



**REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION**

TUESDAY, JANUARY 17, 2023

**ADDISON TREEHOUSE
14681 MIDWAY ROAD, SUITE 200, ADDISON, TX 75001**

6:00 P.M. REGULAR MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison TreeHouse, 14681 Midway Road, Suite 200, Addison, Texas 75001 on Tuesday, January 17, 2023 at 6:00 pm. For more information on the meeting location and ways to view and/or present comments, please contact Lesley Nyp prior to 3:00 pm on the day of the meeting at 972-450-2823 or by emailing zoninginput@addisontx.gov. Members of the public are entitled to participate remotely via Dial-in Number: 346.248.7799; Meeting ID: 319 628 1637; Participant ID: #. For more detailed instructions on how to participate in this meeting, visit our Agenda Page. The meeting will be live streamed on Addison's website at www.addisontexas.net.

Call Meeting to Order

Pledge of Allegiance

Consent Agenda: *All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

1. Consider Action on the **Minutes from the December 14, 2022 Planning and Zoning Commission Meeting.**

Regular Agenda:

2. Discuss and Consider Action on Election of a Chair and Vice Chair for the Planning and Zoning Commission.
3. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance No. O22-27 for a 1.47 Acre Property located at 3820 Belt Line Road, to Allow for the Construction of a proposed Bank with a Drive-Through and associated Site Improvements. Case 1871-Z/3820 Belt Line Road (Frost Bank).
4. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Rezoning 13.7 Acres generally located at the Southeast Corner of Addison Road and Festival Way and the Northeast Corner of Quorum Drive and Arapaho Road, from Commercial-1 (C-1), Planned Development (PD), and Urban Center (UC), to a new Planned Development (PD) Zoning District, to Allow a Transit-Oriented Mixed Use Development Comprised of Multifamily Residential, Office, Parking, Restaurant, Retail, and Entertainment Uses, and Associated Public and Private Open Space and Common Areas, Through the Approval of a Concept Plan and Development Standards.Case 1860-Z/Addison Circle Station - Phase I.
5. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding 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.Case 1872-Z/Office & Parking Structure, Lots 1 and 5X, Block A, Addison Circle Station – Phase I.
6. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding 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.

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

7. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Adopting a Development Plan for Lot 3, Block A of Addison Circle Station – Phase I, Including a Site Plan, Landscape Plan, Facade and Floor Plans for a Multifamily Residential Building with Ground Floor Retail/Restaurant Uses, and Festival Way and Quorum Drive Streetscape Improvements on and adjacent to a 1.8 Acre Property at the Southwest Corner of Quorum Drive and Festival Way.** Case 1874-Z/Multifamily Tower, Lot 3, Block A, Addison Circle Station – Phase I.

8. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding 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.** Case 1875-Z/Multifamily Midrise, Lot 1, Block B, Addison Circle Station – Phase I.

Adjourn Meeting

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

POSTED BY: _____
Lesley Nyp, Planning & Development Manager

DATE POSTED: _____

TIME POSTED: _____

DATE REMOVED FROM BULLETIN BOARD: _____

REMOVED BY: _____

Planning & Zoning Commission
Meeting Date: 01/17/2023

1.

Agenda Caption:

Consider Action on the **Minutes from the December 14, 2022 Planning and Zoning Commission Meeting.**

Staff Report:

The minutes from the December 14, 2022 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the December 14, 2022 Planning and Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

December 14, 2022
6:00 P.M. - Addison TreeHouse
14681 Midway Road, Suite 200

Present: Chair Tom Souers; Vice Chair Chris DeFrancisco; Commissioner Juli Branson;
Commissioner Robert Catalani; Commissioner Nancy Craig; Commissioner Denise
Fansler; Commissioner John Meleky

Call Meeting to Order

Pledge of Allegiance

Chair Souers made an announcement that it is Commissioner John Meleky's final meeting and thanked him for his service.

Consent Agenda: *All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

1. Consider Action on the **Minutes from the November 15, 2022
Planning and Zoning Commission Meeting.**

Motion: Recommend approval of the Consent Agenda, as presented.

Moved by Commissioner John Meleky, Seconded by Commissioner Denise Fansler

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,
Commissioner Juli Branson, Commissioner Robert Catalani,
Commissioner Nancy Craig, Commissioner Denise Fansler,
Commissioner John Meleky

Passed

Regular Agenda:

1. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5100 Belt Line Road, Suite #728, that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1866-SUP/5100 Belt Line Road, Suite #728 (Nando's).

Lesley Nyp, Planning & Development Manager, presented the staff report for Item 2.

Discussion:

Commissioner Catalani asked, in reference to the restaurant's rendering, if there was an covering to the side of the patio.

Ms. Nyp replied that the applicant did not indicate a covering on the side of the patio and the adjacent building is in close proximity to the patio with a pedestrian sidewalk intersecting.

Chair Souers opened the public hearing for Item 2.

Ryan Welch, Real Estate Development Manager for Nando's, 819 7th Street NW 2nd Floor, Washington, District of Columbia 20001, clarified the rendering shows the adjacent building.

Commissioner Souers commented that nearly half the seating is on the patio and asked if the business model accommodates not being able to use the patio for 3-4 months of the year.

Mr. Welch said the primary service is dine in and will be accommodated inside the dining room and will be used as much as possible but we do understand that there will be several months throughout the year that

it will be too hot or too cold.

Chair Souers closed the public hearing for Item 2.

Motion: Recommend approval of the request for an SUP, Case 1866-SUP/5100 Belt Line Road, Suite #728 (Nando's), with conditions recommended by staff.

Moved by Vice Chair Chris DeFrancisco, Seconded by Commissioner Robert Catalani

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

2. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5290 Belt Line Road, Suite #134 that is currently zoned Planned Development (PD), Ordinance No. O22-3, to allow a Veterinarian Hospital.** Case 1867-SUP/5290 Belt Line Road, Suite #134 (Modern Animal).

Lesley Nyp, Planning & Development Manager, presented the staff report for Item 3.

Discussion:

Commissioner Branson asked if there would be any ventilation improvements to the suite.

Ms. Nyp stated that the applicant will complete an interior finish out and deferred the question to the applicant.

Commissioner Branson asked where the dogs would relieve themselves on site.

Ms. Nyp stated that there are landscaping island throughout the parking lot.

Commissioner Branson stated she is concerned about pet owners not cleaning up after their pets. She also asked if the condition regarding pet boarding could be amended to specify overnight boarding.

Ken Schmidt, provided suggestions for areas on site that may be appropriate to be converted to lawn area with pet waste stations.

Chair Souers opened the public hearing for Item 3.

John Epperly, Director of Development for Modern Animal, 8122 Beverly Boulevard, Los Angeles, California 90048, provided a brief description of the business.

Commissioner Branson asked if the ventilation would be updated.

Mr. Epperly replied yes.

Commissioner Branson asked if there was plans to create or maintain a space for dogs to relieve themselves.

Mr. Epperly stated that they monitor their customers and will assist with cleaning up after the animals.

Commissioner Branson confirmed there would be no overnight boarding.

Mr. Epperly confirmed that Mondern Animal does not offer overnight services.

Commissioner Catalani asked how they accommodate pets that may need overnight monitoring.

Mr. Epperly stated that Modern Animal has local partnerships with animal hospital that do provide overnight care to accommodate customers.

Commissioner Fansler asked if other Modern Animal locations are located near food establishments. Mr. Epperly said yes.

Commissioner Fansler asked if there had been any issues. Mr Epperly replied no.

Commissioner Craig asked if they provide any trash receptacles for pet waste. Mr. Epperly said yes, they provide receptacles and bags.

Commissioner Souers stated he was concerned about the lack of areas for pets to relieve themselves. He asked if an area indoors could be used for pets to relieve themselves.

Mr. Epperly said there are rooms in the facility that are equipped with a drain if an animal needed to relieve itself.

Commissioner Catalani asked if the pet owners would stay with the animals throughout the visit. Mr. Epperly said no.

Katie Nicholls, Design Manager with Modern Animal, 8122 Beverly Boulevard, Los Angeles, California 90048, said walk-in appointments are not available.

Julie Trinh, House & Robertson Architects, 2700 Post Oak Boulevard,

Houston, TX 77056, identified an area where pets may relieve themselves on site.

Commissioner Catalani stated he is concern about the proximity to other businesses.

Commissioner Catalani asked if they would be able to appropriately staff the facility. Mr. Epperly replied yes.

Chair Souers closed the public hearing for Item 3.

Motion: Recommend approval of the request for an SUP, Case 1867-SUP/5290 Belt Lin Road, Suite #134 (Modern Animal), with the following conditions:

- There shall be no overnight boarding of animals at the subject property.
- The existing landscape island, west of the primary entrance, shall be converted to turf and a pet waste station shall be provided. Additional areas for pets to relieve themselves, away from adjacent businesses, shall be considered.

Moved by Commissioner Nancy Craig, Seconded by Commissioner John Meleky

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance Nos. O12-002 and O20-08 for a 31.608 Acre Property located at 5100 Belt Line Road, to Allow for Modifications to a proposed Retail and Office Building and associated Site**

Improvements. Case 1869-Z/5100 Belt Line Road (VoP Office/Retail Building).

Lesley Nyp, Planning & Development Manager, presented the staff report for Item 4.

Discussion:

Commissioner Meleky asked if Whole Foods was notified of the proposal.

Ms. Nyp stated they were not sent a property owner notice as they are a tenant.

Commissioner Souers asked staff to provide the parking and landscaping requirements for just Block 900. He also asked staff to provide an update on tree mitigation funds at a future meeting.

Commissioner DeFrancisco asked if the proposal is truly adding spaces.

Ken Schmidt, Director of Development Services, replied no. The center is currently exceeds the requirement. The parking is regulated different since this is a mixed used environment.

Ms. Nyp stated that if the standard parking ratios for the Town were applied, this development would require 175 spaces for office and retail.

Commissioner Souers stated that the development should account for the office parking within Block 900.

Mr. Schmidt added that office parking demand is less than it has been historically.

Ms. Nyp stated that within Block 900, the proposed landscape area is 18.5%.

Chair Souers opened the public hearing for Item 4.

Jonathan Vinson, Jackson Walker, 2323 Ross Avenue, Suite 600, Dallas, Texas 75201, provided a brief background on the proposal.

Commissioner Fansler asked where the back office for the ground floor retail would be.

Mr. Vinson replied that each tenant would have the ability to finish out the space.

Commissioner DeFrancisco asked if there would be any potential users besides office.

Jason Jones, VOP Partners, 5000 Spring Valley, Dallas, Texas, stated that they intend for it to be corporate offices.

Commissioner DeFrancisco stated that he thinks the new configuration is improved. He asked if there would be signage for parking.

Mr. Jones stated that they worked with Whole Foods to address any parking concerns on site and identify a need for signage.

Commissioner Souers asked if the shuttle stop signs would be amended to provide shuttle times.

Mr. Jones stated that they are continuing to improve their shuttle and

valet service.

Commissioner DeFrancisco asked for an update on the valet implementation.

Mr. Jones stated they have identified six locations across the center for valet services and have begun implementing three locations.

Commissioner Catalani asked if Whole Foods is comfortable with the proposal.

Mr. Jones said yes.

Chair Souers closed the public hearing for Item 4.

Motion: Recommend approval of the request for an PD Amendment, Case 1869-Z/5100 Belt Line Road (VoP Office/Retail Building), with conditions recommended by staff.

Moved by Commissioner John Meleky, Seconded by Commissioner Nancy Craig

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,
Commissioner Juli Branson, Commissioner Robert Catalani,
Commissioner Nancy Craig, Commissioner Denise Fansler,
Commissioner John Meleky

Passed

Adjourn Meeting

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

There being no further business before the Commission, the meeting was adjourned.

Planning & Zoning Commission

2.

Meeting Date: 01/17/2023

Agenda Caption:

Discuss and Consider Action on Election of a Chair and Vice Chair for the Planning and Zoning Commission.

Staff Report:

Staff requests that the Commission discuss and take action to elect a Chair and Vice Chair of the Planning and Zoning Commission for the 2023 calendar year. In 2022, Commissioner Souers served as the Chair and Commissioner DeFrancisco served as the Vice Chair.

At the January 12, 2023 Planning and Zoning Commission organizational meeting, Commissioner Souers communicated interest in serving as the Chair and Commissioner DeFrancisco communicated interest in serving as Vice Chair.

Recommendation:

Staff requests direction from the Commission.

Meeting Date: 01/17/2023

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance No. O22-27 for a 1.47 Acre Property located at 3820 Belt Line Road, to Allow for the Construction of a proposed Bank with a Drive-Through and associated Site Improvements.** Case 1871-Z/3820 Belt Line Road (Frost Bank).

Staff Report:

Staff is requesting to table consideration of this application to the February 21, 2023 Planning and Zoning Commission meeting in order to allow for additional time for the applicant to address plan review feedback from Town staff.

Recommendation:

Staff recommends approval of the request to table consideration of this application to the February 21, 2023 Planning and Zoning Commission meeting.

Meeting Date: 01/17/2023

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Rezoning 13.7 Acres generally located at the Southeast Corner of Addison Road and Festival Way and the Northeast Corner of Quorum Drive and Arapaho Road, from Commercial-1 (C-1), Planned Development (PD), and Urban Center (UC), to a new Planned Development (PD) Zoning District, to Allow a Transit-Oriented Mixed Use Development Comprised of Multifamily Residential, Office, Parking, Restaurant, Retail, and Entertainment Uses, and Associated Public and Private Open Space and Common Areas, Through the Approval of a Concept Plan and Development Standards.Case 1860-Z/Addison Circle Station - Phase I.

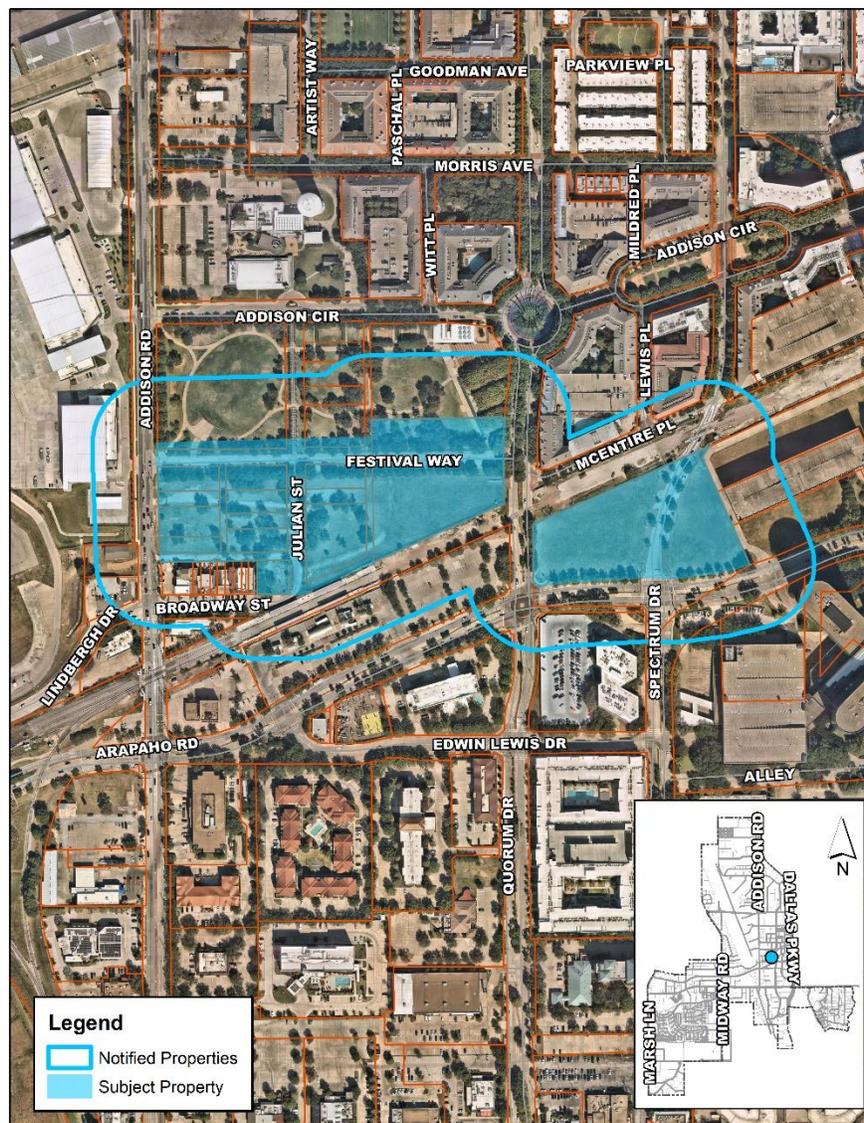
Attachments

1860-Z Staff Report
1860-Z Permitted Uses and Development Standards
1860-Z Concept Plan
1860-Z Master Streetscape Plan

1860-Z

PUBLIC HEARING Case 1860-Z/Addison Circle Station - Phase I. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Rezoning 13.7 Acres generally located at the Southeast Corner of Addison Road and Festival Way and the Northeast Corner of Quorum Drive and Arapaho Road, from Commercial-1 (C-1), Planned Development (PD), and Urban Center (UC), to a new Planned Development (PD) Zoning District, to Allow a Transit-Oriented Mixed Use Development Comprised of Multifamily Residential, Office, Parking, Restaurant, Retail, and Entertainment Uses, and Associated Public and Private Open Space and Common Areas, Through the Approval of a Concept Plan and Development Standards.

LOCATION MAP





January 17, 2023

STAFF REPORT

RE: 1860-Z/Addison Circle Station - Phase I

LOCATION: 13.7 acres generally located at the southeast corner of Addison Road and Festival Way and the northeast corner of Quorum Drive and Arapaho Road

REQUEST: Rezoning of 13.7 acres from Commercial-1 (C-1), Planned Development (PD), and Urban Center (UC) District to a new Planned Development (PD) Zoning District to allow for a transit-oriented mixed use development comprised of multifamily residential, office, parking, restaurant, retail, and entertainment uses, and associated public and private open space and common areas, through the approval of a concept plan and development standards.

APPLICANT: Joe Bruce, AMLI Development Company, Brad Dornak, Stream Realty Partners, and the Town of Addison

DISCUSSION:

Background: For more than three decades, the Town leadership has been anticipating the arrival of DART rail service in Addison. In preparation for its arrival, the Town has been acquiring property near the station and planning its use as part of a major transit-oriented development project. In 2018, the City Council adopted a plan that identified the vision and development principles for the property surrounding the contemplated DART rail stop and including DART's property as well. To begin implementation of that vision, The Town took the following actions:

- In 2020, the Town hired Cushman and Wakefield to serve as real estate advisors for the process that would select a master developer.
- In October of 2020, the City Council appointed a three member subcommittee to serve with Town staff and Cushman and Wakefield on a Selection Committee to guide the solicitation of qualified developers through a Request for Proposals (RFP) process.
- In April 2021, an RFP was released to the development community.
- In June 2021, the City Council approved an Interlocal Agreement with DART to include its station area property in the development.

Ultimately five development teams submitted proposals. After review of all five proposals, the Selection Committee recommended that the City Council narrow the candidates to two finalists that would further refine and submit development concepts for consideration.

At its March 22, 2022, meeting, the City Council made a motion to advance the development team of AMLI Residential and Stream Realty Partners (Co-Developers) as the lone finalist to become the master developer for the Town's transit-oriented development project in the Addison Circle area, subject to the successful negotiation of the final definitive agreements that will govern the project. The Council also directed the City Manager to negotiate a Memorandum of Understanding (MOU) between the Town and Co-Developers that outlines important terms and conditions that will be part of the final agreements.

Since the [April 12, 2022 adoption of the MOU](#), which resulted in a minimum investment commitment of \$472 million for the project, the Co-Developers have worked with Town Staff to advance a rezoning request for the 1st phase of this project and to execute required amendments to the original MOU ([1st Amendment](#), [2nd Amendment](#)). This 1st phase includes approximately 13.7 acres of Town owned property generally located at the southeast corner of Addison Road and Festival Way and the northeast corner of Quorum Drive and Arapaho Road. This property is bordered by Festival Way, Addison Circle Park, and DART right-of-way to the north, DART right-of-way and Arapaho Road to the south, Addison Road to the west, and the Millennium Office development to the east. The property is also bisected by Quorum Drive and Spectrum Drive.

This 13.7 acre 1st phase is part of a three phase project envisioned by the Co-Developers and the Town. The 2nd and 3rd phases address the DART property, and will include additional office development, a transit hub with a public parking structure, and a boutique hotel. The Co-Developers will advance entitlements for these phases following establishment of a Master Lease Agreement between the Town and DART. This agreement will allow the Town to sub-lease the DART property to the Co-Developers to execute those phases of the development.

With this request, the Town and Co-Developers proposes to rezone the property from Commercial-1 (C-1), Planned Development (PD), and Urban Center (UC) District to a new Planned Development (PD) Zoning District to [implement a vision for a transit-oriented mixed use development](#) comprised of multifamily residential, office, parking, restaurant, retail, and entertainment uses, and associated public and private open space and common areas, through the approval of a concept plan and development standards.

Proposed Concept Plan: The programming for the proposed 1st phase of this project is comprised of four primary development components, as well as improvements to the streetscape of Addison Road, Arapaho Road, Festival Way, and Quorum Drive, and the realignment of Spectrum Drive to accommodate a block pattern that is more consistent with the Addison Circle neighborhood.

These four primary development components include:

Stream Office and Parking Structure: The proposed 2.4 acre Lot 1, Block A is comprised of a 6-story office building accommodating a minimum of 160,000 square feet of office floor area, and 3,500 square feet of retail/restaurant space and a 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.

Retail/Restaurant/Entertainment Node: The proposed 1.9 acre Lot 2, Block A is comprised of 25,000 square feet of building floor area 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.

AMLI Tower: The proposed 1.8 acre Lot 3, Block A is comprised of a 13-story multifamily residential tower accommodating a minimum of 240 and a maximum of 270 dwelling units, and 10,000 square feet of retail/restaurant space and a patio at the ground floor engaging Festival Way and Quorum Drive. This building wraps and is constructed upon a 5-level podium parking structure that will provide up to 420 parking spaces, inclusive of dedicated retail parking spaces at the ground floor. An amenity deck and green roof will be provided on top of the parking podium, at the 6th floor. Access to the parking structure is provided from Festival Way.

AMLI Midrise: The proposed 2.9 acre Lot 1, Block B is comprised of a 7-story multifamily residential midrise building accommodating a minimum of 410 and a maximum of 470 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 up to 630 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.

With the proposed realignment of Spectrum Drive (0.6 acre right-of-way dedication) at this location, a new public open space opportunity was established through the proposed 0.4 acre Lot 1X, Block C. This space is anticipated to be programmed as a passive space with elevated landscape, public art, and walking paths.

Phasing Plan: In accordance with the executed MOU between the Town and Co-Developers, construction of private and public site infrastructure and the proposed office building and parking structure will commence in the Fall of 2023. Open space lot 4X, Block A will be constructed concurrent to the office building and both features are anticipated to be completed in the Fall of 2025. The proposed residential tower will commence construction in the Winter of 2024 and is anticipated to be completed by the end of 2026. The proposed residential midrise building will commence construction in the Fall of 2024 and is anticipated to be completed by the end of 2026. Open space lot 1X, Block C will be constructed concurrent to the midrise building. The proposed retail/restaurant/entertainment node will commence construction in the Fall of 2025, following recruitment of a developer/operator and acquisition of development entitlements for the

envisioned concept. It is anticipated that this component will be completed concurrently or shortly after the completion of the two residential buildings.

Building Character: The proposed building character for this project is reflective of the stated goals of the Town's RFP process where a minimum building height of 6 stories and a minimum residential density of 60 units per acre was desired. Between Addison Road and Quorum Drive, the office and multifamily buildings increase in scale from west to east as height restrictions associated with proximity to the Addison Airport become less restrictive. A 13 story tower, which would become the tallest residential building in Addison, is situated at the corner of Festival Way and Quorum Drive. This prominent building will serve as an architectural focal point for Addison Circle and would be a prominent addition to the Addison skyline.

With this being a walkable urban mixed use district, building design at the street level is critical, particularly at the Festival Way street frontage. Ground floor retail space is provided at prominent street frontages at all proposed buildings and these spaces are appropriately accommodated with higher ceiling heights, patios, canopies, and extensive glazing to create a visually interesting streetscape. Smaller, more human scale buildings are envisioned at the retail/restaurant/entertainment node to best support social interaction and the establishment of a new gathering space that visually and physically connects with Festival Way, Addison Circle Park, and the Silver Line Station.

Consistent with Addison Circle, masonry and glazing are the dominant building materials utilized with this project, and a mixed palette of light and dark colors provide distinctive transitions throughout the project. With the exception of the freestanding parking structure adjacent to Addison Airport, all parking structures are fully screened from view from the surrounding primary street network. The freestanding parking structure is clad with enhanced masonry and screening elements, and a mural, to ensure compatibility with the Addison Circle neighborhood.

Landscape Character/Open Space and Trails: With the Town's vision for this urban neighborhood, the landscape character for this project is primarily defined by the urban streetscapes that will be accommodated within the site. This is most prominently reflected through the provision of street trees along all street frontages, base landscape at buildings, and other unique treatments such as planters and public art. Additional gathering space will be provided at the core of the project - the planned retail/restaurant/entertainment node – and at the eastern edge of the realigned Spectrum Drive.

Land is reserved at the southern edge of the project to accommodate construction of the 12 foot wide Cottonbelt Trail, and new pedestrian only connections will be provided between Festival Way and the Cottonbelt Trail/Silver Line Station. Sidewalks throughout this project will be prominent - ranging from 6 – 10 feet in width - and will be shaded and buffered from the street by street trees.

Streetscapes: In accordance with the MOU between the Town and Co-Developers, a master streetscape plan for this project has been prepared and will be included with consideration of this rezoning request. This plan provides design standards for each street section within the TOD, by defining the number of travel and on-street parking lanes for each street and establishing the width and typical design of sidewalks, street tree planting and amenity zones. Consistent with the existing character of Addison Circle, masonry paving materials are used extensively throughout the project to provide unique design treatments along sidewalks and at intersections. Most prominently, Festival Way transitions to a curbless street in front of the planned

retail/restaurant/entertainment node. This would allow this area to serve a prominent role as a potential event space.

Parking: For this new Planned Development District (PD), the applicant proposes to meet the Urban Center (UC) zoning district parking standards. These are the parking standards that apply to the existing Addison Circle neighborhood. Additionally, the MOU between the Town and Co-Developers requires completion of a parking study to determine shared parking needs to support the planned retail/restaurant/entertainment node, and other proposed retail spaces. Most prominently, shared parking will be achieved through the proposed public parking structure at the western edge of the project. This parking structure will serve office and retail tenants during weekdays and will be used primarily for retail tenants in the evening and on weekends. Each multifamily building will also accommodate retail parking at the ground floor. The final quantity of dedicated retail parking in these structures as well as the planned operation of the public parking structure will be definitively defined by the required parking study and the definite agreements between the Town and Co-Developers.

Additional shared parking opportunities will be possible in the 2nd phase of the project, where a transit hub and public parking structure will be constructed.

Compliance with Town Land Use and Development Policies: In considering rezoning requests, it is important for Town leadership to utilize the Town's long range planning documents to evaluate compliance with Town land use and development policies. Most notably for this request, this includes consideration of the Town's Comprehensive Plan, the Addison Circle Special Area Study, and the Addison Housing Policy. Key considerations include:

2013 Comprehensive Plan and the Addison Circle Special Area Study

In December 2017, the Town initiated the Addison Circle Special Area Study. This long range planning process included feedback from two community workshops, interviews with key stakeholders including local residents and property owners, and direction and guidance from a Special Project Committee appointed by the City Council.

The study addresses two individual study areas: Addison Central, located along the future Silver Line, north of Arapaho Road, and Addison Circle West, located along the western edge of the existing Addison Circle district, east of Addison Road and south of Airport Parkway. In February 2019, the City Council [amended Addison's Comprehensive Plan to adopt the findings of the Addison Circle Special Area Study](#).

Study Compliance Considerations

This proposed rezoning request meets the intent of this study and complies with the vision, guiding principles, and strategic direction envisioned for this area. Most prominent areas of study alignment include:

1. **Vision:** This request furthers the Town's goal of being a major destination on the Silver Line, and enhancing Addison Circle's reputation as a desirable place to live, work and play, and strengthening the Town's tax base.
2. **Guiding Principles:** This request aligns with the guiding principles of this study by maintaining and extending the character of the Addison Circle neighborhood, respecting the physical constraints of Addison Airport, accommodating transit-oriented development that maximizes the benefit of transit, achieving elevated streetscape and

civic space design to support a pedestrian friendly environment, and achieving substantial private investment while minimizing public subsidy.

3. Strategic Direction: This request aligns with the strategic direction by providing a mix of uses that is both unique and thoughtfully integrated by this proposed concept plan. This request will ensure that Addison Station will be a prominent destination in the Silver Line corridor, providing a prominent pedestrian connection between the station area and Addison Circle Park. Finally, this request achieves the Town's desired economic yield and will help the Town fund needed services, infrastructure, and facility maintenance.

Addison Housing Policy

In order to help guide future housing decisions, the City Council adopted a [Housing Policy](#) in 2015 and amended it in early 2017. Components of the policy are provided below:

1. Where feasible and appropriate, new housing should increase the proportion of fee simple ownership in Addison's housing mix. Apartment-only rezoning is unlikely to be approved, as currently the ratio of rental to ownership properties is higher than desired.
2. A proposal should offer a 'best fit' mix of uses and housing choices within the context of the surrounding Addison community. The Town may use a study area committee (with staff, elected, and appointed members such as area residents and business representatives) to evaluate a proposal's fit in Addison.
3. New housing should create or enhance neighborhoods of urban character rather than locate on a stand-alone, nonintegrated property and should continue the high quality design and walkability that make Addison's existing neighborhoods distinctive.
4. Proposals for independent and/or assisted living may be considered by the Town of Addison. Since there are no assisted living housing units in Addison today, the Town will conduct research to understand how this housing could or should be included in Addison's future.
5. The City Council acknowledges that there may be exceptional projects that do not comply with elements of this policy. The Council encourages developers and staff to pursue projects that represent the highest and best use of each property and that advance portions of this policy or other Town goals.

This proposal does not achieve the goal of "increasing the proportion of fee simple ownership in Addison" that is called for in the first component of the Housing Policy. Throughout DFW, transit station areas have not typically attracted ownership housing in close proximity to rail stations. This market trend largely results from transit station areas being the most urban, densely developed districts in our communities. While ownership housing is an important component of a thriving mixed use district, ownership housing developers are far more sensitive to location and the level of activity in the immediate area. This trend continued with the Town's RFP process, as none of the five master developer proposers included ownership housing in their development proposals.

As the most urban area in Addison, immediately adjacent to the Town's Special Events and most prominently utilized public open space, Addison Circle Park, multifamily rental housing achieving the scale and density of this proposal is the most appropriate housing treatment for

this site. This proposal complies with the Addison Housing Policy by achieving a true mixed-use development that enhances an existing neighborhood of urban character. The scale, density, and architectural treatment exceeds the quality of similar projects in the region and represents the highest and best use of a challenging development site.

For additional information on local and regional housing considerations, the [Town of Addison Housing FAQ](#) is an available resource.

Development Impacts: In the review of this rezoning request, assessment of anticipated impacts of the development should be carefully considered. These considerations include:

Residential Compatibility

This development is an extension of Addison Circle, an existing mixed use neighborhood comprised largely of multifamily rental housing, with employment uses at the Dallas Parkway frontage. A substantial cluster of townhome and multifamily ownership housing exists between Morris Avenue and Airport Parkway, and includes the Townhomes of District A, Aventura, and Meridian Square.

The uses, housing types, and building form of this proposal are consistent with the Addison Circle neighborhood. Additionally, this development is substantially buffered from the existing neighborhood by the DART right-of-way and Addison Circle Park.

Traffic Generation and Circulation

The Town required the applicant to complete a Traffic Impact Analysis (TIA) to determine what effect the proposed development would have on the roadway network in the near-term and long-term. TIAs are based on traffic engineering standards and best practices, and traffic data assumptions published by the Institute of Transportation Engineers (ITE). The TIA for this project will be conducted in two phases. This first phase focused on analysis of surrounding intersections and proposed site access drives, and on the proposed realignment of a segment of Spectrum Drive between the DART right-of-way and Arapaho Road. The second phase of the TIA, which would be completed during civil engineering plan review, will focus on traffic operations at Silver Line crossings, as well analysis of turn lane improvements on Addison Road and Quorum Drive.

This analysis determined that due to the limited travel demand on Spectrum Drive, there is appropriate capacity in the existing street network to support these minor changes in the traffic pattern. Northbound traffic south of Arapaho Road can utilize Quorum Drive to continue northbound travel through and within the Addison Circle neighborhood. Southbound traffic north of Arapaho Road can utilize Quorum Drive or Dallas Parkway to travel eastbound on Arapaho Road. This roadway realignment is needed to address the irregular, challenging to develop, block pattern created by the current Spectrum Road alignment.

This analysis also concluded that a dedicated left turn lane was required on Festival Way to serve westbound left turns onto Addison Road. Further analysis is required to determine the need for a northbound right-turn lane on Addison Road at Festival Way. While that analysis is still pending, right-of-way will be reserved for that improvement. If the analysis indicates that is needed, the right-turn lane will be constructed with this project.

This analysis was conducted by Bowman Consulting Group. The analysis was reviewed by Town staff and traffic engineers at Kimley-Horn and Associates. Kimley-Horn's traffic engineering group provides traffic engineering and transportation planning services to the

Town, which includes development of the Town's Master Transportation Plan. Based on their review, Kimley-Horn determined that the applicant's traffic impact assessment was accurate.

Utility and Drainage Analysis

At this feasibility stage, the applicant has demonstrated the capacity to connect to the Town's utility network and to mitigate the impacts of any surface runoff generated by this site. If this project is approved, detailed civil engineering plans will be prepared for the proposed connections to the Town's water and sanitary sewer systems, and the required drainage infrastructure needed to convey site generated runoff. The surrounding drainage infrastructure was designed to accommodate this site at fully developed conditions.

Existing Site Encumbrances

With this project, the rear alley that borders this site while also serving the existing Broadway Street properties, will be reconstructed. The adjacent right-of-way for Julian Street will be abandoned and a vehicle turnaround point will be provided at the eastern terminus of Broadway Street, as vehicle traffic further east would conflict with the Cottonbelt trail and the future retail/restaurant/entertainment node. At this location, the Cottonbelt trail will be integrated with an emergency access drive to allow for appropriate access to this development and the northside of the transit platform. New right-of-way would be dedicated to allow for the relocation of utility infrastructure and the construction of the realigned segment of Spectrum Drive.

Addison Airport

Throughout the RFP process, the Town worked with the proposers to ensure compliance with height restrictions and noise compatible land use planning practices required for development that is adjacent to the airport. To address this, the applicants have accommodated building heights that meet the intent of the airport height restrictions. Final compliance will be determined through application for FAA Part 77 review during the building permit review process.

Since the Town's airport noise contours have not been updated since 2007, the Town recently prepared an updated noise model to reflect current and projected airport conditions and to comply with current FAA requirements for noise modeling practices. This modeling resulted in an approximate 450 foot retraction in the 65 DNL noise contour, resulting in the proposed residential uses being well outside of this area of noise hazard. In preparing this analysis, Addison Airport staff and their aviation consultant projected an aggressive 20-year growth trend to definitively confirm that there would be no conflict. The retraction of the noise contour is a direct result of the retirement of older, noisier aircraft that are no longer served by Addison Airport. This analysis will be included in the Town's upcoming Airport Master Plan Update.

