

**Village on the Parkway
Office/Retail Building
PD Amendment (1869-Z)**

The logo for 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 a white diagonal line and a grey triangular corner.

Case 1869-Z VoP PD Amendment

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LOCATION:

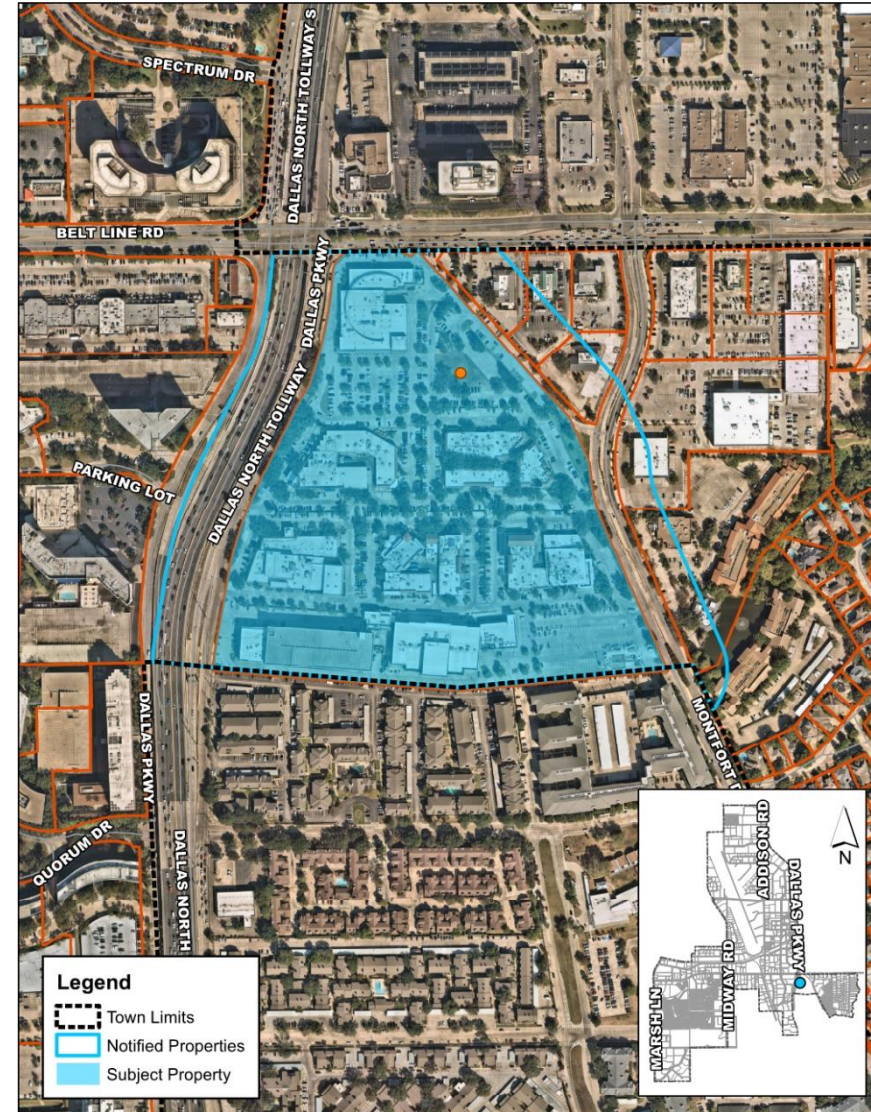
Village on the Parkway – 5100 Belt Line Road

REQUEST:

To amend Planned Development (PD) District Ordinances O12-002 and O20-08 in order to amend the development plans for a proposed office/retail building and associated site improvements.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed PD development plan amendment.



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PROJECT HISTORY:

1966 – Rezoned from Local Retail to PD.

2012 – PD, Ord. No. O12-002, to support redevelopment of Village on the Parkway.

2020 – PD Amendment, Ord. No. O20-08, to establish a mixed-use parking ratio and to approve development plans for an office/retail building and associated site improvements.

