

Addison Grove, Block D (Case 1833-Z)



ADDISON

Case 1833-Z Addison Grove, Block D

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LOCATION:

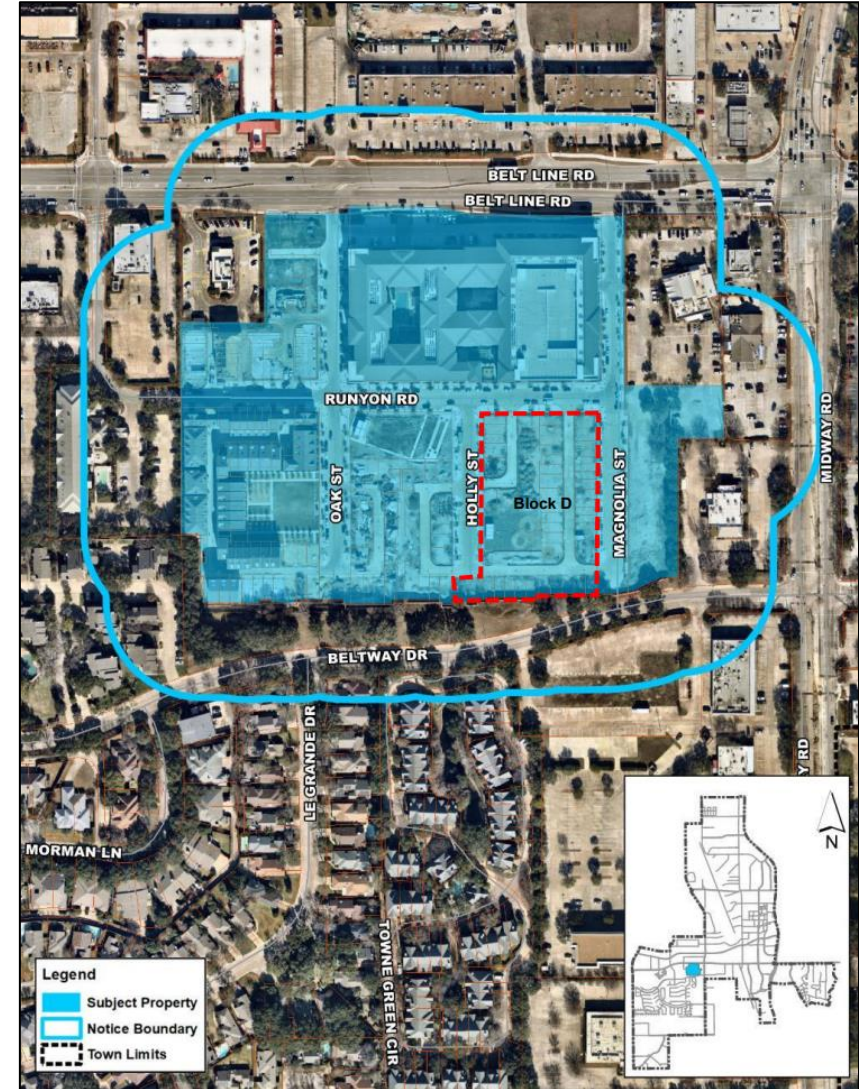
4150-4168 Runyon Road
4161-4177 Beltway Drive
14938-14974 Holly Street
14941-14971 Magnolia Street

REQUEST:

Development Plan Approval in accordance with development standards for Planned Development O16-003, including site plan, landscape plan, building elevations, and floor plans for the construction of 54 townhome lots and one open space lot situated within Block D of the Addison Grove Addition.

ACTION REQUIRED:

Discuss, consider, and take action on compliance with the PD Concept Plan / Development Standards, and other Town requirements, where applicable.

