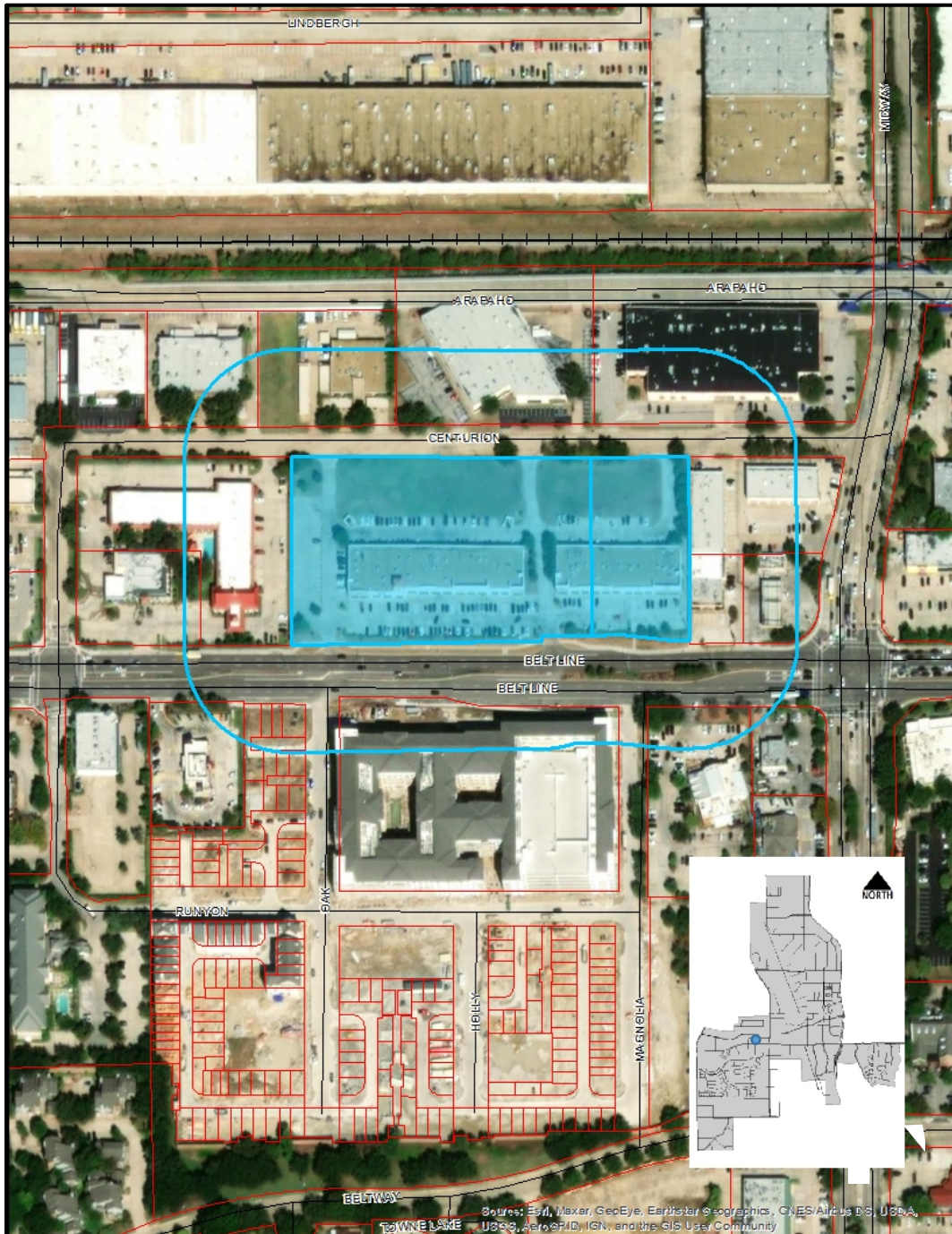


1819-Z

PUBLIC HEARING Case 1819-Z/4135-4145 Belt Line. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on properties located at 4135 and 4145 Belt Line Road, from LR, Local Retail, to a PD, Planned Development District, based on LR with modified uses, in order to allow medical office use.

LOCATION MAP



**DEVELOPMENT
SERVICES**

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Addison, TX 75001

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TOGETHER.



December 9, 2020

STAFF REPORT

RE: 1819-Z/4135-4145 Belt Line

LOCATION: 4135-4145 Belt Line Road

REQUEST: Approval of an ordinance changing the zoning from Local Retail (LR) district to a Planned Development (PD) district based on LR district, with modified uses in order to allow medical office use.

APPLICANT: Richard Motycka, Beltline Realty Partners, LLC

DISCUSSION:

Background: This 5.95-acre property is currently zoned Local Retail (LR) and is comprised of two lots, both with existing developed retail frontage along Belt Line Road and vacant land in the back along Centurion Way. The property is located directly across Belt Line Road from the Addison Grove residential development.