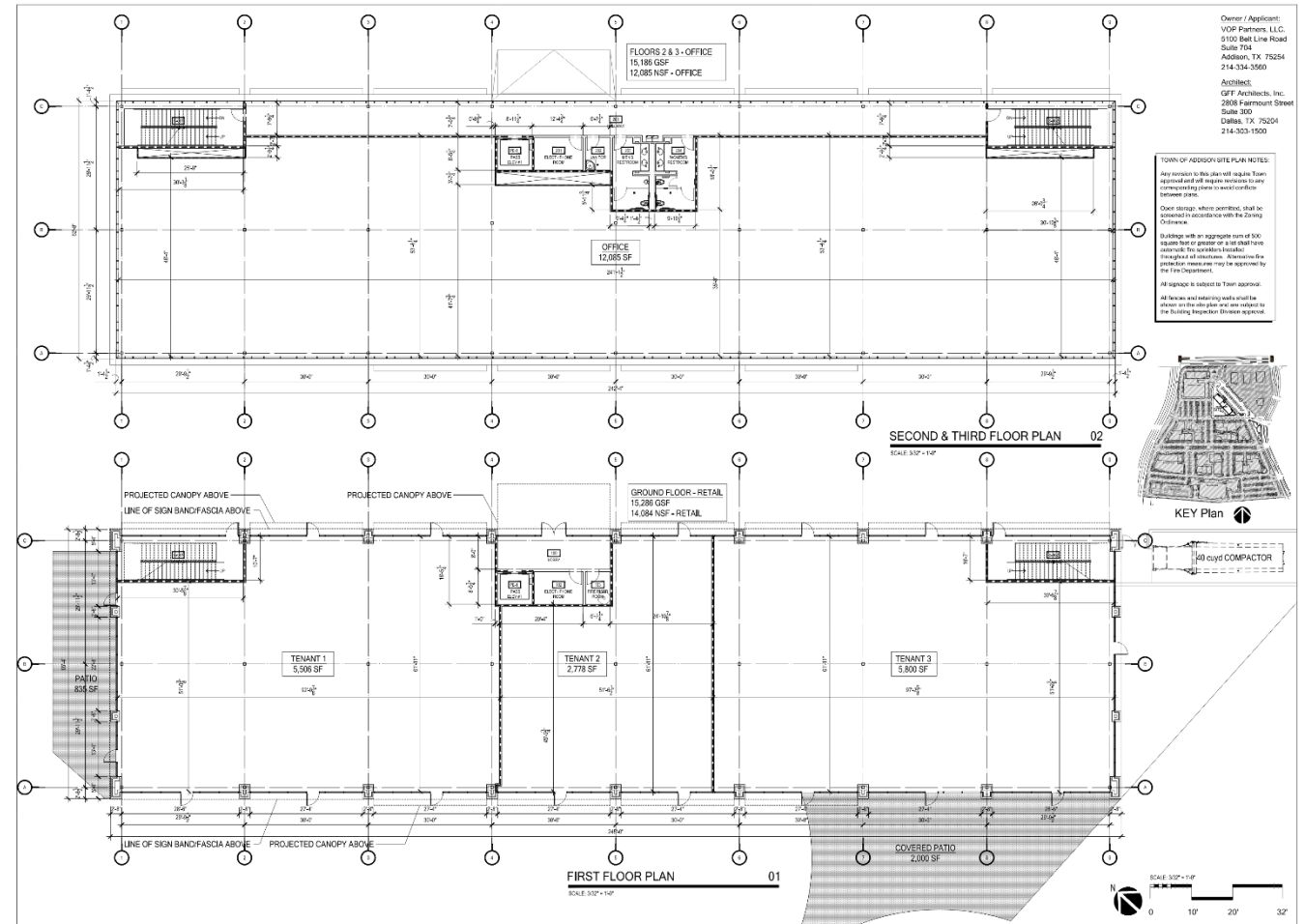
Present – Proposed PD Amendment to amend the development plans for an office/retail building and associated site improvements.

