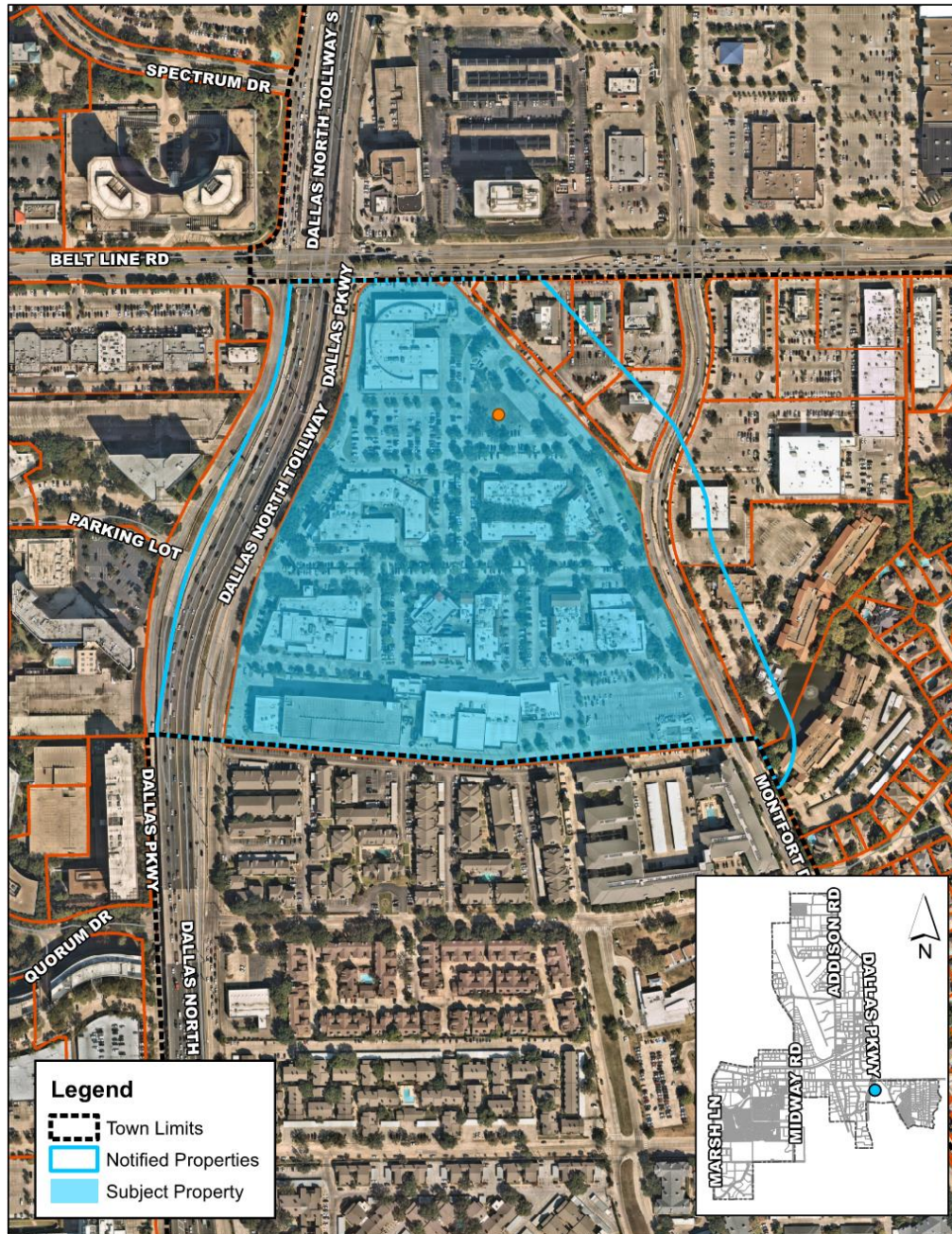


1869-Z

PUBLIC HEARING Case 1869-Z/5100 Belt Line Road (VoP Office/Retail Building). Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance Nos. O12-002 and O20-08 for a 31.608 Acre Property located at 5100 Belt Line Road, to Allow for Modifications to a proposed Retail and Office Building and associated Site Improvements.

