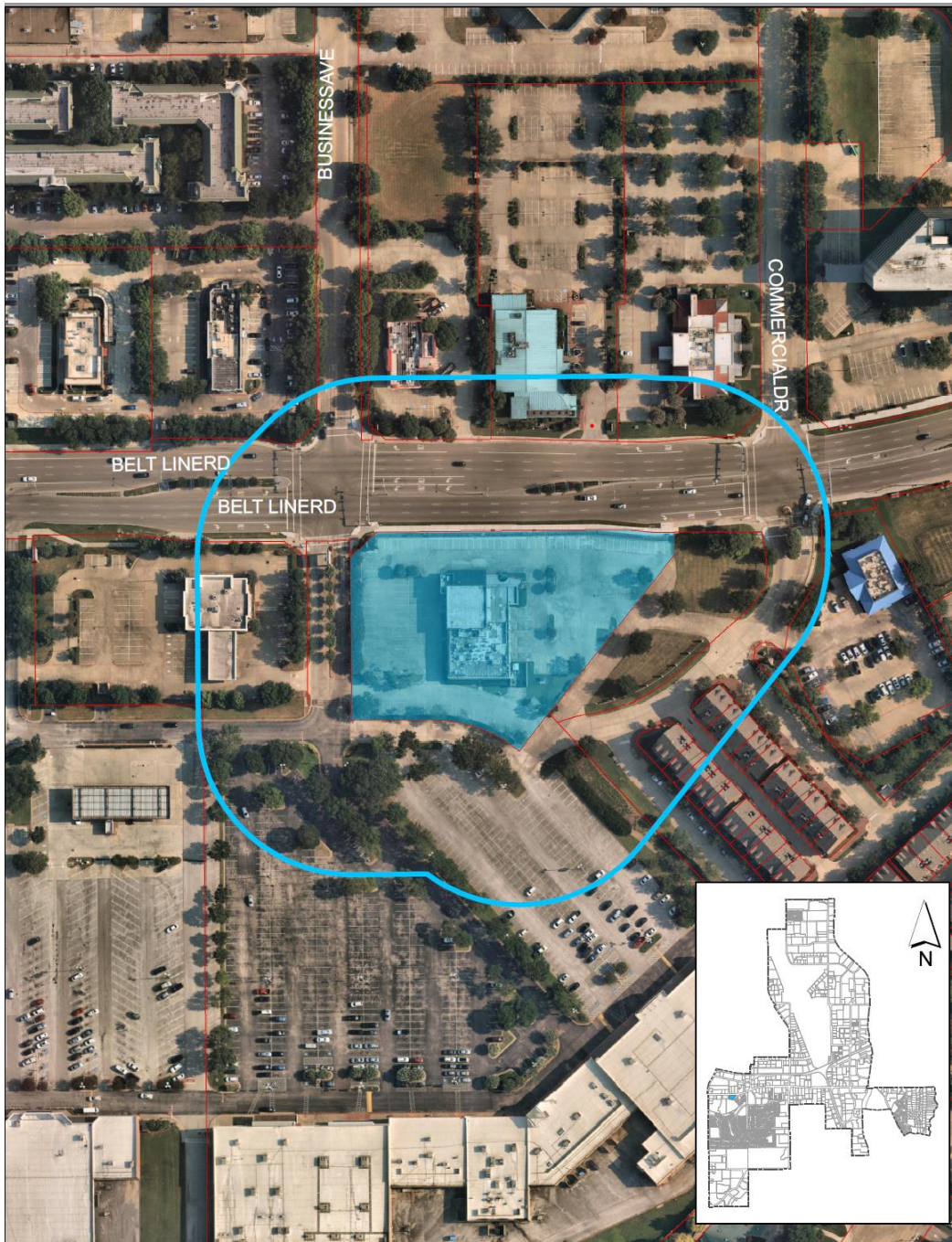


1838-Z

PUBLIC HEARING Case 1838-Z/3820 Belt Line Road. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance O20-54 for a 2.034-Acre Property Located at 3820 Belt Line Road, to Modify Minimum Lot Size Requirements and to Establish Future Cross-Access Requirements.

LOCATION MAP





September 16, 2021

STAFF REPORT

RE: 1838-Z/3820 Belt Line Road

LOCATION: 3820 Belt Line Road

REQUEST: Approval to amend Planned Development (PD) District Ordinance O20-54 to modify minimum lot size requirements and establish future cross-access requirements.

APPLICANT: Gregg Lisciotti, Addison Retail LLC

DISCUSSION:

Background: This request is specific to the 2.034-acre property located at 3820 Belt Line Road. The property is currently occupied by a vacant restaurant building and associated parking, formerly known as Humperdink's Restaurant and Brewpub.

On November 10, 2020, City Council approved the rezoning of the property to Planned Development (PD) District, through Ordinance O20-54. This rezoning allowed for the development of a new two-story retail and office building on the eastern portion of the site and maintaining the existing restaurant building on the western portion. This PD District (Ordinance O20-54) is based on the Belt Line (BL) District standards with modifications to block length requirements, established a minimum lot size of 2.034 acres, and allowing the south façade of the new building to have only 73% brick or stone and 17% glazing.

The property owner, Addison Retail LLC, is now requesting to amend this PD in order to allow the subdivision of the property so each building is on its own individual lot. The previous rezoning action effectively prohibited the subdivision of the property due to the minimum lot size established in the PD zoning district. The minimum required lot size, 2.034 acres, is the entire parcel encompassing the entire development.

Proposed Amendment: This request is to amend the PD by removing the minimum lot size and establishing a requirement for cross access. The PD site plan adopted with Ordinance O20-54 is not intended to be modified with this request.

The intent of the Belt Line District standards is to promote a pedestrian friendly environment, where buildings frame the public space. Therefore, the standards call for a block length minimum of 200 feet and maximum of 600 feet. The established minimum lot size was intended to maintain the block length of approximately 420 feet. However, subdivision of the property and allowing a reduction to the lot size would not alter the physical length of the block along Belt Line Road, as block length is dictated by the intersection of streets and/or private access drives, not lot boundaries.

To ensure that access is adequately provided and available, if the property were to be subdivided, the Town should require that cross access is provided between all lots. The site currently has access to Belt Line Road via a shared driveway to the west and a private drive that connects to Commercial Drive to the east, through an adjacent property.

Additional driveways would not be appropriate along Belt Line Road given the close proximity to existing access drives at signalized intersections. Therefore, this amendment would require that a cross access easement be provide with the subdivision of the property to maintain the existing driveway connections to the east and west.

If this lot were to be subdivided in the future, any lots established by that action would need to comply with this PD zoning district and all other Town regulations.

RECOMMENDATION: APPROVAL

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.

Staff recommends approval of the request.



Case 1838-Z/3820 Belt Line Road

September 21, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on September 21, 2021, voted to recommend approval of an ordinance amending Planned Development (PD) District Ordinance O20-54 for a 2.034-acre property located at 3820 Belt Line Road, to modify minimum lot size requirements and to establish future cross-access requirements.

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