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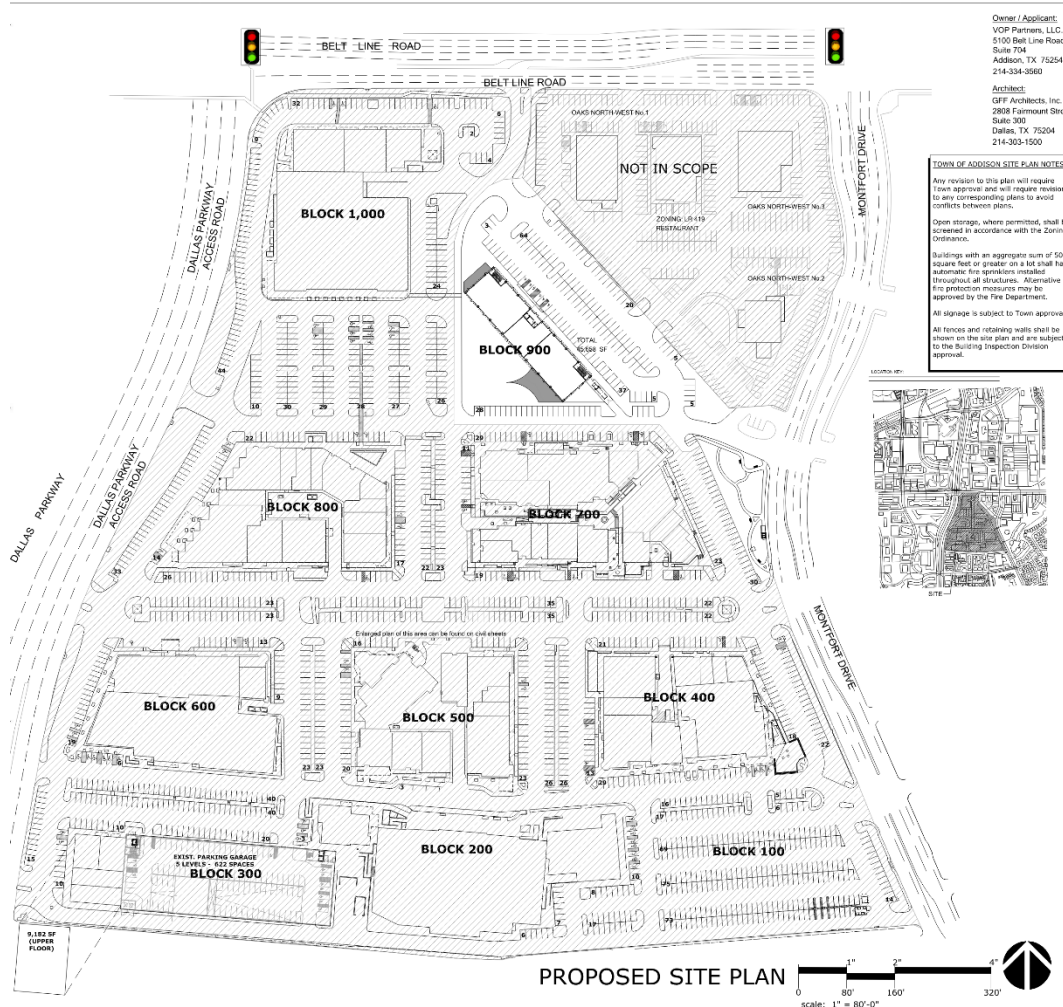
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FLOOR PLAN:

- 45,658 SF of interior floor area
 - First Floor Retail – 15,286 SF
 - Second/Third Floor Office – 30,372 SF
- 2,835 SF patio space
- Aluminum canopies proposed over 2,000 SF patio and at ground floor entrances
- Primary office entrance on east façade
- Dumpster enclosure at southeast corner