LOCATION MAP





December 14, 2022

STAFF REPORT

RE: 1869-Z/5100 Belt Line Road (VoP Office/Retail Building)
LOCATION: 5100 Belt Line Road
REQUEST: To amend Planned Development (PD) District, Ordinance Nos. O12-002 and O20-08. (Application Date: 10/27/2022)
APPLICANT: Jason Jones, VOP Partners, LLC

DISCUSSION:

Background: The subject property is Village on the Parkway, which is located at 5100 Belt Line Road, and is generally situated at the southeast corner of Belt Line Road and the Dallas North Tollway. The center is currently zoned Planned Development (PD), Ordinance Nos. O12-002 and O20-08.

In January 2012, a new PD, Ordinance No. O12-002, was approved for the subject property establishing permitted uses, special conditions, and development plans for the center. In March 2020, City Council approved PD Ordinance No. O20-08, to amend the PD, adopting a new parking ratio and valet parking regulations, and development plans including a two-story office and retail building within Block 900. The amendment also established minor modifications to existing landscaping and parking throughout the center.

Since March 2020, several of the proposed site modifications have been completed. The changes included additional surface parking and modified landscape islands along the central east-west corridor of the center to improve parking and circulation. The proposed office and retail structure was never constructed, and Block 900 remains vacant with existing surface parking at the perimeter.

At this time, the property owner is requesting to amend the existing zoning to adopt updated development plans. The plans include an updated design of the proposed office and retail structure at Block 900 and minor landscaping improvements throughout the center.

The proposed development plans also reflect recently approved landscaping and pedestrian improvements for Block 700. These improvements were approved administratively and are currently under construction.

If approved, this request would amend the development plans for the office and retail building at Block 900 and does not include amendments to the existing permitted uses or special conditions.

Proposed Plan: With this request, Village on the Parkway is proposing to amend the development plans previously approved for an office and retail development at Block 900. The proposal includes increasing the building height from two stories (42 feet) to three stories (56 feet), updating the façade design, and relocating the building footprint approximately 60 feet toward the southwest. The office and retail building is proposed to be three stories with a gross interior floor area of 45,658 square foot and 2,835 square feet of ground floor patio area. The 15,286 square foot ground floor will be used for retail and restaurant use. The second and third floors are intended for 30,372 square feet of office space.

Parking: PD, Ordinance No. O20-08, established a mixed-use parking ratio of 1 space for each 225 square feet for all uses (except theaters) within Village on the Parkway. The parking requirements for a theater is 1 space for each 3 seats. The center currently provides 2,291 parking spaces (1,669 surface spaces and 622 garage spaces).

The existing site plan, approved via PD Ordinance No. O20-08, requires 2,052 parking spaces and proposes to provide 2,262 spaces following completion of the 32,831 square foot retail/office building at Block 900.

This request proposes to increase the size of the retail/office building and patio to 48,493 square feet, therefore, increasing the required number of parking spaces to 2,127. The proposed site plan identifies 2,260 spaces to be provided. This reflects a loss of 31 spaces from existing conditions (2,291 spaces), however, this is only a loss of 2 spaces from the previously approved office/retail development (property management added 29 spaces, distributed throughout the site, since the 2020 zoning approval). The proposed site plan will still exceed the minimum parking required by 133 spaces.

	Parking Required	Parking Provided
Existing Conditions	1,971	2,291
PD, Ordinance No. O20-08	2,052	2,262
Proposed PD Amendment	2,127	2,260

While the additional floor area will add more demand for parking, this impact is mitigated by the designation of the floor area for office use. With much of the parking demand for Village on the Parkway being restaurant oriented, with weekend and weekday evenings reflecting peak hour, peak parking demand for the office space – weekday morning and afternoon – will occur at a time where restaurant parking demand is lower. Additionally, with increased employment of flexible scheduling and remote work policies, actual parking demand for office use has declined.

