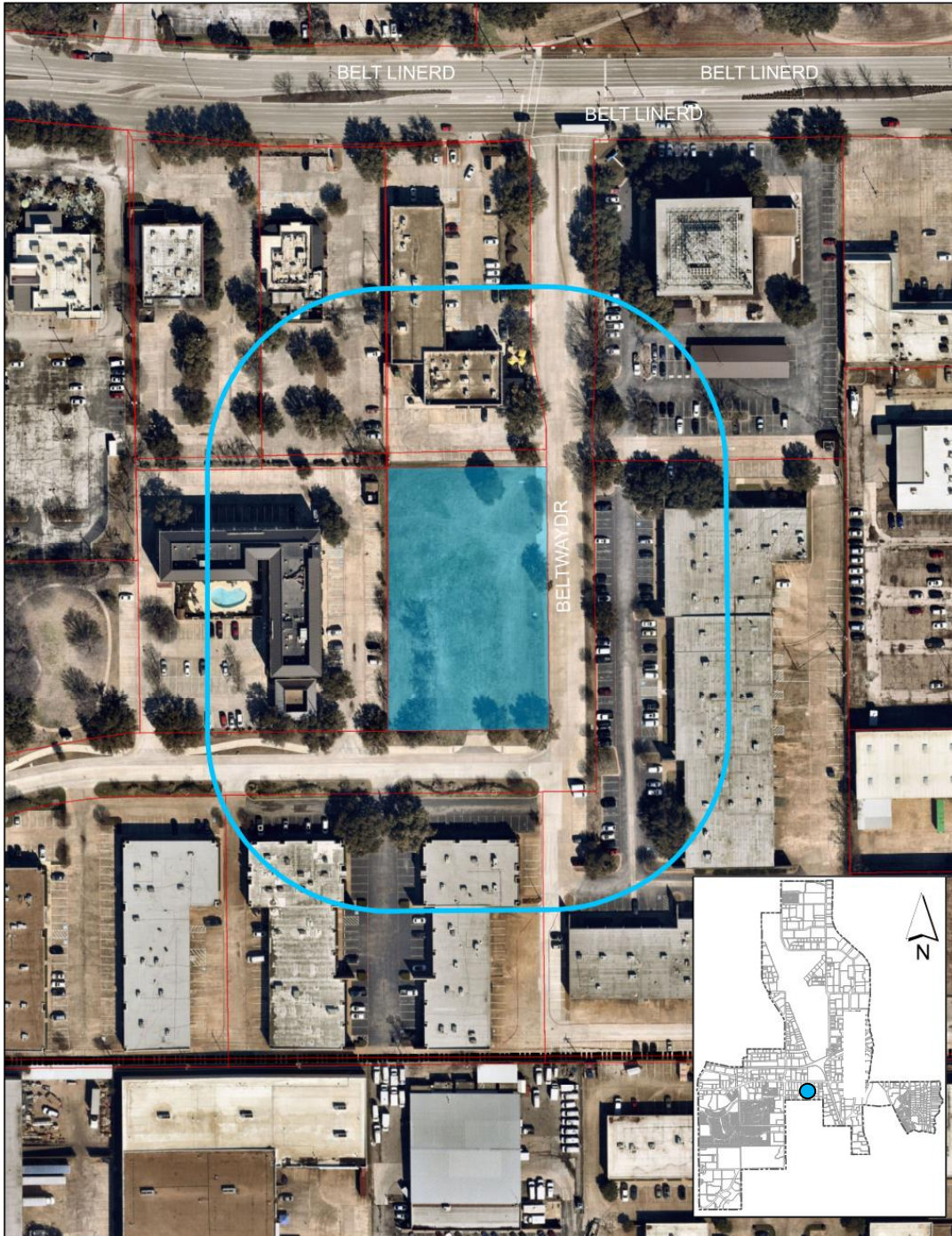


1830-Z

PUBLIC HEARING Case 1830-Z/4551 Beltway Drive. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 1.17 acre property located at 4551 Beltway Drive, from Local Retail (LR) to Commercial-1 (C-1) District.

LOCATION MAP





July 15, 2021

STAFF REPORT

RE: 1830-Z/4551 Beltway Drive

LOCATION: 4551 Beltway Drive

REQUEST: Approval of a request to rezone a 1.17 acre property located at 4551 Beltway Drive, from Local Retail (LR) to Commercial-1 (C-1) District.

