

**4150 Beltway Drive
PD Rezoning
(Addison Reserve
Townhomes - 1846-Z)**



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Case 1846-Z 4150 Beltway Drive PD Rezoning

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LOCATION:

1.8036 acres located on the south side of Beltway Drive, 180 feet west of Midway Road.

REQUEST:

Approval to rezone the property from Planned Development (PD) District 083-039 to a new PD for a townhome development.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed PD rezoning and associated conceptual site and building design.



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SITE HISTORY:

1979 – Initial PD rezoning and Super 8 Motel construction

1983 – Amendment to PD to allow an additional hotel building to be constructed (building was never built)

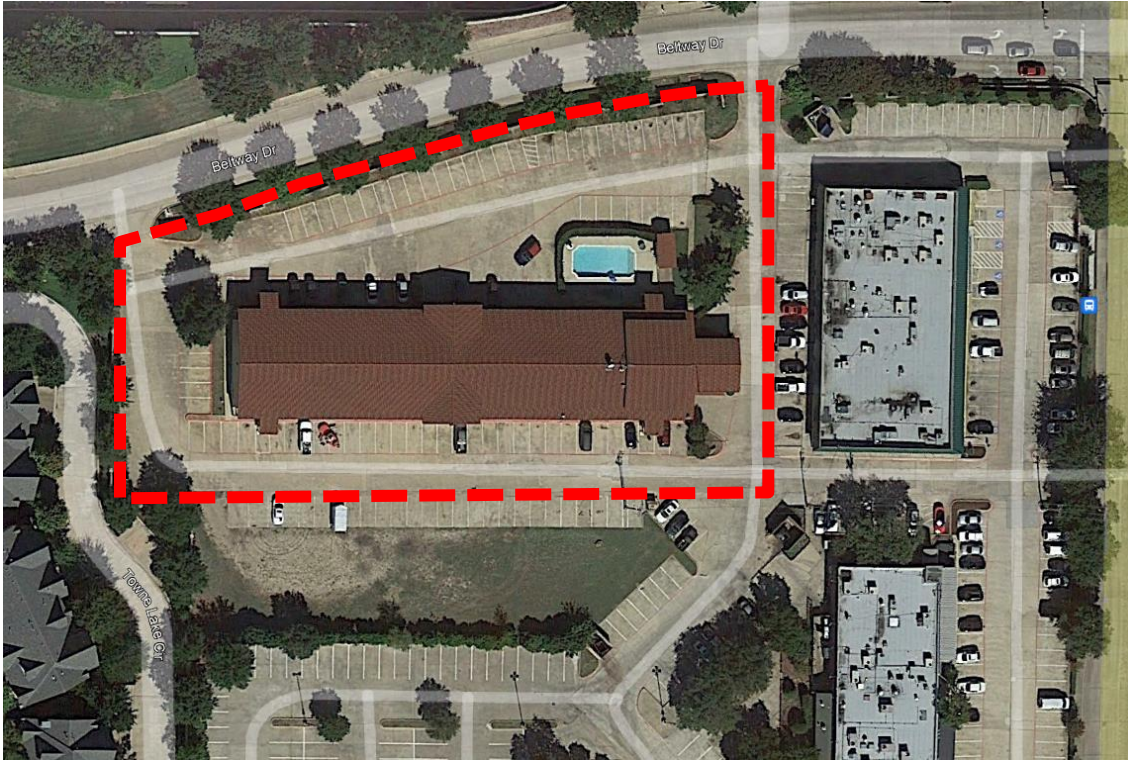
1993 – Property was sold by the adjacent property owner; Various ownership changes followed over the next two decades

2018 – Building was significantly damaged by fire and subsequently demolished

Present – Cobalt Homes requests to rezone to a new PD zoning district, on behalf of current property owner (Dillon Investments LLC), to facilitate the development of 31 townhomes lots and associated open space and common area lots on the 1.8036 acre property

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2013



Current Site Conditions

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DEVELOPMENT PLAN:

- 31, 3-story townhomes on fee-simple lots
- Each unit will front on a public street or open space and will have ground floor access through a private patio area or stoop.
- 10' trail accommodated on the west side of the site in accordance with the Town's Master Trails Plan. Also includes 9,350 SF parkland dedication and park furnishings. 24 percent landscape overall.
- 67' building setback to western boundary, 118' setback to nearest Towne Lake homes.
- Public access from Beltway Drive, all parking and garage access internal to the site. Includes 18 visitor parking spaces.



