

ZONING CHANGE

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-132 for the (O-4) Office District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-122 for the (O-4) Office District	Offices
SOUTH	PD-132 for the (O-4) Office District and SUP-448 for Child Day Care	Offices and Child Day Care
EAST	PD-41 for the (SF-7/14) Single-Family Residential District	Residential Subdivision Across Josey Lane
WEST	Lewisville	Residential Subdivision

REQUEST: Amend and replace PD-132 to allow additional covered parking

PROPOSED USE: Continuing Care Retirement Community & Assisted Living Facility

ACRES/LOTS: Approximately 10 acres / 1 lot

LOCATION: 4501 N. Josey Lane (northwest corner of North Josey Lane and Arbor Creek Drive)

HISTORY: The property was platted in 1999.
PD-132 was repealed and replaced for Avenida Carrollton's development proposal in 2021.
PD-132 was repealed and replaced for Avenida Carrollton to allow additional covered parking in 2024.

COMPREHENSIVE PLAN: Public/Semi-Public

TRANSPORTATION PLAN: Josey Lane is designated as an (A6D) 6-Lane Divided Arterial. Arbor Creek Drive and Golden Trail are designated as Local Roadways.

OWNER: AA Carrollton Owner, LLC

REPRESENTED BY: Frank English, NHouse Group LLC

STAFF ANALYSIS

PROPOSAL

This request consists of allowing additional covered parking as shown on the attached conceptual plans.

ZONING

1. The property is zoned PD-132 for the (O-4) Office District and allows multifamily.

ELEMENTS TO CONSIDER

1. The property is located at the northwest corner of Arbor Creek and Josey Lane, and is enveloped by medical uses, physicians' offices, and an assisted living facility.
2. The additional covered parking will be designed consistently with parking covers approved initially with Avenida Carrollton's PD and its amendment in 2024.
3. No parking covers are proposed for parking spaces fronting North Josey Lane.
4. Staff has received written public comments.

CONCLUSION:

With the parking cover locations and the existing enhanced landscaping along North Josey Lane, staff believes the additional parking covers and their locations should not adversely impact the visual aspect of Avenida Carrollton's earlier approval.