Tree Mitigation

To support this dense, compact urban development, the Co-Developers would reconfigure the Festival Way streetscape by eliminating the existing angled parking on the south frontage. This will also necessitate transplanting the existing trees that line the south frontage of Festival Way. These transplanted trees will be used adjacent to the parking structure and to help create a focal point at the Festival Way street section in front of the retail/restaurant/entertainment node. Additional tree mitigation is required for tree removal resulting from the placement of building pads and the realignment of Spectrum Drive. The Co-developers are fully mitigating proposed tree removal through new onsite plantings.

Public Services Capacity

This site is served by Dallas Independent School District (DISD) and given the anticipated demographics of the project, DISD is unlikely to have issues serving this property. This development provides sufficient access for emergency services through its highly accessible location. As rail transit service is established, the presence of this development will have a positive impact on public safety, as it will put “eyes on the street” that result in this area being less vulnerable to loitering and vagrancy.

With its adjacency to Addison Circle Park and the future Cottonbelt trail, as well as the proposed fitness programming and open space proposed with this project, this will be the most highly amenitized development in Addison. The proposed multifamily buildings will include social amenities such as a pool, fitness center, and co-working space. As Town residents, tenants will also have the opportunity to become members of the Addison Athletic Club.

Community Input: In accordance with Town Ordinances and State Statutes, The Town notified adjacent property owners (within 200 feet) and DISD. At the time of packet posting, staff has not received any responses.

Over the last 4 years, The Town gathered community input to develop the Addison Circle Special Area Study, and provided frequent updates regarding the status of the Master Developer RFP process and the resulting development proposal that was agreed to through that process. This public hearing is a culmination of that process.

RECOMMENDATION: APPROVAL WITH CONDITIONS

This proposed rezoning request meets the intent of the Addison Circle Special Area Study, the Addison Housing Policy, and associated Town amenity and infrastructure policies. The Co-Developers have presented a development concept consistent with the development proposal that resulted in their selection as the Master Developer for this project. They bring substantial expertise in residential, office, and retail development in mixed use environments and will partner with an additional developer/operator to create a vibrant gathering place to the core of this project, creating a strong connection between the Silver Line Station and Addison Circle Park.

This rezoning request is very different from typical requests, as its nexus is rooted in decades of proactive action from the Town. Beginning with the assembly of land and the creation of the Addison Circle neighborhood, moving forward with the Addison Circle Special Area Study, and ultimately partnering with these Co-Developers to implement the Town’s vision and desired level of investment in this property.

This Town project reflects the highest and best use of this land and it will be a fantastic addition to the Addison Circle neighborhood.

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

- The development is executed in accordance with the attached Concept Plan, Master Streetscape Plan, and Planned Development District (PD) development standards, and the definitive agreements to be negotiated for the project.

- Lot 4X, Block A (fitness programming) will be fully entitled prior to site infrastructure construction commencement and will be completed prior to issuance of a Certificate of Occupancy for Lot 1, Block A (Stream Office).
- Lot 1X, Block C (public open space) will be fully entitled prior to site infrastructure construction commencement and will be completed prior to issuance of a Certificate of Occupancy for Lot 1, Block B (AMLI Mid-Rise).
- Lot 2, Block A will be fully entitled and constructed in accordance with the definitive agreements between the Town and Co-Developers.
- Right-of-Way on Addison Road will be preserved to accommodate a northbound right-turn lane. If final traffic analysis determines a need for this right-turn lane improvement, it should be constructed concurrent to the first phase of this project.
- The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in private parking structures, are 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.

PERMITTED USES AND DEVELOPMENT STANDARDS

1. **Permitted Uses:**

- A. Condominium.
- B. Multifamily.
- C. Senior Housing (Special Use Permit (SUP) required).
- D. Live/Work.
 - i. The commercial use is limited to professional services such as accountants, architects, artisans, attorneys, computer and multimedia related professionals, consultants, engineers, hair stylists, insurance, real estate, athletic trainers, travel agents, one-on-one instructors, and similar occupations as may be approved by the Zoning Administrator provided that the use does not detract from, or pose a nuisance to, the adjacent uses.
 - ii. Both the residential and commercial components of the Live/Work unit must be occupied by the same tenant.
- E. Office.
- F. Co-Working.
- G. Retail – as defined in the Residential Subdistrict Use Regulations for the Urban Center (UC) Zoning District.
- H. Restaurant (Special Use Permit (SUP) required).
- I. Food Hall (Special Use Permit (SUP) required).
- J. Hotel (Special Use Permit (SUP) required).
- K. Health Club (Special Use Permit (SUP) required).
- L. Day Care Facility (Special Use Permit (SUP) required).
- M. Entertainment/Event Venue (Indoor or Outdoor).
- N. Sale of alcohol for on-premises or off-premises consumption (Special Use Permit (SUP) required).
- O. Accessory uses encompassing community, social, and recreation facilities customary to multifamily residential and mixed-use development, and home occupations that do not employ persons outside the residence and that do not alter the physical structure or generate additional parking demand.

2. **Maximum Number of Multifamily Dwelling Units:** 700 dwelling units.

3. **Development Phasing and Operational Restrictions:** The Concept Plan shall be implemented in accordance with the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future development agreement

between the Town and Co-Developers.

4. **Landscape (Overall Site):**

Minimum Tree Plantings: New canopy tree plantings shall be a minimum of 4 caliper inches in diameter. Tree planting may be achieved in public open space, private open space, or common areas, and at the streetscape.

Trees shall be planted to achieve all required tree mitigation on site. Where mitigated trees are at least 8 caliper inches in diameter, a replacement tree, of at least 6 caliper inches in diameter, must be utilized to fulfill mitigation requirements on an inch for inch basis.

Alternative replacement and transplanted trees shall be considered by the Town where said trees can enhance the diversity of tree planting and positively contribute to the overall aesthetics and screening needs for the site. The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees.

- A. **Required Site Landscape:** Excluding streets, parking, sidewalks, plazas, and other required hardscape, common areas are to be landscaped and irrigated. Residential ground floor frontages shall be required to landscape the entire area between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches, and patios. This area must be irrigated, and may be landscaped with ground cover, low shrubs, and ornamental trees.

5. **Public Open Space:**

- A. **Minimum Public Open Space:** As depicted in the **Concept Plan**.
- B. **Public Open Space Furnishings:** Public open space shall be amenitized with site furnishings such as benches, trash receptacles, pedestrian lighting, fitness programming, and public art.
- C. **Public Open Space Landscape:** Landscape shall be irrigated and shall include a mix of evergreen and deciduous canopy and ornamental tree species, ornamental groundcover, and zoysia grass turf, or acceptable alternative.
- D. **Public Open Space Installation and Maintenance:** All public open space improvements shall be installed by the developer and owned and maintained in accordance with the terms of a future development agreement between the Town and Co-Developers.

6. **Streetscape Standards:**

- A. All streetscapes shall comply with the **Master Streetscape Plan**.

7. **Pavement Treatments:** Enhanced pavement treatments will be provided in accordance

with the **Concept Plan**. This will be achieved through the use of pavers, as well as unique concrete treatments such as painting, staining, and patterned sawcuts.

8. Multifamily (Tower) Form Standards:

- A. Minimum Lot Area: None.
- B. Minimum Lot Width: None.
- C. Maximum Lot Width (Festival Way Frontage): 450 feet.
- D. Minimum Lot Depth: None.
- E. Maximum Lot Depth: 300 feet.
- F. Minimum Building Setbacks:
 - i. Front Yard (Festival Way): 30 feet from the centerline of the street.
 - ii. Front Yard (Quorum Drive): 10 feet.
 - iii. Side Yard: None.
 - iv. Rear Yard: None.
- G. Minimum Building Height: 13 stories, or the maximum building height permitted under FAA Part 77 review.
- H. Maximum Building Height: the maximum building height permitted under FAA Part 77 review.
- I. High-Rise Building: A building with an occupied floor located more than 75 feet above the lowest level of fire department access.
- J. Minimum Floor Area Per Dwelling Unit: 600 square feet.
- K. Minimum Ground Floor Commercial Floor Area: 10,000 square feet.
- L. Minimum Ground Floor Commercial Floor Height: 16 feet floor to floor.

9. Multifamily (Mid-Rise) Form Standards:

- A. Minimum Lot Area: None.
- B. Minimum Lot Width: None.
- C. Maximum Lot Width (Arapaho Road Frontage): 600 feet.
- D. Minimum Lot Depth: None.

- E. Maximum Lot Depth (Spectrum Drive Frontage): 400 feet.
- F. Minimum Building Setbacks:
 - i. Front Yard (Arapaho Road): 6 feet.
 - ii. Front Yard (Quorum Drive): 10 feet.
 - iii. Front Yard (Spectrum Drive): 6 feet.
 - iv. Side Yard: None.
 - v. Rear Yard: None.
- G. Minimum Building Height: 6 stories.
- H. Maximum Building Height: 10 stories.
- I. High-Rise Building: A building with an occupied floor located more than 75 feet above the lowest level of fire department access.
- J. Minimum Floor Area Per Dwelling Unit: 600 square feet.
- K. Minimum Ground Floor Commercial Floor Area: 5,000 square feet.
- L. Minimum Ground Floor Commercial Floor Height: 16 feet floor to floor.

10. Office & Parking Structure Form Standards:

- A. Minimum Lot Area: None.
- B. Minimum Lot Width: None.
- C. Maximum Lot Width (Festival Way Frontage): 475 feet.
- D. Minimum Lot Depth: None.
- E. Maximum Lot Depth (Addison Road Frontage): 275 feet.
- F. Minimum Building Setbacks:
 - i. Front Yard (Addison Road): 15 feet.
 - ii. Front Yard (Festival Way): 30 feet from the centerline of the street.
 - iii. Side Yard: None.
 - iv. Rear Yard: None.

- G. Minimum Building Height: 5 stories (parking garage), 6 stories (office), or the maximum building height permitted under FAA Part 77 review.
- H. Maximum Building Height: the maximum building height permitted under FAA Part 77 review.
- I. Minimum Office Floor Area: 160,000 square feet.
- J. Minimum Ground Floor Retail Floor Area: 3,500 square feet.
- K. Minimum Ground Floor Commercial Floor Height: 15 feet floor to floor.

11. Retail/Restaurant/Entertainment Node Form Standards:

- A. Minimum Lot Area: None.
- B. Minimum Lot Width: 200 feet.
- C. Maximum Lot Width: None.
- D. Minimum Lot Depth: 250 feet.
- E. Maximum Lot Depth: None.
- F. Minimum Building Setbacks:
 - v. Front Yard (Festival Way): 30 feet from the centerline of the street.
 - vi. Side Yard: None
 - vii. Rear Yard: None.
- G. Minimum Building Height: 1 story.
- H. Maximum Building Height: the maximum building height permitted under FAA Part 77 review.
- I. Minimum Building Floor Area: 25,000 square feet.
- J. Minimum Gathering/Civic/Open Space: 20 percent of the gross area of the lot. Physical and visual connections must be made from this designated space(s) to Festival Way and the Silver Line Station.

12. Airport Noise Mitigation: Residential buildings must be located outside of the 65 DNL noise contour for Addison Airport.

13. Parking:

A. Minimum Off-Street Parking Requirements:

- i. Multifamily (Stacked Flat): 1 space per bedroom, not to exceed 2 spaces per dwelling unit.
- ii. Office/Co-Working: 1 space per 300 square feet of floor area.
- iii. Retail: 1 space per 300 square feet of floor area.
- iv. Restaurant: 1 space per 100 square feet of floor area.

B. Shared Parking: The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in private parking structures, are subject to completion of a parking study and execution of a development agreement between the Town and Co-Developers.

C. Bicycle Parking: 1 space for every 15 required off-street parking spaces, with at least 50 percent of provided spaces being accommodated within the interior of a structure.

14. Facade: Building facades shall comply with the terms and conditions of the MOU and any subsequently executed development agreement.

15. Mechanical Equipment Placement and Screening: Mechanical equipment shall be mounted on the roof and be screened from view from all rights-of-way and located to minimize noise intrusion off each lot. Screening must be architecturally compatible with the building design.

16. Solid Waste and Recycling: Solid Waste and recycling services shall be provided for this development. Dumpsters and compactors should be considered in the design of buildings and shall not be permitted as freestanding features within the site, unless enclosed in a masonry dumpster enclosure and situated at least 200 feet away, or screened by buildings from view from a public street.

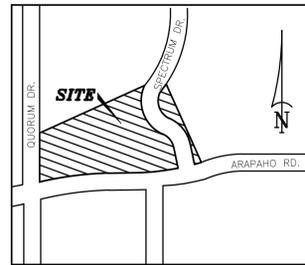
17. Sustainability:

A. The provision of sustainability features such as LEED compliance, electric vehicle charging stations, and public art shall be fully defined by a future development agreement between the Town and Co-Developers.

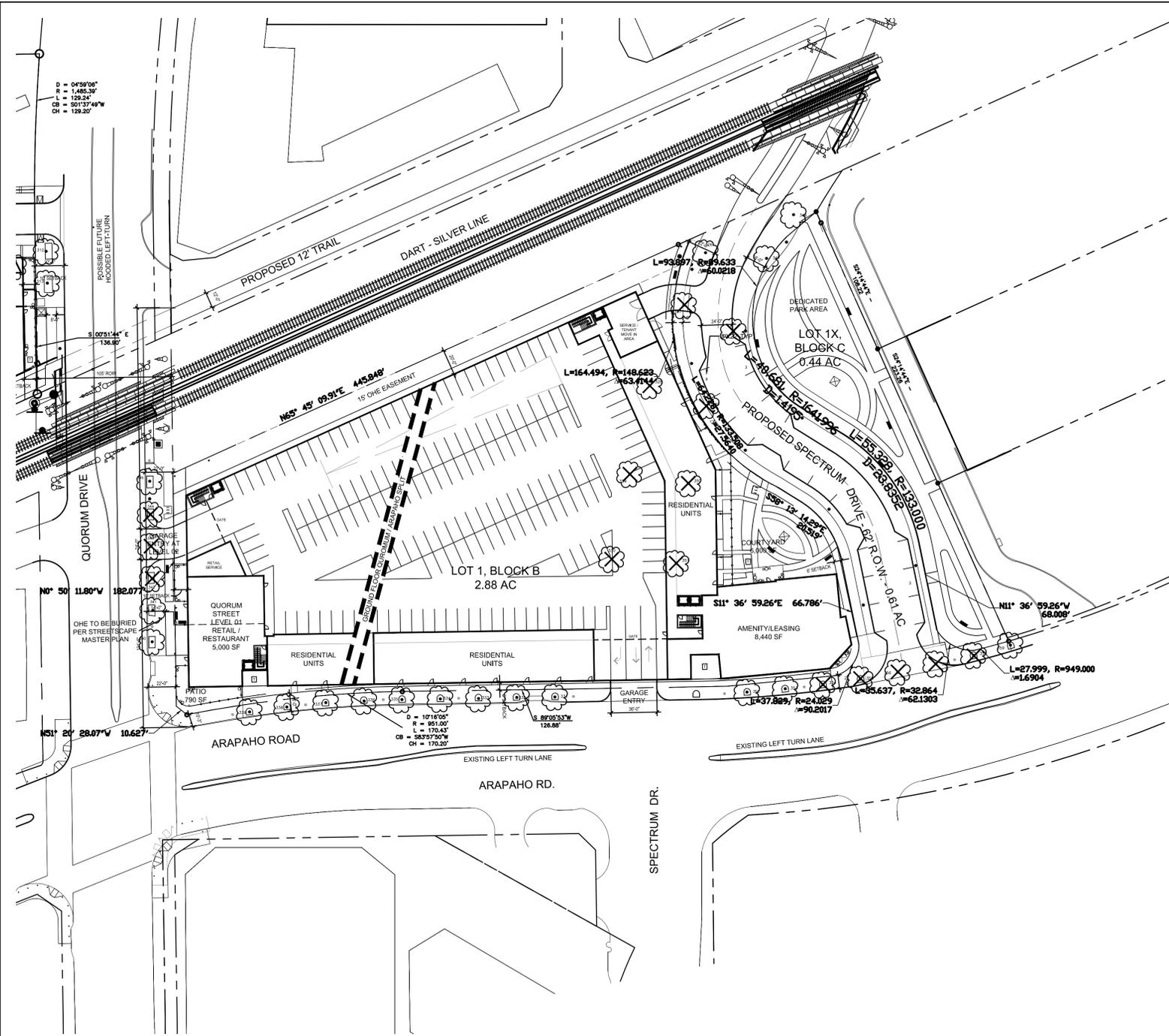
18. Residential Dwelling Unit Features:

A. Interior Finishes: There shall be no linoleum or Formica surfaces in the units. All countertops shall be granite, stone, or a superior surface material.

B. Appliances: All units shall be equipped with energy efficient appliances.



VICINITY MAP
NOT TO SCALE



NOTES:

- ANY TREES THAT FAIL TO SURVIVE THE TRANSPLANT PROCESS WILL NEED TO BE FULLY MITIGATED THROUGH 6-8" CALIPER TREE PLANTINGS ON SITE, OR WHERE NOT FEASIBLE AND APPROVED BY DIRECTOR, THROUGH AN EQUIVALENT CONTRIBUTION TO THE TREE MITIGATION FUND.

TREE PRESERVATION CALCULATIONS

TOTAL CAL. (INCH)	1,890
TOTAL CAL. (INCH) TO BE TRANSPLANTED	386
TOTAL CAL. (INCH) REMOVED - UNPROTECTED (CHINA BERRY, HACKBERRY)	719
TOTAL CAL. (INCH) REMOVED - PROTECTED	502
TOTAL CAL. (INCH) PRESERVED	283
REQUIRED MITIGATION (INCH) - PROTECTED TREES	502
REPLACED (78) SHADE TREES @4" CAL. MIN	312
REPLACED (91) ORNAMENTAL TREES @2.5-3" CAL. MIN	253
TOTAL MITIGATION PROVIDED (INCH)	565
REMAIN MITIGATION NEEDED (INCH)	0

TREE TABLE

TAG#	CAL. IN	COMMON NAME	STATUS	MITIGATION IN
201	13	CHINA BERRY	REMOVE	0
202	18	CHINA BERRY	REMOVE	0
203	24	CEDAR ELM	REMOVE	24 IN
204	12	HACKBERRY	REMOVE	0
205	30	HACKBERRY	REMOVE	0
206	15	HACKBERRY	REMOVE	0
207	20	HACKBERRY	REMOVE	0
208	10	HACKBERRY	REMOVE	0
209	9	HACKBERRY	REMOVE	0
210	9	HACKBERRY	REMOVE	0
211	6	HACKBERRY	REMOVE	0
212	8	HACKBERRY	REMOVE	0
213	8	HACKBERRY	REMOVE	0
214	24	HACKBERRY	REMOVE	0
215	18	HACKBERRY	REMOVE	0
216	8	HACKBERRY	REMOVE	0
217	11	HACKBERRY	REMOVE	0
218	9	HACKBERRY	REMOVE	0
219	9	AMERICAN ELM	REMOVE	9 IN
220	14	CEDAR ELM	REMOVE	14 IN
221	9	HACKBERRY	REMOVE	0
222	9	HACKBERRY	REMOVE	0
223	10	HACKBERRY	REMOVE	0
224	10	CEDAR ELM	REMOVE	10 IN
225	10	HACKBERRY	REMOVE	0
226	32	AMERICAN ELM	REMOVE	32 IN
227	8	HACKBERRY	REMOVE	0
228	10	HACKBERRY	REMOVE	0
229	10	HACKBERRY	REMOVE	0
230	22	AMERICAN ELM	REMOVE	22 IN
231	12	HACKBERRY	REMOVE	0
232	8	HACKBERRY	REMOVE	0
233	8	HACKBERRY	REMOVE	0
234	10	HACKBERRY	REMOVE	0
235	20	AMERICAN ELM	REMOVE	20 IN
236	14	HACKBERRY	REMOVE	0
237	20	HACKBERRY	REMOVE	0
238	26	HACKBERRY	REMOVE	0
239	9	HACKBERRY	REMOVE	0
240	12	HACKBERRY	REMOVE	0
241	12	HACKBERRY	REMOVE	0
242	20	AMERICAN ELM	REMOVE	20 IN
243	14	HACKBERRY	REMOVE	0
244	10	HACKBERRY	REMOVE	0
245	18	HACKBERRY	REMOVE	0
246	26	AMERICAN ELM	REMOVE	26 IN
247	20	CEDAR ELM	REMOVE	20 IN
248	10	AMERICAN ELM	REMOVE	10 IN
249	20	HACKBERRY	REMOVE	0
250	9	HACKBERRY	REMOVE	0
251	10	HACKBERRY	REMOVE	0
252	8	HACKBERRY	REMOVE	0
253	12	HACKBERRY	REMOVE	0
254	15	HACKBERRY	REMOVE	0
255	8	HACKBERRY	REMOVE	0
256	20	HACKBERRY	REMOVE	0
257	13	HACKBERRY	REMOVE	0
258	20	HACKBERRY	REMOVE	0
259	10	CHINA BERRY	REMOVE	0
260	10	HACKBERRY	REMOVE	0
261	10	CHINA BERRY	REMOVE	0
262	16	AMERICAN ELM	REMOVE	16 IN
263	6	HACKBERRY	REMOVE	0
264	7	HACKBERRY	REMOVE	0
265	6	HACKBERRY	REMOVE	0
266	6	HACKBERRY	REMOVE	0
267	9	HACKBERRY	REMOVE	0
268	7	HACKBERRY	REMOVE	0
269	12	HACKBERRY	REMOVE	0
270	14	HACKBERRY	REMOVE	0
271	9	HACKBERRY	REMOVE	0
272	10	HACKBERRY	REMOVE	0
273	20	SHUMARD OAK	REMOVE	20 IN
274	14	SHUMARD OAK	TRANSPLANT	0
275	14	SHUMARD OAK	TRANSPLANT	0
276	11	SHUMARD OAK	TRANSPLANT	0
277	12	SHUMARD OAK	TRANSPLANT	0
278	12	SHUMARD OAK	TRANSPLANT	0
279	18	SHUMARD OAK	REMOVE	18 IN
280	14	SHUMARD OAK	TRANSPLANT	0
281	11	SHUMARD OAK	TRANSPLANT	0
282	10	SHUMARD OAK	TRANSPLANT	0
283	12	SHUMARD OAK	TRANSPLANT	0
284	12	SHUMARD OAK	TRANSPLANT	0
285	12	SHUMARD OAK	TRANSPLANT	0
287	12	SHUMARD OAK	TRANSPLANT	0
288	12	SHUMARD OAK	TRANSPLANT	0
289	10	SHUMARD OAK	TRANSPLANT	0
290	28	SHUMARD OAK	REMOVE	28 IN
291	13	SHUMARD OAK	TRANSPLANT	0
292	10	SHUMARD OAK	TRANSPLANT	0
293	12	SHUMARD OAK	TRANSPLANT	0
294	10	SHUMARD OAK	TRANSPLANT	0
295	15	SHUMARD OAK	REMOVE	15 IN
296	10	SHUMARD OAK	TRANSPLANT	0
297	12	SHUMARD OAK	TRANSPLANT	0
298	12	SHUMARD OAK	TRANSPLANT	0
299	9	SHUMARD OAK	TRANSPLANT	0
300	12	CHINA BERRY	REMOVE	0
301	12	SHUMARD OAK	TRANSPLANT	0
302	12	SHUMARD OAK	TRANSPLANT	0
303	9	HACKBERRY	REMOVE	0
304	9	SHUMARD OAK	TRANSPLANT	0
305	10	SHUMARD OAK	TRANSPLANT	0
306	9	SHUMARD OAK	TRANSPLANT	0
307	9	HACKBERRY	REMOVE	0
308	12	SHUMARD OAK	TRANSPLANT	0
309	12	SHUMARD OAK	TRANSPLANT	0
310	9	HACKBERRY	REMOVE	0
311	12	SHUMARD OAK	TRANSPLANT	0
312	24	SHUMARD OAK	MAINTAIN	0
313	18	SHUMARD OAK	MAINTAIN	0
314	8	AMERICAN ELM	REMOVE	8 IN
316	6	AMERICAN ELM	REMOVE	6 IN
317	6	AMERICAN ELM	REMOVE	6 IN
326	10	SHUMARD OAK	MAINTAIN	0
327	10	SHUMARD OAK	REMOVE	10 IN
328	4	SHUMARD OAK	REMOVE	4 IN
329	10	SHUMARD OAK	REMOVE	10 IN
330	9	SHUMARD OAK	REMOVE	9 IN
331	15	SHUMARD OAK	MAINTAIN	0
332	14	SHUMARD OAK	MAINTAIN	0
333	14	SHUMARD OAK	MAINTAIN	0
334	12	SHUMARD OAK	MAINTAIN	0
335	12	SHUMARD OAK	MAINTAIN	0
336	12	SHUMARD OAK	MAINTAIN	0
337	14	SHUMARD OAK	MAINTAIN	0
338	12	SHUMARD OAK	MAINTAIN	0
339	15	SHUMARD OAK	MAINTAIN	0
340	18	SHUMARD OAK	MAINTAIN	0
341	12	SHUMARD OAK	MAINTAIN	0
342	7	SHUMARD OAK	REMOVE	7 IN
343	15	SHUMARD OAK	REMOVE	15 IN
344	15	SHUMARD OAK	REMOVE	15 IN
345	15	SHUMARD OAK	MAINTAIN	0
346	14	SHUMARD OAK	MAINTAIN	0
347	12	SHUMARD OAK	MAINTAIN	0
348	12	SHUMARD OAK	REMOVE	12 IN
349	12	SHUMARD OAK	REMOVE	12 IN
350	15	SHUMARD OAK	REMOVE	15 IN
351	14	SHUMARD OAK	REMOVE	14 IN
352	10	SHUMARD OAK	MAINTAIN	0
353	12	SHUMARD OAK	MAINTAIN	0
354	10	SHUMARD OAK	REMOVE	10 IN
355	11	SHUMARD OAK	REMOVE	11 IN
356	15	SHUMARD OAK	REMOVE	15 IN
357	8	SHUMARD OAK	REMOVE	8 IN
358	14	SHUMARD OAK	REMOVE	14 IN
359	18	SHUMARD OAK	MAINTAIN	0

LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE TRANSPLANTED



TEXAS 811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!

KEY MAP

SCALE

PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.

C. Heth Kendrick
Registered Landscape Architect of the
State of TEXAS

Registration Number: 2948

PROJECT

ADDISON CIRCLE
STATION

AMLI RESIDENTIAL
ADDISON, TX

LANDDESIGN PROJ.# 8521186

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	TOWN REVISIONS	11.18.2022
	TOWN REVISIONS	12.29.2022
	TOWN REVISIONS	01.13.2023

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

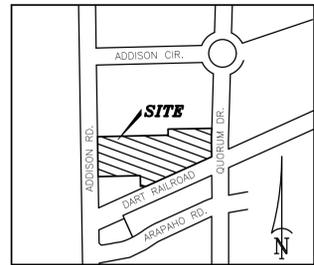
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SHEET TITLE

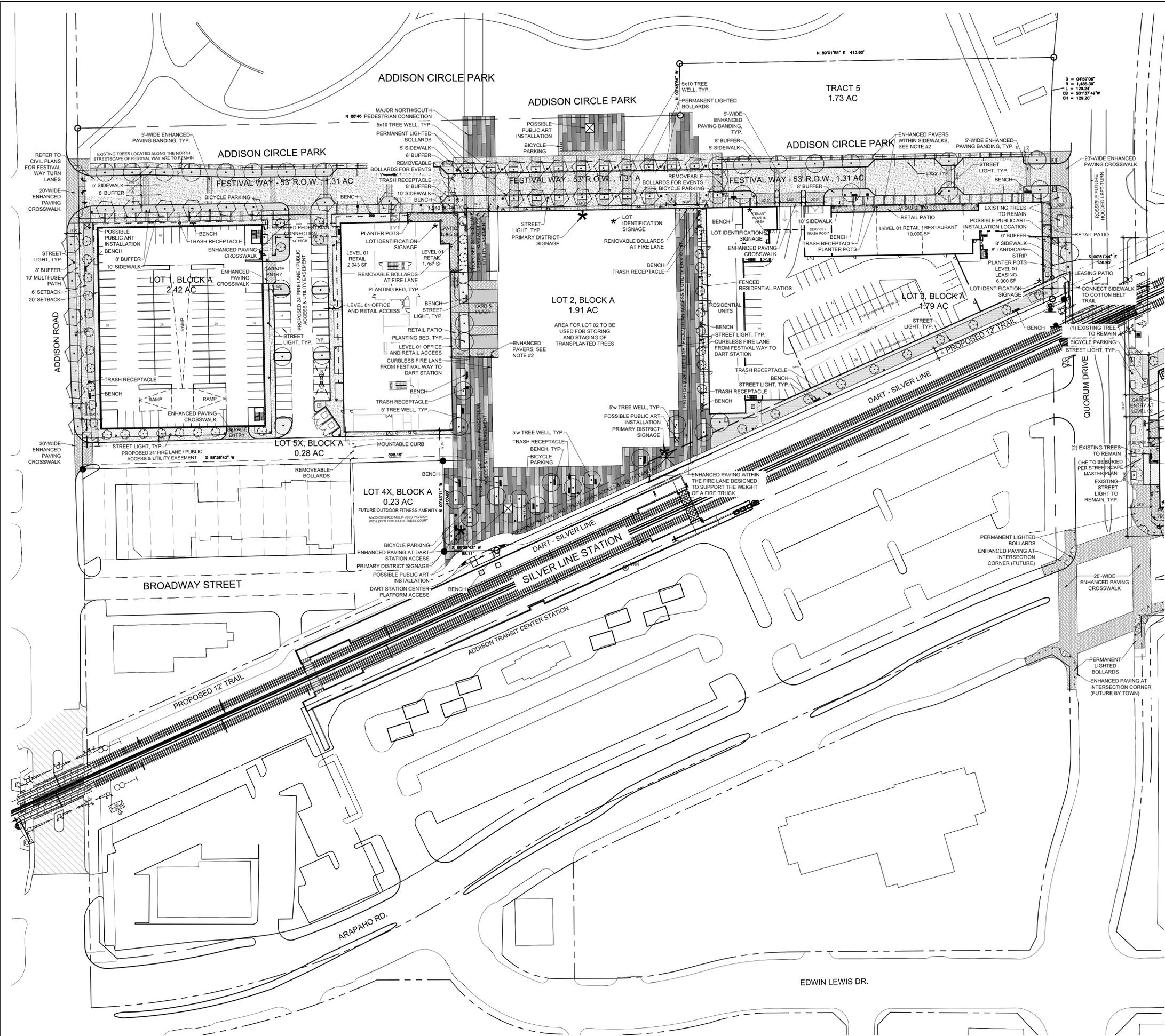
TREE SURVEY (EAST) AND
TABLE

SHEET NUMBER

L6-03



VICINITY MAP
NOT TO SCALE



NOTES:

1. PATIOS, PLANT MATERIAL, AND PAVING ENHANCEMENTS ARE PROPOSED AND SUBJECT TO ADJUSTMENT TO ACCOUNT FOR ARCHITECTURAL REVISIONS AND FEATURES. AS ADDITIONAL INFORMATION IS PROVIDED RELATED TO ARCHITECTURAL FEATURES, THE LANDSCAPE DESIGN WILL CONTINUE TO BE REVISED TO ACCOMMODATE THESE REVISIONS.
2. ENHANCED PAVING TO BE BRICK PAVERS, CONCRETE PAVERS, AND/OR STAMPED AND STAINED CONCRETE. FINAL DETERMINATION OF PAVING MATERIAL SHOULD BE DETERMINED AT PERMIT PHASE

PRELIMINARY PLANT SCHEDULE

	SHADE TREE 6-8" CAL. SIZE	79
	ORNAMENTAL/EVERGREEN TREE	101
	TRANSPLANTED TREE	34
	SHRUB/GROUND COVER	24,117 sf
	SOD	35,181 sf
	EXISTING TREES TO REMAIN	
TOTAL LANDSCAPE AREA = 59,298 SF		

KEY MAP

SCALE

PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.

C. Heth Kendrick
Registered Landscape Architect of the
State of TEXAS

Registration Number: 2948

PROJECT

ADDISON CIRCLE
STATION PHASE I

AMLI RESIDENTIAL
ADDISON, TX

LANDDESIGN PROJ# 8521186

REVISION / ISSUANCE

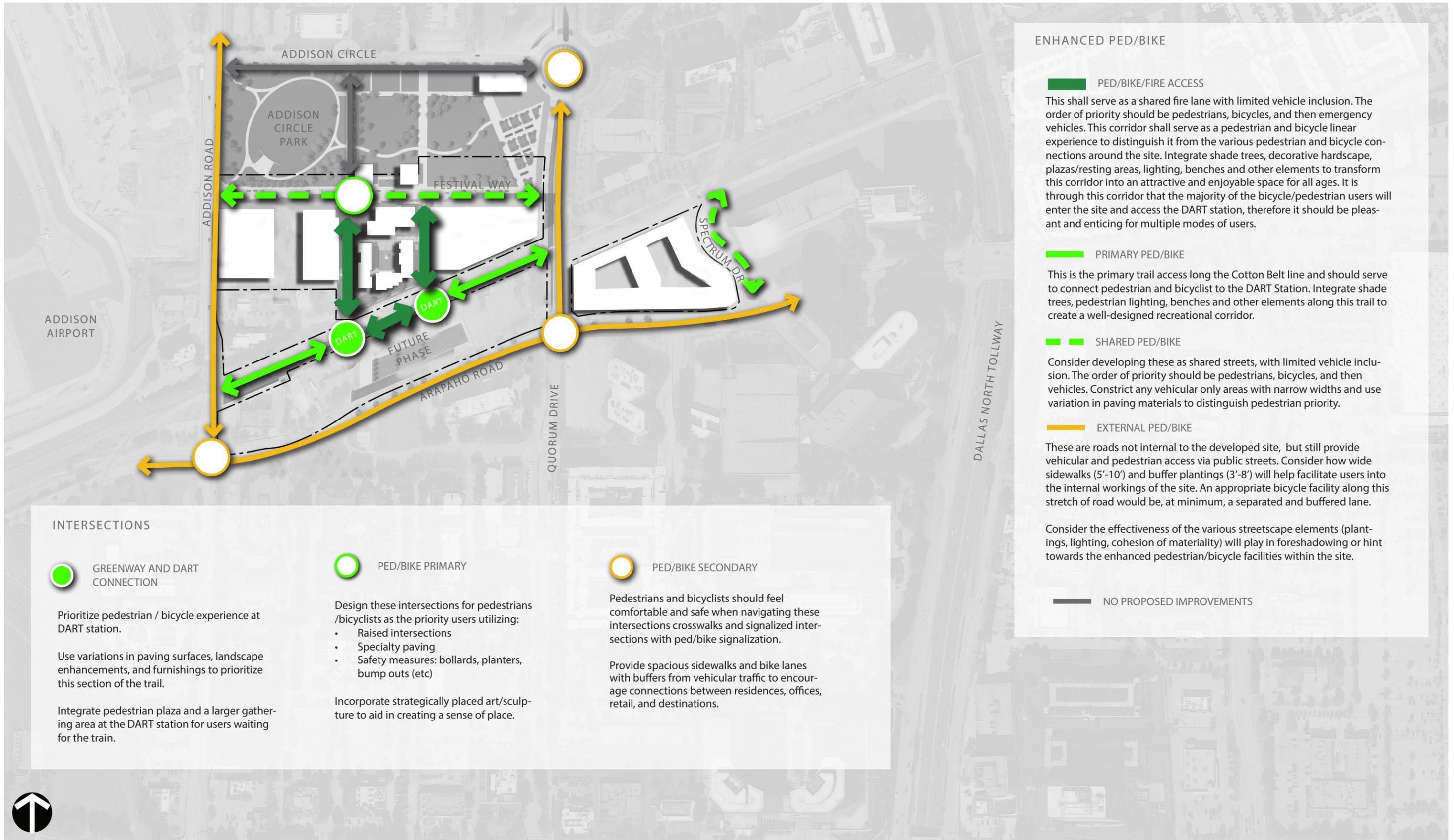
NO.	DESCRIPTION	DATE
	TOWN REVISIONS	11.18.2022
	TOWN REVISIONS	12.29.2022
	TOWN REVISIONS	01.13.2023

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE: NORTH
VERT: N/A
HORZ: 1"=50'
0 25 50 100'

CONCEPTUAL LANDSCAPE
PLAN (WEST)

SHEET NUMBER
L6-00



ENHANCED PED/BIKE

■ PED/BIKE/FIRE ACCESS

This shall serve as a shared fire lane with limited vehicle inclusion. The order of priority should be pedestrians, bicycles, and then emergency vehicles. This corridor shall serve as a pedestrian and bicycle linear experience to distinguish it from the various pedestrian and bicycle connections around the site. Integrate shade trees, decorative hardscape, plazas/resting areas, lighting, benches and other elements to transform this corridor into an attractive and enjoyable space for all ages. It is through this corridor that the majority of the bicycle/pedestrian users will enter the site and access the DART station, therefore it should be pleasant and enticing for multiple modes of users.

