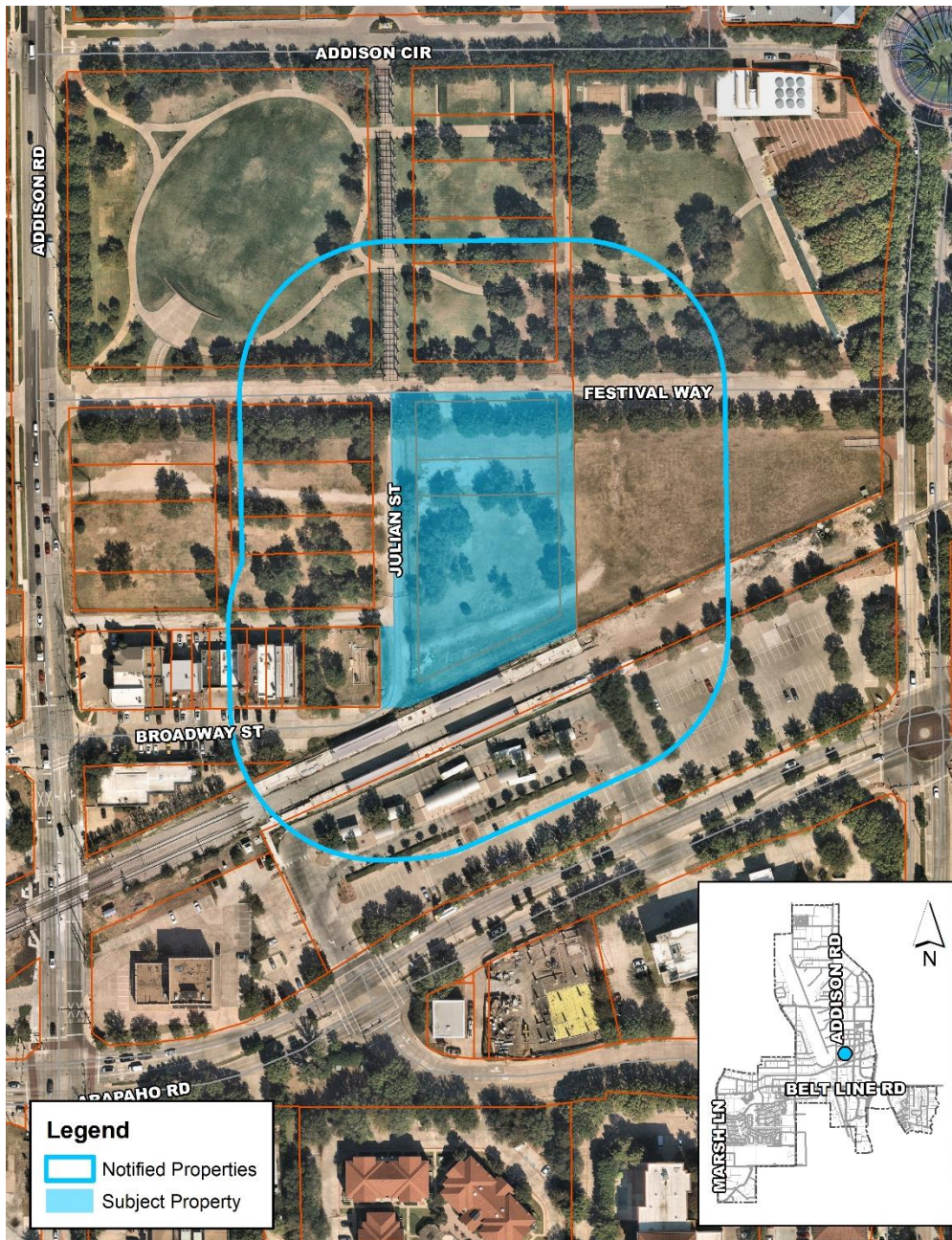


# 1873-Z

**PUBLIC HEARING** Case 1873-Z/Retail Node, Lot 2, Block A, Addison Circle Station – Phase I. Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Adopting a Development Plan for Lot 2, Block A of Addison Circle Station – Phase I, Including a Site Plan and Landscape Plan for the construction of Emergency Access Drives, Pedestrian Ways, and Festival Way Streetscape Improvements on and adjacent to a 1.9 Acre Property generally located South of Festival Way and 400 Feet West of Quorum Drive.

