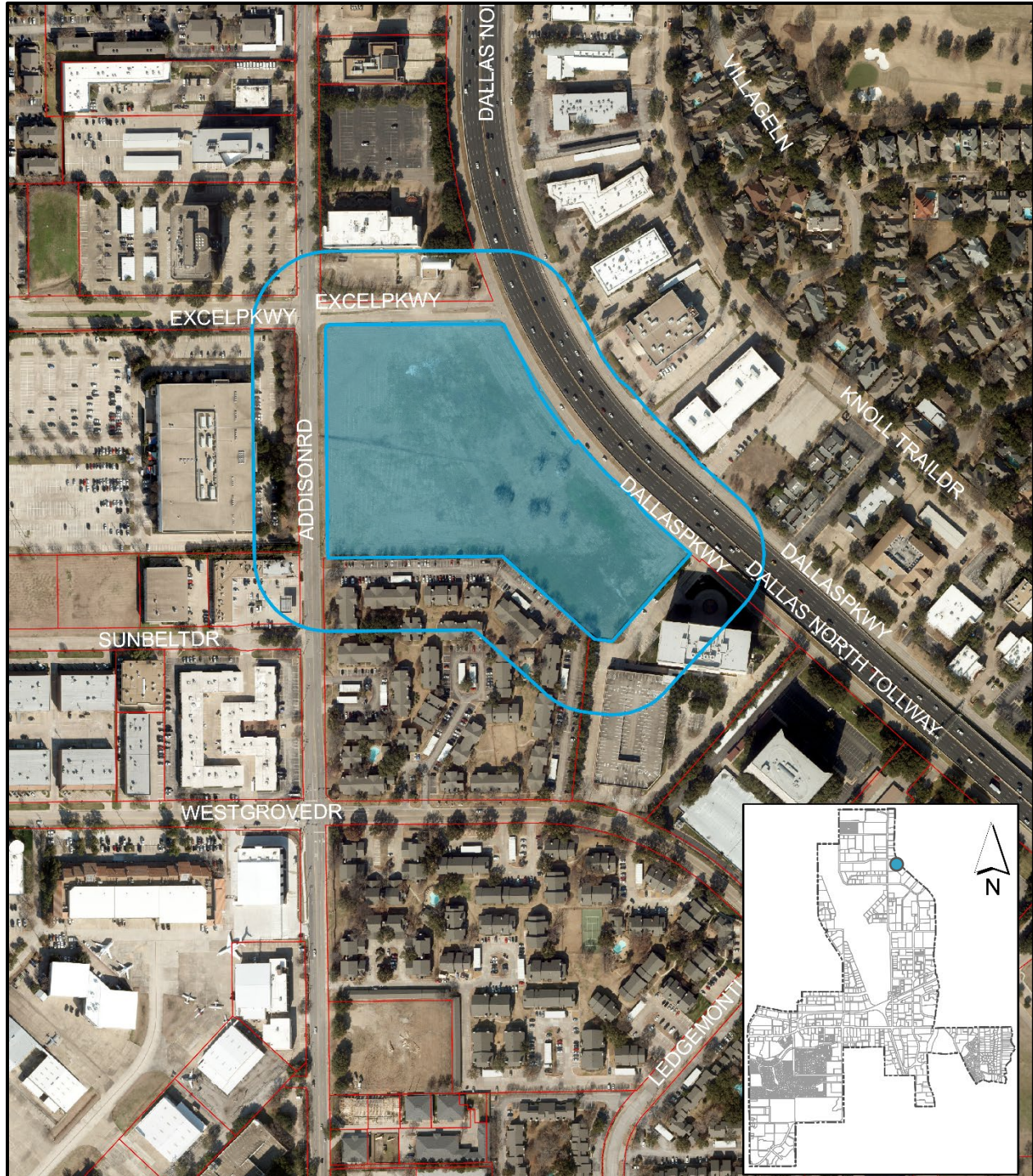


1816-Z

PUBLIC HEARING Case 1816-Z/Addison Senior Living. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 11.607-acre property located at the southwest corner of Dallas Parkway and Excel Parkway, from PD, Planned Development, to a new PD district in order to allow a senior living development and future office development.

LOCATION MAP





September 10, 2020

STAFF REPORT

RE: Case 1816-Z/Addison Senior Living

LOCATION: Southwest corner of Dallas Parkway and Excel Parkway

REQUEST: Approval of an ordinance changing the zoning from Planned Development (PD) district, to a new PD district to allow development of an 11-story, 294,325 square-foot, 217 dwelling-unit senior living facility, with the possibility to expand to 248 units, a 70,806 square-foot structured parking garage, and future office development

APPLICANT: Joe Seitzer, PRDG

DISCUSSION:

Background: This 11.607-acre vacant lot is currently zoned PD, Planned Development, through Ordinance O83-017, as previously amended by ordinances O85-056, O97-013, and O08-054. Prior to the 2008 approval, the Planned Development district called for two office towers. In 2008, the Town approved plans for a hospital and medical office buildings. The hospital development never came to fruition and the property has remained vacant.

The property was subsequently purchased by Cawley Partners. They intend to utilize most of the property for high-density office development but are proposing to sell 4.273 acres for the development of an 11-story class A senior living facility with structured parking. Additionally, they propose to dedicate .157 acres as a new public street between Dallas Parkway and Addison Road and dedicate 18 feet of additional right-of-way along Addison Road in accordance with the Master Transportation Plan. Such actions require the property to be rezoned. In working with the applicant, staff has approached this project as an urban style development, focusing around a more pedestrian friendly environment, and encouraged the applicant to utilize relevant standards from various existing urban style zoning districts around Town, resulting in the establishment of a brand new PD district.

Proposed Plan: The applicant is proposing to construct an 11-story, 294,325 square-foot, 217 dwelling-unit senior living facility, with the possibility to expand to 248 units, wrapping around a structured parking garage. The proposed unit breakdown is 148 units of independent living, 48 units of assisted living, and 21 units of memory care. The project will provide residents with onsite neighborhood-type services and amenities as follow:

Services:

- Chapel service
- Community and family participation through coordinated volunteer/ambassador program
- Complimentary shuttle service
- Concierge service
- Educational and travel programs
- Pharmacy delivery
- Scheduled and private local transportation
- Trained executive chef and white glove service in dining venues
- Weekly housekeeping and linen service
- Wellness center and wellness checks, with specialized clinical and therapeutic services

Amenities:

- Art Studio
- Card room
- Community market/convenience store; providing light meals, snacks, basic foods and sundries
- Complimentary parking
- Fitness facilities and swimming pool
- Individual climate controls in the accommodations
- Individual mailboxes (centrally located/indoor)
- Large porch area for gatherings and indoor sitting areas
- Library
- Media room
- Life-Enrichment Program, with an on-site lifestyle director and activities coordinators
- Multiple dining venues (backed by a commercial kitchen), including a bar and internet café
- Salon/spa

The remainder of the lot area is proposed as future office development, providing at a minimum 550,000 square feet of office space with primarily structured parking.

2013 Comprehensive Plan: The Comprehensive Plan discusses future office development and provides that the four remaining tracts along the Tollway corridor should be reserved for “high-density” office buildings, encouraging the Town resist pressure to let those valuable sites be re-zoned for non-commercial uses such as multifamily. (page 80). In acknowledging this guidance, the proposed development includes a minimum requirement of 6 story, 550,000 square foot office development, with structured parking, that is to be included as part of the second phase of the development.

Additionally, the Comprehensive Plan calls for the Town to study possibilities for senior housing as well as developing a medical district around the Methodist Hospital. Given this property’s location near the hospital, senior housing seems like a complementary use to a medical district. This proposal does not allow for multifamily development and instead focuses on meeting the increasing demand for diverse senior housing, with medical services, variety of amenities, in a

higher density urban design setting befitting the Tollway frontage. Staff believes that the proposal is in line with the Town's vision for future development.

Development Standards: The development standards for this new PD district were established in coordination between Staff and the applicant based on existing and customized urban development design requirements, as well as the Master Transportation Plan standards. Given the two phases of the proposal, the property has been divided into Sub-district A and Sub-district B. Below is the breakdown of the proposed standards for this property, by sub-district.

Sub-District A

Use: Proposed use for this development is residential, inclusive of independent living, assisted living, and memory care, as well as accessory amenity uses such as listed above.

Proposed uses for this sub-district include:

1. Residential Use is defined as continuing care retirement community, inclusive of independent living, assisted living, and memory care facility, for adults 55 and older.
2. Retail Uses permitted only in connection with and as a part of a "mixed use (with residential) and are defined as:
 1. Barber and beauty shop
 2. Coffee shop, no seating on premises
 3. Convenience store without the sale of alcohol for off-premise consumption, except through a Special Use Permit
 4. Donut and pastry shop, no seating on premises
 5. Drug store, retail sales only
 6. Florist, retail sales only
 7. Health club and Spa, private and public
 8. Optician and optical store
3. Mixed use (with residential). (Defined under article XXX of the Zoning Ordinance)
4. Medical office. (Defined under article XXX of the Zoning Ordinance)

Proposed Special Uses for this sub-district include:

1. Restaurant.
2. Sale of alcohol for on-premises consumption in conjunction with a restaurant
3. Sale of beer and wine for off-premises consumption as part of a convenience store, but not including a store for which beer and wine sales constitute the primary source of revenue for the business

Proposed Accessory Uses for this sub-district include:

1. Community, social, hobby, physical and occupational therapy, beauty/barber salon, health and wellness facilities, health care clinic and associated exam rooms, personal services, business office space for local bank, travel agency or

laundry facilities, for the exclusive use by occupants of a residential development for seniors within the Property which are customary to such residential developments

2. Recreation/open space and facilities
3. Parking and parking structures
4. Other uses customarily incidental and subordinate to permitted uses and any special uses

Building Height: The proposed building height for this sub-district is a minimum of 11 stories, or 129 feet, as reflected on the proposed plans, no maximum height restriction, and all heights to be subject to FAA approval.

Building Setback: The proposed minimum building setback for this sub-district is 10 feet along Addison Road, the new street between Dallas Parkway and Addison Road, and Excel Parkway (as shown on the proposed plans), exclusive of the motor court and loading/delivery areas. The proposed minimum building setback from Dallas Parkway is 30 feet from back of curb. No side yard or rear yard setback is proposed.

Lot Size and Coverage: No minimum lot area, width, or depth are proposed. Maximum lot coverage for this sub-district is proposed at 95%. The proposed development plans show a 4.273-acre lot for this sub-district, with a lot coverage of 51%, 53% with possible future expansion.

Dwelling Unit Size: Minimum residential dwelling unit size is proposed as follows:

Independent Living: Studio = 800 square feet
 One Bedroom = 1,018 square feet
 Two Bedroom = 1,150 square feet

Assisted Living: Studio = 425 square feet
 One Bedroom = 570 square feet
 Two Bedroom = 800 square feet

Memory Care: Studio = 300 square feet

Building Elevations: The proposed building façade requirement for this sub-district, and as is typical of most districts around Town, is at least 80 percent of the exterior cladding of each exterior wall fronting or visible from public streets (including above grade parking structures) shall be masonry construction. For purposes of this planned development district, “masonry construction” includes, but is not limited to brick, stone, cultured stone, glazing and plate glass, stucco, and split face concrete masonry units. Provided the recent passing of House Bill 2439, Staff is unable to enforce the exterior materials requirement at this time. However, the plans show the south and west elevations would comply with the requirements, and the north and east elevations are just 1-2% below this requirement.

