

1764-Z

PUBLIC HEARING Case 1764-Z/Meridian Square Building 6. Public hearing, discussion, and take action on a recommendation regarding a revised development plan with a waiver to design standards for the development of Meridian Square Building #6 including a site plan, landscape plan, building elevations and floor plans for 24 condominium units in the Urban Center District located at the southwest corner of Airport Parkway and Spectrum Drive.

LOCATION MAP





January 10, 2018

STAFF REPORT

RE: Case 1764-Z/Meridian Square Building 6

LOCATION: Southwest corner of Airport Parkway and Spectrum Drive

REQUEST: Approval of a revised development plan with a waiver to design standards, including a site plan, landscape plan, building elevations and floor plans

APPLICANT: Kevin Murphree, Savannah Developers

DISCUSSION:

Background: This .34 acre site is the last component of the larger 3.98 acre development known as Meridian Square. The development is generally bounded by Airport Parkway, Spectrum Drive, Calloway Drive and Quorum Drive.

In June of 2007, the zoning on the entire property was changed from UC - Commercial sub-district to UC - Residential sub-district through Ordinance 007-016, in order to allow the development of 83 townhome units by Intervest Ventures Group.

In November of 2007, David Weekley Homes received approval for the revision to the proposed plans, for the development of 84 townhome units and approval for several waivers to the design standards for the district, through ordinance 007-040. Although the zoning was approved for the David Weekley Homes product, David Weekley did not purchase the land, and it was later sold to another home builder, Savannah Homes.

In September of 2008, David Weekley Homes and Savannah Homes received approval for revised concept plans, but not the specific condominium buildings or site plan, for the development of 90 condominium and 45 townhome units. This was approved through Ordinance 008-041.

In November of 2008, David Weekley Homes and Savannah Homes received final development plan approval for 90 condominium and 48 townhome units, through Ordinance 008-053, with waivers to design standards. The waivers to design standards for the condominium units included:

1. Waiver to the design standard for minimum width and minimum depth for a lot.
2. Waiver to design standards in order to allow a minimum seven-foot setback against a Category D street (Spectrum Drive), as opposed to the ten-foot setback required by the ordinance.
3. Waiver to design standards in order to allow for not less than 70 percent of the exterior cladding of all exterior walls fronting or visible from public streets (including above grade parking structures) be brick or stone construction.

After that plan was approved, David Weekley backed out of the project and Ryland Homes took over as the developer for the townhomes. In August of 2009, Ryland Homes and Savannah Homes received approval for the development of 90 condominium and 42 townhomes with existing waivers to design standards for the condominium units and revised waivers to design standards for the townhome units, through Ordinance 009-024.

Currently, Savannah Homes has constructed most of the proposed condominiums. At this point the applicant is returning to request additional waivers in order to allow the development of the last phase of Meridian Square, Building #6, on Block D at the southwest corner of Airport Parkway and Spectrum Drive.

Proposed Plan: The submitted development plans include a site plan, floor plans, building elevations, and a landscape plan. The applicant is proposing a 45,582 square-foot, five story building, containing 24 condominium units, ranging from one- to two-bedrooms, from 1,593 to 1,863 square feet.

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. The Town of Addison Code of Ordinances provides the following definition:

Multifamily is defined as any building, or portion thereof, which is designed, built, rented, leased, or owned by five or more occupants/families living independently of each other and maintaining separate cooking facilities.

In this context, the proposed building, containing 24 condominium units, was evaluated based on the multifamily development standards as set forth by the UC district. The submitted development plans deviate from the development standards as detailed below.

Lot Dimensions: The UC district development standards require that multifamily lots be a minimum of 200 feet in width and 200 feet in depth. The proposed lot is approximately 112.47 feet by 133 feet. This does not comply with the requirements, but was previously approved.

Setbacks: In the UC district, the minimum setback is defined as a “build-to” line. The build-to line for Category D streets, such as Spectrum Drive, is 10 feet. The proposed building has an 8.7-foot setback along Spectrum Drive. This does not comply with the requirements, but is consistent with previous waivers granted for this development.

Building Height: The UC district development standards require that the building shall be a maximum height of 92 feet, with any building component exceeding 50 feet being setback another one foot for every two feet of height. The proposed building height is 61 feet and six inches, without any setback above 50 feet. This does not comply with the requirement and Savannah is requesting a new waiver.

Minimum Area per Dwelling Unit: The UC district development standards require that one-bedroom units be at least 700 square feet and two-bedroom units be at least 900 square feet. The proposed one-bedroom units are 1,593 square feet and the proposed two-bedroom units range between 1,754 and 1,863 square feet. This complies with the requirements.