▬ PRIMARY PED/BIKE

This is the primary trail access long the Cotton Belt line and should serve to connect pedestrian and bicyclist to the DART Station. Integrate shade trees, pedestrian lighting, benches and other elements along this trail to create a well-designed recreational corridor.

- - - SHARED PED/BIKE

Consider developing these as shared streets, with limited vehicle inclusion. The order of priority should be pedestrians, bicycles, and then vehicles. Constrict any vehicular only areas with narrow widths and use variation in paving materials to distinguish pedestrian priority.

▬ EXTERNAL PED/BIKE

These are roads not internal to the developed site, but still provide vehicular and pedestrian access via public streets. Consider how wide sidewalks (5'-10') and buffer plantings (3'-8') will help facilitate users into the internal workings of the site. An appropriate bicycle facility along this stretch of road would be, at minimum, a separated and buffered lane.

Consider the effectiveness of the various streetscape elements (plantings, lighting, cohesion of materiality) will play in foreshadowing or hint towards the enhanced pedestrian/bicycle facilities within the site.

▬ NO PROPOSED IMPROVEMENTS

INTERSECTIONS

● GREENWAY AND DART CONNECTION

Prioritize pedestrian / bicycle experience at DART station.

Use variations in paving surfaces, landscape enhancements, and furnishings to prioritize this section of the trail.

Integrate pedestrian plaza and a larger gathering area at the DART station for users waiting for the train.

○ PED/BIKE PRIMARY

Design these intersections for pedestrians /bicyclists as the priority users utilizing:

- Raised intersections
- Specialty paving
- Safety measures: bollards, planters, bump outs (etc)

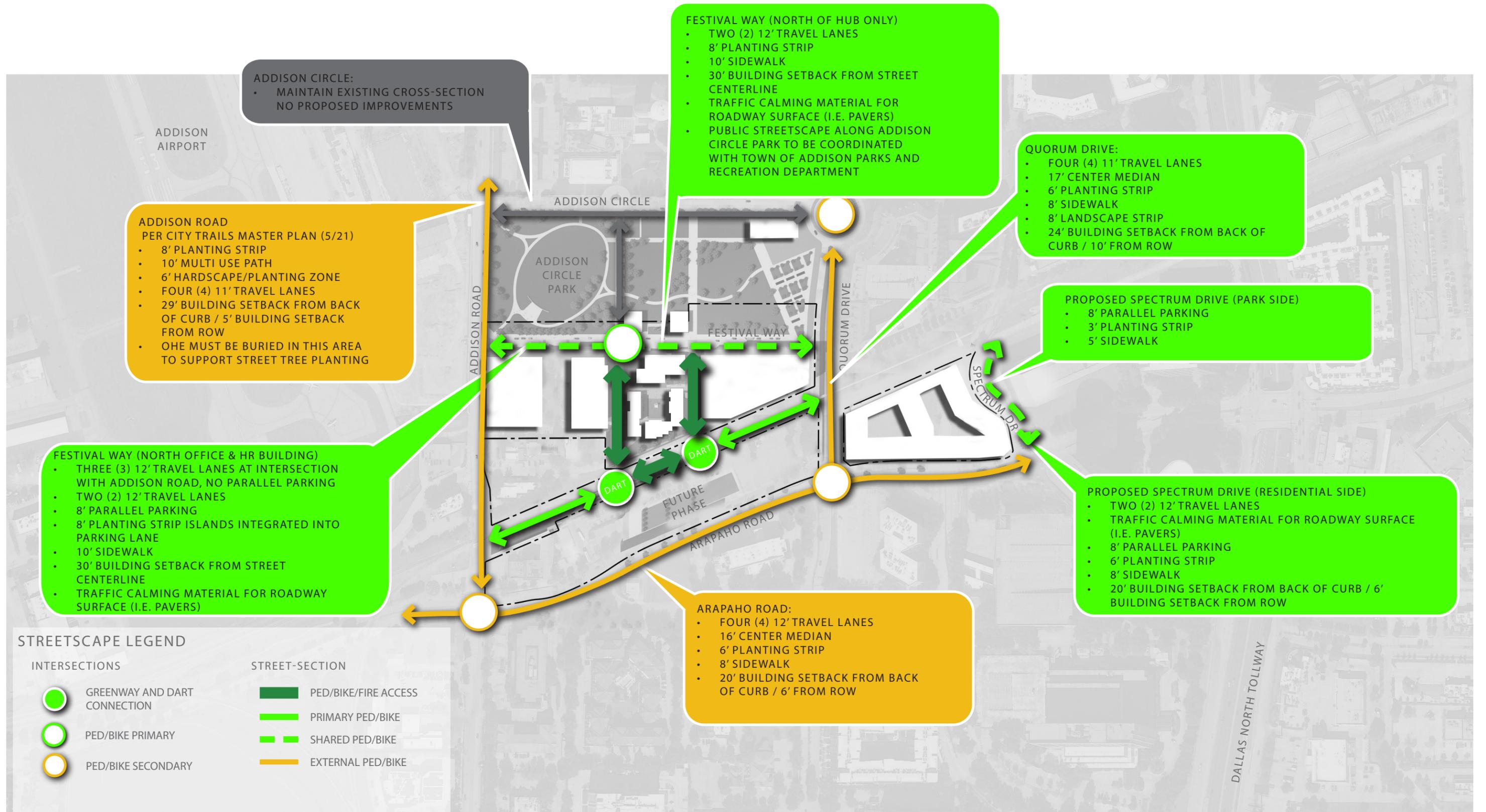
Incorporate strategically placed art/sculpture to aid in creating a sense of place.

○ PED/BIKE SECONDARY

Pedestrians and bicyclists should feel comfortable and safe when navigating these intersections crosswalks and signalized intersections with ped/bike signalization.

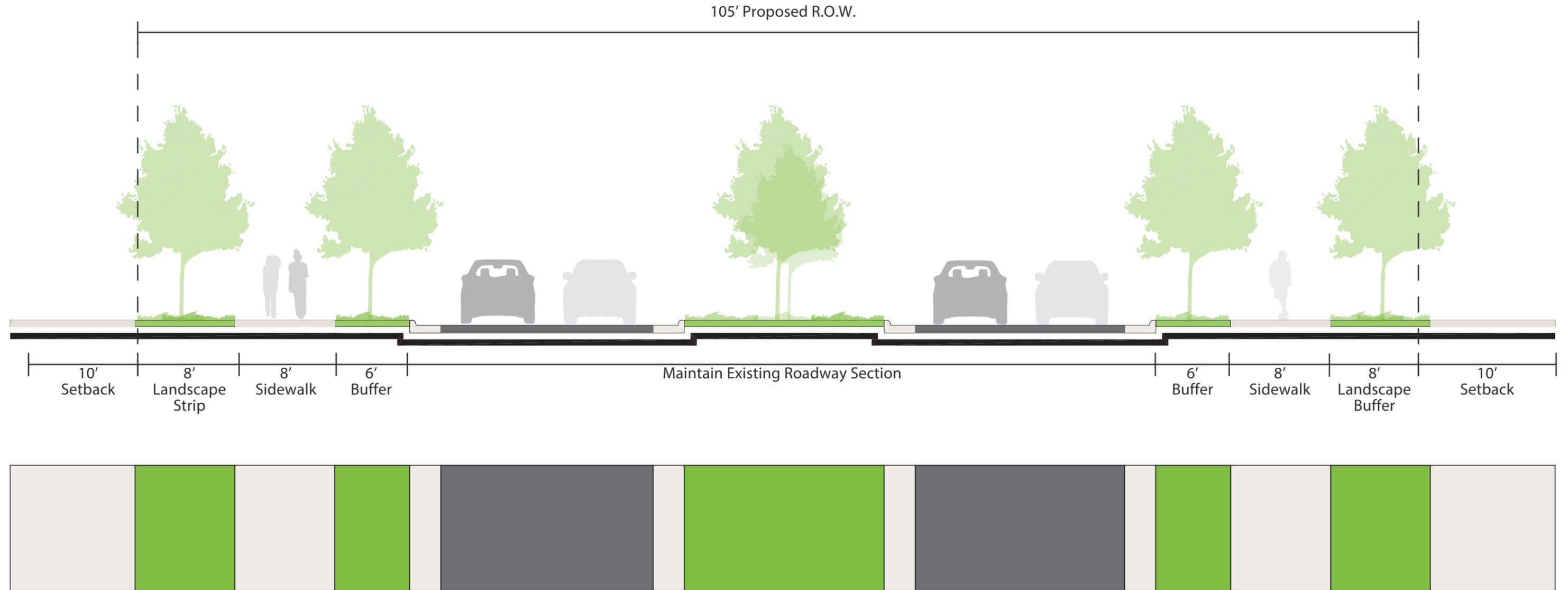
Provide spacious sidewalks and bike lanes with buffers from vehicular traffic to encourage connections between residences, offices, retail, and destinations.





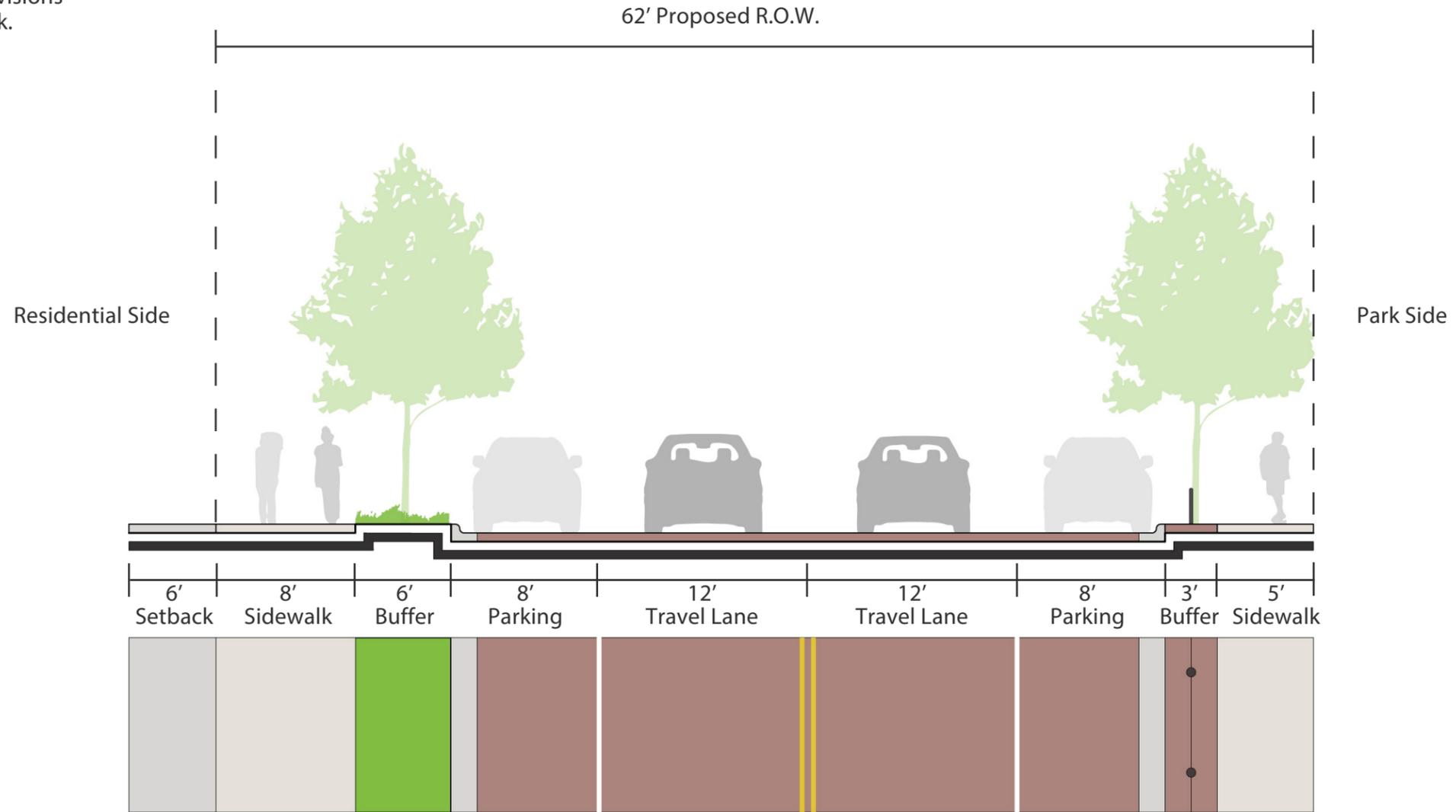
QUORUM DRIVE

- Overhead Electrical Lines (OHE) to be buried on east side of Quorum Drive.

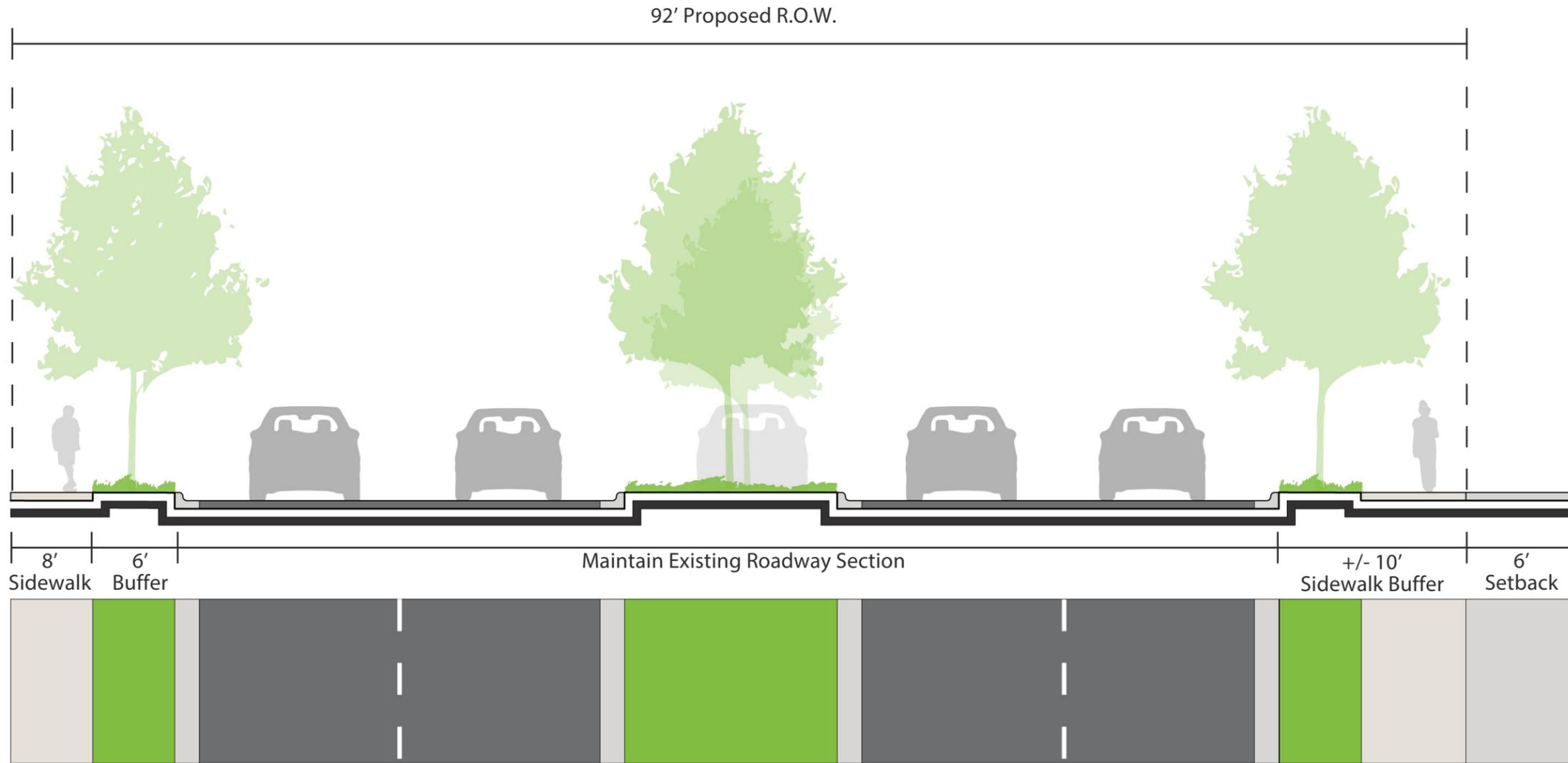


SPECTRUM DRIVE

- Recommended that the Driving Surface of Spectrum Drive be treated with a paving material (i.e.) brick pavers for additional traffic calming
- Integrate staggered landscape islands within parking to further calm traffic
- Sidewalk location and buffer width along east side of Spectrum Drive is subject to revisions based on final design of Spectrum Park.

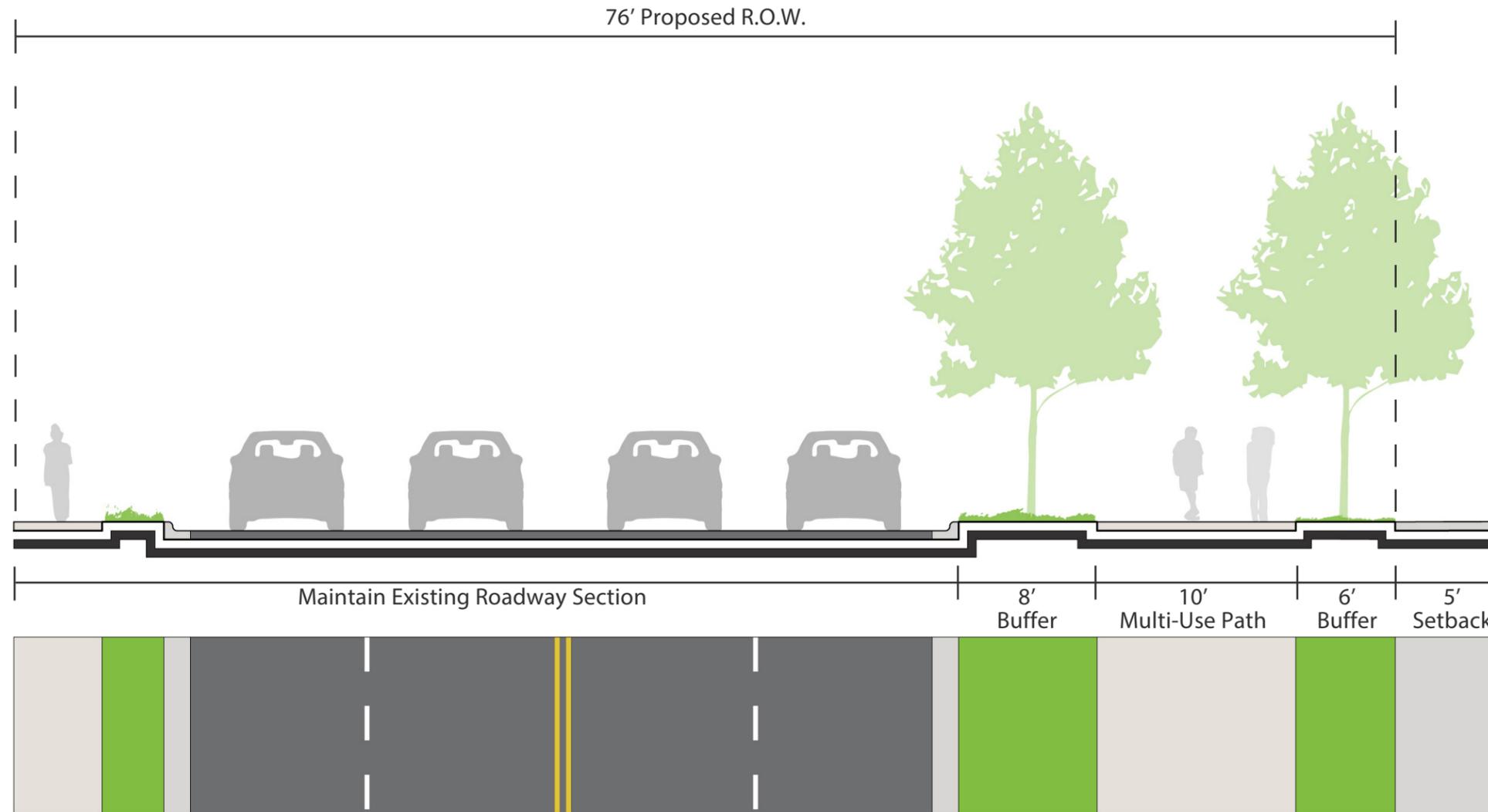


ARAPAHO ROAD



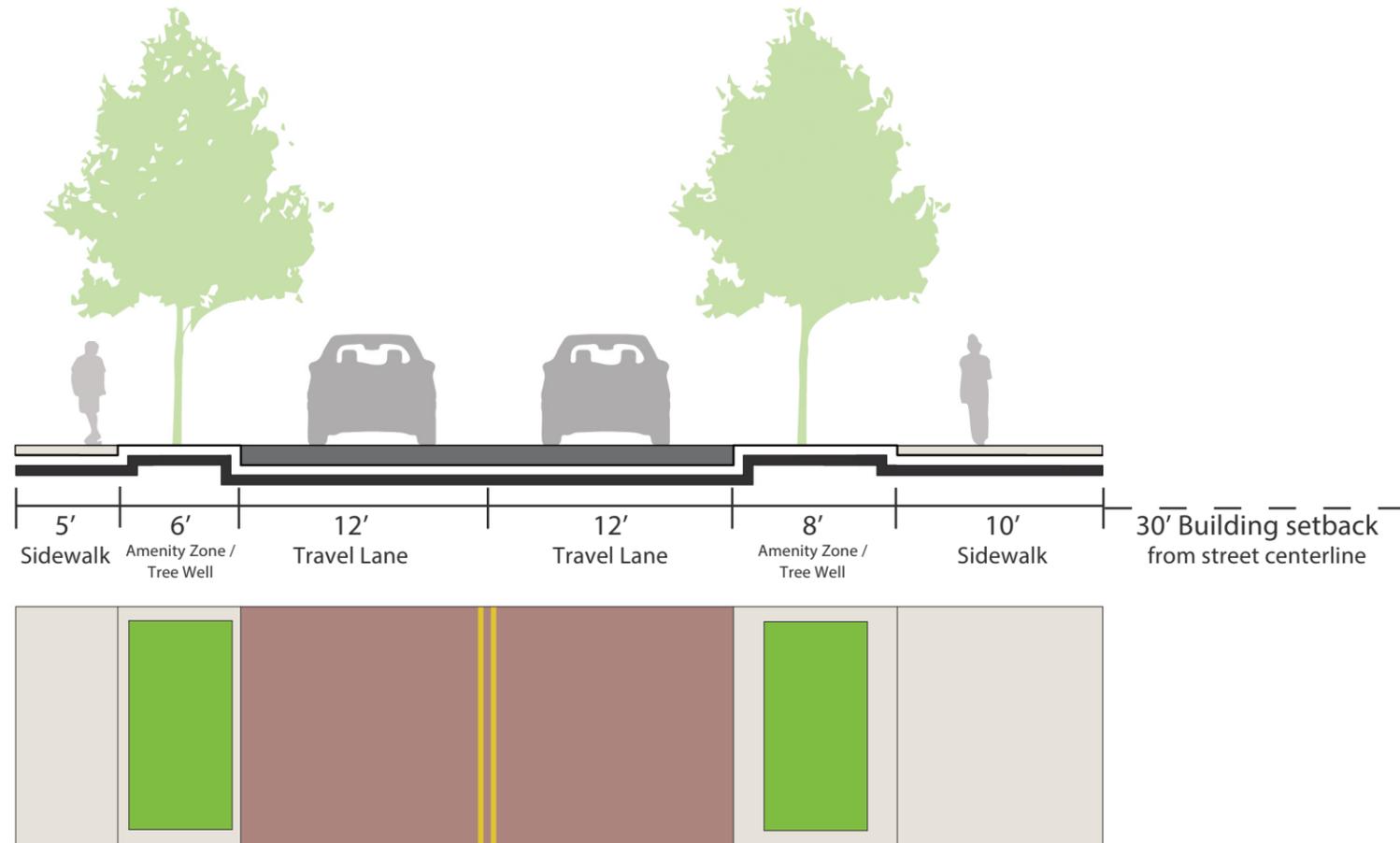
ADDISON ROAD

- Bury existing OHE below 8' buffer strip and multi-use path



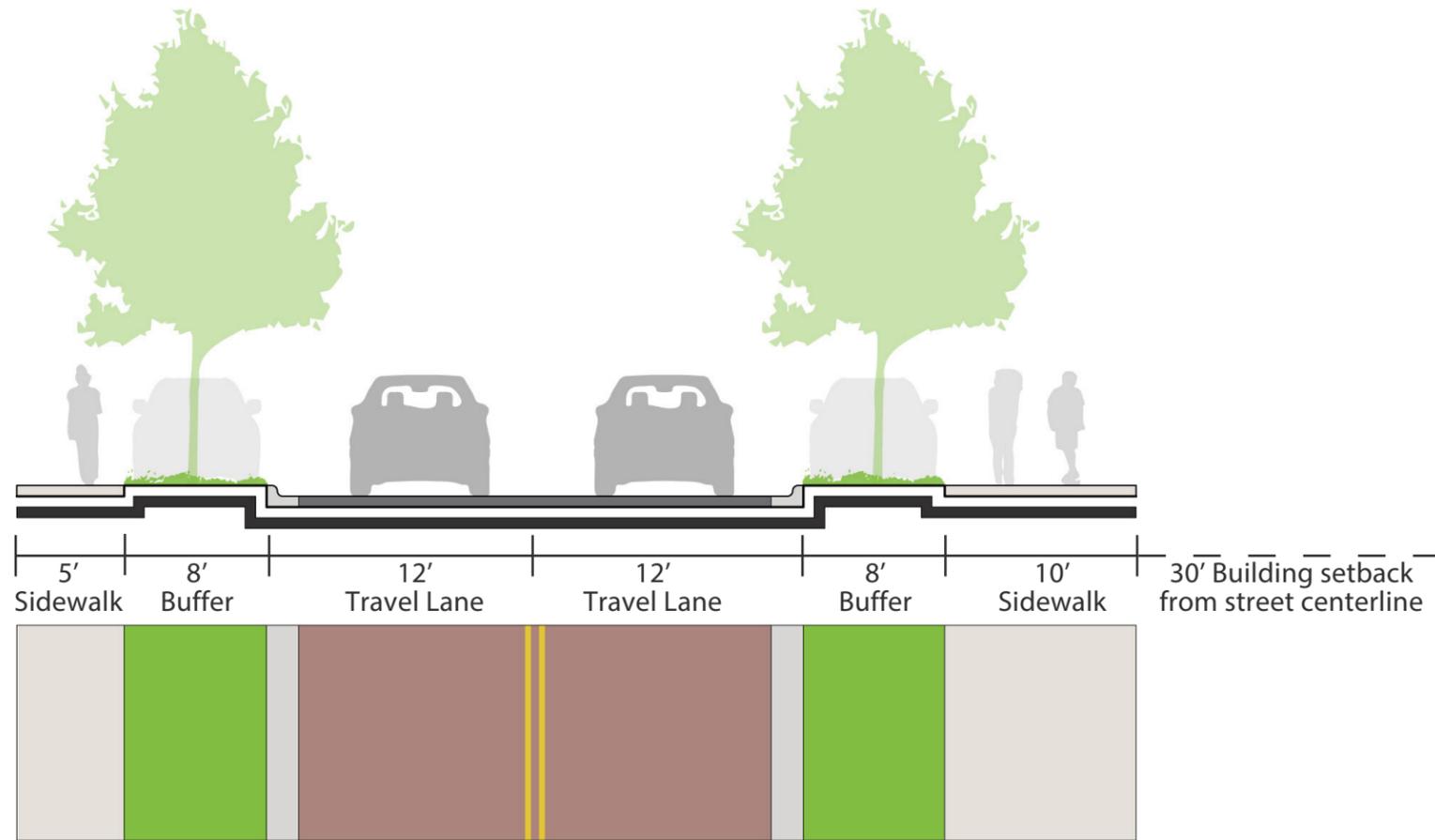
FESTIVAL WAY

- Block to the north of The Hub only
- Recommended that the driving surface be treated with a paving material (i.e brick pavers) for additional traffic calming
- Block is intended to be a speed table/table top condition to reduce traffic speeds for pedestrian safety.



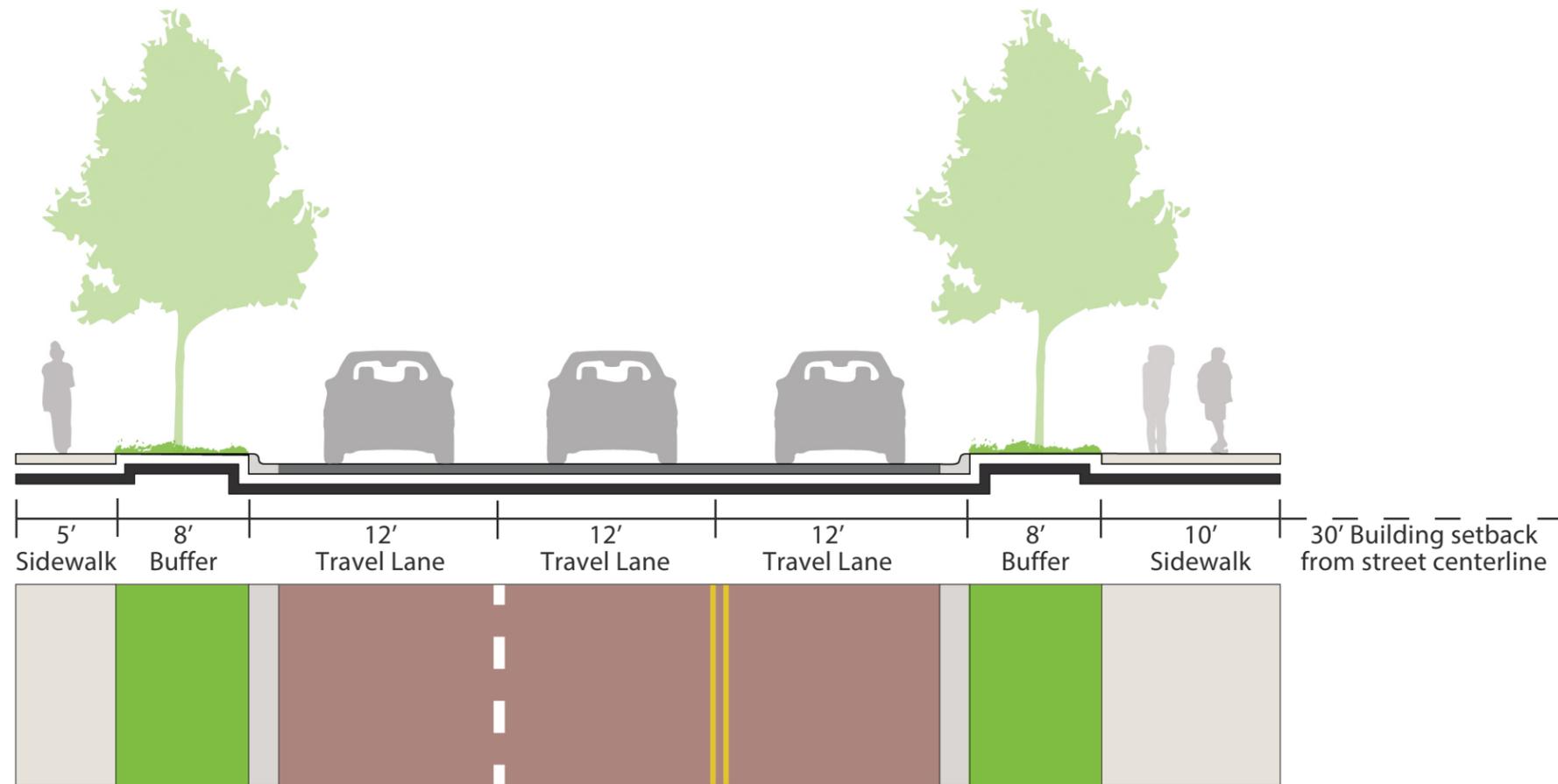
FESTIVAL WAY

- Block to the north of office and high rise development only
- Planting strip can fall in line with the parallel parking spaces
- Recommended that the driving surface be treated with a paving material (i.e. brick pavers) for additional traffic calming



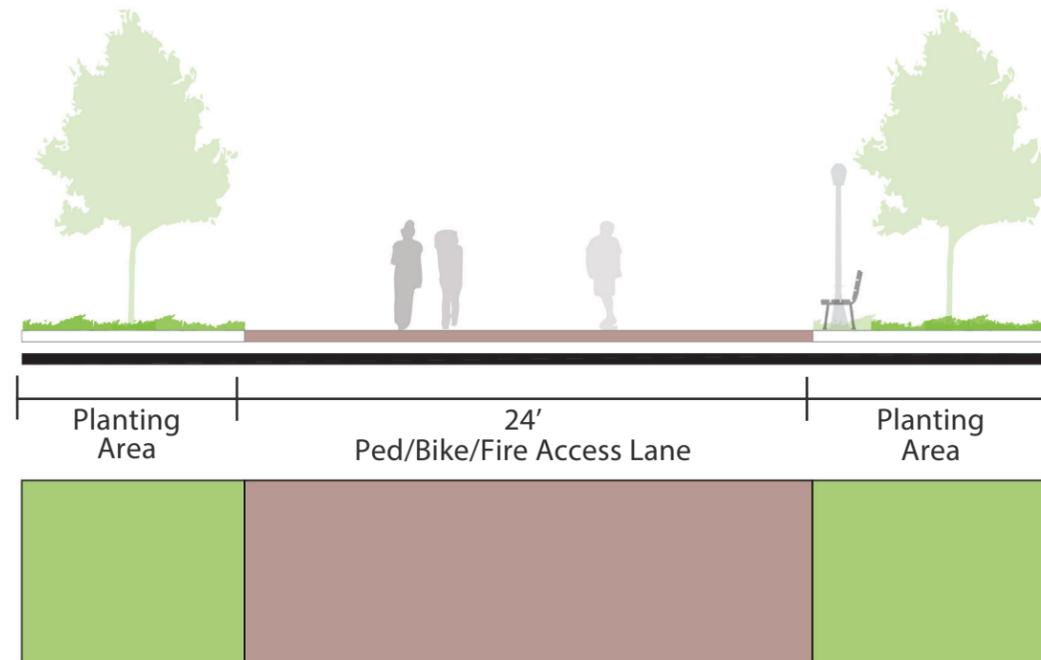
FESTIVAL WAY

- Intersection of Festival Way and Addison Road
- No parallel parking spaces
- Recommended that the driving surface be treated with a paving material (i.e. brick pavers) for additional traffic calming



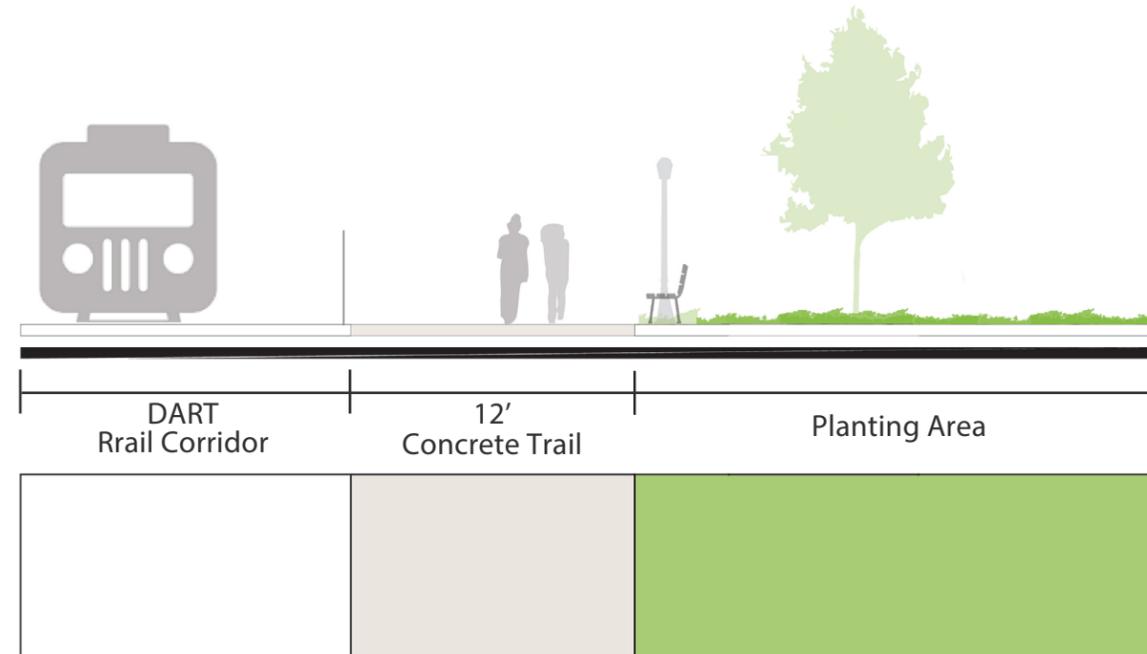
PED/BIKE/FIRE ACCESS

- Access points to the east and west of the entertainment block
- Recommended that the driving surface be treated with a paving material (i.e. concrete pavers, enhanced hardscape) to relate to the pedestrian intent



PED/BIKE/FIRE ACCESS

- Trail adjacent to Rail Corridor at Lot 03, Block A
- Access points to the east and west of the entertainment block
- Recommended that the driving surface be treated with a paving material (i.e. concrete pavers, enhanced hardscape) to relate to the pedestrian intent



Meeting Date: 01/17/2023

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding 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.** Case 1872-Z/Office & Parking Structure, Lots 1 and 5X, Block A, Addison Circle Station – Phase I.

