

AMLI Midway PD Rezoning (1851-Z)

The logo for the City of Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal white lines and a grey triangle in the top right corner.

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Case 1851-Z AMLI Midway PD Rezoning

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LOCATION:

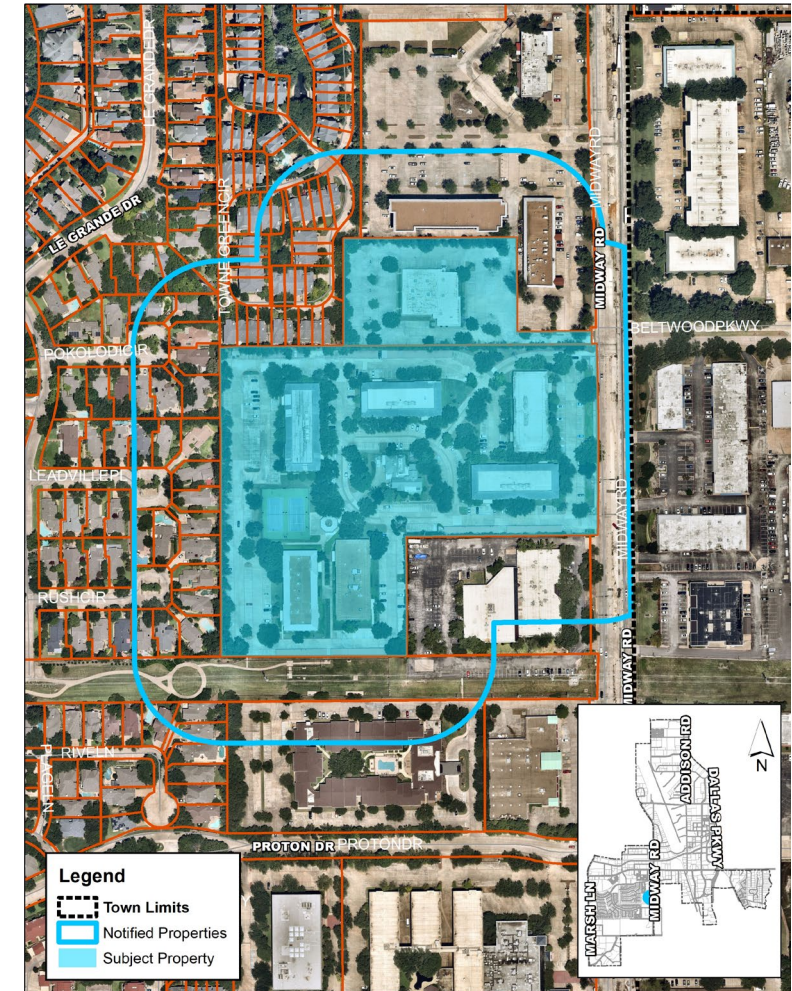
13.78± acres on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park.

REQUEST:

Approval to rezone the properties from the Planned Development District (PD, Ordinance Nos. 387 and 083-039) to a new Planned Development (PD) district with use and development standards for multifamily residential, fee simple and rental townhomes, live/work, retail, restaurant, office, and co-working uses, and associated public and private open space and common areas.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed PD rezoning and associated development plans.



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SITE HISTORY:

1930s – 5,700 SF homestead established on site; once owned but never occupied by Audie Murphy. Home to Dovie’s restaurant for many years, but has been vacant for over a decade.

1978 – 11.39 acre site rezoned to PD to facilitate construction of Office in the Park, which is comprised of 6 two-story buildings encompassing over 180K SF of office space. All buildings are in use, but occupancy has been low for years. Town leases space for the Addison Treehouse.

1979 – 2.39 acre site that was once the McCutchin family homestead, was rezoned to PD. A 14K SF restaurant / event center was constructed at this location and was home to various businesses as time passed. Site has been vacant for several years.

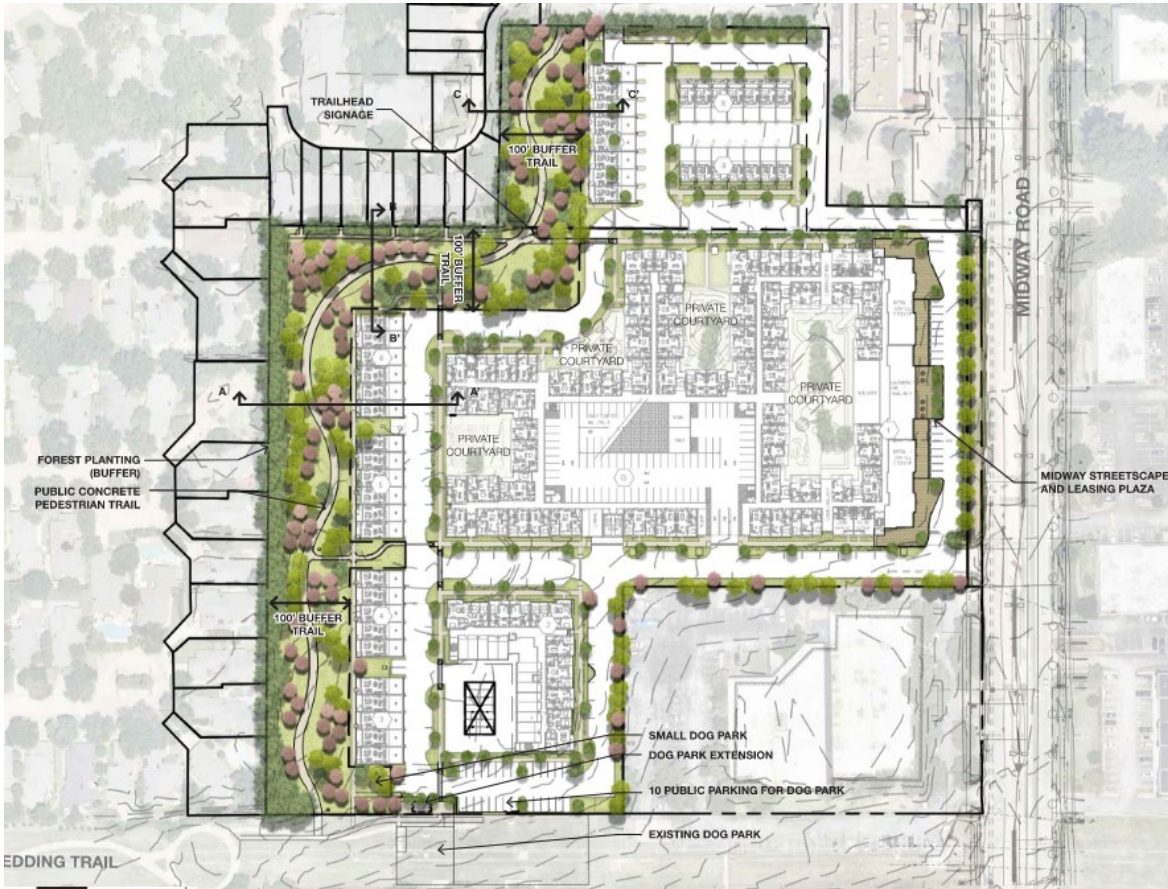
Present – AMLI Residential requests to rezone to a new PD zoning district to facilitate the development of a mixed residential development.



