

RESULT SHEET

Date: 05/07/2019

Case No./Name: 04-16Z4 Sloane Street East

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to rezone and amend PD-201 for the (O-4) Office and (MF-18) Multifamily Residential Districts with the following stipulations:

A. Tract 1

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-2) Local Retail District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (LR-2) Local Retail District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsection III below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-2) Local Retail District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

B. Tract 2

Permitted uses shall be all principal and accessory uses which are allowed by right in the (O-4) Office District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (O-4) Office District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsections II and III below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (O-4) Office District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

Additional Permitted Use: Multi-Family Residential

C. Special Development Standards

Development shall be in accordance with the following special conditions, restrictions and regulations:

A. Tract 1

1. 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.
2. Drive-through windows shall be allowed by right.
3. Screening walls shall not be required along any property lines.

B. Tract 2

1. 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.
2. Screening walls shall not be required along any property lines.
3. Special development standards for any multi-family residential development shall be:
 - a. Development shall be in substantial conformance with the Conceptual Site Plan and Conceptual Building Facades attached herein as Exhibits C & D respectively.
 - b. The maximum number of multi-family dwelling units shall be 570.
 - c. The requirement that all parking spaces shall be within 150 feet of the dwelling unit served by such parking space (Article X, Section K(l) of the CZO) shall not apply.
 - d. 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).
 - e. The maximum height of any building shall be five stories.
 - f. 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.
 - g. 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. Along said fence "emergency access only" vehicular access gates shall be permitted.

- B. P&Z RECOMMENDATION** from P&Z meeting: 03/07/19
Result: **CONTINUED** to the 04/04/19 meeting /Vote: 9-0.
- C. P&Z RECOMMENDATION** from P&Z meeting: 04/04/19
Result: **APPROVAL** /Vote: 9-0
- D. CC PUBLIC HEARING** from CC meeting: 05/07/19
Result: /Vote: