median.

Open Space: There is no open space dedication proposed with this project. However, the project

is providing additional pedestrian infrastructure in the form of dedicating pedestrian trails in the Quorum Art Plan. The Urban Center zoning standards require that open space be provided at a certain acreage per resident. Using this ratio, there is currently a surplus of Open Space provided in Addison Circle. AMLI would use a portion of this surplus, leaving a remaining surplus of just over 7 acres. See calculation below:

Addison Circle Open Space Required (Existing):	6.733 acres
Additional Open Space Required for AMLI:	0.785 acres
Total Open Space Required in with AMLI:	7.518 acres
Addison Circle Open Space Provided:	14.74 acres
Surplus Open Space Remaining in Addison Circle:	7.222 acres

Streetscapes: In 2014, the Town developed a conceptual plan to enhance the pedestrian experience between Addison Circle and the office buildings south of Belt Line Road. The Quorum Art Walk focused on improving Quorum Drive with wider sidewalks and pedestrian lighting, moving to a more urban design standard with street trees and smaller building setbacks, providing east/west trails to get pedestrians to Quorum, and providing spaces for enhanced bus shelters and public art. The concepts were included in the recently adopted Master Transportation Plan (MTP).

The MTP established streetscape standards for the various street types. Quorum Drive and Spectrum Drive are both Minor Arterials and Edwin Lewis Drive is a Commercial Collector. The applicant is proposing to construct Quorum and Edwin Lewis to the Urban Pedestrian standard which includes on-street parking, landscape beds with street trees and an 8 foot wide sidewalk. Spectrum Drive would be constructed to the Enhanced Pedestrian standard with a landscape buffer and 8 foot sidewalks, but no on-street parking.

Additionally, AMLI is proposing to dedicate an easement and construct a midblock pedestrian trail along the southern edge of the property connecting the office buildings and Intercontinental Hotel to Quorum Drive. This trail would align with a future midblock crossing. Additionally, AMLI has provided space for an enhanced bus shelter and two areas for public art. Each of these elements are detailed on Page CLP.2 in the proposed plans and are all pulled from the Quorum Art Walk conceptual plan and Master Transportation Plan.

Traffic Impact Analysis: The Town required the applicant to complete a traffic impact analysis to determine what effect the proposed development would have on the roadway network in the near-term (2018) and long-term (2035). Staff asked them to also measure the impact of an office development on the site. Traffic Impact Analyses are based on an industry standard set by the *Trip Generation Manual* published by the Institute of Transportation Engineers. The Manual combines multiple studies of actual traffic counts from different uses to establish the average number of one way trips that similar uses can be expected to generate in a day, as well as in the AM peak hour and the PM peak hour. The table below compares the proposed development to a similarly sized office building.

Use	Size	Daily One Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
			In	Out	Total	In	Out	Total
Multi-Family Residential	349 units	2,321	36	142	178	140	76	216
Office Building	300,000 sq ft	3,309	412	56	468	76	371	447

When compared to a hypothetical office development, the analysis concludes that the residential development would produce 30% less traffic daily, 38% less traffic during the AM peak hour, and 48% less traffic during the PM peak hour. Additionally, the analysis notes that office-generated trips would primarily join the dominant commuter direction, so that each additional office trip would have a greater impact by adding to already congested travel patterns. Residential traffic would predominately travel in the opposite direction from the office commuters, so the impact of each additional trip is less as they fill in the unused capacity on the opposite side of the street.

The analysis concludes that the multi-family development could be successfully incorporated into the surrounding roadway network without significant negative impact to intersection or roadway operations in either 2018 or 2035. The analysis also indicates that there would be no reductions in the level of service at any signalized intersections in the area due to this development.

This analysis was conducted by Kimley-Horn and Associates. This group provides traffic engineering services to the Town including, most recently, developing of the Town's Master Transportation Plan. The analysis was reviewed by Town staff and traffic engineers at Cobb-Fendley, another national engineering firm. Based on their review, Cobb-Fendley determined that Kimley-Horn's assessment was accurate.

Utility Study: The applicant has conducted a study of capacities for the sewer lines serving both this property and other vacant tracts of land along Arapaho Road and the Dallas North Tollway. The study found that portions of these lines are currently over capacity and would have to be upsized to accommodate any development on these properties. The Town can only require AMLI to fund these improvements based on the percentage of flow they will add to the line. However, AMLI has offered to fund 100% of the costs to upsize these lines. This will expedite the development of AMLI's project, but also enable the development of the other parcels served by this line.

2013 Comprehensive Plan: The Comprehensive Plan is silent on the future of this particular property. The Plan establishes seven attributes of success that should be considered when evaluating current and proposed land uses to determine what is "highest and best" for a particular site. As detailed later in this report, staff believes that the proposed development ranks highly when using the Comprehensive Plan's seven attributes of success.

While no specific guidance is given, the Comprehensive Plan does provide general guidance regarding multi-family development. It states that the Town "continues to believe in high-density,

mixed-use development for both owner-occupied and rental housing” (page 21). The Plan also informs that beginning with the 2020 Vision process, “while every suburb in the area was fighting against multi-family projects and insisting on lower densities, Addison would embrace them and insist on higher densities” (page 45). The Plan lists the benefits of higher density housing explaining that density promotes the efficient use of land, combining green space into more meaningful places, enabling better quality construction with longer lasting buildings, concentrating population to make mass transit feasible, promoting healthier lifestyles and creating more opportunities for people to live in Addison, providing more consumers for retailers and restaurants as well as more local employees for the business community (page 50). The Plan states that “the mixed use direction (as seen in Addison Circle and Vitruvian Park) continues to make sense for the Town” because the Millennial generation does not want to purchase homes and prefers living in mixed-use communities that include multi-family uses that are close to work. The Plan explains that Addison “seeks to attract the Millennials because they bring energy and creativity to a community” adding also that “vibrant mixed-use neighborhoods can be a great recruiting tool for attracting new tenants for office and commercial space” (page 101).

On page 51, the Comprehensive Plan instructs that any new multi-family development be built within neighborhoods that are supported with public facilities. It goes on to state that the Town should support renter-occupied units with neighborhood amenities, such as parks and trails, and that the Town should require developers of future multi-family developments to provide recreational space and amenities for their residents.

Staff believes that the proposed plan is in keeping with the goals and objectives established in the Comprehensive Plan. As mentioned previously, Addison Circle was intended to grow and this project represents a logical expansion of that neighborhood. Addison Circle includes public facilities that would support this development. The project provides amenities for its residents with the resident’s club, fitness center, and two outdoor courtyards. Furthermore, this project will improve the pedestrian network in the area by better tying together Addison Circle, the adjacent commercial developments, hotels, and retail uses through high quality pedestrian trails and sidewalks to and along Quorum Drive.

With regards to retail in this area, the Comprehensive Plan points out that “all operators complain about a lack of visibility and lack of traffic in Addison Circle during the evenings...The retailers in the area must be supported by residents and pedestrian traffic...The hope is that as Addison Circle continues to grow and expand, additional residents in the area will be able to better support retail uses” (pages 59-60).

Based on this acknowledgement and the continued struggles with retail in Addison Circle, it would be detrimental to require additional retail at this time. However, it is important that buildings be designed for the long-term with maximum flexibility. The proposed building could easily be converted to add retail in the future if conditions warrant. Conversely, this development would add an estimated 524 more residents to Addison Circle that should increase support for the existing retail uses in the Circle and elsewhere along Belt Line Road.

Lastly, the Comprehensive Plan discusses future office development and provides that four tracts along the Tollway corridor should be reserved for “high-density” office buildings, specifically warning that those tracts not be used for multi-family uses (page 80). The plan gives no similar direction for other commercially zoned tracts such as this.

Housing Policy: In order to help guide future housing decisions, the City Council adopted a housing policy in 2015 and amended it in early 2017. The applicable sections are discussed below.

- Where feasible and appropriate, new housing should increase the proportion of fee-simple ownership in Addison’s housing mix. Apartment-only rezoning is unlikely to be approved, as currently the ratio of rental to ownership properties is higher than desired.

Staff believes that lower-density, owner-occupied housing, such as single-family homes or townhomes, is not feasible in this location due to the high development costs and necessary infrastructure upgrades. The Urban Center zoning standards do not allow single-family detaches homes. Such low density development would not be in keeping with these standards or the adjacent development. While the policy gives general direction that apartments are unlikely to be approved, it states that special consideration may be given to exceptional projects.

- A proposal should offer a “best fit” mix of uses and housing choices within the context of the surrounding Addison community.
- New housing should create or enhance neighborhoods of urban character rather than locate on a stand-alone, nonintegrated property and should continue the high quality design and walkability that make Addison’s existing neighborhoods distinctive.

Due to its proximity to retail, restaurants, and office uses, a residential use in this location adds a mixed-use element to development in the immediate vicinity and expands the boundaries of the Addison Circle neighborhood. The density afforded by multi-family development enables this project to have similar urban characteristics and high development standards. The addition of quality pedestrian amenities will improve the walkability of that area and better connect Addison Circle to the uses further south.

- The City Council acknowledges that there may be exceptional projects that do not comply with elements of this policy. The Council encourages developers and staff to pursue projects that represent the highest and best use of each property and that advance portions of this policy or other Town goals.

Staff believes that this project warrants special consideration as it represents the highest and best use of this particular property, while also promoting several elements of the housing policy and other Town goals in that it:

- Advances the Quorum Art Walk Pedestrian Connectivity Plan by completing a significant amount of the contemplated improvements with no public participation.
- Maintains the urban character desired for Quorum Drive and provides a use that is active not only during the day, but also during nights and weekends.
- Makes improvements in line with the Master Transportation Plan and address Council's goal to pursue excellence in transportation systems.
- Enables development of other vacant properties, thus advancing the Town's broader economic development goals.

RECOMMENDATION: **APPROVAL**

In determining a recommendation, staff first reviewed alternative uses and weighed their relative likelihood, whether or not they would represent the highest and best use for this site and how they would impact the surrounding properties.

Office development is unlikely on the site because it is not on the Tollway, and therefore would not warrant as high rental rates. If an office developer was interested, they would likely desire lower standards with surface parking in order to minimize development costs. This would not be in keeping with the urban form prevalent in Addison Circle or the adjacent office developments. Additionally, an office use would likely not maximize revenue potential for the Town, nor create the walkable, active environment as contemplated in the Quorum Art Walk Pedestrian Connectivity Plan, nor provide additional night and weekend customers to Addison's retailers and restaurants. As noted in the traffic impact analysis, office uses could also burden the transportation network surrounding this site.

There is little demand for additional retail in Addison. Demand is even lower for sites off of Belt Line Road. Retail use would not produce the density this site warrants or be developed to an urban standard. Any additional retail at this location would likely add to the difficulties of the retailers in Addison Circle.

The potential for hotel use is low for several reasons. First, the property is deed restricted from being a hotel. Additionally, this property is currently bordered by four hotels, with three more in the immediate vicinity. Furthermore, the Town recently changed how it defines a hotel in order to limit future hotel development to more full-service concepts. Addison has three full-service hotels along with others in the area, thus making the market appear saturated.

This is not an appropriate site for industrial uses and such uses would not advance any Town goals.

Having analyzed all other uses, staff believes that this site has the most potential as a residential site. As discussed above, single-family homes and townhomes are likely not feasible and would be out of character from the surrounding development. Condominiums would meet the Town's goals, but developers have expressed that there is little demand for them and they are difficult to finance, construct, and sell. From a land use perspective, there is no difference between

condominium and multi-family apartment development. Therefore, a multi-family apartment development at this location represents the most likely and highest and best use.

Multi-family is a complementary use to the adjacent uses that will provide additional housing for the office uses and expand the mixed-use setting of Addison Circle, which could help attract and retain quality office tenants. The Quorum North Business Association has protective covenants on all properties within their area that require the support of two-thirds of the property owners before a new use is approved. This plan has been presented to the Quorum North Business Association, and has received their unanimous endorsement.

Additionally, multi-family apartments would add customers for the restaurants and retailers in the area, especially on nights and weekends when many struggle.

AML I is a reputable multi-family residential developer. The development will add vibrancy along Quorum Drive and the high quality design features included in the proposal greatly improve the pedestrian experience in this corridor, and for the first time create welcoming connections between Addison Circle, the Hotel Intercontinental, and the restaurants and businesses along Belt Line Road.

Staff believes that this is an excellent development opportunity that is in keeping with the Comprehensive Plan, and that advances several elements of the housing policy and other Town goals. Therefore, staff recommends approval of the request.

