

Addison Grove, Block D (Case 1833-Z)

The logo consists of the word "ADDISON" in a bold, blue, sans-serif font, centered within a white circle. This circle is set against a blue background that features a white diagonal line running from the top-left to the bottom-right, creating a triangular shape on the right side of the page.

ADDISON

Case 1833-Z Addison Grove, Block D

ADDISON

LOCATION:

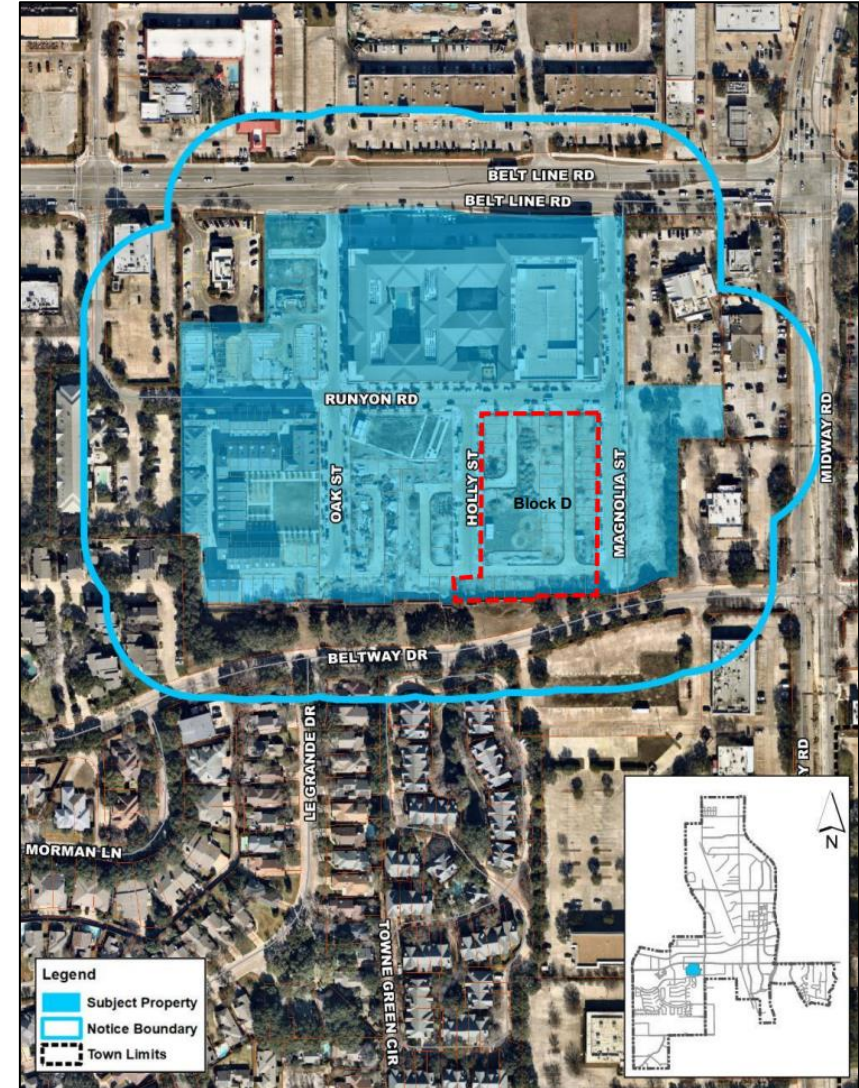
4150-4168 Runyon Road
4161-4177 Beltway Drive
14938-14974 Holly Street
14941-14971 Magnolia Street

