

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 and (NS) Neighborhood Services Districts	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 Planned Development 132 to allow additional covered parking.

PROPOSED USE: Multi-family with duplexes and triplexes (Tract A-1)

ACRES/LOTS: Approximately 10 Acres / 1 Lot

LOCATION: 4501 N. Josey Lane (NWC N. Josey Lane and Arbor Creek Drive)

HISTORY: The property was platted in 1999.
PD-132 was repealed and re-established for Avenida Carrollton's development proposal on 04/06/21.

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: Michael R. Murphy / Avenida Partners

STAFF ANALYSIS

PROPOSAL

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

ZONING

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

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 consistent with parking covers approved initially with Avenida Carrollton's PD.
3. Additional landscaping will be added along the eastern perimeter fronting N. Josey Lane.
4. Staff has not received written public comments.

CONCLUSION:

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