

An aerial photograph of a large-scale construction project at dusk. The site is divided into numerous rectangular concrete slabs. In the background, a large stadium with a white roof is visible. The sky is filled with soft, colorful clouds from the setting sun. The foreground shows a road with a white and red striped curb and some parked vehicles.

# Planning & Zoning Commission 2022 Annual Report

## **Overview**

The Planning and Zoning Commission is governed by its adopted Rules, Regulations, and Procedures. These Rules stipulate under Article III, DUTIES OF THE COMMISSION, Paragraph (j) that the Commission shall:

“Submit each year a progress report to the City Council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of Commission officers.”

This document shall serve as the Commission’s progress report, and the attendance record of all members is included for City Council review and use.

## **Year in Review**

In 2022, the Commission gained a new member in Juli Branson following the resignation of Commission Chair Eileen Resnik, who now serves on the Addison City Council. Subsequently, the Commission appointed Tom Souers to serve as Chair and Chris DeFrancisco to serve as Vice Chair. In May, Lesley Nyp joined Town staff to serve as the Planning and Development Manager. The year concluded with Commissioner John Meleky completing his third and final term on the Commission.

The Commission addressed more technically challenging proposals than it has seen in recent years. This included review and action on the Midway South Special Area Study, as well as several rezoning requests within that study area, which included the Cobalt Homes townhome development and the AMLI Treehouse mixed residential development. The Commission also reviewed and took action on several complex reuse and infill projects in Village on the Parkway, leading to new restaurant, entertainment, office, and retail space in the center.

Commission meeting attendance remained very strong in 2022, with only four absences accrued for the year. The following Commissioners had perfect attendance during their tenure on the Commission in 2022 – Robert Catalani, Juli Branson, Nancy Craig, and Tom Souers. Please see the “2022 Meeting Attendance” exhibits for detailed attendance information for each commissioner.

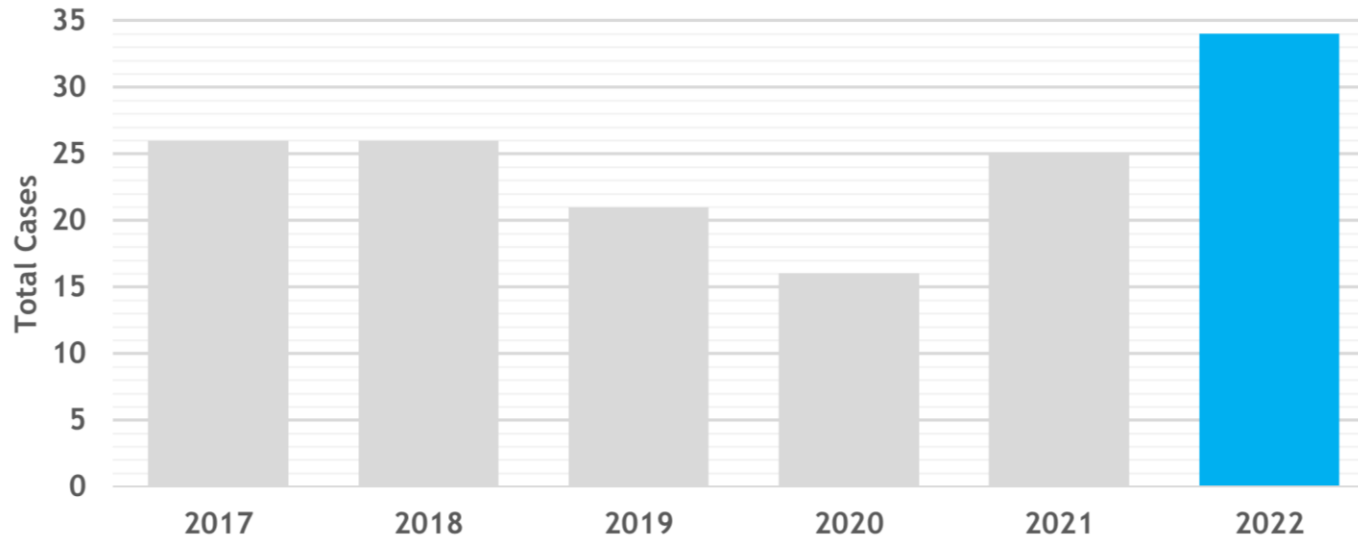
## 2022 Case Summary

Overall, the Commission experienced an increased workload over previous years. This can largely be attributed to increased redevelopment activity west of Midway Road and at Village on the Parkway.

