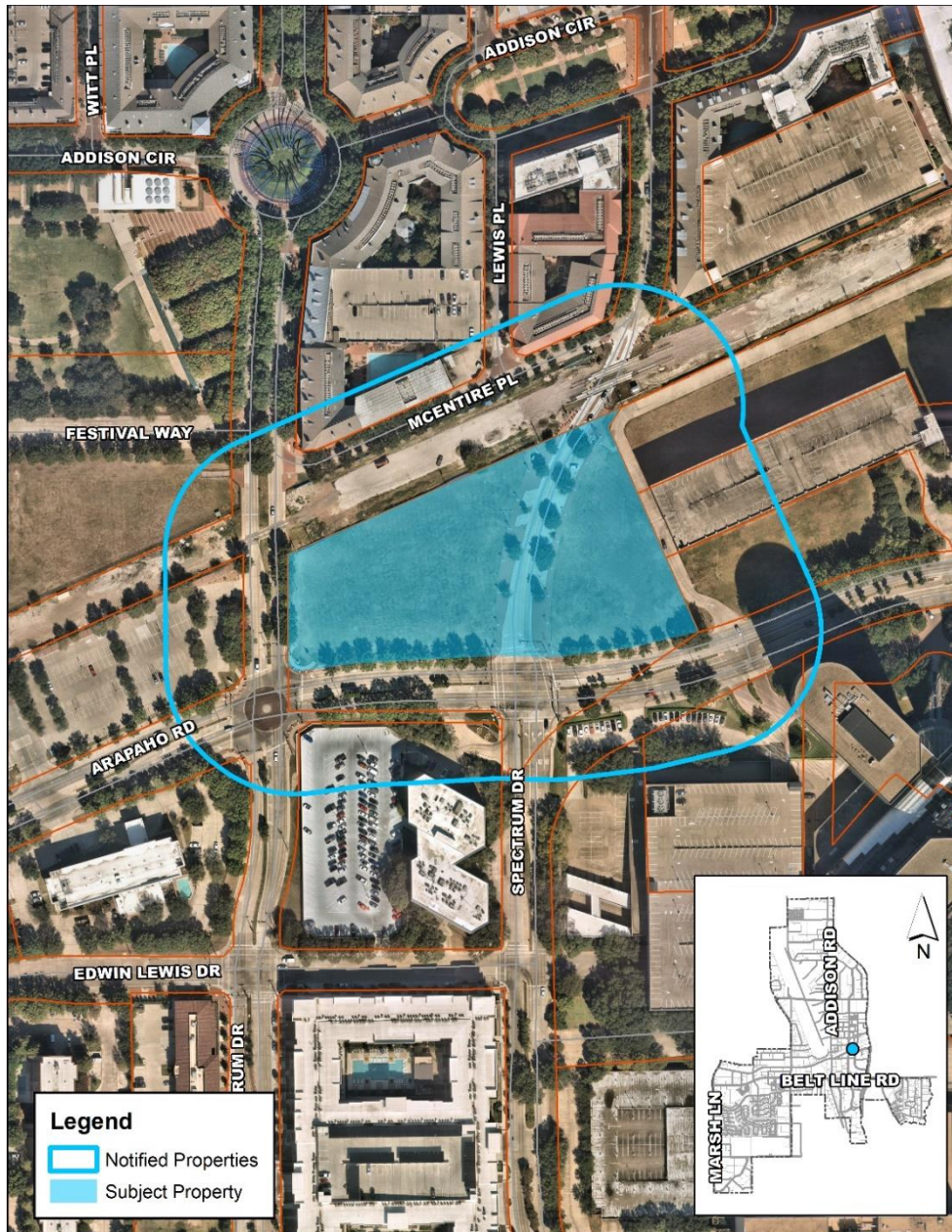


1875-Z

PUBLIC HEARING Case 1875-Z/Multifamily Midrise, Lot 1, Block B, Addison Circle Station – Phase I. Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Adopting a Development Plan for Lot 1, Block B, Addison Circle Station – Phase I, and the realignment of Spectrum Drive, Including a Site Plan, Landscape Plan, Facade and Floor Plans for a Multifamily Residential Building with Ground Floor Retail/Restaurant Uses, and Arapaho Road and Quorum Drive Streetscape Improvements on and adjacent to a 3.5 Acre Property at the Northeast Corner of Arapaho Road and Quorum Drive, and bisected by Spectrum Drive.

