

September 5, 2017 Planning and Zoning Commission Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request to amend the Planned Development zoning district with a base zoning of Shopping Center SC and to adopt Development Regulations, a Concept Plan, Open Space Plan, Sub-Area Plan, Phasing Plan, Sign Plan, Fire Lane Plan, and Building Elevations for a 79± acre tract of land situated in the L.K. Pigues Survey, Abstract No. 702, the Francis C. Wilmeth Survey, Abstract No. 999, and the Henry Wetsel Survey, Abstract No. 1026; generally located at the southwest corner of the intersection of Stacy Road and US Highway 75. (Z-091616-0086) [Stacy Green]

Mr. Lee Battle, Acting Director of Community Development, presented the item to the Commission. He stated that the request is a PD Amendment for Stacy Green. He stated that the property is generally located at the southwest corner of the intersection of Stacy Road and US Highway 75 and is approximately 79 acres. The properties to the north (across Stacy Road) are zoned Planned Development PD No. 92 Single-Family Residential R-3, Planned Development PD No. 92 Single-Family Residential R-5, Planned Development PD No. 92 Shopping Center SC, and Planned Development PD No. 78 Corridor Commercial CC. The properties to the west are zoned Planned Development PD No. 93 Townhome TH, Planned Development PD No. 93 Single-Family Residential R-7, and Corridor Commercial CC. To the south, the property is zoned Corridor Commercial CC. To the east (across US Highway 75), the properties are zoned Planned Development PD No. 73 Shopping Center SC.

Mr. Battle stated that the property is currently zoned Planned Development PD No. 45 Corridor Commercial. He stated that the applicant is requesting to amend the Planned Development and change the base zoning to Shopping Center SC for a mixed-use development containing retail, restaurants, and urban residential uses. He noted that the PD Amendment includes Development Regulations, a Concept Plan, Building Elevations, Open Space Plan and Cross-Sections, Sub-Area Plan, Phasing Plan, Sign Plan, and Fire Lane Plan for the property. He stated that rezoning to a mixed-use development is consistent with the Future Land Use Plan.

Mr. Battle highlighted the location of each of the five sub-areas on the property and stated that he will begin by detailing the Concept Plan by sub-area.

Mr. Battle showed Sub-Area 4, which runs along the creek on the western side of the property. He stated that the applicant is proposing to reclaim a portion of the floodplain to make more of the property developable and that the proposal meets standards set forth in the Allen Land Development Code. He stated these changes are also subject to approval by FEMA through a CLOMR and LOMR. He stated that the floodplain area is approximately 13.3± acres and will be dedicated to the City but maintained by the developer through a separate agreement. A 12' hike and bike trail is proposed within the floodplain along the western side of the development and will connect to existing trail to the north and will extend to the south.

Mr. Battle then showed Sub-Areas 2 and 3, which are on the northern and eastern boundaries of the property. He stated that these sub-areas show pad areas with retail and restaurant buildings totaling approximately 154,000± square feet. He noted that this includes a fueling station on the corner of Stacy Road and US Highway 75. He showed pad site elevations with primary exterior building materials consisting of brick and concrete with wood and metal accents.

Mr. Battle presented Sub-Area 1, located on the northwest corner of the property. He stated that this area will comprise of the first phase of urban residential development. He noted that this development meets all of the requirements for urban residential in the Allen Land Development Code. He stated that the

Concept Plan shows five buildings, structured parking, a maximum height of 4 stories, interior corridors, and a total of 699 units. Mr. Battle stated that the urban residential meets the minimum one-bedroom requirement and may exceed it. Additionally, Mr. Battle noted that the school district has received a study from the applicant stating that there will be about 25 school aged children in this facility. He showed the urban residential buildings and explained that they have an urban styling and are primarily composed of stucco and stone with some accent metal elements and a flat composition shingle roof with varying parapets.