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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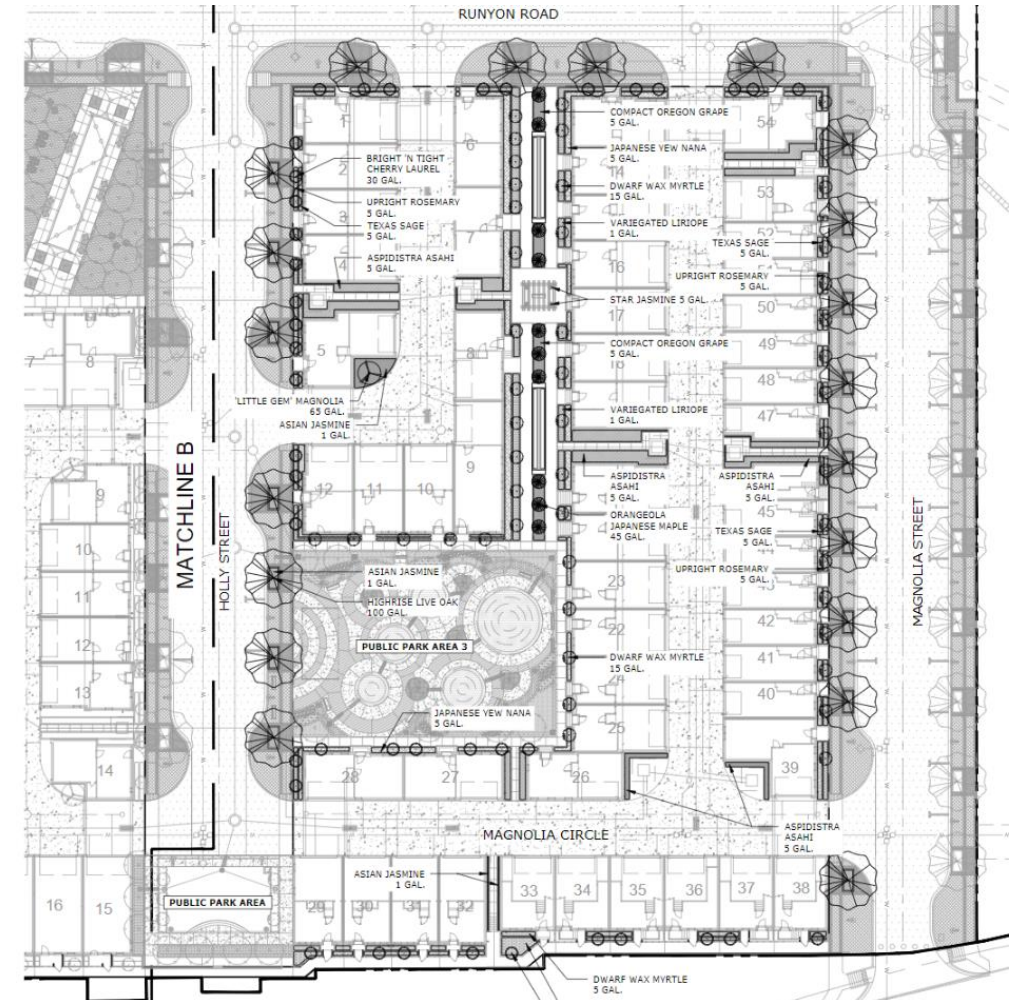
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54 Townhome Lots:

- 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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What is currently left to be completed for the park in Block B? Provide a schedule for completion and acceptance of the park by the Town.

- Install irrigation electric meter – 9/1/22
- Add decomposed granite to tree planting areas – 9/1/22
- Install irrigation electric meter – 9/1/22
- Complete planting beds adjacent to building 4 – 11/1/22
- Site furnishing and lighting installation – 11/1/22
- Dead landscape replacement – 11/1/22