Attachments

1872-Z Staff Report

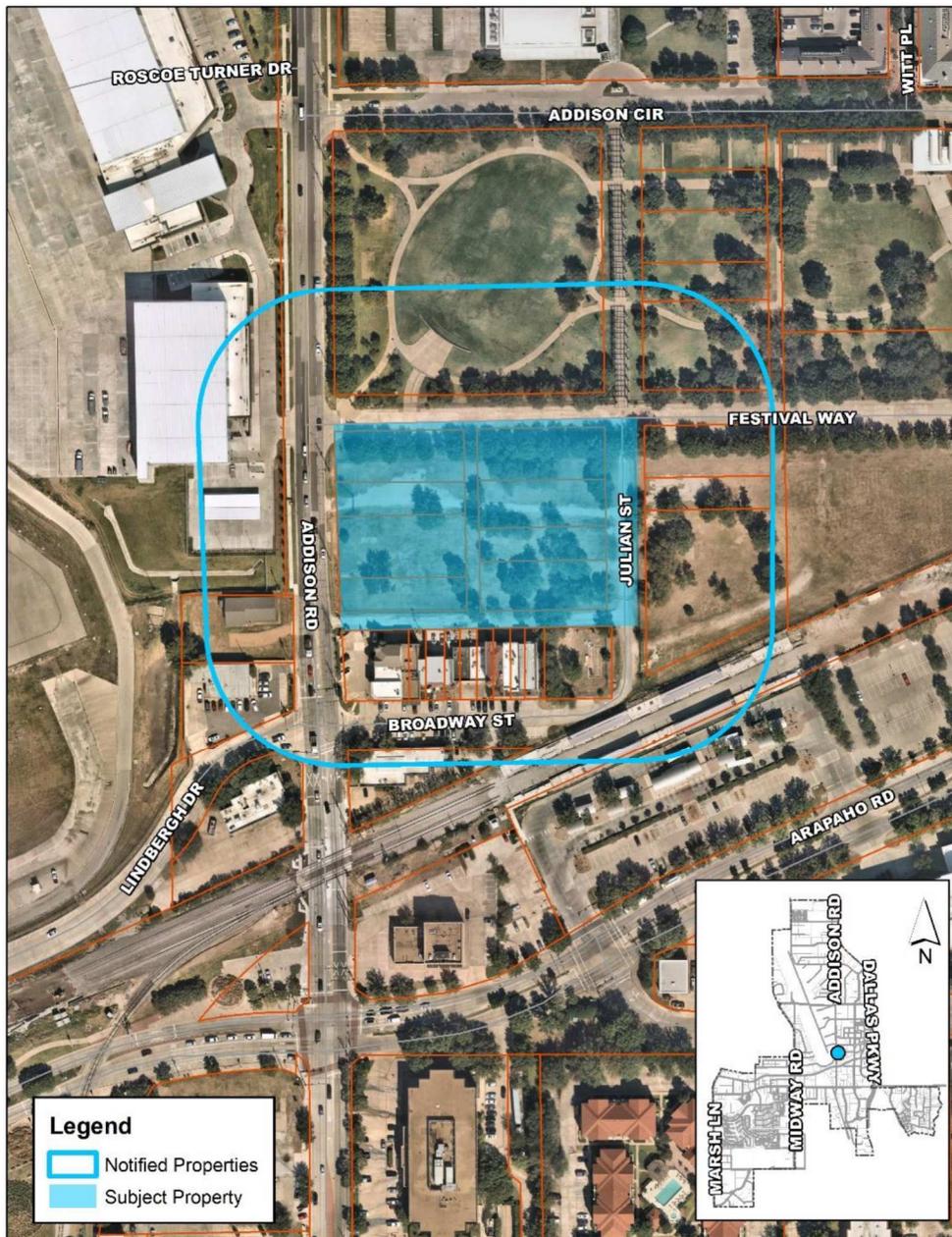
1872-Z Plans

1872-Z Renderings

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 a Recommendation regarding 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.

ADDISON CIRCLE PARK

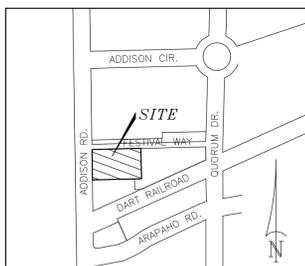
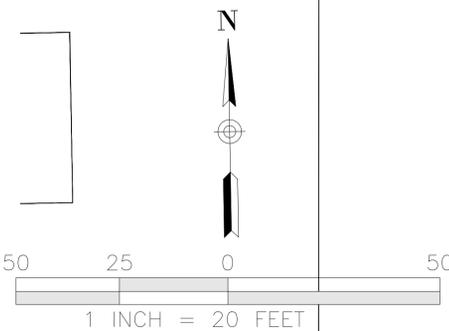
FESTIVAL WAY - 53' R.O.W., 1.31 AC

ADDISON CIRCLE STATION
LOT 1 & 5X, BLOCK A

OWNER/APPLICANT:
AMLI RESIDENTIAL
ATT. JOE BRUCE
5057 KELLER SPRINGS RD.
ADDISON, TX 75001
PH 972-265-6792

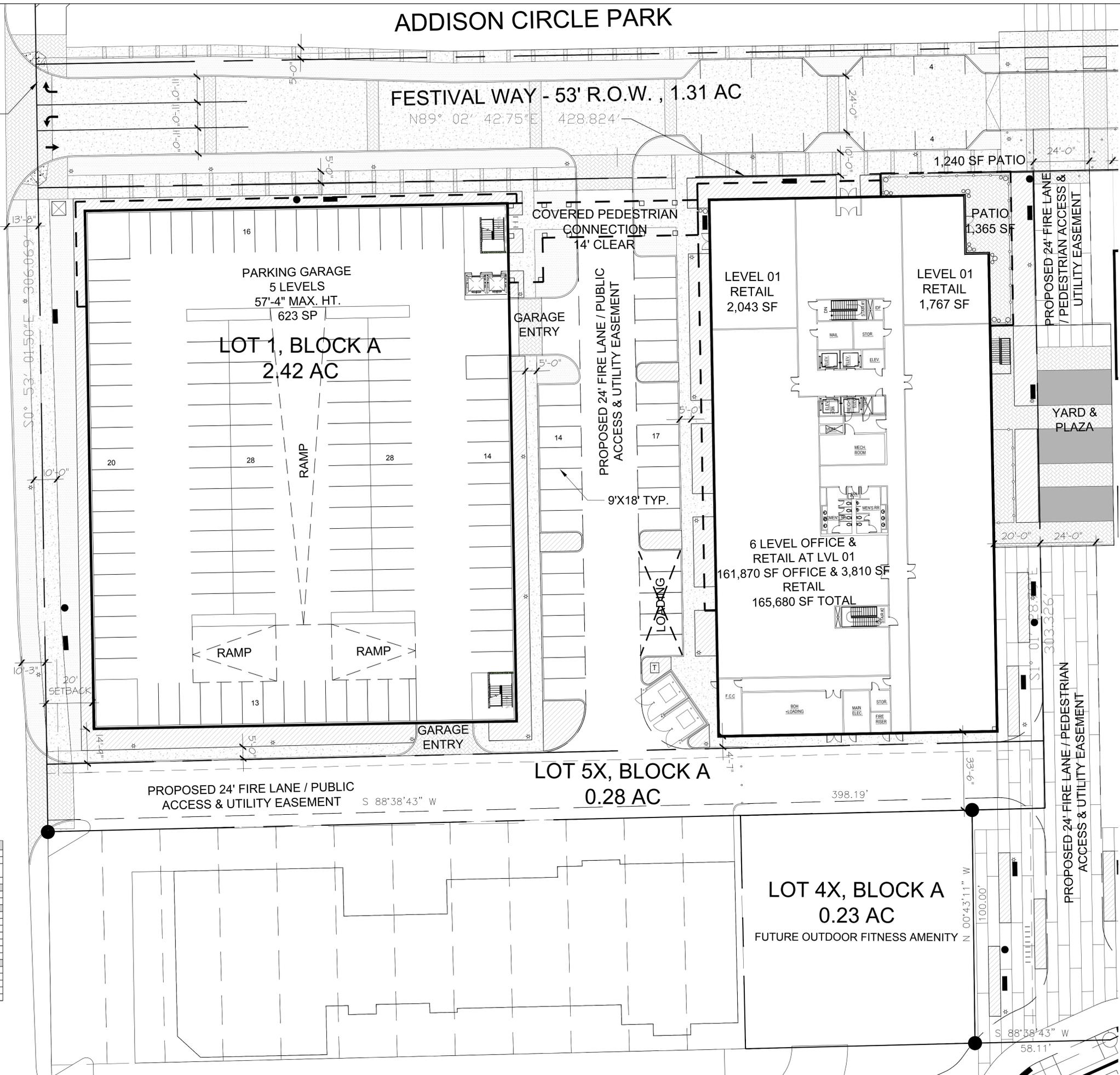
STREAM REALTY
ATT. RAMSEY MARCH
2001 ROSS AVE, STE 400
DALLAS, TX 75201
PH 214-267-0477

- NOTES:**
- REFER TO LANDSCAPE PLAN FOR STREETSCAPE AND LANDSCAPE DETAILS. BUILDING ENTRYWAYS, STREET, AND SITE FURNISHINGS TO BE FULLY DEFINED DURING CIVIL PLAN AND BUILDING PERMIT REVIEW.
 - OWNERSHIP OF LOT 4X AND LOT 5X, BLOCK A WILL BE RETAINED BY THE TOWN OF ADDISON.
 - DEMAND FOR A NORTHBOUND ADDISON RD. RIGHT-TURN LANE WILL BE ANALYZED AND FINAL DISPOSITION OF ADDISON ROAD OVERHEAD ELECTRICAL LINES TO BE DETERMINED DURING CIVIL PLAN REVIEW.
 - FINAL QUANTITY OF PARKING SPACES AND OPERATION OF GARAGE SUBJECT TO COMPLETION OF A PARKING STUDY AND EXECUTION OF A PARKING AGREEMENT WITH THE TOWN. LOCATION OF HANDICAPPED PARKING SPACES TO BE DETERMINED DURING CIVIL PLAN REVIEW.



VICINITY MAP
NOT TO SCALE

ADDISON ROAD



ISSUE / REVISION LOG

DATE	DESCRIPTION
08-19-22	CONCEPT SITE PLAN
10-07-22	CONCEPT SITE PLAN REV. 01
11-21-22	DEVELOPMENT PLAN
12-29-22	DEVELOPMENT PLAN REV.
01-11-23	DEVELOPMENT PLAN REV.

Site Data Summary Table		
LOT NO.	Lot 1, Block A	Lot 5X, Block A
ZONING	Office/Retail/Restaurant/Public Parking	Planned Development (PD)
LAND USE	Structure	Site Access
LOT AREA (AC/SF)	2.42 AC / 105,428 SF	0.28 AC / 12,414 SF
LANDSCAPE AREA SUMMARY		
BUILDING COVERAGE (SF/%)	26,654 SF / 25.28 %	
LANDSCAPE AREA (SF/%)	7,800 SF / 7.75 %	
BUILDING SUMMARY		
BUILDING HEIGHT (STORIES/FEET)	6 STORIES MAX / 100'	
BUILDING FLOOR AREA - OFFICE (SF)	161,870 SF	
BUILDING FLOOR AREA - RETAIL/RESTAURANT (SF)	3,810 SF	
TOTAL BUILDING FLOOR AREA (SF)	165,680	
FLOOR AREA RATIO	1.57	
RETAIL PATIO FLOOR AREA (SF)	1,365 SF	
PARKING GARAGE GROSS AREA (SF)	202,020 SF	
PARKING		
PARKING REQUIRED	RE. SHARED PARKING STUDY	
REQUIRED ACCESSIBLE PARKING	13 SP	
PARKING PROVIDED (GARAGE / AT GRADE)	623 SP / 39 SP	
Parking Ratio	4.57 / 1,000	
PROVIDED PUBLIC/RETAIL PARKING	RE. SHARED PARKING STUDY	

O'BRIEN

STEFAN HAESSIG
1722 ROUTH STREET
SUITE 122
DALLAS, TEXAS 75201
972.788.1010
www.obrienarch.com

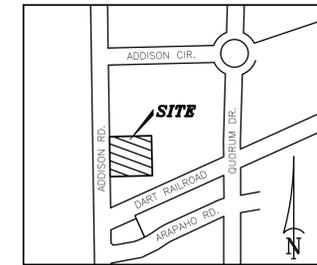
TOWN PROJECT NUMBER: 1872-Z
ADDISON CIRCLE STATION
LOT 1 AND 5X, BLOCK A
2.70 AC - GW FISHER SURVEY, ABSTRACT NO. 482
TOWN OF ADDISON, COUNTY OF DENTON, STATE OF TEXAS

DATE:	ARCH. PROJ. #	SCALE:
01-11-23	202162	1"=20'-0"

SHEET NO.

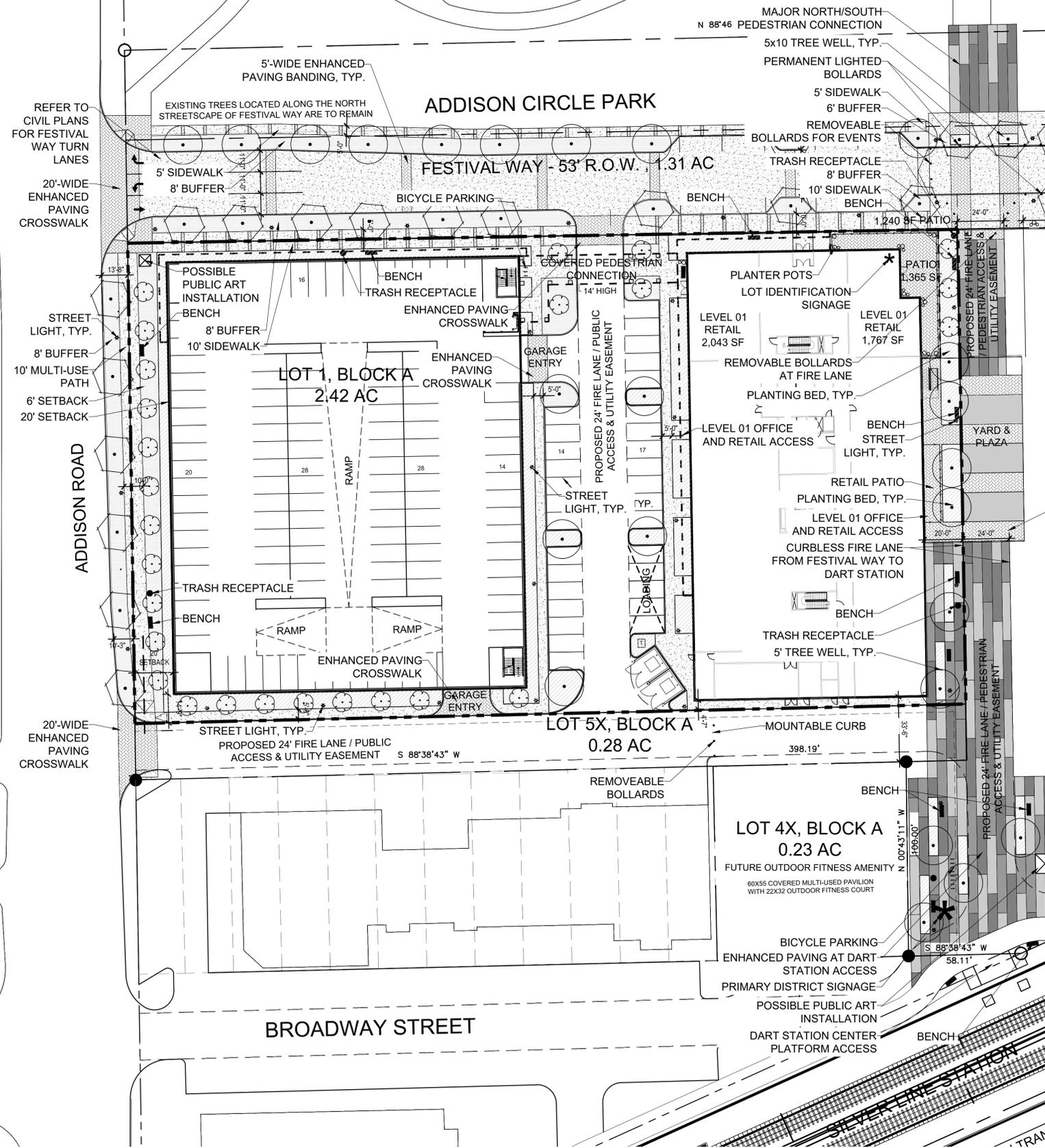
A001
SITE PLAN
LOT 1 & 5X, BLOCK A

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VICINITY MAP
NOT TO SCALE

ADDISON CIRCLE PARK



PRELIMINARY PLANT SCHEDULE

	SHADE TREE 6-8" CAL. SIZE	25
	ORNAMENTAL/EVERGREEN TREE	26
	TRANSPLANTED TREE	17
	SHRUB/GROUND COVER	6,489 sf
	SOD	8,475 sf
	EXISTING TREES TO REMAIN	

LOT 1 TOTAL LANDSCAPE AREA = 7,800 SF

KEY MAP

SCALE

PRELIMINARY
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CONSTRUCTION.

C. Heth Kendrick
Registered Landscape Architect of the
State of TEXAS
Registration Number: 2948

PROJECT

**ADDISON CIRCLE
STATION PHASE I**

AMLI RESIDENTIAL
ADDISON, TX

LANDDESIGN PROJ# 8521186

REVISION / ISSUANCE

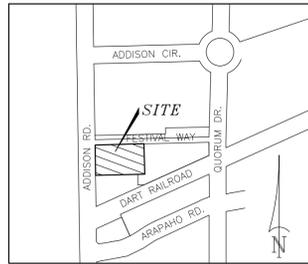
NO.	DESCRIPTION	DATE
	TOWN REVISIONS	11.18.2022
	TOWN REVISIONS	12.29.2022
	TOWN REVISIONS	01.13.2023

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH
VERT: N/A
HORZ: 1"=30'
0 15 30 60'

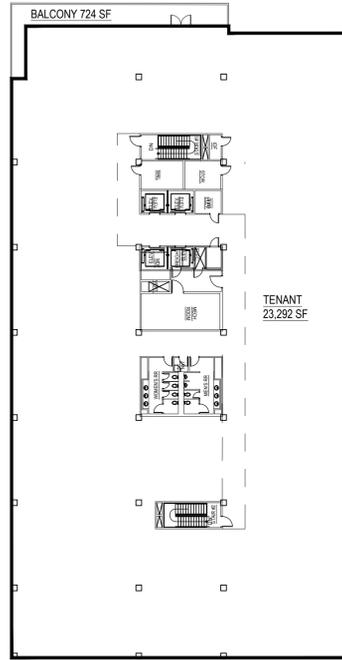
SHEET TITLE
LOT 01 & LOT 5X, BLOCK A
LANDSCAPE PLAN

SHEET NUMBER
L6-10

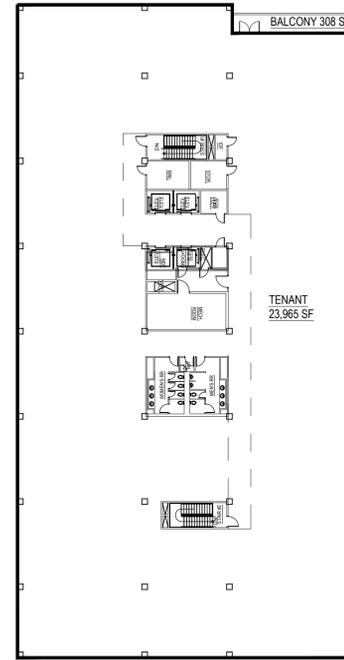


VICINITY MAP
NOT TO SCALE

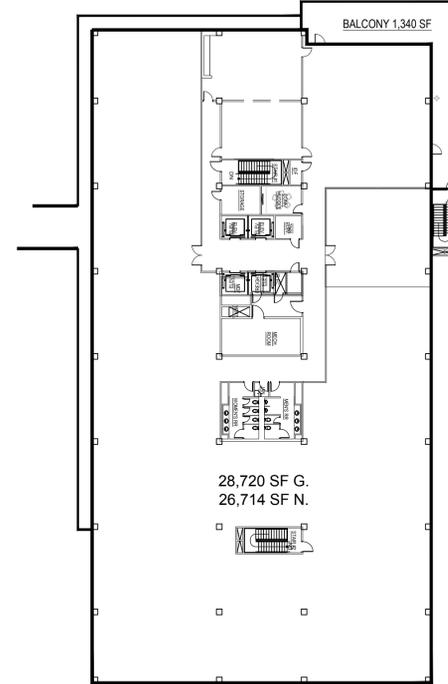
FLOOR LEVELS	GROSS FLOOR AREA	NET FLOOR AREA
1st FLOOR:	27,350 SF	18,400 SF
2nd FLOOR:	28,720 SF	26,714 SF
3rd FLOOR:	27,468 SF	24,562 SF
4th FLOOR:	27,468 SF	24,562 SF
5th FLOOR:	27,468 SF	24,562 SF
6th FLOOR:	27,206 SF	24,310 SF
TOTAL:	165,680 SF	143,110 SF



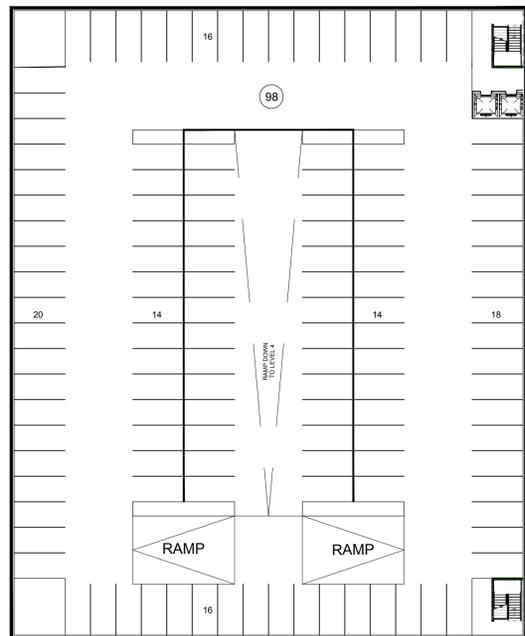
OFFICE - LEVEL 06



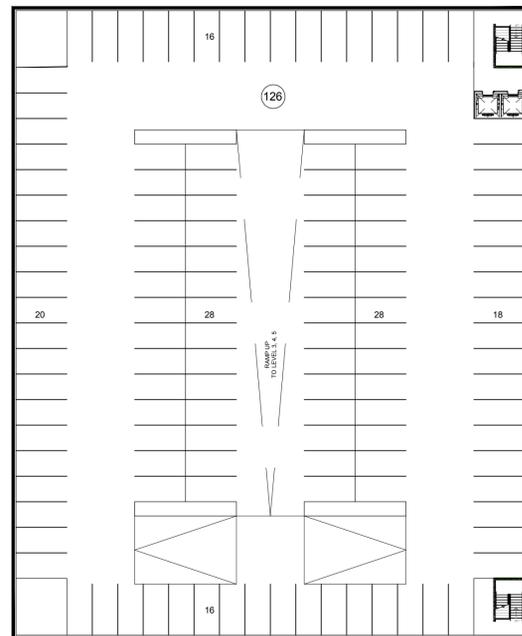
OFFICE - LEVEL 03, 04, 05



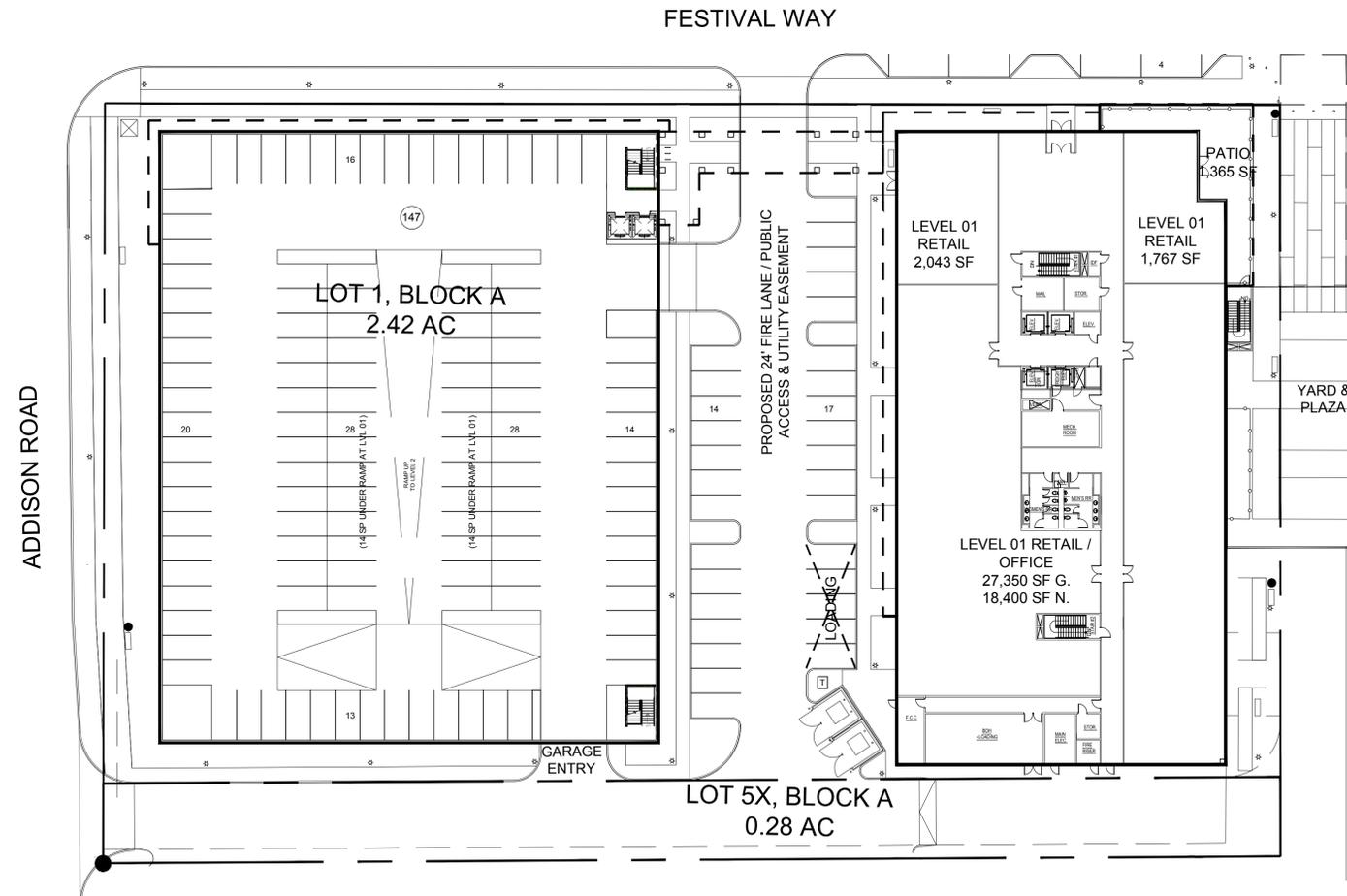
OFFICE - LEVEL 02



GARAGE - LEVEL 05



GARAGE - LEVEL 02, 03, 04



OFFICE / GARAGE - LEVEL 01

ADDISON CIRCLE
STATION
LOT 1 & 5X, BLOCK A

OWNER/APPLICANT:

AMLI RESIDENTIAL
ATT. JOE BRUCE
5057 KELLER SPRINGS RD.
ADDISON, TX 75001
PH 972-265-6792

STREAM REALTY
ATT. RAMSEY MARCH
2001 ROSS AVE, STE 400
DALLAS, TX 75201
PH 214-267-0477

ISSUE / REVISION LOG

DATE	DESCRIPTION
08-19-22	CONCEPT SITE PLAN
10-07-22	CONCEPT SITE PLAN REV. 01
11-21-22	DEVELOPMENT PLAN
12-29-22	DEVELOPMENT PLAN REV.
01-11-23	DEVELOPMENT PLAN REV.

O'BRIEN

STEFAN HAESSIG
1722 ROUTH STREET
SUITE 122
DALLAS, TEXAS 75201
972.788.1010
www.obrienarch.com

TOWN PROJECT NUMBER: 1872-Z
ADDISON CIRCLE STATION
LOT 1 AND 5X, BLOCK A
2.70 AC - GW FISHER SURVEY, ABSTRACT
NO. 482
TOWN OF ADDISON, COUNTY OF DENTON,
STATE OF TEXAS

DATE:	ARCH. PROJ. #	SCALE:
01-11-23	202162	1"=30'-0"

SHEET NO.

A001
FLOOR PLAN
LOT 1 & 5X, BLOCK A

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MATERIAL PERCENTAGES - OFFICE SOUTH ELEVATION				MATERIAL PERCENTAGES - OFFICE NORTH ELEVATION				
	SQ. FT.	PERCENTAGE		SQ. FT.	PERCENTAGE		SQ. FT.	PERCENTAGE
BRICK	4,997	46%	BRICK	3,884	36%	BRICK	8,873	40%
GLAZING	5,349	50.5%	GLAZING	6,035	56%	GLAZING	9,570	54%
METAL	106	1%	METAL	84	0%	METAL	1,273	6%
TOTAL SURFACE AREA	10,552	100%	TOTAL SURFACE AREA	10,749	100%	TOTAL SURFACE AREA	21,817	100%

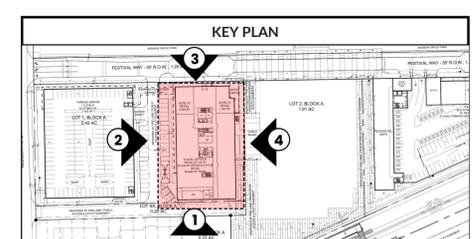
MATERIAL PERCENTAGES - OFFICE WEST ELEVATION				MATERIAL PERCENTAGES - OFFICE EAST ELEVATION				
	SQ. FT.	PERCENTAGE		SQ. FT.	PERCENTAGE		SQ. FT.	PERCENTAGE
BRICK	8,893	49%	BRICK	8,873	40%	BRICK	8,873	40%
GLAZING	9,578	47%	GLAZING	11,570	54%	GLAZING	11,570	54%
METAL	795	4%	METAL	1,273	6%	METAL	1,273	6%
TOTAL SURFACE AREA	18,484	100%	TOTAL SURFACE AREA	21,517	100%	TOTAL SURFACE AREA	21,517	100%

- FAÇADE PLAN NOTES**
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OFFICE FAÇADE KEYNOTES

◆ BRICK 1	◆ SPANDREL GLASS
◆ BRICK 2	◆ METAL PANEL
◆ METAL CANOPY	◆ STOREFRONT SYSTEM
◆ METAL COPING	◆
◆ RAILING	◆
◆ VISION GLASS	◆

GENERAL NOTES



PROJECT TITLE:
**ADDISON
 CIRCLE STATION
 LOT 01 & LOT 5X
 BLOCK A**
 ADDISON,
 TEXAS
OWNER/APPLICANT:
AMLI RESIDENTIAL
 ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
 75001
 PH 972-265-6792
STREAM REALTY
 ATT. RAMSEY MARCH
 2001 ROSS AVE, STE 400
 DALLAS, TX 75201
 PH 214-267-0477

ISSUE/REVISION LOG

DATE	DESCRIPTION
08-19-22	CONCEPT SITE PLAN
11-21-22	DEVELOPMENT PLAN
12-29-22	DEVELOPMENT PLAN REV.
01-11-23	DEVELOPMENT PLAN REV.