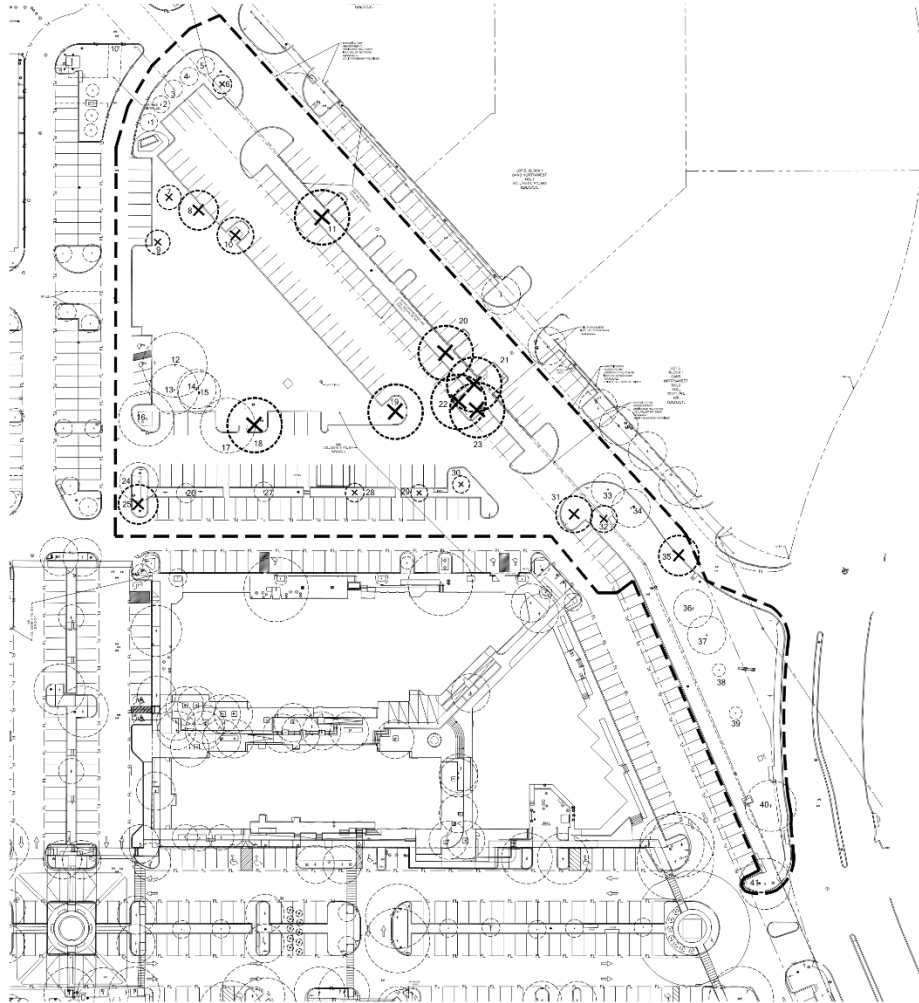
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PARKING:

- PD O20-08 established a mixed use parking ratio; 1 space per 225 SF & 1 space for each 3 theater seats.
- This request would result in a loss of 2 spaces from the previously approved development plans.

	Parking Required	Parking Provided
Existing Conditions	1,971	2,291
PD, Ord. O20-08	2,052	2,262
Proposed Amendment	2,127	2,260



TREE REMOVAL:

- 329 caliper inches are proposed to be removed.
- 249 caliper inches are proposed to be mitigated on site:
 - 23 8-caliper inch shade trees
 - 26 2.5-caliper ornamental trees
- The remaining 80 caliper inches are proposed to be mitigated via payment into the tree mitigation fund, for a total of \$15,360.

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OPEN SPACE - PROPOSED:

	Overall Open Space (%)	Overall Open Space (SF)
Required	20%	275,369 SF
Existing Conditions	7.85%	108,068 SF
PD, Ord. O20-08	10.9%	150,253 SF
Proposed Amendment	10.21%	140,544 SF



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OPEN SPACE – PD, ORD. O20-08:

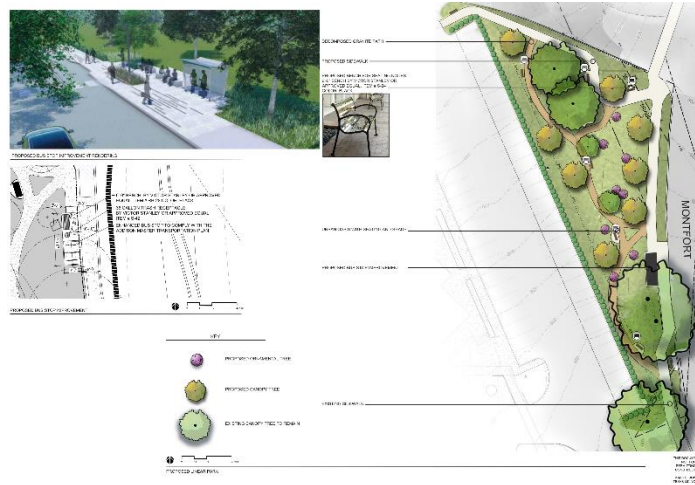
	Overall Open Space (%)	Overall Open Space (SF)
Required	20%	275,369 SF
Existing Conditions	7.85%	108,068 SF
PD, Ord. O20-08	10.9%	150,253 SF
Proposed Amendment	10.21%	140,544 SF



