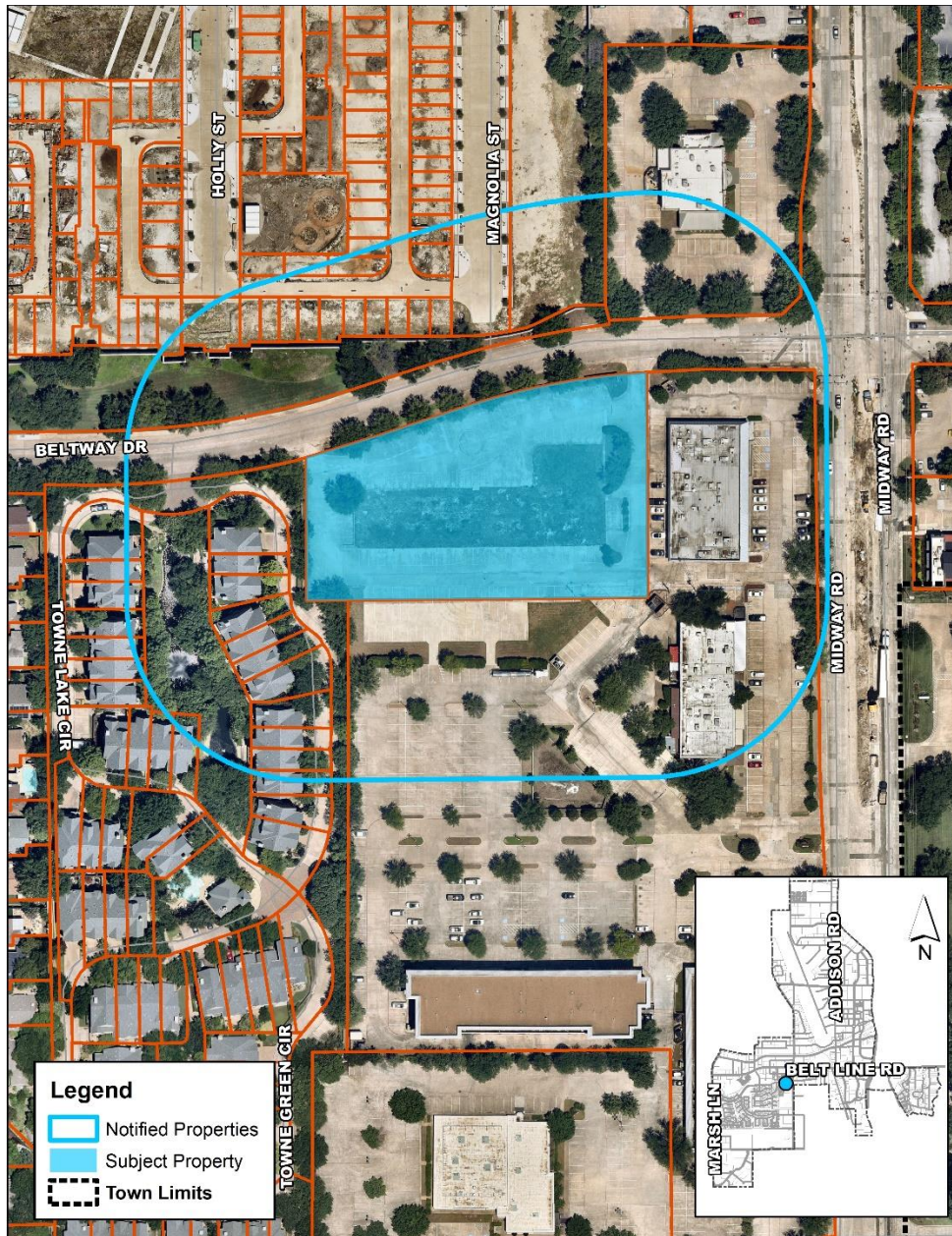


1856-Z

PUBLIC HEARING Case 1856-Z/4150 Beltway Drive (Addison Reserve Townhomes). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Adopting a Development Plan for the Addison Reserve Townhomes, including a Site Plan, Landscape Plan, Lighting Plan, Façade Plans, and Floor Plans for 31 Townhomes and associated Public Open Space and Common Area Lots in an existing Planned Development (PD) through Ordinance O22-08, situated on approximately 1.804 Acres located at 4150 Beltway Drive.

LOCATION MAP





September 20, 2022

STAFF REPORT

RE: 1856-Z/Addison Reserve Townhomes

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 townhomes units and associated public open space and common area lots.

APPLICANT: Josh Nichols, Cobalt Homes

DISCUSSION:

Background: Addison Reserve Townhomes is a townhome development situated on 1.804-acres at 4150 Beltway Drive. The subject property was the former site of the Super 8 Motel until it was damaged by fire and demolished in 2018. In March 2022, Cobalt Homes received approval from City Council for Planned Development (PD) District, Ordinance No. O22-08, to construct 31 fee-simple townhomes and associated public open space and common area lots.

At this time, Cobalt Homes is ready to proceed, and in order to receive the necessary civil construction and building permits, they must first obtain Development Plan Approval from the Town.

