

Addison Reserve Townhomes (Case 1856-Z)



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Case 1856-Z Addison Reserve Townhomes

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LOCATION:

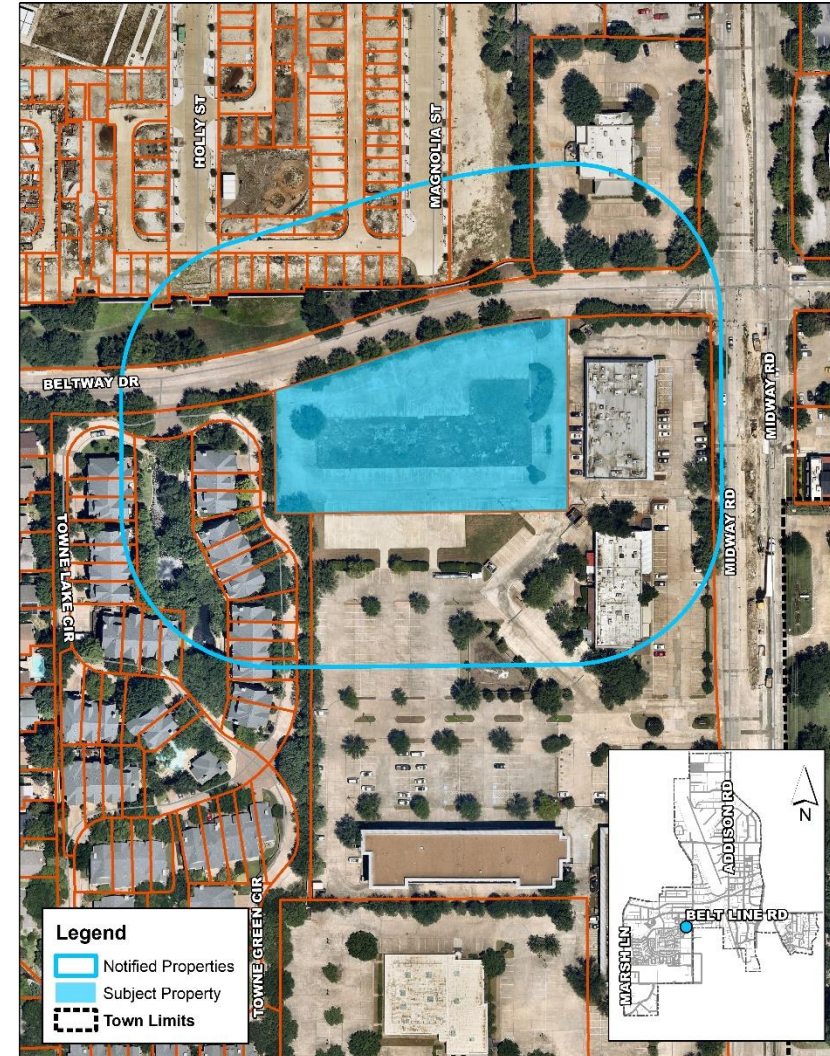
4150 Beltway Drive

REQUEST:

Development Plan Approval in accordance with development standards for Planned Development O22-08, including site plan, landscape plan, lighting plan, façade plans, and floor plans for the construction of 31 townhome units and associated public open space and common area lots.

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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SITE HISTORY:

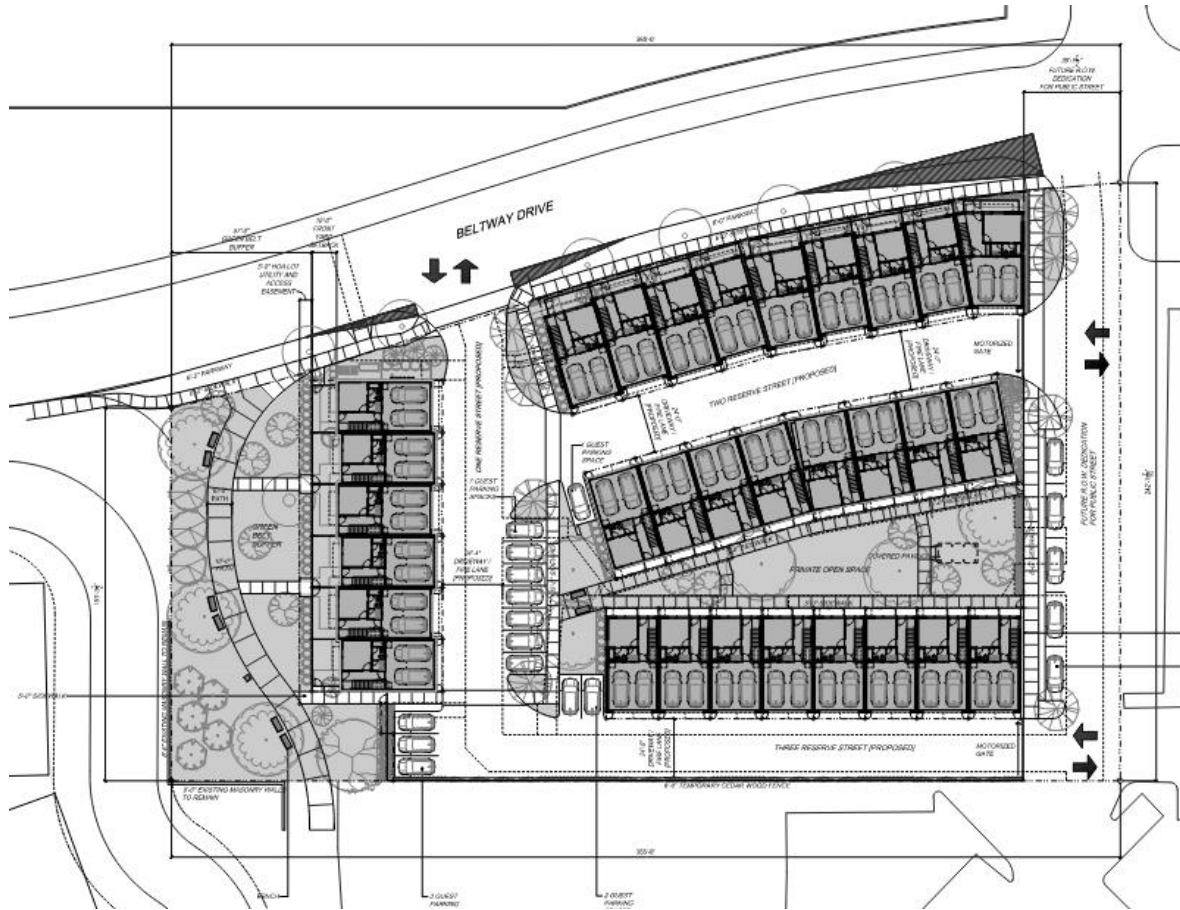
1979 – Initial PD rezoning and Super 8 Motel construction

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

2022 – Rezone to PD, Ord. No. O22-08, for townhome development with associated open space and common area lots