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DEVELOPMENT PLAN:

- Multi-phase development on 13.78 acres
 - 4 and 5 story wrap multifamily building with 367 multifamily dwelling units, 4 live/work units, and 7,000 SF of ground floor retail/office/co-working /restaurant space
 - 3 story multifamily building with 34 units
 - 30, 3 story fee simple townhomes
 - 14, 3 story rental townhomes
- 3 acres of public parkland dedicated to the Town following installation of trail, landscape, pedestrian amenities, dog park seating area, and public art
- Additional 1.93 acres of private landscape area, to include 3 exterior courtyards (~ 0.4 acres)
- Wrapped Parking garage with 563 off-street parking spaces, and 773 parking spaces provided in total



Proposed Site Plan

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PHASING PLAN:

- Phase 1

- Public and private infrastructure
- Public Park and trail, private landscape
- 371 unit multifamily building

- Phase 2

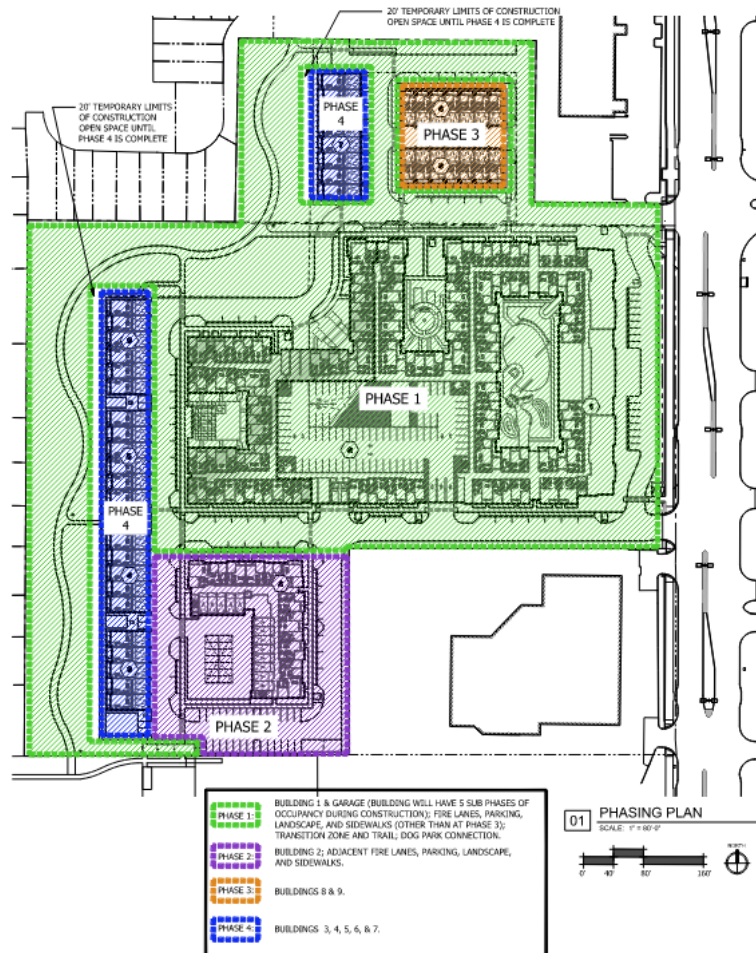
- 14 rental townhome units

- Phase 3

- 34 unit multifamily building

- Phase 4

- 30 fee simple townhomes to be executed by townhome development partner
- Performance standards required to ensure fulfillment of this phase



Proposed Phasing Plan

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PARKING:

- 563 parking garage spaces, 13 multifamily private garage spaces, 28 rental townhome garage spaces and 7 guest spaces, 86 surface and on-street parking spaces provided, and 60 townhome fee simple garages spaces and 16 guest spaces
- Site is parked in excess of minimum requirements by 35 spaces
- 10 spaces reserved for dog park, and unreserved surface parking spaces available as well

OPEN SPACE, LANDSCAPE, AND STREETScape:

- 3 acre public open space dedication
- 4.93 acres of landscape area
- Implementation of 10' MTP trail at western boundary; connects to Midway Road trail



TRAIL VIEW NORTH FROM DOG PARK

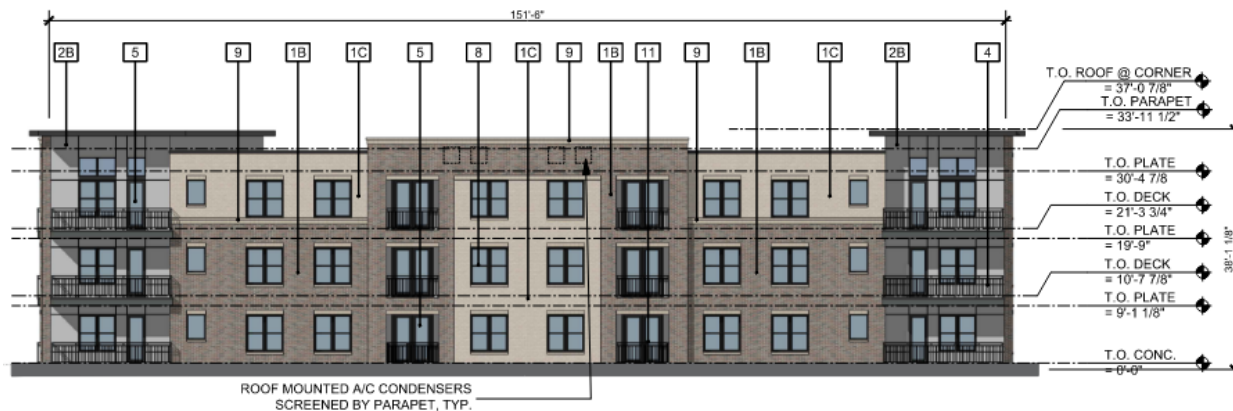
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FACADE DESIGN:

- 4 (50' max height) and 5 story (65' max height) building, and 3 story (40' max height) building clad with brick, glazing and fiber cement panel; 90 percent masonry achieved
- Accessible entries and patios at majority of ground floor units
- Projecting and recessed balconies provided throughout the building
- 5th floor recessed patio common amenity space at Midway frontage
- Enhanced articulation and ground floor treatments at the Midway frontage to present mixed use character



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FACADE DESIGN - TOWNHOMES:

- 3 story (40' tall) buildings clad with brick and glazing and fiber cement panel. 90 percent masonry achieved
- Accessible entries and gated courtyards at ground floor
- For units facing the adjacent neighborhoods, 3rd floor outdoor living space is oriented towards the multifamily buildings
- Enhanced articulation achieved through façade and balcony projections, and material differentiation



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UNIT MIX, INTERIOR CONSTRUCTION, AND SUSTAINABILITY FEATURES:

- Unit Mix:
 - 226 one-bedroom units
 - 162 two-bedroom units
 - 13 three-bedroom units
 - 4 live/work units
 - 14 rental townhomes
 - 30 fee simple townhomes
- 957 SF average unit size; 1,955 SF unit size for rental townhomes; 2,389 SF unit size for fee simple townhomes
- LEED certified (Gold targeted)
- Stone countertops, energy efficient appliances, no linoleum or formica surfaces
- Recycling services provided
- A minimum of 30 electric vehicle charging stations installed on site

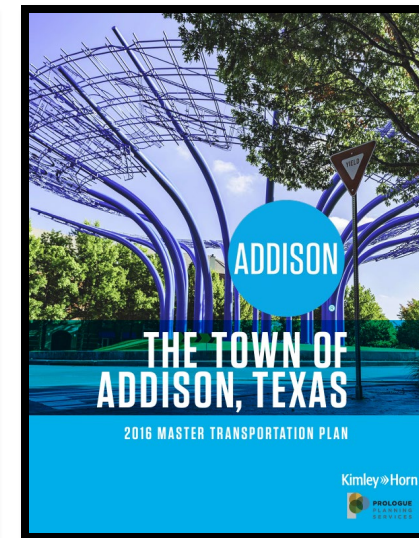
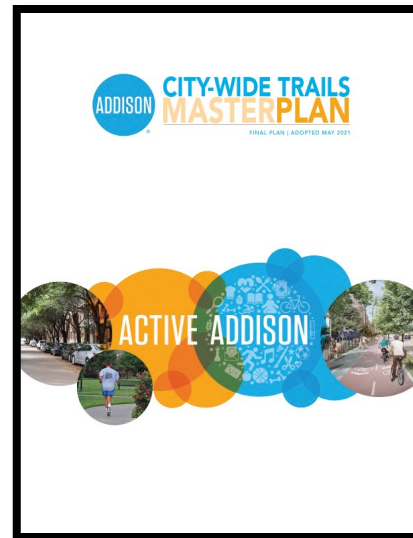
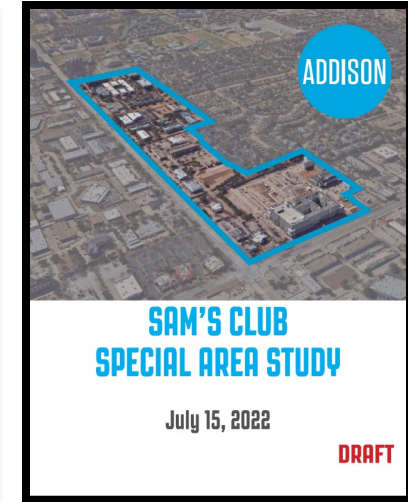


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COMPLIANCE WITH TOWN LAND USE AND DEVELOPMENT POLICIES

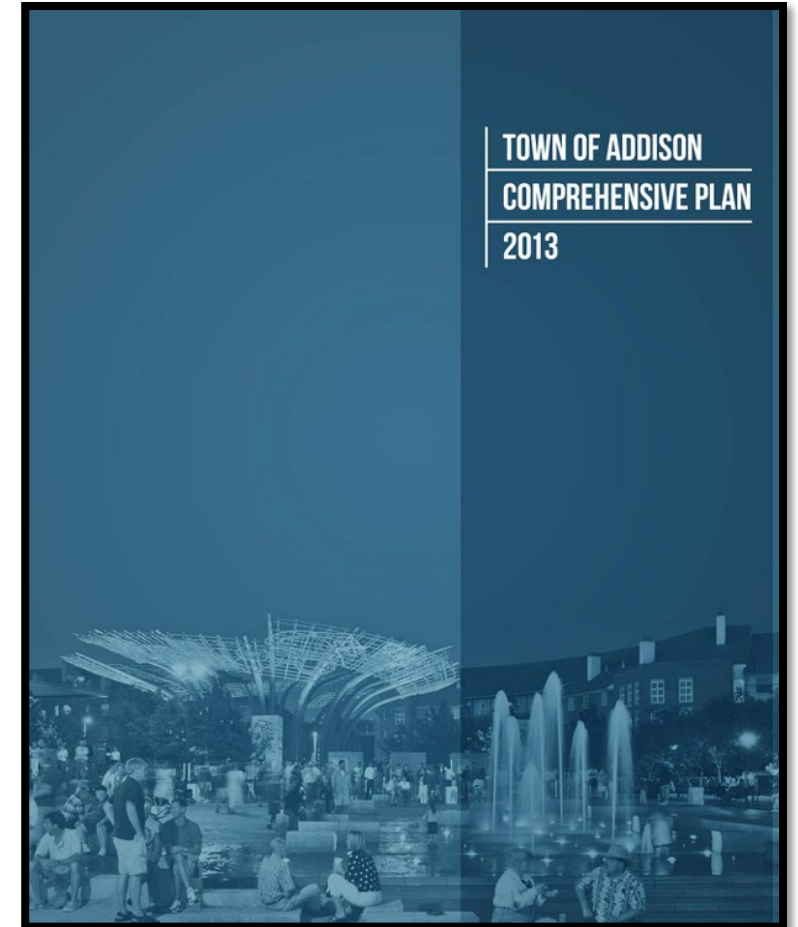
- 2013 Comprehensive Plan
- Sam's Club Special Area Study
- Addison Housing Policy
- Transportation, Park and Trail Master Plans



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2013 COMPREHENSIVE PLAN

- 2013 Comprehensive Plan acknowledged the decline experienced at both of these properties
- Noted potential future uses of senior housing, townhomes, and mixed use
- Highlighted this area (now know as the “Sam’s Club” area) as an area of more detailed study to be addressed by a Special Projects Committee.
 - Studies were carried out in 2014 and 2021
 - Final study outcomes to be prevailing land use policy for this area



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SAM'S CLUB SPECIAL AREA STUDY - 2022

Overall Objective:

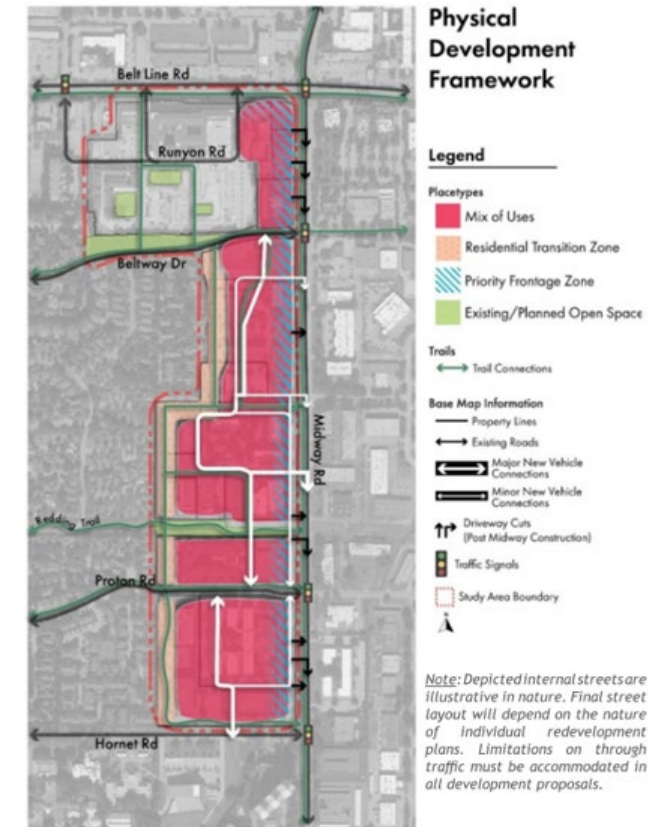
- Support new development with uses, character, buffering, and social amenities that respect surrounding neighborhoods

Design Principles:

- Allow building heights and uses that respect the existing neighborhoods and recognize market potential
- Maximize flexibility for buildings fronting on Midway Road in order to allow uses and building form that elevate this corridor as a prominent gateway to Addison.
- Accommodate lifecycle housing options for a broad range of household types and leverage any investment in housing to serve as a catalyst for broader reinvestment in the Study Area.