Mr. Battle then presented Sub-Area 5, located in the center of the development. He stated that it will be mixed-use and includes a variety of potential uses such as a theater, hotel, office uses, and retail/restaurants uses totaling a building area of approximately 418,927± square feet. He noted that one of the major amenities, a park-like amenity area, lies at the heart of this sub-area. He stated that the office/retail representative elevation for the mixed-use area includes materials such as brick, concrete, and aluminum storefront with metal accents. Elevations include pedestrian features such as green screens, planters, benches, and pavers.

Mr. Battle then presented the applicant's proposal for traffic improvements. He stated that there are a total of eight access points for the site; four on Stacy Road and four on US Highway 75. He stated that Chelsea Boulevard will be extended as a private road from Stacy Road to US Highway 75 by the developer. He noted that the developer was required to conduct a Traffic Impact Analysis and, as a result, several mitigation strategies will be included to alleviate traffic. He stated that the developer will be constructing deceleration lanes for each point of access and an acceleration lane from the Chelsea Boulevard extension onto US Highway 75. Additionally, Mr. Battle noted that the developer will be constructing an additional right turn lane from Stacy Road to US Highway 75. He stated that the developer will be constructing an additional thru or left turn lane on southbound Chelsea Boulevard. A traffic signal is proposed at the intersection of Stacy Road and Sweetwater Lane. The developer will enter into an escrow agreement for the cost of the new traffic signal. Parking provided for the pad sites, urban residential, and mixed-use portion of the development meet Code standards.

There are two requirements with developments; a parkland dedication and an open space requirement. For this project, there would be a parkland dedication of about seven acres and the creation of a pedestrian bridge. Mr. Battle noted that there are ongoing conversations about land that may be acquired on the eastern side of US Highway 75 to complete the trail extension. Parkland dedication requirements are clearly outlined in the Code, and as such, are not included in the Development Regulations. Mr. Battle stated that he simply wanted the Commission to be aware of this requirement and the on-going conversations.

Mr. Battle then presented the Open Space exhibit, which addresses the open space requirements. He stated that the Code requires one acre of open space for every 75 units, which would require this development to have over nine acres of open space. Additionally, he pointed out that floodplain is not generally counted as part of this open space requirement. Mr. Battle pointed out that staff looks at the amount of open space as well as the quality of open space; usable open space that functions as an amenity provides more value to developments. He stated that the Open Space exhibit displays almost seven acres of open space and that it includes a plaza, the centralized green, and enhanced streetscape that adds quality to the open space. For this reason, the open space requirement has been reduced in the Development Regulations. He then presented cross-sections to illustrate open space areas.

Mr. Battle stated that the Sign Plan illustrates location, type, and design of signs. He stated that two pylon signs are proposed along US Highway 75. There are eight multi-tenant monument signs throughout the development, and individual monument signs are proposed for each pad site.

Mr. Battle presented the Phasing Plan. He stated that Phase I targets the development of the floodplain. He noted that the Development Regulations specify that Certificates of Occupancy for Phase II cannot be granted prior to completion of the floodplain and the infrastructure for the entire site. He stated that Phase IV cannot be started until certain buildings in Phase III have begun.

Mr. Battle stated that the request has been reviewed by the Technical Review Committee and meets the requirements of the Allen Land Development Code.

2nd Vice-Chair Platt asked if the buildings on the pad sites would be oriented towards Stacy Road and US Highway 75.

Mr. Battle confirmed that they would be orientated towards Stacy Road and US Highway 75.

1st Vice-Chair Trahan asked if the back of house operations would be facing the interior of the development.

Mr. Battle said that they would, but that the buildings on the pad sites are centrally located on the lots, leaving parking lots to create a buffer. Additionally, he noted that the Site Plan process would address issues of screening loading docks and dumpsters.

2nd Vice-Chair Platt stated that the addition of the street trees along Street A and the extension of Chelsea Boulevard will also help screen the pad sites.