Land Use Analysis

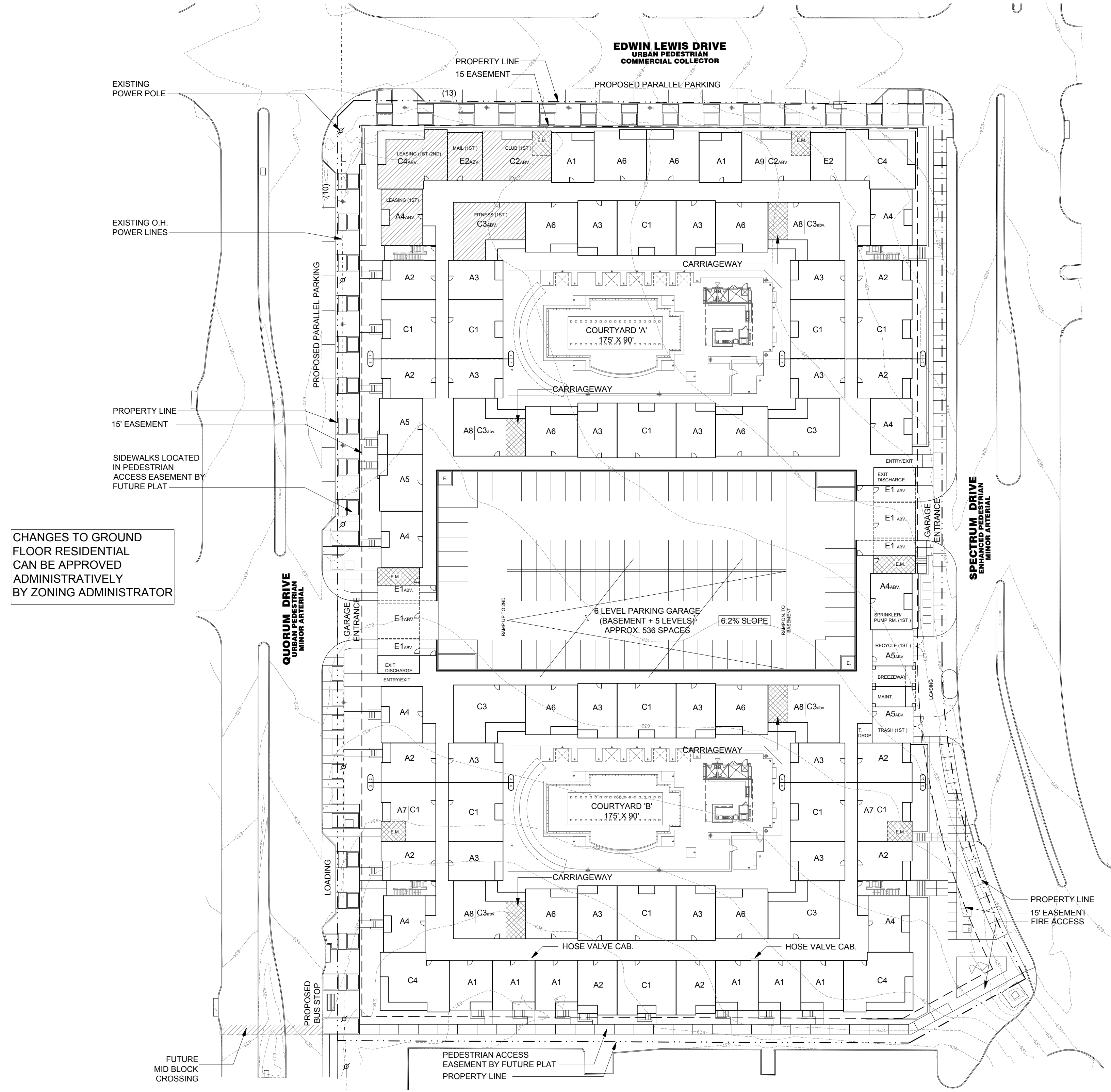
Attributes of Success Matrix

AMLI Addison, 5015 Spectrum Drive

1753-Z

Attribute	Comment	Score
Competitive	The proposed development will enhance the competitiveness of this property and represents the both the most likely development solution for this site and the highest and best use.	
Safe	The project will be safe. Increasing the number of residents in the area with “eyes on the street” , better pedestrian accommodations and lighting will improve safety.	
Functional	The site is very functional and will improve pedestrian access and add parking in the area. The traffic impact analysis shows that there will be no significant impact to traffic operations due to this project.	
Visually Appealing	The facades exceed the masonry requirements for the Town and the design will be visually appealing.	
Supported with Amenities	The site is in a very amenity-rich area with easy access to both Addison Circle and the uses along Belt Line.	
Environmentally Responsible	AMLI is committed to sustainable design and will include several sustainability features including recycling and LEED certification.	
Walkable	The project is extremely walkable and advances progress towards achieving the vision established in the Quorum Art Walk Pedestrian Connectivity Plan.	
Overall Assessment	This is a quality development that represents the highest and best use of the site. The project advances several Town goals and be a benefit to the community and the adjacent properties.	





CHANGES TO GROUND FLOOR RESIDENTIAL CAN BE APPROVED ADMINISTRATIVELY BY ZONING ADMINISTRATOR

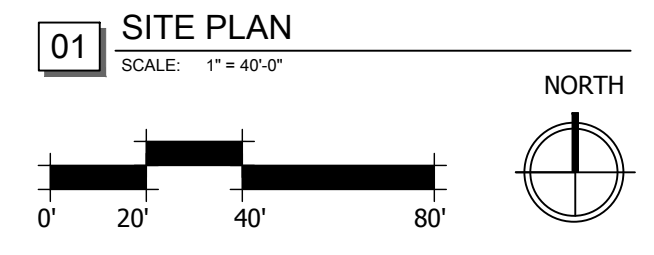
AMLI ADDISON PROGRAM				
UNIT	DESCRIPTION	NET SQ. FT.	NO.	TOTAL SQ. FT.
E1	EFFICIENCY	548	18	9,864
E2	EFFICIENCY	634	07	4,438
A1	ONE BED / ONE BATH	725	32	23,200
A2	ONE BED / ONE BATH	732	40	29,280
A3	ONE BED / ONE BATH	744	64	47,616
A4	ONE BED / ONE BATH	830	30	24,900
A5	ONE BED / ONE BATH	851	14	11,914
A6	ONE BED / ONE BATH	894	40	35,760
A7	ONE BED / ONE BATH / STUDY	945	02	1,890
A8	ONE BED / ONE BATH	980	04	3,920
A9	ONE BED / ONE BATH / STUDY	990	01	990
C1	TWO BED / TWO BATH	1,137	50	56,850
C2	TWO BED / TWO BATH	1,188	6	7,128
C3	TWO BED / TWO BATH	1,200	27	32,400
C4	TWO BED / TWO BATH	1,220	14	17,080
TOTAL APARTMENT UNITS			349	307,230
UNIT AVERAGE		880		
NUMBER OF BEDS			446	
LEASING / OFFICE / FITNESS / BUSINESS CENTER / MAIL / R.R.				5,600 +/-

PARKING REQUIRED			
BEDROOM CLASS	PARKING RATIO	NO. OF UNITS	TOTAL PARKING
EFFICIENCY	1.0	25 (7.2%)	25
ONE BEDROOM	1.0	227 (65.0%)	227
TWO BEDROOM	2.0	97 (27.8%)	194
TOTAL REQUIRED PARKING		349	446

PARKING PROVIDED		
GARAGE PARKING RESIDENTIAL	500 (INCL. 12 H.C. & 2 H.C. VAN)	
GARAGE COMPACT PARKING RESIDENTIAL	36	
ON-STREET PARKING	23	
TOTAL PARKING PROVIDED		559

PARKING / UNIT RATIO	
1.6 SPACES/UNIT	

LAND AREA:	4.9796 AC (216,911 SQ. FT.)
DENSITY:	70.10 UNITS/ACRE
BUILDING GROSS AREA:	
RESIDENTIAL:	432,760 SQ. FT.
PARKING GARAGE:	162,800 SQ. FT.
TOTAL:	589,560 SQ. FT.



AMLI ADDISON

ADDISON, TEXAS

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

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DALLAS, TEXAS
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SUITE 550
75254
FAX 972 726-9401

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TX LICENSE NO. 14373
PRELIMINARY DRAWING

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PROJECT MGR: RJC
DRAWN BY: JWV
CHECKED BY:

ZONING SUBMITTAL
12/09/16
ZONING RE-SUBMITTAL
01/06/17

REVISIONS

A001
ZONING
SITE PLAN



02 EDWIN LEWIS DR. (NORTH) ELEVATION
 SCALE: 1" = 20'-0"
 95% BRICK/STONE MATERIAL
 5% STUCCO FINISH MATERIAL



01 QUORUM DR. (WEST) ELEVATION
 SCALE: 1" = 20'-0"
 90% BRICK/STONE VENEER
 10% STUCCO FINISH MATERIAL

FACADE CHANGES ON THE GROUND FLOOR CAN BE APPROVED ADMINISTRATIVELY BY ZONING ADMINISTRATOR

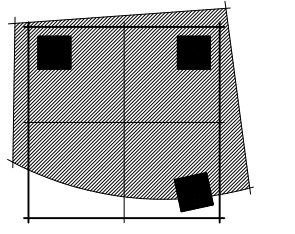
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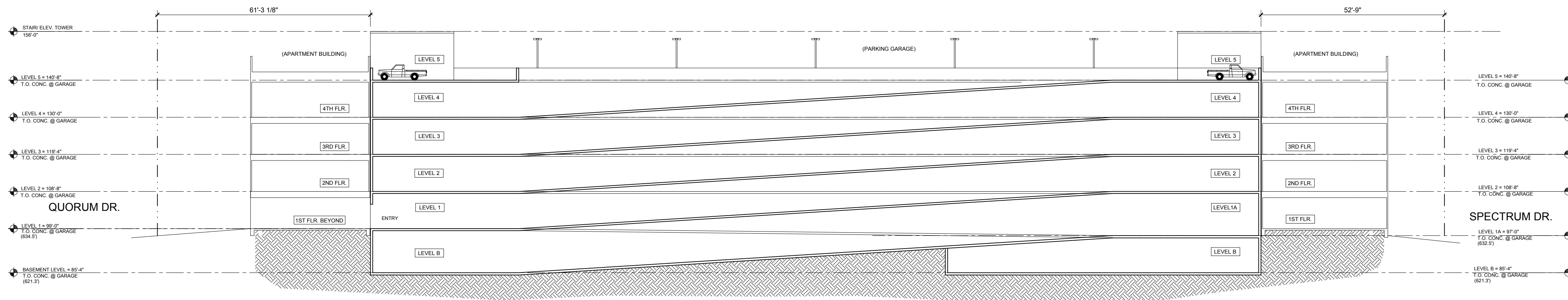
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REVISIONS

A002-A
 ZONING EXTERIOR ELEVATIONS



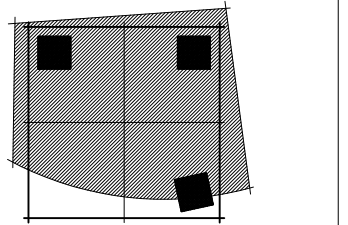
03 SECTION AT GARAGE
SCALE: 1" = 20'-0"