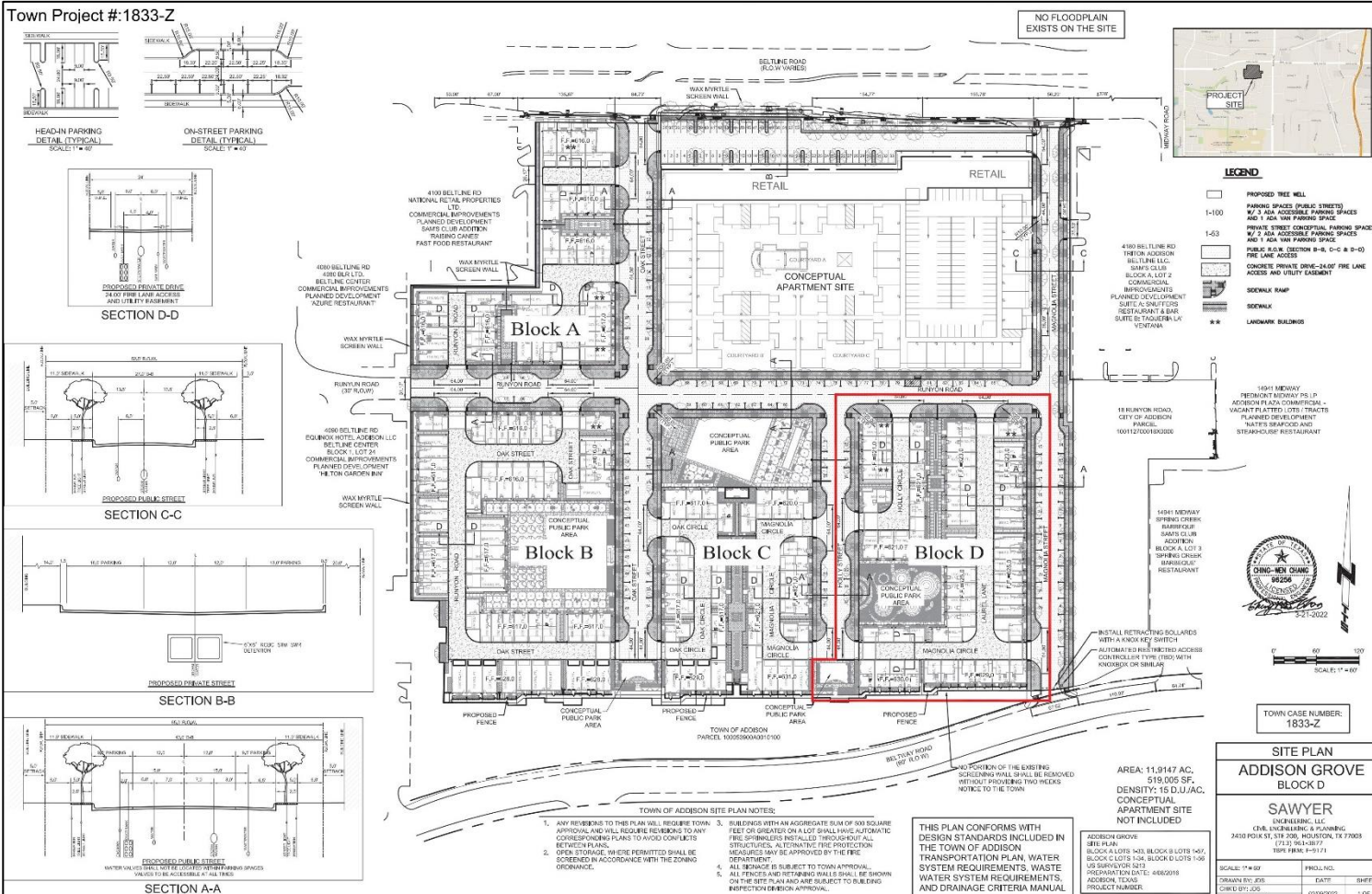


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PROJECT HISTORY:

- Mar 2015 – Sam’s Club Study, redevelopment direction provided for Sam’s Club tract
- Jan 2016 – Addison Grove PD Rezoning approved
- May 2016 – Development Plan approved for Addison Grove InTown Homes (public realm + Block B, 57 townhomes)
- Dec 2017 – Development Plan approved for Elan Addison Grove Multifamily
- April 2021 – Development Plan approved for Block A (16 townhomes & 17 live/work units).



