

ZONING

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: PD-201 for the (LR-2) Local Retail and (O-4) Office Districts

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	In Plano	General Retail and Restaurants (Across Park Boulevard)
SOUTH	PD-195 for the (O-4) Office District	Private School
EAST	PD-195 for the (O-4) Office District, (IH) Interim Holding District and Unincorporated Denton County	Private School; Airfield and Single Family Homes (Across Air Park Drive)
WEST	PD-148 for the (HC) Heavy Commercial District and (LR-2) Local Retail District	General Retail and Restaurants, and Undeveloped (across Midway Road)

REQUEST: This is a request to amend PD-201 allowing an increase in the maximum number of multifamily dwelling units from 500 to 570 and revise the conceptual plans replace an office building with a new 3-story 70-unit multifamily building.

PROPOSED USE: Office and multifamily uses

ACRES/LOTS: Approximately 38.1 Acres/10 lots

LOCATION: Southeast corner of Park Boulevard and Midway Road

HISTORY: On May 3, 2016 City Council adopted an ordinance amending PD-201 revising multifamily building elevations for Sloane Street.

On May 5, 2015 PD-201 was established and removed from PD-148 and PD-54 allowing multifamily and office development with the existing retail and restaurants.

In 1981 the PD for the subject tract was amended to provide for commercial uses. In 1983 the PD was amended again to remove certain uses, but the “base” zoning of (HC) was not changed.

The subject property was annexed into the city in February 1978.

Subdivision plats (including replats) in this area were recorded in 2000, 2001, 2003, 2007, 2016, and most recently in 2018. Nine of the ten lots have been developed with office and local retail uses.

COMPREHENSIVE PLAN: High Intensity Commercial uses

03-19Z4 Sloane Street East

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-201 for the (LR-2) Local Retail and (MF-18) Multifamily Districts modifying the conceptual site plan and replacing an office building with a three-story, 70 unit multifamily building. The proposed planned development amendments would increase the maximum number of multifamily units allowed from 500 to 570. The building elevations for the new three-story multifamily would match the current planned development facades approved.

CURRENT ZONING

PD-201 allows uses permitted in the (LR-2) Local Retail (Tract 1) and in the (O-4) Office District, including multifamily (Tract 2).

1. PD-201 restricts Tract 2 to a maximum 500 multifamily units.
2. The planned development has building elevations adopted for the multifamily.
3. The planned development specifies stacking requirements for deceleration lanes on northbound Midway Road and parking requirements of 1.5 parking spaces per multifamily dwelling unit.

The Comprehensive Zoning Ordinance has been amended to allow 1.5 parking spaces per multifamily unit since PD-201 was adopted in 2016. Therefore, the PD-201 requirement specifying 1.5 parking spaces per multifamily unit is no longer applicable, as the mandate is covered in the zoning ordinance.

ELEMENTS TO CONSIDER

The amendments primarily change two PD-201 requirements on Tract 2 by increasing the maximum number of multifamily units allowed and reflecting the new residential building instead of an office on the conceptual site plan. The other changes proposed update requirements already in place on the property or in the Comprehensive Zoning Ordinance.

1. The proposal increases the maximum number of multifamily units from 500 to 570.
2. The conceptual site plan is revised to reflect the 70 additional multifamily units proposed in the new 3-story structure instead of an office building.
3. The new 3-story multifamily building will match the existing elevations already adopted in PD-201 (See New 3-story multifamily building elevation).
4. The PD-201 requirements for 1.5 parking spaces for each multifamily unit is removed, as the Comprehensive Zoning Ordinance already mandates the same.

5. References for northbound deceleration lanes will be removed, as the right turn lanes have already been built and are in use on Midway Road.
6. Traffic impact will be minimal with only 70 additional units added to the 500 already improved.
7. No other changes are recommended to the PD-201 standards.

CONCLUSION

Staff believes the amendment is acceptable and appropriate for exchanging an office building for a three-story, 70 unit multifamily building. The use, scale, and building elevations are compatible with surrounding uses and does not substantially impact traffic.