02 SOUTH ELEVATION
SCALE: 1" = 20'-0"
95% BRICK/STONE MATERIAL
5% STUCCO FINISH MATERIAL



01 SPECTRUM DR. (EAST) ELEVATION
SCALE: 1" = 20'-0"
90% BRICK/STONE VENEER
10% STUCCO FINISH MATERIAL



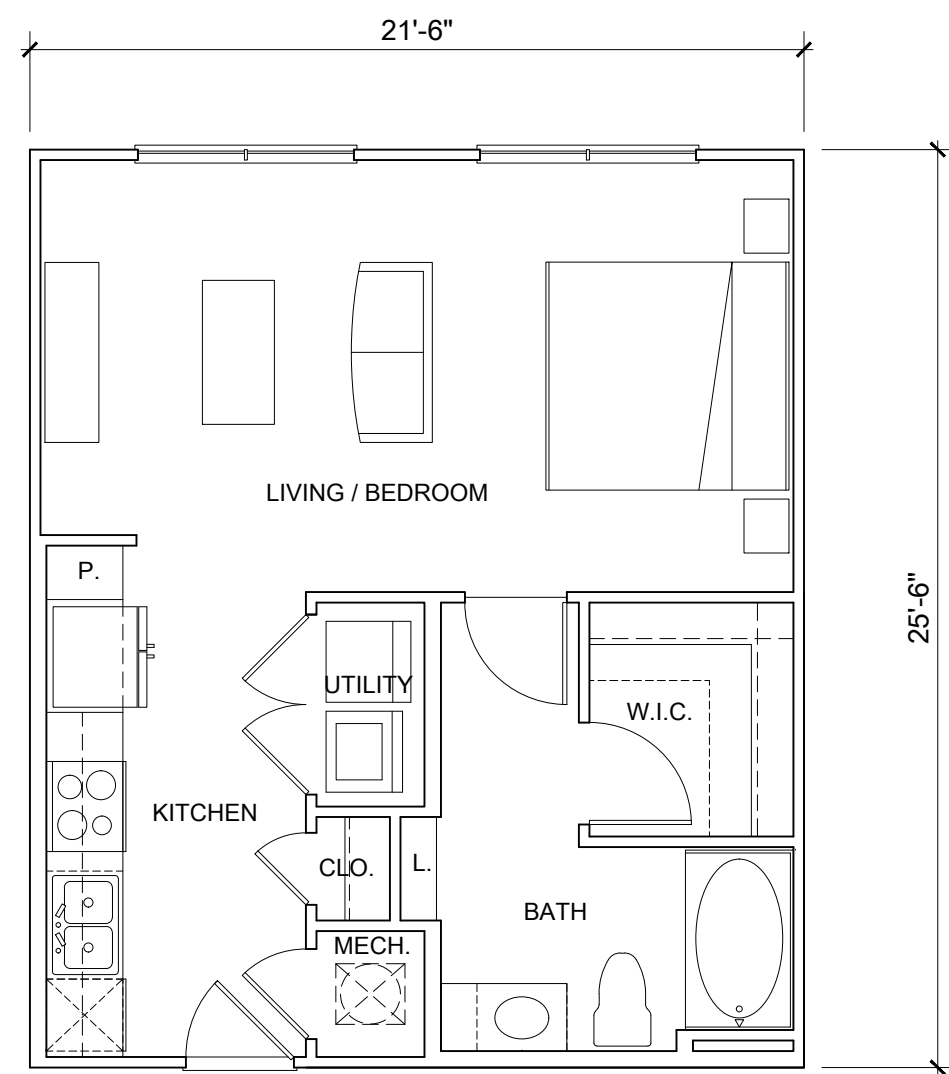
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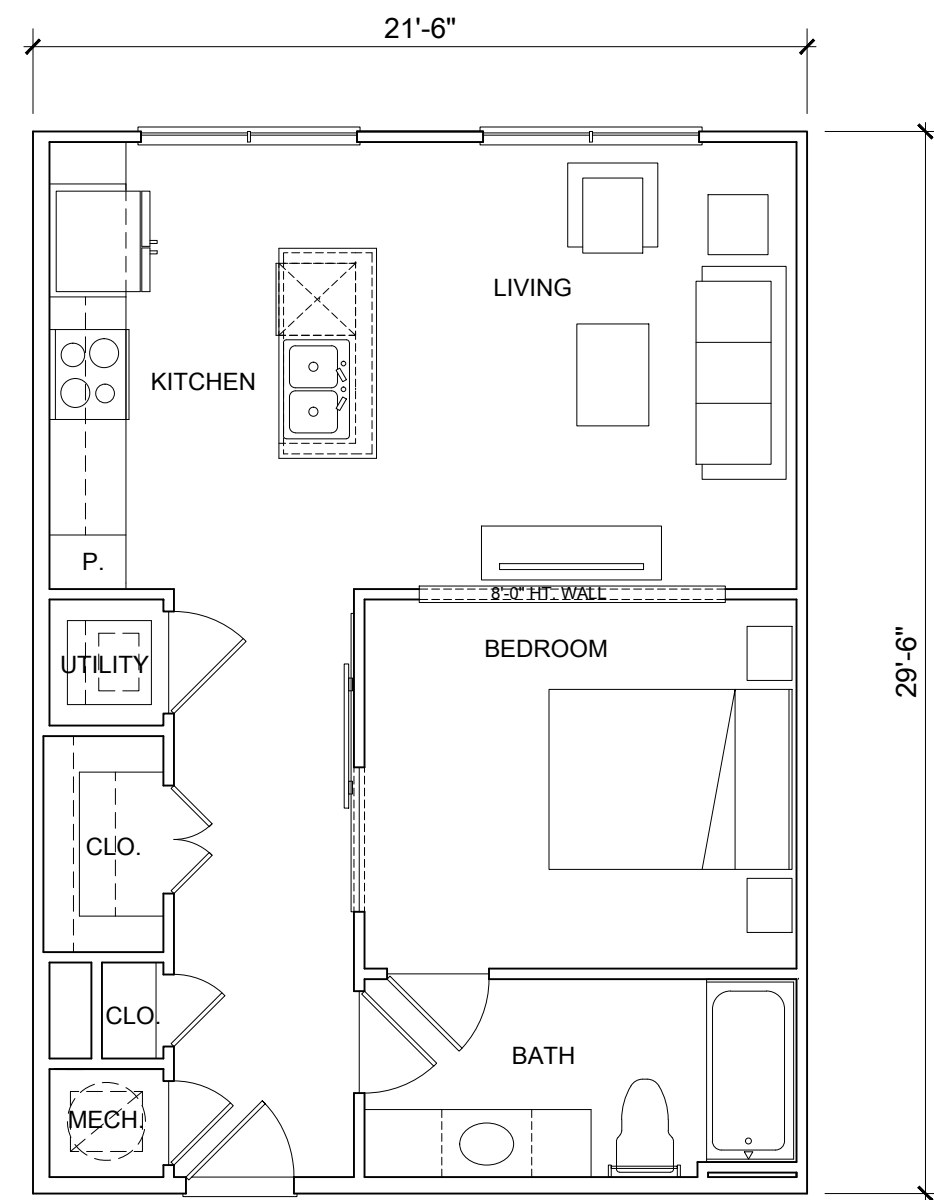
PROJECT MGR: RJC
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CHECKED BY:
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ZONING RE-SUBMITTAL
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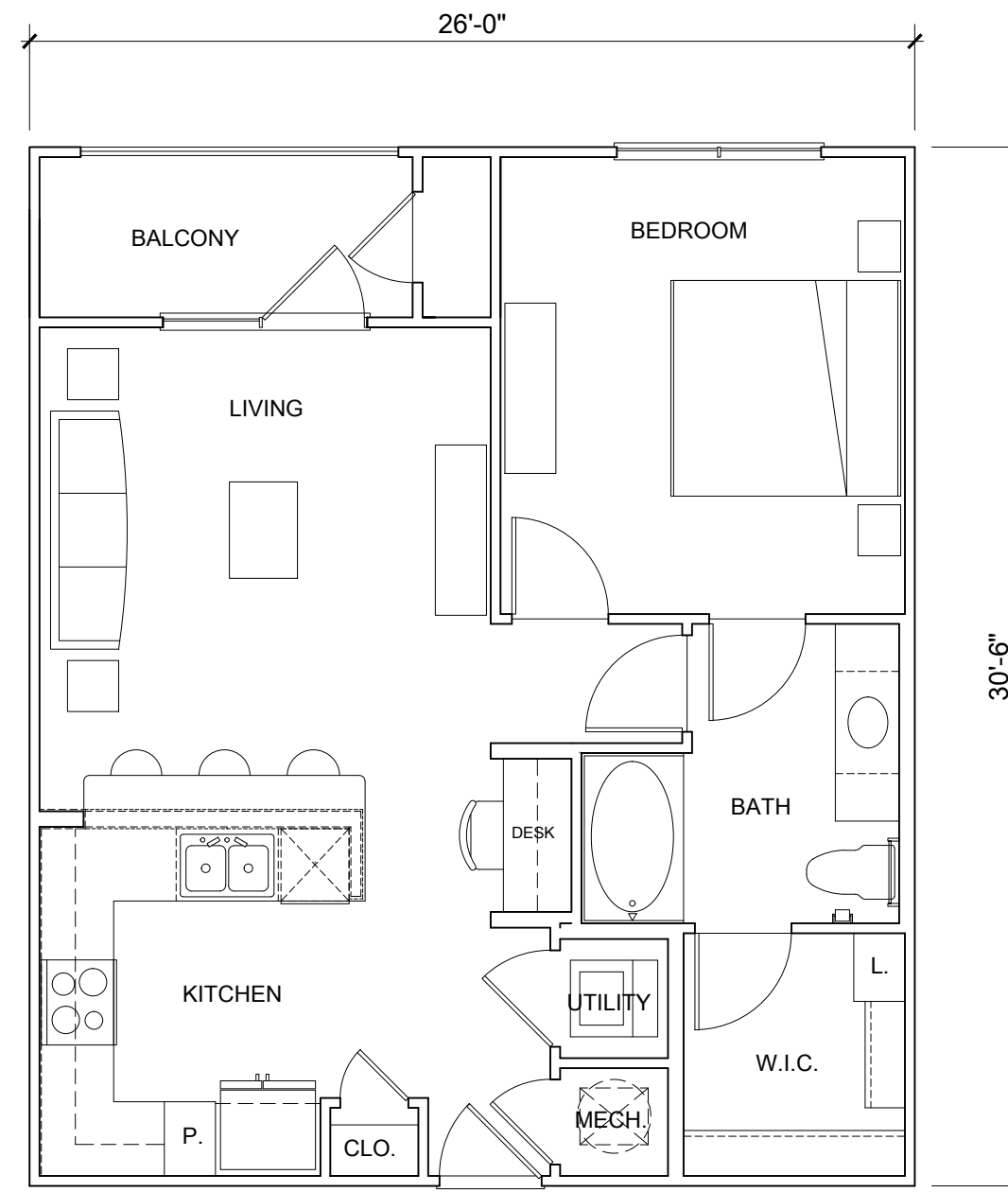
A002-B
ZONING
EXTERIOR ELEVATIONS



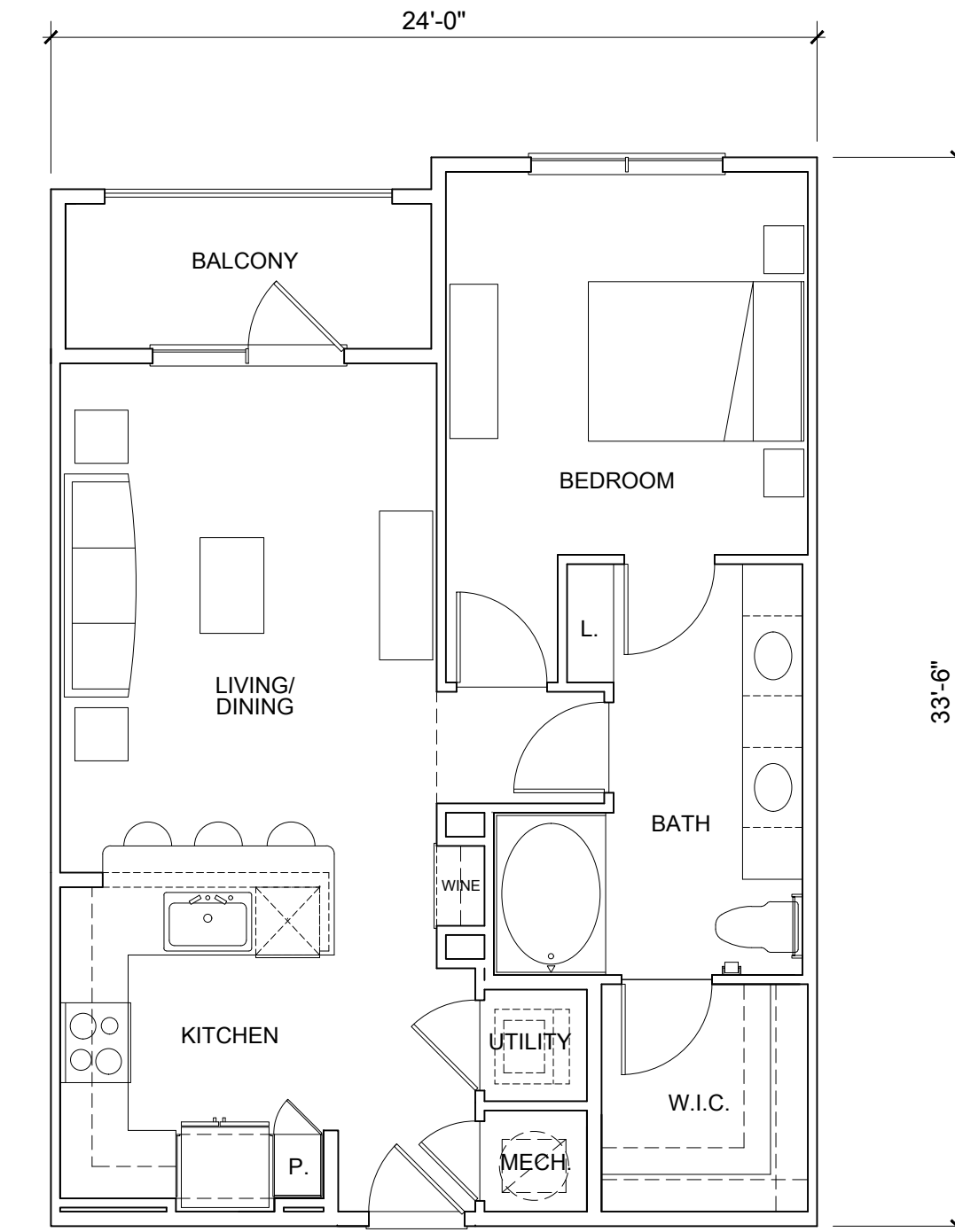
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548 N.S.F.



