

1818-Z

PUBLIC HEARING Case 1818-Z/3820 Belt Line Road. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 3820 Belt Line Road, from PD, Planned Development, to a new PD district to allow a two-story retail and office building.

LOCATION MAP





October 20, 2020

STAFF REPORT

RE: Case 1818-Z/3820 Belt Line Road

LOCATION: 3820 Belt Line Road

REQUEST: Approval of an ordinance changing the zoning from Planned Development (PD) district, through Ordinance O93-018, as amended by Ordinance O15-030, to a new PD district in order to permit development of a new two-story retail and office building.

APPLICANT: Gregg Lisciotti, Addison Retail LLC

DISCUSSION:

Background: This 2.034-acre property is part of a Planned Development (PD) district through Ordinance O93-018, as amended by Ordinance O15-030. This is a large PD that applies to several properties including Addison Town Center. The property currently contains a one-story restaurant building, previously occupied by Humperdink's Restaurant and Brewpub. The building has been vacant since May 2017.

Addison Retail LLC recently purchased the property with the intent to develop a retail center. Given the existing site is governed by the previously approved development plans, such action requires a rezoning.

In 2006, the Town established the Belt Line District, requiring all properties along the Belt Line Road corridor to follow the envisioned standards as they redevelop in order to accommodate more density and provide for a more pedestrian friendly experience. The intent of this zoning district is:

1. To provide a comfortable and attractive environment for pedestrians which includes such things as buildings framing public space, street trees, lighting and awnings.
2. To construct buildings close to the sidewalk and street.
3. To construct continuous building frontage along block faces except where it is desirable to provide for pedestrian and auto pass-throughs to parking at mid-block.

4. To provide shared parking both on-street and in the center of blocks that will benefit the entire district.
5. To contribute to the definition and use of public parks and plazas.
6. To design and build nonresidential buildings to accommodate a range of uses over time without the need to destroy older buildings and rebuild them for each successive use.
7. To design streets and buildings that will contribute to creating a safe environment.
8. To encourage redevelopment on a block-by-block basis.

Since the Town adopted the Belt Line District, only the Asbury Circle townhome neighborhood, located just east of this site, has been zoned to the Belt Line District. The Belt Line District also served as the foundation for the Addison Grove Planned Development district with several additional requirements.

Proposed Plan: The applicant is proposing to develop a new two-story, surface-parked, retail and office building. The building is proposed to be 3,223 square feet with 2,503 square feet of first floor retail and 720 square feet of second floor office. The proposed development is located on the eastern portion of the site and will not replace the existing restaurant space.

A new Planned Development district is being proposed based, in part, on the Belt Line District standards as well as the streetscape standards established in the Master Transportation Plan (MTP).

Land Uses: Under the Belt Line District retail and commercial uses are permitted as-of-right and are required to be constructed to a depth of 50 feet. Restaurant uses are permitted through a Special Use Permit (SUP). It is noted that uses that are not explicitly authorized, are prohibited. The applicant is proposing retail and commercial uses, to be constructed at a depth of just over 94 feet, this meets the requirements of the Belt Line District.

Block Face:

Block Length: The Belt Line District standards call for a block length minimum of 200 feet and maximum of 600 feet. The proposed plans show the main building face as 60 feet and the existing standalone restaurant building face as 99.4 feet. **At 159.4 feet this does not meet the requirements of the Belt Line District. The applicant is asking to count the property in its entirety as one full block, measuring approximately 420 feet.**

Building Setback: The Belt Line District identifies Belt Line Road as street type A-1, which has a required built-to line of 94 feet. The submitted site plan shows a 94-foot building setback.

Building Height: The Belt Line District standards require a minimum height of 2 stories and a maximum height of 4 stories, for this subdistrict. The submitted façade plans show a two-story building with a maximum height of 25 feet. The first-floor retail will have ceiling heights of 16 feet, which meets Belt Line District Requirements.