Exterior Facades: The request includes an updated façade plan that proposes to increase the building height from two stories (42 feet) to three stories (56 feet). The façade design has also changed, with the previous plans utilizing more masonry materials. This façade plan proposes approximately 60% glazing on each facade, with the second and third floors being comprised almost exclusively of glass. Other façade materials used include masonry and stucco with metal accents. All roof mounted mechanical equipment is proposed to be screened with a metal corrugated roof screen.

A 2,000 square foot canopy is proposed over a concrete patio at the southeast corner of the building. Canopies will also be provided over ground floor entrances that project approximately 2 feet from the building façade. A larger canopy is proposed at the primary entrance on the east

façade, projecting approximately 12 feet from the façade. The canopies are proposed to be constructed of aluminum.

Landscaping and Open Space: The proposed landscape plan remains similar to PD, Ordinance No. O20-08, but provides modifications to accommodate the relocated building footprint. The center currently has 7.85% open space, out of the required 20%. The proposed landscape plan would provide a 2.36% increase, for a total landscape coverage of 10.21%. While this is a slight decrease from the existing PD, the proposed changes provide a more continuous, pedestrian friendly and engaging landscaped area adjacent to the ground floor retail space. Small segments of mixed planting and lawn areas are also proposed around existing buildings throughout the center.

The open space within Block 900 will be programmed with a covered restaurant patio, public eating area, game area, sidewalks, and planting areas. Hardscape surface materials include concrete for the restaurant patio and sidewalks and decomposed granite for the public eating and game areas.

To accommodate the new structure, a total of 329 caliper inches of existing trees are proposed to be removed. This is 17 caliper inches less than the existing plan, which proposed to remove 346 caliper inches, as two additional trees will be able to be preserved on site. The applicant proposes to install twenty-three 8 caliper inch shade trees and twenty-six 2.5 caliper inch ornamental trees for a total of 249 caliper inches to be mitigated on site. The remaining 80 caliper inches are proposed to be mitigated by payment into the tree mitigation fund at a rate of \$192 per caliper inch, for a total amount of \$15,360. Full mitigation was not feasible on site due to existing constraints, including overhead power lines, utilities, and site improvements.

As provided in PD, Ordinance No. O20-08, in lieu of being able to fully comply with the landscape regulations and the Master Transportation Plan requirements, Village on the Parkway will provide a bus stop with shelter at the Montfort Drive frontage, along with sidewalks and seating.

The proposed landscape plan has been reviewed by Town staff to ensure that standards are met, where possible. Given the existing conditions and limitations on site, Staff believes the landscape plan achieves an appropriate balance between parking and landscape for infill development and produces a highly engaging open space.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Staff believe that the relocation of the proposed office and retail structure allows for better utilization of the open space and pedestrian amenities within Block 900. The ground floor retail will have the opportunity to blend into the pedestrian space to create a more engaging environment. Additionally, the proposed expansion of the previously approved retail and office building will contribute to the diversity of uses at Village on the Parkway. There is a significant restaurant presence and additional office space will help support new retail businesses.

Staff recommends approval of these requests, subject to the following condition:

- A detailed landscape plan shall be submitted for review with civil plans.



Case 1869-Z/5100 Belt Line Road (VoP Office/Retail Building)

December 14, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on December 14, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 5100 Belt Line Road, which property is currently zoned Planned Development (PD), Ordinance No. O12-002, as amended by Ordinance No. O20-08, to amend the Development Plans to allow modifications to a proposed retail and office building and associated site improvements, subject to the following condition:

- A detailed landscape plan shall be submitted for review with civil plans.

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

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none