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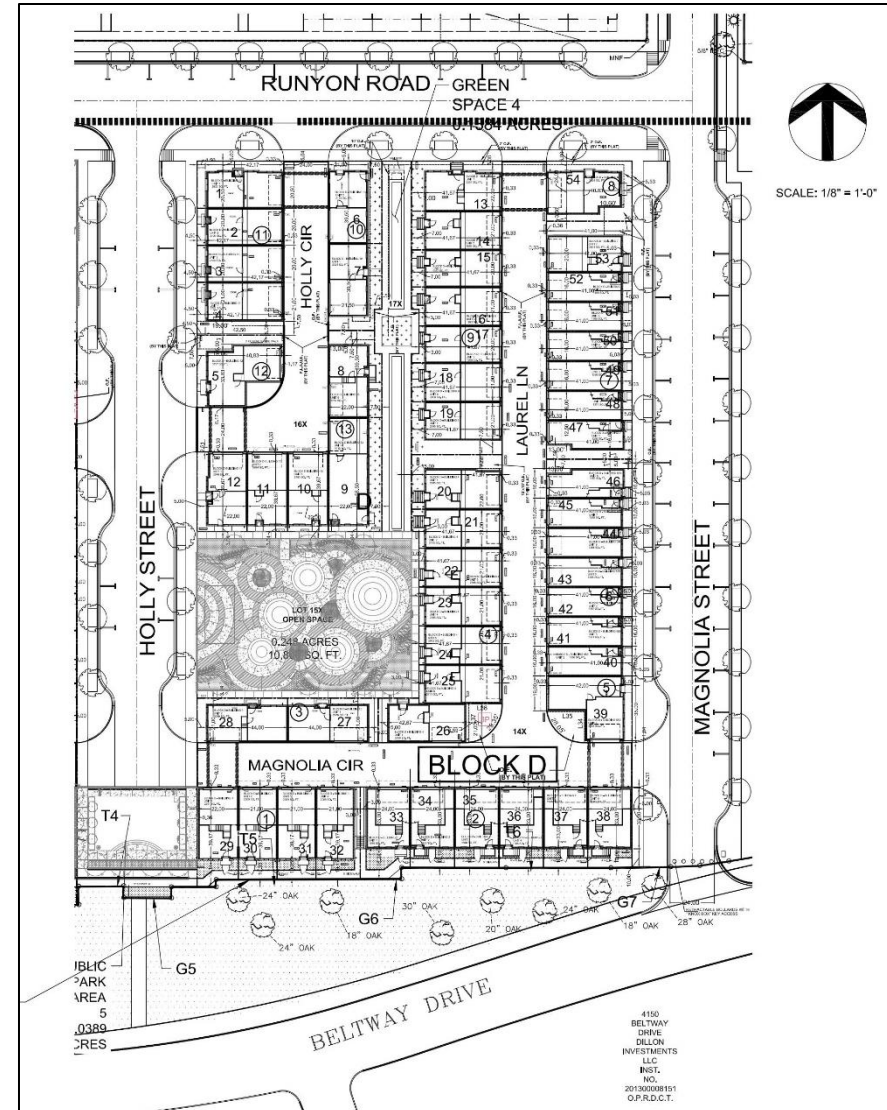
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54 Townhome Lots:

- 13 Buildings Total
 - 4 Four-Story Buildings
 - 9 Three-Story Buildings
- 1,350 Square Feet – 4,115 Square Feet (2 – 5 bedroom units)
- Minimum of two enclosed garage parking spaces

Infrastructure Improvements:

- 0.287 Acres of Public Park Area
- Remaining Utility Improvements
- *Public Infrastructure & Streetscape is Installed



