

RESULT SHEET

Date: 03/06/15

Case No./Name: 02-15Z1 RP at Park

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** with the following stipulations:

1. A new planned development district for that (O-4) Office District and (LR-2) Local Retail District shall be created. Additional permitted uses shall be multi-family residential uses.
2. Special development standards for any development shall be:
 - a. Shared parking between all uses and all lots, and parking on a lot separate from the main use (whether required or non-required) shall be allowed by right.
 - b. Drive-through windows shall be allowed by right.
 - c. Air Park Drive shall be improved to meet the standards of a (C2U) Two-Lane Undivided Collector from East Hebron Parkway (Park Boulevard) southward to the south property line of the subject property.
 - d. Screening walls shall not be required along any property lines.
 - e. Multi-story office buildings may have façade materials substantially similar to those of the existing office building located at 4100 Midway Road (Lot 1R, Block A, Crow-Billingsley Hermes Addition). *(Stipulation added after 02/05/15).*
3. Special development standards for any multi-family development shall be:
 - a. Development shall be in substantial conformance with the Conceptual Site Plan and Conceptual Elevation Drawings.
 - b. The maximum number of multi-family dwelling units shall be 500.
 - c. The minimum number of parking spaces for multi-family residential development shall be 1.5 per dwelling unit.
 - d. The requirement that all parking spaces shall be within 150 feet of the dwelling unit served by such parking space (Article X, Section K (1) of the CZO) shall not apply.
 - e. The minimum dwelling unit sizes shall be 500 sq. ft. (efficiency), 550 sq. ft. (one bedroom), 700 sq. ft. (two bedroom) and 1,000 sq. ft. (three or more bedroom).
 - f. The maximum height of any building shall be five stories.

- g. A deceleration lane into the entrance along Midway Road labeled as “Secondary Entry” on the Conceptual Site Plan shall be required.
- h. A minimum internal stacking distance of 75 feet shall be required for the entrance along Midway Road labeled as “Secondary Entry” on the Conceptual Site Plan shall be required.
- i. ~~A traffic signal at the intersection of Air Park Drive and Park Boulevard shall be required. (Note: not allowed by Plano)~~
- j. For the purpose of signage, the mutual access drive between Lots 5R & 6, Block A, Crow Billingsley Hermes Addition (3412 E. Hebron Pkwy. & 3420 E. Hebron Pkwy.) shall be considered to be part of the subject tract.
- k. ~~Security gates shall be installed across the entrance to Piper Lane and across Air Park Drive south of the southern driveway into the multi-family development on the west side of Air Park Drive as shown on the attached Exhibit _____. Said gates shall be installed as part of the improvement of Air Park Drive by the developer, but shall be maintained by the Air Park Drive homeowners association or equivalent, and shall provide appropriate access for all emergency personnel and all residents.~~
- l. ~~The southern driveway into the multi family development along Air Park Drive, labeled “secondary entry,” on the Conceptual Site Plan shall be designed, to the greatest extent feasible, to direct traffic exiting onto Air Park Drive to the north.~~
- m. ~~To discourage trespassing, a minimum four foot tall fence shall be installed and paid for by the developer between the airport runway and the eastern right of way of Air Park Drive as shown on the attached Exhibit _____. Said fence shall extend from the Park Boulevard right of way south to the north property line of the lots along the north side of Piper Drive, thence west to Air Park Drive (if not already along the east ROW of Air Park Drive). Said fence shall be maintained by the Air Park Drive homeowners association or equivalent.~~
- n. *A fence consisting of masonry columns with decorative metal (“wrought iron”) panels shall be installed along the east property line of the project along Air Park Road. Within said fence “emergency access only” vehicular access gates shall be permitted.*

- B. P&Z RECOMMENDATION** from P&Z meeting: 02/05/15
Result: **CONTINUED** to the March 5, 2015 meeting/Vote: 6 – 0 (Daniel-Nix & Romo absent, one seat vacant)
- C. P&Z RECOMMENDATION** from P&Z meeting: 03/05/15
Result: **CONTINUED** to the April 7, 2015 meeting/Vote: 7-1 (Stotz opposed, Romo abstaining due to conflict of interest.
- D. P&Z RECOMMENDATION** from P&Z meeting: 04/02/15
1. Result: **APPROVED**/Vote: 6 – 0 (Krauss & Stotz absent, Romo abstaining due to conflict of interest)
- E. CC PUBLIC HEARING** from CC meeting: 05/05/15
Result: /Vote: