

August 15, 2017 Planning and Zoning Commission Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development PD No. 53 Shopping Center “SC” and adopt a Concept Plan, Landscape Plan, and Building Elevations relating to the use and development of Lot 1R, Block A, Kids R Kids Addition; generally located at the northwest corner of the intersection of Alma Drive and Exchange Parkway. (Z-3/13/17-27) [Alma and Exchange Grocer]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated that the item is a Planned Development PD Amendment for Alma and Exchange Grocer. She stated that the property is generally located at the northwest corner of the intersection of Alma Drive and Exchange Parkway. The properties to the north are zoned Planned Development PD No. 53 Single Family Residential R-6. The properties to the west are zoned Planned Development PD No. 53 Shopping Center SC. To the south (across Exchange Parkway), the properties are zoned Planned Development PD No. 54 Single Family SF. To the east (across Alma Drive), the properties are zoned Shopping Center SC.

Ms. Mohan stated that the property is currently zoned Planned Development PD No. 53 Shopping Center SC. She stated that the applicant is requesting to amend the existing development regulations, and adopt a Concept Plan, Landscape Plan, and Building Elevations for a grocery store. She noted that the existing PD allows for a grocery store by right and that the amendment is primarily for the building design and layout. She stated that the grocery store being proposed is called Lidl.

Ms. Mohan stated that the property is approximately 5.5 acres and that the grocery store is just under 36,000 square feet.

There are a total of four access points into the property; one access point on Exchange Parkway, two access points on Alma Drive, and one internal access point from the property to the west through a Fire, Access, Drainage, and Utility Easement. She noted that a southbound right-turn lane on Alma Drive and the extension of a westbound deceleration lane on Exchange Parkway will be constructed to manage the traffic flow into the site.

Ms. Mohan stated that there is also a five-foot sidewalk proposed along Alma Drive. Additionally, she stated that there is a ten-foot trail proposed along Exchange Parkway. She noted that parking and landscaping meet Allen Land Development Code standards.

Ms. Mohan stated that there is an existing screening wall along the northern side of the property. She stated that the distance between the property line and the north side of the building is just over 150 feet.

Ms. Mohan stated that the proposed rear yard setback of fifteen feet is less than what is currently allowed. She noted that this was changed to accommodate the building and the parking.

Ms. Mohan stated that another reason for the PD Amendment was because of the location of the loading dock. She noted that the truck dock loading area will be on the eastern side (the front) of the building. She stated that the Allen Land Development Code does not permit loading docks to face the right-of-way, but this grocer’s loading dock was unable to be moved. She stated that berming and enhanced landscaping will be in place for screening as depicted on the Landscape Plan and is intended to prevent any direct line of sites from the street to the loading area from either Alma Drive or Exchange Parkway.

Ms. Mohan presented the proposed elevations for the building, which show the building at one story and a maximum of twenty-nine feet. She stated that the primary building materials would be brick, stucco, and glass.

Ms. Mohan stated that the development regulations include provisions to accommodate the design of the site and include building setbacks, loading provisions, and street improvements for the grocery store. She stated that the development regulations prevent a Certificate of Occupancy from being issued until the City's Building Official and Director of Community Development have inspected the installation of the landscaping and berming to ensure they are installed per the Landscape Plan. Additionally, she stated that the Certificate of Occupancy will not be issued until the previously discussed traffic improvements have been completed.

Ms. Mohan stated that one letter of opposition was received. The individual had concerns with food and beverage being served on the northern side of the building and concerns with the orientation of the loading dock.

Commissioner Ogrizovich asked for clarification of the pronunciation and spelling of the proposed grocer.

Ms. Mohan responded by spelling the grocer's name, Lidl.

Commissioner Ogrizovich read a sentence from the development regulations: "The interior of the loading dock shall be screened in a manner to not be visible." He asked staff if the sentence was referring to a form of screening other than the berming.

Ms. Mohan stated that the specific sentence referenced the berming and specified that only enhanced landscaping and berming will screen the loading dock.

1st Vice-Chair Trahan asked if this loading dock was similar to the loading dock at Market Street.

Ms. Mohan stated that she was unsure of whether that location has as much berming and landscaping as what is proposed for this site.

1st Vice-Chair Trahan opened the public hearing.

1st Vice-Chair Trahan closed the public hearing.

Kevin Gaskey, 13455 Noel Drive, Tower Two, Dallas, represented the applicant. He stated that he would be happy to answer any questions about the project.

Commissioner Ogrizovich asked the applicant if this store was in other locations in the area.

Mr. Gaskey stated that there are other stores planned but that none had been built in this area.

Commissioner Ogrizovich asked if this would be the first store opened in the area.

Mr. Gaskey stated that it would probably be one of the first group of stores opening. He stated that there will be several stores built simultaneously.

Commissioner Ogrizovich asked how the size of the proposed building compared to the stores across the street from the subject property.

Mr. Gaskey stated that Walgreens or CVS are generally 18,000 to 20,000 square feet and that the proposed building is 36,000 square feet. He stated that the proposed building is comparable to a longer and wider version of a Walgreens or CVS.

Commissioner Orr asked the applicant about the main competitors of the proposed user.

Mr. Gaskey stated that Trader Joe's, Market Street, and Whole Foods 365 are the market that Lidl is looking to compete against.

Commissioner Ogrizovich stated that the letter received was concerned with the preparation of food. He asked the applicant if there would be any preparation of food.

Mr. Gaskey said that there is not a hot kitchen, ready-to-go meals, or other forms of preparation of food.

1st Vice-Chair Trahan stated that he had studied the loading dock and its relation to the berming. He stated that he felt it was a good alignment. He thanked the applicant for taking this into consideration.

Motion: Upon a motion by Commissioner Orr, and a second by Commissioner Hollingsworth, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend to recommend approval of the request to amend the Development Regulations of Planned Development PD No. 53 Shopping Center "SC" and adopt a Concept Plan, Landscape Plan, and Building Elevations relating to the use and development of Lot 1R, Block A, Kids R Kids Addition; generally located at the northwest corner of the intersection of Alma Drive and Exchange Parkway, for the Alma and Exchange Grocer.

The motion carried.

ATTENDANCE:

Commissioners Present:

Ben Trahan, 1st Vice-Chair
Luke Hollingsworth
John Ogrizovich
Michael Orr

Absent:

Stephen Platt, Jr., 2nd Vice-Chair