

Development Plan for Addison Grove, Block A (1821-Z)



ADDISON

Case 1821-Z Addison Grove, Block A

ADDISON

LOCATION:

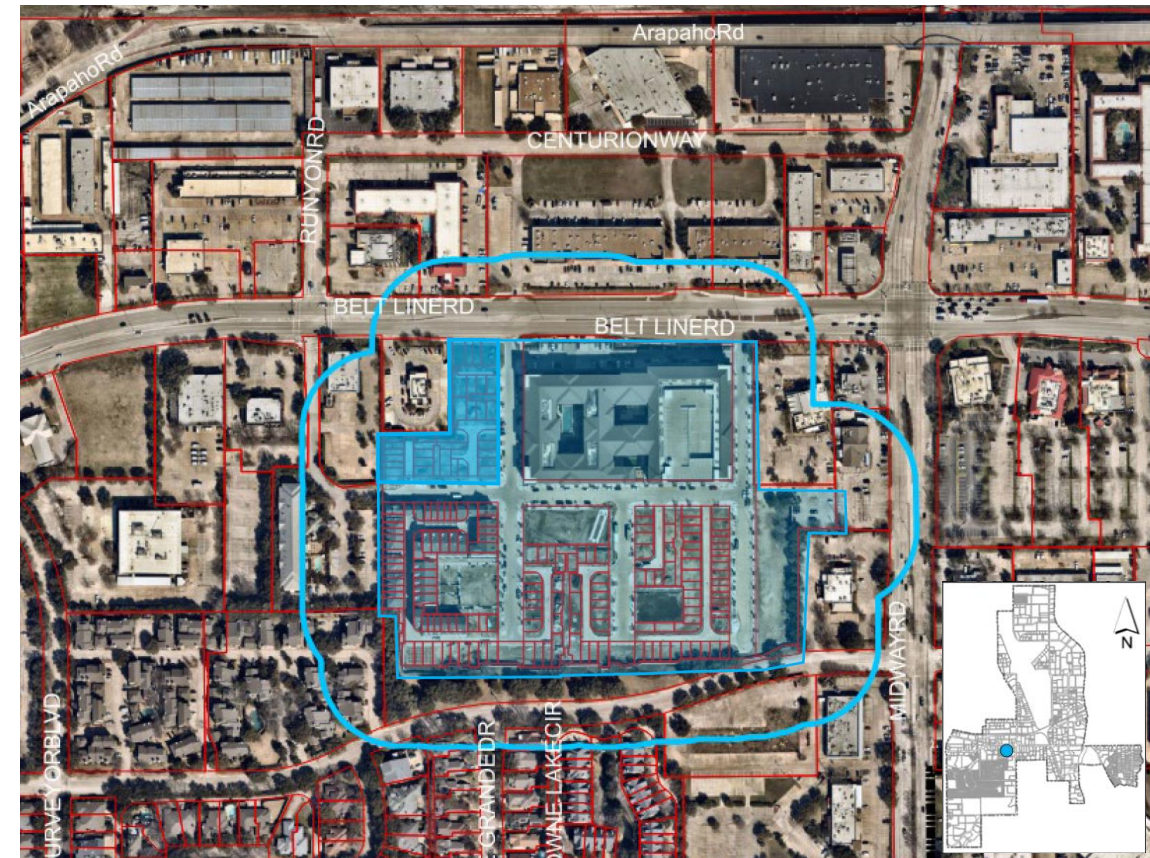
4120-4126 Belt Line Road
14991-15015 Oak Street
4129-4147 Runyon Road

REQUEST:

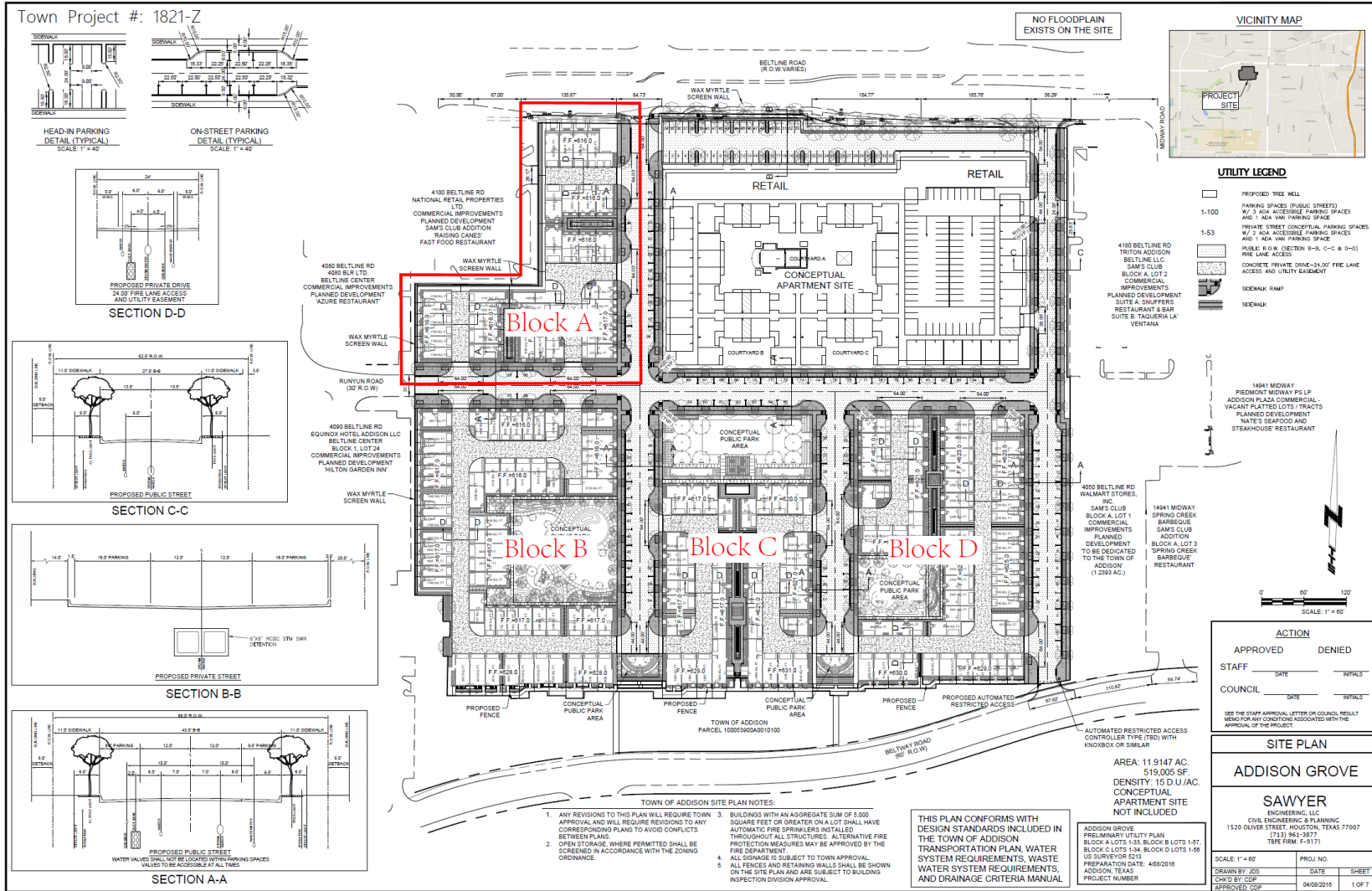
Development Plan Approval in accordance with development standards for Planned Development O16-003, including site plan, landscape plan, building elevations, and floor plans for the construction of 16 townhomes and 17 live/work units situated within Block A of the Addison Grove Addition.

ACTION REQUIRED:

Review for compliance with PD Concept Plan / Development Standards, and other Town requirements, where applicable.



Case 1821-Z Addison Grove, Block A



PROJECT HISTORY:

Mar 2015 – Sam’s Club Study, redevelopment direction provided for Sam’s Club tract

Jan 2016 – Addison Grove PD Rezoning approved

May 2016 – Development Plan approved for Addison Grove InTown Homes (public realm + Block B, 57 townhomes)

