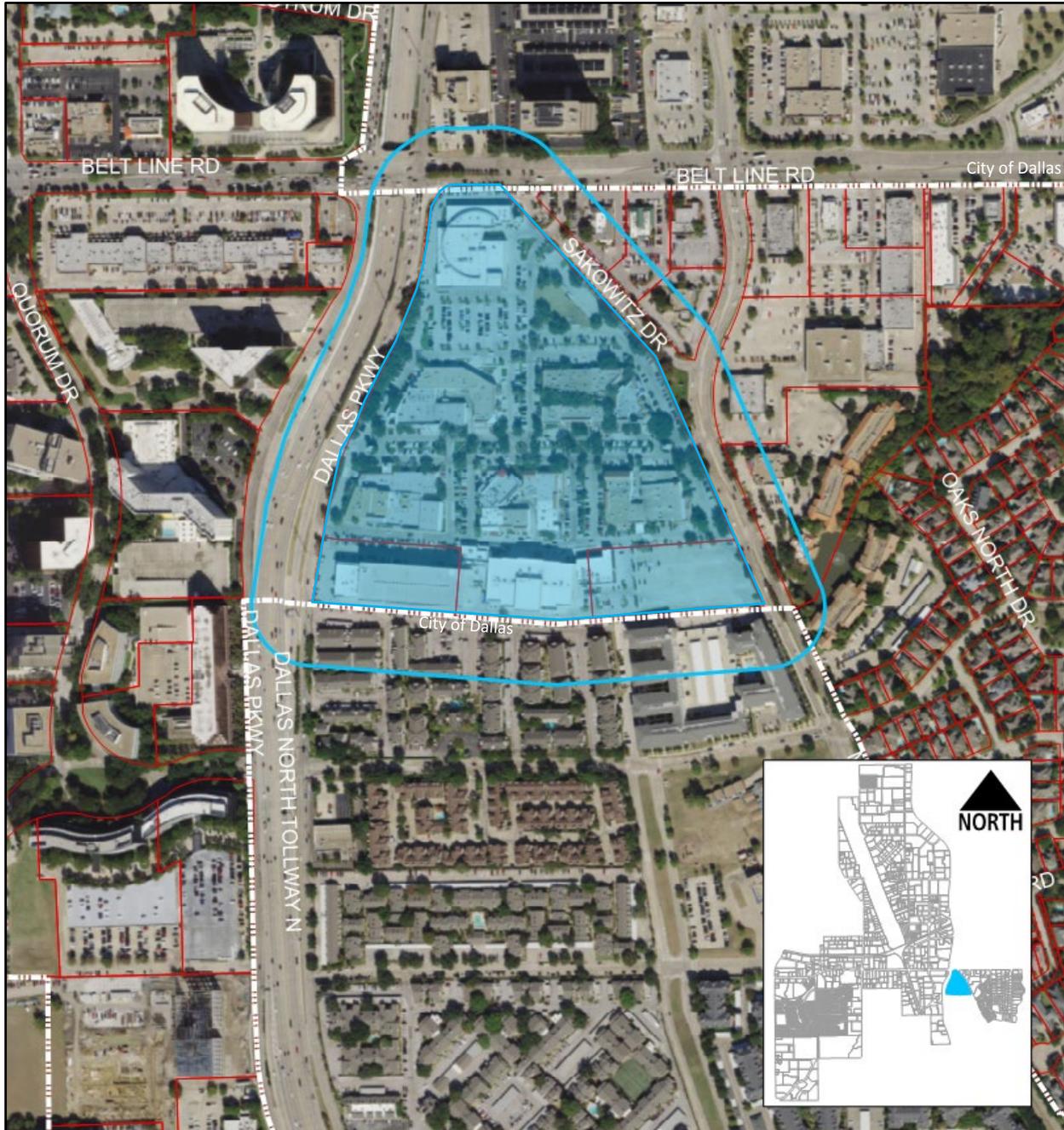


# 1807-Z

**PUBLIC HEARING** Case 1807-Z/Village on the Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 31-acre property located at 5100 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance O12-002, by amending the development plans for a new office building with ground floor retail.

## LOCATION MAP





February 13, 2020

## STAFF REPORT

RE: 1807-Z/Village on the Parkway

LOCATION: 5100 Belt Line Road

REQUEST: Approval of an amendment to the existing Planned Development District, zoned through Ordinance O12-002, to amend development plans in order to allow development of a new 31,006 square foot office building with ground floor retail

APPLICANT: William Dahlstrom, Jackson Walker LLP

## DISCUSSION:

Background: This case was presented to the Planning and Zoning Commission on January 21, 2020 and tabled with the direction for Staff and the applicant to discuss additional signage, improved garage utilization, and valet technology.