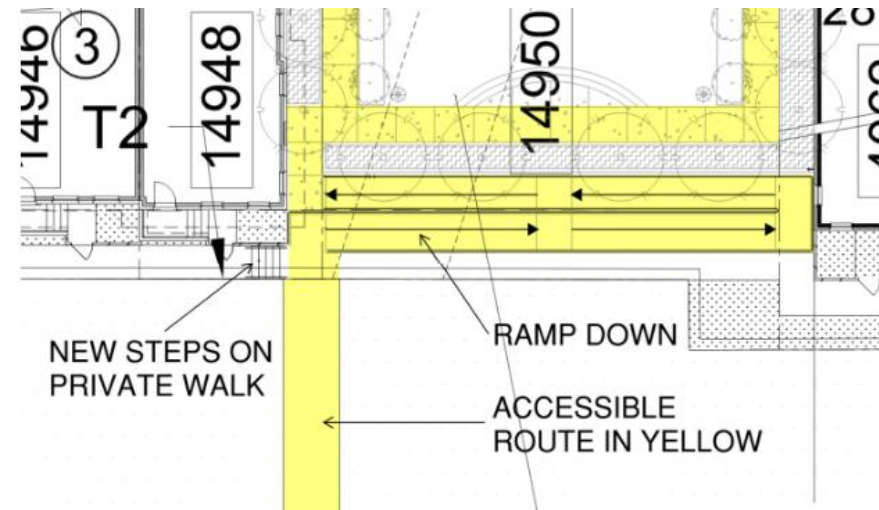
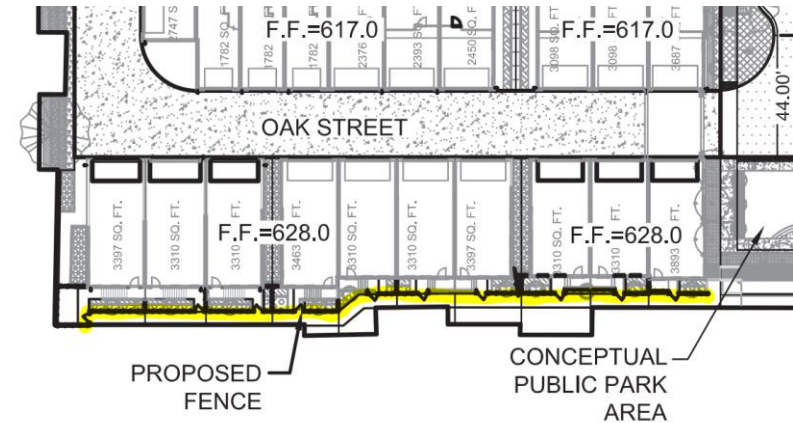


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Will there still be a 4-foot-tall fence between the sidewalk and park in Block B? Does the fence present an ADA challenge?

- Yes, there is a fence at the edge of this private sidewalk. There are no ADA compliance issues associated with this fence.
- Due to changes the builder made to the foundation design and grading for these buildings, steps are now required at the eastern terminus of this private sidewalk, where it connects to the pocket park.
 - This private sidewalk is not required to be ADA compliant, as there is a compliant route provided nearby.

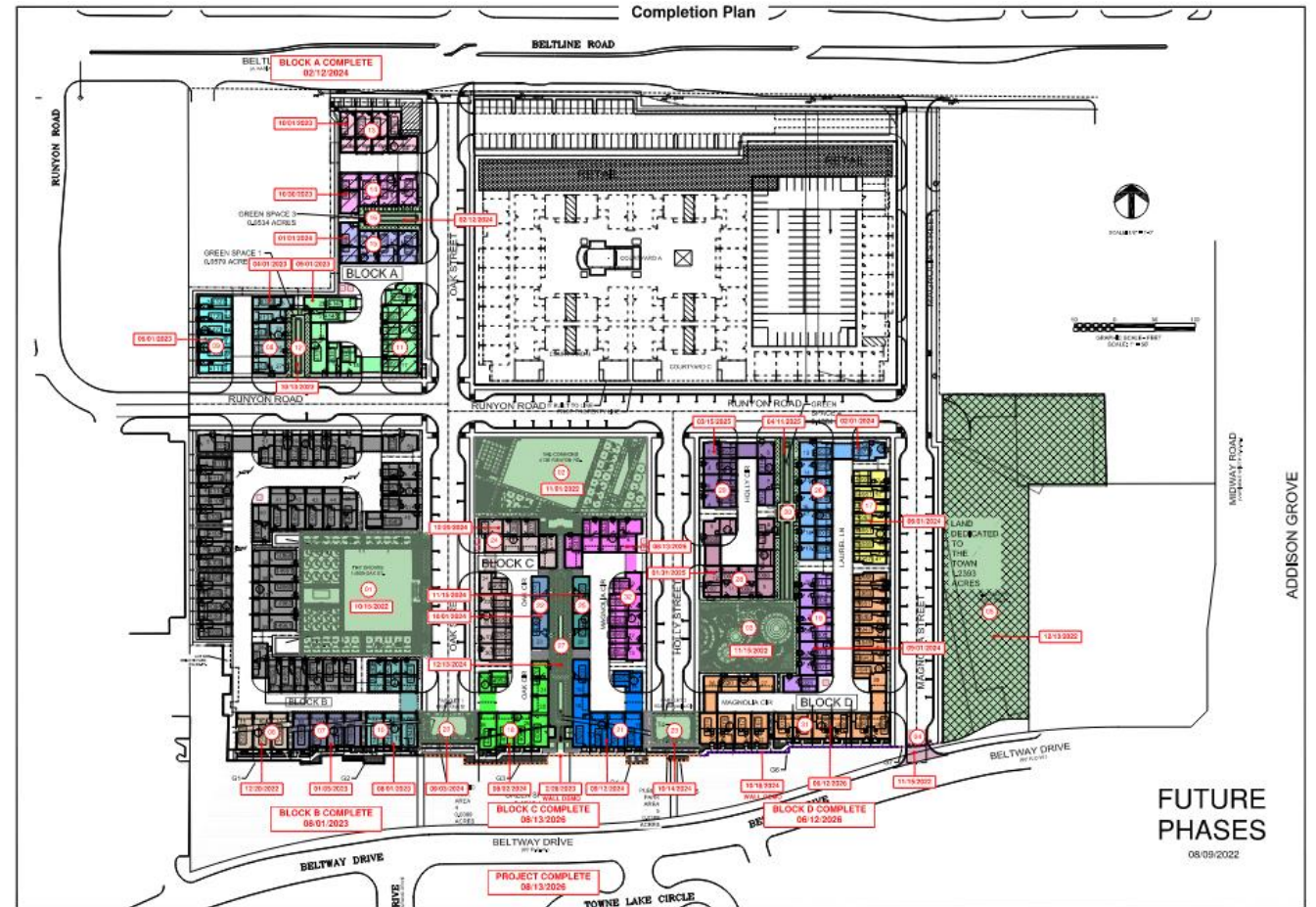


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Would you consider constructing the north part of Block C before Block D to help create a sense of community and clean up the construction area?

- The home builder can commence work on Block C following development plan approval. The development plan application will be ready to submit in October.
- The home builder has submitted a project completion plan that results in an August, 2026 completion date.
- With this plan, the western edge of Block C would be completed in October, 2024.
- The northeast quadrant of Block C would be completed last, as this area would be used for building material storage.

