

CITY COUNCIL AGENDA COMMUNICATION
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AGENDA DATE:

August 13, 2019

SUBJECT:

Conduct a Public Hearing and Adopt an Ordinance to Establish a Planned Development Zoning District with a Base Zoning of Central Business District and Adopt Development Regulations, Concept Plan, Building Elevations, Architectural Plan, Open Space Plan, and Street Cross Sections for a Property Generally Located at the Northeast Quadrant of U.S. Highway 75 and W. Main Street and Bounded by Anna Drive, Main Street, U.S. Highway 75, and the Southern Boundary of Block A and C of Whisenant Estates Addition. [Allen City Center - Urban Residential and Office Uses]

STAFF RESOURCE:

Marc Kurbansade, Director of Community Development

BOARD / COMMISSION ACTION:

On July 16, 2019, the Planning and Zoning Commission voted 4 in favor (Commissioners Trahan, Platt, Orr, and Shaikh) and 2 opposed (Commissioners Autrey and Metevier) to recommend approval of the request with the following conditions: (1) 2,000 square feet of retail space is developed with each phase and (2) a decrease in total number of units from 850 to 825.

ACTION PROPOSED:

Conduct a Public Hearing and Adopt an Ordinance to Establish a Planned Development Zoning District with a Base Zoning of Central Business District and to Adopt Development Regulations, Concept Plan, Building Elevations, Architectural Plan, Open Space Plan, and Street Cross Sections for a Property Generally Located at the Northeast Quadrant of U.S. Highway 75 and W. Main Street and Bounded by Anna Drive, Main Street, U.S. Highway 75, and the Southern Boundary of Block A and C of Whisenant Estates Addition. [Allen City Center - Urban Residential and Office Uses]

BACKGROUND

The subject property is generally located at the northeast quadrant of U.S. Highway 75 and W. Main Street

and bounded by Anna Drive, Main Street, U.S. Hwy 75, and the southern boundary of Blocks A and C of Whisenant Estates Addition. As depicted on the Concept Plan, there are three properties within this generally boundary that are not included in this request. The properties to the north are zoned Single Family Residential R-5. The properties to the east are zoned Central Business District CBD. The properties to the south are zoned Shopping Center SC and Central Business District CBD. The properties to the west across U.S. Highway 75 are zoned Planned Development No. 54 Corridor Commercial CC.

The subject property is currently zoned Central Business District CBD. A Design Plan was approved in December 2018 by the Central Business District Design Review Committee. The proposed Planned Development would permit a mix of uses consistent with the Central Business District, but consist primarily of Office and Urban Residential uses. The subject property is 12.28± acres, proposed to be developed in four phases with the initial phase occurring in the northwest quadrant of the site. The Concept Plan shows the phases of the proposed development as follows:

- Phase 1 - 249 urban residential units within a single 4 story building with an integrated 5-level structured parking garage. The northern building façade on the eastern portion of the building will be 3 stories and transition to 4 stories.
- Phase 2 - 165__ urban residential units located in a 4 story building with an integrated 4-level parking structure.
- Phase 3 - 190 urban residential units located in a 5 story building with an integrated 8-level parking structure to serve the urban residential units and the adjoining five-story office building.
- Phase 4 - 221 urban residential units located in a 5 story building with an integrated 5-level parking structure.

Parking will be provided at a rate of 1.1 spaces per bedroom with 0.1 spaces reserved for guest parking. Based on the mix of dwelling units this will equate to approximately 1.3 spaces per dwelling unit. Parking for the proposed office use will be provided at a rate of one space per 300 square feet of gross floor area. Vehicular access within and to the project will largely be through existing thoroughfares, with the addition of a privately maintained fire lane/alley to be constructed along the northern boundary of the project. The existing thoroughfares will be improved to meet current standards, with the phasing of these improvements being commensurate with the demand resulting from subsequent development phases of the project. Pedestrian accessibility will include a 12-foot hike and bike trail along the north side of Main Street and west side of Anna Drive. The U.S. Highway 75 frontage will include a 10-ft sidewalk from Main Street to the northern limits of the project. All other internal sidewalks will be a minimum of 6-feet in width.

The transition from the adjacent Whisenant subdivision to the north will be through two primary approaches. First the applicant will coordinate with property owners to the north to determine if a wall or drive access is requested. Based on this coordination, a wall may be constructed at this location. Second, the applicant is proposing a gradual decrease in building height and density by ~~including a two-story townhouse product farthest to the north, with the proposed four-story urban residential units being set back~~ transitioning from three-story (set back approximately 60.5-feet) to four-story urban residential in Phase 1; and incorporating a 0.54-acre open space approximately 60-feet in depth directly adjacent to four-story urban residential in Phase 2, with both transition approaches placing the four-story urban residential units approximately 100 feet from the south property line of the Whisenant subdivision.

Open Space within the proposed development will consist primarily of a 0.54± acre public park dedication located north of the Phase 2 building, spanning from Bonham Drive to Anna Drive. This will be in addition to the aforementioned Hike & Bike Trails to be located within the development.

The architectural elevations depict an architectural style that was previously approved by the CBD Design Review Committee. The portions of these elevations visible from public view will be a minimum of 85% masonry materials and a maximum of 15% of secondary building materials (e.g., cementitious panels/siding, flat non-corrugated metal panels or exterior grade high pressure laminate panels). Where the exterior facades are not visible from public view, such as interior courtyards, the secondary building materials may be incorporated up to a maximum of 50% of the façade exterior.

Retail-ready space will be constructed at the locations identified in the Architectural Plan. These spaces will be constructed with 14-foot ceiling heights in accordance with Urban Residential standards. Other ground-floor spaces not identified will be constructed with standard ceiling heights as these areas are less conducive to the long-term development of non-residential uses. Sign regulations will primarily adhere to current ALDC standards. However, there are several signs that were incorporated into the development regulations that are representative of a pedestrian-oriented urban environment. A-Frame/Sandwich Signs; Hanging/Projecting Signs, and Blade Signs. Visual representations of these signs are included in the Development Regulations.

The request has been reviewed by the Technical Review Committee. This item was previously recommended for denial by Planning and Zoning Commission on May 7, 2019. On May 28, 2019, City Council remanded this item back to Planning and Zoning Commission to allow the Commission to re-consider the item due to a significant design change. At the June 18, 2019 Planning and Zoning Commission meeting, the applicant requested a continuation of the public hearing to alter the plans.

On July 16, 2019, the Planning and Zoning Commission recommended approval of the item under the condition that 2,000 square feet of retail space is developed with each phase and the total number of units decreased from 850 to 825.

LEGAL NOTICES

Public Hearing Letters - June 7, 2019

Public Hearing Sign - June 7, 2019

Newspaper Notice - July 25, 2019

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to adopt Ordinance No. _____ to establish a Planned Development zoning district with a base zoning of Central Business District and adopt a Concept Plan, Building Elevations, Architectural Plan, Open Space Plan, and Street Cross Sections for a property generally located at the northeast quadrant of U.S. Highway 75 and W. Main Street and bounded by Anna Drive, Main Street, U.S. Highway 75, and the Southern Boundary of Block A and C of Whisenant Estates Addition.

ATTACHMENTS:

Proposed Ordinance

Property Notification Map

Draft Minutes of the July 16, 2019 P&Z Meeting