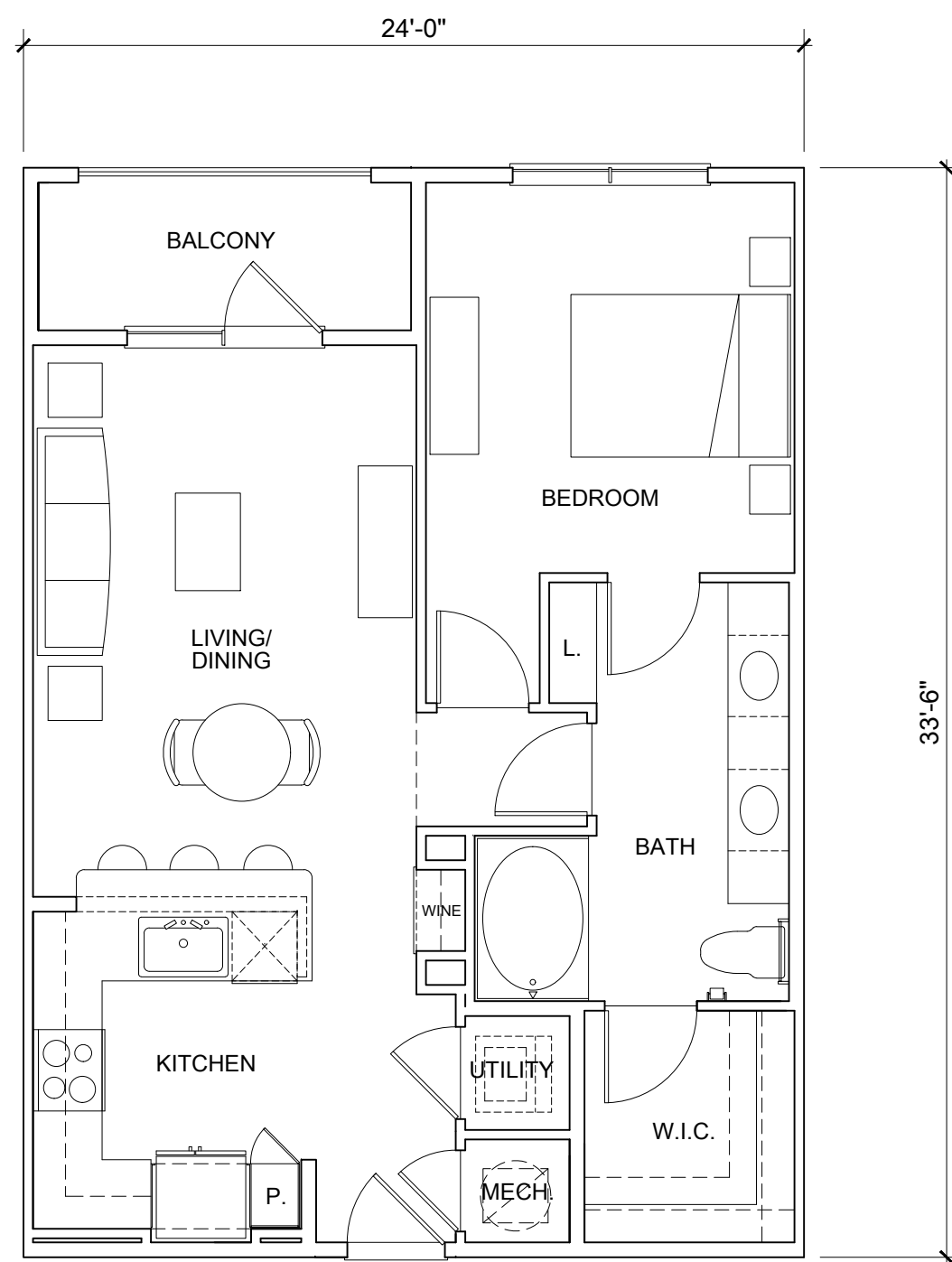
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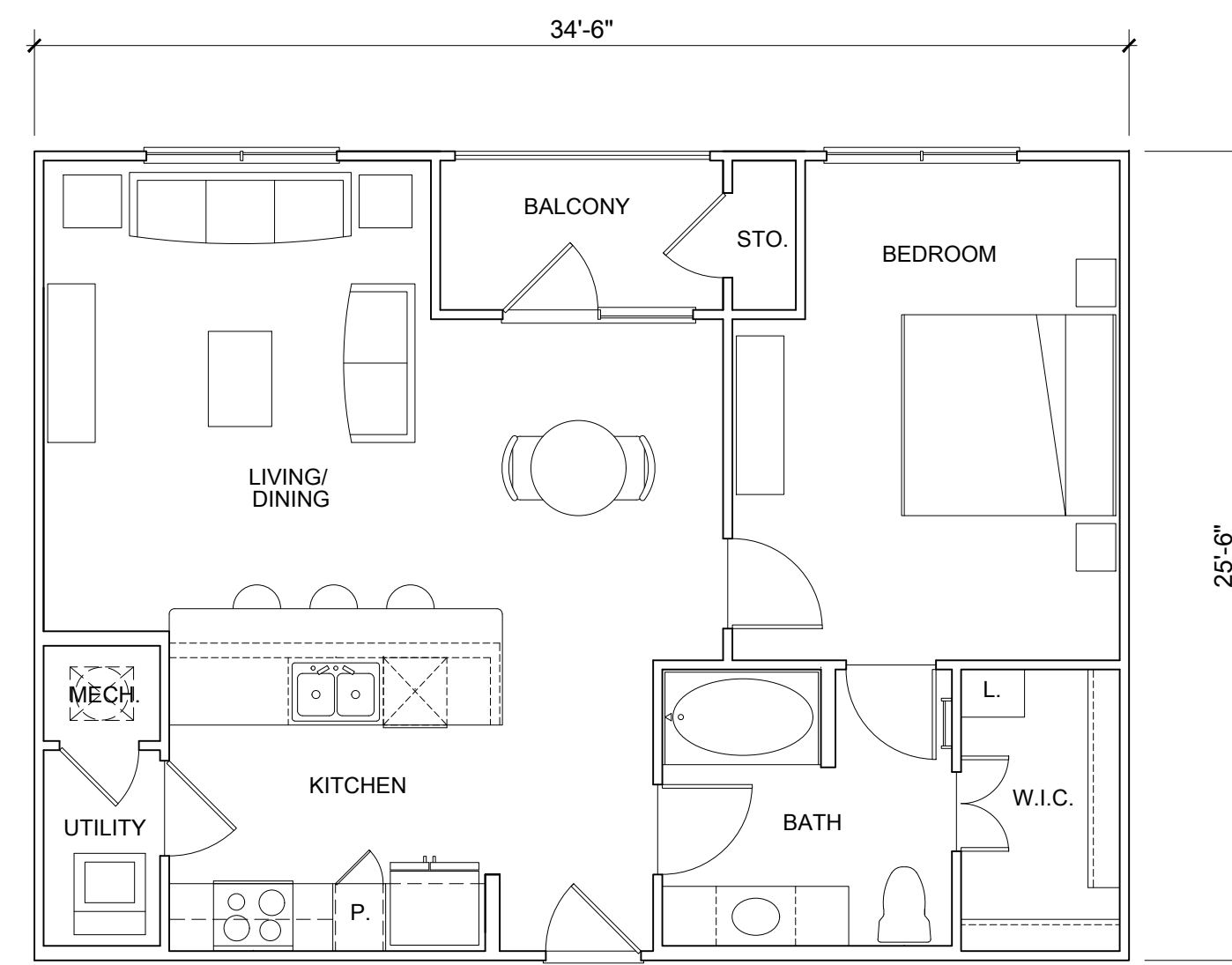
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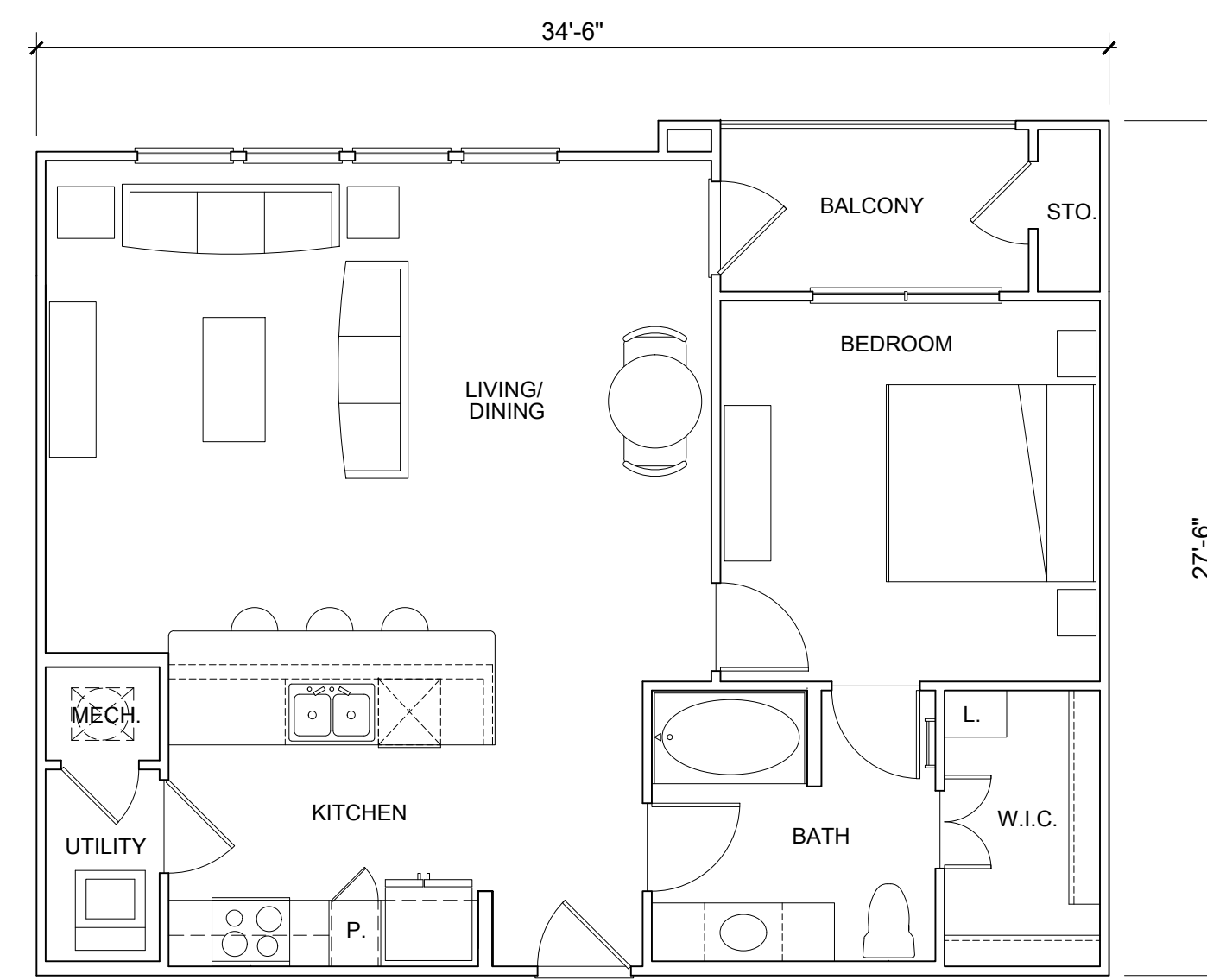
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SCALE: 1/4" = 1'-0"
732 N.S.F.



