



March 11, 2021

STAFF REPORT

RE: 1821-Z/Addison Grove, Block A

LOCATION: 4120-4126 Belt Line Road
14991-15015 Oak Street
4129-4147 Runyon Road

REQUEST: Development Plan Approval in accordance with development standards for Planned Development O16-003, including site plan, landscape plan, building elevations, and floor plans for the construction of 16 townhomes and 17 live/work units situated within Block A of the Addison Grove Addition.

APPLICANT: Daphne Sheng, Texas Intown Homes LLC

DISCUSSION:

Background: Block A is part of the Addison Grove Addition, an approximately 17.4 acre site situated on the south side of Beltline Road and 350 feet west of Midway Road. In 1991, this property was zoned Planned Development, through Ordinance O91-066, to accommodate the development of a Sam's Wholesale Club, which was constructed the following year. In anticipation of redevelopment, a special area study was initiated by the Town in 2014. This visioning process culminated in the adoption of a new Planned Development district, PD O16-003, in early 2016, establishing standards for a mixed-use redevelopment plan with townhomes, live/work units, and a multifamily component with ground floor retail uses.

In May 2016, InTown Homes received Development Plan approval for the townhome and live/work units in Addison Grove, and has continued to advance through the permitting and construction process for the 57 townhome units that comprise Block B. In December 2017, Greystar received Development Plan approval for the development of the multifamily and retail component, Elan Addison Grove, which has now been constructed and occupied.

At this time, InTown Homes is ready to proceed with Block A and in order to receive the necessary building permits; however, they must first obtain Development Plan Approval from the Town.

Proposed Plan: The development plans include the site plan and landscape plan for the entirety of Block A, as well as representative building elevations and floor plans for the 16 townhomes

and 17 live/work units that comprise this block. The units in Block A are mostly three stories, with the only four-story units facing Belt Line Road, and continue the traditional appearance with primarily brick façades. Units range in size from one to three-bedroom units, 1,389 square feet up to 3,246 square feet.

Staff Review: Development Plan approval differs from a typical zoning case. While zoning is a legislative decision that is discretionary in nature, Development Plan approval is a ministerial function that is more like plat approval. The purpose of the Development Plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved.

Uses: The applicant is proposing 16 townhomes and 17 live/work units in Block A. **The proposed use meets the standards in the ordinance.**

Development Standards: PD O16-003 established development standards defining required setbacks, building heights, lot sizes, and minimum and maximum floor area of certain uses. The development plan is in compliance with all development standards, as detailed below:

Street Build-to Line: The development standards require that at least 70% of the building be at the build-to line along Type A streets and a 25-foot setback be maintained along Belt Line Road. This has been met.

Other Setbacks: There are no minimum side yard or rear yard requirements. There is a perimeter setback of 10 feet, which has been met.

Building Height: The development standards require a minimum building height of two stories (23 feet) and a maximum height of 60 feet for the townhome units. The townhomes range from three to four stories, with the tallest unit measuring 60 feet in height.

Minimum Area per Dwelling Unit: The development standards require that townhomes be at least 1,350 square feet and live/work units at least 2,000 square feet. All of the proposed units in Block A exceed these requirements.

Maximum Lot Coverage: The development standards require a maximum lot coverage of 95%. This has been met.

Landmark Buildings: The development standards require that buildings at the corners or end of streets be designated as landmark buildings, and should include unique architectural features. The representative elevations provided reflect a landmark corner at Runyon Road and Oak Street complying with the requirements through unique articulation and design elements. While not a true corner, the unit at Belt Line Road and Oak Street shows unique window design and additional window treatment in an effort to meet the intent of the landmark building requirement.

The proposed plans comply with the development standards in the ordinance.

Open Space: PD O16-003 requires open space to be provided to support residential uses and is calculated to require two acres for every 1,000 residents up to 2,250, and then 1.5 acres per 1,000 residents above 2,250. The PD ordinance assumes 1.5 persons per dwelling unit. When applied to the entire project, 1.52 acres of open space are required. This requirement was met through dedication of 1.5606 acres of public open space for the full 17.4-acre development site, as prescribed by Ordinance O16-020 and depicted in the Addison Grove plat. **The proposed plans comply with the open space standards in the ordinance.**

Parking: PD O16-003 requires that two off-street parking spaces be provided for each townhome and live/work unit, which may be provided through tandem parking. Each unit has a minimum of two garage parking spaces. **The proposed plans comply with the parking standards in the ordinance.**

Exterior Appearance: PD O16-003 requires at least 80 percent of the exterior walls to be of masonry construction. The representative building elevations show masonry counts exceeding 80% for all effected facades, with the exception of the eastern, alley facing façade of Building 7. **The proposed plans comply with the exterior appearance standards in the ordinance that are not pre-empted by State legislation. Further compliance will be assessed during the building permit review process.**

Landscape: PD O16-003 prescribes landscape standards for the street edge as well as private landscaping. The full landscape plan for the development was previously approved through the Block B Development Plan Approval and further refined as part of the full civil construction review. The landscape plan provided in this submittal has been reviewed by the Parks Department and no issues were identified. **The proposed plans comply with the landscape standards in the ordinance.**

Screening of Mechanical Equipment: PD O16-003 requires that mechanical equipment as well as loading, service, and trash storage areas be screened from view of all public roadways. All mechanical equipment, as represented on the provided plans, is shown to be screened accordingly. **The proposed plans comply with the screening standards in the ordinance.**

General Requirements: When the zoning was approved, several conditions were added and became part of the regulations for the development. These conditions include:

Noise Mitigation Building Standards: The Townhomes and Live/Work units within Block A (as shown on the concept plan) shall be constructed using noise mitigation methods to ensure that outside noise levels, measured within the habitable space of the units, do not exceed 45 DNL. A certified acoustical engineer shall approve the construction plans and inspect the constructed units to confirm compliance with this requirement. The proposed plans indicate this requirement will be met, and further compliance will be assessed during the building permit review process.

Courtyard Design Standards: Courtyards shown on the Concept Plan will be designed and constructed with enhanced architectural and landscaping features, including such elements as water features, landscaping, and art features. The proposed plans confirm that the private courtyards in Block A will include enhanced landscaping.

The proposed plans comply with all general requirements in the ordinance. Staff will continue to monitor the project through the construction phase to ensure that required interior materials and appliances are provided.

RECOMMENDATION: **APPROVAL**

Staff has reviewed the development plans and found them to comply with all requirements of the approved zoning ordinance, PD O16-003. Staff will continue to review construction documents to ensure compliance prior to the issuance of any building permits.

Staff recommends approval subject to no conditions.



Case 1821-Z/Addison Grove, Block A

Match 16, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of a development plan for the development of Block A of the Addison Grove Addition, inclusive of a site plan, landscape plan, building elevations and floor plans for 16 townhomes and 17 live/work units, in an existing Planned Development District (PD), through Ordinance O16-003, located on approximately 1.034 acres addressed as 4120-4126 Belt Line Road, 14991-15015 Oak Street, and 4129-4147 Runyon Road, subject to no conditions.

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

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: Jose Iglesias, 4116 Runyon Rd, Addison, TX 75001

Against: none