

## **September 6, 2016 Planning and Zoning Commission Meeting Minutes**

Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations and adopt a Concept Plan and Building Elevations relating to a 3.21± acre portion of Lot 2, Block A, Millennium Office Park; generally located on the northwest corner of the intersection of Central Park Avenue and Bethany Drive. (Z-5/3/16-34) [Millennium Office Park Lot 2]

Mr. Bo Bass, Director of Community Development, stated that this is a request to amend the 3.21± acre portion of Lot 2, and adopt a Concept Plan and Building Elevations. Mr. Bass explained that this is one more step towards an urban-style facility. The first step was the AT&T Data Center on the north side of the site, the second step was the multi-story Duke Building, and the third step was the Hotel and Convention Center.

The property is located on the northwest corner of the intersection of Central Park Avenue (now Watters Creek Boulevard) and Bethany Drive. The properties to the west, north, and east (across Watters Creek Boulevard) are zoned Planned Development PD No. 55 Commercial/Office C/O. The property to the south (across Bethany drive) is zoned Planned Development PD No. 99 Mixed Use MIX.

Mr. Bass then explained there are two primary access points into the development. One on the east located on Watters Creek Boulevard, and one through a firelane, access, and utility easement off Watters Road on the west. An access point is also for the entrance to the parking garage on Watters Creek Boulevard. Traffic improvements include the provision for the common access/firelane easement for future access on Lot 2R-8. The entire property is currently platted as Lot 2, Block A of the Millennium Office Park subdivision and referred to as Tract 10B in the original zoning ordinance.

Mr. Bass presented the Concept Plan and said it shows the proposed development on Lot 2R-6 and 2R-7. The Concept Plan shows three main structures: a proposed office building with a restaurant use component (Building A), a freestanding restaurant building (Building B), and a structured parking garage.

Building A is a five story building with 115,000 square feet for an office use and 10,000 square feet for a restaurant use, totaling approximately 125,000 square feet. Building A is a combination of tilt wall, metal accents, and glass ornamentation. Mr. Bass stated that the restaurant will have an outdoor patio and valet drop-off that will complement the activities of the Hotel Convention Center.

Mr. Bass referred to Building B as the Plaza. This is an at-grade circular concrete access way with associated parking. Building B is a one-story building at approximately 2,636 square feet for a free-standing restaurant with an outdoor patio space. The parking garage is a four-story structure at approximately 223,636 square feet. Twenty-six surface parking spaces are provided (on Lot 2R-6), and a total of 570 spaces are provided in the parking garage. Parking provided exceeds ALDC requirements.

Mr. Bass explained that creating a safe sidewalk area will encourage pedestrians to walk freely to the different sites. A six-foot sidewalk will be constructed along Watters Creek Boulevard. The current five-foot sidewalk will be expanded to an eight-foot sidewalk along Bethany Drive for pedestrian access. To allow for people to safely cross Watters Creek Boulevard, the western curb will be relocated to the east in order to provide for a larger parkway between the proposed building and the western curblines of Watters Creek Boulevard.

Mr. Bass presented the building elevations and showed the five-story office/restaurant building, one-story freestanding restaurant building, and the four-level parking garage. The maximum height of the buildings is 88 feet. The exterior building materials include composite metal panel and glass.

Mr. Bass summarized the Development Regulations:

- Height: There is no maximum height requirement for buildings.
- Additional Permitted Uses: In addition to the uses permitted by the PD No. 55 Regulations with respect to the use and development of Tract 10B, Tract 10B-1 may be used and developed with the following uses:
  1. Restaurant (no drive in), which is free-standing from the office building developed on the Property.
  2. Parking garage
- Concept Plan: The property shall be developed in general conformity with the Concept Plan.
- Building Elevations: The property shall be developed in general conformance with the Concept Plan.
- Building Setbacks: The property shall be developed in general conformance with the Building Elevations.
- Landscape Buffer: Structures are authorized to encroach on the existing landscape easement upon review and approval of the building plans by the Director of Parks and Recreation and Director of Community Development or designee.
- Traffic Improvements: No certificate of occupancy for any structure constructed on Tract 10B-1 shall be granted until completion of the following street and traffic control improvements shown on the Concept Plan:
  1. Common Access: The replat of the Property shall include a common access/firelane easement for future access as shown on "Lot 2R-8, Block A" on the attached Concept Plan.
  2. Curb Improvement: The western curb along Tract 10B-1 shall be relocated easterly in order to provide for a larger parkway between the proposed building and the western curb line of Watters Creek Boulevard as shown on the Concept Plan.
- Parking Garage: No building permit for a building to be constructed on Tract 10B-1 shall be issued prior to execution of an agreement between the owner of Tract 10B-1 and the owner of the remainder of Tract 10B regarding the joint access and use of the Parking Garage for the benefit of owners, tenants, and guests using and/or occupying buildings developed in the future on the remainder of Tract 10B.

1<sup>st</sup> Vice Chair Trahan discussed the walkway from the north side to the south side of Bethany asking if the walkway will be more pronounced.

Mr. Bass stated that the walkway will initially be an at-grade crossing, but will later have architectural elements that will alert drivers. There is ongoing discussion regarding crossing, specifically aerial crossing.

1<sup>st</sup> Vice Chair Trahan asked about traffic congestion in the area.

Mr. Bass explained that there will be additional right turn designated lanes and left turn designated lanes to address the traffic. Mr. Bass ensured that there will be visual structures to signal to drivers of the crossing area.

1<sup>st</sup> Vice Chair Trahan asked about the northeast side and if there was potential for pedestrians to cross under the over pass.

Shawn Poe, Assistant Director of Engineering, addressed the commission and stated that there are provisions made for pedestrians to cross.

Chairman Cocking asked Mr. Bass when the road improvements would be complete.

Mr. Bass said that the timing is tied to building permits and COs.

Chairman Cocking stated his concerns regarding Building A being so close to a major thoroughfare. He said that this would be a test before the City builds other similar buildings like this in the City.

**Motion:**        **Upon a motion by 1<sup>st</sup> Vice-Chair Trahan, and a second by Commissioner Hollingsworth, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the development regulations and adopt a Concept Plan and Building Elevations relating to a 3.21± acre portion of Lot 2, Block A, Millennium Office Park; generally located on the northwest corner of the intersection of Central Park Avenue and Bethany Drive, for Millennium Office Park Lot 2.**

**The motion carried.**