O'BRIEN
 1722 ROUTH STREET
 SUITE 122
 DALLAS, TEXAS 75201
 972.788.1010
 www.obrienarch.com

TOWN PROJECT NUMBER:
 1872-Z
 ADDISON CIRCLE STATION
 LOT 01 & LOT 5X, BLOCK A
 2.7 AC-G.W. FISHER SURVEY,
 ABSTRACT NO.482
 15.64 ACRES
 TOWN OF ADDISON, COUNTY
 OF DALLAS, STATE OF TEXAS

DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.
A003
**OFFICE
 ELEVATIONS**

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4 OFFICE - EAST ELEVATION
 SCALE: 1/16" = 1'-0"



3 OFFICE - NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



2 OFFICE - WEST ELEVATION
 SCALE: 1/16" = 1'-0"



1 OFFICE - SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES - GARAGE SOUTH ELEVATION			MATERIAL PERCENTAGES - GARAGE NORTH ELEVATION		
	SQ. FT.	PERCENTAGE		SQ. FT.	PERCENTAGE
METAL	566	7%	METAL	184	7%
CONCRETE	286	3%	CONCRETE	79	7%
MASONRY	0	0%	MASONRY	4226	57%
PERF. SCREEN 1	3955	48%	PERF. SCREEN 1	2988	40%
PERF. SCREEN 2	492	6%	PERF. SCREEN 2	0	0%
TOTAL SURFACE AREA:	819	100%	TOTAL SURFACE AREA:	7477	100%

MATERIAL PERCENTAGES - GARAGE WEST ELEVATION			MATERIAL PERCENTAGES - GARAGE EAST ELEVATION		
	SQ. FT.	PERCENTAGE		SQ. FT.	PERCENTAGE
METAL	788	7%	METAL	206	4%
CONCRETE	208	2%	CONCRETE	216	2%
MASONRY	0	0%	MASONRY	4800	53%
PERF. SCREEN 1	3983	39%	PERF. SCREEN 1	3939	40%
PERF. SCREEN 2	6395	56%	PERF. SCREEN 2	0	0%
TOTAL SURFACE AREA:	13374	100%	TOTAL SURFACE AREA:	9051	100%

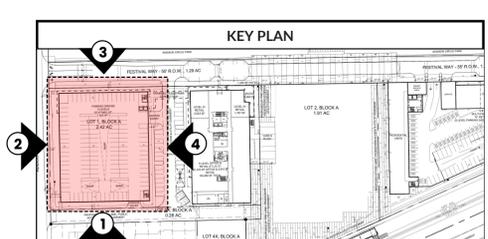
FACADE PLAN NOTES

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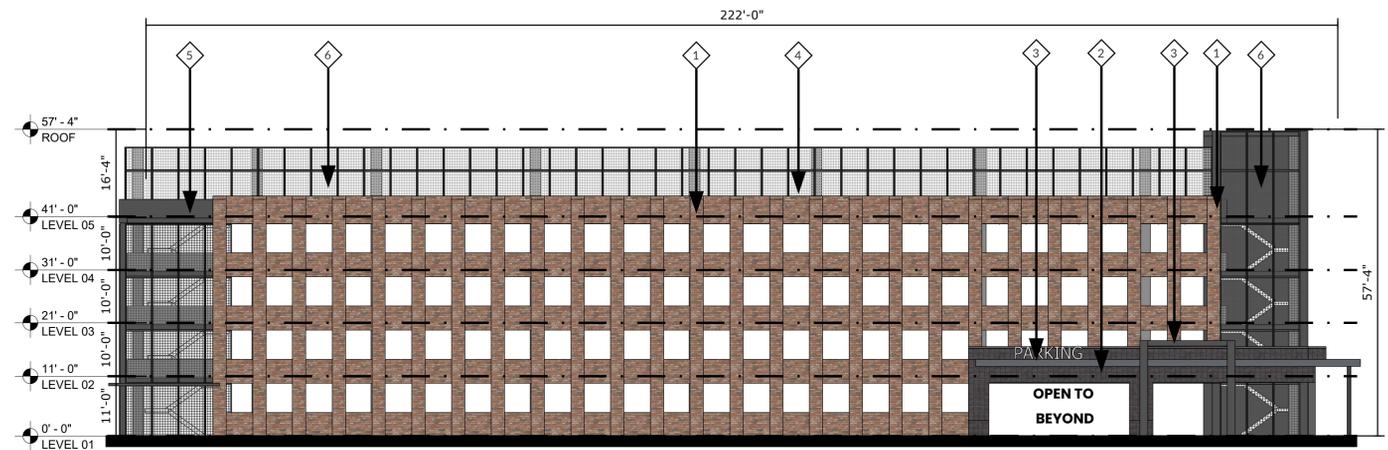
OFFICE GARAGE FACADE KEYNOTES

- BRICK 1
- BRICK 2
- METAL CANOPY
- METAL COPING
- METAL PANEL
- PERF. METAL PANEL
- MURAL

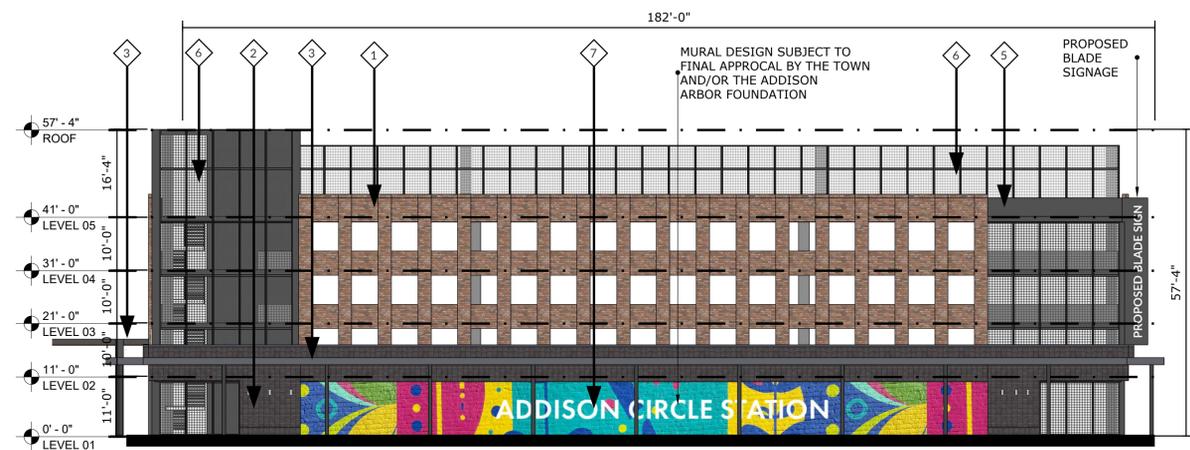
GENERAL NOTES



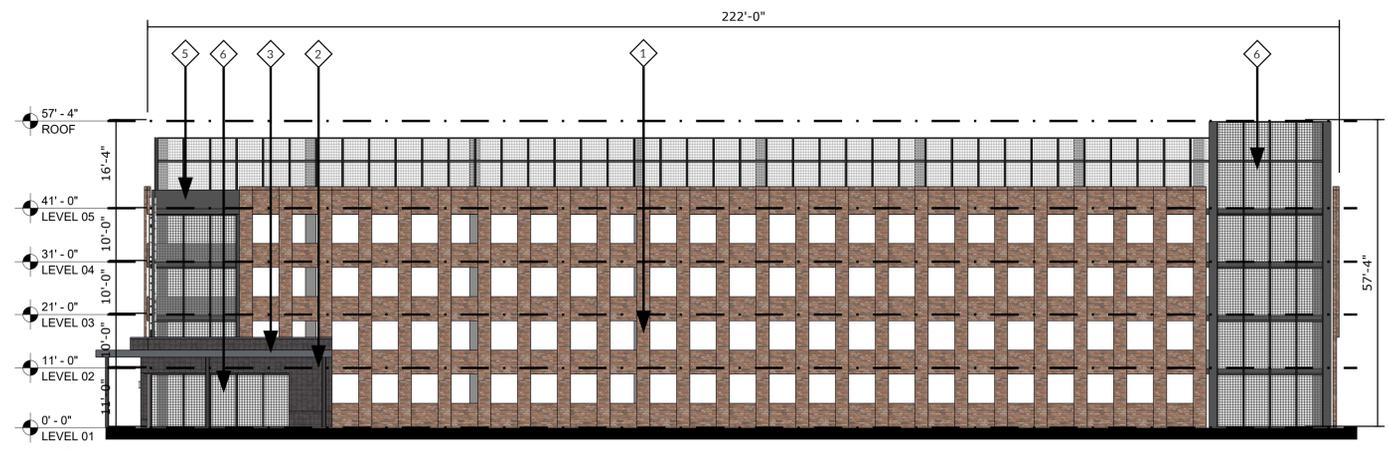
PROJECT TITLE:
ADDISON CIRCLE STATION LOT 01 & LOT 5X BLOCK A
 ADDISON, TEXAS
OWNER/APPLICANT:
AMLI RESIDENTIAL
 ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS 75001
 PH 972-265-6792
STREAM REALTY
 ATT. RAMSEY MARCH
 2001 ROSS AVE, STE 400
 DALLAS, TX 75201
 PH 214-267-0477



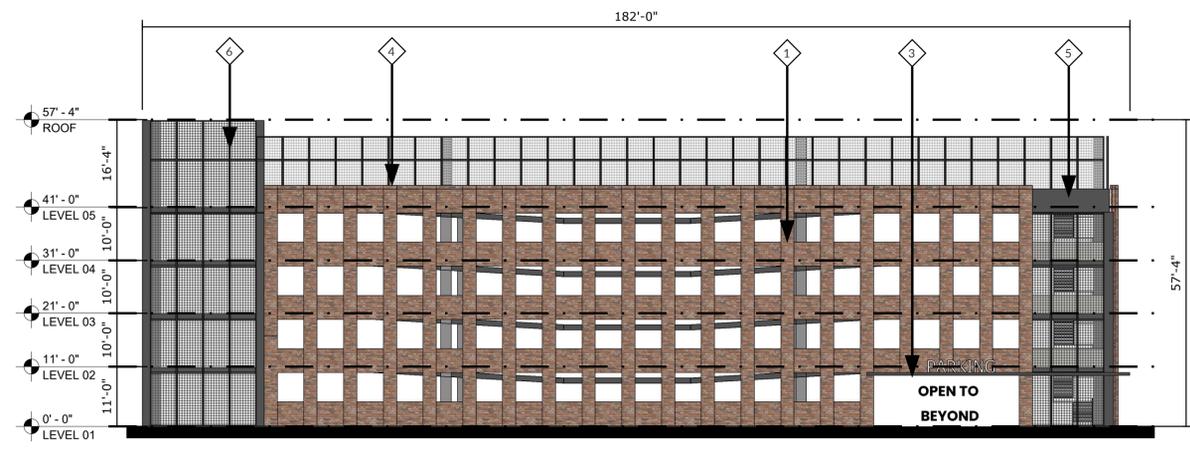
4 GARAGE - EAST ELEVATION
 SCALE: 1/16" = 1'-0"



3 GARAGE - NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



2 GARAGE - WEST ELEVATION
 SCALE: 1/16" = 1'-0"



1 GARAGE - SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

ISSUE/REVISION LOG

DATE	DESCRIPTION
08-19-22	CONCEPT SITE PLAN
11-21-22	DEVELOPMENT PLAN
12-29-22	DEVELOPMENT PLAN REV.
01-11-23	DEVELOPMENT PLAN REV.

O'BRIEN

1722 ROUTH STREET
 SUITE 122
 DALLAS, TEXAS 75201
 972.788.1010
 www.obrienarch.com

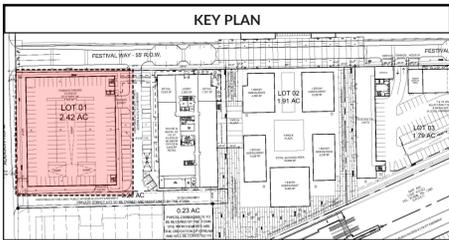
TOWN PROJECT NUMBER:
 1872-Z
 ADDISON CIRCLE STATION
 LOT 01 & LOT 5X, BLOCK A
 2.7 AC-G.W. FISHER SURVEY,
 ABSTRACT NO.482
 15.64 ACRES
 TOWN OF ADDISON, COUNTY
 OF DALLAS, STATE OF TEXAS

DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.
A005
OFFICE GARAGE ELEVATIONS

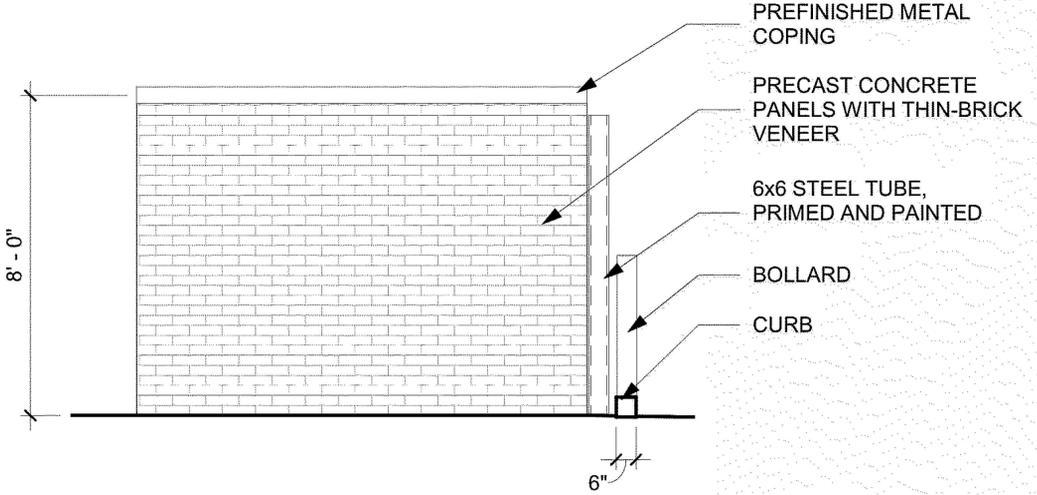
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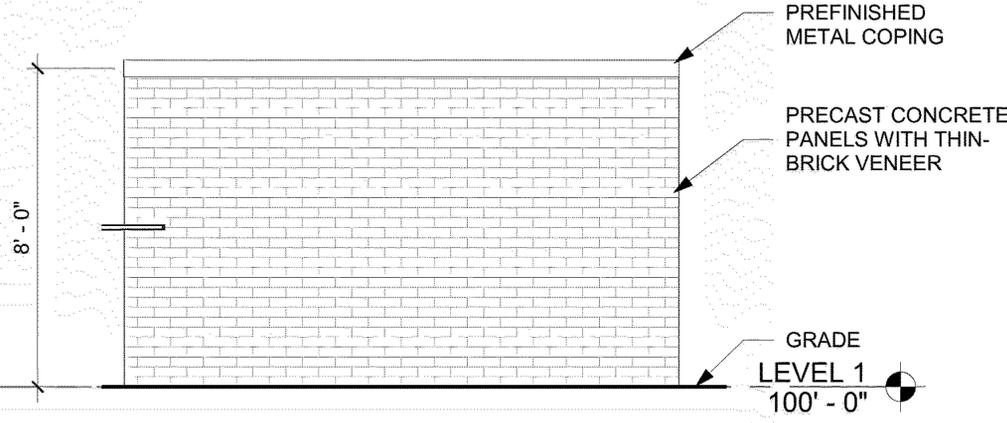


PROJECT TITLE:
**ADDISON
 CIRCLE STATION
 LOT 01 & LOT 5X
 BLOCK A**
 ADDISON,
 TEXAS

OWNER/APPLICANT:
AMLI RESIDENTIAL
 ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
 75001
 PH 972-265-6792
STREAM REALTY
 ATT. RAMSEY MARCH
 2001 ROSS AVE, STE 400
 DALLAS, TX 75201
 PH 214-267-0477



2 DUMPSTER ENCLOSURE - SIDE VIEW



1 DUMPSTER ENCLOSURE - REAR VIEW

ISSUE/REVISION LOG

DATE	DESCRIPTION
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12-29-22	DEVELOPMENT PLAN REV.
01-11-23	DEVELOPMENT PLAN REV.

O'BRIEN
 1722 ROUTH STREET
 SUITE 122
 DALLAS, TEXAS 75201
 972.788.1010
 www.obrienarch.com

TOWN PROJECT NUMBER:
 1872-Z
 ADDISON CIRCLE STATION
 LOT 01 & LOT 5X, BLOCK A
 2.7 AC-G.W. FISHER SURVEY,
 ABSTRACT NO.482
 15.64 ACRES
 TOWN OF ADDISON, COUNTY
 OF DALLAS, STATE OF TEXAS

DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.
A006
**OFFICE GARAGE
 ELEVATIONS**

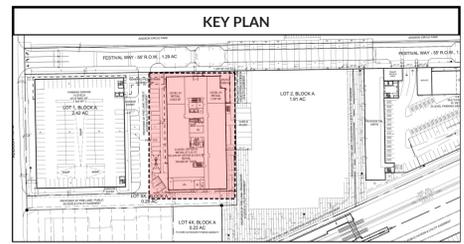
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2 OFFICE - PERSPECTIVE



1 OFFICE - PERSPECTIVE



PROJECT TITLE:
**ADDISON
 CIRCLE STATION
 LOT 01 & LOT 5X
 BLOCK A**

ADDISON,
 TEXAS

OWNER/APPLICANT:

AMLI RESIDENTIAL

ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
 75001
 PH 972-265-6792

STREAM REALTY

ATT. RAMSEY MARCH
 2001 ROSS AVE, STE 400
 DALLAS, TX 75201
 PH 214-267-0477

ISSUE/REVISION LOG

DATE	DESCRIPTION
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1722 ROUTH STREET
 SUITE 122
 DALLAS, TEXAS 75201
 972.788.1010
 www.obrienarch.com

TOWN PROJECT NUMBER:
 1872-Z
 ADDISON CIRCLE STATION
 LOT 01 & LOT 5X, BLOCK A
 2.7 AC-G.W. FISHER SURVEY,
 ABSTRACT NO.482
 15.64 ACRES
 TOWN OF ADDISON, COUNTY
 OF DALLAS, STATE OF TEXAS

DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.

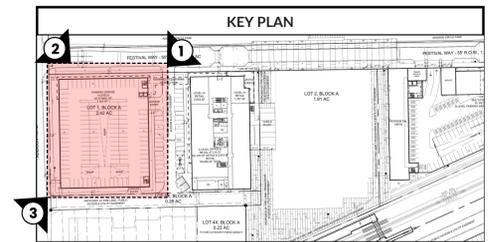
A002

**OFFICE
 PERSPECTIVES**

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3 OFFICE GARAGE - PERSPECTIVE



PROJECT TITLE:
**ADDISON
 CIRCLE STATION
 LOT 01 & LOT 5X
 BLOCK A**

ADDISON,
 TEXAS

OWNER/APPLICANT:

AMLI RESIDENTIAL

ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
 75001
 PH 972-265-6792

STREAM REALTY

ATT. RAMSEY MARCH
 2001 ROSS AVE, STE 400
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ISSUE/REVISION LOG

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2 OFFICE GARAGE - PERSPECTIVE



1 OFFICE GARAGE - PERSPECTIVE

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 SUITE 122
 DALLAS, TEXAS 75201
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TOWN PROJECT NUMBER:

1872-Z

ADDISON CIRCLE STATION

LOT 01 & LOT 5X, BLOCK A

2.7 AC-G.W. FISHER SURVEY,

ABSTRACT NO.482

15.64 ACRES

TOWN OF ADDISON, COUNTY

OF DALLAS, STATE OF TEXAS

DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.

A004

**OFFICE GARAGE
 PERSPECTIVES**

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Meeting Date: 01/17/2023

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding 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.** Case 1873-Z/Retail Node, Lot 2, Block A, Addison Circle Station – Phase I.

Attachments

1873-Z Staff Report

1873-Z Plans

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 a Recommendation regarding 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.

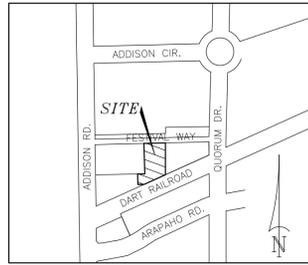
The proposed site, landscape and building design complies with the concept plan and development standards presented by Rezoning Request, Case 1860-Z.

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:

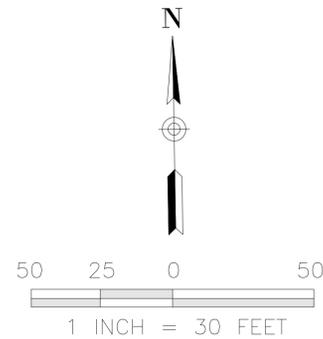
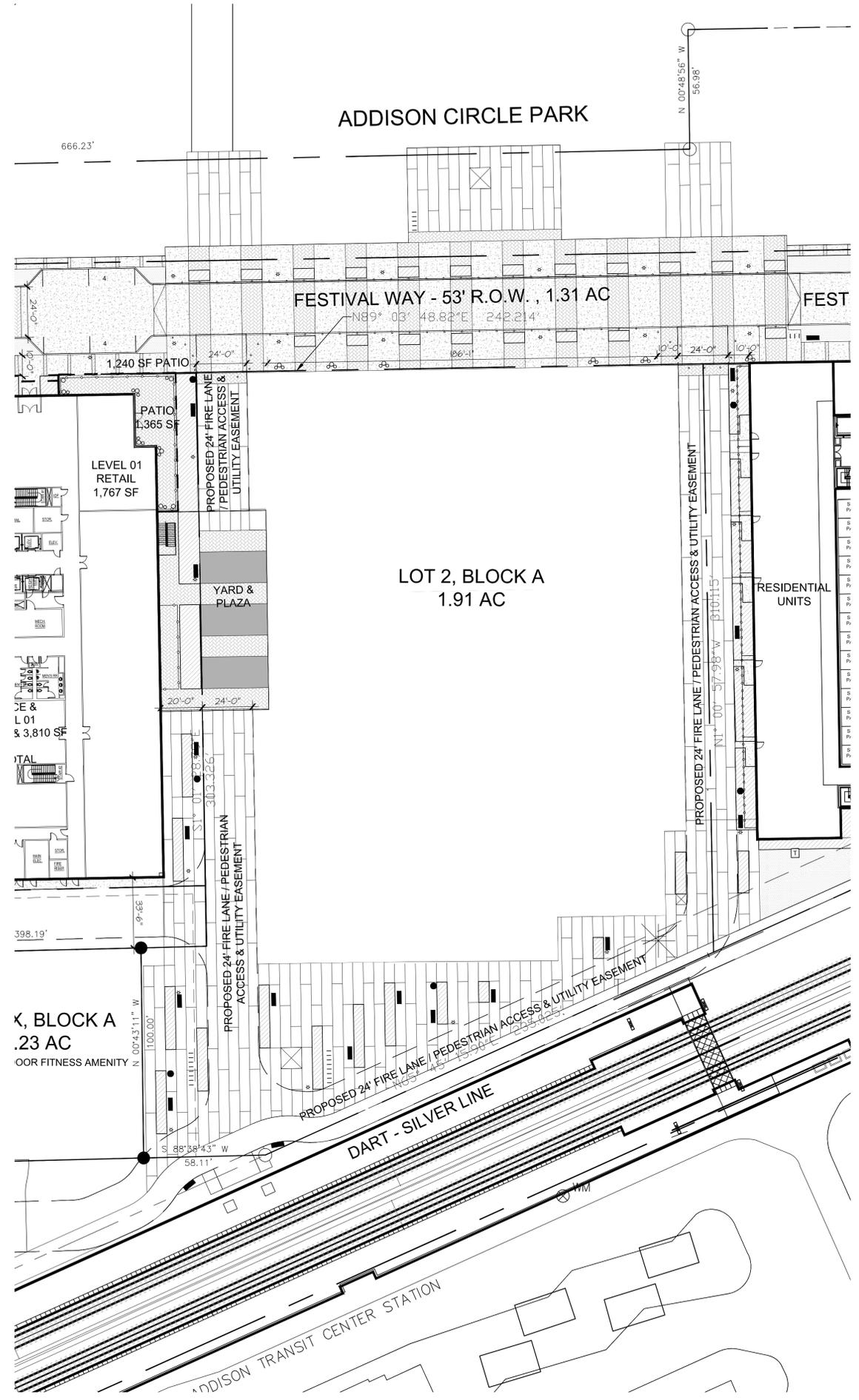
- additional development plans are required in the future to initiate the buildout of this lot.
- Final public and private landscape and street furnishing design to be completed during civil plan review.
- The final quantity of parking spaces and operation of the public parking structure is subject to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



VICINITY MAP
NOT TO SCALE

NOTES:
1. REFER TO LANDSCAPE PLAN FOR STREETSCAPE AND LANDSCAPE DETAILS. BUILDING ENTRYWAYS, STREET, AND SITE FURNISHINGS TO BE FULLY DEFINED DURING CIVIL PLAN AND BUILDING PERMIT REVIEW.

1



ADDISON CIRCLE STATION
LOT 2, BLOCK A

OWNER/APPLICANT:
AMLI RESIDENTIAL
ATT. JOE BRUCE
5057 KELLER SPRINGS RD.
ADDISON, TX 75001
PH 972-265-6792

STREAM REALTY
ATT. RAMSEY MARCH
2001 ROSS AVE, STE 400
DALLAS, TX 75201
PH 214-267-0477

ISSUE / REVISION LOG

DATE	DESCRIPTION
06-19-22	CONCEPT SITE PLAN
10-07-22	CONCEPT SITE PLAN REV. 01
11-21-22	DEVELOPMENT PLAN
12-29-22	DEVELOPMENT PLAN REV.
01-11-23	DEVELOPMENT PLAN REV.



STEFAN HAESSIG
1722 ROUTH STREET
SUITE 122
DALLAS, TEXAS 75201
972.788.1010
www.obrienarch.com

TOWN PROJECT NUMBER: 1872-Z
ADDISON CIRCLE STATION
LOT 2, BLOCK A
1.91 AC - GW FISHER SURVEY, ABSTRACT NO. 482
TOWN OF ADDISON, COUNTY OF DENTON, STATE OF TEXAS

DATE	ARCH. PROJ. #	SCALE
01-11-23	202162	1"=30'-0"

SHEET NO.

A001
SITE PLAN
LOT 2, BLOCK A

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Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Adopting a Development Plan for Lot 3, Block A of Addison Circle Station – Phase I, Including a Site Plan, Landscape Plan, Facade and Floor Plans for a Multifamily Residential Building with Ground Floor Retail/Restaurant Uses, and Festival Way and Quorum Drive Streetscape Improvements on and adjacent to a 1.8 Acre Property at the Southwest Corner of Quorum Drive and Festival Way.** Case 1874-Z/Multifamily Tower, Lot 3, Block A, Addison Circle Station – Phase I.

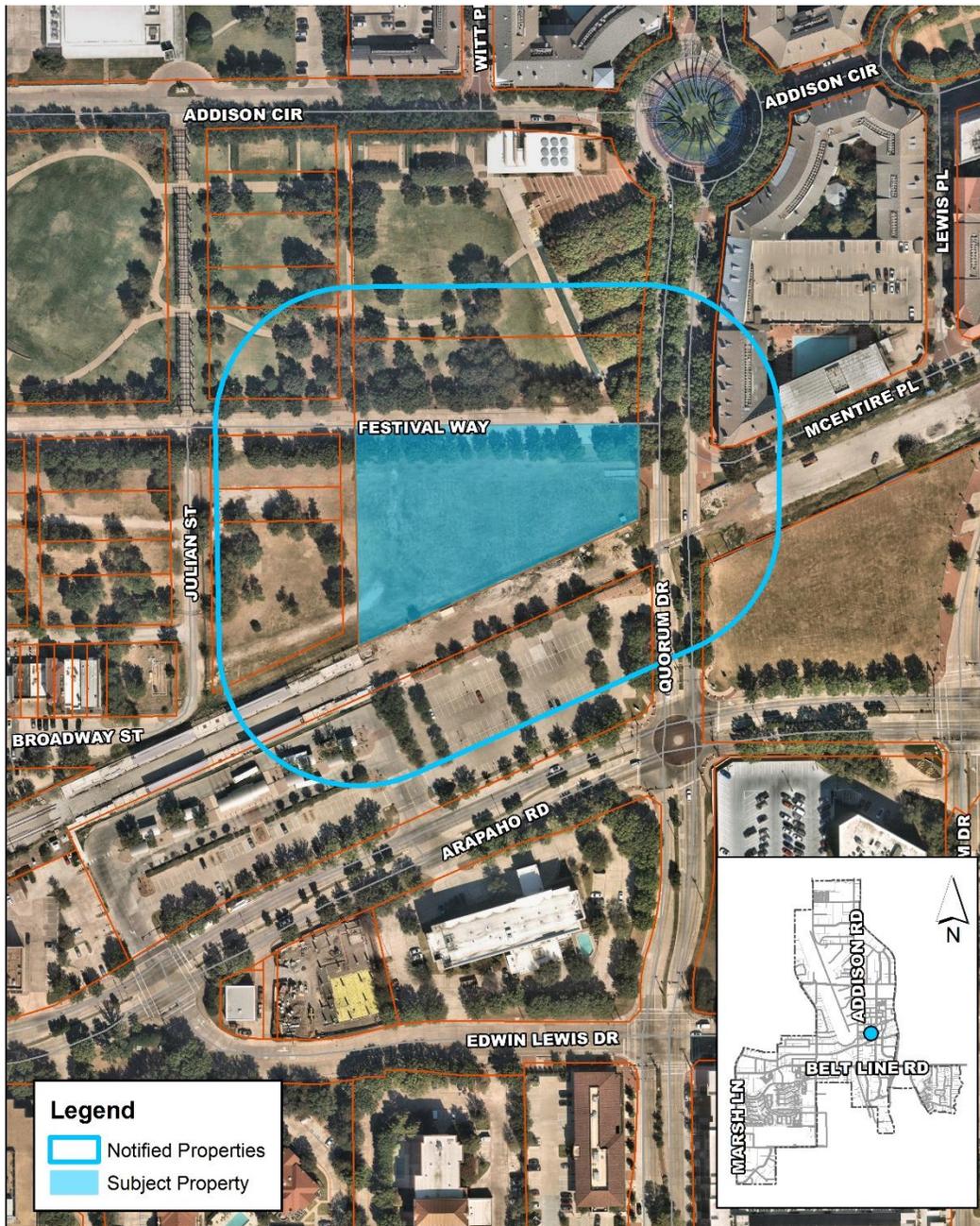
Attachments

1874-Z Staff Report
1874-Z Plans
1874-Z Rendering

1874-Z

PUBLIC HEARING Case 1874-Z/Multifamily Tower, Lot 3, Block A, Addison Circle Station – Phase I. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Adopting a Development Plan for Lot 3, Block A of Addison Circle Station – Phase I, Including a Site Plan, Landscape Plan, Facade and Floor Plans for a Multifamily Residential Building with Ground Floor Retail/Restaurant Uses, and Festival Way and Quorum Drive Streetscape Improvements on and adjacent to a 1.8 Acre Property at the Southwest Corner of Quorum Drive and Festival Way.

LOCATION MAP





January 17, 2023

STAFF REPORT

RE: 1874-Z/Multifamily Tower, Lot 3, Block A, Addison Circle Station – Phase I

LOCATION: 1.8 acres generally located at the southwest corner of Quorum Drive and Festival Way

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, and Festival Way and Quorum Drive streetscape improvements on and adjacent to Lot 3, Block A of Addison Circle Station – Phase I.

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

DISCUSSION:

Background: The proposed 1.8 acre Lot 3, Block A is located at the southwest corner of Quorum Drive and Festival Way. This proposed lot is comprised of a 13-story multifamily residential tower accommodating 270 dwelling units, and 10,000 square feet of retail/restaurant space and a patio at the ground floor engaging Festival Way and Quorum Drive. This building wraps and is constructed upon a 5-level podium parking structure that will provide 409 parking spaces, inclusive of dedicated retail parking spaces at the ground floor. An amenity deck and green roof will be provided on top of the parking podium, at the 6th floor. Access to the parking structure is provided from Festival Way.

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 3, Block A as well as improvements to the streetscape where this development site fronts Festival Way and Quorum 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 270 residential dwelling units and 10,000 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 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 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 Festival Way and Quorum Drive, as well as the required sidewalk clear widths of 10 feet on Festival Way and 8 feet on Quorum Drive. Special paving treatments are appropriately applied throughout the streetscape and at pedestrian crosswalks.

Multifamily Tower Form Standards: The proposed façade plan achieves the 13 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 Festival Way and Quorum frontage.

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

Parking: The proposed 421 parking spaces provided exceeds the minimum parking required by one space. 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 western end of the Festival Way façade.

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

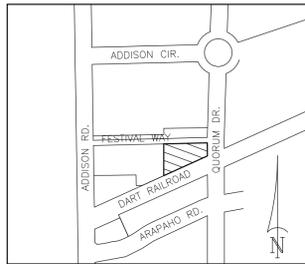
Staff has reviewed the Development Plan and determined it to be in compliance with the concept plan and development standards prescribed by Rezoning Request, Case 1860-Z.

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

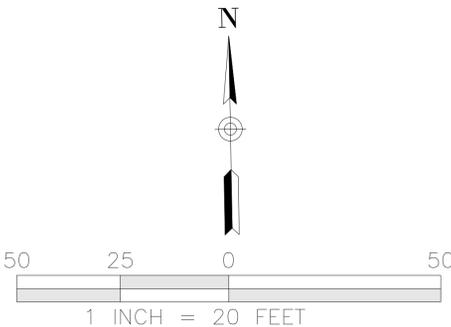
- Final public and private landscape and street furnishing design to be completed during civil plan review.
- The final quantity of required retail parking accommodated in the multifamily parking structure is subject to completion of a parking study and execution of definitive agreements between the 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 agreement between the Town and Co-Developers.