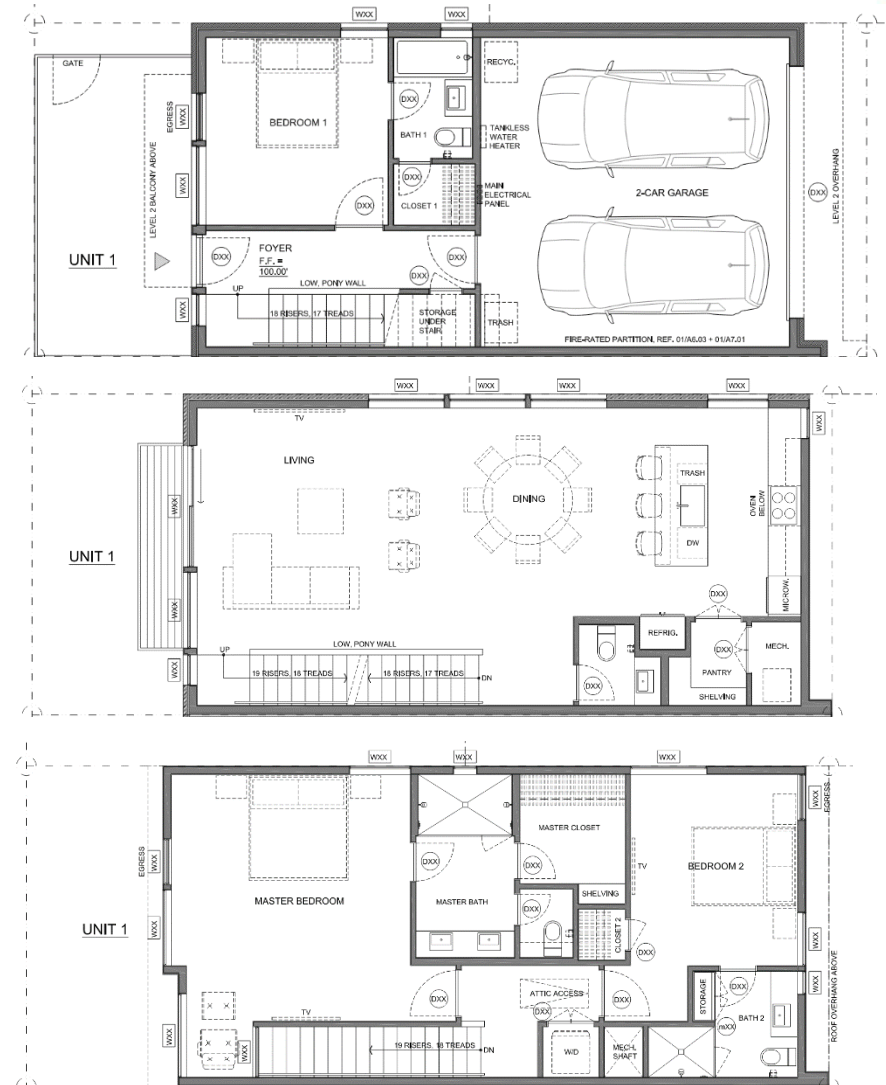


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31 Townhome Units:

- Four 3-Story Buildings
 - 2,058 Square Feet – 2,495 Square Feet (3 bedroom/3.5 bathroom units)
- Minimum of two enclosed garage parking spaces
- 0.5 surface parking spaces per unit



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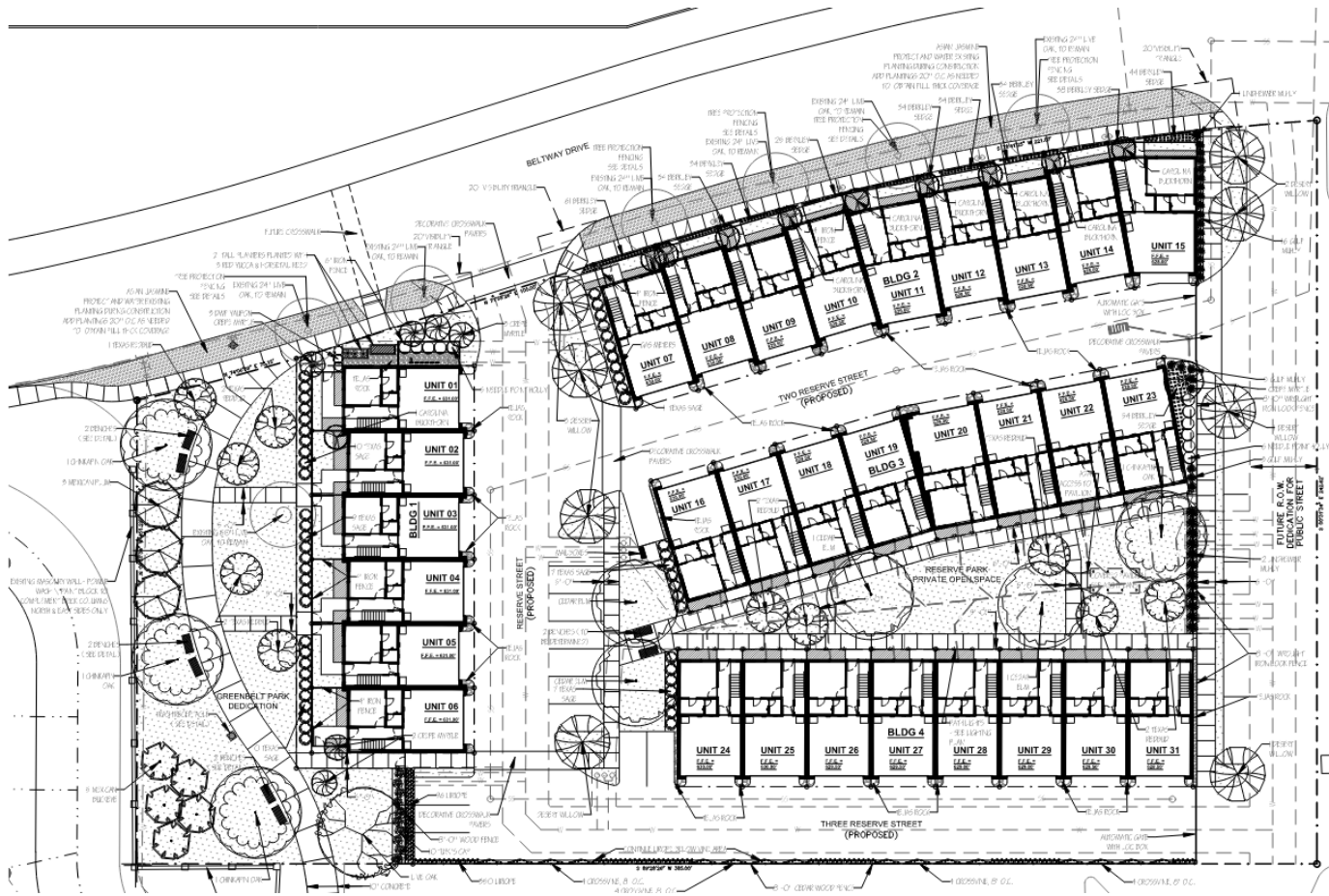
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DEVELOPMENT STANDARDS / PARKING:

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

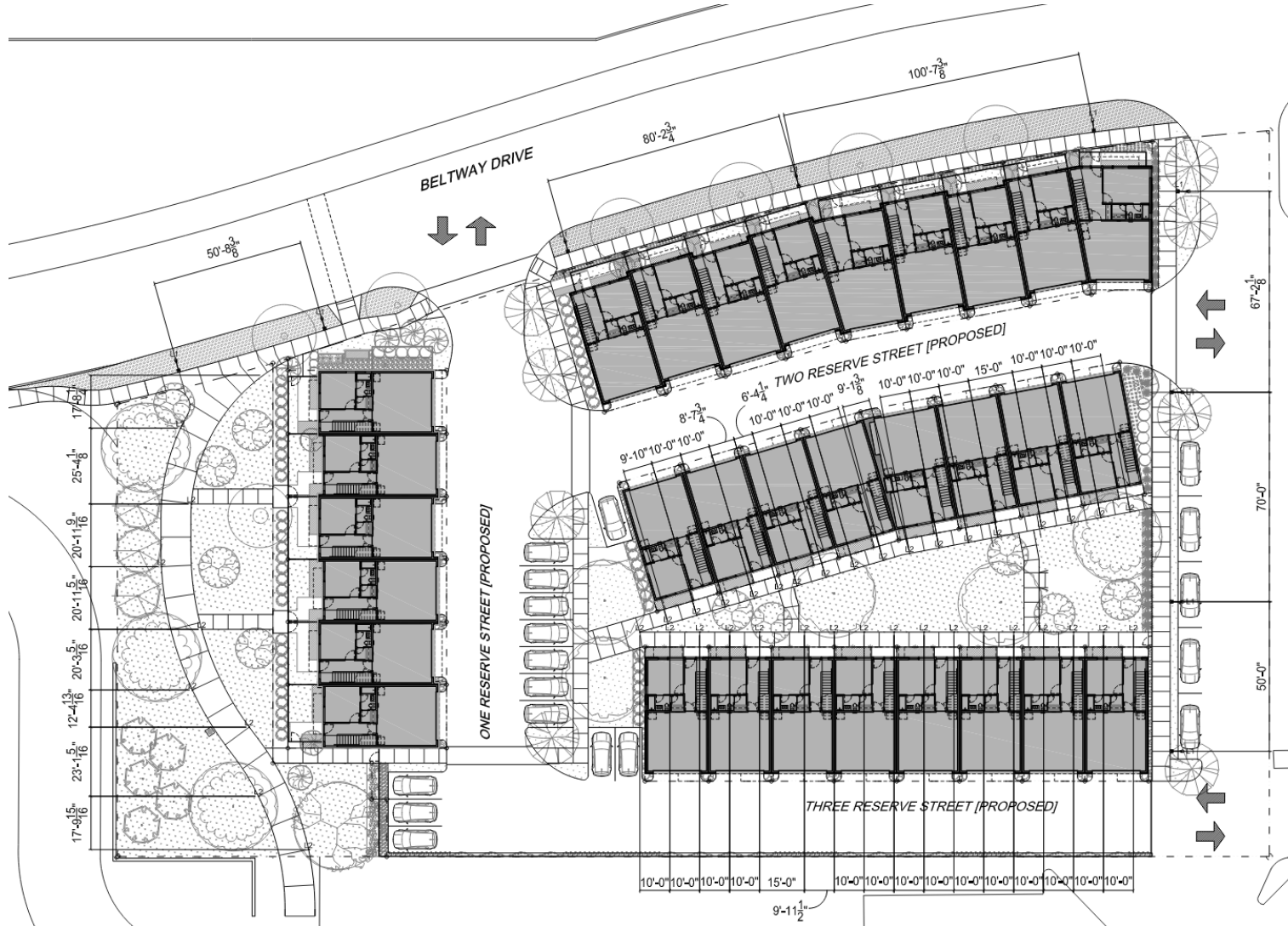
OPEN SPACE AND LANDSCAPE:

- Open Space and overall site landscape complies with PD.
- Greenbelt Park provided along western property boundary to be dedicated as public open space.
- Private open space provided internal to site.
- 6 mature trees along Beltway Drive will be preserved.



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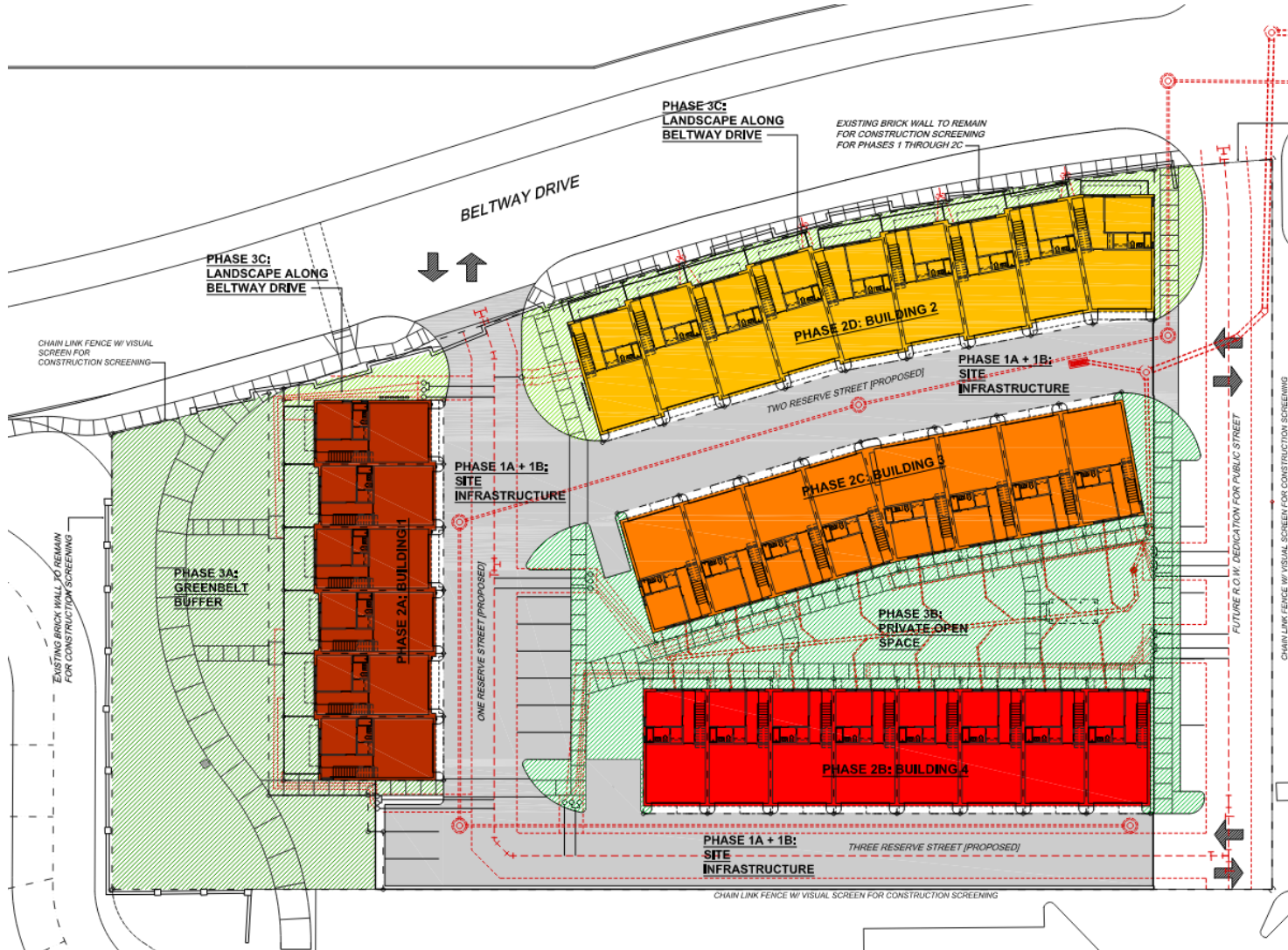