05 UNIT 'A3'
SCALE: 3/16" = 1'-0"
744 N.S.F.



06 UNIT 'A4'
SCALE: 3/16" = 1'-0"
830 N.S.F.



07 UNIT 'A5'
SCALE: 3/16" = 1'-0"
851 N.S.F.

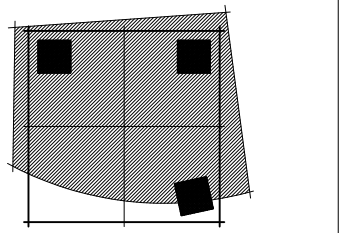
AMLI ADDISON

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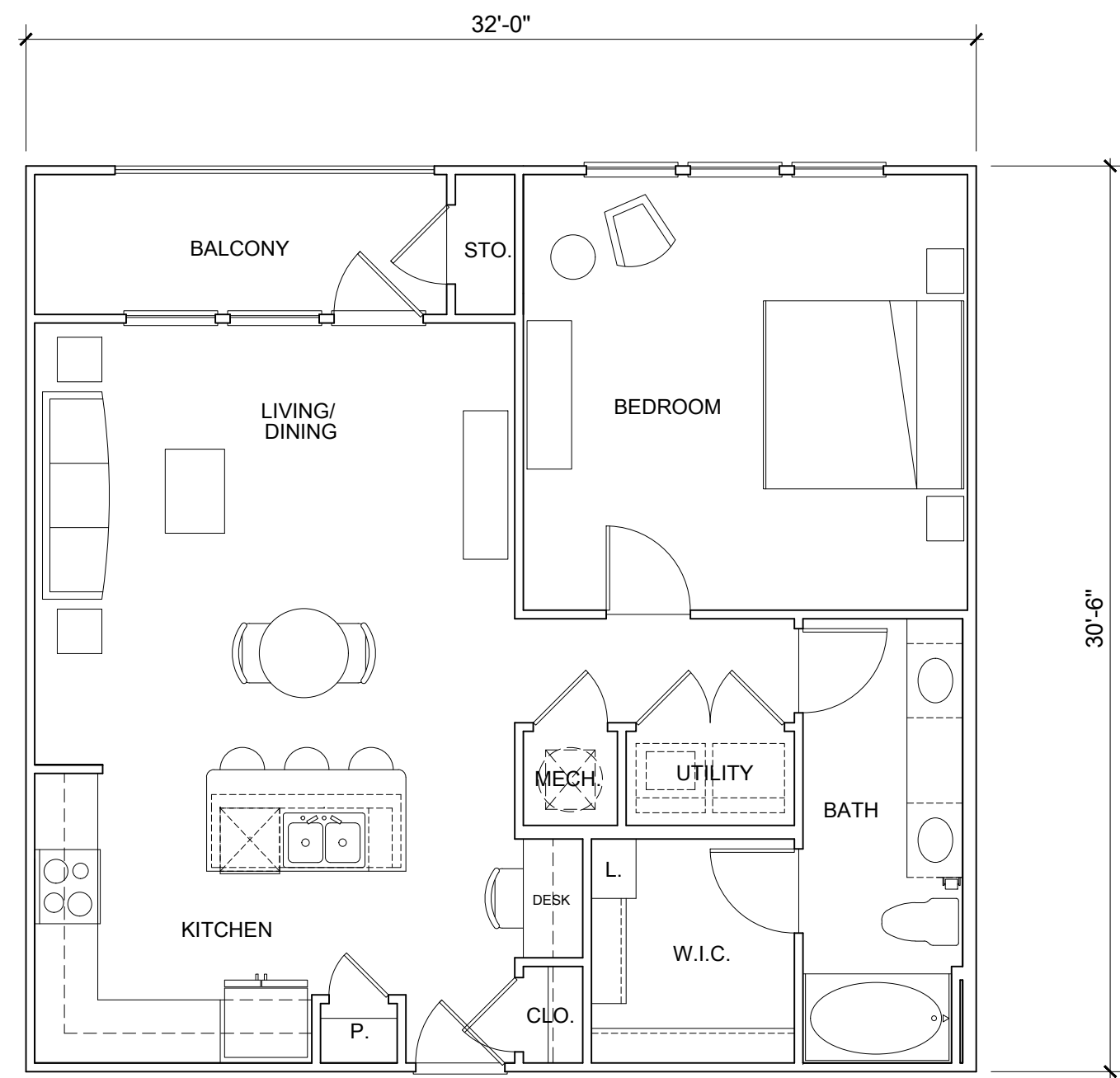
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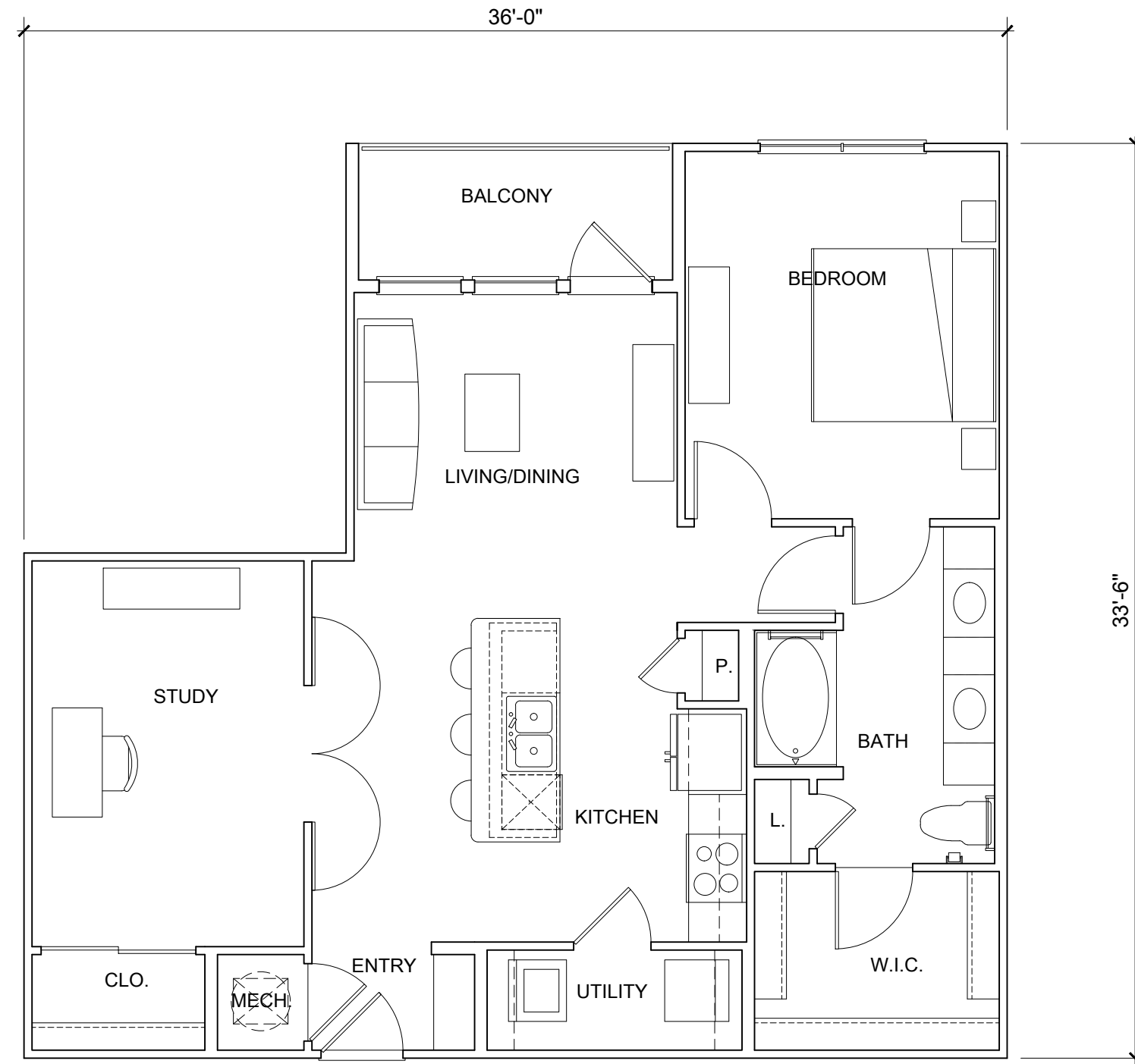
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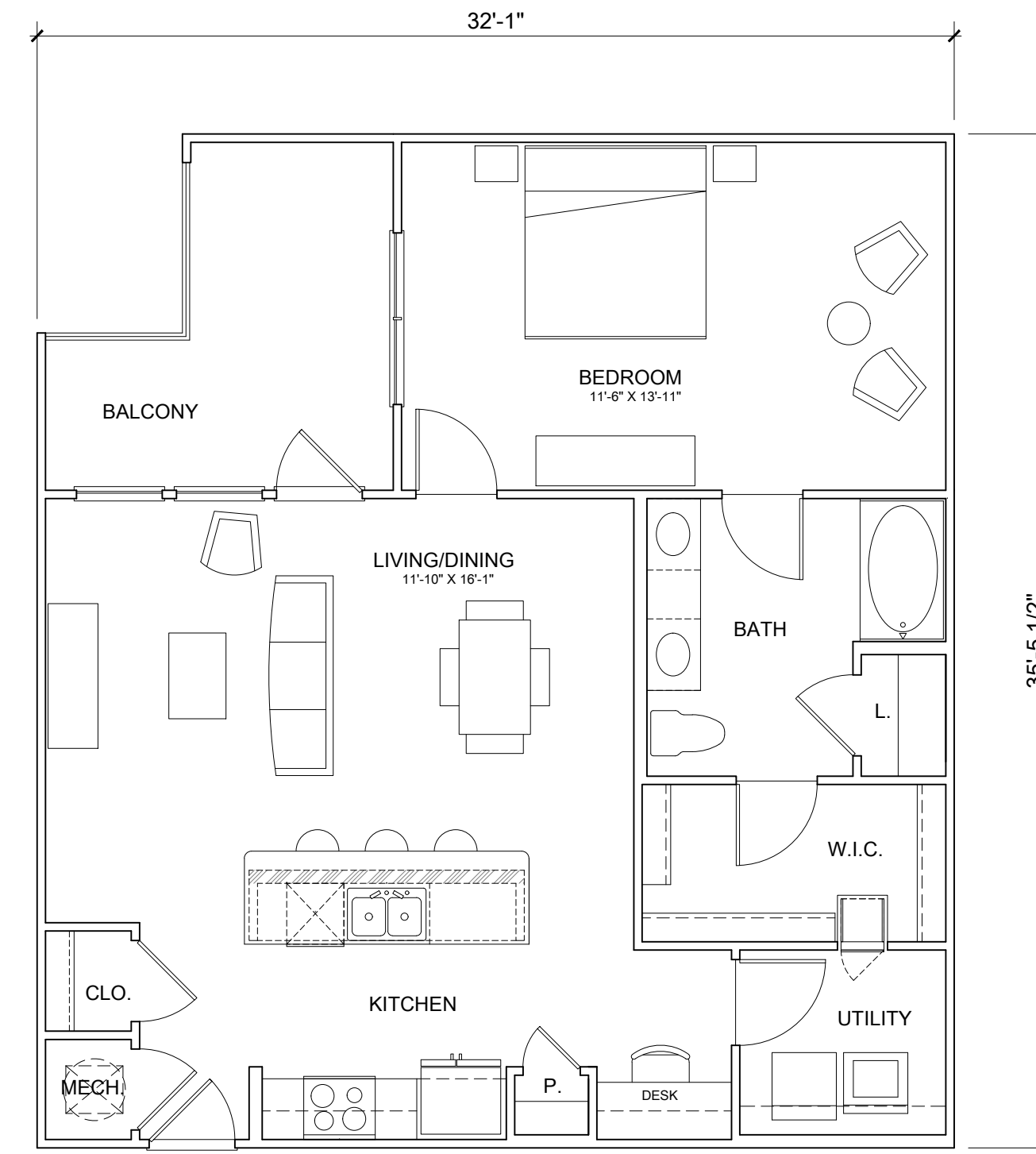
A003
ZONING
UNIT PLANS



