



Planning and Zoning Commission Report July 12, 2016

To: Planning and Zoning Commission

From: Patrick Baugh, Community Development Director

Case Number: PZ 16-003

This case was initially presented on the Commission's June 14, 2016 agenda. The public hearing, required for creation of a Planned Development District, was opened and thirteen (13) people spoke. No other people in attendance addressed the Commission. The Chair continued the hearing to the next meeting to be held on July 12, 2016. Since opening the hearing, staff have received more comment letters and emails:

- Within 200' of the project site: 10 in favor; 9 in opposition
- Over 200' from the project site: 97 in favor; 28 in opposition

Due to comments made during the June 14 hearing, the concept plan now has some revisions. Although no new submittals have been presented to staff, the applicant has told us he intends to present the revisions during the continuation of the hearing on July 12.

Please note that the applicant's concept plan relies on the acquisition and aggregation of the existing alley Rights of Way into the developable land area. The appraisal has been completed by an independent real estate appraiser, and the resulting value has been provided to the applicant for consideration of purchase. As of this date, no response has been received on this land transaction.

As the attachments section shows, the Planned Development District Special Conditions have been added to this packet of information. These conditions are styled after those created during the YMCA PD-12 amendment process and have been included in all non-residential redevelopment Planned Development projects since.

The remainder of this report summarizes the facts and figures previously presented except for two corrected items that are reflected in the body of this report:

- Overall height is 121.0' (previously reported as 125') including mechanical equipment screening/penthouse (or 114.5' to top of exterior parapet wall) and;
- Overall land area is 1.68 acres (previously reported as 1.58 acres).

GENERAL INFORMATION:

APPLICANT:

James E. Strode

LOCATION:

The subject site is situated west of and abutting Hillcrest Avenue between Haynie and Daniel Avenues, with a primary address of 6517Hillcrest.

REQUEST:

Conduct a public hearing and consider a request by James E. Strode, for a change of zoning from three different adjoining districts into a single, mixed-use Planned Development District., including consideration of an illustrative Conceptual Site Plan. The subject tract is approximately 1.68 acres, situated between Daniel and Haynie Avenues and West of Hillcrest Ave., and described as part of lot 6 and all of lots 7 thru 12, Block 3, University Park Addition.

EXISTING ZONING:

The subject tract is currently zoned Multi-family "MF-2", Parking "P" and Office "O-2" zoning district classifications.

Maximum Building heights:

Office 'O-2' - 60 feet, Parking 'P' - 35 feet and Multi-family 'MF-2' - 35 feet. The existing as built height of the Chase Bank building is approximately 72 feet (Approximately 69 feet at Daniel and Hillcrest) with an approximately net rentable floor area of 52,000 sq. ft. In accordance with the comprehensive zoning ordinance, a new building which exceeds of 40,000 sq. ft. in floor area or requires more than 200 parking spaces may only be permitted in a Planned Development PD district.

Setbacks:

O-2 – Front 25', remainder varies
P – Front 25', remainder varies
MF-2 - Front 25', remainder varies

SURROUNDING LAND USE:

North: PD-1-R for retail uses in Snider Plaza.
South: General Retail "GR", Single family Attached SFA and Single family SF-3.
East: UC-1, SMU
West: Multi-family MF-2

BACKGROUND

James E. Strode submitted a request, dated May 4, 2016, to change the zoning on a tract of approximately 1.68 acres from “MF-2”, “P” and “O-2” zoning district classifications to a Planned Development District for a mixed use development.

These issues are typical of recent Planned Development District standards. Staff has reviewed the submittals and, based on the guidance in the Zoning Ordinance, find the submittals generally complete in the areas of:

1. Use categories and/or specific uses;
2. Streets and alleys, proposed and existing;
3. Lot arrangements, if applicable;
4. Building footprint(s);
5. Building height(s);
6. Layout and description of vehicular access and parking, including a breakdown of required parking by use category;
7. Topographical or spot elevations of the site;
8. Pertinent physical features of the site, if any;
9. Any proposed building or buildings including distances from property lines;
10. General landscape development plans;
11. General elevations of proposed buildings;
12. General description of the site, including area, dimensions and surroundings;
13. Signage as appropriate; and
14. Traffic impact studies if deemed appropriate by City staff and/or Planning and Zoning Commission.

