

**3820 Belt Line Road  
Planned Development  
Zoning Amendment  
(1838-Z)**



**ADDISON**

# Case 1838-Z 3820 Belt Line Rd PD Amendment

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## LOCATION:

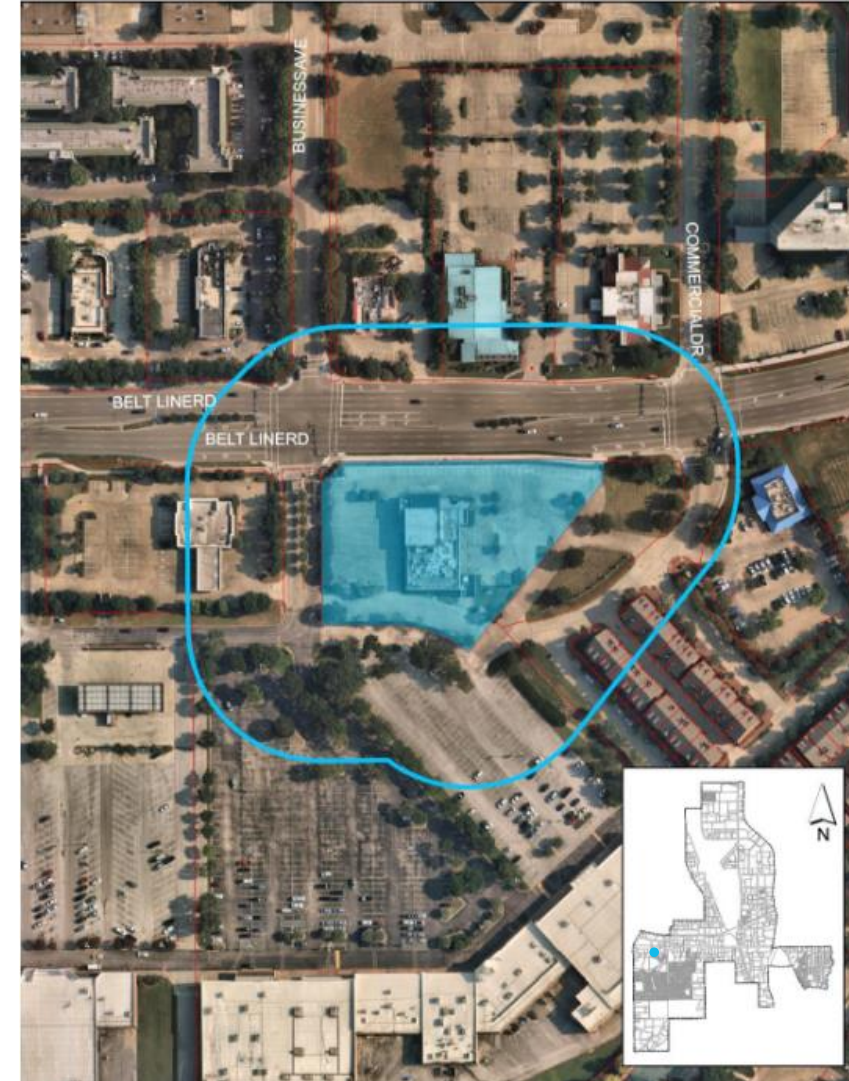
3820 Belt Line Road

## REQUEST:

To amend Planned Development (PD) District Ordinance O20-54 in order to modify minimum lot size requirements and to establish future cross-access requirements.

## ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed PD text amendment.



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## PROJECT HISTORY:

1993 – Rezoned to PD as an outparcel of Addison Town Center

2020 – Rezoned to PD with modified Belt Line District standards to facilitate development of a two-story building with office and retail use, on the east side of the 2.034 ac lot

Present – Existing restaurant is vacant (since 2017), and the applicant has not moved forward with the new building



## Proposed PD Amendment Requested by the Applicant:

- Removal of the PD requirement that the minimum lot size is the same as the existing size of the lot – 2.034 acres
- This was a stipulation established by staff during the previous rezoning request. Intent was to prevent future subdivision of the property.