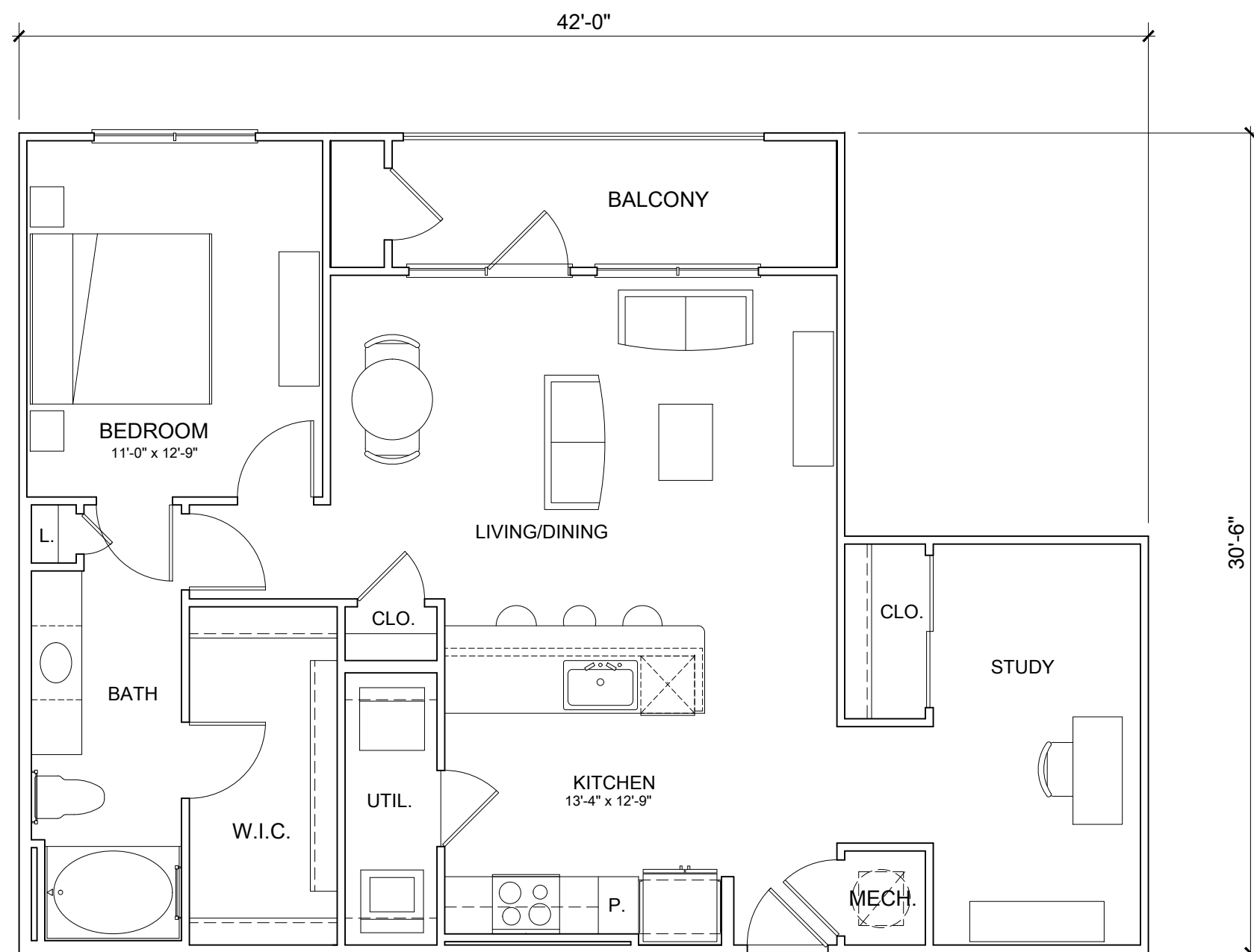
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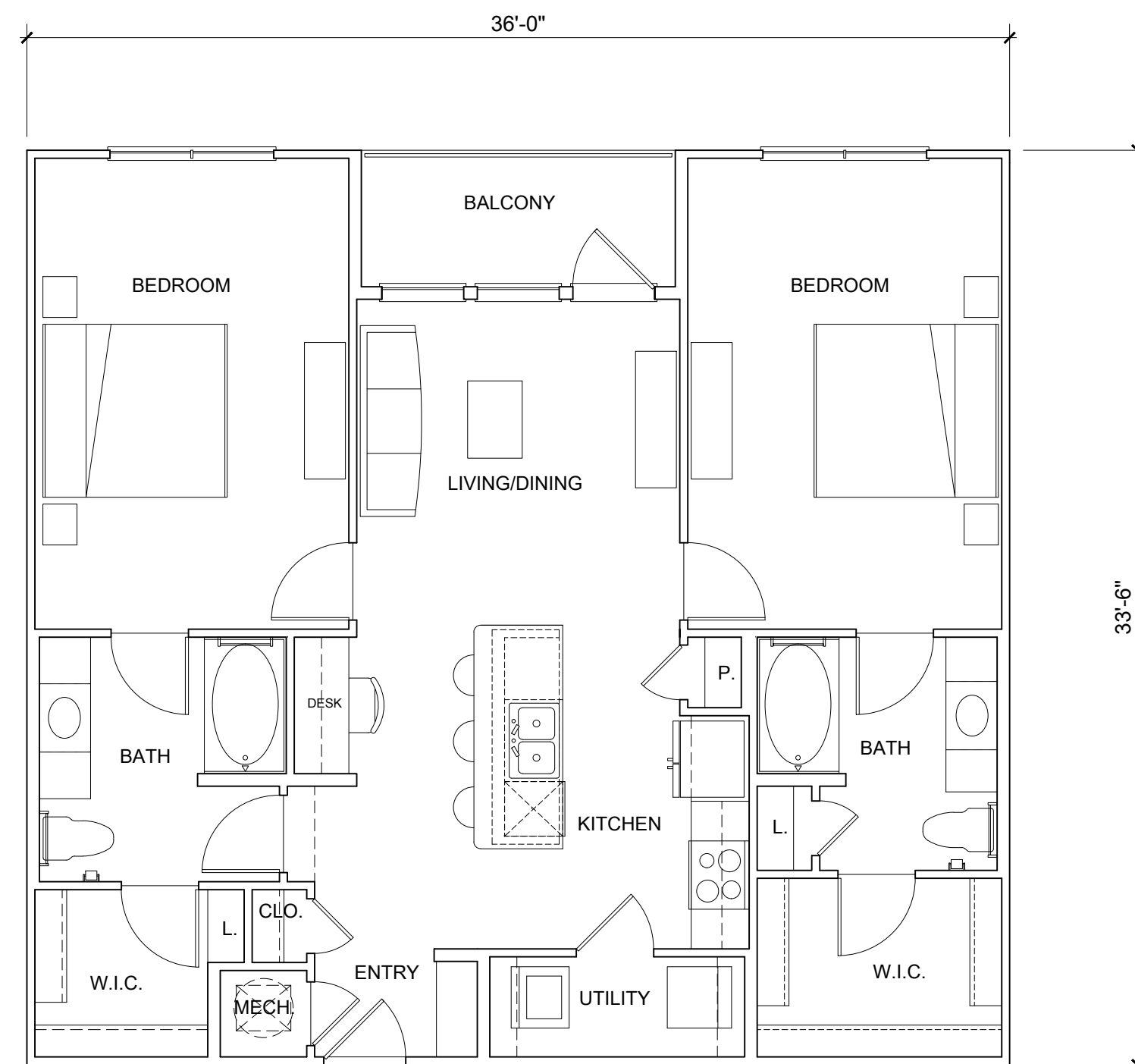
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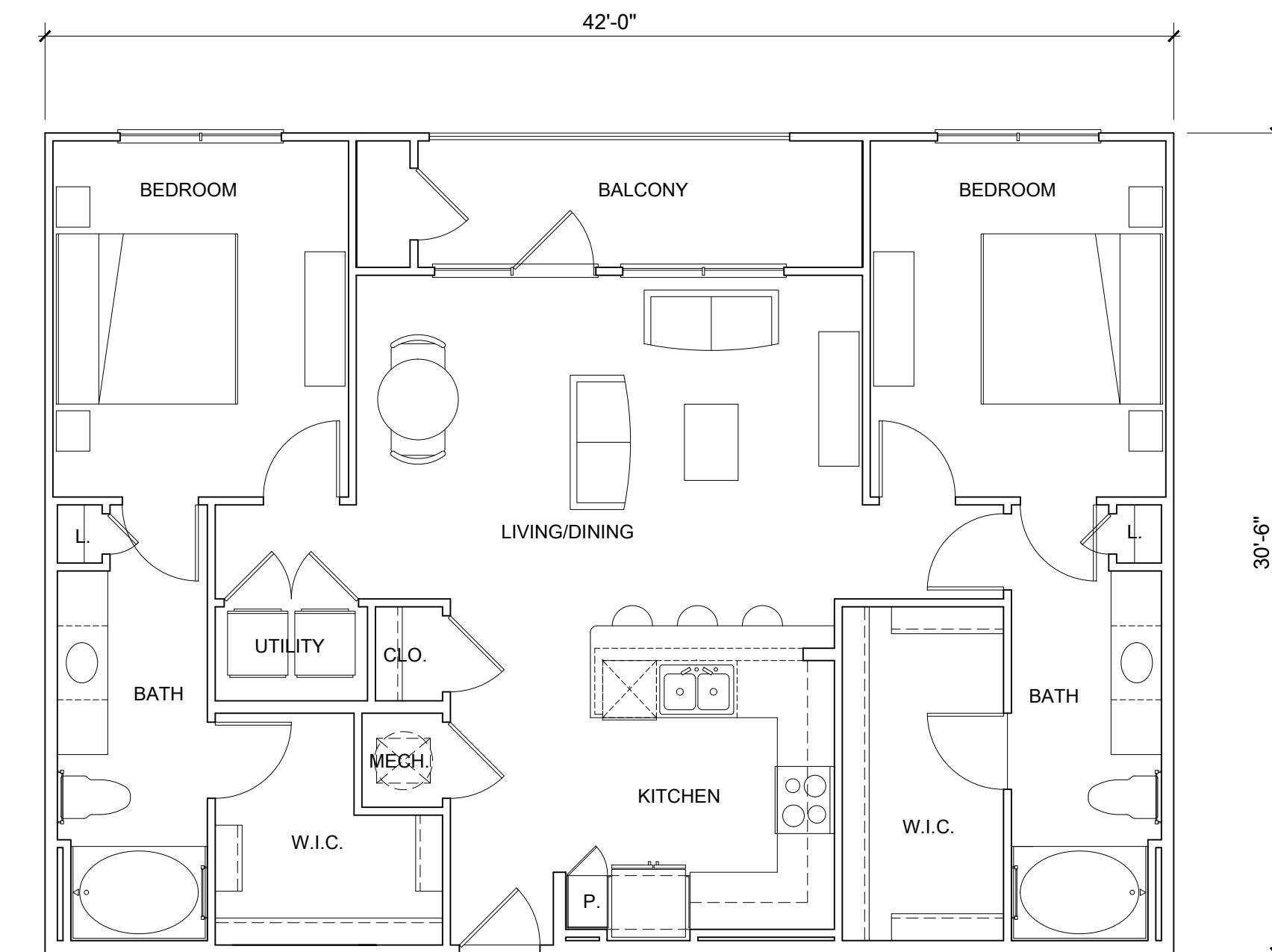
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980 N.S.F.



04 UNIT 'A9'
SCALE: 3/16" = 1'-0"
990 N.S.F.



05 UNIT 'C1'
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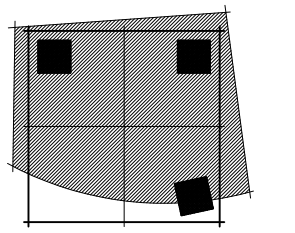
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SCALE: 3/16" = 1'-0"
1,188 N.S.F.

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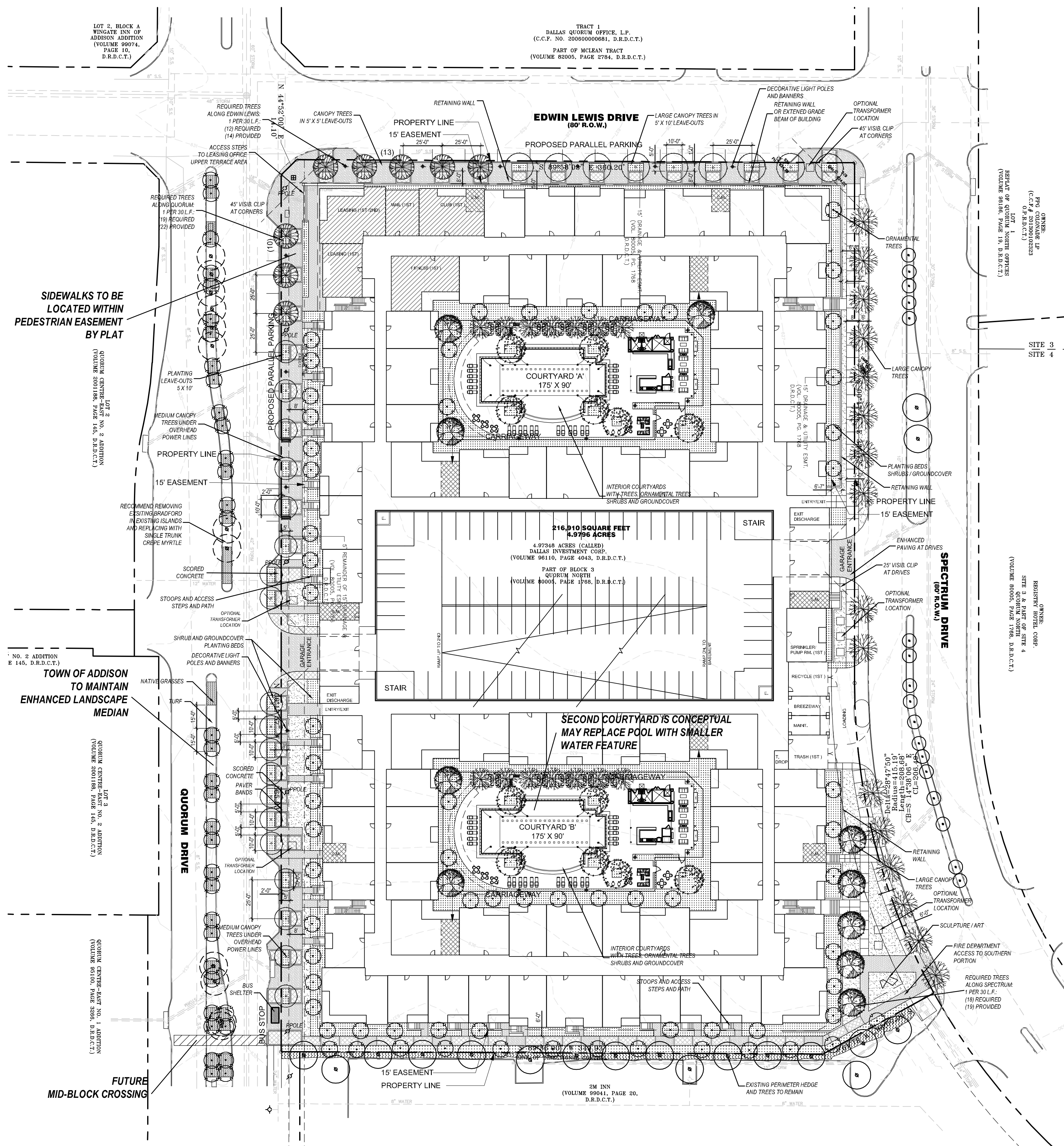
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REVISIONS