Mr. Battle stated that the applicant is present and has a presentation for the Commission.

Brian Glaser, 4619 Insurance Lane, the Applicant, thanked the Commission for hearing the case. He stated that he had been working on the project for several years and that, over time, the project transformed into something extraordinary. He stated that, after the recession, there was a shift towards a “live, work, play” mentality, and that he believes this development embodies that philosophy. Mr. Glaser stated that he found that parkland and open space was central to similar developments, which shaped the development’s focus on the centralized green. Mr. Glaser then presented a video that presents a 3-D version of the proposed development.

1st Vice-Chair Trahan stated that the Commission received two letters of support for the project and a third letter which did not take a stance but expressed concerns with traffic.

- Angela R Martinez, Cottonwood Creek Villas, Allen, TX, SUPPORT
- Susan Littlefield, 1847 Villa Drive, Allen, TX, SUPPORT
- Bobby and Karen Thomas, 937 Lairds Lane, Allen, TX, NO POSITION

1st Vice-Chair Trahan opened the public hearing.

1st Vice-Chair Trahan closed the public hearing.

Commissioner Ogrizovich asked the developer about the potential timeline for development.

Mr. Glaser responded that he anticipated the sites along US Highway 75 being developed in the first 12 months and the first phase of urban development, retail along the perimeter, and the interior green completed in the first 24 months. He stated that it might be around four years for full build out but that it is all subject to the market.

Commissioner Ogrizovich asked if the interior green would be one of the first pieces constructed.

Mr. Glaser stated that they would not begin the interior development without the green being developed first.

2nd Vice-Chair Platt asked what would happen to the small house along Stacy Road and whether it was a historical landmark.

Mr. Glaser said that it is not a historical landmark and that it would be removed. He stated that there has not been a tenant in the building for two years.

Commissioner Orr asked what would be the draw of this development to maintain the amount of retail proposed.

Mr. Glaser stated that retail is changing and that the amount of retail in this development has decreased over the life of the project. He noted that adding entertainment to the mix of uses provides sustainability to the other uses. Additionally, he stated that incorporating residential components increases the market for the proposed retail.

Commissioner Orr commended the developer for meeting with the surrounding Homeowner's Associations and that he felt the success of a project depended on the buy-in from surrounding properties.

Mr. Glaser stated that the surrounding properties' input helped shape the project.

1st Vice-Chair Trahan asked whether adding a signal at Sweetwater Lane and Stacy Road would be a part of this development.

Mr. Battle explained that the Department of Engineering determines the implementation of the signal by traffic counts and that it is anticipated that the intersection will reach that point by the first phase of urban residential is developed.

1st Vice-Chair Trahan asked for more detail on the floodplain reclamation.

Joseph Cotton, Assistant Director of Engineering, answered the Commission. He stated that the Allen Land Development Code states that there should be no adverse impact on the floodplain. This is defined as no increase in velocity, no loss of valley storage, and no rise in the floodplain elevation. He stated that reclaiming floodplain meant that there would be a loss of valley storage and that the loss must be made up elsewhere on the property. He noted that the department felt this development met the intent of the ordinance because while there were impacts within the property, the impact was the same by the time the initial flow left the property. He stated that FEMA would still need to review the proposed reclamation prior to the developer beginning work.

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Planned Development No. 45 zoning district to a base zoning of Shopping Center SC and to adopt Development Regulations, a Concept Plan, Open Space Plan, Sub-Area Plan, Phasing Plan, Sign Plan, Fire Lane Plan, and Building Elevations for a 79± acre tract of land; generally located at the southwest corner of the intersection of Stacy Road and US Highway 75, for Stacy Green.**

The motion is carried.

ATTENDANCE:

Commissioners Present:

Ben Trahan, 1st Vice-Chair
Stephen Platt, Jr., 2nd Vice-Chair
Luke Hollingsworth
John Ogrizovich
Michael Orr

Absent:

None