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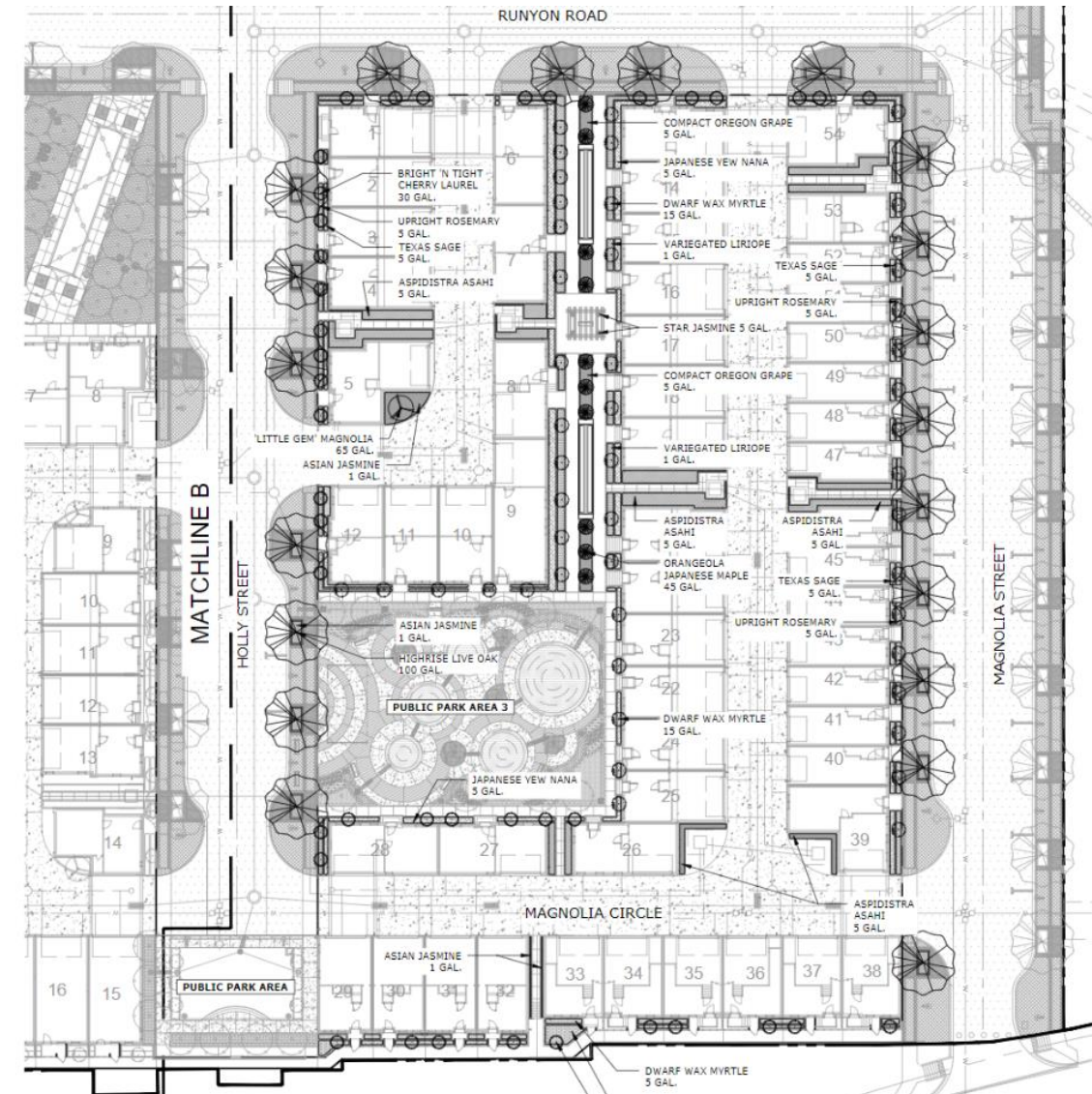
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DEVELOPMENT STANDARDS / PARKING:

Plan fully complies with lot dimensional standards and off-street parking standards.

OPEN SPACE AND LANDSCAPE:

Open Space and overall site landscape was approved in May 2016; Block D complies. The courtyard design includes enhanced landscape treatment.



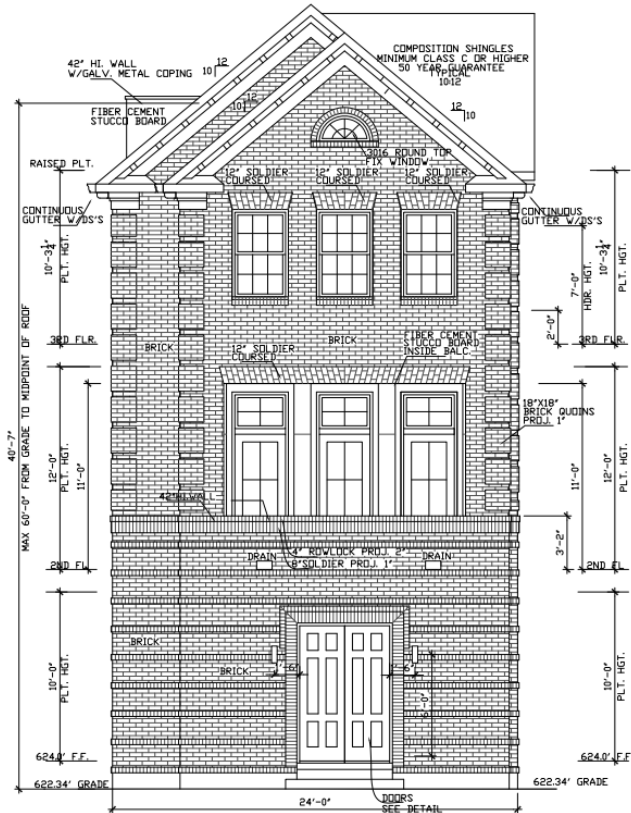
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EXTERIOR APPEARANCE:

Façade design complies with Town regulations; Landmark building treatment provided at Runyon/Holly and Runyon/Magnolia.

