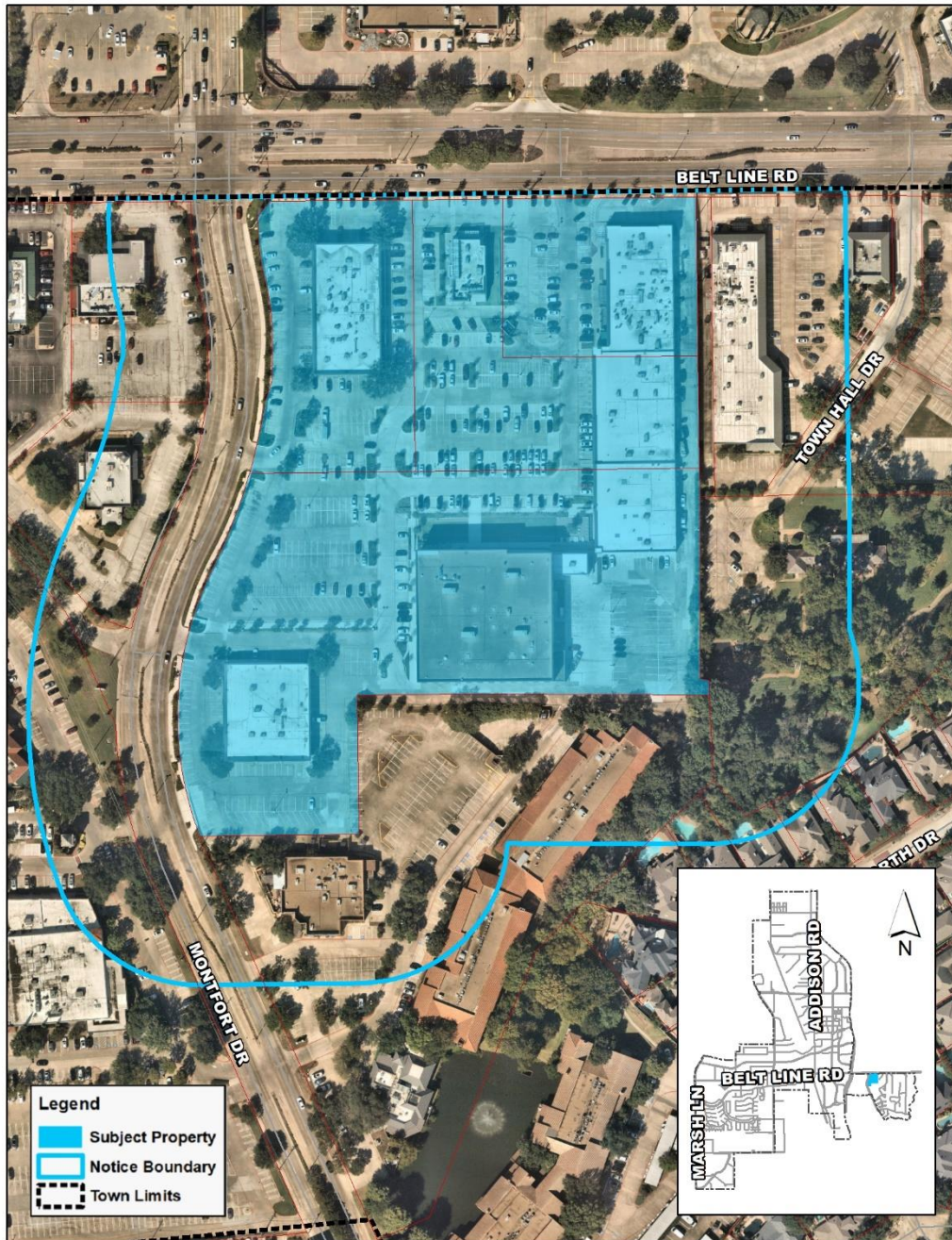


1844-Z

PUBLIC HEARING Case 1844-Z/Prestonwood Place. Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Amending Planned Development (PD) District Ordinance O19-22 for a 10.88-Acre property Located at the southeast corner of Belt Line Road and Montfort Drive in order to Modify Use Regulations by allowing Medical Office as a Permitted Use.