Based on the Commission's guidance, the applicant is proposing to proceed with the reconfiguration of the center east to west drive aisle, but with less landscaping than previously proposed in order to maximize parking, as well as close off the southwest corner drive. The applicant has also submitted a plan showing new directional signage throughout the property, in an effort to help guide patrons toward the parking garage, and a revised valet plan showing increased valet stands and decreased valet parking spaces on the north portion of the property. Note that the signage plan is for information only as signage is not regulated through zoning approvals.

Additionally, Staff and the applicant discussed the Commission's request that the valet allow vehicles to be dropped off and picked up anywhere within the development and to utilize technology to improve efficiency of valet operations. The applicant has agreed to these improvements and they are addressed in Staff's recommendation.

Proposed Plan: The property owner is requesting to amend the site plan to provide changes to the parking layout of the main east to west drive aisle, to close the southwestern drive off of Dallas Parkway to provide some additional landscaping and parking, and to request development plan

approval for the previously proposed office over retail building on the northeast portion of the property where TGI Fridays was located.

Proposed plans include a new two-story, 31,006 square foot office building, of which 15,518 square feet are ground floor retail/restaurant and 15,488 square feet of second floor office. The request also includes an additional 1,825 square feet of potential outdoor patio area. This building is identified as Building 900 on the proposed site plan.

Building Height: The proposed building height is 41 feet 8 inches above grade.

Building Elevations: The building is proposed to be constructed of burnished block, stone, brick, and cement plaster with accents of metal screen and composite wood.

Parking: The Planned Development ordinance approved for this center allows most uses to be parked at a ratio of 1 space per 250 square feet and requires 1 parking space per 3 seats at the movie theater. Currently, the site has 2,268 parking spaces, with 1,646 surface spaces and 622 garage spaces.

As part of the previous request, with the parking garage expansion and provision of additional structured parking as part of the multifamily development, totaling to 2,792 on site parking spaces, Staff recommended the parking ratio be changed to 1 space per 200 square feet for all uses except residential and theater. While Staff believes 1 space per 200 square feet is more appropriate given the mix of uses on this site, the current proposal does not include the previously proposed increase in structured parking. With the new building and associated loss of surface parking, the current proposal would not comply with a 1 per 200 ratio. In an effort to find middle ground, the applicant has proposed the parking ratio at 1 space per 225 square feet. This new ratio would bring the requirements closer to being appropriate for the mix of uses on this site.

The proposed plans show the new total gross leasable area for all office, retail, and restaurant uses, inclusive of patio areas, as 365,306 square feet, requiring 1,624 spaces under the new ratio. The movie theater has 1,282 seats and requires 428 parking spaces. Under the 1 per 225 ratio, the total parking requirement would be 2,052 spaces. With the new office building and main drive aisle reconfiguration, the property would gain 1 parking space, providing a total of 2,269 spaces.

The property would have 217 spaces in excess of the new requirement.

Additionally, Village on the Parkway has provided an updated valet parking plan showing that the majority of valet parking spaces would be located within the garage or in the southeastern most corner of the surface parking lot along Montfort. This valet plan would be adopted as part of the ordinance and would be binding to the property owner. The plan could be amended administratively in the future.

Landscaping: The proposed Landscape Plan has been reviewed by the Parks Department for compliance with the Town's landscape regulations. The landscape regulations require that properties be brought up to current standards when they are rezoned.

One such requirement is a 25-foot landscaping setback from the street, which cannot be met without removing some of the center's most prominent parking spaces or impeding vehicular circulation throughout the site. Additionally, landscape regulations require 20% landscape coverage, of which the site currently has 7.7%; the proposed landscape plans show an increase to a total of 10.8% landscape coverage.

Additionally, the proposed southwest drive closure maximizes the provision of parking spaces but does not meet the required 25-foot landscape setback. Since this portion of the site is now being reworked, there is a missed opportunity for compliance with the landscape regulations.

It should also be noted that in lieu of full compliance with the landscape regulations and the Master Transportation Plan requirements, the applicant is still proposing to provide an improved bus stop and shelter along Montfort Drive, with a space for public art in the future.

While the site has existing conditions and limitations that prohibit full compliance, there are additional improvements that could be made in order to move the site closer into compliance.

Streetscape: The 2016 Master Transportation Plan (MTP) established streetscape standards for the various street types throughout the Town. Belt Line Road is identified as a Principal Arterial, which requires an 8-foot sidewalk and 6-foot parkway buffer, Montfort Drive is a Minor Arterial, which requires a 6-foot sidewalk and 5-foot parkway buffer, and Dallas Parkway is identified as Tollway, which requires a 6-foot sidewalk and a 6-foot buffer. The existing frontage along Belt Line Road does not currently comply with the MTP requirements. Due to the existing site limitations and complications associated with removing all the parking along the Belt Line frontage, the applicant is unable to make these improvements. However, the submitted plans do not show any improvements except along a limited portion of Montfort Drive where the bus shelter is proposed.