GENERAL REQUIREMENTS:

- Noise mitigation compliance to be confirmed at Building Permit.
- Retractable bollards installed at Beltway Drive to provide public safety access only. Notice to the Town is required prior to demolition of the existing screening wall.
- Replat and air rights easements must be approved and filed.
- Block A public park improvements must be completed.
- 8-inch waterline connection must be installed at Magnolia Street and Beltway Drive.



LOT 54

east/left (MAGNOLIA ST)elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

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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.

NOTICED RECIPIENTS: 116

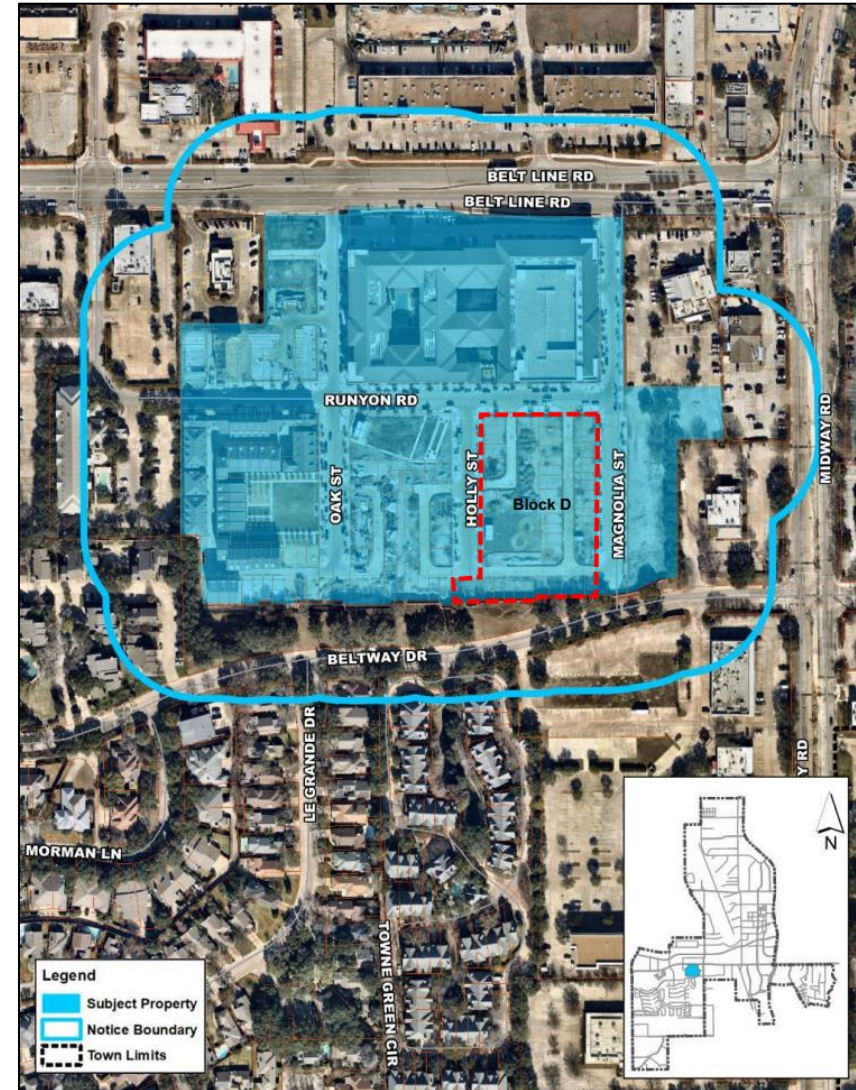
FOR: None.

AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION

Approval: 7 – 0



RECOMMENDATION:

Staff recommends **approval of the request, with the following conditions:**

- A replat and air rights easements must be approved and filed prior to the release of Block D building permits.
- An 8-inch waterline connection between Magnolia Street and Beltway Drive must be made prior to the release of any Block D building permits.
- The public park in Block A must be completed and accepted by the Town prior to the release of Block D building permits.
- No portion of the Beltway Drive screening wall cannot be removed without two weeks prior notice to the Town.