Summary Table	
SITE DENSITY	
LOT AREA (AC/SF)	1.79 AC / 77,957 SF
TOTAL UNITS	270 UNITS
RESIDENTIAL DENSITY (UNITS/AC)	151 U/AC
ZONING	
ZONING	Planned Development (PD)
LAND USE	Multifamily/Retail/Restaurant
LANDSCAPE AREA SUMMARY	
BUILDING COVERAGE (SF/%)	61,738 SF / 79.19 %
LANDSCAPE AREA (SF/%)	5,833 SF / 7.48 %
MULTIFAMILY UNITS	
1 BED/EFF. 1 BATH	162 UNITS
2 BED 2 BATH	108 UNITS
3 BED 3 BATH	0
TOTAL	270 UNITS
AVERAGE UNIT NET AREA	1,100 SF
BUILDING SUMMARY	
BUILDING HEIGHT (STORIES/FEET)	13 STORIES MAX / 168' MAX
BUILDING FLOOR AREA - RESIDENTIAL (SF)	297,000 SF
BUILDING FLOOR AREA - LEASING/AMENITY (SF)	9,200 SF
BUILDING FLOOR AREA - RETAIL/RESTAURANT (SF)	10,000 SF
TOTAL BUILDING FLOOR AREA (SF)	316,200 SF
RETAIL PATIO FLOOR AREA (SF)	1,200 SF
TOTAL BUILDING GROSS AREA (SF)	405,380 SF
PARKING GARAGE GROSS AREA (SF)	161,392 SF
PARKING	
PARKING REQUIRED MULTIFAMILY UNITS & RETAIL/RESTAURANT	
1 PER BEDROOM / MAX 2 PER UNIT	378 SP
LEASING OFFICE 1/300 SF	8 SP
RETAIL 1/300 SF	34 SP
TOTAL	420 SP
PARKING PROVIDED MULTIFAMILY UNITS & RETAIL/RESTAURANT	
Garage	409 SP
Surface	12 SP
TOTAL	421

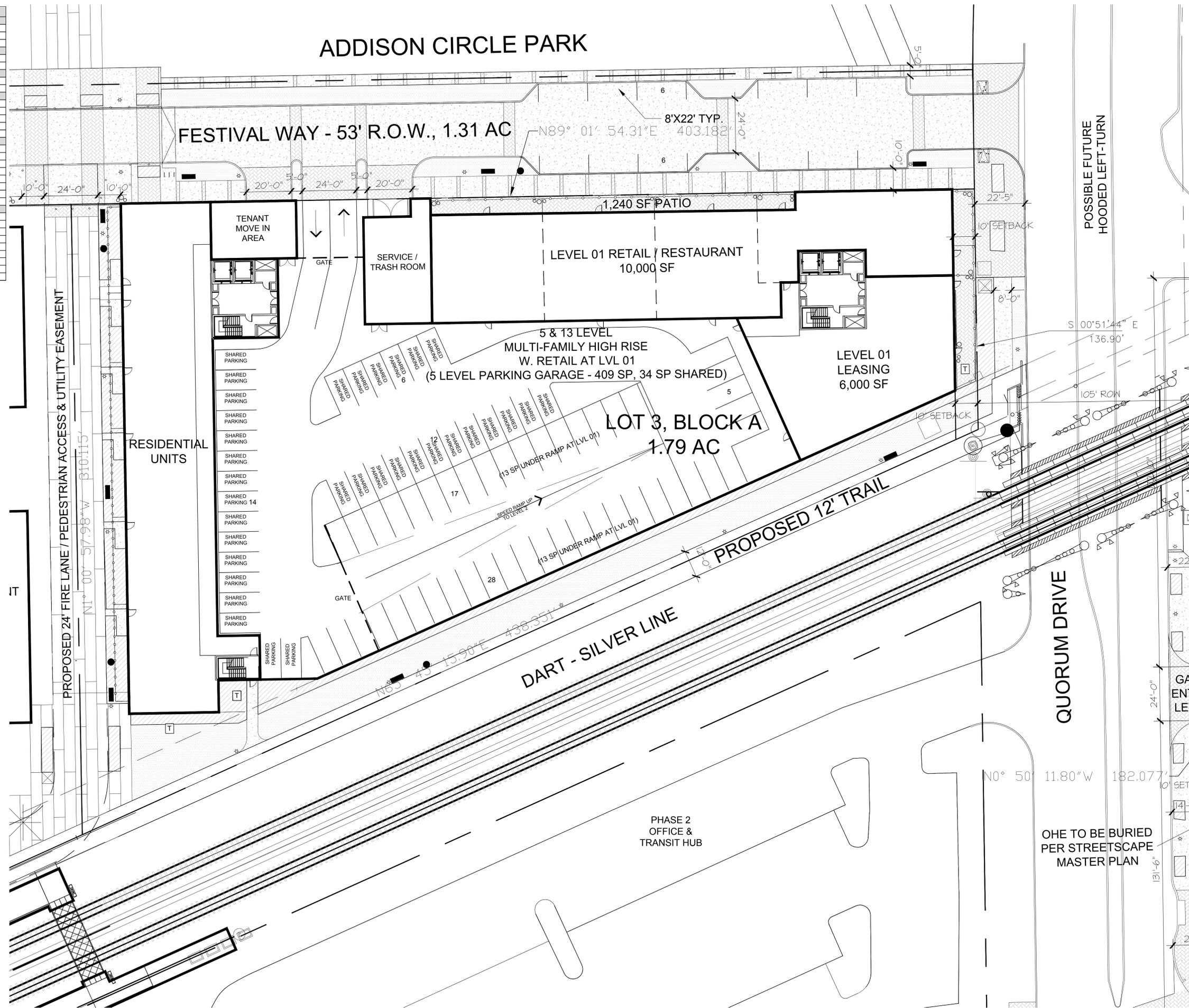
NOTES:
 1. REFER TO LANDSCAPE PLAN FOR STREETScape AND LANDSCAPE DETAILS.
 BUILDING ENTRYWAYS, STREET, AND SITE FURNISHINGS TO BE FULLY DEFINED DURING CIVIL PLAN AND BUILDING PERMIT REVIEW.
 2. UNIT MIX IS AN ESTIMATE SUBJECT TO CHANGE WITHOUT STAFF APPROVAL.



VICINITY MAP
NOT TO SCALE



ADDISON CIRCLE PARK



ADDISON CIRCLE STATION
LOT 3, BLOCK A

OWNER/APPLICANT:
 AMLI RESIDENTIAL
 ATT. JOE BRUCE
 5057 KELLER SPRINGS RD.
 ADDISON, TX 75001
 PH 972-265-6792

STREAM REALTY
 ATT. RAMSEY MARCH
 2001 ROSS AVE, STE 400
 DALLAS, TX 75201
 PH 214-267-0477

PH 850-685-7859

ISSUE / REVISION LOG

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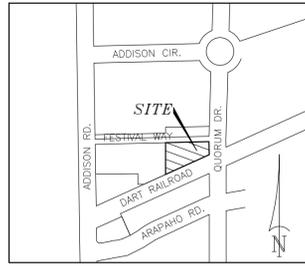
TOWN PROJECT NUMBER: 1874-Z
 ADDISON CIRCLE STATION
 LOT 3, BLOCK A
 1.79 AC - GW FISHER SURVEY,
 ABSTRACT NO. 482
 TOWN OF ADDISON, COUNTY OF DALLAS,
 STATE OF TEXAS

DATE	ARCH. PROJ. #	SCALE
01-11-23	202162	1"=20'-0"

SHEET NO.

A001
 SITE PLAN
 LOT 03, BLOCK A

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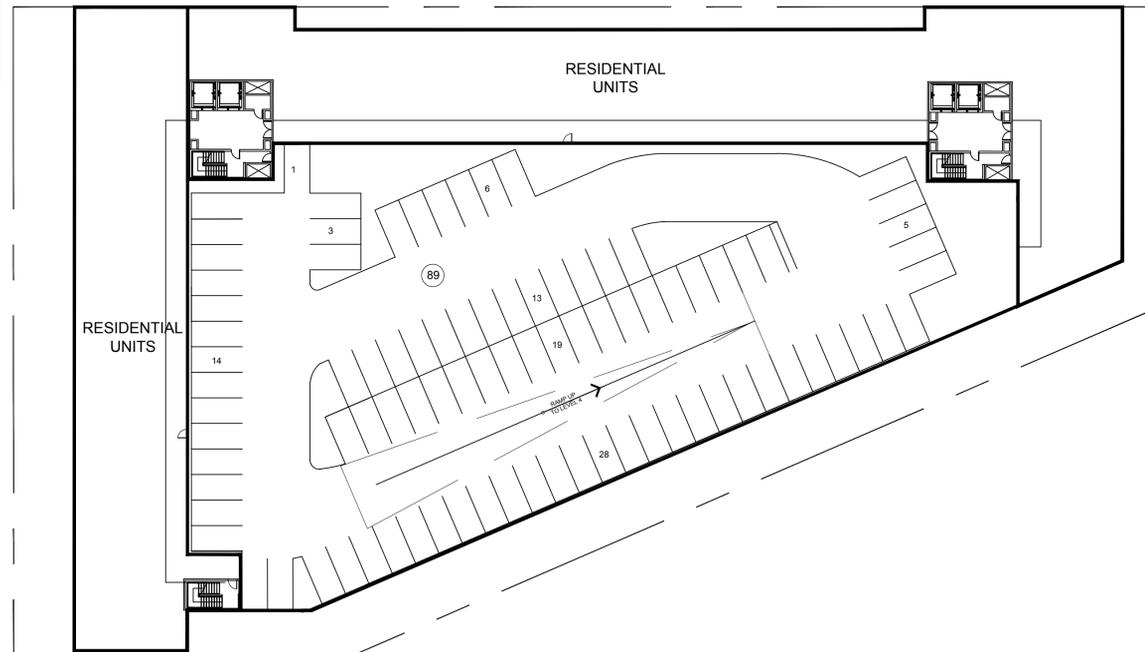
VICINITY MAP
NOT TO SCALE

ADDISON CIRCLE
STATION
LOT 3, BLOCK A

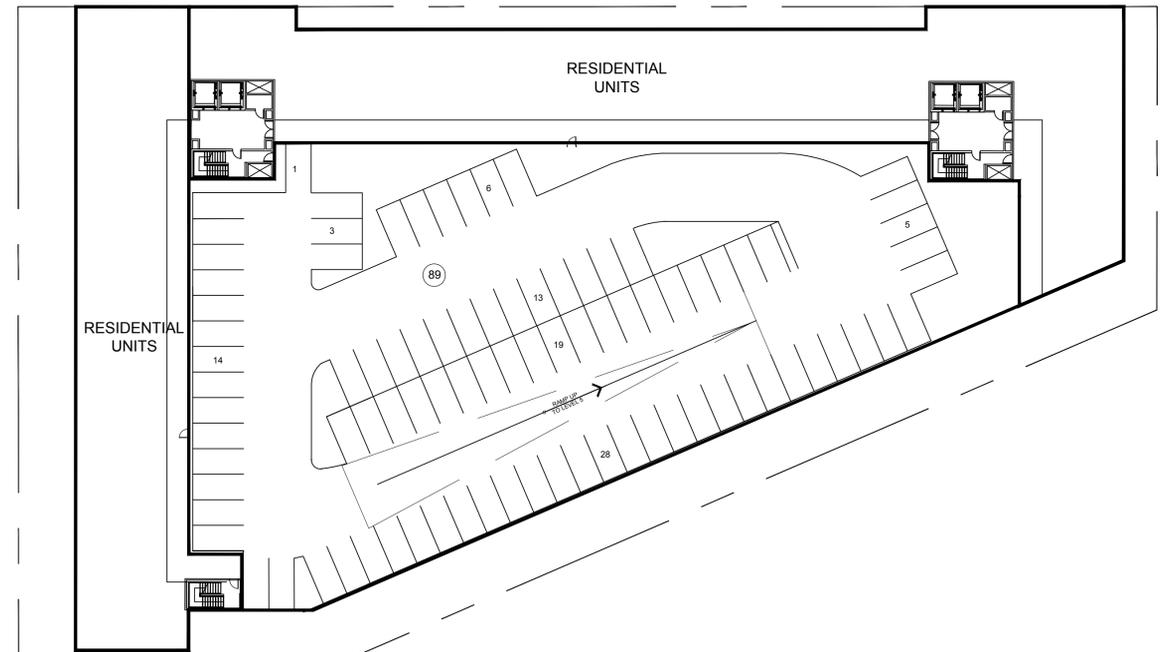
OWNER/APPLICANT:

AMLI RESIDENTIAL
ATT. JOE BRUCE
6057 KELLER SPRINGS RD.
ADDISON, TX 75001
PH 972-265-6792

STREAM REALTY
ATT. RAMSEY MARCH
2001 ROSS AVE, STE 400
DALLAS, TX 75201
PH 214-267-0477



MULTI-FAMILY HIGH-RISE - LEVEL 03

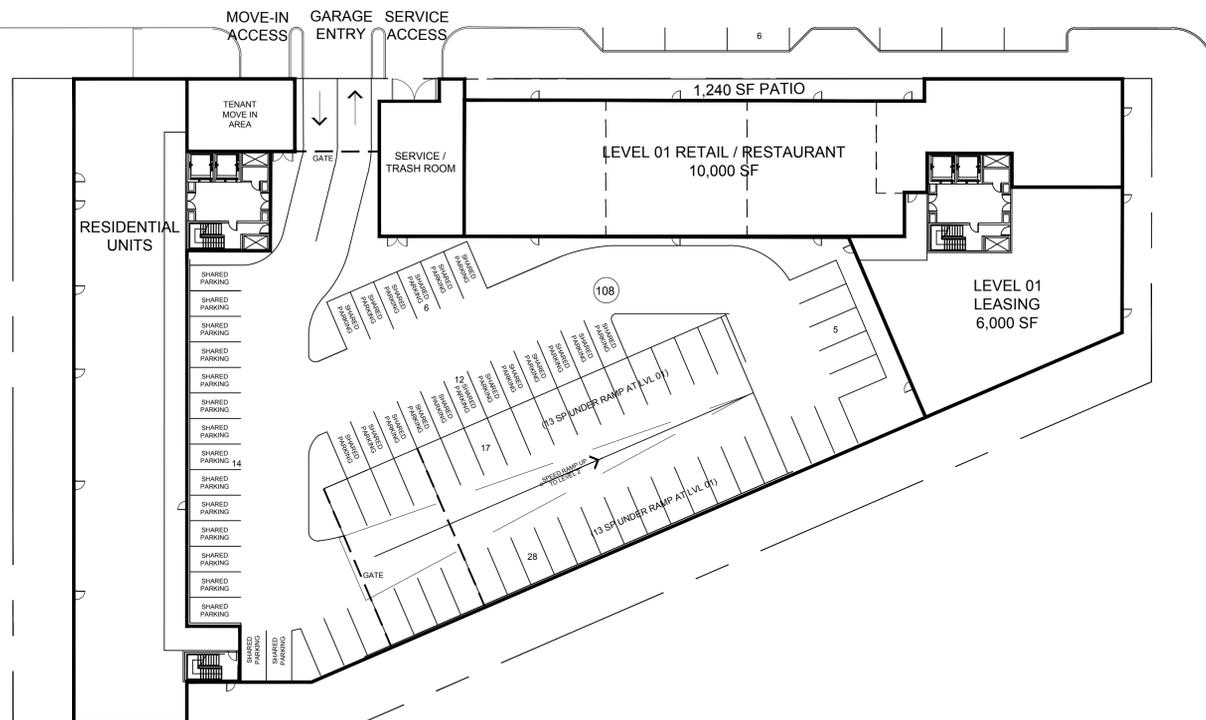


MULTI-FAMILY HIGH-RISE - LEVEL 04

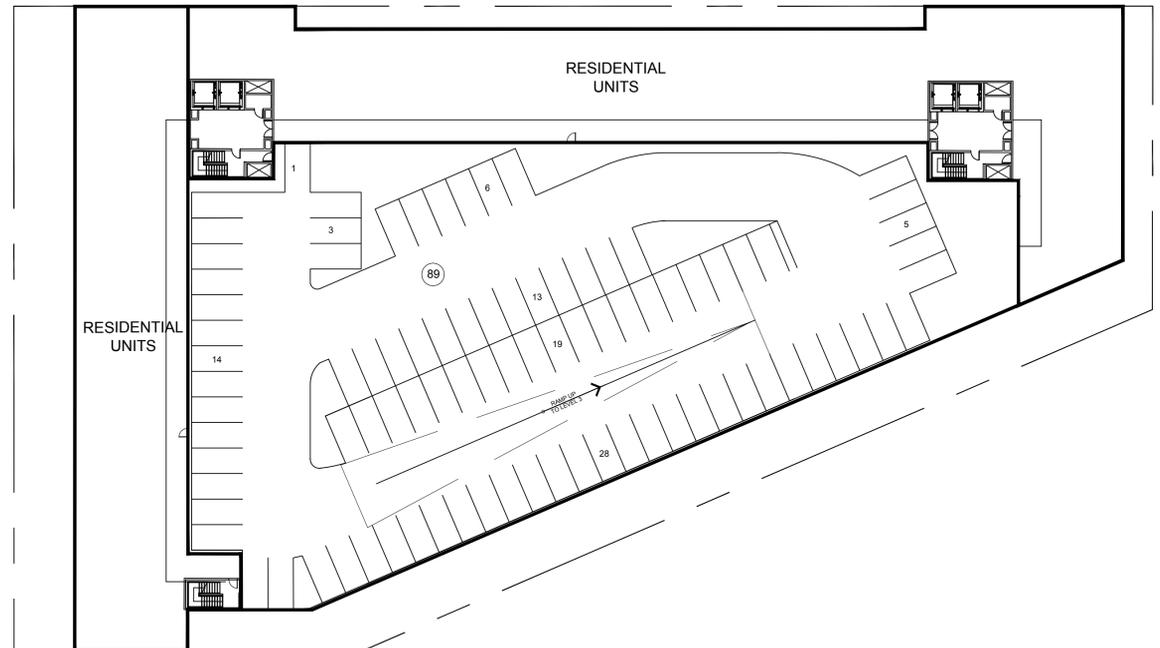
FESTIVAL WAY

ISSUE / REVISION LOG

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MULTI-FAMILY HIGH-RISE - LEVEL 01



MULTI-FAMILY HIGH-RISE - LEVEL 02

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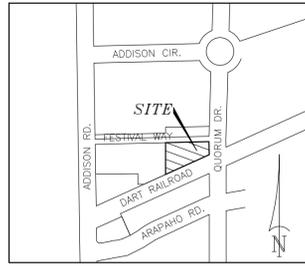
TOWN PROJECT NUMBER: 1874-Z
ADDISON CIRCLE STATION
LOT 3, BLOCK A
1.79 AC - GW FISHER SURVEY,
ABSTRACT NO. 482
TOWN OF ADDISON, COUNTY OF DALLAS,
STATE OF TEXAS

DATE:	ARCH. PROJ. #:	SCALE:
01-11-23	202162	1"=30'-0"

SHEET NO.

A001
FLOOR PLAN
LOT 3, BLOCK A

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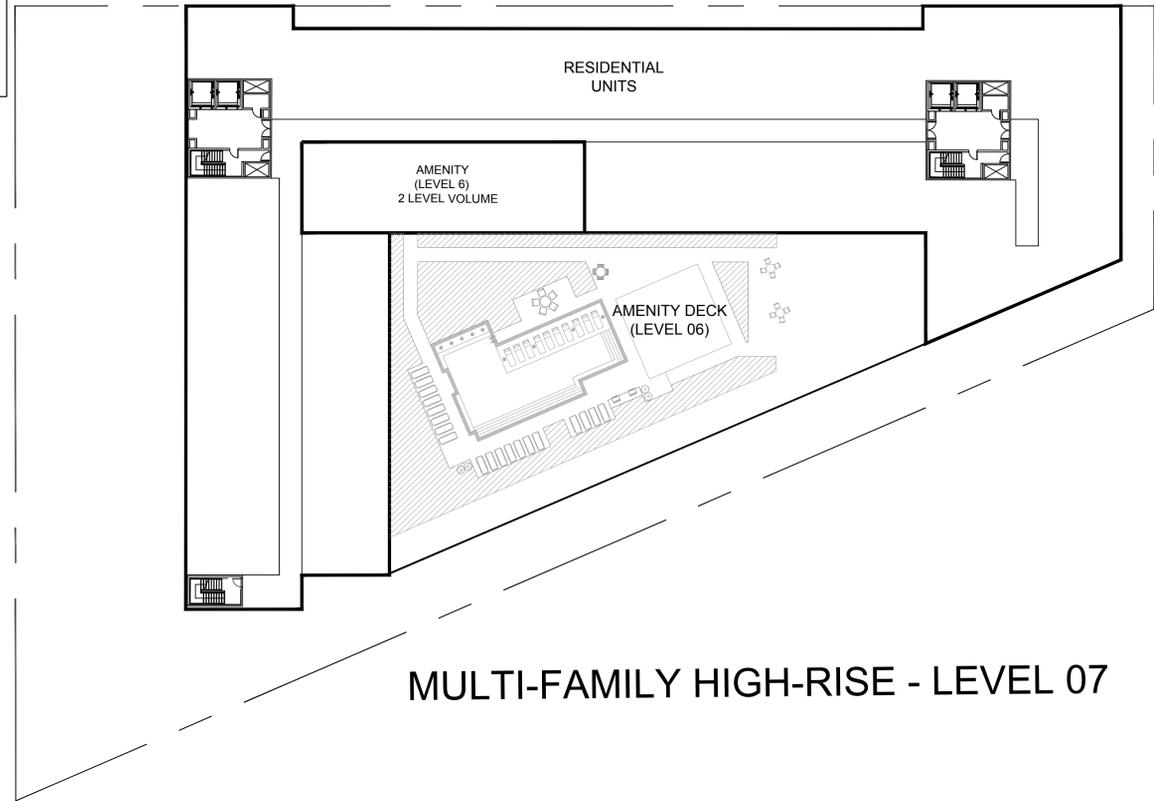
VICINITY MAP
NOT TO SCALE

ADDISON CIRCLE
STATION
LOT 3, BLOCK A

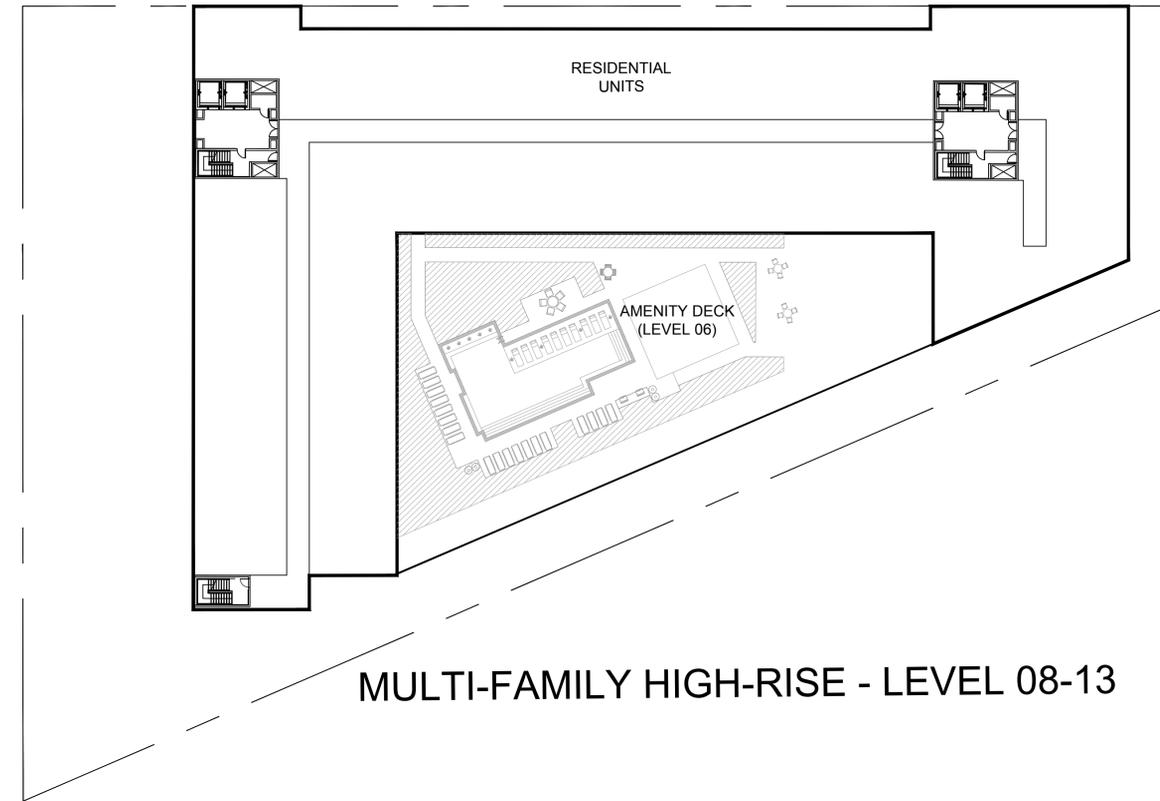
OWNER/APPLICANT:

AMLI RESIDENTIAL
ATT. JOE BRUCE
5057 KELLER SPRINGS RD.
ADDISON, TX 75001
PH 972-265-6792

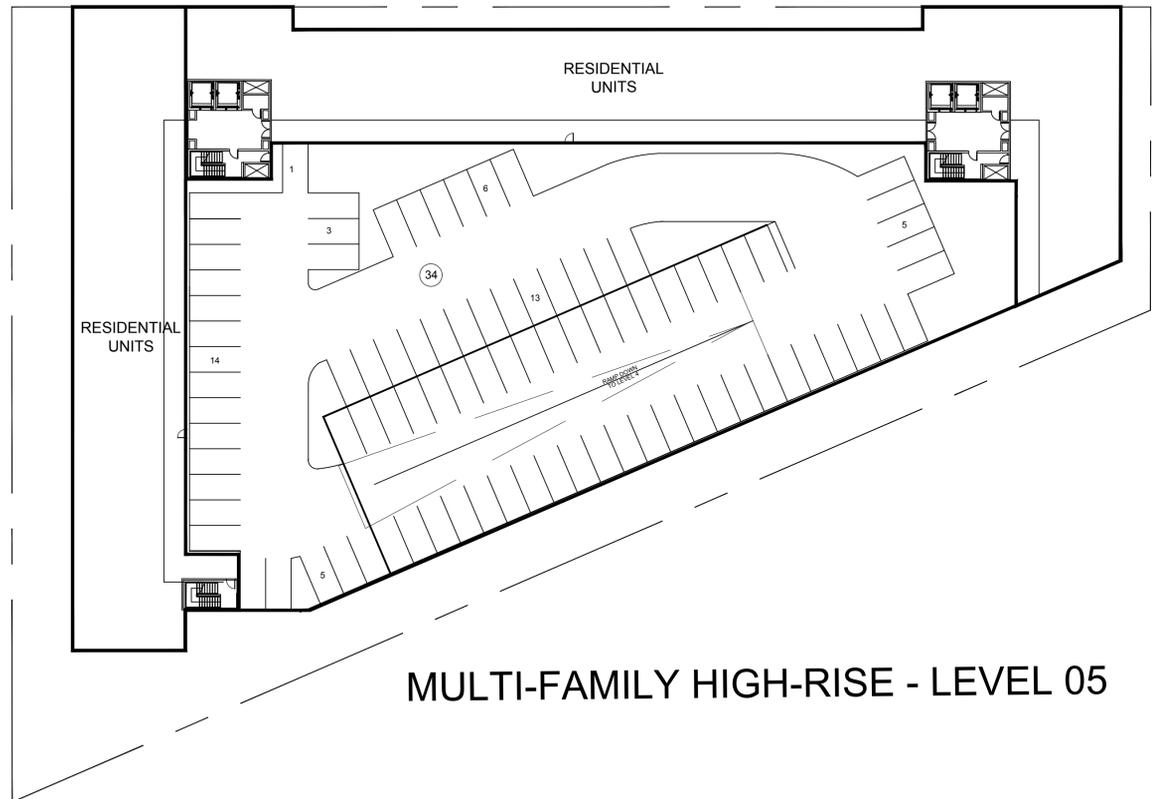
STREAM REALTY
ATT. RAMSEY MARCH
2001 ROSS AVE, STE 400
DALLAS, TX 75201
PH 214-267-0477



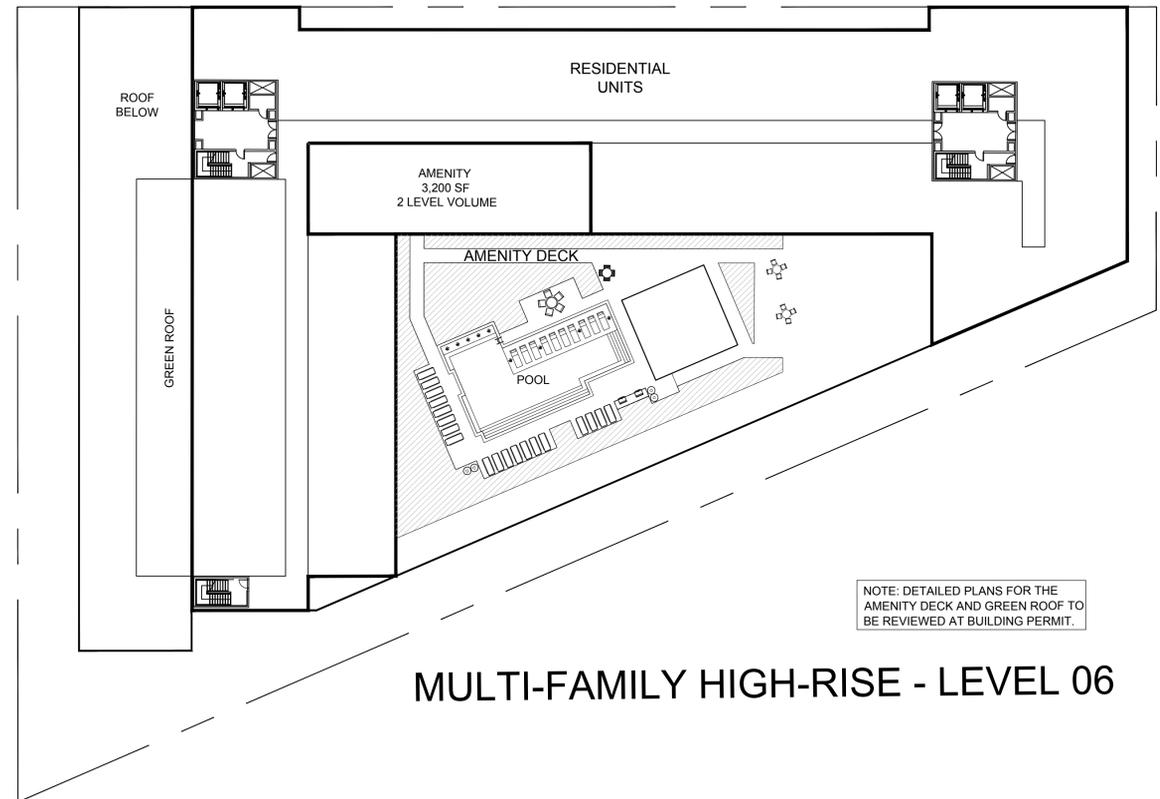
MULTI-FAMILY HIGH-RISE - LEVEL 07



MULTI-FAMILY HIGH-RISE - LEVEL 08-13



MULTI-FAMILY HIGH-RISE - LEVEL 05



MULTI-FAMILY HIGH-RISE - LEVEL 06

NOTE: DETAILED PLANS FOR THE
AMENITY DECK AND GREEN ROOF TO
BE REVIEWED AT BUILDING PERMIT.

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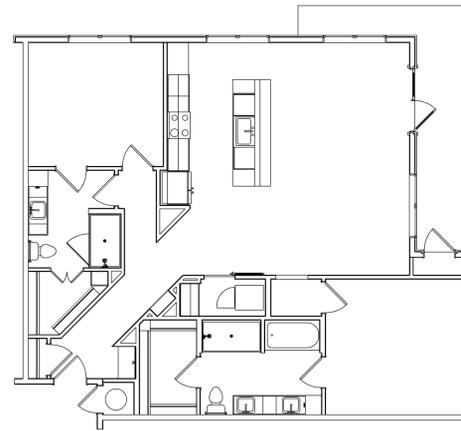
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SHEET NO.

A002
FLOOR PLAN
LOT 3, BLOCK A

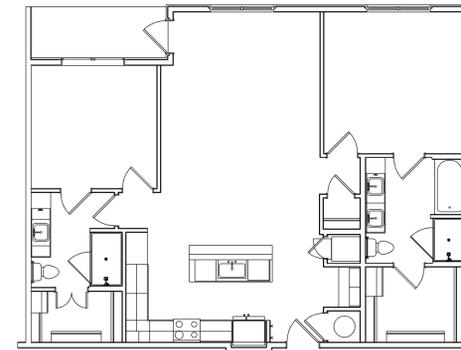
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TOTAL BUILDING GROSS AREA (SF)	405,380 SF
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PARKING	
PARKING REQUIRED MULTIFAMILY UNITS & RETAIL/RESTAURANT	
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TOTAL	420 SP
PARKING PROVIDED MULTIFAMILY UNITS & RETAIL/RESTAURANT	
Garage	409 SP
Surface	12 SP
TOTAL	421



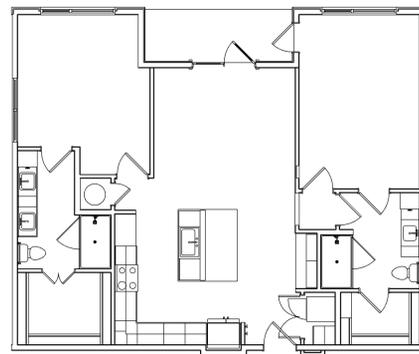
06 **UNIT C9.A**
43' x 37'
Net: 1433 S.F.

SCALE: 1/8" = 1'-0"



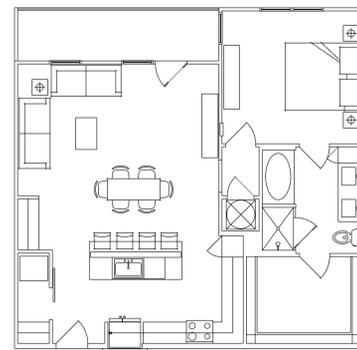
05 **UNIT C6.A**
42' x 32'
Net: 1285 S.F.

SCALE: 1/8" = 1'-0"



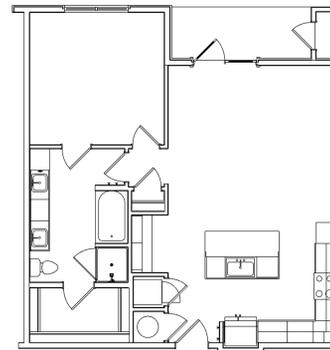
04 **UNIT C5.B**
39' x 32'
Net: 1184 S.F.

SCALE: 1/8" = 1'-0"



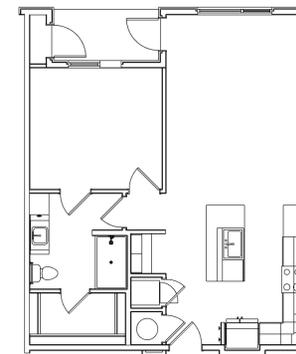
03 **UNIT A5.B**
33' x 32'
Net: 959 S.F.

SCALE: 1/8" = 1'-0"



02 **UNIT A5.A**
30' x 32'
Net: 900 S.F.

SCALE: 1/8" = 1'-0"



01 **UNIT A4.A**
27' x 32'
Net: 818 S.F.

SCALE: 1/8" = 1'-0"

PROJECT TITLE:
**ADDISON
CIRCLE STATION
LOT 03, BLOCK A**

ADDISON,
TEXAS

**OWNER/APPLICANT:
AMLI RESIDENTIAL**

ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
STE 250 ADDISON, TEXAS
75001
PH 972-265-6792

STREAM REALTY

ATT. RAMSEY MARCH
2001 ROSS AVE, STE 400
DALLAS, TX 75201
PH 214-267-0477

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TOWN PROJECT NUMBER:

1874-Z

ADDISON CIRCLE STATION

LOT 3, BLOCK A

1.79 Ac- GW FISHER SURVEY,

ABSTRACT NO.482

TOWN OF ADDISON, COUNTY

OF DALLAS, STATE OF TEXAS.

DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.