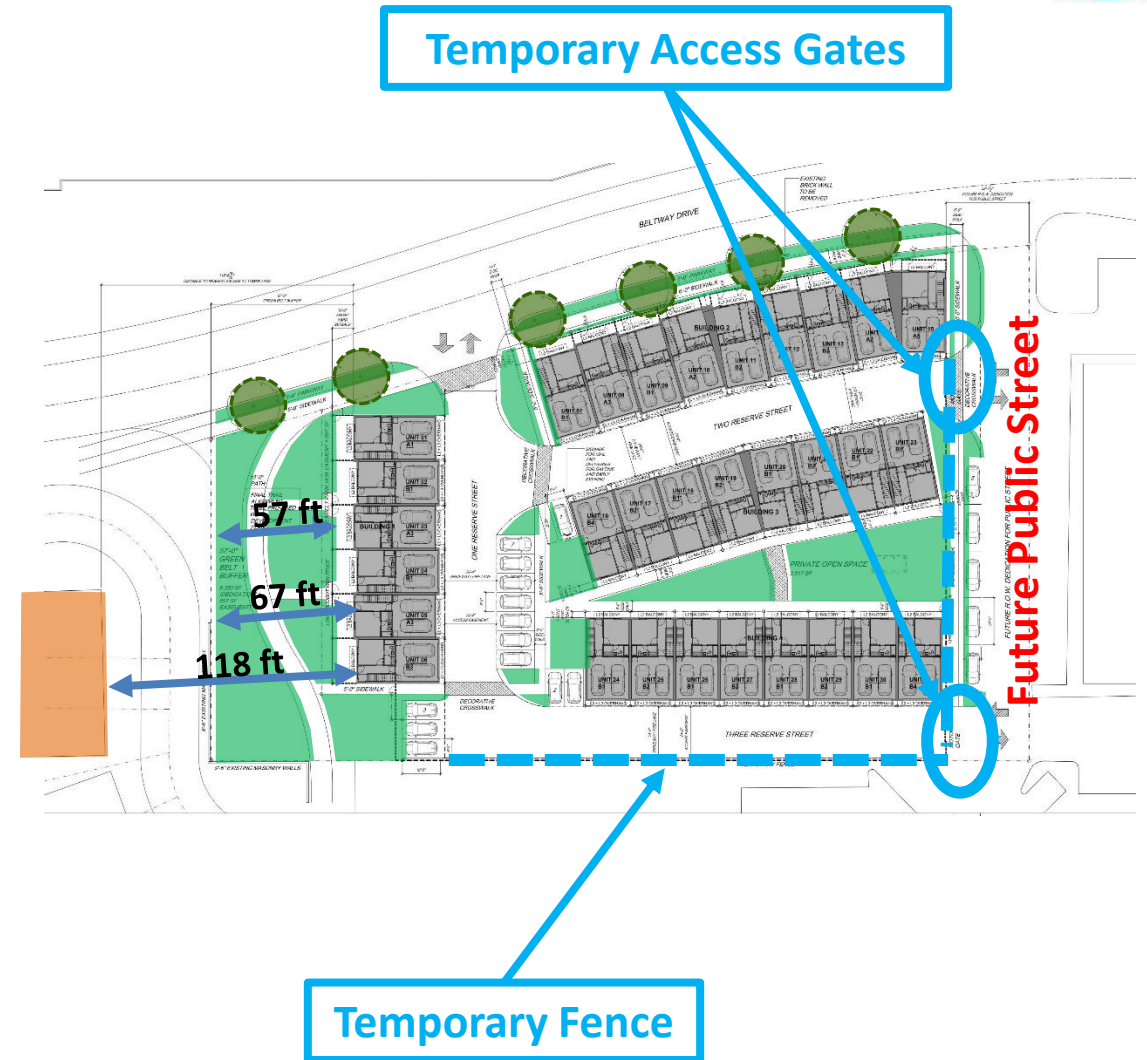
Proposed Concept Plan

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PRIVATE AND PUBLIC STREET NETWORK:

- The project will be served by internal private streets and a private street at the eastern edge that will be converted to a public street in the future
- Based on current adjacencies, temporary fencing and access gates are proposed at the eastern and southern project boundaries
- As this area evolves, an agreement has been proposed to allow the Town to remove these temporary features to provide unconstrained connectivity to adjacent sites
- This agreement would allow for adjacent private development sites to be served by this infrastructure, and it would require the developer/future HOA to own and maintain the future public street until the temporary fence and access gates are removed



