

ZONING

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION**SITE ZONING:** PD-148 for the (HC) Heavy Commercial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	In Plano/(LR-2) Local Retail District	Church/Retail, Restaurant, and Cleaners
SOUTH	PD-148 for the (HC) Heavy Commercial District	Office
EAST	PD-201 for the (O-4) Office District	Retail and Office
WEST	PD-148 for the (HC) Heavy Commercial District	Office Warehouse

REQUEST: This is a request to amend PD-148 to allow 380 multifamily units in 4 buildings of 3 and 4 stories, a 5-level parking garage, and surface parking. The proposed amendment would create a Tract 3 from the original PD-148 to regulate the new multifamily development.

PROPOSED USE: Multifamily uses

ACRES/LOTS: Approximately 9.81 Acres/1 lot

LOCATION: West side of Midway Road, south of Hebron Parkway

HISTORY: On May 7, 1997 City Council adopted an ordinance rezoning and establishing PD-148 for the (HC) Heavy Commercial District.

The subject property was annexed into the city in 1975.

A final plat for the subject property was filed with Denton County on July 15, 2008.

COMPREHENSIVE PLAN: High Intensity Commercial uses

TRANSPORTATION PLAN: Midway Road and Park Boulevard (Hebron Parkway) are both designated as (A6D) Four-Lane Divided Arterials.

OWNER: Crow-Billingsley-Hermes, Ltd.

REPRESENTED BY: Tom Holland/Billingsley Development Corp.

STAFF ANALYSIS

PROPOSAL

Approval to amend PD-148 to allow multifamily residential on a portion of the planned development.

The proposed PD-148 amendment would rezone the base zoning from (HC) Heavy Commercial to (MF-18) Multifamily District allowing a maximum 380 multifamily units on approximately 9.81-acres (Tract 3). The PD amendments would establish development regulations for the multifamily development.

ZONING REQUIREMENTS

The property is zoned PD-148 for the (HC) Heavy Commercial District. The zoning does not allow multifamily residential land uses.

The (MF-18) Multifamily Residential District allows not more than 18 units per acre.

The Comprehensive Zoning Ordinance requires 1.5 parking spaces for each multifamily unit.

ELEMENTS TO CONSIDER

1. The current PD-148 for the (HC) Heavy Commercial District contains office warehouse, office, retail, and restaurant uses on approximately 183.5-acres in conformance with zoning.
2. The proposed PD-148 amendments would establish multifamily residential requirements for approximately 9.81-acres (Tract 3), identical to the multifamily regulations for Sloane Street (located on the east side of Midway Road). The regulations of PD-148 would not change and remain the same for existing Tracts 1 and 2.
3. The planned development would limit the maximum number of multifamily units to 380.
4. Access is provided from two driveways along Midway Road and one from Hebron Parkway (Park Boulevard).
5. A traffic analysis did not provide significant traffic impacts to existing conditions on Midway Road or Hebron Parkway (Park Boulevard). Two new deceleration lanes will be provided for southbound Midway Road accessing two driveways.
6. The size of efficiencies, one, two, and three bedroom are proposed to match existing Sloane Street.
 - Efficiencies – Minimum 500 square feet;
 - One bedroom – 550 square feet;
 - Two bedroom – 700 square feet;
 - Three bedroom – 1,000 square feet.

7. The maximum height of buildings would be five stories.
 - A four-level multifamily building will occupy the front portion of the property along Midway Road.
 - Three three-level multifamily buildings are proposed along the west side of the site.
 - A five-level parking garage will be integrated at the center of the main multifamily building.
 - The parking garage shall be screened from view along Midway Road.
8. The building elevations are identical to Sloane Street (along the east side of Midway Road).
9. Shared parking would be allowed for surface parking spaces for the adjacent office building to the south of the property. The same type of parking arrangement is allowed with Sloane Street.
10. The proposed development provides sufficient parking for the proposed multifamily development.
 - The 380 multifamily units require 570 parking spaces.
 - The conceptual site plan provides 617 parking spaces on the property, including a 450-space 5-level parking garage and 121 on-site surface parking spaces.
 - The three detached 3-story multifamily buildings, on the west side of the property shall provide 18 private parking garage spaces. An equal number of tandem parking spaces are proposed behind the private parking garages.
11. The main multifamily building will contain a swimming pool, court yard, and amenity center.
12. A landscaped walking park is proposed between the detached multifamily buildings and main building.
13. A 15-foot wide landscape buffer with berms will be maintained along Midway Road.

CONCLUSION

Staff believes the proposed PD-148 amendments are acceptable and compatible to the surrounding land uses and scale of the nearby office and multifamily uses and does not substantially impact traffic.