Parking: A parking study was performed for the specific residential use in this sub-district, which determined a sufficient requirement for independent living is 1 parking

space per dwelling unit, for assisted living is .5 of a parking space per dwelling unit, and for memory care is .3 of a parking space per dwelling unit. Given the proposed 148 independent living units, a maximum of 70 assisted living units, and a maximum of 30 memory care units, the total requirement for the residential use is 192 parking spaces. The proposed plans show that 234 parking spaces are provided on site, 160 garage spaces, 42 surface spaces, and 32 on-street spaces.

The proposed sub-district also requires a minimum of 65% of the required parking spaces to be provided within a parking garage and a maximum of 20% of the required parking spaces may be provided in a surface parking lot. Additional parking garage structure requirements will be listed within the ordinance requirements, however, the proposed parking structure for this development is wrapped by the residential units and will not be visible from off site.

The off-street parking requirements for the rest of the uses allowed in this development are proposed as follow:

1. General retail. (1/250 s.f.) One space per each 250 square feet of gross floor area.
2. Restaurant. (1/100 s.f.) One space per each 100 square feet of gross floor area.
3. Medical or dental clinics. (1/200 s.f.) One space per each 200 square feet of gross floor area.
4. Office. (1/300 s.f.) One space per each 300 square feet of gross floor area.
5. Health club or spa. (1/100 s.f.) One space per each 100 square feet of gross floor area.

These parking requirements are similar to what is found in other mixed-use developments. Additionally, there will be a provision allowing the developer to demonstrate through a parking study that parking can be shared between uses because they are likely to be used in alternating time periods in order to have these parking requirements adjusted accordingly.

Open Space: Typically, the Town has an open space dedication requirement of two acres for every 1,000 residents. The number of residents is determined by taking the dwelling unit count and assuming 1.5 persons per unit. Given the limitations of residents that will occupy the assisted living units and the memory care units, Staff and the applicant have agreed to exempt the memory care units from these calculations, and only count 1/3 of the residents of the assisted living units. Given these ratios, this development would be required to provide a 20,907 square foot or .48 acres open space. This does not yield a functional, nor a financially sustainable public open space. Therefore, Staff and the applicant are proposing a fee in lieu of the parkland dedication. This fee would be calculated using the 20,907 square feet multiplied by an agreed upon market value of the land. This fee would be used to either purchase new park land or make capacity improvements to existing parks in the future.

Streetscape: The Master Transportation Plan provides streetscape standards for various street types. Addison Road is defined as a Minor Arterial which requires a 15 foot sidewalk, inclusive of the tree beds along the street. In coordination with the Parks Department, and

given the Town's desire to expand Addison Road, the applicant has dedicated a portion of the right-of-way toward the expansion and provided a commitment to meet additional lighting and trail requirements. Excel Parkway is also as a Minor Arterial, however in an effort to mimic the Addison Circle streetscape and paving requirements, Staff encouraged the applicant to provide Commercial Collector with Urban Pedestrian standards of an eight foot sidewalk and six foot parkway buffer, without the on-street parking. Similarly, the anticipated street along the southern edge of Sub-District A is also to be classified as a Commercial Collector and follow the Urban Pedestrian standards of an eight foot sidewalk and six foot parkway buffer, with the on-street parking provided on both sides. The Dallas Parkway streetscape is required to have an eight-foot sidewalk with parkway and landscape buffers with trees on either side. The proposed plans follow these requirements.

Landscaping: The landscaping must comply with the Town's landscaping regulations. and the proposed landscape plans have been reviewed by the Parks Department to ensure compliance. The plans show that the applicant is proposing to comply with the landscape requirements as provided by the Urban Center district and the Town's Landscape Regulations.

Fire: The Fire Department has reviewed the proposed plans and anticipate an increase of about one EMS call a day. The Fire Department does not anticipate needing to make any immediate changes at this time but will revisit call volumes and response times in order to ensure seamless operations when the development comes online.