Development Form, Land Use, and Housing Mix:

- Implementation should establish a medium density, horizontal mixed-use development pattern that is compatible with surrounding lower density residential neighborhoods, and that is differentiated from large scale urban centers such as Addison Circle and Vitruvian Park.
- The inclusion of additional housing in the Study Area should be carefully considered in order to maintain opportunities for the employment, service, retail, restaurant, and entertainment uses that are also needed components of a true mixed-use environment. Policy implementation should consider and protect future demand for these uses.
- Where housing is accommodated, Missing Middle Housing Types such as small lot detached homes, duplexes, townhomes, cottage courts, triplexes, fourplexes, and live/work units should be prioritized.
- Where higher density housing options are considered, neighborhood compatibility must be achieved, and the project should serve as an economic catalyst for the overall redevelopment needs of the Study Area.



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SAM'S CLUB SPECIAL AREA STUDY - STUDY COMPLIANCE CONSIDERATIONS

Housing

- Very challenging policy discussion in Addison
- Consideration of highest and best use – will the market replace failed office and restaurant/event space with similar uses? What other uses are viable now? Is it even possible for multifamily to be considered the highest and best use?
- A “mix of uses” allowing flexibility to consider what the market may present was where the plan landed
- Varied development pattern was strongly desired, not replicating the pattern of AC or Vitruvian
- Medium density, horizontal mixed-use – mix of building types and densities

Missing Middle Housing		
Building Form and Orientation		
	<p>Missing Middle Housing includes a variety of different low and medium density housing types that are primarily single-family (ownership and rental). Housing options include townhomes, small lot detached homes, duplexes, triplexes, fourplexes, cottage courts, and live/work units. Close proximity to small communal open spaces and fronting buildings with stoops, porches, and patios on public streets and open spaces are critical design considerations. These housing options are best utilized adjacent to neighborhood transition areas.</p>	
	Streetscape	Parking
	Buildings with porches or stoops and small yards at the street or fronting open space, wide sidewalks, street trees.	Individual garages, on-street visitor parking, common surface parking.

Multiunit Housing		
Building Form and Orientation		
	<p>Multiunit housing includes a variety of medium to high density housing types such as apartments, condominiums, independent and assisted living facilities. These larger building types should front on major corridors, with active uses (retail, restaurants, services, co-working, and/or amenity areas) on the ground floor of the primary building frontage. These buildings should have access to open space and trails and should be buffered from less intensive uses.</p>	
	Streetscape	Parking
	Buildings with patios/ small courtyards at the street, wide sidewalks, street trees.	Parking structure, on-street, slip lanes, individual garages.

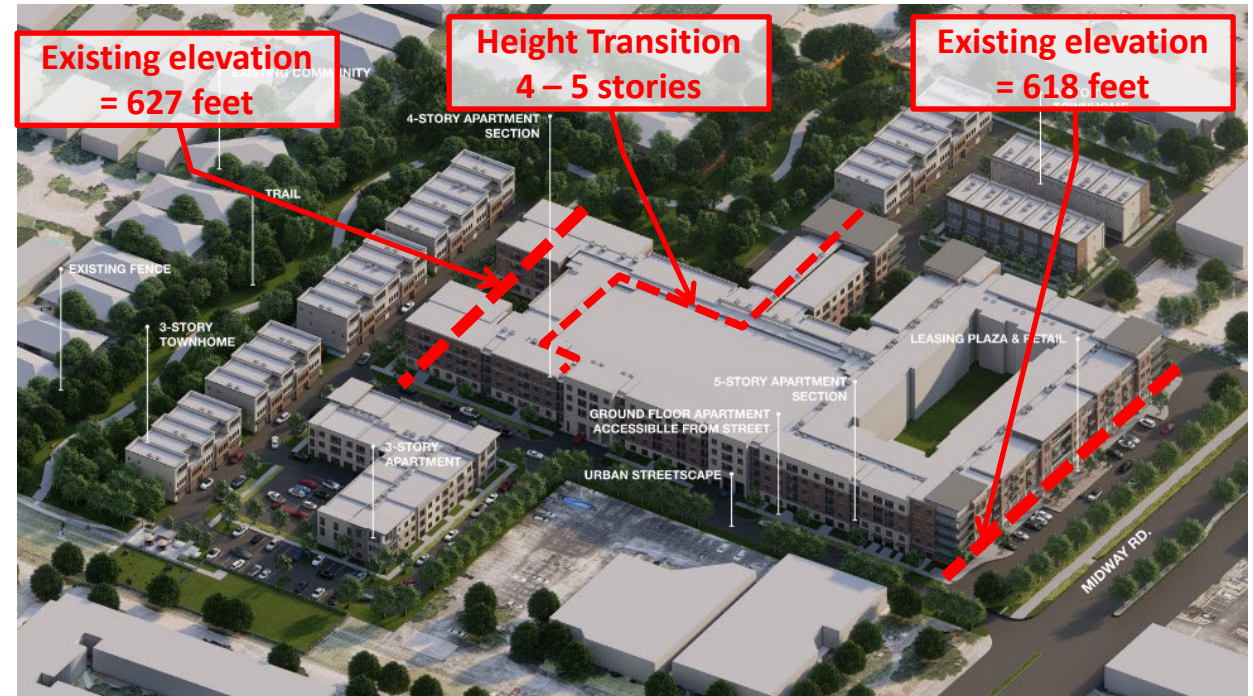
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SAM'S CLUB SPECIAL AREA STUDY - STUDY COMPLIANCE CONSIDERATIONS

Building Scale

- When initial direction of plan was more prescriptive, 4 stories and the allowance of more prominent buildings at the Midway frontage was the prevailing direction of discussion
- As plan became less detailed, focus was directed towards strong residential transition zone at western boundary and priority frontage zone at Midway Road
- 5th story is achieved for eastern portion of the building due to the change in grade in the site - adding a floor at the ground level



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ADDISON HOUSING POLICY - 2017