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LANDSCAPING & PEDESTRIAN IMPROVEMENTS:

Minor modifications are proposed to pedestrian improvements within the open space for Block 900.



PD, O20-08 Development Plans

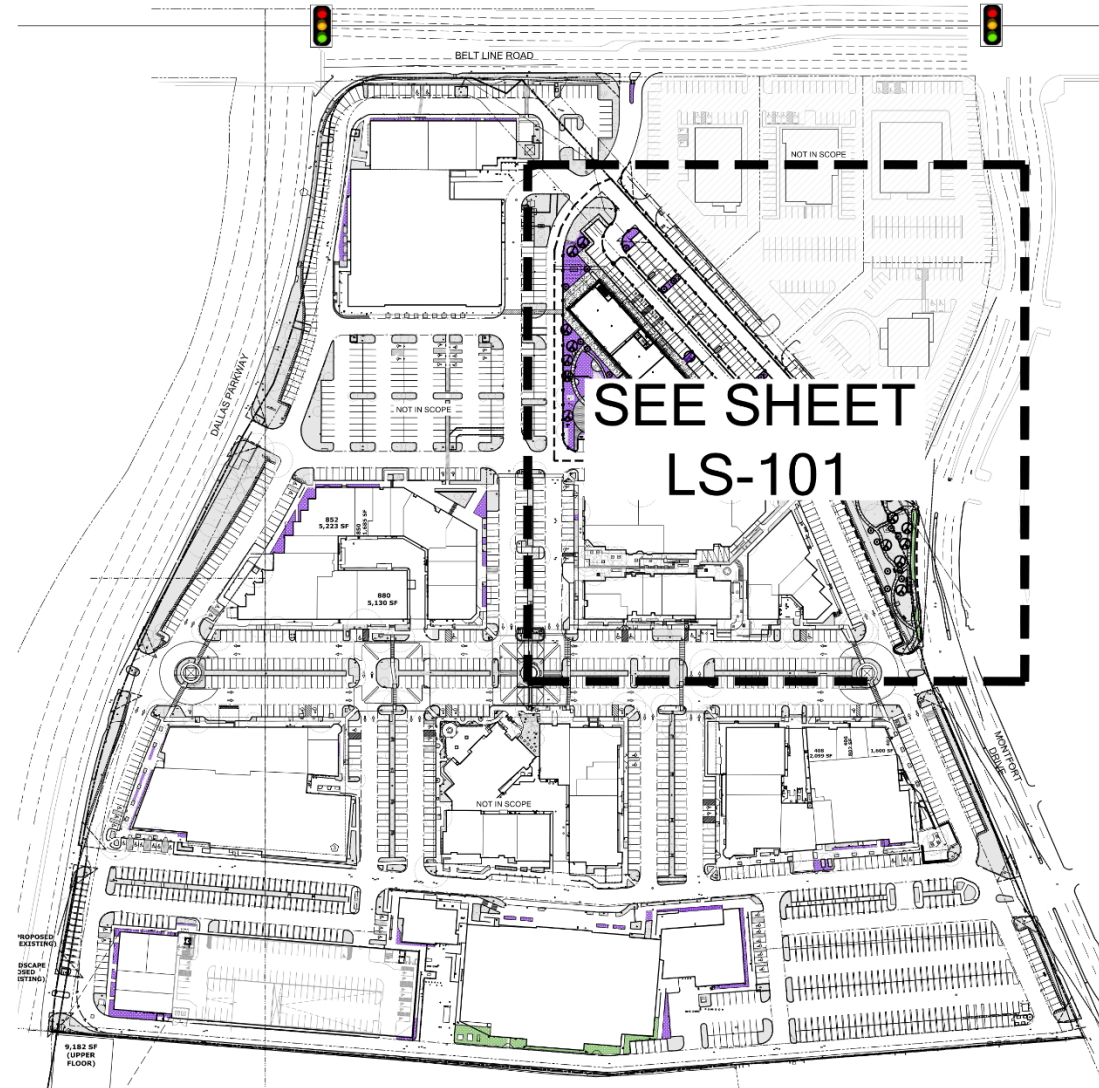
Proposed Development Plans

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VOP LANDSCAPE IMPROVEMENTS:

Additional landscape area is proposed to replace existing concrete throughout the center.