A004
ZONING
UNIT PLANS



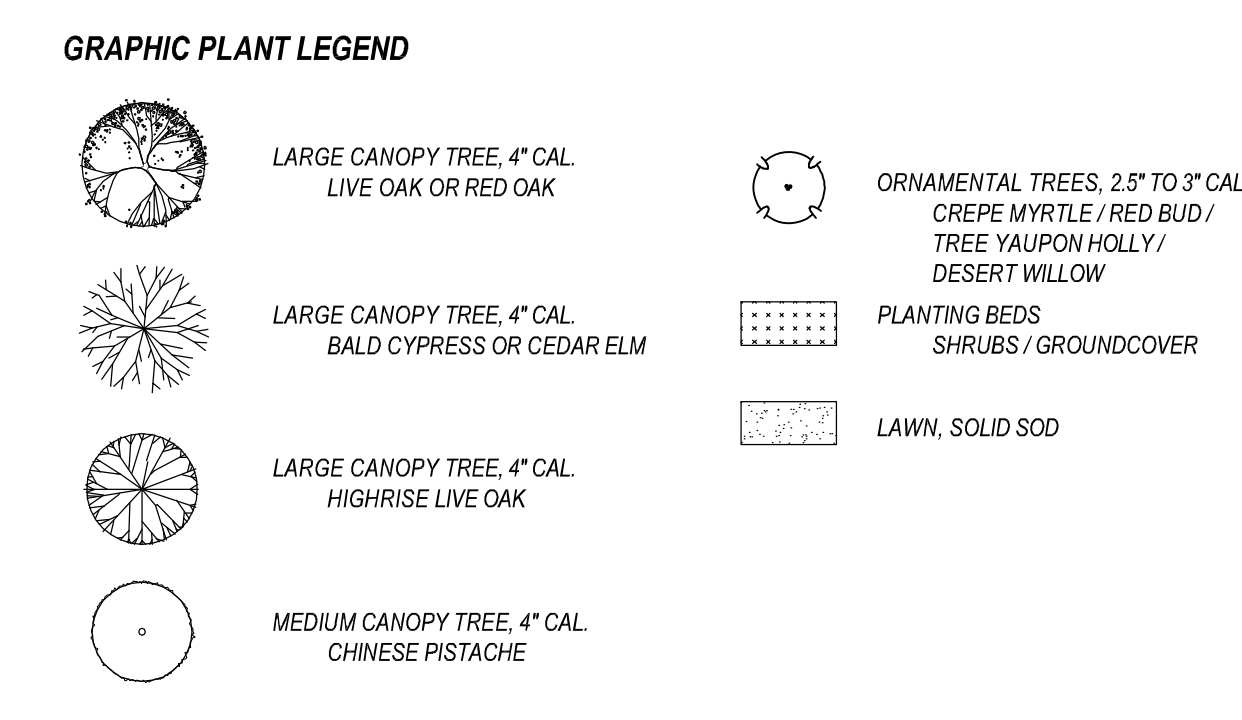
- TOWN OF ADDISON LANDSCAPE NOTES**
- Plants shall conform to the measurements specified in the plant schedule.
 - Caliper measurements shall be taken six inches above grade for trees under four inches in diameter and (12) twelve inches above grade for trees four inches in diameter and larger.
 - Minimum branching height for all shade trees shall be (6) six feet. Minimum size for shade trees shall be (4) four inches in diameter, 14 to 16 feet in height. The maximum height shall not exceed 16 feet. Tree heights shall be from tops of root balls to nominal tops of plants. Tree spread refers to nominal outer width of the tree, not to the outer leaf tips. Trees shall be healthy, vigorous, full-branched, well-shaped with symmetrical crowns. Root balls shall be firm, neat, slightly tapered and well-butrapped. Trees shall be free of physical damage such as scrapes, bark abrasions, split branches, mistletoe or other parasitic growth. The Town of Addison shall reject any trees delivered and/or planted not meeting the minimum size and shape standards set forth above. Red Oaks other than Shumard Oak (*Quercus shumardii*) or Texas Oak (*Quercus texana*) shall be rejected. The owner or contractor shall be responsible for providing certification that Red Oaks are true to variety.
 - Minimum size for Crape Myrtle shall be six to eight feet in height. Other ornamental flowering trees shall be eight to ten feet in height.
 - Minimum size for evergreen trees shall be eight to ten feet in height.
 - Minimum sizes for shrub containers shall be five gallon. Substitution of three gallon material meeting the height requirement of five gallon shrubs is acceptable. Shrubs shall be full bodied, well-shaped and symmetrical.
 - Ground cover spacing shall be eight inches on center maximum for four-inch pots and 16 inches on center maximum for one-gallon containers.

- LANDSCAPE NOTES**
- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
 - Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
 - Contractor is responsible for obtaining all required landscape and irrigation permits.
 - Contractor to provide a minimum 2% slope away from all structures.
 - All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
 - All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
 - All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

Town of Addison Landscape Ordinance Calculator

Optional Ordinance - For Parks/200 Landscaping Regulations, Section - Landscaping Design Standards

General Requirements	Value
Tree Spacing	250' min
Zone	0-1
Required Landscape Area	13,900
Total Landscape Area Provided	13,900
Street Landscape Buffer (60' Width Minimum)	
Length of Street Frontage	1,670
Required Number of Trees (6"-8" O.C.)	32
Required Number of Shrubs (6"-8" O.C.)	32
Total Number of Trees Provided	32
Off-Street Landscaping (6' High Minimum Screen)	
Length of Property Line Adjacent to Off-Street Loading	N/A
Required Number of Trees	(Sheet Option)
Required Number of Shrubs	(Sheet Option)
Number of Shrubs Provided	(Number/Number)
Parking Lot Landscaping (Adjacent to any Public or Private Street)	
Length of Property Line Adjacent to Parking Lot (Excluding Driveways and Access Ways)	N/A
Required Number of Trees	(Sheet Option)
Required Number of Shrubs	(Sheet Option)
Number of Shrubs Provided	(Number/Number)
Parking Lot Landscaping - Perimeter	
Length of Property Line Adjacent to Parking Lot	N/A
Required Number of Trees	(Sheet Option)
Required Number of Shrubs	(Sheet Option)
Number of Shrubs Provided	(Number/Number)
Parking Lot Landscaping - Interior Area	
Interior Area Available	31,000
Interior Planting Area Provided	N/A



01 CONCEPT LANDSCAPE PLAN

SCALE: 1" = 40'-0"

NORTH

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0546
Email smr@smr-lb.com

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BRIAN D. ADAMS, RLA
TX LICENSE NO. 1761
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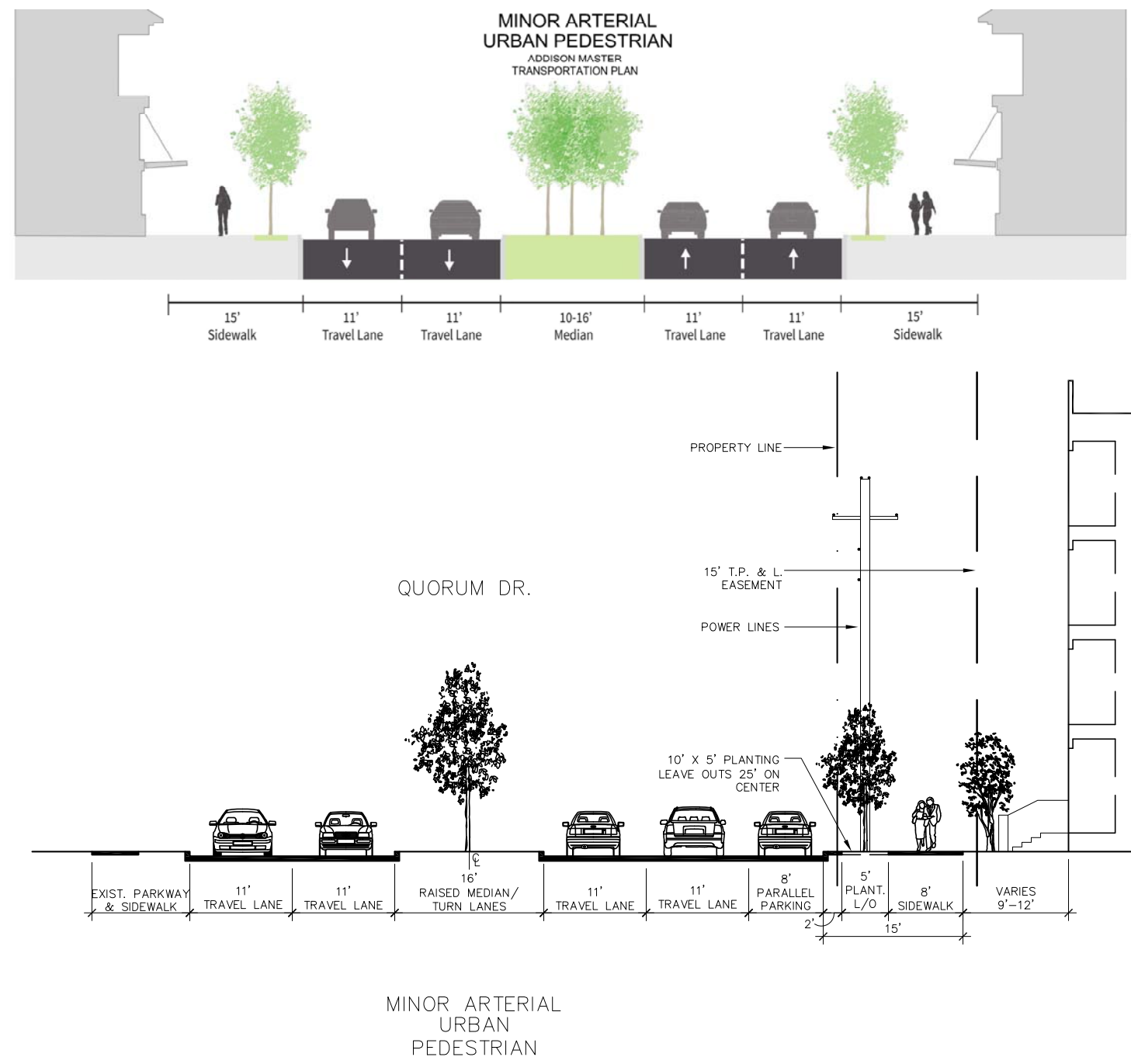
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CHECKED BY:

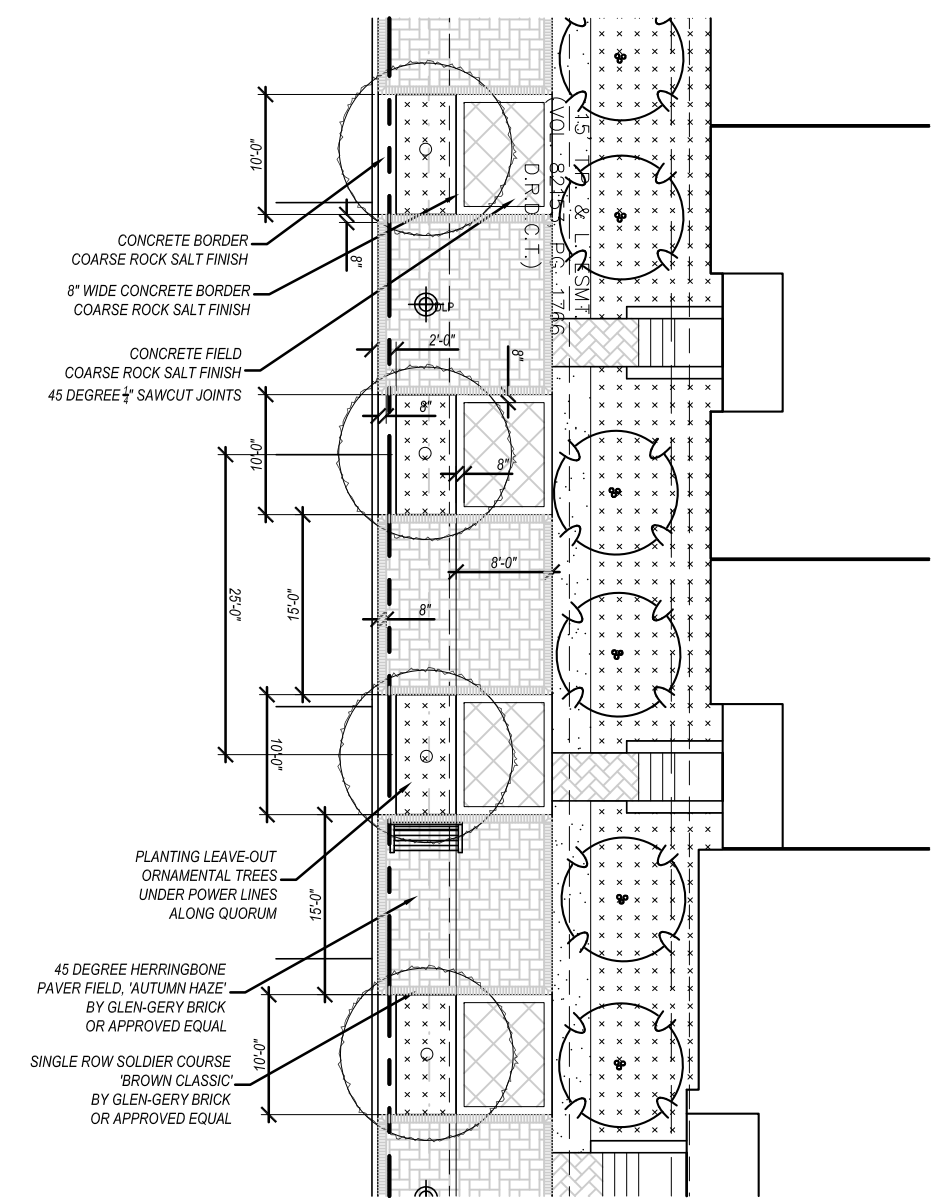
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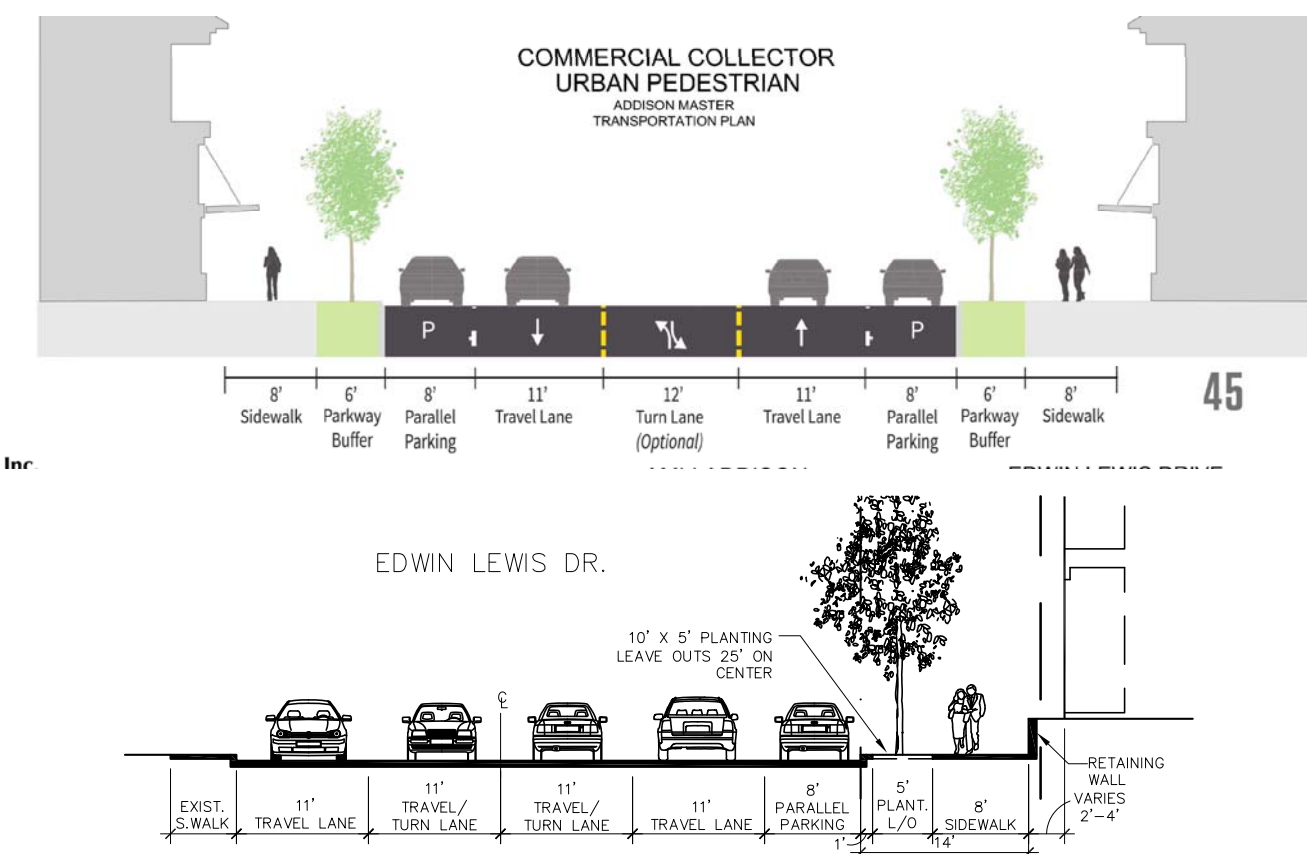
CLP.1
ZONING
SITE PLAN