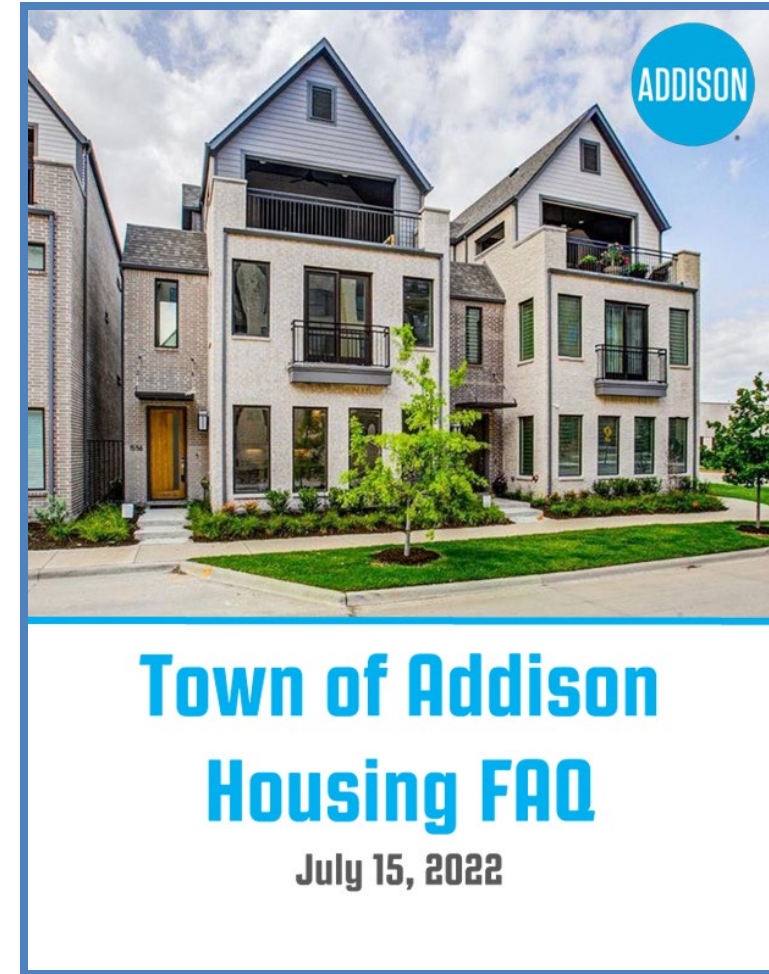
1. Where feasible and appropriate, new housing should increase the proportion of fee-simple ownership in Addison's housing mix. Apartment-only rezoning is unlikely to be approved, as currently the ratio of rental to ownership properties is higher than desired.
2. A proposal should offer a "best fit" mix of uses and housing choices within the context of the surrounding Addison community. The Town may use a study area committee with staff, elected, and appointed members such as area residents and business representatives) to evaluate a proposal's fit in Addison.
3. New housing should create or enhance neighborhoods of urban character rather than locate on a stand-alone, nonintegrated property and should continue the high quality design and walkability that make Addison's existing neighborhoods distinctive.
4. Proposals for independent and/or assisted living may be considered by the Town of Addison. Since there are no assisted living housing units in Addison today, the Town will conduct research to understand how this housing could or should be included in Addison's future
5. The City Council acknowledges that there may be exceptional projects that do not comply with elements of this policy. The Council encourages developers and staff to pursue projects that represent the highest and best use of each property and that advance portions of this policy or other Town goals.

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ADDISON HOUSING POLICY COMPLIANCE

- This plan does not increase the proportion of fee simple ownership in Addison
 - Due to the high redevelopment costs for this site and the nearby availability of 165 fee simple townhome sites, this goal is appropriate for this site, but unlikely to be feasible
- Senior housing would also be appropriate for this site, but due to localized housing dynamics (see Addison Housing FAQ), it is unlikely that a site of this size, could be consumed by a senior housing project
- This proposal greatly enhances walkability in this area and provides an exceptional open space amenity and medium density mixed residential development pattern that differentiates it from similarly situated projects



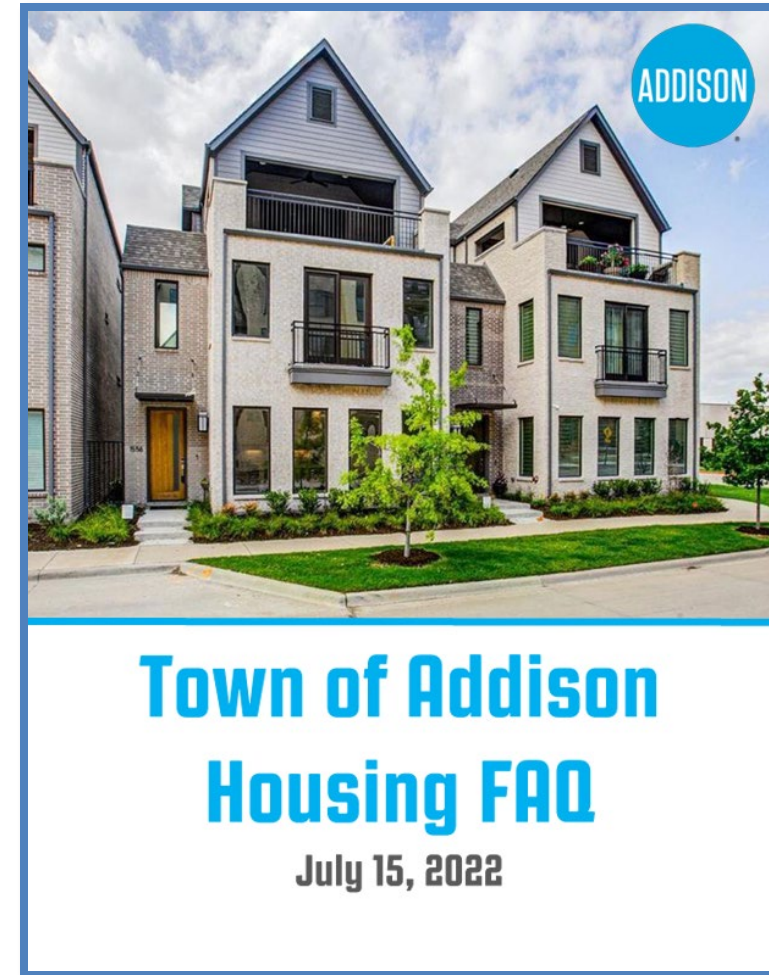
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ADDISON HOUSING POLICY COMPLIANCE

Density Comparisons

- **Proposed AMLI Midway = 33 units per acre (3 acres of public open space)**
- Addison Grove = **31 units per acre** (1.5 acres of public open space)
- Vitruvian West Phases 1 – 3 = **96.1 units per acre** (open space is provided via Vitruvian Park)
- JPI Addison Heights = **89.6 units per acre** (4,260 SF of publicly accessible open space)
- AMLI Quorum = **70.1 units per acre** (no usable open space, only landscape area and streetscape)



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ADDISON HOUSING POLICY COMPLIANCE