Sub-District B

The Concept Plan shows this sub-district as having a minimum of 6 stories and minimum of 550,000 square feet of office space, with 70% structured parking. The development standards for this sub-district should be determined at the time when this development comes forward through the zoning process.

RECOMMENDATION: **APPROVAL**

Senior living development has been at the top of many conversations over the recent years. Given that there is no senior living development within the Town and limited development within a close proximity, there has been a growing demand for the establishment of a senior living facility, with a variety of service options and diverse living accommodations. The proposed development aims to satisfy this market demand by providing a high end, higher density, senior living product with a range of services and amenities that uphold the Town's standard of living and meet the Town's desire to achieve urban design and pedestrian friendly environment.

Staff believes the proposed development meets the Town's vision and expectation for development along the Tollway, as well as future development in general.



Case 1816-Z/Addison Senior Living

September 15, 2020

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on September 15, 2020, voted to recommend approval of an ordinance changing the zoning on a 11.607-acre property located at the southwest corner of Dallas Parkway and Excel Parkway, from PD, Planned Development, to a new PD district in order to allow a senior living development of an 11-story, 294,325 square-foot, 217 dwelling-unit senior living facility, with the possibility to expand to 248 units, a 70,806 square-foot structured parking garage, and future office development, without conditions.

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

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none

FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 48113C0180K, effective July 7, 2014 of the Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in Zone X.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	NOTE
△	DOMESTIC	6"	1	PROPOSED

TREE NOTE

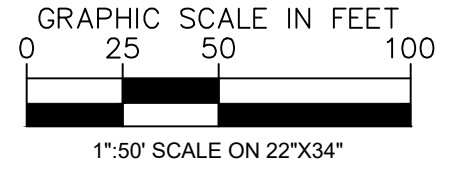
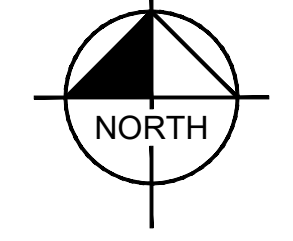
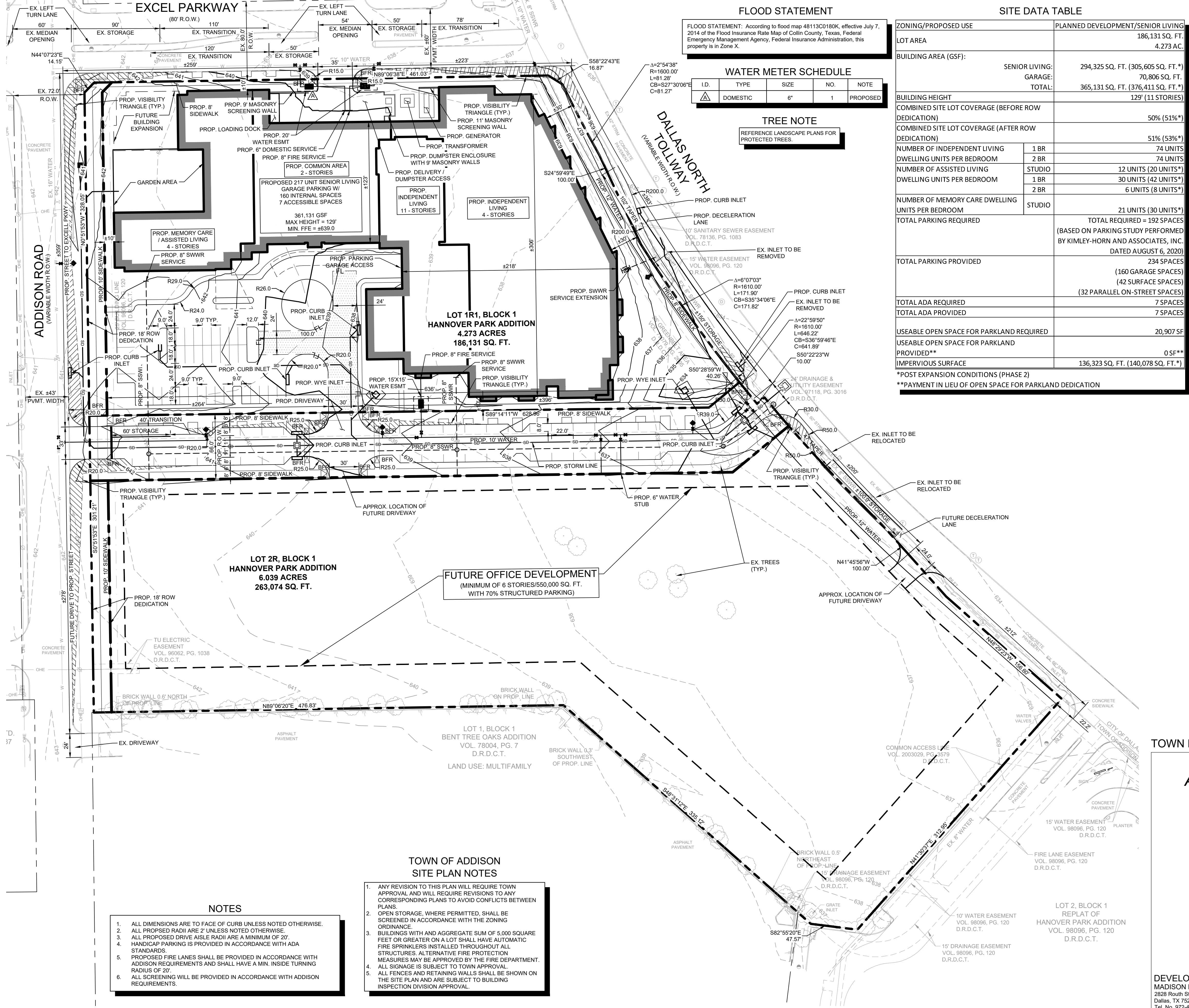
REFERENCE LANDSCAPE PLANS FOR PROTECTED TREES