A003

**UNIT PLANS
LOT 3, BLOCK A**

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FROM O'BRIEN

HIGH RISE			
NORTH		SOUTH	
	SF	%	
TOTAL WALL AREA	56279	100%	47718
GLASS	23056	41%	17060
METAL	2121	4%	720
MASONRY	22017	39%	19553
STUCCO	9084	16%	3164
			6821
			14%

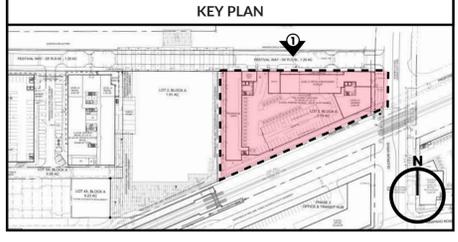
EAST		WEST	
	SF	%	
TOTAL WALL AREA	14294	100%	34094
GLASS	6459	45%	12578
METAL	421	3%	1056
MASONRY	4333	44%	13815
STUCCO	1118	8%	6645

- FACADE PLAN NOTES**
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
 - ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
 - ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

MULTI-FAMILY FACADE KEYNOTES

BRICK 1	SPANDREL GLASS
BRICK 2	METAL SCREEN
METAL CANOPY	METAL PANEL
METAL COPING	STUCCO
RAILING	STOREFRONT SYSTEM
VISION GLASS	BRICK 03

GENERAL NOTES

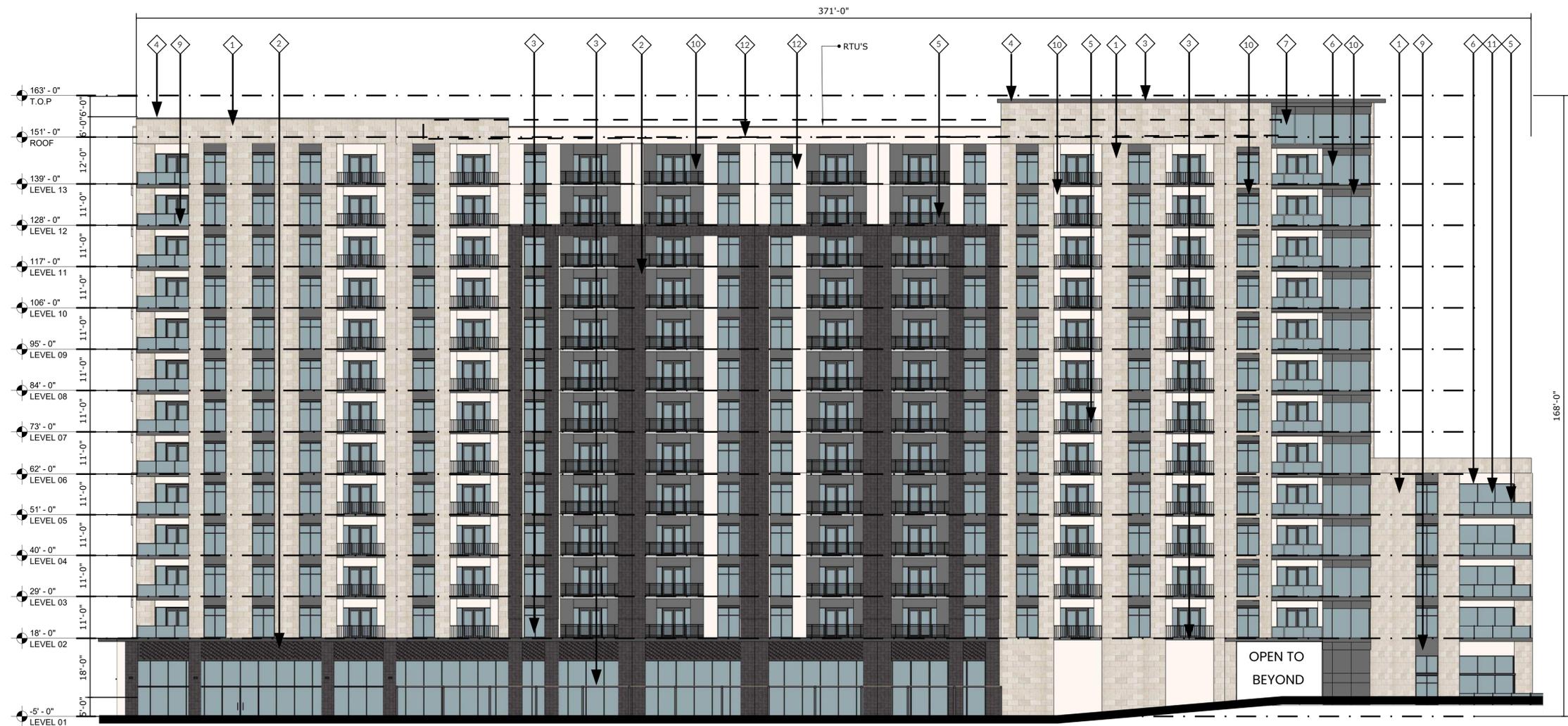


PROJECT TITLE:
ADDISON
CIRCLE STATION
LOT 03, BLOCK A

ADDISON,
 TEXAS

OWNER/APPLICANT:
AMLI RESIDENTIAL
 ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
 75001
 PH 972-265-6792

STREAM REALTY
 ATT. RAMSEY MARCH
 2001 ROSS AVE, STE 400
 DALLAS, TX 75201
 PH 214-267-0477



1 MULTI-FAMILY HR- OPT 1- NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

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 ADDISON CIRCLE STATION
 LOT 3, BLOCK A
 1.79 Ac- GW FISHER SURVEY,
 ABSTRACT NO.482
 TOWN OF ADDISON, COUNTY
 OF DALLAS, STATE OF TEXAS.

DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.

A005
FACADE PLAN
NORTH ELEVATION
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HIGH RISE			
NORTH		SOUTH	
	SF	%	
TOTAL WALL AREA	56279	100%	
GLASS	23056	41%	
METAL	2121	4%	
MASONRY	22017	39%	
STUCCO	9084	16%	
	SF	%	
TOTAL WALL AREA	47718	100%	
GLASS	17060	35%	
METAL	720	2%	
MASONRY	19553	42%	
STUCCO	3164	7%	
GARAGE SCREEN	6821	14%	

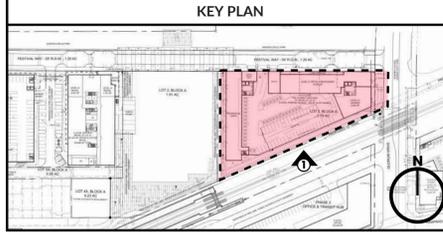
HIGH RISE			
EAST		WEST	
	SF	%	
TOTAL WALL AREA	14294	100%	
GLASS	6459	45%	
METAL	425	3%	
MASONRY	6333	44%	
STUCCO	1118	8%	
	SF	%	
TOTAL WALL AREA	34094	100%	
GLASS	12578	37%	
METAL	1056	3%	
MASONRY	13815	41%	
STUCCO	6645	19%	

- FACADE PLAN NOTES**
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
 - ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
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 - ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL

MULTI-FAMILY FACADE KEYNOTES

BRICK 1	SPANDREL GLASS
BRICK 2	METAL SCREEN
METAL CANOPY	METAL PANEL
METAL COPING	STUCCO
RAILING	STOREFRONT SYSTEM
VISION GLASS	BRICK 03

GENERAL NOTES



PROJECT TITLE:
**ADDISON
 CIRCLE STATION
 LOT 03, BLOCK A**

ADDISON,
 TEXAS

OWNER/APPLICANT:
AMLI RESIDENTIAL
 ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
 75001
 PH 972-265-6792

STREAM REALTY
 ATT. RAMSEY MARCH
 2001 ROSS AVE, STE 400
 DALLAS, TX 75201
 PH 214-267-0477

ISSUE/REVISION LOG

DATE	DESCRIPTION
08-19-22	CONCEPT SITE PLAN
11-21-22	DEVELOPMENT PLAN
12-29-22	DEVELOPMENT PLAN REV.
01-11-23	DEVELOPMENT PLAN REV.

O'BRIEN

1722 ROUTH STREET
 SUITE 122
 DALLAS, TEXAS 75201
 972.788.1010
 www.obrienarch.com

TOWN PROJECT NUMBER:
 1874-Z
 ADDISON CIRCLE STATION
 LOT 3, BLOCK A
 1.79 Ac- GW FISHER SURVEY,
 ABSTRACT NO.482
 TOWN OF ADDISON, COUNTY
 OF DALLAS, STATE OF TEXAS.

DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.

**A006
 FACADE PLAN
 SOUTH ELEVATION**

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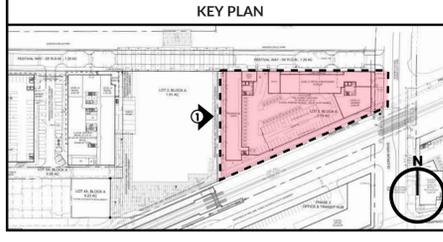
1 MULTI-FAMILY HR - OPT 1 - SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

HIGH RISE			
NORTH		SOUTH	
	SF	%	
TOTAL WALL AREA	56279	100%	47718
GLASS	23056	41%	17060
METAL	2121	4%	720
MASONRY	22017	39%	19553
STUCCO	9084	16%	3164
			6821
			14%

EAST		WEST	
	SF	%	
TOTAL WALL AREA	14284	100%	34094
GLASS	6459	45%	12578
METAL	425	3%	1056
MASONRY	6313	44%	13815
STUCCO	1118	8%	6645

- FACADE PLAN NOTES**
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- MULTI-FAMILY FACADE KEYNOTES**
- | | |
|--------------|-------------------|
| BRICK 1 | SPANDREL GLASS |
| BRICK 2 | METAL SCREEN |
| METAL CANOPY | METAL PANEL |
| METAL COPING | STUCCO |
| RAILING | STOREFRONT SYSTEM |
| VISION GLASS | BRICK 03 |
- GENERAL NOTES**



PROJECT TITLE:
ADDISON
CIRCLE STATION
LOT 03, BLOCK A

ADDISON,
 TEXAS

OWNER/APPLICANT:
AMLI RESIDENTIAL
 ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
 75001
 PH 972-265-6792

STREAM REALTY
 ATT. RAMSEY MARCH
 2001 ROSS AVE, STE 400
 DALLAS, TX 75201
 PH 214-267-0477

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O'BRIEN

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 DALLAS, TEXAS 75201
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TOWN PROJECT NUMBER:
 1874-Z
 ADDISON CIRCLE STATION
 LOT 3, BLOCK A
 1.79 Ac- GW FISHER SURVEY,
 ABSTRACT NO.482
 TOWN OF ADDISON, COUNTY
 OF DALLAS, STATE OF TEXAS.

DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.

A007
FACADE PLAN
WEST ELEVATION

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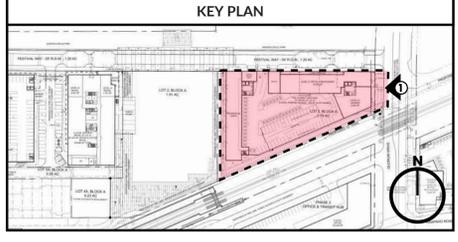
1 MULTI-FAMILY HR- OPT 1 - WEST ELEVATION
 SCALE: 1/16" = 1'-0"

HIGH RISE			
NORTH		SOUTH	
	SF	%	
TOTAL WALL AREA	56279	100%	47718
GLASS	23056	41%	17060
METAL	2121	4%	720
MASONRY	22017	39%	19553
STUCCO	9084	16%	3164
			GARAGE SCREEN 6821 14%

EAST		WEST	
	SF	%	
TOTAL WALL AREA	14284	100%	34094
GLASS	6459	45%	12578
METAL	421	3%	1056
MASONRY	6333	44%	13815
STUCCO	1118	8%	6645

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- MULTI-FAMILY FACADE KEYNOTES**
- BRICK 1
 - BRICK 2
 - METAL CANOPY
 - METAL COPING
 - RAILING
 - VISION GLASS
 - SPANDREL GLASS
 - METAL SCREEN
 - METAL PANEL
 - STUCCO
 - STOREFRONT SYSTEM
 - BRICK 03
- GENERAL NOTES**



PROJECT TITLE:
ADDISON
CIRCLE STATION
LOT 03, BLOCK A

ADDISON,
 TEXAS

OWNER/APPLICANT:
AMLI RESIDENTIAL
 ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
 75001
 PH 972-265-6792

STREAM REALTY
 ATT. RAMSEY MARCH
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TOWN PROJECT NUMBER:
 1874-Z
 ADDISON CIRCLE STATION
 LOT 3, BLOCK A
 1.79 Ac- GW FISHER SURVEY,
 ABSTRACT NO.482
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DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.

A008
FACADE PLAN
EAST ELEVATION

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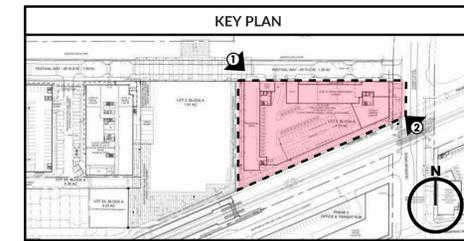
1 MULTI-FAMILY HR- OPT 1 - EAST ELEVATION
 SCALE: 1/16" = 1'-0"



02 MULTIFAMILY HR OPT 1 - PERSPECTIVE



01 MULTIFAMILY HR OPT. 1 - PERSPECTIVE



PROJECT TITLE:
**ADDISON
 CIRCLE STATION
 LOT 03, BLOCK A**

ADDISON,
 TEXAS

**OWNER/APPLICANT:
 AMLI RESIDENTIAL**

ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
 75001
 PH 972-265-6792

STREAM REALTY

ATT. RAMSEY MARCH
 2001 ROSS AVE, STE 400
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DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.

A004
**FACADE PLAN
 LOT 3, BLOCK A**

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Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding 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.** Case 1875-Z/Multifamily Midrise, Lot 1, Block B, Addison Circle Station – Phase I.

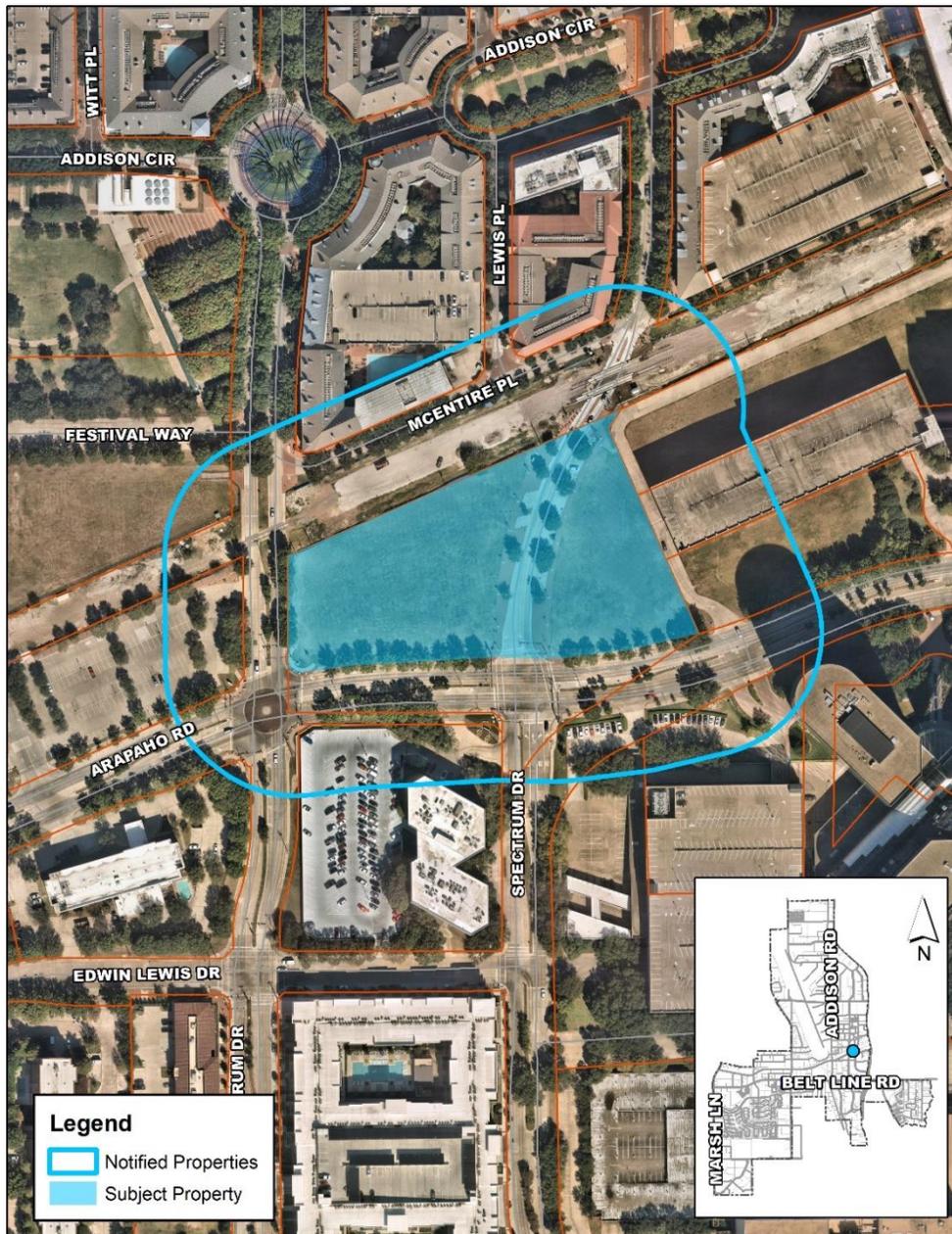
Attachments

1875-Z Staff Report
1875-Z Plans
1875-Z Rendering

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 a Recommendation regarding 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.

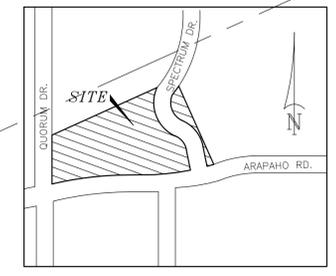
Staff recommends approval of the request subject to the following conditions:

- 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.

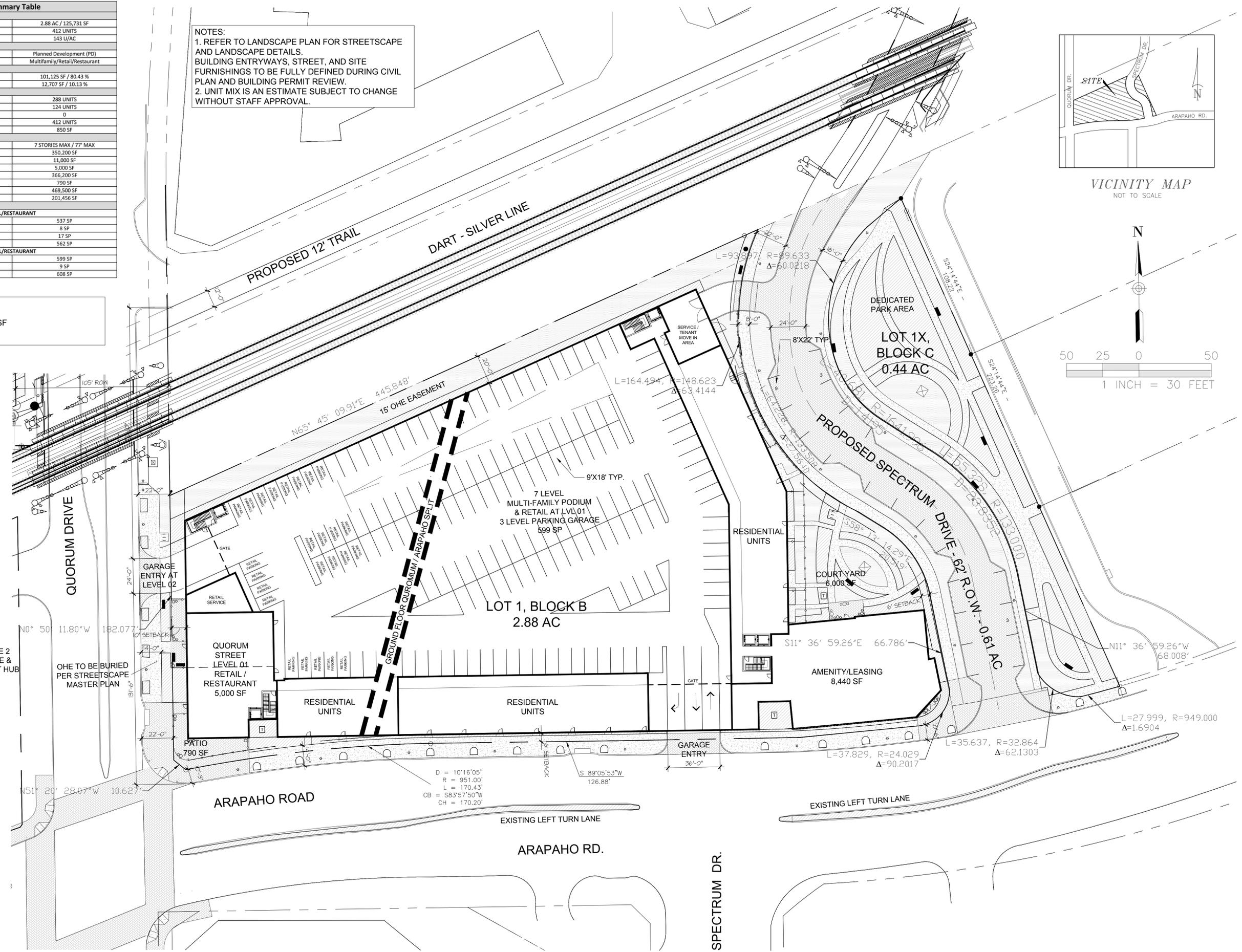
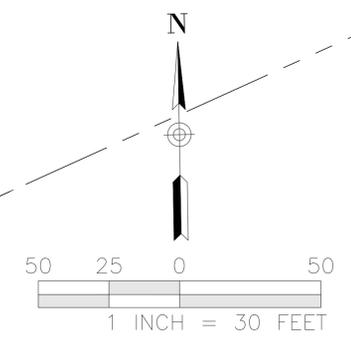
Site Data Summary Table	
SITE DENSITY	
LOT AREA (AC/SF)	2.88 AC / 125,731 SF
TOTAL UNITS	412 UNITS
RESIDENTIAL DENSITY (UNITS/AC)	143 U/AC
ZONING	
ZONING	Planned Development (PD)
LAND USE	Multi-family/Retail/Restaurant
LANDSCAPE AREA SUMMARY	
BUILDING COVERAGE (SF/%)	101,125 SF / 80.43 %
LANDSCAPE AREA (SF/%)	12,707 SF / 10.13 %
MULTIFAMILY UNITS	
1 BED/EFF. 1 BATH	288 UNITS
2 BED 2 BATH	124 UNITS
3 BED 3 BATH	0
TOTAL	412 UNITS
AVERAGE UNIT NET AREA	850 SF
BUILDING SUMMARY	
BUILDING HEIGHT (STORIES/FEET)	7 STORIES MAX / 77' MAX
BUILDING FLOOR AREA - RESIDENTIAL (SF)	350,200 SF
BUILDING FLOOR AREA - LEASING/AMENITY (SF)	11,000 SF
BUILDING FLOOR AREA - RETAIL/RESTAURANT (SF)	5,000 SF
TOTAL BUILDING FLOOR AREA (SF)	366,200 SF
RETAIL PATIO FLOOR AREA (SF)	790 SF
TOTAL BUILDING GROSS AREA (SF)	469,500 SF
PARKING GARAGE GROSS AREA (SF)	201,456 SF
PARKING	
PARKING REQUIRED MULTIFAMILY UNITS & RETAIL/RESTAURANT	
1 PER BEDROOM / MAX 2 PER UNIT	537 SP
LEASING OFFICE 1/300 SF	8 SP
RETAIL 1/300 SF	17 SP
TOTAL	562 SP
PARKING PROVIDED MULTIFAMILY UNITS & RETAIL/RESTAURANT	
Garage	599 SP
Surface	9 SP
TOTAL	608 SP

LOT 1X, BLOCK C
 SITE DENSITY
 SITE AREA: 0.44 AC, 19,263 SF

NOTES:
 1. REFER TO LANDSCAPE PLAN FOR STREETSCAPE AND LANDSCAPE DETAILS.
 BUILDING ENTRYWAYS, STREET, AND SITE FURNISHINGS TO BE FULLY DEFINED DURING CIVIL PLAN AND BUILDING PERMIT REVIEW.
 2. UNIT MIX IS AN ESTIMATE SUBJECT TO CHANGE WITHOUT STAFF APPROVAL.



VICINITY MAP
 NOT TO SCALE



ADDISON CIRCLE STATION
 LOT 01, BLOCK B
 LOT 1X, BLOCK C

OWNER/APPLICANT:
 AMLI RESIDENTIAL
 ATT. JOE BRUCE
 5057 KELLER SPRINGS RD.
 ADDISON, TX 75001
 PH 972-265-6792

STREAM REALTY
 ATT. RAMSEY MARCH
 2001 ROSS AVE, STE 400
 DALLAS, TX 75201
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ISSUE / REVISION LOG

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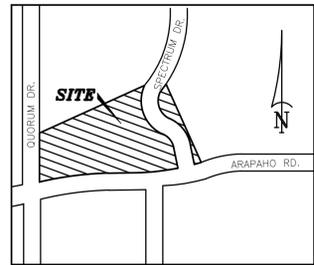
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 STEFAN HAESSIG
 1722 ROUTH STREET
 SUITE 122
 DALLAS, TEXAS 75201
 972.788.1010
 www.obrienarch.com

TOWN PROJECT NUMBER: 1875-Z
 ADDISON CIRCLE STATION
 LOT 1, BLOCK B & LOT 1X, BLOCK C
 2.88 AC & 0.44 AC - G.W. FISHER SURVEY,
 ABSTRACT NO.482
 TOWN OF ADDISON, COUNTY OF DALLAS,
 STATE OF TEXAS

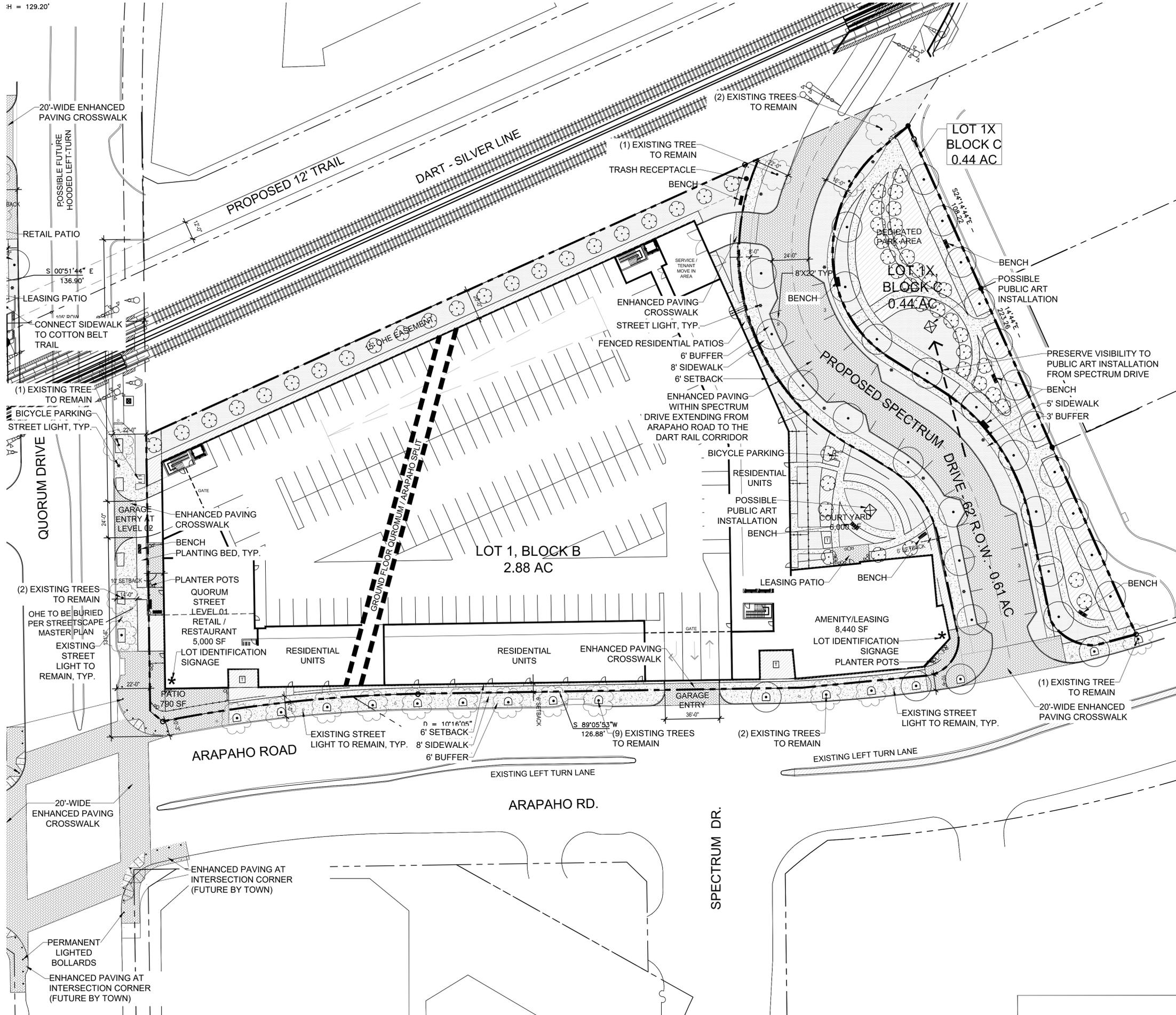
DATE:	ARCH. PROJ. #:	SCALE:
0-11-23	202162	1"=30'-0"

SHEET NO.
 A001
 SITE PLAN
 LOT 1, BLOCK B
 LOT 1X, BLOCK C

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VICINITY MAP
NOT TO SCALE



NOTES:

- PATIOS, PLANT MATERIAL, AND PAVING ENHANCEMENTS ARE PROPOSED AND SUBJECT TO ADJUSTMENT TO ACCOUNT FOR ARCHITECTURAL REVISIONS AND FEATURES. AS ADDITIONAL INFORMATION IS PROVIDED RELATED TO ARCHITECTURAL FEATURES, THE LANDSCAPE DESIGN WILL CONTINUE TO BE REVISED TO ACCOMMODATE THESE REVISIONS.
- ENHANCED PAVING TO BE BRICK PAVERS, CONCRETE PAVERS, AND/OR STAMPED AND STAINED CONCRETE. FINAL DETERMINATION OF PAVING MATERIAL SHOULD BE DETERMINED AT PERMIT PHASE.
- DEVELOPMENT PLAN FOR LOT 1X, BLOCK C WILL BE PROVIDED AT A FUTURE DATE. PARK WILL BE CONSTRUCTED WITH LOT 1, BLOCK B.
- FURTHER DESIGN CONSIDERATIONS ARE NEEDED WITH TOWN STAFF BEYOND THE CONCEPT PLAN RELATED TO THE PAVING ENHANCEMENT TRANSITION AT THE NORTH AND SOUTH END OF THE SPECTRUM DRIVE REALIGNMENT. THE PLACEMENT OF THE FUTURE SIDEWALK ALONG THE EAST SIDE OF THE SPECTRUM DRIVE REALIGNMENT, THE DESIGN CONSIDERATION FOR EXISTING TOPOGRAPHY WITHIN THE FUTURE PARK TO INCLUDE EXISTING STONE STEPS AND PAVEMENT ENHANCEMENTS ALONG SPECTRUM DRIVE AND PARK WALK, THE NEED FOR A VARIETY OF TREE SPECIES IN THE PARK, BICYCLE PARKING AND REPAIR STATIONS, SIGNAGE, AND THE NEED FOR A GUARDRAIL ALONG SPECTRUM DRIVE.
- ARAPAHO ROAD AND QUORUM DRIVE INTERSECTION IMPROVEMENTS DESIGN STANDARDS FOR ALL FOUR (4) CORNERS OF THE INTERSECTION OF ARAPAHO ROAD AND QUORUM DRIVE SHALL BE PROVIDED BY THE DEVELOPER. THESE STANDARDS SHALL MEET THE REQUIREMENTS OF THE TOWN OF ADDISON AND THE ULTIMATE DESIGN BE PROVIDED IN COORDINATION WITH TOWN STAFF. THE DEVELOPER, IN COORDINATION WITH THE TOWN OF ADDISON STAFF, SHALL PROPOSE A NEW LIGHTED BOLLARD FOR THIS AREA WITH THE UNDERSTANDING THAT THIS BOLLARD SHALL BECOME THE STANDARD OF DESIGN FOR THE ENTIRE DISTRICT.

PRELIMINARY PLANT SCHEDULE SCHEDULE

SHADE TREE 6" CAL. SIZE	33
ORNAMENTAL/EVERGREEN TREE	56
SHRUB/GROUND COVER	17,101 sf
SOD	18,453 sf
EXISTING TREES TO REMAIN	

TOTAL LOT 04 LANDSCAPE AREA = 12,707 SF
TOTAL LOT 05 LANDSCAPE AREA = 10,832 SF



PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.