LOCATION MAP





December 16, 2021

STAFF REPORT

RE: 1844-Z/Prestonwood Place

LOCATION: Southeast corner of Belt Line Road and Montfort Drive

REQUEST: Approval of a request to amend Planned Development (PD) District Ordinance O19-22 to modify use regulations by allowing medical office as a permitted use.

APPLICANT: James Kratochvil, Burnham Nationwide

DISCUSSION:

Background: This request is specific to Prestonwood Place, a restaurant anchored shopping center situated on a 10.88-acre property located at the southeast corner of Belt Line Road and Montfort Drive.

On June 11, 2019, City Council approved the rezoning of the property to Planned Development (PD) District, through Ordinance O19-22. This rezoning allowed for façade improvements to all existing buildings, landscape and pedestrian improvements throughout the site, and extensive improvements to Building D (home to Catapult Health, La La Land Kind Café, and Mendocino Farms). This PD District is based on the Local Retail (LR) District standards with modification to parking standards, establishing a mixed-use development parking ratio of one space per 200 square feet of building floor area (1/200).

A potential tenant, [One Medical](#), which is a membership-based primary care practice, is considering occupying a tenant space at the northeast quadrant of the center. This business is somewhat unique, in that they tend to locate in vibrant retail and mixed-use areas like Prestonwood Place, as opposed to free-standing medical office sites. As this site is currently zoned, this is not possible, as medical office is not a permitted use in this PD District. Therefore, a request to amend the PD to permit a medical office use in the Prestonwood Place shopping center has been presented for Town consideration.

Proposed Amendment: This request is to amend the PD by including medical office as a permitted use. The Development Plan adopted with Ordinance O19-22 would not be modified by this request.

The intent of the LR District, the base zoning district for this PD, is to provide a mix of services for the Town and nearby residents located along major roadways to maximize accessibility. Uses within this district consist of local shopping facilities that provide retail business service and office

spaces. The LR district is also one of the primary districts where restaurants exist and are permitted through the Special Use Permit (SUP) process.

The Town's zoning ordinance defines medical office as "an office for the examination and treatment of outpatients, including dental examinations and treatments." Medical office use is a complementary use to other service-type establishments allowed within the LR District.

As part of the draft Unified Development Code (UDC), medical clinic is proposed to be a permitted use in most nonresidential zoning districts. Although the UDC is still an on-going, active project that has not yet been adopted, this request aligns with the current direction of the UDC project. Additionally, the Town's Comprehensive Plan notes that the success of retail land uses is impacted by the constant change in demand by the shopping public. Therefore, reinvestment and reinvention of Belt Line Road should be focused on maintaining a healthy inventory of compatible and viable uses.

With the current tenant mix at Prestonwood Place, restaurants anchor the project, with remaining uses encompassing a range of health and wellness oriented businesses, a health technology business, and a previously established medical office use (Planned Parenthood).

A medical office use such as One Medical would be compatible with these surrounding businesses.

RECOMMENDATION: **APPROVAL**

The proposed amendment would allow opportunity for a new type of service in Prestonwood Place, adding to the mix of services for Town residents and employers. Additionally, this amendment would be in line with the Town's long-term goals and vision to allow for compatible land uses to continue the reinvestment in existing retail centers, specifically along Belt Line Road.

Staff recommends approval of the request.



Case 1844-Z/Prestonwood Place

December 21, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on December 21, 2021, voted to recommend approval of an ordinance amending Planned Development (PD) District Ordinance O19-22 for a 10.88-acre property located at the southeast corner of Belt Line Road and Montfort Drive, in order to modify use regulations by allowing medical office as a permitted use, subject to the following condition:

- The property may be used for medical office uses providing non-emergency services, open and operational no longer than 18 hours on any given day.

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