APPLICANT: Rob Baldwin, Baldwin Associates

DISCUSSION:

Background: This request to rezone from the Local Retail (LR) to Commercial-1 (C-1) district has been submitted for the purpose of permitting medical office use on 1.17 acres comprising part of Tract III of the Beltway Office Park Addition, generally located at the northwest corner of Beltway Drive, 350 feet south of Belt Line Road.

The applicant, Rob Baldwin of Baldwin Associates, is representing a brokerage and development team that wishes to develop a speculative medical office building on this property. Concurrent to this request, the applicant has requested Commission review and approval of a concept plan for medical office use that demonstrates compliance with the requested C-1 zoning district and all other Town development standards.

The current use of this lot is vacant; however, office use previously existed on this tract and in 1995, an SUP was approved for a restaurant. Buildings and surface parking lots on this property were demolished in 2007.

Compliance with the Town's Comprehensive Plan: The 2013 Comprehensive Plan assessed future land use needs through a Town-wide "Attributes of Success" analysis, a qualitative assessment of the presence of key traits that are found to be shared by successful communities. This assessment was carried out across the Town's six geographical sectors, with the subject property being located in Sector 2 West. Given that this site is vacant, the Comprehensive Plan did not address this property, as the "Attributes of Success Analysis" focused on mature, developed properties experiencing varied degrees of success and decline.

With this proposed rezoning, The Commercial-1 District would enhance the evaluation of this property through the "Attributes of Success" perspective. Specifically, the Commercial-1 district would allow this property to be more "competitive" and "functional" for new investment, as retail and restaurant use now requires better visibility, access, and amenities than what this site presents. Uses such as medical office would be compatible with the surrounding development pattern and would be more likely to be economically viable at this location.

Compatibility with other Town Policies:

- Master Transportation Plan: Beltway Drive is designated as a commercial collector street in the Town's Master Transportation Plan. This street type presents sufficient capacity to support traffic demand generated by uses permitted by the Commercial-1 district. Any needed right-of-way for Beltway Drive at this location would be evaluated during the replat application and civil engineering design review process.
- Parks, Recreation, and Open Space Master Plan: With the character of this segment of the Beltway Drive corridor being heavily commercial, this plan focused primarily on pedestrian connectivity through this area. Development of this site would enhance pedestrian connectivity through the construction of enhanced sidewalk facilities.
- Trail Master Plan: The trail master plan requires a wide sidewalk with buffer and calls for this segment of Beltway Drive to serve as a bike boulevard. Development of this site will implement the envisioned sidewalk concept and will not serve as a hindrance to the bike boulevard concept.

Compatibility with Adjacent Uses: This site is largely surrounded by uses that are already permitted in the Commercial-1 district, either by right or by SUP. To the north, the site is bordered by a surface parking lot, with a restaurant (Cantina Laredo) backing to it, that is zoned Local Retail with an SUP for restaurant use. To the east, there are flex office/warehouse, Commercial-1 zoned properties. To the south, there are Local Retail zoned service and retail uses. To the west, there is a limited-service hotel that is zoned Planned Development. The less intensive commercial uses of the Commercial-1 district are compatible with this existing development pattern and the surrounding zoning designations.

Public Service Demand: The proposed Commercial-1 zoning designation would better position this site to attract less intensive commercial uses which are likely to have a lower impact on public services than restaurant, retail, or hospitality uses. There is sufficient existing and planned infrastructure capacity to accommodate the traffic and utility demand presented by this rezoning request and anticipated development of this property.

Public Notice: The Town provided notice to property owners within two hundred feet of the subject property in accordance with Town and State requirements. As of the posting of this agenda, no feedback has been received on this application.

RECOMMENDATION: APPROVAL

The Commercial-1 district is compatible and complimentary to the surrounding land use pattern and zoning framework in this segment of the Beltway Drive corridor. This proposed rezoning request complies with all Town policies and would be supported by existing and planned infrastructure improvements in this area.

Staff recommends approval of the request.



Case 1830-Z/4551 Beltway Drive

July 20, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on July 20, 2021, voted to recommend approval of an ordinance changing the zoning on a 1.17 acre property located at 4551 Beltway Drive, from Local Retail (LR) to Commercial-1 (C-1) District.

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

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none