

# **Addison Grove, Block D (Case 1865-Z)**



**ADDISON**

# Case 1865-Z Addison Grove, Block C

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## LOCATION:

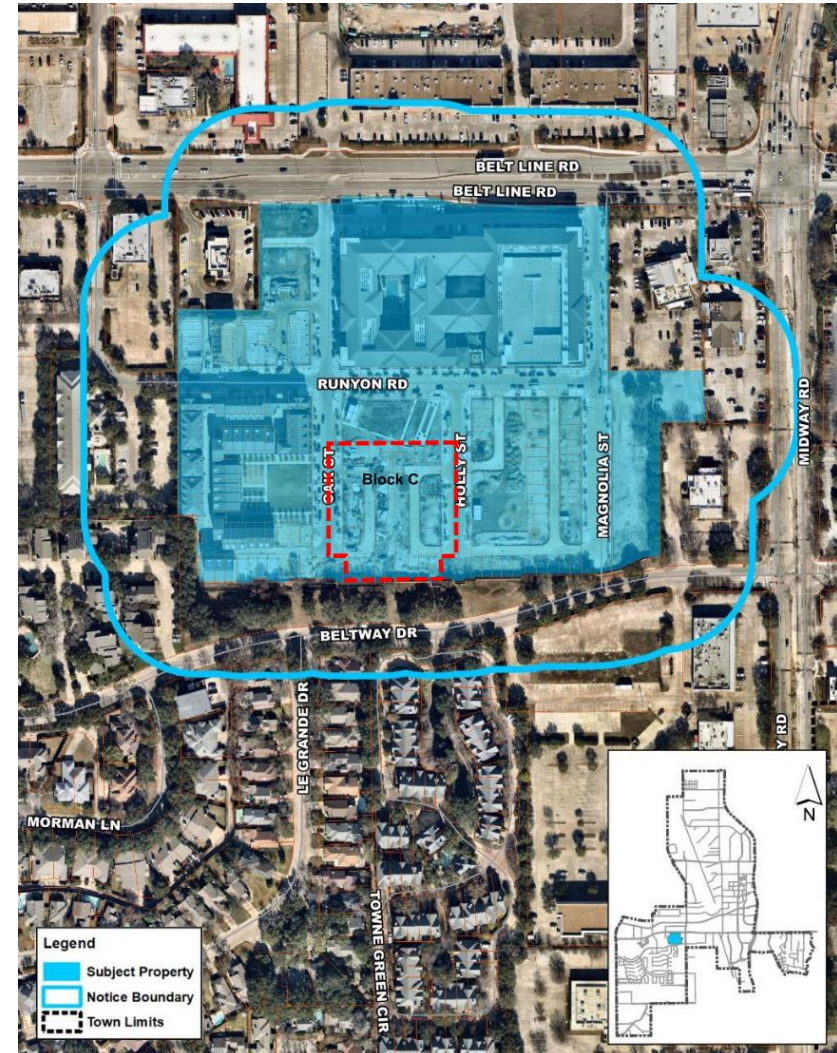
4134-4148 Runyon Road  
4131-4157 Beltway Drive  
14953-14969 Holly Street  
14958-14974 Oak Street

## REQUEST:

Development Plan Approval in accordance with development standards for Planned Development O16-003, including site plan, landscape plan, building elevations, and floor plans for the construction of 34 townhome units and one open space lot situated within Block C of the Addison Grove Addition.

## ACTION REQUIRED:

Discuss, consider, and take action on compliance with the PD Concept Plan / Development Standards, and other Town requirements, where applicable.