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EXTERIOR APPEARANCE:

- Proposed building height increase from 2 to 3 stories.
- Increased use of glazing on building façade – each façade is proposed to be approximately 60% glass.
- The proposed façade plan complies with Town requirements.



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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.

NOTICE RECIPIENTS: 8.

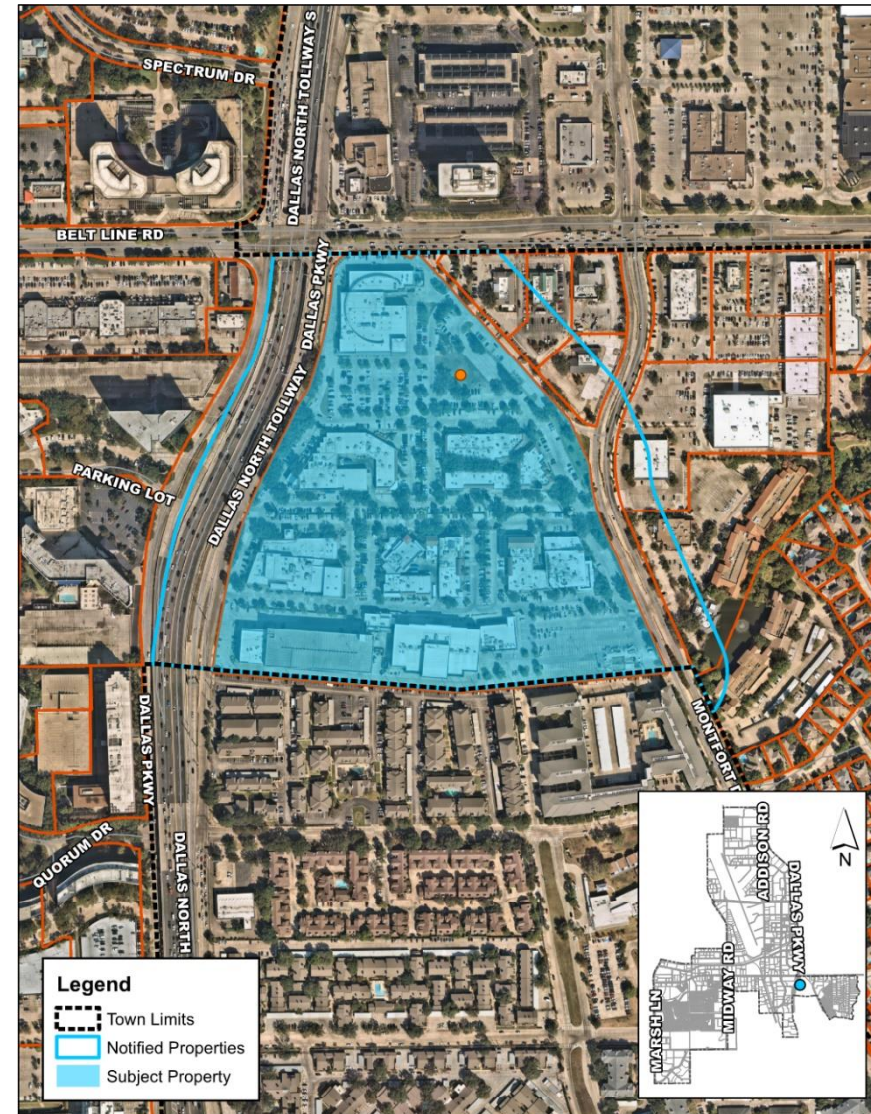
FOR: None.

AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION:

Approval: 7 – 0



RECOMMENDATION:

Staff recommends **approval of the request, with the following conditions:**

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