C. Heth Kendrick
Registered Landscape Architect of the
State of TEXAS

Registration Number: 2948

ADDISON CIRCLE
STATION PHASE I

AMLI RESIDENTIAL
ADDISON, TX

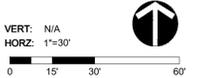
LANDDESIGN PROJ# 8521186

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	TOWN REVISIONS	11.18.2022
	TOWN REVISIONS	12.29.2022
	TOWN REVISIONS	01.13.2023

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE: NORTH

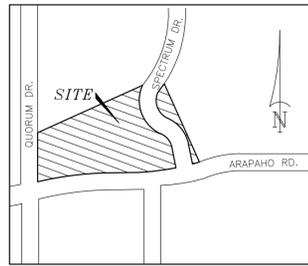


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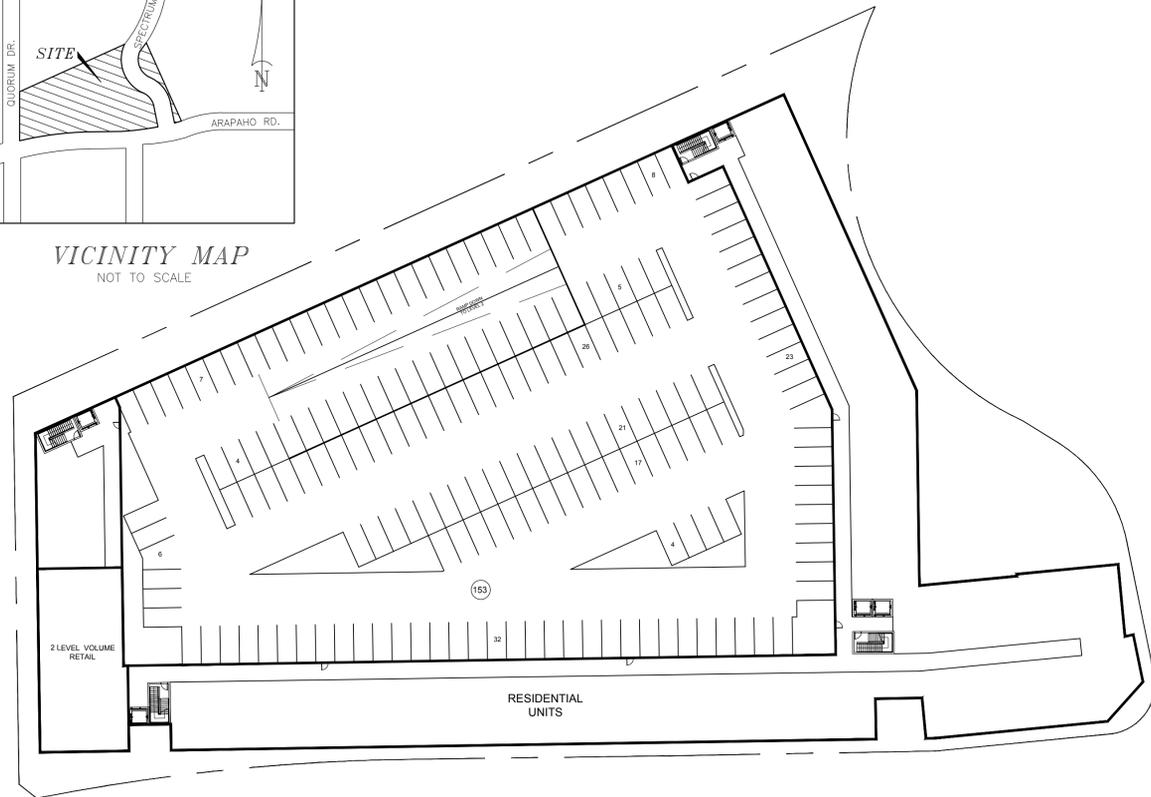
LOT 01, BLOCK B & C
LANDSCAPE PLAN

SHEET NUMBER

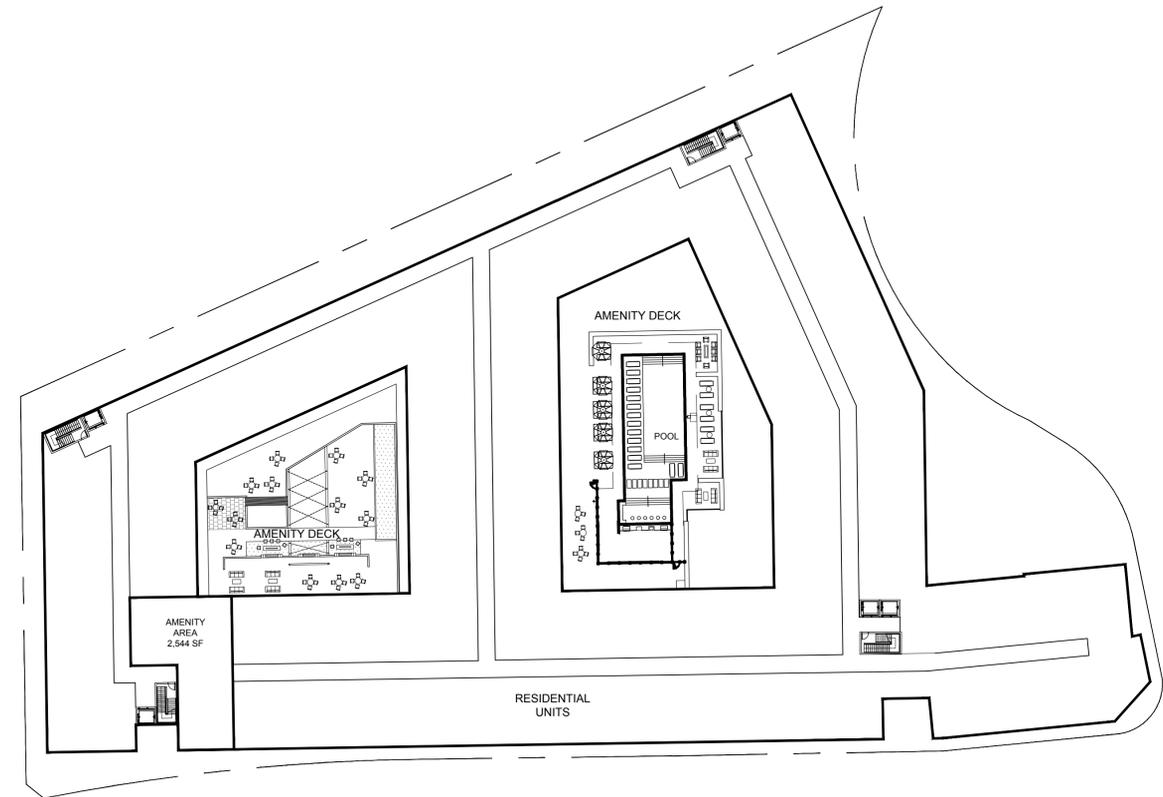
L6-40



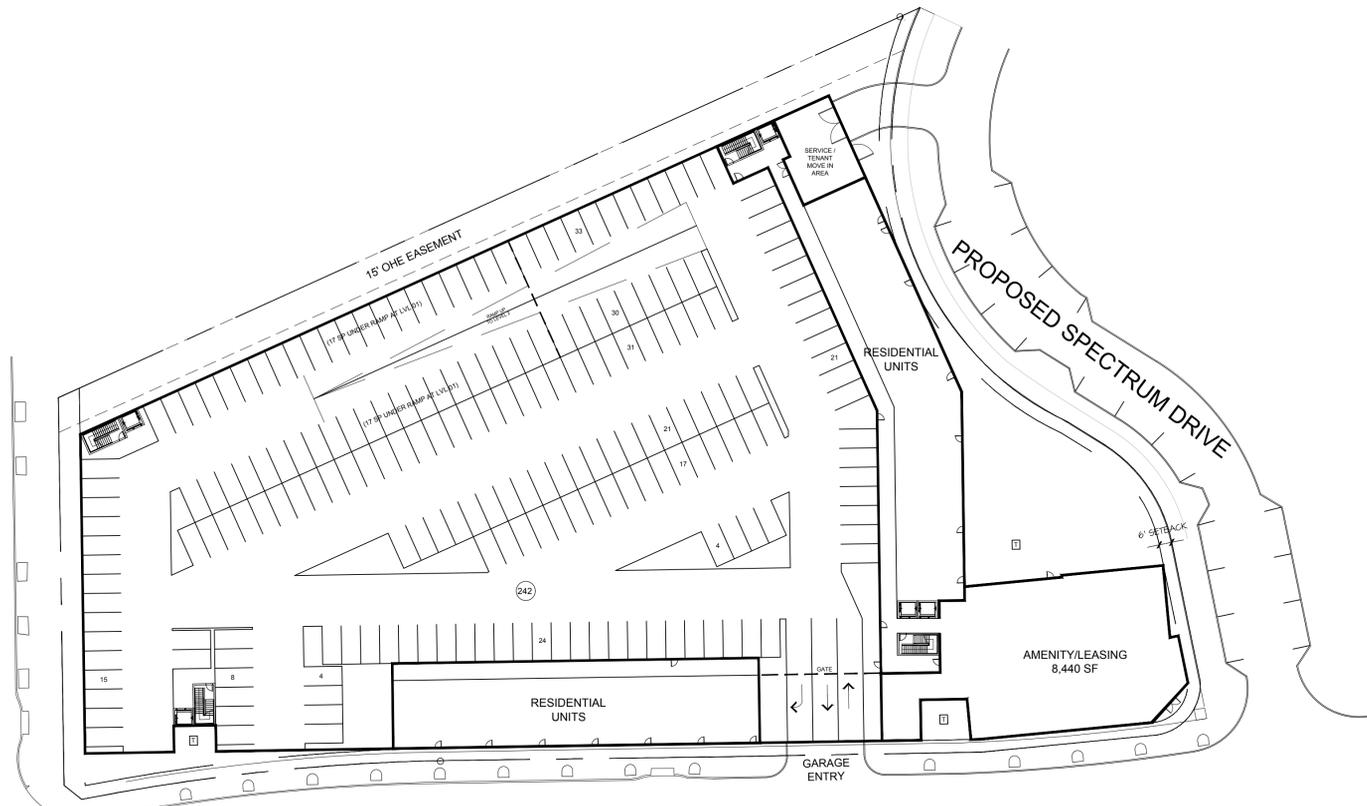
VICINITY MAP
NOT TO SCALE



MULTI-FAMILY PODIUM - LEVEL 03

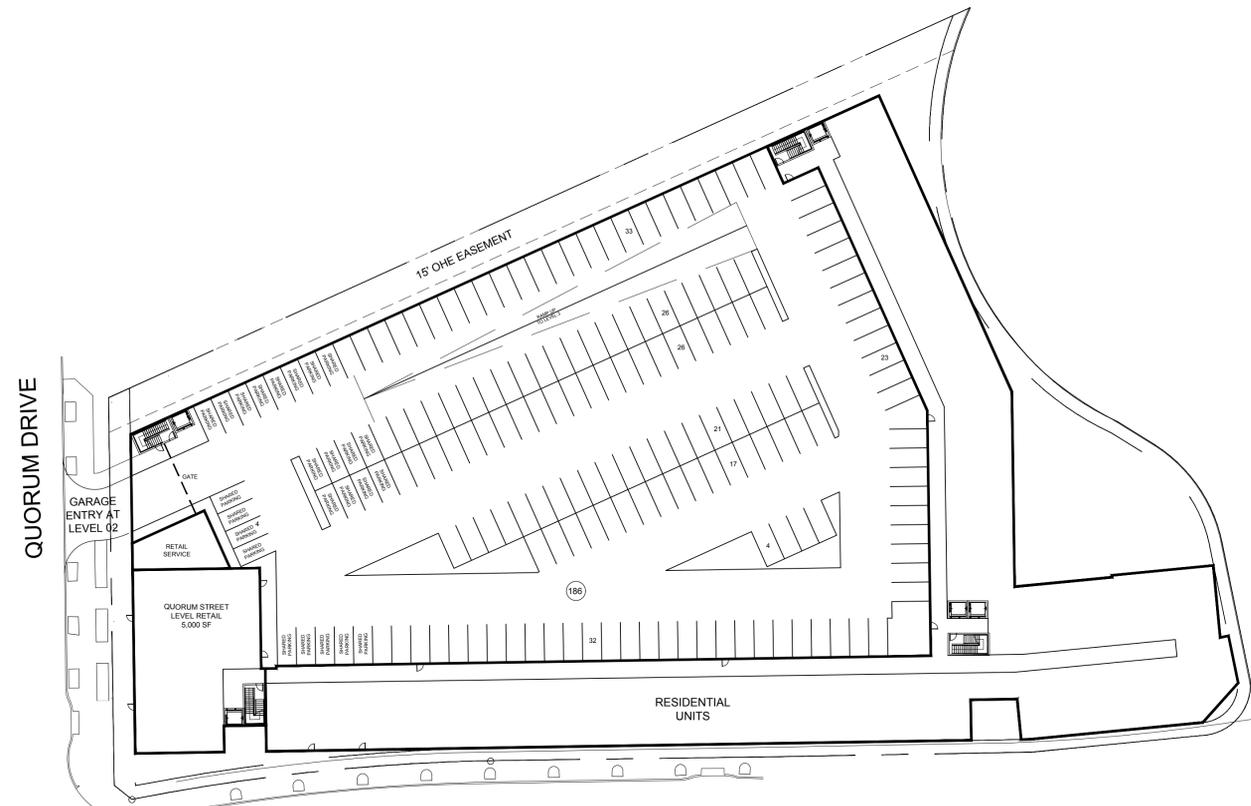


MULTI-FAMILY PODIUM - LEVEL 04



MULTI-FAMILY PODIUM - LEVEL 01

ARAPAHO ROAD



MULTI-FAMILY PODIUM - LEVEL 02

ARAPAHO ROAD

ADDISON CIRCLE
STATION
LOT 01, BLOCK B
LOT 1X, BLOCK C

OWNER/APPLICANT:

AMLI RESIDENTIAL
ATT. JOE BRUCE
5057 KELLER SPRINGS RD.
ADDISON, TX 75001
PH 972-265-6792

STREAM REALTY
ATT. RAMSEY MARCH
2001 ROSS AVE, STE 400
DALLAS, TX 75201
PH 214-267-0477

ISSUE / REVISION LOG

DATE	DESCRIPTION
08-19-22	CONCEPT SITE PLAN
10-07-22	CONCEPT SITE PLAN REV. 01
11-21-22	DEVELOPMENT PLAN
12-29-22	DEVELOPMENT PLAN REV.
01-11-23	DEVELOPMENT PLAN REV.

O'BRIEN

STEFAN HAESSIG
1722 ROUTH STREET
SUITE 122
DALLAS, TEXAS 75201
972.788.1010
www.obrienarch.com

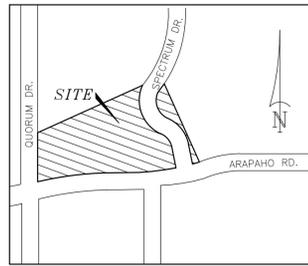
TOWN PROJECT NUMBER: 1875-Z
ADDISON CIRCLE STATION
LOT 1, BLOCK B & LOT 1X, BLOCK C
2.88 AC & 0.44 AC - G.W. FISHER SURVEY,
ABSTRACT NO.482
TOWN OF ADDISON, COUNTY OF DALLAS,
STATE OF TEXAS

DATE:	ARCH. PROJ. #:	SCALE:
01-11-23	202162	1"=40'-0"

SHEET NO.

A001
FLOOR PLAN
LOT 1, BLOCK B
LOT 1X, BLOCK C

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VICINITY MAP
NOT TO SCALE

ADDISON CIRCLE
STATION
LOT 01, BLOCK B
LOT 1X, BLOCK C

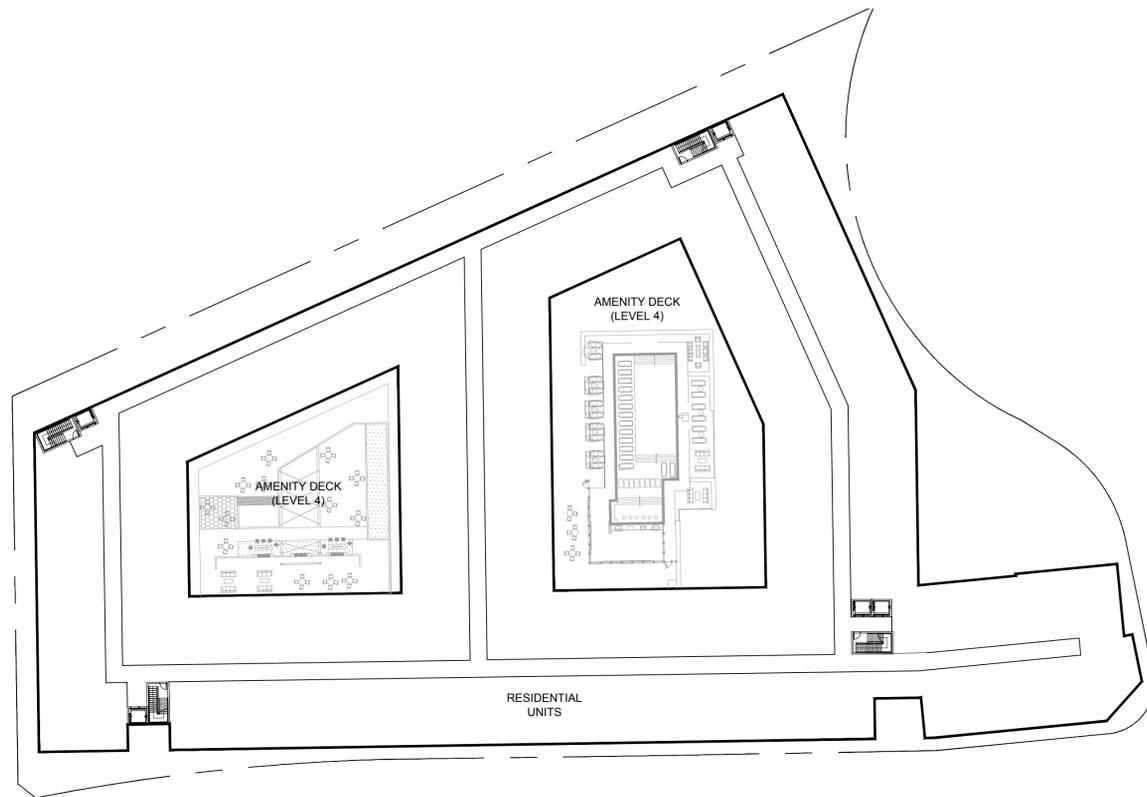
OWNER/APPLICANT:

AMLI RESIDENTIAL
ATT. JOE BRUCE
5057 KELLER SPRINGS RD.
ADDISON, TX 75001
PH 972-265-6792

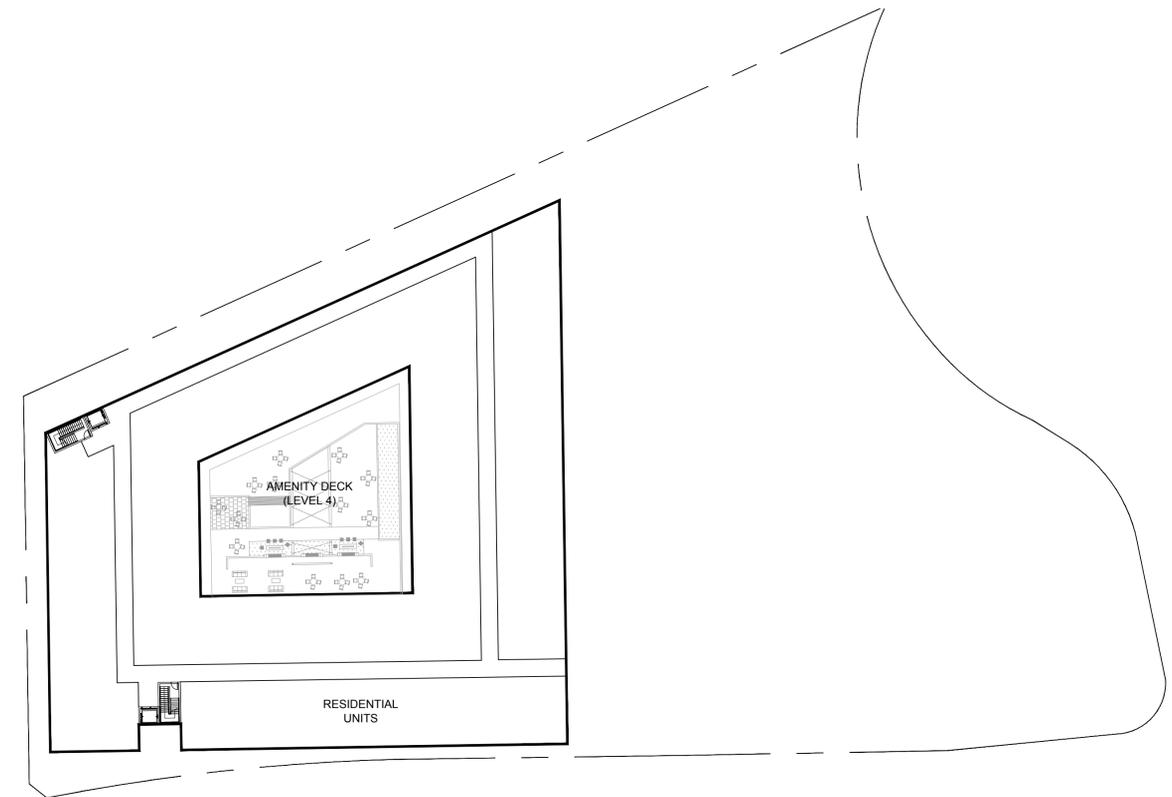
STREAM REALTY
ATT. RAMSEY MARCH
2001 ROSS AVE, STE 400
DALLAS, TX 75201
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ISSUE / REVISION LOG

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MULTI-FAMILY PODIUM - LEVEL 05, 06, 07



MULTI-FAMILY PODIUM - LEVEL 08



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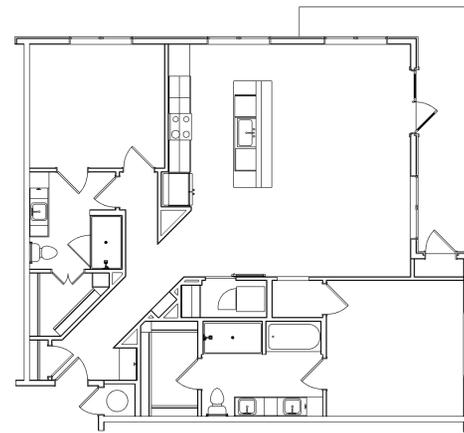
TOWN PROJECT NUMBER: 1875-Z
ADDISON CIRCLE STATION
LOT 1, BLOCK B & LOT 1X, BLOCK C
2.88 AC & 0.44 AC - G.W. FISHER SURVEY,
ABSTRACT NO.482
TOWN OF ADDISON, COUNTY OF DALLAS,
STATE OF TEXAS

DATE:	ARCH. PROJ. #	SCALE:
01-11-23	202162	1"=40'-0"

SHEET NO.
A002
FLOOR PLAN
LOT 1, BLOCK B
LOT 1X, BLOCK C

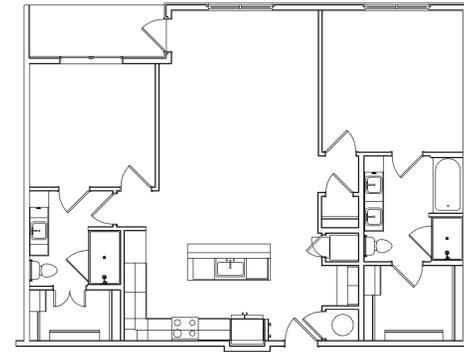
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Site Data Summary Table	
SITE DENSITY	
LOT AREA (AC/SF)	2.88 AC / 125,731 SF
TOTAL UNITS	412 UNITS
RESIDENTIAL DENSITY (UNITS/AC)	143 U/AC
ZONING	
ZONING	Planned Development (PD)
LAND USE	Multifamily/Retail/Restaurant
LANDSCAPE AREA SUMMARY	
BUILDING COVERAGE (SF/%)	101,125 SF / 80.43 %
LANDSCAPE AREA (SF/%)	12,707 SF / 10.13 %
MULTIFAMILY UNITS	
1 BED/EFF. 1 BATH	288 UNITS
2 BED 2 BATH	124 UNITS
3 BED 3 BATH	0
TOTAL	412 UNITS
AVERAGE UNIT NET AREA	850 SF
BUILDING SUMMARY	
BUILDING HEIGHT (STORIES/FEET)	7 STORIES MAX / 77' MAX
BUILDING FLOOR AREA - RESIDENTIAL (SF)	350,200 SF
BUILDING FLOOR AREA - LEASING/AMENITY (SF)	11,000 SF
BUILDING FLOOR AREA - RETAIL/RESTAURANT (SF)	5,000 SF
TOTAL BUILDING FLOOR AREA (SF)	366,200 SF
RETAIL PATIO FLOOR AREA (SF)	790 SF
TOTAL BUILDING GROSS AREA (SF)	469,500 SF
PARKING GARAGE GROSS AREA (SF)	201,456 SF
PARKING	
PARKING REQUIRED MULTIFAMILY UNITS & RETAIL/RESTAURANT	
1 PER BEDROOM / MAX 2 PER UNIT	537 SP
LEASING OFFICE 1/300 SF	8 SP
RETAIL 1/300 SF	17 SP
TOTAL	562 SP
PARKING PROVIDED MULTIFAMILY UNITS & RETAIL/RESTAURANT	
Garage	599 SP
Surface	9 SP
TOTAL	608 SP



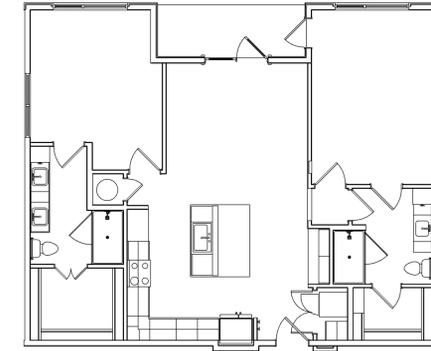
08
UNIT C9.A
43' x 37'
Net: 1433 S.F.

SCALE: 1/8" = 1'-0"



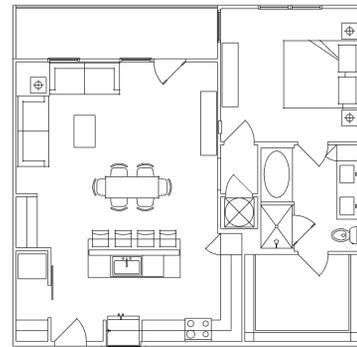
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UNIT C6.A
42' x 32'
Net: 1285 S.F.

SCALE: 1/8" = 1'-0"



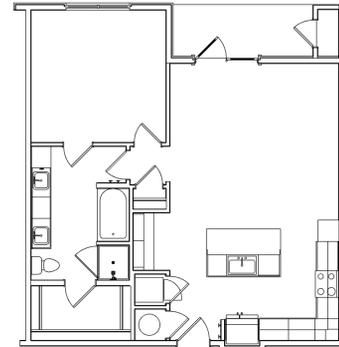
06
UNIT C5.B
39' x 32'
Net: 1184 S.F.

SCALE: 1/8" = 1'-0"



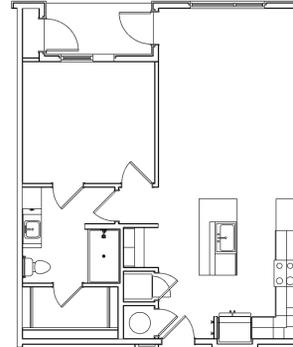
05
UNIT A5.B
33' x 32'
Net: 959 S.F.

SCALE: 1/8" = 1'-0"



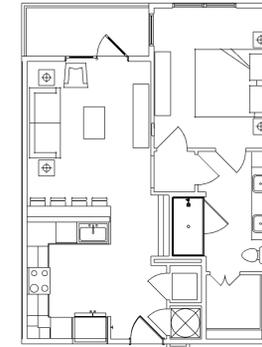
04
UNIT A5.A
30' x 32'
Net: 900 S.F.

SCALE: 1/8" = 1'-0"



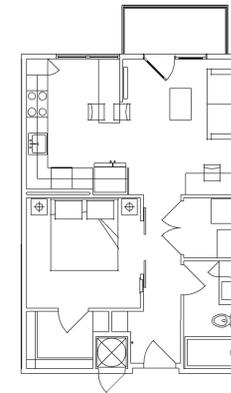
03
UNIT A4.A
27' x 32'
Net: 818 S.F.

SCALE: 1/8" = 1'-0"



02
UNIT A3a
24' x 32'
Net: 708 S.F.

SCALE: 1/8" = 1'-0"



01
UNIT A2
21' X 32'
Net: 627 S.F.

SCALE: 1/8" = 1'-0"

PROJECT TITLE:
ADDISON
CIRCLE STATION
Lot 1, Block B
Lot 1X, Block C

ADDISON,
TEXAS

OWNER/APPLICANT:
AMLI RESIDENTIAL
ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
STE 250 ADDISON, TEXAS
75001
PH 972-265-6792

STREAM REALTY
ATT. RAMSEY MARCH
2001 ROSS AVE, STE 400
DALLAS, TX 75201
PH 214-267-0477

ISSUE/REVISION LOG

DATE	DESCRIPTION
08-19-22	CONCEPT SITE PLAN
11-21-22	DEVELOPMENT PLAN
12-29-22	DEVELOPMENT PLAN REV.
01-11-23	DEVELOPMENT PLAN REV.

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1722 ROUTH STREET
SUITE 122
DALLAS, TEXAS 75201
972.788.1010
www.obrienarch.com

TOWN PROJECT NUMBER: 1875-Z
ADDISON CIRCLE STATION
LOTS 1, BLOCK B & LOT 1X, BLOCK C
2.88 AC & 0.44 AC - G.W. FISHER
SURVEY, ABSTRACT NO.482
TOWN OF ADDISON, COUNTY OF
DALLAS, STATE OF TEXAS

DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.

A003

UNIT PLAN
LOT 1, BLOCK B &
LOT 1X, BLOCK C

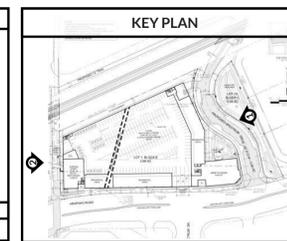
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MID RISE			
NORTH		SOUTH	
	SF	%	
TOTAL WALL AREA	39537	100%	41767
GLASS	5376	14%	19943
METAL	1186	3%	1246
MASONRY	12516	32%	11112
FIBER CEMENT	14113	36%	9466
GARAGE SCREEN	6346	16%	

EAST		WEST	
	SF	%	
TOTAL WALL AREA	25616	100%	11900
GLASS	7905	30%	5783
METAL	767	3%	712
MASONRY	11015	43%	3081
FIBER CEMENT	6029	24%	2324

- FACADE PLAN NOTES**
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
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 - ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

- PODIUM FACADE KEYNOTES**
- BRICK 01
 - STONE 01
 - FIBER CEMENT PANEL 01
 - FIBER CEMENT PANEL 02
 - FIBER CEMENT PANEL 03
 - RAILING
 - VISION GLASS
 - METAL PANEL
 - METAL COPING
 - METAL SCREEN
 - METAL CANOPY
 - STOREFRONT SYSTEM
- GENERAL NOTES**



PROJECT TITLE:
ADDISON
CIRCLE STATION
Lot 1, Block B
Lot 1X, Block C

ADDISON,
 TEXAS

OWNER/APPLICANT:
AMLI RESIDENTIAL
 ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
 75001
 PH 972-265-6792

STREAM REALTY
 ATT. RAMSEY MARCH
 2001 ROSS AVE, STE 400
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01-11-23	DEVELOPMENT PLAN REV.



1722 ROUTH STREET
 SUITE 122
 DALLAS, TEXAS 75201
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TOWN PROJECT NUMBER: 1875-Z
 ADDISON CIRCLE STATION
 LOTS 1, BLOCK B & LOT 1X, BLOCK C
 2.88 AC & 0.44 AC - G.W. FISHER
 SURVEY, ABSTRACT NO.482
 TOWN OF ADDISON, COUNTY OF
 DALLAS, STATE OF TEXAS

DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.
A005
FACADE PLAN
LOT 1, BLOCK B &
LOT 1X, BLOCK C

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2 MID RISE - EAST ELEVATION
 SCALE: 1/16" = 1'-0"



1 PODIUM - WEST ELEVATION
 SCALE: 1/16" = 1'-0"



MID RISE			
NORTH		SOUTH	
	SF	%	
TOTAL WALL AREA	39537	100%	41767
GLASS	5376	14%	19943
METAL	1186	3%	1246
MASONRY	12516	32%	11112
FIBER CEMENT	14113	36%	9466
GARAGE SCREEN	6346	16%	

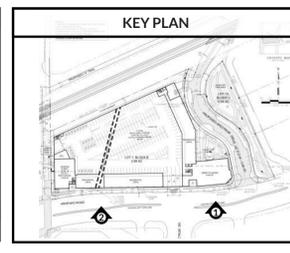
EAST		WEST	
	SF	%	
TOTAL WALL AREA	25616	100%	11900
GLASS	7905	30%	5783
METAL	767	3%	712
MASONRY	11015	43%	3081
FIBER CEMENT	6029	24%	2324

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PODIUM FACADE KEYNOTES

BRICK 01	VISION GLASS
STONE 01	METAL PANEL
FIBER CEMENT PANEL 01	METAL CORING
FIBER CEMENT PANEL 02	METAL SCREEN
FIBER CEMENT PANEL 03	METAL CANOPY
RAILING	STOREFRONT SYSTEM

GENERAL NOTES



PROJECT TITLE:
ADDISON
CIRCLE STATION
Lot 1, Block B
Lot 1X, Block C

ADDISON,
 TEXAS

OWNER/APPLICANT:
AMLI RESIDENTIAL
 ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
 75001
 PH 972-265-6792

STREAM REALTY
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 SUITE 122
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TOWN PROJECT NUMBER: 1875-Z
 ADDISON CIRCLE STATION
 LOTS 1, BLOCK B & LOT 1X, BLOCK C
 2.88 AC & 0.44 AC - G.W. FISHER
 SURVEY, ABSTRACT NO.482
 TOWN OF ADDISON, COUNTY OF
 DALLAS, STATE OF TEXAS

DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.
A006
FACADE PLAN
LOT 1, BLOCK B &
LOT 1X, BLOCK C

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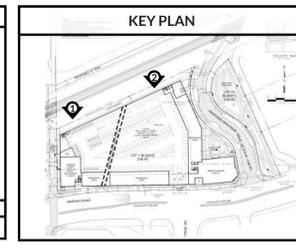
MID RISE			
NORTH		SOUTH	
	SF		%
TOTAL WALL AREA	39537	41767	100%
GLASS	5376	19943	48%
METAL	1186	1246	3%
MASONRY	12516	11112	27%
FIBER CEMENT	14113	9466	23%
GARAGE SCREEN	6346		
EAST		WEST	
	SF		%
TOTAL WALL AREA	25616	11900	100%
GLASS	7905	5783	49%
METAL	767	712	5%
MASONRY	11015	3081	26%
FIBER CEMENT	6029	2324	20%

- FACADE PLAN NOTES**
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PODIUM FACADE KEYNOTES

BRICK 01	VISION GLASS
STONE 01	METAL PANEL
FIBER CEMENT PANEL 01	METAL COPING
FIBER CEMENT PANEL 02	METAL SCREEN
FIBER CEMENT PANEL 03	METAL CANOPY
RAILING	STOREFRONT SYSTEM

GENERAL NOTES



PROJECT TITLE:
**ADDISON
 CIRCLE STATION**
 Lot 1, Block B
 Lot 1X, Block C

ADDISON,
 TEXAS

OWNER/APPLICANT:
AMLI RESIDENTIAL
 ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
 75001
 PH 972-265-6792

STREAM REALTY
 ATT. RAMSEY MARCH
 2001 ROSS AVE, STE 400
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 PH 214-267-0477

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01-11-23	DEVELOPMENT PLAN REV.

O'BRIEN
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 SUITE 122
 DALLAS, TEXAS 75201
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TOWN PROJECT NUMBER: 1875-Z
 ADDISON CIRCLE STATION
 LOTS 1, BLOCK B & LOT 1X, BLOCK C
 2.88 AC & 0.44 AC - G.W. FISHER
 SURVEY, ABSTRACT NO.482
 TOWN OF ADDISON, COUNTY OF
 DALLAS, STATE OF TEXAS

DATE	ARCH. PROJ. #
01-11-23	202162

SHEET NO.
A007
FACADE PLAN
LOT 1, BLOCK B &
LOT 1X, BLOCK C

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2 PODIUM - PARTIAL NORTH ELEVATION A
 SCALE: 1/16" = 1'-0"



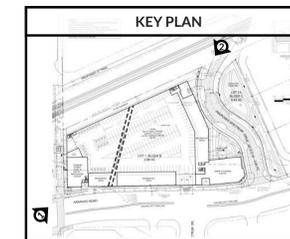
1 PODIUM - PARTIAL NORTH ELEVATION B
 SCALE: 1/16" = 1'-0"



1 PODIUM - PERSPECTIVE



2 PODIUM - PERSPECTIVE



PROJECT TITLE:
ADDISON
CIRCLE STATION
Lot 1, Block B
Lot 1X, Block C

ADDISON,
 TEXAS

OWNER/APPLICANT:
AMLI RESIDENTIAL
 ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
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 SURVEY, ABSTRACT NO.482
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 DALLAS, STATE OF TEXAS

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SHEET NO.

A004

FACADE PLAN
LOT 1, BLOCK B &
LOT 1X, BLOCK C

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