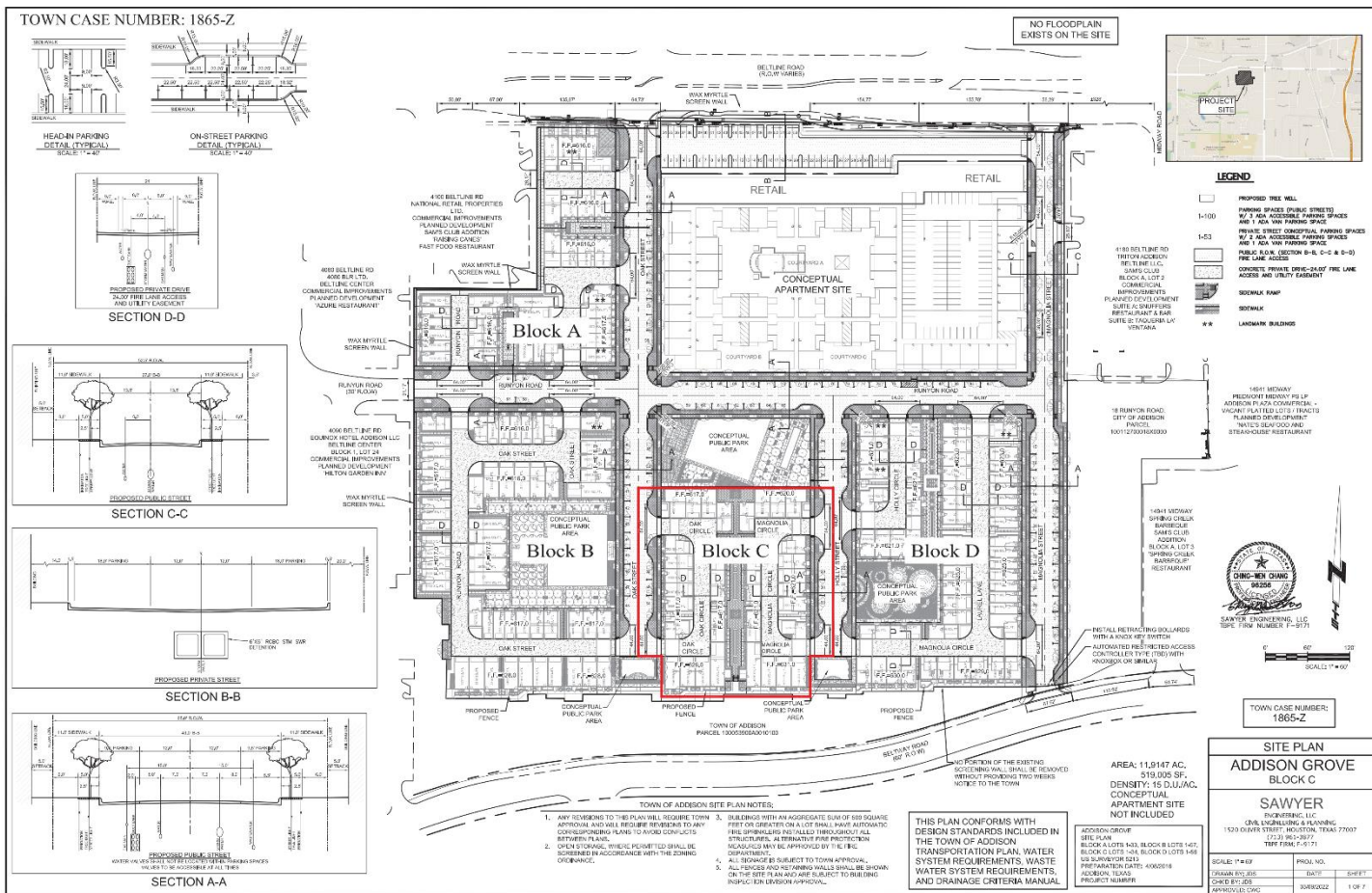


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## PROJECT HISTORY:

- Mar 2015 – Sam’s Club Study, redevelopment direction provided for Sam’s Club tract
- Jan 2016 – Addison Grove PD Rezoning approved
- May 2016 – Development Plan approved for Addison Grove InTown Homes (public realm + Block B, 57 townhomes)
- Dec 2017 – Development Plan approved for Elan Addison Grove Multifamily
- April 2021 – Development Plan approved for Block A (16 townhomes & 17 live/work units)
- August 2022 – Development Plan approved for Block D (54 townhomes)



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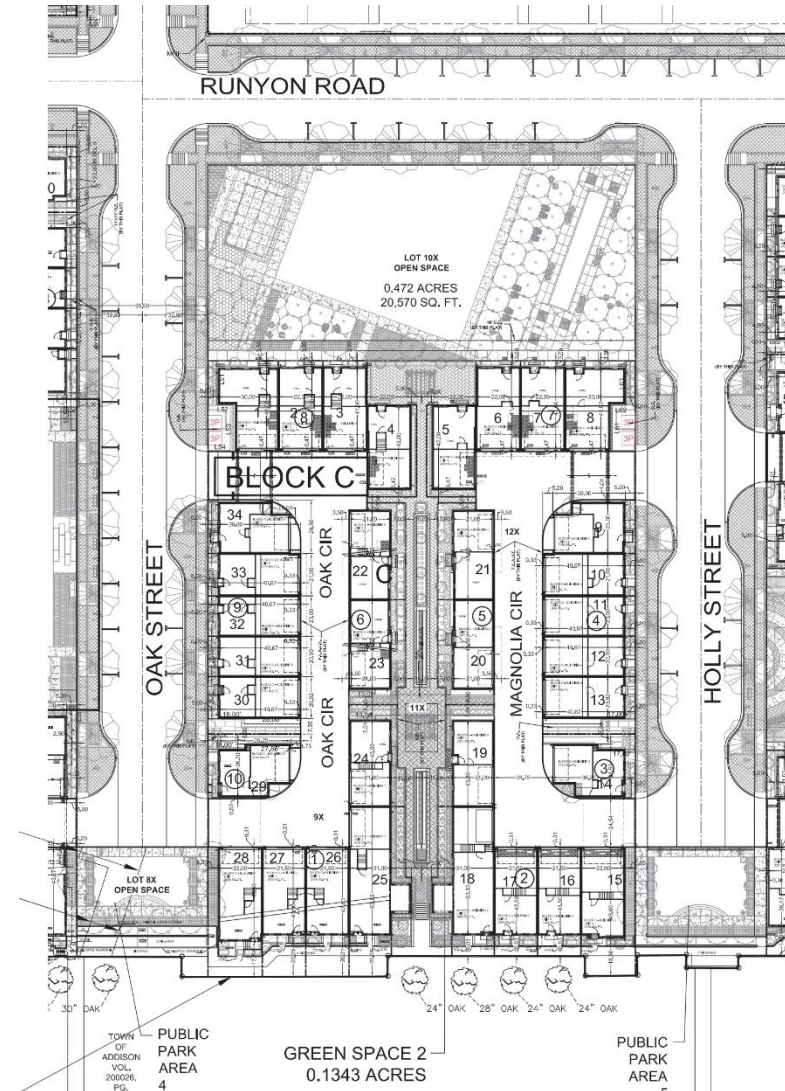
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## 34 TOWNHOME UNITS:

- 10 Buildings Total
  - 8 Four-Story Buildings
  - 2 Three-Story Buildings
- 2,154 Square Feet – 4,588 Square Feet (3 – 4 bedroom units)
- Minimum of two enclosed garage parking spaces