Sam's Club Study Area Housing Mix

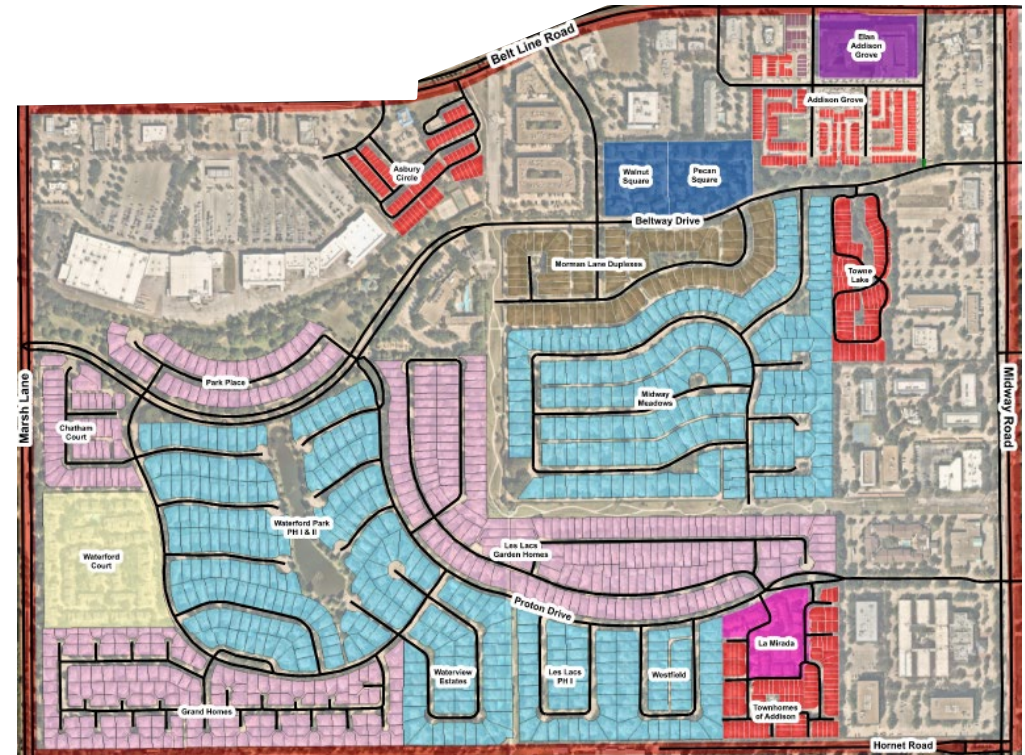
- Addison Grove = 321 MF units, 178 Townhome lots
- Cobalt Homes = 31 Townhome lots
- Proposed AMLI Midway = 419 MF units (includes rental townhomes), 30 townhomes

= 25% townhomes and 75% multifamily

Beltway / Proton Adjacent Development

- Existing + Approved + Proposed SF and Condo = 1,637 lots
- Existing + Approved + Proposed MF Rental = 993 units

= 62% ownership and 38% multifamily rental

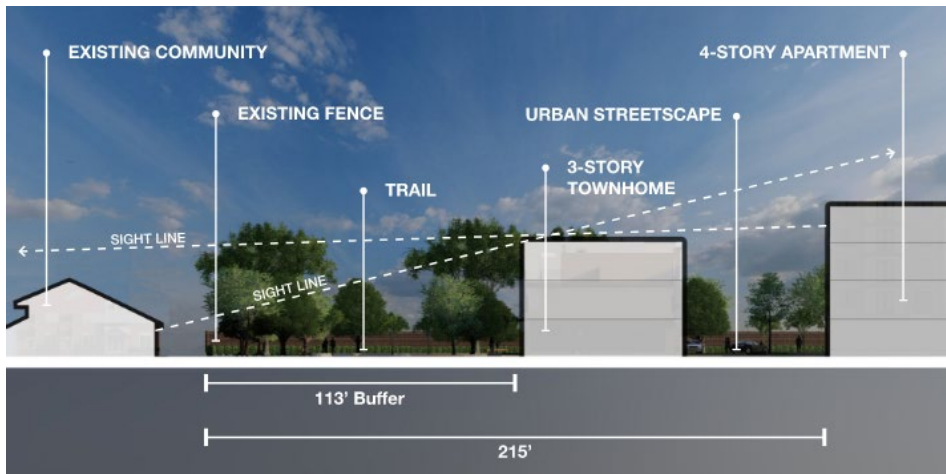
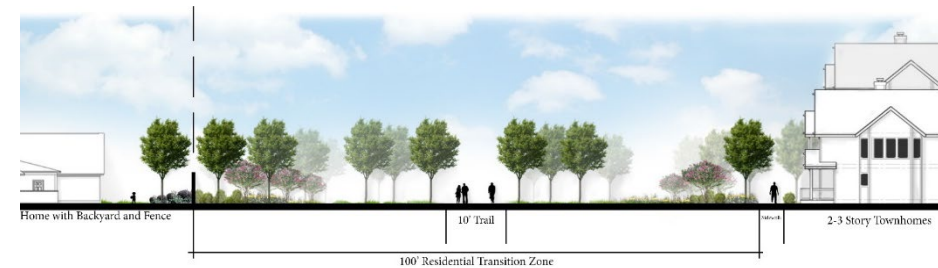


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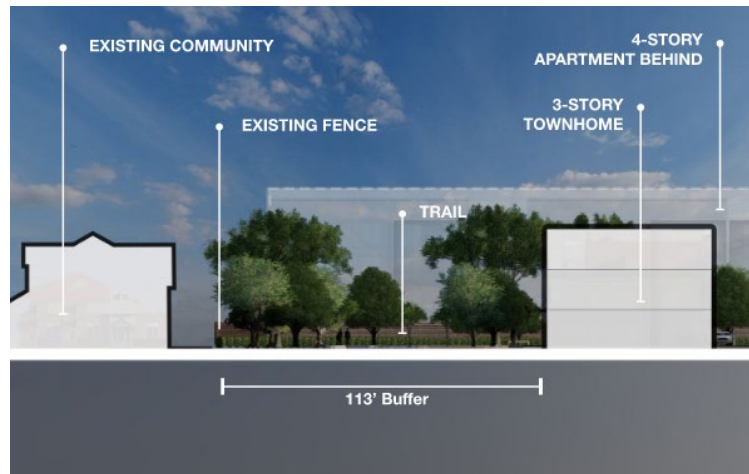


MITIGATION OF DEVELOPMENT IMPACTS – RESIDENTIAL COMPATIBILITY

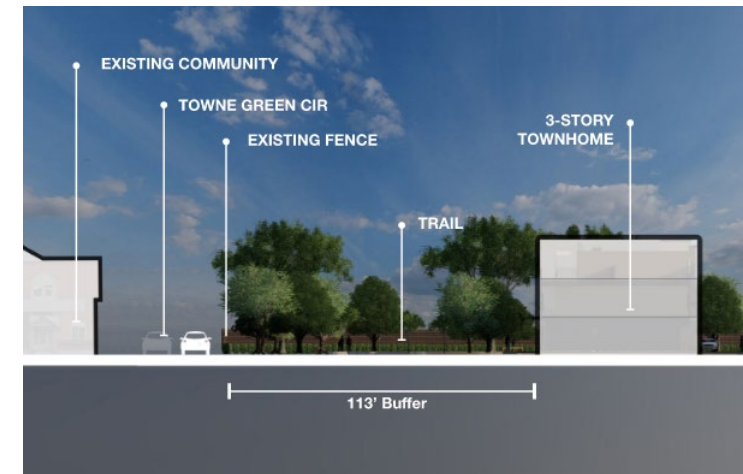
- At Addison Timbers and eastern Towne Lake boundary, Residential Transition Zone is achieved through minimum 113' buffer to fee simple townhomes and tree plantings and preservation of healthy, mature trees
- At southern Town Lake boundary, Residential Transition Zone is achieved through minimum 150' setback and dense tree plantings and preservation of healthy, mature trees