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PARKING:

- 62 garage spaces and 18 visitor parking spaces provided
- One visitor parking space restricted during day and evening hours for delivery vehicle use

OPEN SPACE, LANDSCAPE, AND STREETScape:

- 57' wide greenbelt and 10' trail dedicated as public open space at western edge of the site; 3,817 SF private open space provided internal to the site
- 6 of 7 Beltway Drive mature trees preserved; 6' sidewalks provided at street frontages
- 24 percent overall site landscape achieved; 9 new canopy trees and 30 new ornamental trees provided
- 5' enclosed courtyards provided at Beltway Drive ground floor and 8 – 10' enclosed courtyards provided at western buffer area



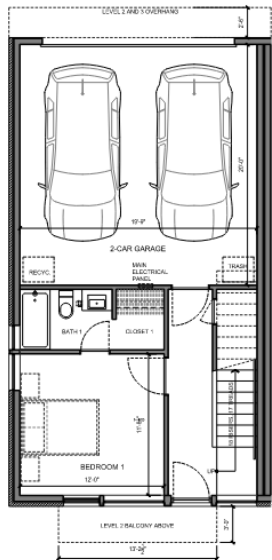
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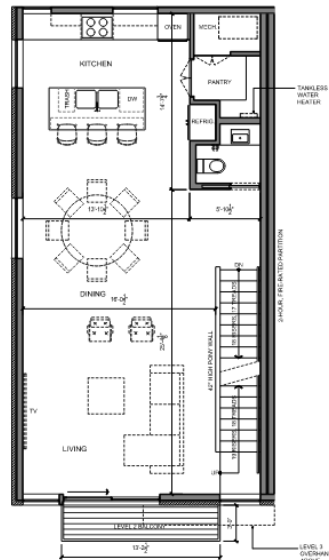


TOWNHOME DESIGN:

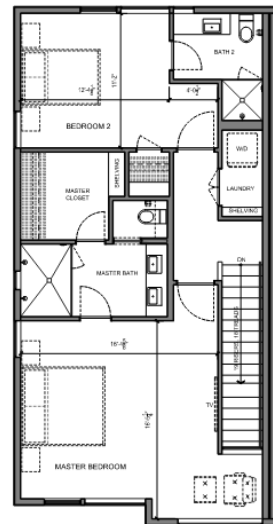
- Three story units with a maximum building height of 42'
- Three bedroom floor plans provided for all units. Varied programming to be provided with more detailed development plans.
- Typical floor plan will include 2,100 SF of conditioned space
- Each unit will have a two-car garage with interior access to the unit.
- Façade facing Beltway and public open space to provide variation in the building plane
- Brick, board and batten hardie siding are the primary façade materials



LEVEL 1 CONDITIONED SPACE: 392 SF
TOTAL CONDITIONED SPACE: 2,116 SF



LEVEL 2 CONDITIONED SPACE: 883 SF



LEVEL 3 CONDITIONED SPACE: 841 SF

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PROPOSED DEVELOPMENT STANDARDS:

- Permitted Uses and Maximum Units: Townhome, Single-family detached, and associated accessory uses; no more than 31 dwelling units
- Minimum Setbacks:
 - Front: 5' at Beltway and 10' at park fronting lots; 0' for all other lots
 - Side: 5' at Beltway siding lots; 0' for all other lots
 - Rear: None
- Maximum Building Height: 3 stories / 45' from grade to peak
- Minimum Lot Width: 20'
- Minimum Floor Area: 1,400 SF
- Minimum Parking: 2 enclosed spaces per unit + 0.5 visitor spaces per unit
- Perimeter Fencing: As depicted in plans (8' in height with ornamental fencing), alternative materials may be proposed during development plan review
- Permitted Setback Encroachments: Balconies and overhangs (5'), Patios/courtyards (full setback)
- Minimum Landscape Area: 20 percent of gross area
- Required Site Landscape: one tree per unit and 0.5 trees per surface parking space

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COMPLIANCE WITH TOWN LAND USE AND DEVELOPMENT POLICIES

- 2013 Comprehensive Plan
- Sam's Club Study (ongoing)
- Addison Housing Policy
- Transportation, Park and Trail Master Plans

This property was originally developed with the Valley View Inn, and it was owned by the McCutchin family, which still owns the shopping center to the south and east of this property. It was sold to Dillon investments and the hotel now carries the Super 8 Motel flag. The property was recently painted and is kept in reasonable condition. However, it struggles to compete with hotels on Belt Line and with properties on the Tollway. Both the hotel and the adjacent shopping center are adjacent to townhome uses, and the Town would consider a townhome zoning, or a mixed use zoning that included townhomes, if a developer was interested in redeveloping this property.