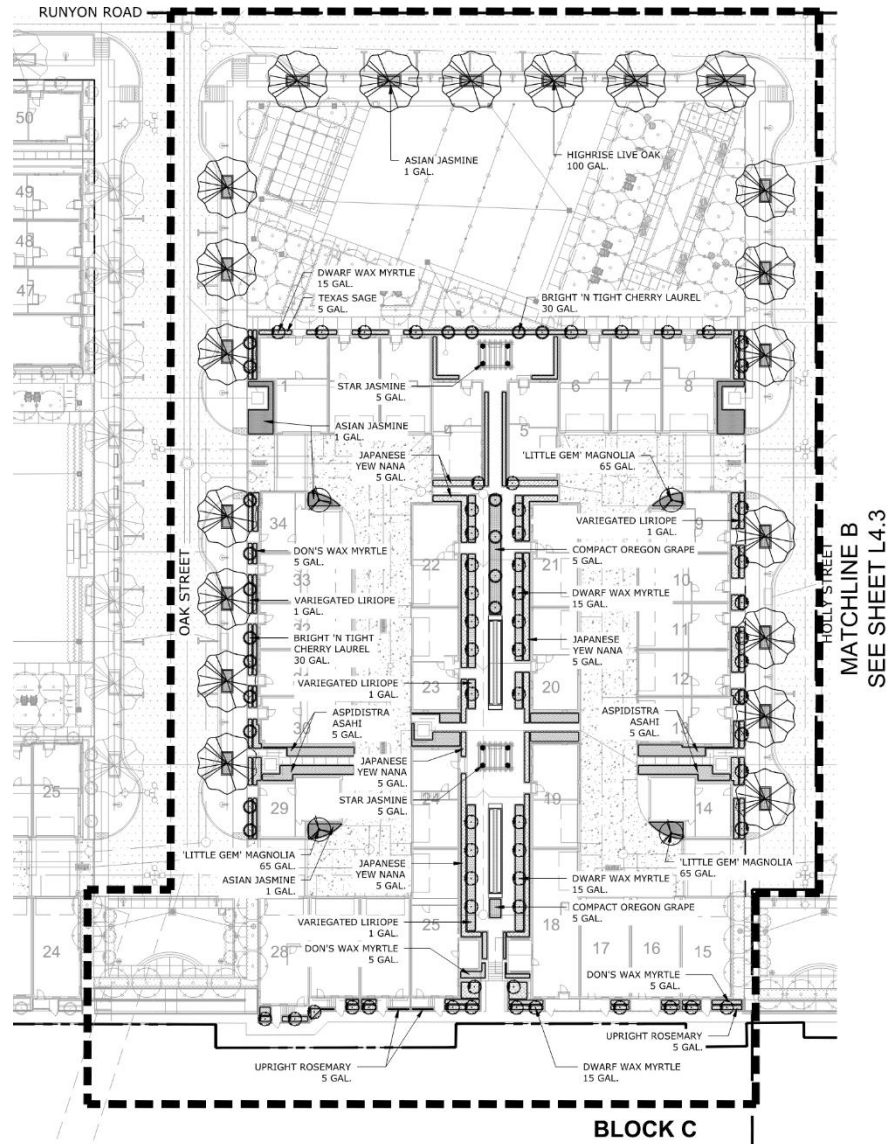
## INFRASTRUCTURE IMPROVEMENTS:

- 0.1343 Acres of Open Space
- Remaining Utility Improvements
- \*Public Infrastructure & Streetscape is Installed



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## DEVELOPMENT STANDARDS / PARKING:

Plan fully complies with lot dimensional standards and off-street parking standards.

## OPEN SPACE AND LANDSCAPE:

Open Space and overall site landscape was approved in May 2016; Block C complies. The courtyard design includes enhanced landscape treatment.