The property owner, Belt Line Realty Partners Ltd. was recently approached by a potential urgent care tenant and would like to allow the new tenant to locate here. Since medical and dental offices are not permitted uses in the LR zoning district and would not currently be allowed on this property, such action would require a rezoning.

It should be noted that there is an existing dental use in Suite 208, the Certificate of Occupancy for which was approved in error by Staff in 2007. This space has been allowed to continue operation as a nonconforming use and will become conforming with this rezoning.

Proposed Plan: The applicant is proposing to rezone the property to a new Planned Development (PD) district, based on LR district standards with modified uses, allowing for medical office use as of right. The applicant is not proposing any exterior building changes.

Uses: The new PD district will have all the allowed uses as listed within the LR district, plus an allowance for a medical office uses.

Development Standards: The new PD district will follow the standards as listed within the LR district. Façade plans indicate that no exterior façade changes are being proposed.

Parking: The LR district requires a parking ratio of 1 space per 100 square feet for restaurant uses and 1 space per 200 square feet for retail uses. Medical uses require 1 space per 100 square feet of space. Based on the current tenant mix, the total parking requirement for this site is 318 parking spaces. Given the overall site plan shows a total of 340 parking spaces provided on site, this property currently meets the parking requirement. The property will also be able to accommodate the potential medical use in the future.

Landscaping: The Town's Landscape Ordinance requires that properties be brought up to current standards, where possible, when they go through a zoning process. The landscape plans have been reviewed by the Parks Department for compliance with the Landscape Ordinance and are determined to be in compliance with current requirements.

Streetscapes: The Master Transportation Plan (MTP) provides streetscape standards for various street types and as properties development, redevelopment, or go through the zoning process, it is the Town expectation that they be brought into compliance.

Belt Line Road corridor standards call for an eight-foot parkway buffer from the road, an eight-foot sidewalk, and at least a four-foot landscape buffer. The existing sidewalk along Belt Line Road was replaced by the Town after the utilities along this corridor were undergrounded. At that time, the Master Transportation Plan was underway but not yet adopted, so the Town installed sidewalks as closely as possible to the proposed standards, as was allowed by the project's funding. Therefore, in some areas, where additional work and cost would be required, the sidewalk was installed along the back of the curb. Currently, the western portion of the existing sidewalk along Belt Line Road, provides an eight-foot parkway buffer, a six-foot sidewalk, and a 20-foot landscape buffer; with the sidewalk just two feet shy of meeting the MTP standard. Along the eastern portion, the existing sidewalk is six-foot wide and along the back of the curb. **The applicant is requesting to maintain the existing sidewalk along Belt Line Road without improvements.**

Centurion Way is categorized as a local street, which calls for a seven-foot wide row of parallel parking, a six and a half-foot parkway buffer, and a five-foot sidewalk. This portion of the property is currently vacant and no sidewalk is provided. **Since no redevelopment or development of being proposed at the present time, the applicant is requesting to delay sidewalk improvements until future development of this portion of the site.**

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

This property is located along one of the Town's busiest thoroughfares and Staff supports the applicant's request to rezone the property from Local Retail to a Planned Development in order to allow a medical office use. Staff believes that allowing medical and dental offices will improve the competitiveness of this site and ensure the continued success of the Belt Line Road corridor.

However, Staff does not believe this location is appropriate for 24-hour medical uses, or surgical medical uses.

Additionally, as mentioned above, a rezoning triggers that the property be brought into compliance with the MTP, both along Belt Line Road and Centurion Way. Staff acknowledges that the applicant is making a very minor request to add a use that in most other communities would be allowed in a LR zoning district and is not proposing any new development at this time. Therefore, Staff believes that the applicant should be allowed to maintain the existing vacant portion of the property, along Centurion Way, without sidewalk improvements, which would be required at the time of development. However, Staff believes that the sidewalk improvements along Belt Line Road should be provided at the present time.

Staff recommends approval of the request subject to the following conditions:

1. There shall be no 24-hour medical uses and no surgical medical uses.
2. Prior to the issuance of a full Certificate of Occupancy of the new medical office tenant, the property owner shall make improvements along Belt Line Road in accordance with the Master Transportation Plan.



Case 1819-Z/4135-4145 Belt Line Road

December 15, 2020

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on December 15, 2020, voted to recommend approval of an ordinance changing the zoning on properties located at 4135 and 4145 Belt Line Road, from LR, Local Retail, to a PD, Planned Development District, based on LR district standards with modified uses, in order to allow medical office use, with the following conditions:

- There shall be no surgical medical uses
- Medical uses shall be open and operational no longer than 18 hours on any given day
- The existing 304 parking spaces physically provided on site are sufficient for full occupancy of the two existing buildings, totaling 45,439.7 square feet
- Prior to the issuance of a full Certificate of Occupancy of the new medical office tenant, the property owner shall make improvements along Belt Line Road in accordance with the Master Transportation Plan

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