Given the difficulties of working with an existing development and the site limitations, Staff understands that it may not be possible to fully meet the MTP requirements, however there are additional improvements that could be made in order to move the site closer into compliance.

To improve safety and the efficient flow of traffic on public streets, the Town's transportation design standards call for properties to have only one driveway along a public street. The standards provide for exceptions to this if the property generates sufficient vehicle trips to warrant additional access points. Currently, there are four driveways onto this site from Dallas Parkway and three from Montfort Drive. Given the traffic volume experienced by this property, Staff has requested that at least the southern-most driveways along both Dallas Parkway and Montfort Drive be closed, as they do not comply with driveway spacing requirements. With regard to the southern-most driveway along Dallas Parkway, Staff had previously also requested that the 15 parking spaces to the north of that driveway be removed in order to accommodate additional landscaping

and comply with the visibility requirements. This would leave sufficient site access, alleviate the safety concerns, and provide additional opportunity for landscaping.

At this time, the applicant is proposing to close the southwest drive and provide additional parking spaces along that frontage. Sixteen of these parking spaces are within the engineering visibility triangle and pose continued safety concerns. The applicant is asking that the Planning and Zoning Commission and City Council allow for the Montfort driveway and all the parking spaces to remain due to tenant leasing agreements.

Fire Access: The plans have been reviewed by the Fire Marshal to ensure sufficient site access and building coverage. The submitted plans show the requirements will be met.

### RECOMMENDATION: **APPROVAL WITH CONDITIONS**

In 2019, the applicant filed a more extensive application for redevelopment of the site. As the Planning and Zoning Commission will recall, this was denied unanimously over concerns about traffic from the proposed multi-family development, compliance with the Town's housing policy, and insufficient landscaping. The proposal before the Commission now represents a more modest request to reconfigure parking and construct the 2-story building without the multi-family component or the garage expansion.

The property owner has communicated to Town Staff that additional efforts to improve landscaping and comply with the Master Transportation plan are not financially feasible given the limited nature of the request.

When this case was originally presented to the Commission in January, Staff requested direction regarding the inclusion of Master Transportation plan elements and how to balance the need to provide landscaping in accordance with the Town's ordinances with the demand for parking. The Commission did not indicate that the inclusion of the Master Transportation Plan elements was a priority at this time and requested that the applicant relieve parking issues by making better use of the garage and improving valet service. Staff believes that the applicant has developed a plan that on a whole, addresses the Planning and Zoning Commission's stated concerns. Staff recommends approval subject to the following conditions:

- If valet services are provided, the property owner shall require the use of "park & strole" or similar concepts that allow customers to drop off and pick up their car from any valet stand on the property.
- If valet services are provided, then the property owner shall require the use of technology to allow customers to request their vehicle prior to arriving at the valet stand.
- The applicant shall close the southernmost driveways on the east and west sides of the property to comply more closely with current transportation standards and install landscaping in accordance with current requirements.
- The applicant shall remove any parking spaces within the visibility triangle south of the driveway to Dallas Parkway adjacent to Suite 600.

- The valet parking plan shall be revised to relocate the 22 valet spaces shown in the southwest portion of the property along Dallas Parkway to either the garage or adjacent to the proposed valet spaces in the southeastern portion of the property.

The first two conditions are intended to address concerns expressed by the Commission at the meeting in January. The final three conditions are intended to address safety concerns with entering and exiting the property.



Case 1807-Z/Village on the Parkway

February 18, 2020

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on February 18, 2020, voted to recommend approval of an amendment to the existing Planned Development District, zoned through Ordinance O12-002, to amend development plans in order to allow development of a new 31,006 square foot office building with ground floor retail subject to the following conditions:

- If valet services are provided, the property owner shall require the use of “park & stroll” or similar concepts that allow customers to drop off and pick up their car from any valet stand on the property.
- If valet services are provided, then the property owner shall require the use of technology to allow customers to request their vehicle prior to arriving at the valet stand.
- The applicant shall make the southernmost driveway on the east as a right out only and the southernmost driveway on the west as a right in only and install additional landscaping.
- The applicant shall remove seven parking spaces within the visibility triangle south of the driveway to Dallas Parkway adjacent to Suite 600.

Voting Aye: Catalani, Craig, DeFrancisco, Meleky, Resnik, Souers

Voting Nay: none

Absent: Wheeler

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none