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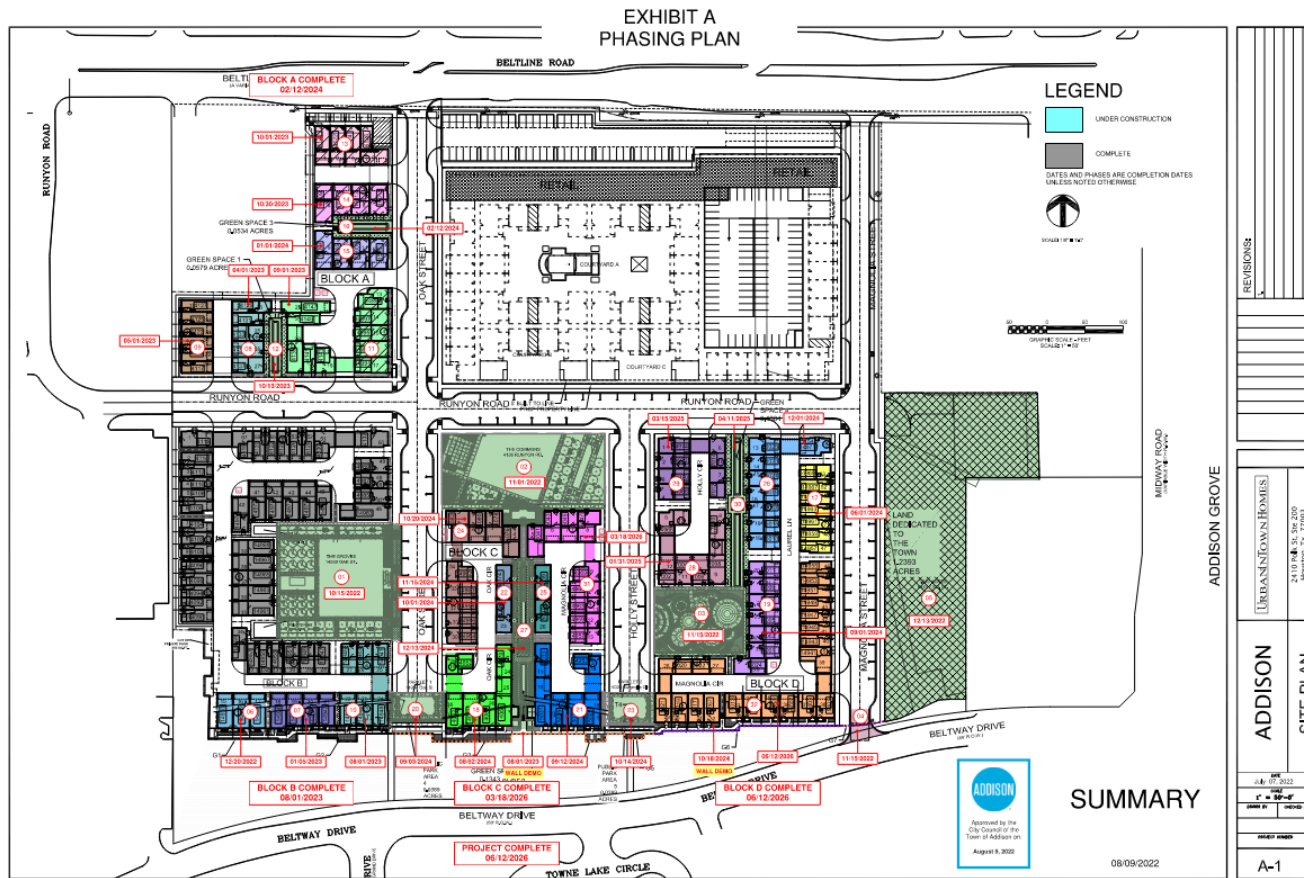
## EXTERIOR APPEARANCE:

Façade design complies with PD O16-003.

## GENERAL REQUIREMENTS:

- Prior to the release of Block C building permits, a replat and air rights easements must be approved and filed, and Blocks B, C, and D public park improvements must be completed and accepted by the Town.

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## PROJECT COMPLETION STATUS:

- 44 lots completed and occupied
- 46 lots (17 live/work units) under construction
  - Buildings 1 and 2, Block B are 3 – 4 months behind previously presented project schedule
- 88 lots pending construction start
- The Grove, Commons, and Plaza Parks are 5 – 6 months behind previously presented project schedule
- Western leg of Runyon Road awaiting reconstruction by the developer; Town has not accepted public improvements for the subdivision
- Current project schedule presented by developer projects that the remaining 134 lots will be completed in the same amount of time it took to complete the first 44 lots (Summer, 2026 completion)

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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.

