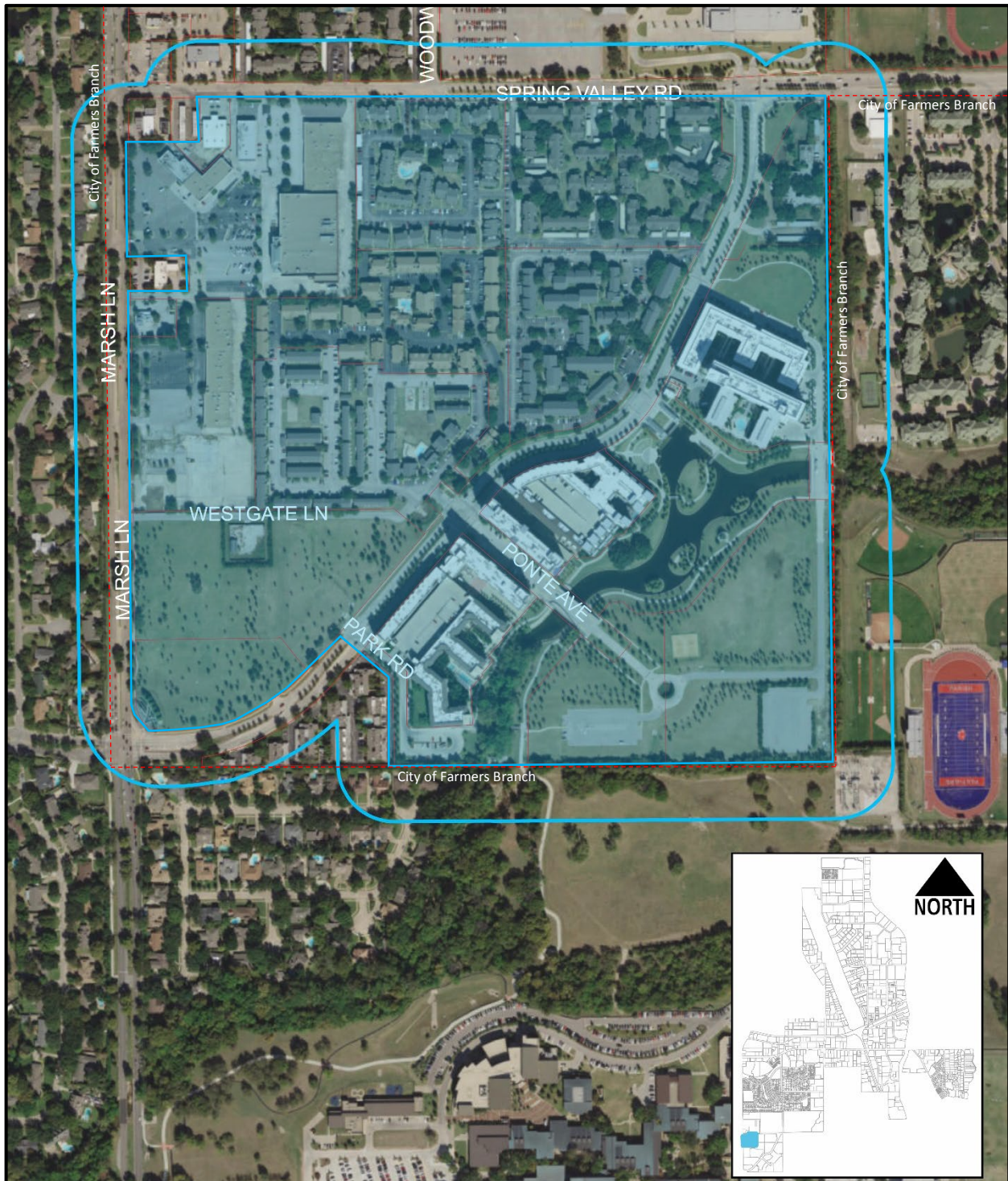


1791-Z

PUBLIC HEARING Case 1791-Z/Vitruvian Park. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Planned Development Ordinance 007-034, as amended by ordinances O13-026, O16-017, and O16-018, which zones that area of the Town known as Vitruvian Park, containing approximately 121 acres of land generally located at the southeast corner of Marsh Lane and Spring Valley Road in order to add additional permitted uses.

LOCATION MAP





February 14, 2019

STAFF REPORT

RE: Case 1791-Z/Vitruvian Park

LOCATION: 121 acres of land generally located at the southeast corner of Marsh Lane and Spring Valley Road

REQUEST: To amend Planned Development Ordinance 007-034, as previously amended by ordinances O13-026, O16-017, and O16-018, to allow an additional permitted use

APPLICANT: Rob St. John, UDR

DISCUSSION:

Background: In 2007, UDR obtained approval to rezone a 99-acre neighborhood, which is bordered by Spring Valley Road on the north, the City of Farmers Branch on the east, Farmers Branch and Brookhaven College on the south, and Marsh Lane on the west, from the A (Apartment) and PD-CC (Planned Development – Condominium Conversion) zoning districts to a Planned Development District. The planned development district established permitted uses, development standards, and a concept plan.

Following the original zoning approval, UDR purchased four additional tracts totaling 21.7 acres. This integrated the Brookhaven Village Shopping Center into the project, as well as an office tract on the corner of Spring Valley Road and Vitruvian Way. To accommodate this, a new concept plan was approved by the City Council in 2013. Additionally, the PD ordinance was amended to establish development standards for the shopping center and add permitted uses in the district, including pet grooming and overnight boarding.

In 2016, the concept plan was revised in an attempt to capture market demand for additional office space, create a more definitive retail orientation, and better plan for the phasing of future development.

Proposed Plan: A veterinary clinic has expressed interest in a lease space within the newly completed retail building in the Brookhaven Village Shopping Center. In reviewing the list of permissible uses, veterinary clinics are not currently allowed. The applicant is requesting to add veterinary clinic as an allowed use in this PD district.

RECOMMENDATION: **APPROVAL**

Vitruvian Park is a fast-growing, large-scale, mixed-use community. Staff believes that the intent of this ordinance was to incorporate a variety of uses especially those relating to neighborhood services, allowing residents and workers access to a variety of amenities in close proximity. The intent of including these uses was to allow for a pet friendly community, which undoubtedly includes veterinary services.

Additionally, the ordinance already allows pet grooming and overnight boarding. Staff believes that veterinary clinic was not intentionally left off the list of permissible uses for any reason, it had just never come up before.

Staff recommends approval of the request, subject to no conditions.



Case 1791-Z/Vitruvian Park

February 19, 2019

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on February 19, 2019, voted to recommend approval of an ordinance amending Planned Development Ordinance 007-034, as amended by ordinances O13-026, O16-017, and O16-018, which zones that area of the Town known as Vitruvian Park, containing approximately 121 acres of land generally located at the southeast corner of Marsh Lane and Spring Valley Road in order to add veterinary clinic as an additional permitted use, without conditions.

Voting Aye: Catalani, Dougan, Groce, Meleky, Resnik, Souers, Wheeler

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none