Dec 2017 – Development Plan approved for Elan Addison Grove Multifamily

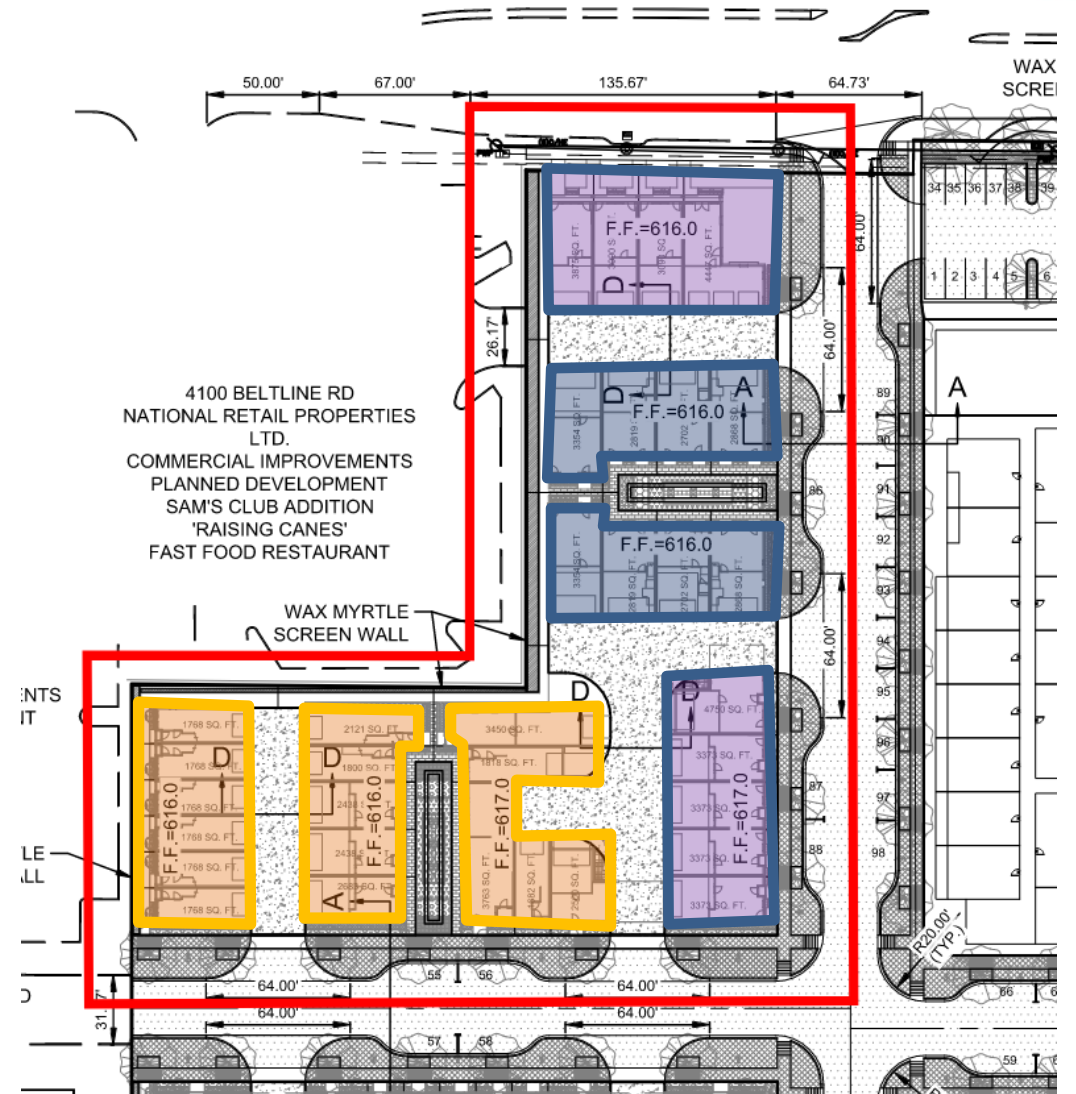
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17 LIVE/WORK UNITS:

- Ground floor commercial use
- Residential/commercial occupant = same tenant
- Belt Line Rd Units = 4 stories, other units = 3 stories
- Minimum of two enclosed garage parking spaces

16 TOWNHOMES:

- All units = 3 stories
- Minimum of two enclosed garage parking spaces



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DEVELOPMENT STANDARDS / PARKING:

Plan fully complies with lot dimensional standards and off-street parking standards

OPEN SPACE AND LANDSCAPE:

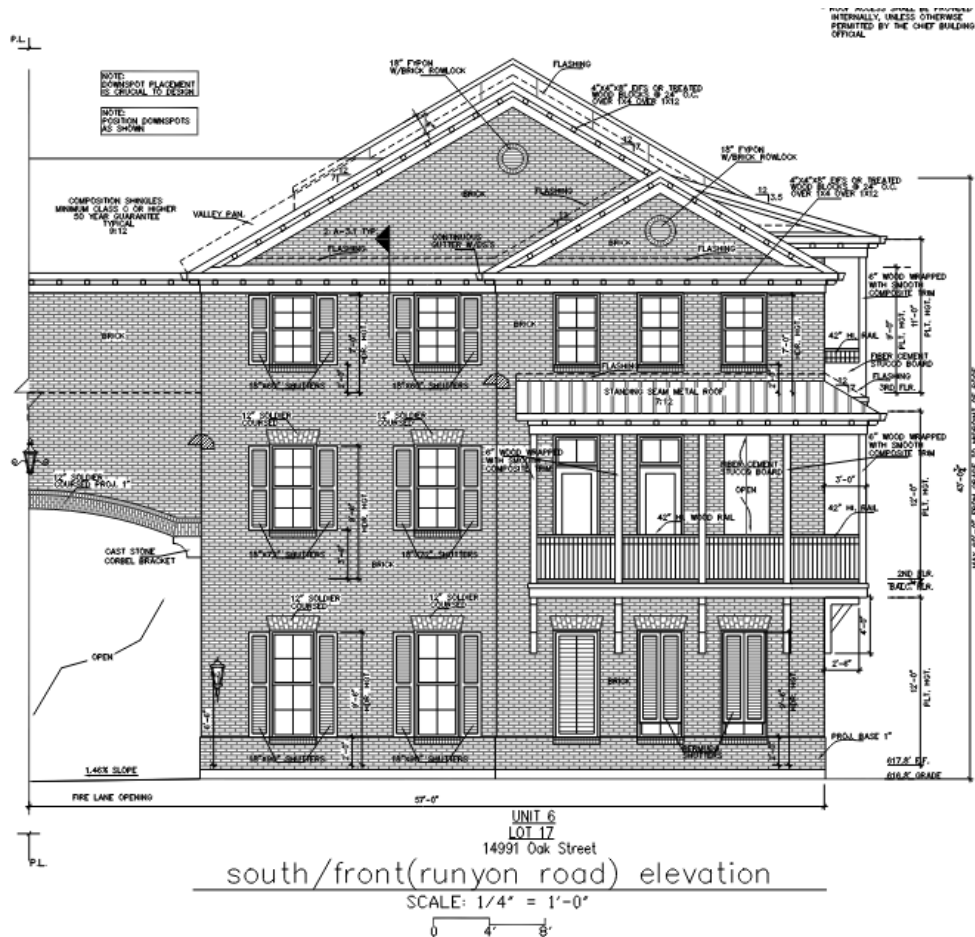
Open Space and overall site landscape was approved in May, 2016; Block A complies with past approvals

EXTERIOR APPEARANCE:

Façade design complies with Town and State regulations; Landmark building treatment provided at Oak/Belt Line and Oak/Runyon

GENERAL REQUIREMENTS:

Courtyard design to include enhanced landscape treatment; Noise mitigation compliance to be confirmed at Building Permit



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ISSUE IDENTIFIED IN P & Z PUBLIC HEARING:

On-street parking availability within the site is being absorbed by multifamily users and construction staff

POTENTIAL CAUSES:

- Greystar focused on lease up phase of project
- Less parking turnover due to virtual work environment & enhanced takeout dining options
- Awareness of and access to parking structure

POTENTIAL ENFORCEMENT HIERARCHY:

- Outreach to Greystar / InTown to identify issues
- Development of a parking management plan for neighborhood – private sector driven
- Overnight parking restrictions and other proactive parking enforcement activities – public sector driven



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ISSUE IDENTIFIED AFTER P & Z PUBLIC HEARING:

Applicant communicated to staff that grade changes in the vicinity of Building 3 will prevent them from implementing needed ADA facilities for Live/Work units

RECOMMENDED APPROACH:

Option 1: Exhaust all redesign options to avoid conversion of this building to townhome units

Option 2: Relocate 4 Live/Work units to another location within the site

Option 3: Submit application to amend the PD district to convert building 3 to townhome units

- This would be an administrative review process; Town would need to evaluate compliance with intent of the Economic Development agreement



RECOMMENDATION:

The proposed plans comply with the concept plan and all development standards in PD O16-003.

Staff will continue to monitor the project through the construction phase.

Recommend Approval, with no conditions.