

APPLICANT'S NARRATIVE

Application Explanation and Description of Request or Project

A request is being made to rezone the subject property from a Planned Development for commercial uses to a Planned Development for a mixed-use development with townhome, multi-family, office, retail, and service uses. The base zoning district for the Planned Development will be the (HC) Heavy Commercial District.

The goals of this Planned Development are:

1. Establish a mixed-use campus in close proximity to the President George Bush Turnpike (PGBT).
This campus will primarily be developed with major employment facilities (office buildings) situated throughout the campus. Multifamily residential, shopping, dining, personal and business services shall also be provided in support of the employment centers. The design of the campus shall encourage a living and working in a quality urban environment. This shall be accomplished by:
 - A. Use traditional neighborhood development concepts to create a vibrant neighborhood with a pedestrian-friendly and human-scaled environment, utilizing high quality materials, and creating unique urban places.
 - B. Create a quality urban environment through building design, materials, and orientation.
 - C. Produce streetscapes that embrace and encourage pedestrian activity while safely accommodating all modes of transportation.
 - D. Provide connections to existing or planned trails, and any applicable public destinations as part of an overall master plan.

The intent of this Planned Development is:

1. Create an urban campus with primarily mid-rise office buildings/regional employment facilities, restaurants, retail, and multi-family housing.
2. To provide a comfortable and attractive environment for pedestrians which include such things as buildings framing public space, street trees, lighting and awnings that will attract pedestrians connecting employment centers, commercial, and residential.
3. To provide shared parking both "on-street" and in the center of blocks that will benefit the entire development.
4. To contribute to the definition and use of public open spaces and plazas.
5. To design streets, driving aisles, streetscapes, and buildings which will contribute to creating a safe environment.