2013 Comprehensive Plan



Sam's Club Study (In Progress)

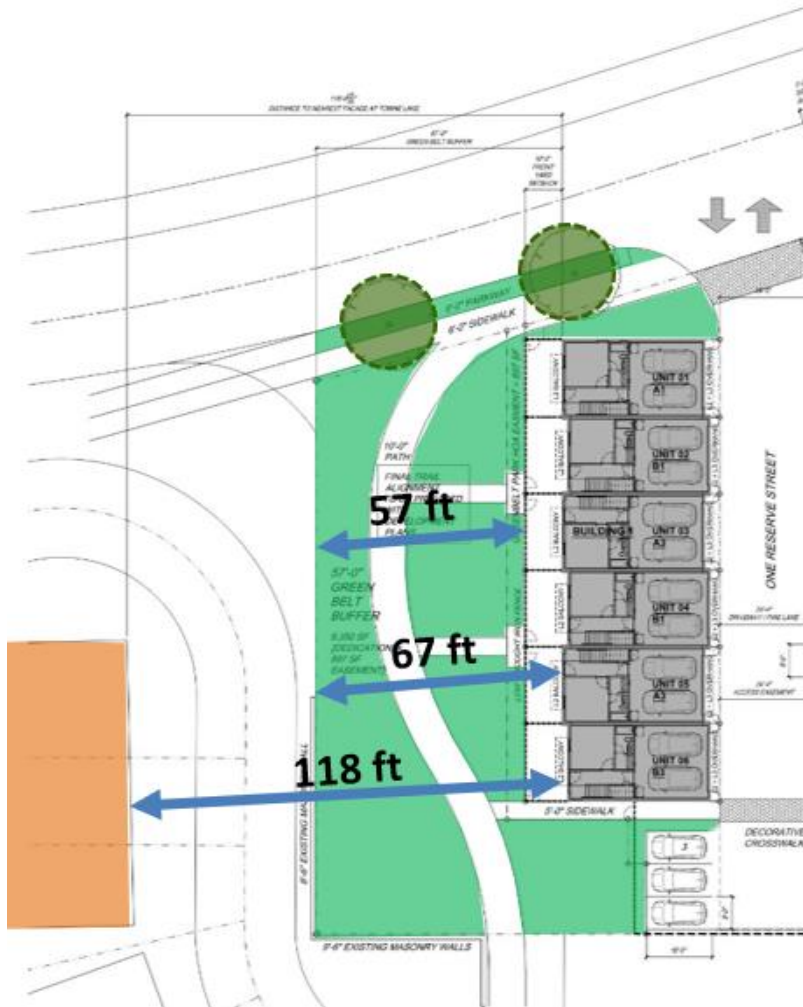
Legend

Placetypes

- Mix of Uses
- Residential Transition Zone
- Priority Frontage Zone
- Existing/Planned Open Space



Trail Master Plan



MITIGATION OF DEVELOPMENT IMPACTS – RESIDENTIAL COMPATIBILITY

- Sam's Club Study Goal = 100' Residential Transition Zone
- Applicant proposes 57' unobstructed open space and 67' building setback, accommodating 118' setback to nearest Towne Lake building
- 100' buffer would consume over 25 percent of the site, as this property is not as deep as other properties in the study area
- Applicant has indicated that they have maximized the buffer area that they can provide while maintaining an economically viable project