## NOTICED RECIPIENTS: 124

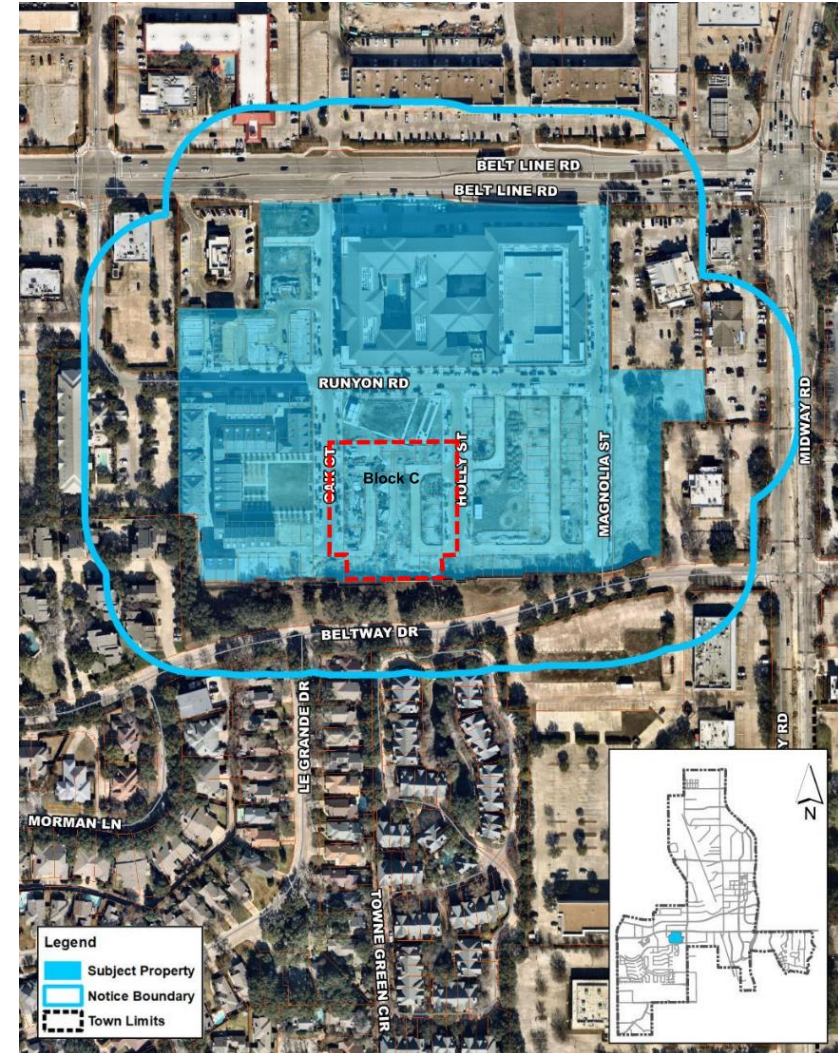
FOR: None.

AGAINST: None.

NEUTRAL: None.

## PLANNING & ZONING COMMISSION ACTION:

Approval: 7-0





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## RECOMMENDATION:

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

- A replat and air rights easements must be approved and filed prior to the release of Block D building permits.
- The public parks in Blocks B, C, and D must be completed and accepted by the Town prior to the release of Block C building permits.
- Beltway Drive screening wall cannot be removed without 2 weeks prior notice to the Town.
- Temporary 8-foot-tall solid wood construction fence shall be installed in front of Beltway adjacent lots within Blocks B, C, and D.
- Establishing procedures for requesting modifications to the approved construction schedule and defining construction completion delays in excess of 6 months as violations of the applicable zoning