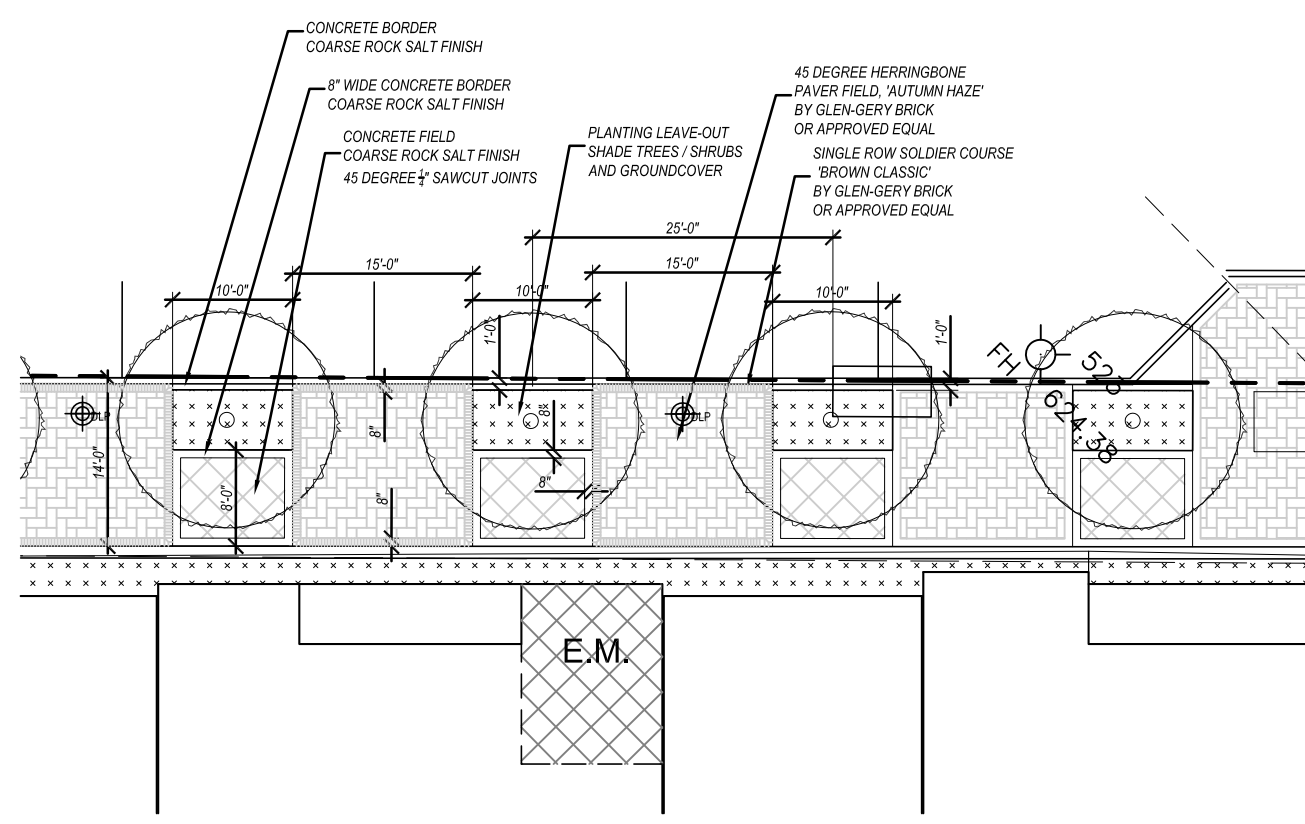
01 QUORUM DRIVE
SCALE: 1" = 16'-0"



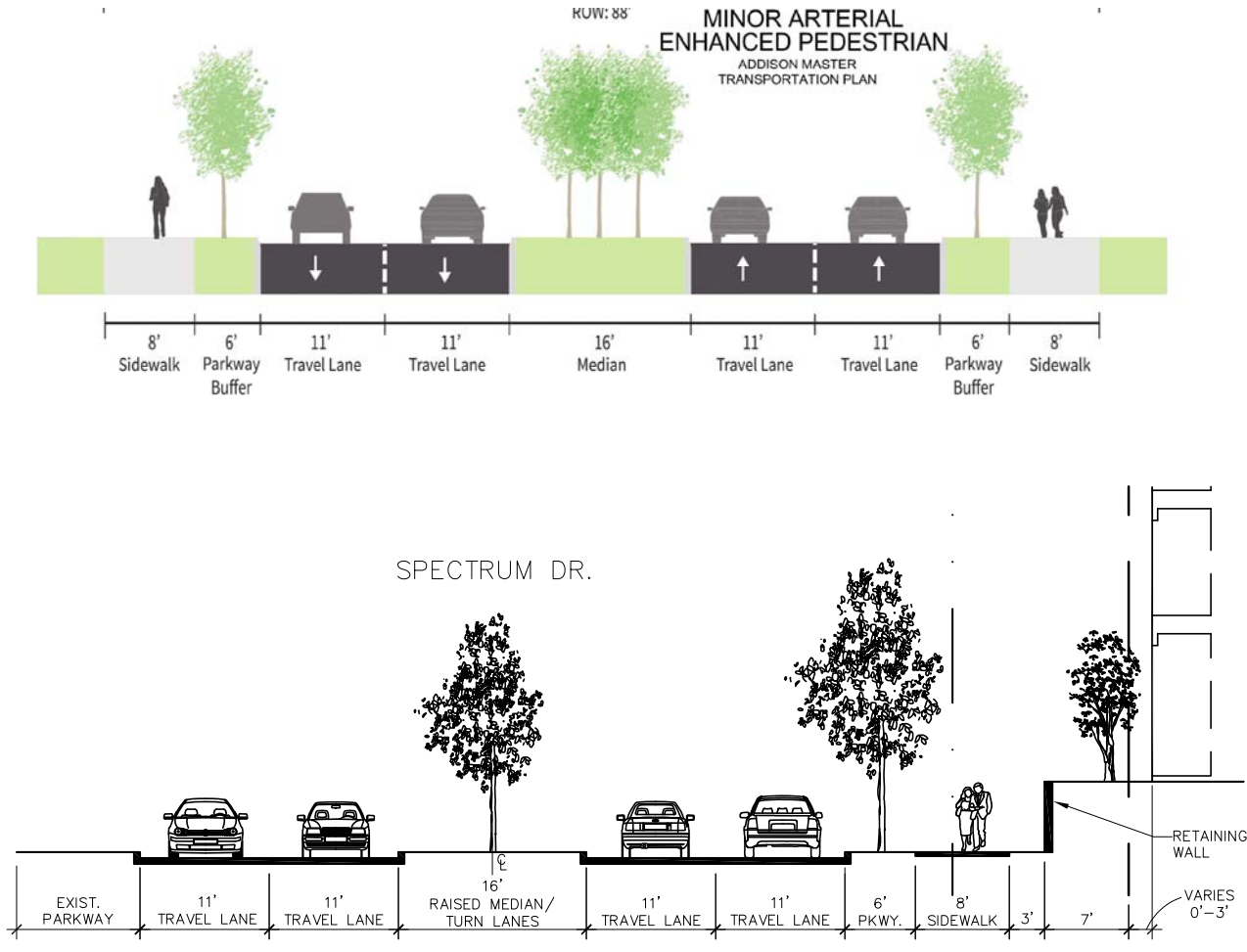
A QUORUM DR. STREETSCAPE
SCALE: 1" = 16'-0"



02 EDWIN LEWIS DRIVE
SCALE: 1" = 16'-0"



B EDWIN LEWIS STREETSCAPE
SCALE: 1" = 16'-0"



03 SPECTRUM DRIVE
SCALE: 1" = 16'-0"

STREETSCAPE EXAMPLE AT IDA CLAIRE



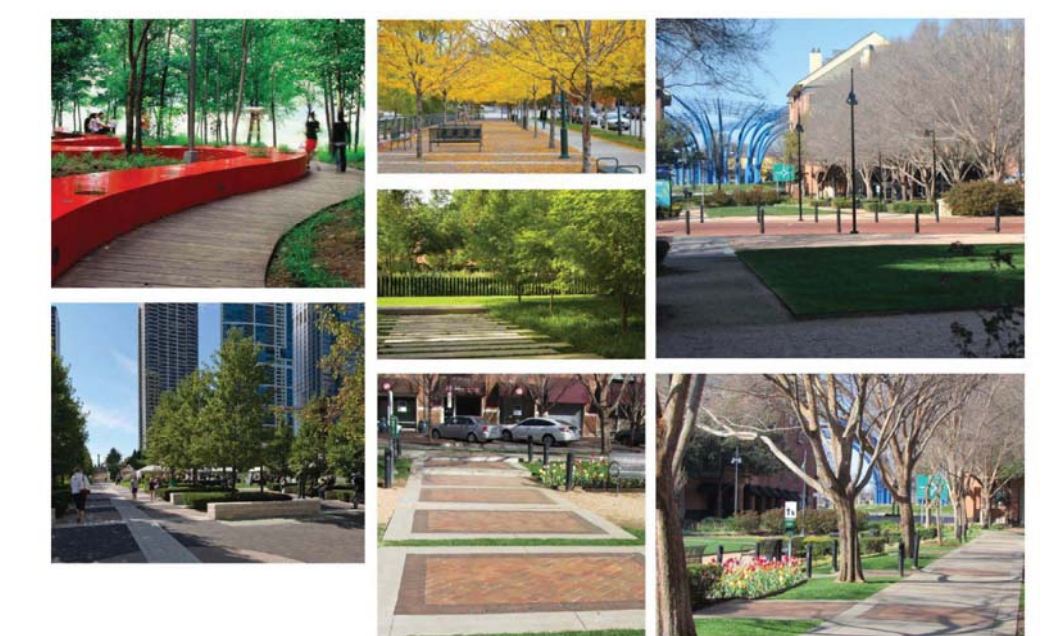
SCULPTURE IMAGERY



CONCEPTUAL BUS STOP IMAGE

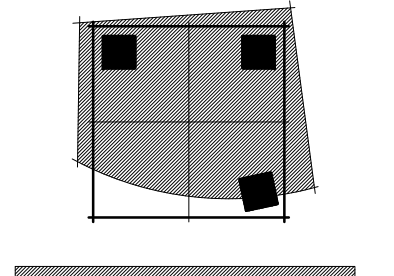


CONNECTIVITY



AMLI ADDISON
ADDISON, TEXAS

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FAX 972.726-9401



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REVISIONS

CLP.2
ZONING SITE PLAN

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