Over the course of eleven regular meetings held in 2022, the Planning and Zoning Commission reviewed 34 cases. This case load was comprised of the following:

- 13 Rezoning and Development Plan Requests
- 12 Special Use Permit Requests
- 8 Plats
- 1 Long Range Planning Policy (Midway South Special Area Study)

### Annual Case Review Summary



As shown in the chart above, the 34 cases reviewed this year reflects a 36 percent increase from the 2021 case load. Please see the “Project Review History” exhibit to view a comparison of the annual case load by project type.

## **Notable Projects and Development Trends**

Several key development trends took shape in 2022. These include:

- **Midway South Special Area Study**  
In August, the City Council adopted the Midway South Special Area Study, a long-range planning policy guiding future development and the provision of infrastructure and social amenities within a 79± acre area bounded by Belt Line Road to the north, Hornet Road to the south, Midway Road to the east, and existing residential neighborhoods to the west.
- **New Housing Opportunities**  
Cobalt Homes will be developing a 31 lot townhome development at the former Super 8 Motel site on Beltway Drive, west of Midway Road. AMLI Residential will be redeveloping Office in the Park – a declining office complex fronting Midway Road – with a mixed residential project comprised of multifamily residential buildings with ground floor retail, rental townhomes, ownership townhomes, and 3 acres of public open space. UDR is developing a rental townhome project at the southeast corner of Spring Valley Road and Vitruvian Way and JPI is developing a multifamily residential building at the southeast corner of Addison Road and Airport Parkway.
- **Continued Evolution of Village on the Parkway and Prestonwood Place**  
Village on the Parkway will experience new investment through several new restaurant and entertainment concepts – Hawkers, Nando’s, and Puttshack – as well as a new 3 story mixed-use building providing office space with retail and restaurants at the ground floor. Two new restaurant concepts - Sweetgreen and Postino - will share a building at the southwest corner of Belt Line and Montfort, while Modern Animal veterinary clinic will be added to the mix at Prestonwood Place.

Please see the “Project Map – 2022 Cases” exhibit to see the location of each case by project type.

## **Commission Goals for 2023**

- Increased emphasis on pedestrian safety and comfort – particularly at crosswalks – in the development review process and in capital improvement planning policy and construction.
- Continued review of the Town’s parking and sign standards to support more efficient parking design/wayfinding, and to require/incentivize the provision of features such as EV charging stations, ride share zones, bicycle parking, and wayfinding signage.
- Conduct a development tour with the Commission and create a digital inventory of Commission actions.