SITE LIGHTING:

Street and pedestrian lighting have been providing along Beltway Drive, eastern property line, and public and private open spaces.

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CONSTRUCTION PHASING:

- Phase 1 – Demolition and Site Infrastructure
- Phase 2 –
 - Building 1
 - Building 4
 - Building 3
 - Building 2
- Phase 3 – Open space improvements and common area landscape

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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: 29

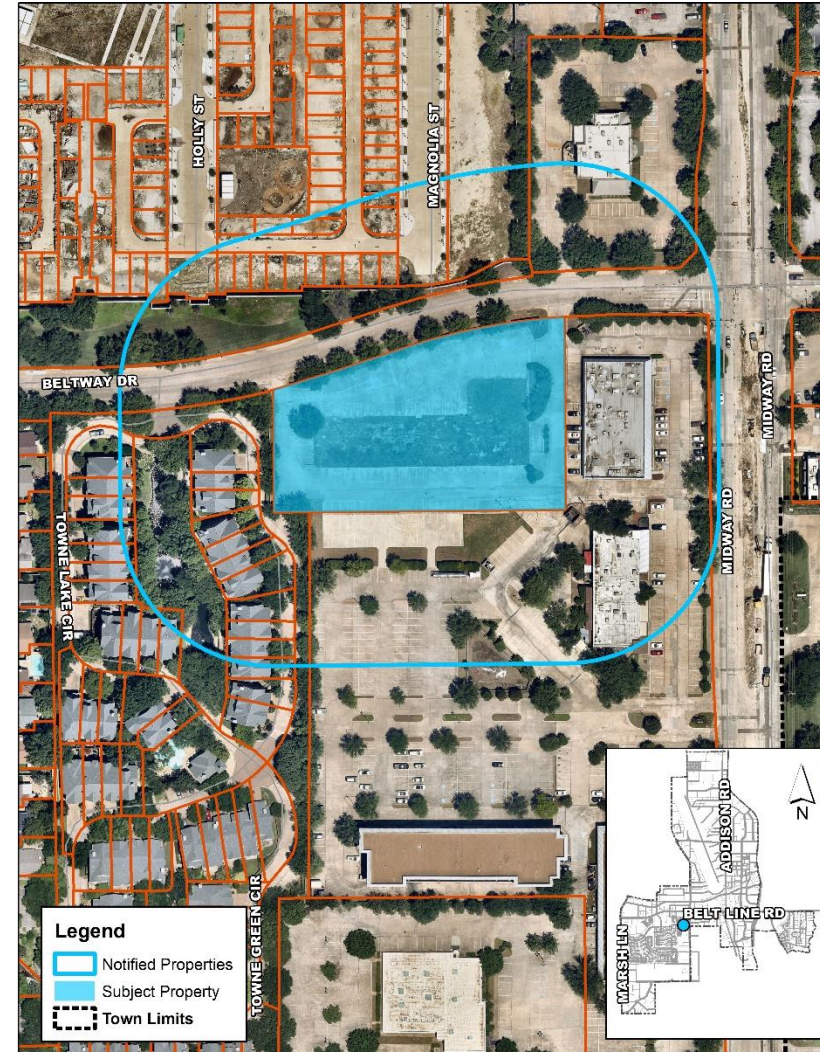
FOR: None.

AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION

Approval: 6 – 0



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RECOMMENDATION:

Staff recommends **approval of the request.**