As this Planned Development District creation is at the concept stage, many details are yet to be developed. Among the major items to be determined are:

1. Purchase negotiation/settlement of the existing alley
2. Rerouting/reconfiguring/resizing utilities plans
3. Traffic and congestion management plans
 - a. During demolition and construction
 - b. Going forward with the building occupied and in use
4. Demolition restrictions
5. Construction regulations
6. Construction worker parking/ materials handling/spoils removal
7. Signage, possibly including a Special Sign District creation

Summary of Planned Development District Proposal

The proposed development will provide for the following uses and gross building floor area, in which the specific uses may not exceed the gross floor area listed:

Maximum floor area of building (Excluding the Parking garage)	127,880 SF
Office	85,900 SF
Restaurant	14,695 SF
Retail	27,285 SF

Below grade parking space for use by tenants and guests does not count for purposes of determining the maximum size of building within the PD.

Parking:

PARKING SPACES REQUIRED			
PER SECTION 26-100 OF UNIVERSITY PARK ZONING ORDINANCE		GROSS AREA	PARKING REQUIRED
OFFICE	1 SPACE PER 300SF	85,900	287 SPACES
RETAIL	1 SPACE PER 200SF	27,285	137 SPACES
RESTAURANT	1 SPACE PER 100SF	14,695	147 SPACES
TOTAL GROSS FLOOR AREA		127,880	
RESTAURANT OUTDOOR SEATING (4)	1 SPACE PER 200SF	4,900	25 SPACES
TOTAL PARKING REQUIRED			596 SPACES

CONCEPTUAL PARKING SPACES TABULATIONS	
PARKING LEVEL GRADE +2	72 SPACES
PARKING LEVEL GRADE +1	34 SPACES
PARKING LEVEL GRADE	46 SPACES
PARKING LEVEL B1	138 SPACES
PARKING LEVEL B2	127 SPACES
PARKING LEVEL B3	146 SPACES
PARKING LEVEL B4	147 SPACES
TOTAL : 710 SPACES (STRUCTURED PARKING ONLY)	

NOTE:

- (1) PARKING SPACES LOCATED IN THE PUBLIC RIGHT OF WAY ARE NOT INCLUDED IN TOTAL PARKING TABULATIONS
- (2) STANDARD PARKING SPACES WILL MEASURE 9FT X 20FT MINIMUM
- (3) COMPACT PARKING SPACES WILL MEASURE 8.5FT X 16FT MINIMUM. COMPACT SPACES WILL NOT EXCEED 25% OF TOTAL SPACES
- (4) OUTDOOR SEATING AREAS WILL BE PARKED AT 50% OF OCCUPANCY PARKING LOAD

Proposed Building Heights

The subject tract slopes down from an elevation of 598 feet at the North East Corner of Hillcrest and Daniel to 580 feet on the North Western Corner of the site.

Seven story tower	121.0 feet w/mechanical penthouse
Retail / restaurant	40.0 feet
Above Grade Parking	40.0 feet

Setbacks

The proposal is to provide twenty feet setback from Hillcrest property line and ten feet from all other property lines.

City Rights of Way

The City has contracted for an appraisal of the subject tracts at the cost of the Developer. The City will then consider approval of an abandonment ordinance for the subject tracts. Following payment by the Developer to the City of the appraised value of the subject tracts, the City will release the certified copy of the abandonment ordinance for filing. The Developer will then file application for change of zoning on the subject tracts.

RECOMMENDATION

Staff recommends that the Commission review the merits of this proposal, continue to conduct the open public hearing for additional community compatibility and consider a recommendation to the City Council.

Attachments:

Special Conditions
Responses/Comments received to date