## Proposed PD Amendment Requested by Staff:

- In the event of future subdivision of the lot, cross access easements are provided to allow all future lots to retain access to Commercial Drive and Business Avenue (both signalized intersections), eliminating any needs for additional access to Belt Line Rd





## Belt Line District Intent:

The intent of this zoning district is:

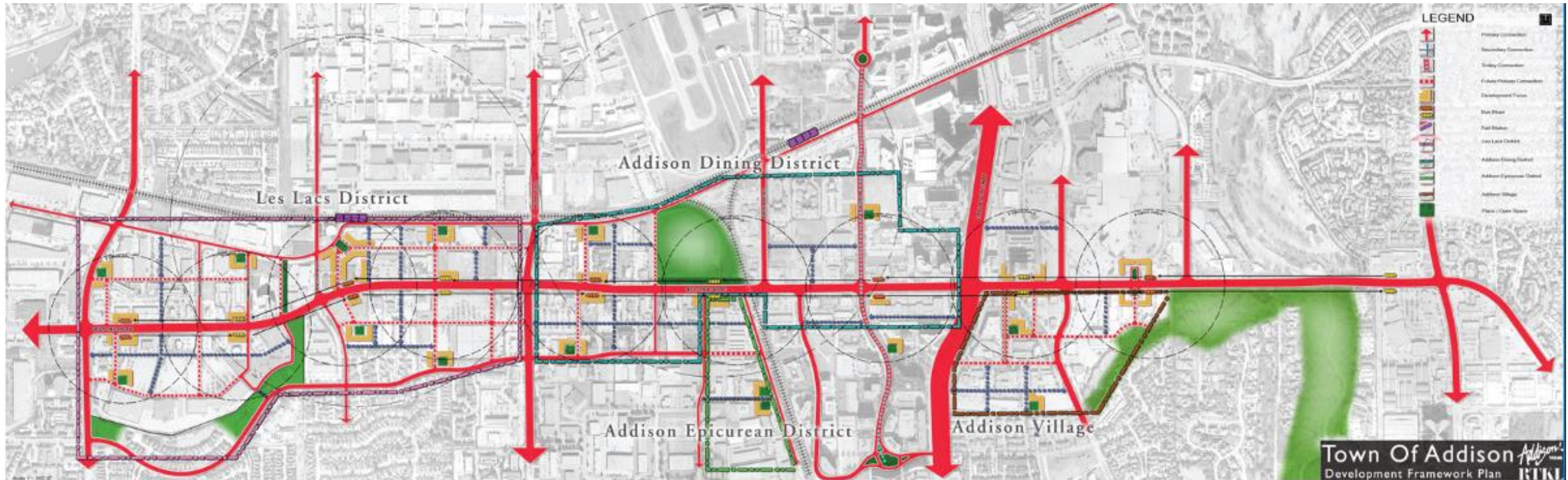
1. To provide a comfortable and attractive environment for pedestrians which includes such things as buildings framing public space, street trees, lighting and awnings that will attract pedestrians.
2. To construct buildings close to the sidewalk and street.
3. To construct continuous building frontage 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.



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## Belt Line District Framework Plan

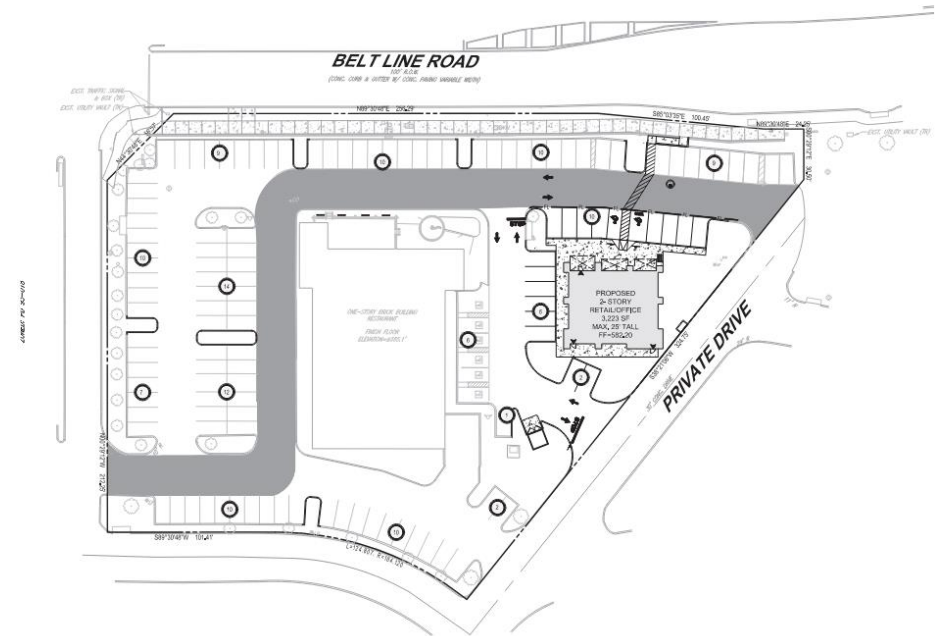


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## Staff Analysis - Minimum Lot Size Requirement:

- A very atypical requirement for commercially zoned properties
- Belt Line District is silent on lot size, it instead focuses on form and character, primarily through the establishment of urban blocks where continuous building frontage is achieved at the frontage of a street or slip lane
- The rezoning that was approved was appropriate, in that it supported reinvestment in a challenged property, but it does not meet the intent of the Belt Line district vision, it instead presents an enhancement of the current Belt Line corridor development pattern
- Subdivision of a lot is a common need and reasonable expectation for commercial property owners





## Staff Analysis – Cross-Access Requirement:

- A very common requirement for commercially zoned properties
- This property is highly accessible due to its existing access to Commercial Drive and Business Avenue
- If the lot was to be subdivided and cross access easements were not dedicated, additional access to Belt Line would be required
- Additional access to Belt Line would be poorly situated and would conflict with the Belt Line District Vision due to an additional break in the block



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## PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

## NOTICE RECIPIENTS: 18.

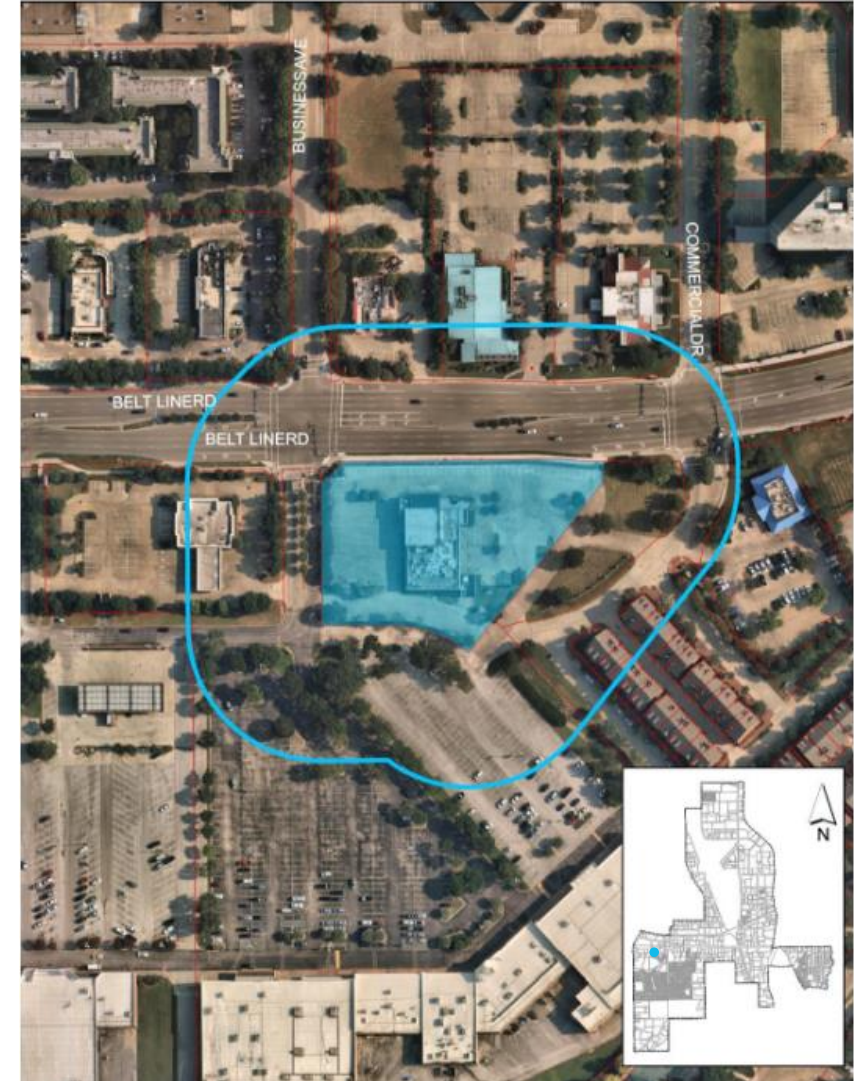
**FOR:** None.

**AGAINST:** None.

**NEUTRAL:** None.

## PLANNING & ZONING COMMISSION ACTION

**APPROVAL: 7 – 0**



## RECOMMENDATION:

Staff recommends **approval of the request.**

- The proposed amendment does not materially alter the intent of the previously approved zoning district (O20-54) and associated PD site plan.
- This modification would allow for the property to be subdivided and require that cross access is provided to ensure that access and circulation between the future lots is appropriately addressed.