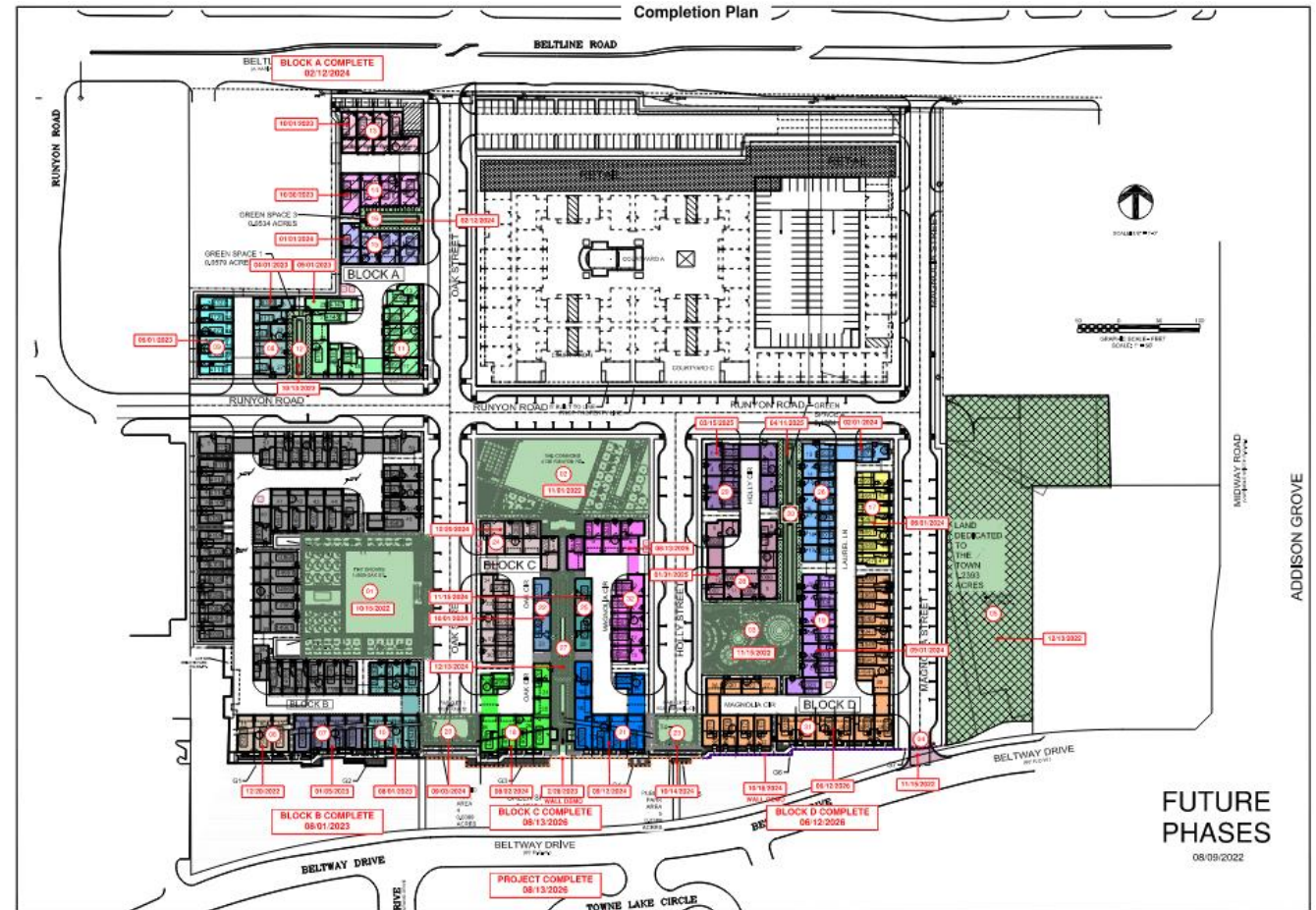


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Is there anything that would preclude starting on the north end of Block D rather than the south end (leaving the screening wall as long as possible)?

- The home builder can commence work on the north end of Block D in order to leave the screening wall in place as long as possible.
- This would result in full screening wall removal by October, 2024.
- The home builder should provide two weeks notice prior to removal of any section of the screening wall.
- When the screening wall is removed, the homebuilder should install a 6 foot tall, temporary wood construction fence.