# MEETING ATTENDANCE - 2022

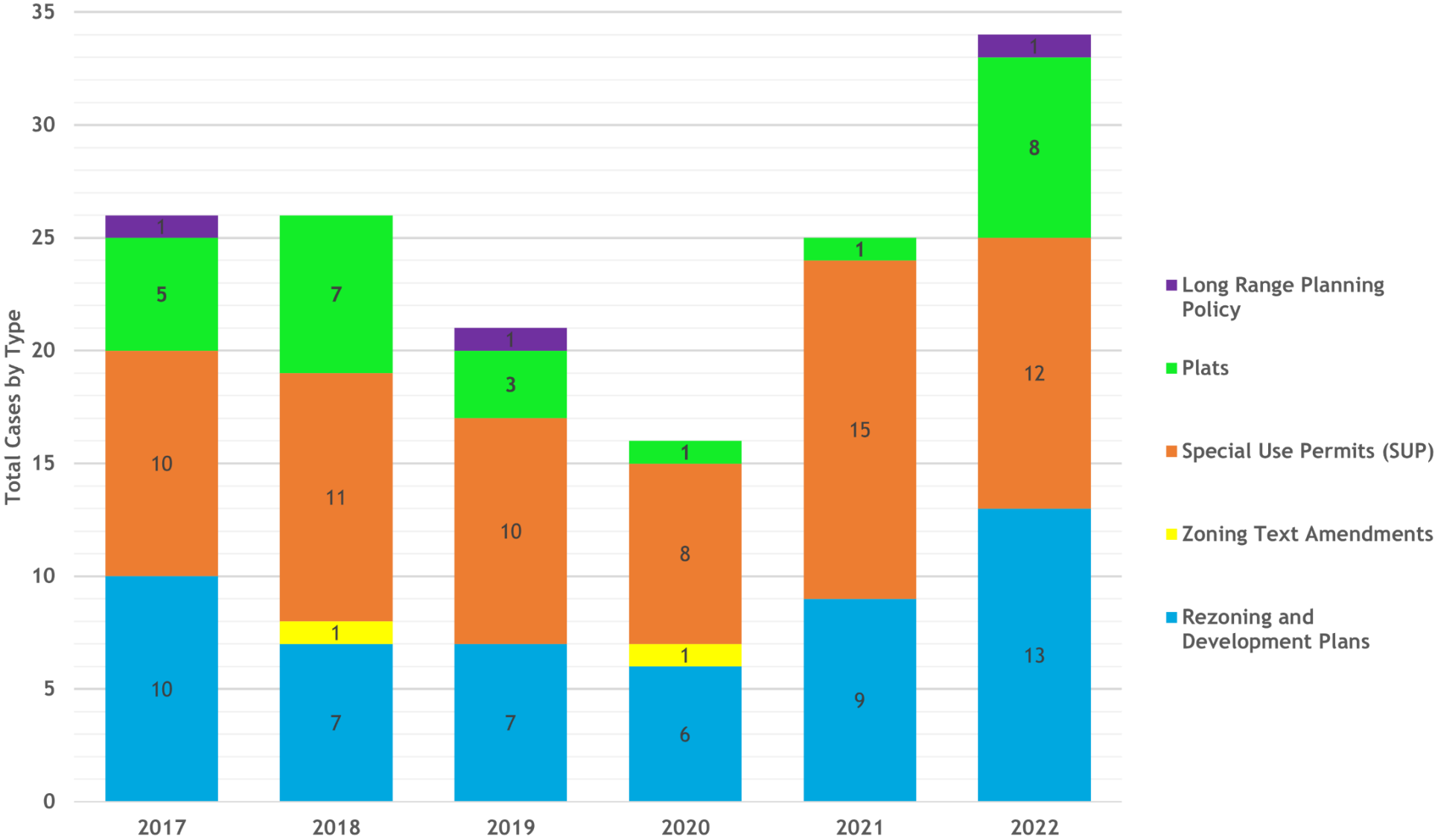
## Planning & Zoning Commissioner Attendance Summary - 2022

Commissioner	Present	Absent	Eligible	Attendance Rate
Tom Souers	11	0	11	100%
Chris DeFrancisco	10	1	11	91%
Juli Branson	11	0	11	100%
Bob Catalani	11	0	11	100%
Nancy Craig	11	0	11	100%
Denise Fansler	10	1	11	91%
John Meleky	9	2	11	82%
<b>Average</b>				<b>95%</b>

## Planning & Zoning Commissioner Attendance Record - 2022

Commissioner	18-Jan	15-Feb	15-Mar	19-Apr	24-May	21-Jun	19-Jul	16-Aug	20-Sep	18-Oct	15-Nov	14-Dec
Tom Souers	P	P	P	P	No Meeting	P	P	P	P	P	P	P
Chris DeFrancisco	P	P	P	P		P	P	A	P	P	P	P
Juli Branson	P	P	P	P		P	P	P	P	P	P	P
Bob Catalani	P	P	P	P		P	P	P	P	P	P	P
Nancy Craig	P	P	P	P		P	P	P	P	P	P	P
Denise Fansler	P	P	P	P		P	P	P	A	P	P	P
John Meleky	P	P	P	P		P	P	P	P	A	A	P
<b>Average</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>			<b>100%</b>	<b>100%</b>	<b>85.7%</b>	<b>85.7%</b>	<b>85.7%</b>	<b>85.7%</b>

# PROJECT REVIEW HISTORY



# PROJECT MAP – 2022 CASES