SITE DATA TABLE

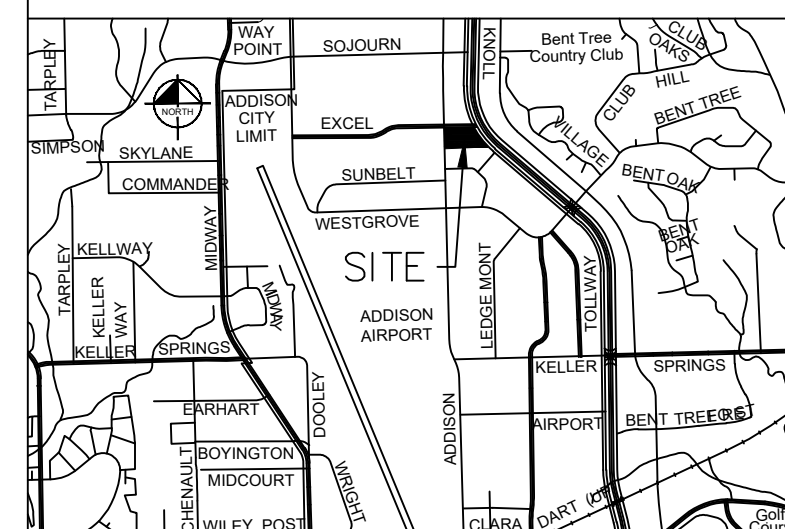
ZONING/PROPOSED USE	PLANNED DEVELOPMENT/SENIOR LIVING
LOT AREA	186,131 SQ. FT. 4.273 AC.
BUILDING AREA (GSF):	SENIOR LIVING: 294,325 SQ. FT. (305,605 SQ. FT.)* GARAGE: 70,806 SQ. FT. TOTAL: 365,131 SQ. FT. (376,411 SQ. FT.)*
BUILDING HEIGHT	129' (11 STORIES)
COMBINED SITE LOT COVERAGE (BEFORE ROW DEDICATION)	50% (51%*)
COMBINED SITE LOT COVERAGE (AFTER ROW DEDICATION)	51% (53%*)
NUMBER OF INDEPENDENT LIVING	1 BR 74 UNITS 2 BR 74 UNITS
DWELLING UNITS PER BEDROOM	STUDIO 12 UNITS (20 UNITS*) 1 BR 30 UNITS (42 UNITS*) 2 BR 6 UNITS (8 UNITS*)
NUMBER OF MEMORY CARE DWELLING UNITS PER BEDROOM	STUDIO 21 UNITS (30 UNITS*)
TOTAL PARKING REQUIRED	TOTAL REQUIRED = 192 SPACES (BASED ON PARKING STUDY PERFORMED BY KIMLEY-HORN AND ASSOCIATES, INC. DATED AUGUST 6, 2020)
TOTAL PARKING PROVIDED	234 SPACES (160 GARAGE SPACES) (42 SURFACE SPACES) (32 PARALLEL ON-STREET SPACES)
TOTAL ADA REQUIRED	7 SPACES
TOTAL ADA PROVIDED	7 SPACES
USEABLE OPEN SPACE FOR PARKLAND REQUIRED	20,907 SF
USEABLE OPEN SPACE FOR PARKLAND PROVIDED**	0 SF**
IMPERVIOUS SURFACE	136,323 SQ. FT. (140,078 SQ. FT.)*