LOCATION MAP





January 17, 2023

STAFF REPORT

RE: 1875-Z/Multifamily Midrise, Lot 1, Block B, Addison Circle Station – Phase I

LOCATION: 3.5 acres generally located at the northeast corner of Arapaho Road and Quorum Drive, and bisected by Spectrum Drive

REQUEST: Development Plan approval, to include a site plan, landscape plan, facade and floor plans, for the construction of a multifamily residential building with ground floor retail/restaurant uses, the realignment of Spectrum Drive, and Arapaho Road and Quorum Drive streetscape improvements on and adjacent to Lot 1, Block B of Addison Circle Station – Phase I.

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

DISCUSSION:

Background: The proposed 2.9 acre Lot 1, Block B and 0.6 acre right-of-way dedication for Spectrum Drive is located at the northeast corner of Arapaho Road and Quorum Drive, and is bisected by the existing Spectrum Drive. This proposed lot is comprised of a 7-story multifamily residential midrise building accommodating 412 dwelling units and 5,000 square feet of retail/restaurant space and a patio at the ground floor engaging Arapaho Road and Quorum Drive. This building wraps and is constructed upon a 3-level podium parking structure that will provide 599 parking spaces, inclusive of dedicated retail parking spaces at the ground floor. An amenity deck will be provided on top of the parking podium, at the 4th floor. Access to the parking structure is provided from Arapaho Road and Quorum Drive.

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 proposed Development Plan includes a site plan, landscape plan, facade and floor plans, for the construction of this multifamily residential building on the proposed Lot 1, Block B as well as the realignment of Spectrum Drive, and improvements to the streetscape where this development site fronts Arapaho Road, Quorum Drive, and Spectrum Drive.

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.

Uses: The applicant is proposing 412 residential dwelling units and 5,000 square feet of ground floor retail 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 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 and planters, 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 Arapaho Road, Quorum Drive, and Spectrum Drive, as well as the required sidewalk clear widths of 8 feet on Quorum Drive, 10 foot shared space with street trees on Arapaho Road, and 8 feet on Spectrum Drive. Special paving treatments are appropriately applied at pedestrian crosswalks and at prominent locations.

Multifamily Midrise Form Standards: The proposed façade plan achieves the 6 story minimum building height, subject to future FAA Part 77 review. The proposed ground floor retail space exceeds the 16 foot minimum floor to floor height, providing an elevated pedestrian experience at the intersection of Arapaho Road and Quorum Drive.

Airport Noise Mitigation: The proposed building is located outside of the 65 DNL noise contour for Addison Airport.

Parking: The proposed 608 parking spaces provided exceeds the minimum parking required by 46 spaces. The final quantity of required retail parking accommodated in the multifamily 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 enclosed and accessible from the ground level at the northern end of Spectrum Drive.

Sustainability and Residential Dwelling Unit Features: 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. Compliance with residential dwelling unit interior furnishing requirements will be confirmed during the building permit review and inspection process.

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 required retail parking accommodated in the multifamily 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 and final confirmation of residential building sites being situated outside of the 65 DNL noise contour.
- 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 1875-Z/ Multifamily Midrise, Lot 1, Block B, 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 1, Block B of Addison Circle Station – Phase I, including a Site Plan, Landscape Plan, Façade and Floor Plans for a Multifamily Residential Building with Ground Floor Retail/Restaurant Uses, and Arapaho Road and Quorum Drive Streetscape Improvements on and adjacent to a 3.5 Acre Property at the Northeast Corner of Arapaho Road and Quorum Drive, and bisected by Spectrum Drive, 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 required retail parking accommodated in the multifamily 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 and final confirmation of residential building sites being situated outside of the 65 DNL noise contour.
- 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