Streets: The Belt Line District standards require conformity with the Master Transportation Plan and show street type A-1 to have a 14-foot sidewalk directly in front of the front building façade, an 18-foot row of parking, a 24-foot drive aisle another 18-foot row of parking, then a 4-foot landscape buffer, and an 8-foot sidewalk protected by a 8-foot parkway buffer from Belt Line Road. The submitted site plan shows a 14.8-foot sidewalk directly in front of the proposed building, an 18-foot row of parking, a 24-foot drive aisle, a 17.7-foot row of parking, a 3.4-foot landscape buffer, an 8-foot sidewalk at the back of curb, and an 8.2-foot parkway buffer. **This is consistent with the Belt Line District standards and the Master Transportation Plan. The row of parking closest to Belt Line Road is 5 inches less than the minimum parking space length, this was allowed to accommodate landscape improvements along Belt Line Road.**

Streetscape and Landscape: The landscape plans have been reviewed by the Parks Department for compliance with the Town's Landscape Ordinance. The proposed landscape plans meet all requirements and the applicant agreed to provide 50% of the funding for the landscape improvements along Belt Line Road, including a landscape buffer and sidewalk improvements.

Building Standards:

Building Form: The Belt Line District standards require a tripartite architecture and landmark features when a building is located on an axis with a terminating street or at the intersection of streets. The proposed building facades show unique building articulations which are offset from the front wall planes.

Architectural Features: The Belt Line District standards require that windows be a vertical proportion and prohibits glass curtain walls. The proposed façade plans shown meet all Belt Line District requirements.

External Facades: The Belt Line District standards require ground floor exterior walls to be constructed of 80% brick or stone, and windows/glazing for each building façade to be limited to a minimum of 30% glazing and maximum of 70% glazing. The submitted plans show the facades as primarily brick or stone. **However, not all building elevations meet the glazing requirements, showing the primary building south façade at 17% glazing. The south façade's building materials are made up of 73% brick or stone, which is also less the Belt Line Road requirements of 80%. The applicant is requesting that the Town allow the south façade of the building to be exempt from the 30% glazing requirement and the 80% brick or stone building materials requirement.**

Color: The Belt Line District standards require the dominant color of all buildings to be muted shades of color. Black and stark white shall not be used except as an accent color. The submitted plans show facades of the main building in cool light and dark grey tones and the standalone restaurant building in light grey and maroon, with black trim.

Retail Ground Floor: The Belt Line District standards require a minimum clear height of 16 feet between finished floors, an awning or canopy which extends 6 feet over the sidewalk for at least 75% of the frontage on any portion of the building and maintains a 7.5-foot clearance over the sidewalk, and highly transparent glass windows. The submitted façade plans show all the requirements will be met.

Parking:

Automobile Parking: The Belt Line District parking requirement ratio for a retail use is 1 parking space per 200 square feet, for a restaurant use the ratio is 1 parking space per 100 square feet, and for office space the ratio is 1 parking space per 300 square feet. The site shows a total of 128 parking spaces. The proposed 10,382 square feet of existing restaurant space would require 112 parking spaces, the 2,503 square feet of retail would require 13 parking spaces, and the 720 square feet would require 3 parking spaces, all totaling 128 parking spaces. The proposed development meets parking requirements.

Bicycle Parking: The Belt Line District requires bicycle parking at a ratio of 1 bicycle parking space per 10 automobile required parking spaces, located within 50 feet of an entrance to the building. The proposed site requires 13 bicycle parking spaces and the submitted site plan shows 14 bicycles spaces will be provided.

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

RECOMMENDATION: APPROVAL

In approaching this case, staff has attempted to work with the developer to apply as many of the Belt Line District standards as possible. While implementing the Belt Line District standards is the long-term goal, some standards are not feasible on a small in-fill site such as this. As a result, a Planned Development District is necessary.

The property does not comply with the Belt Line District standards in the following ways:

- The block length of the buildings is smaller than required.
- The southern facade of the building does not provide the required percentage of glazing and brick or stone.

While these standards are not met, Staff recognizes that the small size of the site's block face, 420 feet, makes a minimum 200-foot façade unfeasible. Additionally, Staff supports reducing the minimum glazing and brick or stone requirements for the southern façade as they are not visible from Belt Line Road.

Staff believes that the development meets the future vision for the Belt Line District and recommends approval without conditions.



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October 20, 2020

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on October 20, 2020, voted to recommend approval of an ordinance changing the zoning on property located at 3820 Belt Line Road, from PD, Planned Development, to a new PD district to allow a two-story retail and office building, without conditions.

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

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: Jane Lenz, 3942 Asbury Lane, Asbury Circle Townhomes, Addison

Against: none

