



Sam's Club Special Area Study

July 19, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on July 19, 2022, voted to recommend approval of the Sam's Club Special Area Study, a long-range planning policy guiding future development and the provision of infrastructure and social amenities within a 79+/- acre area bounded by Belt Line Road to the north, Hornet Road to the south, Midway Road to the east, and existing residential neighborhoods to the west.

Voting Aye: Branson, Craig, DeFrancisco, Fansler, Meleky, Souers, Catalani

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: Paul Walden, 14806 La Grande Drive

On: Liz Oliphant, 14700 Marsh Lane  
Marlin Willesen, 4100 Jularid Drive

Against: David Collins, 14668 Wayside Court

POSITION OF THOSE PRESENT BUT NOT SPEAKING AT THE PUBLIC HEARING:

For: none

On: none

Against: Virginia Waytena, 3752 Park Place  
Kathy Moore, 3729 Chatham Court Drive  
Debby Casad, 4105 Rush Circle  
Kristen Wallach, 14669 Wayside Court  
Ronald Wallach, 14669 Wayside Court  
Burk Burkhalter, 3824 Waterford Drive



July 19, 2022

## STAFF REPORT

RE: Sam's Club Special Area Study Report

LOCATION: 79± acres at the western frontage of Midway Road, between Belt Line Road and Hornet Road

REQUEST: Approval of the Sam's Club Special Area Study

APPLICANT: Town of Addison

## DISCUSSION:

Background: In April 2021, the City Council approved a professional services agreement for a planning consultant and appointed a project advisory committee to complete the Sam's Club Special Area Study.

The study of this area began in 2014, in accordance with policy direction provided within the 2013 Comprehensive Plan. At that time, the City Council chose to study an area of land generally running from the former Sam's Club site south along the Midway Corridor, including the Midway Square Shopping Center and Office in the Park. At the conclusion of that process in 2015, the City Council only provided direction on the portion of the study area that was the former Sam's Club property. The vision for the other areas within the study was never finalized.

With the establishment of a 17 member project advisory committee for this re-initiated special project, the City Council directed staff to expand the study area to the south to include commercial properties situated between Office in the Park and the Greenhill School campus.

Following initiation of the project, the project team and project advisory committee met three times. The Town also hosted two community open houses at the Addison Athletic Club in order to receive broader community feedback at key milestones in the project. Following the second community open house, the advisory committee shared their strong desire for additional discussion and refinement of the direction of the study. The committee was deeply committed to developing recommendations that respect existing neighborhoods and businesses and at that time, they did not feel that the process had achieved that intent.

The feedback shared by the committee resulted in a shared commitment from Town staff and the committee to carry out a much more open-ended dialogue on the future of the study area. That commitment resulted in four additional meetings between the advisory committee and staff. The outcome of those meetings is reflected in the Sam's Club Special Area Study Draft Report that is included with this agenda memo.

Public Review Process: At the June 21, 2022, Planning and Zoning Commission Meeting, staff presented the Sam's Club Special Area Study Draft Report to gather feedback and direction.

Since the presentation, staff has made minor modifications to the report to reflect the feedback received from the Commission and to correct minor errors. The most prominent change was the addition of a plan implementation monitoring process to ensure the plan is being effectively utilized.

The updated report is included in this packet, and it can also be viewed at the [Sam's Club Special Area Study project website](#). In addition to the report, an appendices document comprised of supporting project documents is provided at the above link.

The presentation of the report at the June Commission meeting can be viewed on the [Town's website](#).

Since that meeting, staff has provided public notice to the surrounding community by mailing over 1,300 postcards advertising this public hearing. As of the publishing date of this packet, staff has received one response, which is attached with this item. With that response, a resident has communicated concerns regarding the placement of multifamily housing adjacent to the residential transition zone, and the long-term consideration of new street and trail connections to Proton Drive and Hornet Road.

Staff asks the Commission to hold a public hearing, discuss, and consider action on the Sam's Club Special Area Study.

#### RECOMMENDATION: **APPROVAL**

This project addressed a very challenging community dialogue and through 14 months of work by the project advisory committee, consensus has been achieved on many important redevelopment policy issues.

This plan is not perfect, but it gives the Town some tools to help navigate key redevelopment considerations such as residential compatibility and housing demand. The plan does not solve these challenging issues for the Town, but it does provide effective tools to support a more robust public dialogue.

When considering long-range plans such as this, it is important to balance what exists now versus what may exist years from now. Areas that were very stable in the not too distant past can and have experienced decline. If we don't at least consider that possibility with our long-range planning efforts, it can make addressing those issues in the future much more difficult.