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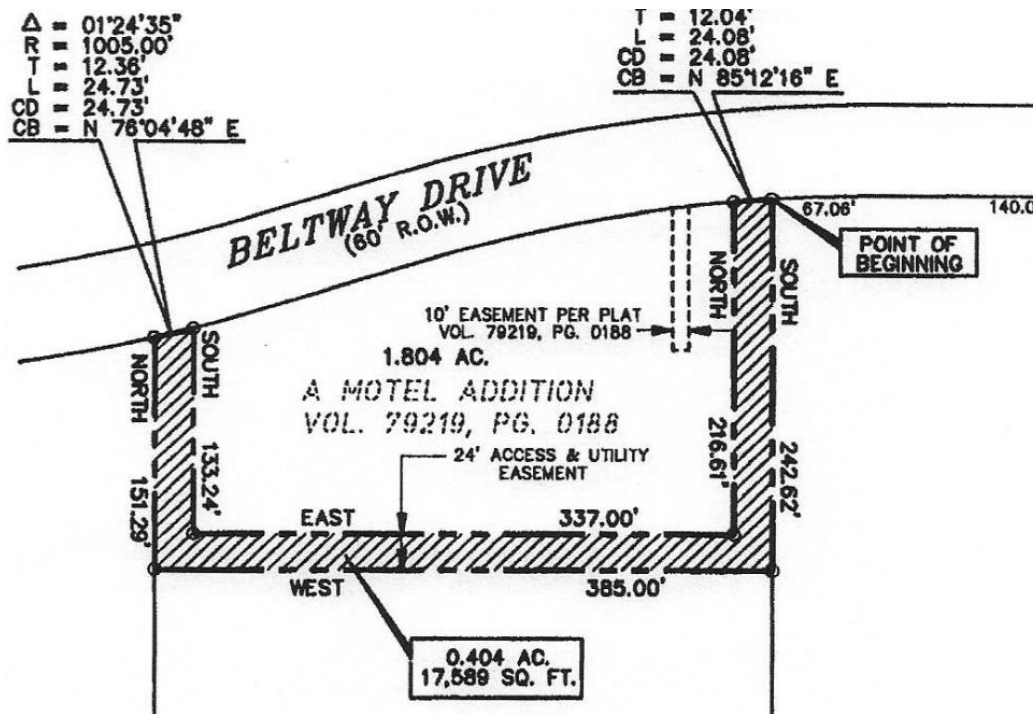
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MITIGATION OF DEVELOPMENT IMPACTS – TRAFFIC GENERATION AND CIRCULATION

- TIA was not required for this proposal because the site access has not substantively changed and the traffic generated by this project would produce less traffic than the previous land use (hotel) and may be substantially eclipsed by other commercial use permitted by right on this site
- Units fronting on Beltway Drive to be addressed off of the rear access way
- Visitor parking increased by four spaces, with one space reserved for delivery traffic



MITIGATION OF DEVELOPMENT IMPACTS – SITE ENCUMBRANCES AND PUBLIC SERVICES



Private Access and Utility Easement

- Private easement agreement between this property and adjacent property owner
 - Terms for release provided in easement instrument
 - Town is not a party to it, no building permits issued prior to written notice of release
- Water and sewer capacity is sufficient to serve site and applicant has preliminary plans to serve the site
- Increased site landscape will result in reduced runoff
- No anticipated issues with Town service provision, ISD

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COMMUNITY OUTREACH – FEBRUARY 1ST NEIGHBORHOOD MEETING

- 40 residents attended the applicant's neighborhood meeting. Based on feedback received, the following plan refinements were made:
 - Elimination of 2 lots
 - Increase open space width and building setback by 17' at the western boundary
 - 4 additional visitor parking spaces
 - Restricted parking space for deliveries
 - Naming of access ways so no units are addressed off of Beltway
 - Increased use of masonry on building facades
 - Modification of fence materials
 - Identified proposed parkland and public street dedications



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PUBLIC NOTICE:

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

NOTICE RECIPIENTS: 47.

FOR: 1

AGAINST: 1

NEUTRAL: None.

Due to written protest of VVI, Inc., which represents over 20 percent of the land area within 200 feet of the site, supermajority vote of the City Council (6 of 7) is required to approve this request.

ADDITIONAL FEEDBACK RECEIVED: Six letters of support, three letters of opposition, and one neutral letter sharing concerns about the Beltway frontage



RECOMMENDATION:

Staff recommends **approval of the request.**

The proposed conceptual plans, PD development standards, and identified approval conditions meet the intent of the Town's land use and development policies.

The applicant has thoughtfully balanced many challenging redevelopment considerations for this site. This proposal is a significant improvement over the current condition and sets a strong foundation for future redevelopment projects in this area.

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PROPOSED APPROVAL CONDITIONS:

- Provide confirmation of easement release prior to issuance of a building permit
- Keep the masonry screening wall in place until adjacent lots are built
- Developer to install all trails, park furnishing and public street improvements prior to Town acceptance
- Private street improvements shall comply with the Town's private street regulations
- Establish agreement for the future removal of temporary fencing and access gates
- Future development plans conform with conceptual plans and development standards