Maximum Lot Coverage: The UC district development standards require a maximum lot coverage of 85+ percent. The proposed coverage is approximately 77 percent. This complies with the requirement.

Building Elevations: The UC district development standards require building facades to be a minimum of 90 percent brick or stone. The West façade contains 90.1 percent brick or stone, while the South, North, and East facades range between 72.7 and 86.7 percent brick or stone. This does not comply with the standard requirements, but follows previously approved waivers.

Parking: The UC district requires one parking space per bedroom, with a maximum of two spaces per unit. There is a total of 44 bedrooms, for the 24 units, which requires a minimum of 44 parking spaces and a maximum of 48 parking spaces. The proposed parking garage provides 49 parking spaces. This does not comply with the requirements and Savannah is requesting a new waiver.

Landscaping: The landscape plan shows that the developer is proposing to mimic the requirements found in the UC district for Addison Circle. The landscape plan has been reviewed by the Parks Department and complies with the Town’s Landscape Ordinance. However, Staff noted that the private landscaped areas around the building have not been addressed on the landscape plan, and requested that a note be made on the plan to indicate such landscaping will be provided per staff review and approval prior to the issuance of a building permit. This note has been included on the submitted landscape

plan.

Waivers: The submitted plans indicate requests to waive several design standards

The following waivers were approved through 009-024. Given that they were previously approved, and to remain consistent with the rest of the development, staff recommends that they be approved.

Waiver to the design standard for minimum width and minimum depth for a lot from

Waiver to design standards in order to allow a minimum 8.7-foot setback against a Category D street (Spectrum Drive), as opposed to the 10-foot setback required by the UC district.

Waiver to design standards in order to allow a minimum of 70 percent, instead of 90 percent, of the exterior cladding of all exterior walls fronting or visible from public streets (including above grade parking structures) be brick or stone construction.

The following additional waivers are being requested at this time.

Waiver of design standards in order to allow maximum building height of 61 feet and six inches without a setback above 50 feet as required by the UC district.

Given the limited size of this lot and the need to accommodate similar-sized floor plans as the other condominiums in this development, Staff recommends approval of this waiver.

Waiver of design standards in order to allow one additional parking space resulting in a total of 49 parking spaces, exceeding the maximum of 48 parking spaces that would be allowed for 24 units with 44 bedrooms by the UC district.

Given the limited size of this lot restricting possible on-street parking spaces and the location of the one extra space within the parking garage, Staff recommends approval of this waiver.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The submitted development plans for the most part reflect the previously approved concepts, with the added waiver request to allow for an additional floor. Staff still believes that the condominiums provide a niche that is missing in Addison Circle that targets the older generation of the Town's residents. The proposed units provide large floor plans with many windows, and will be part of the overall Meridian Square condominium

development, which also provides a court yard and amenity areas. Given that this is the last component of a previously approved development plan, Staff recommends approval of the final development plans subject to the following waivers:

Waiver to the design standard for minimum width and minimum depth for a lot from

Waiver to design standards in order to allow a minimum 8.7-foot setback against a Category D street (Spectrum Drive), as opposed to the 10-foot setback required by the UC district.

Waiver of design standards in order to allow maximum building height of 61 feet and six inches without a setback above 50 feet as required by the UC district.

Waiver to design standards in order to allow a minimum of 70 percent, instead of 90 percent, of the exterior cladding of all exterior walls fronting or visible from public streets (including above grade parking structures) be brick or stone construction.

Waiver of design standards in order to allow one additional parking space resulting in a total of 49 parking spaces, exceeding the maximum of 48 parking spaces that would be allowed for 24 units with 44 bedrooms by the UC district.

Staff's recommendation for approval is also subject to the following condition:

- Prior to the issuance of a building permit, the private landscape area around the building shall be reviewed and approved by the Town staff.



Case 1764-Z/Meridian Square Building 6
January 16, 2018

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on January 16, 2018, voted to recommend approval of a revised development plan with a waiver to design standards for the development of Meridian Square Building #6 including a site plan, landscape plan, building elevations and floor plans for 24 condominium units in the Urban Center District located at the southwest corner of Airport Parkway and Spectrum Drive, subject to the following condition:

- Prior to the issuance of a building permit, the private landscape area around the building shall be reviewed and approved by the Town staff.

Voting Aye: Dougan, Groce, Meleky, Quintanilla, Resnik, Wheeler

Voting Nay: none

Absent: Souers

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none