

ZONING CHANGE

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: PD-045 for the (LR-2) Local Retail District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-045 for the (MF-18) Multifamily District	Multifamily Residential
SOUTH	Trinity Mills Transit Center District	Retail
EAST	PD-045 for the (O-2) Office District	Hotel
WEST	PD-042 for the (LI) Light Industrial District	Office & Warehouse/Distribution

REQUEST: This request amends PD-045 for the (LR-2) Local Retail District to rezone to PD-045 for the (MF-18) Multifamily District allowing multifamily residential mixed-use revising conceptual plans and modifying development standards.

PROPOSED USE: Mixed Use Multifamily Residential with Retail, Restaurant and Office

ACRES/LOTS: Approximately 1.5 acres/1 lot

LOCATION: Northeast corner of Trinity Mills Road and Dickerson Parkway

HISTORY: PD-45 was originally established January 17, 1977. The PD was most recently amended for the property on May 25, 1999 PD-045 which established the existing (LR-2) Local Retail base zoning and concept plan.

COMPREHENSIVE PLAN: High Intensity Commercial

TRANSPORTATION PLAN: Trinity Mills Road and the President George Bush Turnpike are designated as a Limited Access Highway; Dickerson Parkway is a (A6D) 6-Lane Divided Arterial.

OWNER: Savana Nuran, Inc.

REPRESENTED BY: Nathan Klemm

STAFF ANALYSIS

PROPOSAL:

This request amends PD-45 for the 1.5-acre tract to rezone to (MF-18) Multifamily Residential to allow multifamily mixed-use, revising concept plans, and modifying development standards.

The conceptual plans propose a five-story mixed-use multifamily building consisting of 27 residential units on the third through fifth floors and approximately 6,900 square feet of retail, commercial, or restaurant use on the first floor. A parking garage occupies the second floor and provides parking for residents. A conceptual site, landscape and elevation exhibits are included with the zoning request as well as development standards.

ZONING

1. The property is zoned PD-45 for the (LR-2) Local Retail District.
2. Retail, restaurant, personal services and office are allowed by right in the (LR-2) Local Retail District.
3. Multifamily is allowed in the (LR-2) Local Retail District with an approved Special Use Permit.
4. The current PD-45 zoning allows a maximum height of 2 stories or 25 feet. Office buildings only, are allowed a maximum height of 75 feet or 6 stories.
5. Some standard (LR-2) Local Retail District requirements:
 - a. Maximum building coverage: 40%
 - b. Minimum lot size: 6,000 square feet
 - c. Minimum setbacks from property line – Front is 50 feet from streets; interior side is based on the construction meeting building codes.
6. The parking required is 1.5 spaces per multifamily dwelling unit and 1 space per 300 square feet of retail mixed multiple uses with floor space under 50,000 square feet.

ELEMENTS TO CONSIDER

1. The property is located north of the Trinity Mills Transit Center District zoning, which proposes high density office, multifamily, hotel and mixed-use in close proximity to the DART station.
2. The support for redevelopment of high-density quality development in close proximity to the Trinity Mills Station is anticipated in the coming years.
3. The proposed multifamily mixed-use building provides a compatible scale to surrounding uses and proposed setbacks are consistent with recent redevelopment on the north side of Trinity Mills Road including Parks Coffee and the office and multifamily buildings to the east.
4. The concept plans consist of a 5-story multifamily mixed-use building. Retail and service uses are proposed on the first floor facing MacArthur Drive and Dickerson Parkway. Surface parking will be limited to the north side of the building facing north to MacArthur Drive.

5. The multifamily residential component will occupy floors 3 through 5. An amenity center for residents will occupy the first floor and face south towards Trinity Mills Road (George Bush Turnpike). The second floor will provide garage parking for residents.
6. The plans show 74 parking space provided onsite. The 27 multifamily units require 41 parking spaces (27 x 1.5). The retail mixed multiple uses require 23 parking spaces, or 6,900 square feet divided by 300.
7. Access is provided from westbound Trinity Mills Road into the covered parking area and connecting to surface commercial parking to the north. A second point of access is proposed from MacArthur Drive.
8. A retention pond (containing a permanent water feature) is located on the west side of the building along Dickerson Parkway. Landscape screening in the form of canopy trees, ornamentals, and shrubs will provide coverage around the pond and shade for the west side of the building.
9. Landscaping is also proposed in a 15-foot wide buffer along all parameter streets.
10. The building elevations provide a circular landmark feature at the intersection of Trinity Mills and Dickerson. The facades facing the two streets contain recession and projection features including balconies for the multifamily units.
11. Large display vertical windows are provided on the first floor for retail, restaurant, and commercial tenants.
12. The north and south sides of the building contain a parking garage entry integrated into the building.

CONCLUSION:

Staff believes the proposed 5-story multifamily, mixed-use development is compatible with surrounding properties and the nearby Trinity Mills Station urban development near the DART station. The perimeter landscaping and screening wall and fence provide privacy for the townhomes along Old Denton while the streetscape creates a neighborhood setting for the residents.