Proposed Plan: The development plans include the site plan, landscape plan, and lighting plan for the subject property. There are also façade plans and floor plans for the 31 townhome units that are included in the project. The plan accommodates four, three-story buildings. The architectural character of the neighborhood is modern, using a combination of glazing, masonry, and board and batten Hardie board for the facades. Each unit contains three bedrooms and 3.5 bathrooms that range from 2,058 square feet to 2,495 square feet in floor area.

Staff Review: Development Plan approval differs from a typical zoning case. While zoning is a legislative decision that is discretionary in nature, Development Plan approval is a ministerial function that is more like plat approval. The purpose of the Development Plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it should be approved.

Uses: The applicant is proposing 31 townhome units and various lots for public and private open space, and private streets. **The proposed uses meet the standards in the ordinance.**

Development Standards: PD O22-08 established development standards defining required setbacks, building heights, lot sizes, minimum floor area, parking, and landscaping. The development plan is in compliance with all development standards, as detailed below:

Minimum Building Setbacks: For townhome lots fronting onto Beltway Drive, the minimum front and side yard setback is 5 feet. For those lots fronting onto public open space, a minimum setback of 10 feet is required from the property line and 65 feet from the western project boundary. There are no minimum rear yard requirements. All building setbacks have been met.

Permitted Setback Encroachments: The development standards allow overhangs and balconies to encroach up to 5 feet into the setbacks. All private patios and courtyards must meet the required setbacks. This has been met.

Building Height: The development standards require a maximum building height of three stories or 45 feet from grade to peak for the townhome units. The townhomes are three stores, at approximately 41 feet, 10 inches in height. All buildings meet this requirement.

Minimum Area per Dwelling Unit: The development standards require that townhomes be at least 1,400 square feet. All proposed units exceed this requirement with the smallest units being 2,058 square feet.

Minimum Lot Width: The development standards require a minimum lot width of 20 feet for each townhome lot. All proposed lots exceed this requirement with the smallest lot approximately 20 feet 10 inches in width.

The proposed plans comply with the development standards in the ordinance.

Open Space: PD O22-08 requires open space to be provided as shown in the landscape plan within the ordinance. 23.9% (18,801 SF) of the site was identified as open space within the PD and 24.5% (19,270 SF) of the site was provided as open space on the proposed plans. Additionally, all public and private open spaces must be landscaped and irrigated. **The proposed plans comply with the open space standards in the ordinance.**

Parking: PD O22-08 requires that two off-street, enclosed parking spaces and 0.5 surface parking spaces be provided for each townhome. **The proposed plans comply with the parking standards in the ordinance.**

Landscape: PD O22-08 requires that 20% of the gross site is landscaped, this is exceeded at 24.5% provided. A minimum of one canopy or ornamental tree shall be provided per townhome unit and 0.5 canopy or ornamental trees shall be provided for each surface parking space. The

plans proposed 31 townhome units and 18 surface parking spaces, requiring a total of 40 canopy or ornamental trees. The applicant proposes a total of 58 trees, including 6 existing canopy trees that will be preserved. Site landscaping, such as ground cover, low shrubs, and ornamental trees, is also required in common areas and at townhome ground floor frontages. This landscape plan has been reviewed by the Parks Department and no issues were identified. **The proposed plans comply with the landscape standards in the ordinance.**

Street and Pedestrian Lighting: PD O22-08 requires that all streets and pedestrian pathways shall have streetlamps and pedestrian lighting to support safe pedestrian and vehicle movement. The applicant has provided a lighting plan identifying 3-foot tall, illuminated bollards along the public trail at the western edge of the project and surrounding the private open space. 30-foot pedestrian streetlights are provided along Beltway Drive and along the eastern property line.

Screening of Mechanical Equipment: PD O22-08 requires that mechanical equipment be mounted on the roof and be screened from view from all public roadways and to minimize noise intrusion off each lot. All mechanical equipment, as represented on the provided plans, is shown to be screened accordingly. **The proposed plans comply with the screening standards in the ordinance.**

Temporary Perimeter Fencing and Access Gates and Private Yard Fencing: PD O22-08 requires that fencing substantially comply with the concept plan. Private fencing for the townhome lots shall not exceed 4 feet in height, shall be no more than 50% opaque, and shall be constructed of ornamental iron materials. The proposed plan provides 4-foot tall, iron fences. **The proposed plans comply with the fencing standards in the ordinance.**

The proposed plans comply with all general requirements in the ordinance. Staff will continue to monitor the project through the construction phase to ensure that all requirements are met.

RECOMMENDATION: **APPROVAL**

Staff has reviewed the development plans and found them to comply with all requirements of the approved PD zoning ordinance, PD O22-08.



Case 1856-Z/Addison Reserve Townhomes Development Plans

September 20, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on September 20, 2022, voted to recommend approval of an Ordinance Adopting a Development Plan for Addison Reserve Townhomes, including a Site Plan, Landscape Plan, Lighting Plan, Façade and Floor Plans for 31 townhomes and associated public open space and common area lots in an existing Planned Development District (PD), through Ordinance O22-08, situated on approximately 1.804 acres, located at 4150 Beltway Drive.

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

Voting Nay: none

Absent: Fansler

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none