Addison Timbers



Towne Lake South



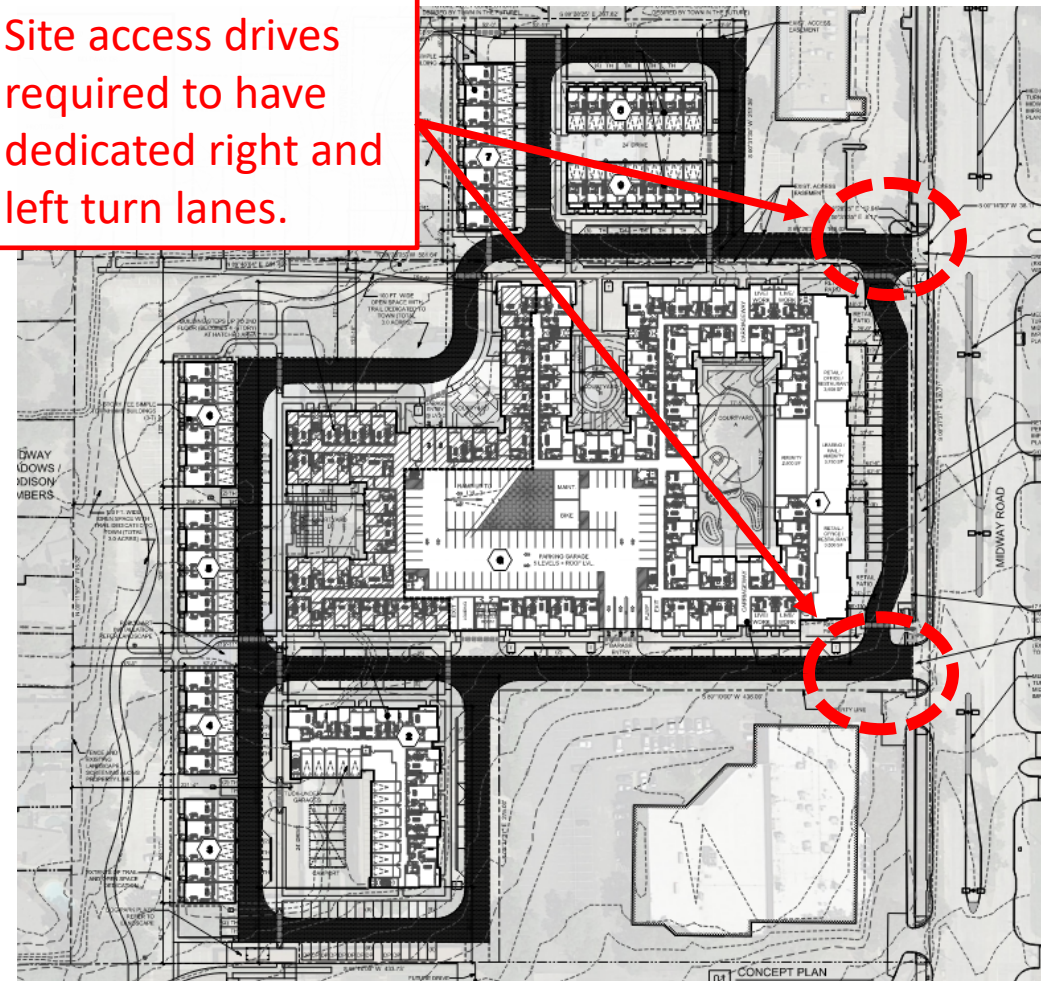
Towne Lake East

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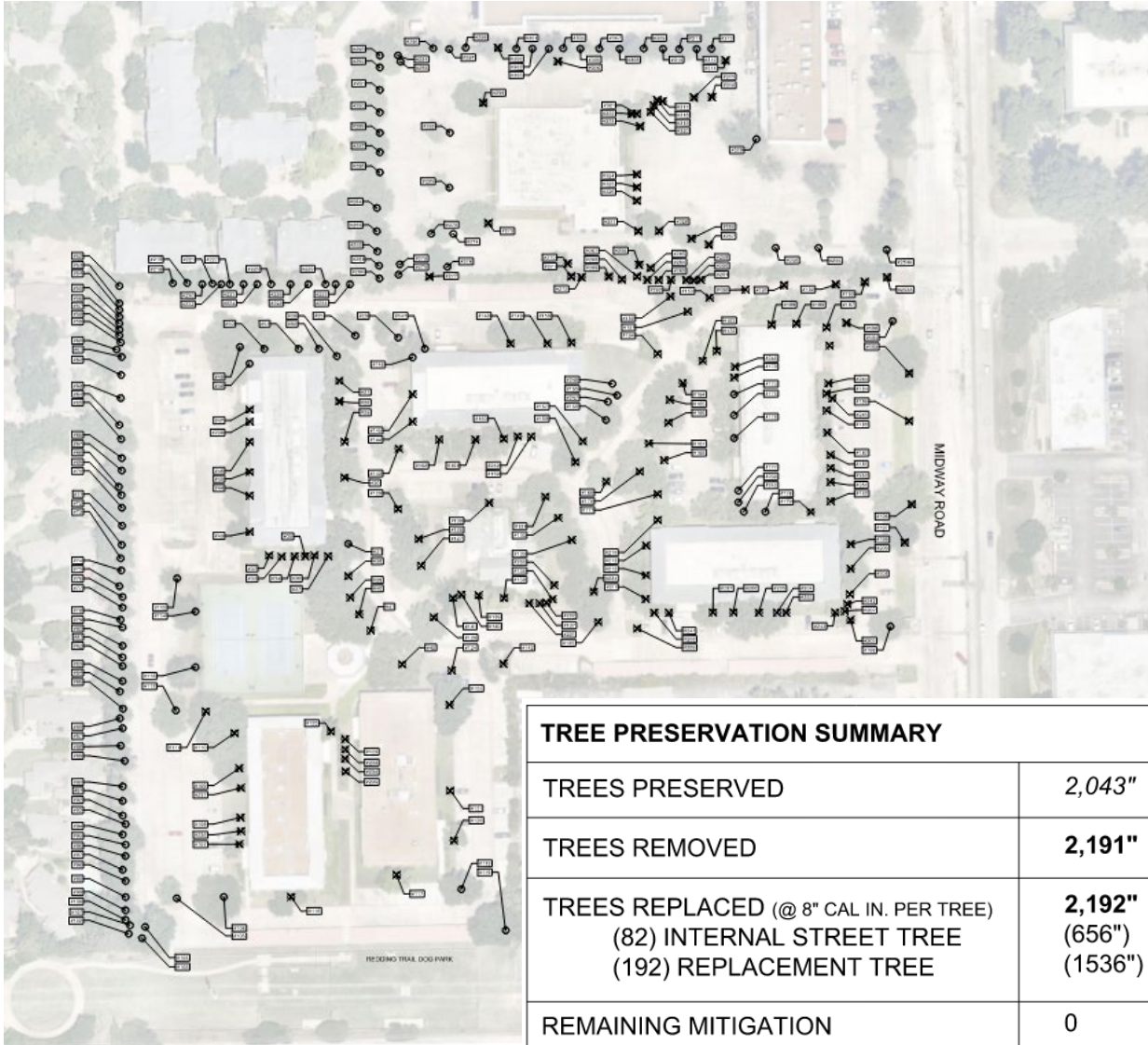
MITIGATION OF DEVELOPMENT IMPACTS – TRAFFIC GENERATION AND CIRCULATION