*POST EXPANSION CONDITIONS (PHASE 2)

**PAYMENT IN LIEU OF OPEN SPACE FOR PARKLAND DEDICATION



VICINITY MAP



LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED FIRELANE
	PROPOSED EASEMENT LINE
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	BARRIER FREE RAMP (BFR)
	EXISTING
	PROPOSED
	TYPICAL

ACTION

APPROVED _____ DENIED _____

STAFF _____ Date _____ Initials _____

COUNCIL _____ Date _____ Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL PROPOSED RADII ARE 2' UNLESS NOTED OTHERWISE.
- ALL PROPOSED DRIVE AISLE RADII ARE A MINIMUM OF 20'.
- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
- PROPOSED FIRE LINES SHALL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 20'.
- ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS.

TOWN OF ADDISON SITE PLAN NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDINGS WITH AND AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.



13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-9820
KANSAS REGISTERED ENGINEERING FIRM E-480

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn
Engineer: JEFFERY W. DOLAN, P.E.
P.E. No. 114526 Date: SEPT. 2020

PROJECT NO: 064510801
DATE: SEPT. 1, 2020
SCALE: AS SHOWN
DESIGNED BY: ABG
DRAWN BY: AET
CHECKED BY: JAD

ADDISON ROAD SENIOR LIVING
ADDISON, TEXAS

TOWN PROJECT #: 1816-Z

ADDISON ROAD SENIOR LIVING

SITE PLAN FOR 4.273 ACRES OF

LOT 1R, BLOCK 1 HANNOVER PARK ADDITION

11.607 ACRES
SITUATED IN THE WILLIAM LOMAS SURVEY
ABSTRACT NO. 792
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: SEPTEMBER 1, 2020

DEVELOPER: MADISON MARQUETTE PRDG, LLC. 2828 Routh Street, Suite 700 Dallas, TX 75201 Tel: No. 972-421-3371 Contact: Peter Phillips

ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC. 3535 Travis Street, Suite 265 Dallas, Texas 75204 Tel. No. 214-915-9416 Contact: Gordon Gilmore, AIA

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 Noel Road, Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 Tel. No. 972-770-1300 Contact: Jeffrey W. Dolan, P.E.

SITE PLAN SHEET NUMBER C-101

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