## LOCATION MAP





January 17, 2023

## STAFF REPORT

RE: 1873-Z/ Retail Node, Lot 2, Block A, Addison Circle Station – Phase I

LOCATION: 1.9 acres generally located south of Festival Way and 400 feet west of Quorum Drive

REQUEST: Development Plan Approval for Lot 2, Block A of Addison Circle Station – Phase I. (Application Date: 11/21/2022)

APPLICANT: Joe Bruce, AMLI Development Company, and the Town of Addison

## DISCUSSION:

Background: The proposed 1.9 acre Lot 2, Block A is intended to support a minimum of 25,000 square feet of building floor area in the future, supporting food, retail, and entertainment-oriented uses integrated with and organized around an intimate civic space and pedestrian paths that visually and physically connect with Festival Way, Addison Circle Park, and the Silver Line Station. This concept also envisions the opportunity for an additional 5,500 square feet of building floor area to frame and activate the northern edge of Addison Circle Park, allowing for a very pedestrian focused treatment of Festival Way at this focal point of the development.

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 Plan: The development plans include the site plan and landscape plan for the first phase of site improvements within Lot 2. At this time, the approval of a fire lane and easements are necessary to ensure the remainder of the project meets applicable codes and ordinances. Additionally, this plan also addresses improvements to the Festival Way streetscape.

In accordance with the MOU, the Co-Developers will partner with an additional developer/operator in the future to advance additional development plans initiating the buildout of this lot while the residential construction is still underway.

**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 24-foot fire lane, pedestrian access, and utility easement along the east, west, and south property boundaries. Pedestrian and landscape improvements are also proposed at the perimeter of the site. **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, streetlights, 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 required sidewalk clear widths of 10 feet on Festival Way. Special paving treatments are appropriately applied throughout the streetscape and at pedestrian crosswalks.

**Retail/Restaurant/Entertainment Node Form Standards:** Future façade plans will be evaluated for compliance with all applicable form standards.

**Parking:** There is no vehicular access on Lot 2. The proposed 662 parking spaces provided within the adjacent public parking garage will provide retail parking. 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:** Future façade plans will be subject to any negotiated conditions included in the definitive agreements between the Town and Co-Developers.

**Mechanical Equipment and Solid Waste:** Future façade plans must depict all proposed mechanical equipment as being roof-mounted and appropriately screened. Solid waste and recycling facilities shall be situated within a building or within a masonry dumpster enclosure at least 200 feet from public streets, or screened by buildings from view from a public street.

**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:**

- additional development plans are required in the future to initiate the buildout of this lot.
- Final public and private landscape and street furnishing design to be completed during civil plan review.
- The final quantity of parking spaces and operation of the public parking structure 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 a future development agreement between the Town and Co-Developers.



Case 1873-Z/ Retail Node, Lot 2, 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 Lot 2, Block A of Addison Circle Station – Phase I, including a Site Plan and Landscape Plan for the construction of Emergency Access Drives, Pedestrian Ways, and Festival Way Streetscape Improvements on and adjacent to a 1.9 Acre Property generally located South of Festival Way and 400 Feet West of Quorum Drive, and situated within a proposed Planned Development (PD) District (Case #1860-Z), subject to the following conditions:

- Additional development plans are required in the future to initiate the buildout of this lot.
- Final public and private landscape and street furnishing design to be completed during civil plan review.
- The final quantity of parking spaces and operation of the public parking structure 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