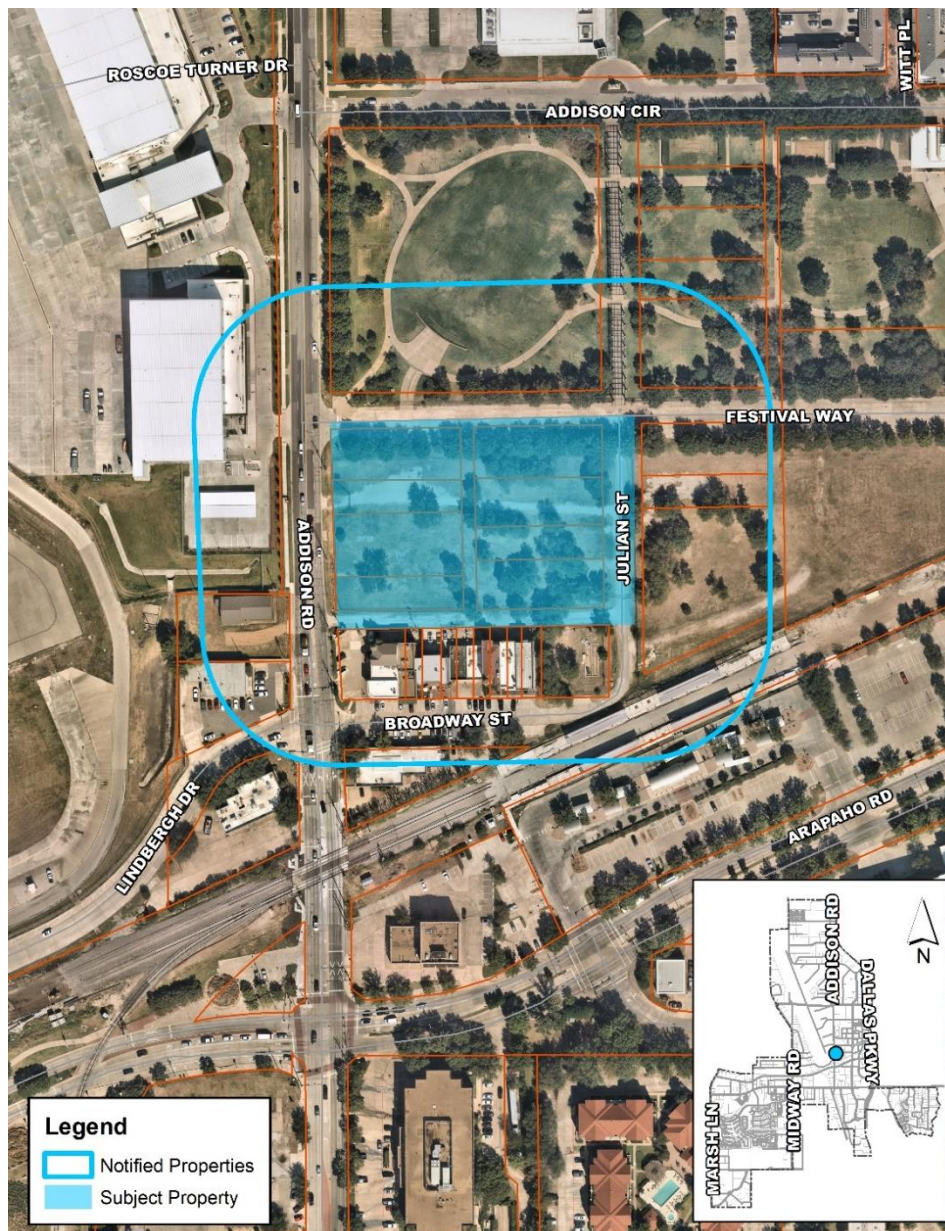


# 1872-Z

**PUBLIC HEARING** Case 1872-Z/Office & Parking Structure, Lots 1 and 5X, Block A, Addison Circle Station – Phase I. Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Adopting a Development Plan for Lots 1 and 5X, Block A of Addison Circle Station – Phase I, Including a Site Plan, Landscape Plan, Facade and Floor Plans for an Office Building with Ground Floor Retail/Restaurant Uses, a Parking Structure, Site Access Drives, and Addison Road and Festival Way Streetscape Improvements on and adjacent to a 2.7 Acre Property at the Southeast Corner of Addison Road and Festival Way.

## LOCATION MAP





January 17, 2023

## STAFF REPORT

RE: 1872-Z/Office & Parking Structure, Lots 1 and 5X, Block A, Addison Circle Station – Phase 1

LOCATION: 2.7 acres generally located at the southeast corner of Addison Road and Festival Way

REQUEST: Development plan approval for Lots 1 and 5X, Block A of Addison Circle Station - Phase I. (Application Date: 11/21/2022)

APPLICANT: Brad Dornak, Stream Realty Partners, and the Town of Addison

## DISCUSSION:

Background: The proposed 2.4 acre Lot 1, Block A is comprised of a 6-story office building accommodating a minimum of 161,870 square feet of office floor area, and 3,810 square feet of retail/restaurant space and a 1,365 square foot patio at the ground floor engaging Festival Way and the planned retail/restaurant/entertainment node to the east. To the west of the office building, a 5-level, 623± space public parking structure will be constructed at the intersection of Addison Road and Festival Way.