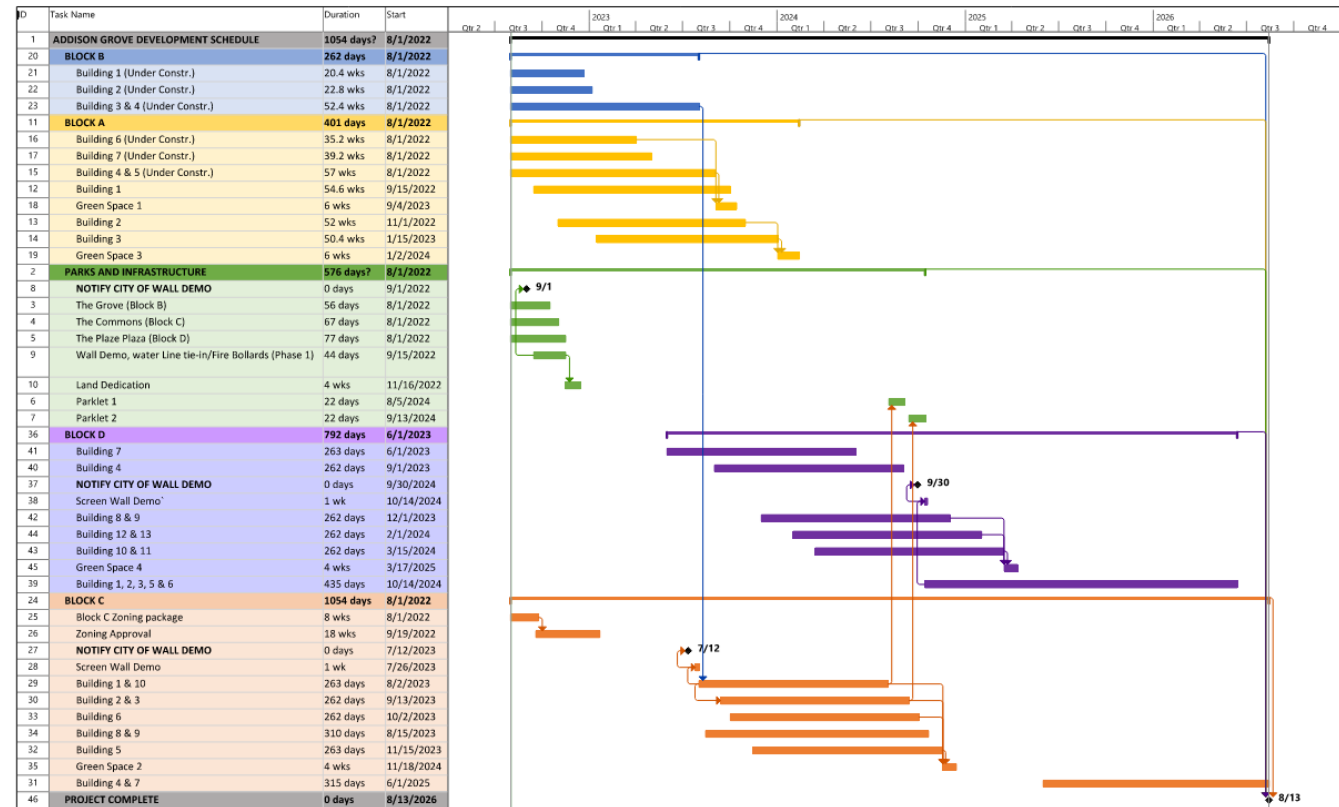


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Provide general construction timeline and estimated completion dates for project and for specific phases/projects, such as water main installation, Block D, etc.

- Install water line – 9/15/22 – 11/15/22
- Park Completion - 10/14/24
- Block A Completion - 2/12/24
- Block B Completion – 8/1/23
- Block C Completion – 7/12/23 – 8/13/26
- Block D Completion – 6/1/23 – 6/12/26