- TIA was required for this proposal
- Increased traffic is likely to be observed due to low occupancy and high vacancy with existing uses
- If current uses were thriving, the existing 182,000 SF of office space and 14,000 SF of restaurant/event space would have a greater traffic impact than the proposed use (proposals equalize at 67% utilization)
- Dedicated turn lanes needed onsite for peak hour departures from the site, turn lane capacity on Midway Road meets development demand
- TIA did not consider offsite connections to south or north

Site access drives required to have dedicated right and left turn lanes.



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MITIGATION OF DEVELOPMENT IMPACTS – PUBLIC SERVICES, TREE MITIGATION, & SITE ENCUMBRANCES

- Water and sewer service is available at this site
- Project is adding 13 percent more landscape area, reducing surface runoff
- No anticipated issues with Town service provision, ISD
- Encumbrances – existing overhead electric and private easements
- **Removed Trees to be fully mitigated on site through new plantings and tree relocations**

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COMMUNITY OUTREACH – 4 NEIGHBORHOOD MEETINGS – JULY 7TH AND 13TH

- Approximately 70 residents attended the applicant's neighborhood meetings. The following feedback concerns were provided:
 - Architectural character of the buildings
 - Desire to see ownership housing or senior housing in lieu of multifamily rental housing; protections against renting the townhomes
 - Height of the wrap multifamily building and the townhomes
 - Ability of the developer to ensure that the townhomes are built in a timely manner
 - Reservation of rear yard access to adjacent homes
 - Traffic impacts on the surrounding street network
 - Parking for dog park visitors
 - Health of existing trees on site and species selection for new trees that maximize privacy
 - Trail safety and crime prevention measures; maintaining good pedestrian access to retail frontage
 - Duration that AMLI would own and manage the project



Before



After

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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: 69.

FOR: 1.

AGAINST: 1.

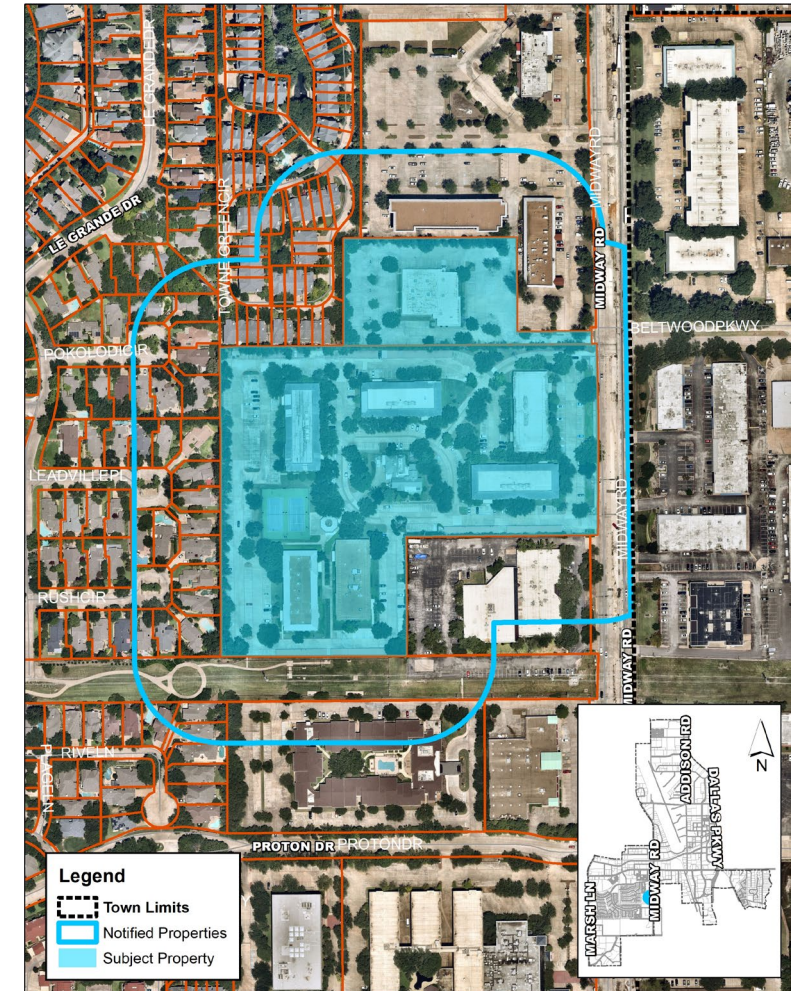
NEUTRAL: 2.

ADDITIONAL FEEDBACK RECEIVED:

- 1 letter and 6 public hearing attendees in support.
- 12 letters and 13 public hearing attendees in opposition.
- 20 letters and 5 public hearing attendees who expressed questions, concerns, and feedback, but did not express a formal position.

PLANNING & ZONING COMMISSION ACTION:

Approval: 7 – 0



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Post-Meeting Project Enhancements

- Since the P & Z public hearing, the applicant has continued to engage stakeholders to enhance the project. Through those discussions, the applicant has proposed an MOU that would commit them to the following conditions:
 - Conveyance of land and installation of public open space improvements to be dedicated to the Town
 - Dog park enhancement and public art funding
 - More restrictive construction work hours
 - Performance standards for the development of the fee simple townhomes and occupancy of the ground floor retail and office space
 - Mitigation credits for tree transplanting
 - Support for ongoing discussions to finance perimeter fence improvements
 - Exterior façade materials and sustainability provisions



RECOMMENDATION:

Staff recommends **approval with conditions:**

The Sam's Club area should accommodate a mix of housing types in order to shape a medium density, horizontal mixed use area.

This proposal meets Town policy and is well positioned to be executed efficiently, in a manner that respects adjacent neighborhoods.

Approval conditions should require the development to be executed in accordance with the attached development plans, permitted uses and development standards, and with the establishment of future development agreements (no incentives) stipulating required conditions for:

- Conveyance of land and installation of public open space improvements to be dedicated to the Town
- Dog park enhancement and public art funding
- More restrictive construction work hours
- Performance standards for the development of the fee simple townhomes and occupancy of the ground floor retail and office space
- Mitigation credits for tree transplanting
- Support for ongoing discussions to finance perimeter fence improvements
- Exterior façade materials and sustainability provisions