Access to the parking structure will be provided from the 0.28 acre Lot 5X, Block A, which will comprise a reconstructed street that will also provide rear access to adjacent properties to the south, and from a drive aisle connecting to Festival Way, that also accommodates a small amount of on-street visitor parking. The 0.23 acre Lot 4X, Block A will be programmed by the Co-Developers to accommodate a fitness theme, which will capitalize on its direct access to the future Cottonbelt trail. Future programming is anticipated to include an outdoor fitness court, a pavilion, and a multipurpose space that may accommodate a pickleball court or other active programming.

The Planned Development (PD) zoning process in Addison is a two-step process. The first step, which will be addressed through the consideration of Rezoning Request, Case 1860-Z, includes initial rezoning, and adoption of an associated concept plan and development standards. With this request, the Town and Co-Developers are proceeding with the second step of the PD zoning process, Development Plan approval. Any action taken on this request is subject to approval of and any applicable conditions applied to Rezoning Request, Case 1860-Z.

Proposed Development Plan: The development plans include the site plan, landscape plan, façade, and floor plans for the office building with ground floor retail/restaurant space, a parking

structure, site access drives, and streetscape improvements where this development site fronts Addison Road and Festival Way for Lots 1 and 5X, Block A.

Staff Review: The purpose of this review is to determine compliance with the concept plan, development standards, and any associated conditions presented by the Planning & Zoning Commission's review of Case 1860-Z.

**Use:** The applicant is proposing a 5-level parking structure providing 623 spaces. To the east of the parking garage, a 6-story office building including 161,870 square feet of office space with 3,810 square feet of ground floor retail/restaurant space is proposed. A 1,365 square foot patio is anticipated at the northeast corner of the building, accessible from the ground floor retail/restaurant space. **The proposed uses comply with the permitted uses presented by Rezoning Request, Case 1860-Z.**

### Concept Plan and Development Standards:

Landscape and Public Open Space: The proposed landscape plan has accommodated street trees and planting zones as required by the Streetscape Master Plan, through preservation and transplanting of existing trees, and planting new trees. The plan accommodates appropriate landscape treatments to applicable common areas and public open space and includes needed street furnishings such as benches, trash receptacles, streetlight, and bicycle parking, with final design of these very detailed elements to be refined during civil plan review.

Streetscape Standards and Pavement Treatments: The proposed site plan achieves the minimum building setbacks from Addison Road and Festival Way, as well as the required sidewalk clear widths of 10 feet on Addison Road and Festival Way. Special paving treatments are appropriately applied throughout the streetscape and at pedestrian crosswalks.

Office & Parking Structure Form Standards: The proposed façade plan achieves the 6-story minimum building height, subject to future FAA Part 77 review. The proposed office building exceeds the minimum office floor area of 160,000 square feet and the minimum ground floor retail leasable floor area of 3,500 square feet. The ground floor retail space exceeds the 15-foot minimum floor to floor height, providing an elevated pedestrian experience at the Festival Way frontage.

Parking: The proposed 662 parking spaces exceeds the minimum parking required by 105 spaces. The final quantity of parking spaces and operation of the parking structure is subject to completion of a parking study and execution of definitive agreements between the Town and Co-Developers.

Façade: The proposed façade plan is subject to any negotiated conditions included in the definitive agreements between the Town and Co-Developers.

Mechanical Equipment and Solid Waste: The façade plan depicts all proposed mechanical equipment as being roof-mounted and appropriately screened. Solid waste and recycling facilities are situated within a masonry dumpster enclosure at the southwest corner of the office building.

Sustainability: Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be fully defined by the definitive agreements between the Town and Co-Developers.

**The proposed site, landscape and building design complies with the concept plan and development standards presented by Rezoning Request, Case 1860-Z.**

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

Staff has reviewed the Development Plan and determined it to be in compliance with the concept plan and development standards prescribed by Rezoning Request, Case 1860-Z.

**Staff recommends approval of the request subject to the following conditions:**

- Final public and private landscape and street furnishing design to be completed during civil plan review.
- The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in the public parking structures is subject to completion of a parking study and execution of definitive agreements between the Town and Co-Developers.
- Building permit approval is subject to compliance with FAA Part 77 review for building height.
- Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be fully defined by the definitive agreements between the Town and Co-Developers.





Case 1872-Z/ Office & Parking Structure, Lots 1 and 5X, Block A, Addison Circle Station – Phase I

January 17, 2023

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on January 17, 2023, voted to recommend approval of an Ordinance Adopting a Development Plan for Lots 1 and 5X, Block A of Addison Circle Station – Phase I, including a Site Plan, Landscape Plan, Façade and Floor Plans for an Office Building with Ground Floor Retail/Restaurant Uses, a Parking Structure, Site Access Drives, and Addison Road and Festival Way Streetscape Improvements on and adjacent to a 2.7 acre Property at the Southeast Corner of Addison Road and Festival Way and situated within a proposed Planned Development (PD) District (Case #1860-Z), subject to the following conditions:

- Final public and private landscape and street furnishing design to be completed during civil plan review.
- The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in the public parking structures is subject to completion of a parking study and execution of definitive agreements between the Town and Co-Developers.
- Building permit approval is subject to compliance with FAA Part 77 review for building height.
- Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be fully defined by the definitive agreements between the Town and Co-Developers.

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

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none