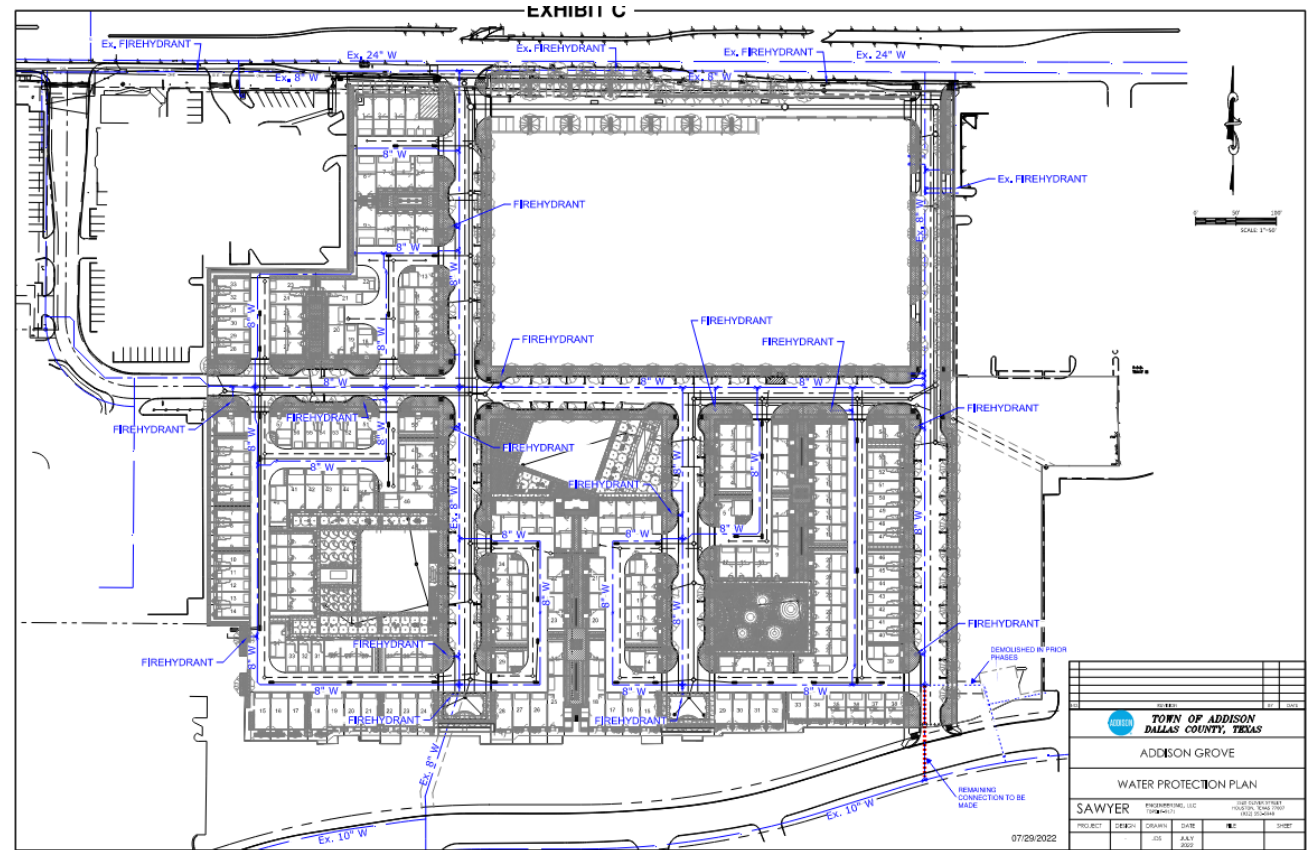


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Is there sufficient water on site to service Block C without the construction of the 8-inch water main in Block D?

- Existing development has sufficient coverage, however, the buildout of Blocks C and D require this water connection to be made.
- This work is scheduled to begin in September and conclude in November, 2022.



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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

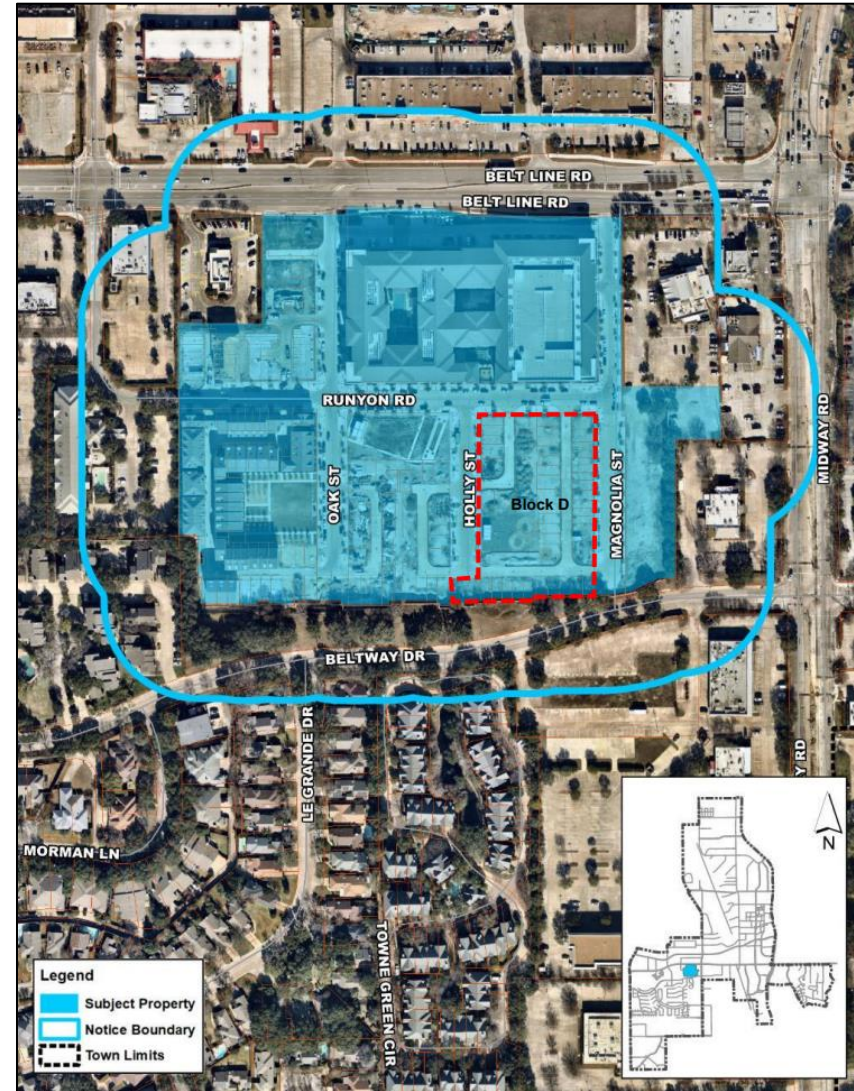
FOR: None.

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 can be removed without two weeks prior notice to the Town. When the screening wall is removed, the homebuilder should install a 6 foot tall, temporary wood construction fence.
- Developer will adhere to the proposed Project Completion Plan. Any deviation from the development phasing illustrated in this plan must be approved by the Director of Development Services.