



AGENDA MEMO
9/20/2016 Agenda

TO: Honorable Mayor and City Council

FROM: Patrick Baugh, Community Development Director

SUBJECT: Continue the Public Hearing on a proposed Planned Development named Park Plaza by Mr. James Strode located on Hillcrest between Daniel and Haynie.

This proposed Planned Development (PD) requires a Public Hearing, which was opened and continued from its opening at the meeting of August 16, 2016 through the meeting on September 6, 2016. Comments received at those meetings indicated that several modifications to the project standards may be forthcoming. This agenda item continues the Public Hearing to gather and consolidate those elements of change, including the recently received reviews of the Traffic Impact Analysis as presented below. The remainder of this report is unchanged from the August 16 meeting agenda submittal, with the exception of an update to the Notification paragraph.

Update Summary - Traffic

Staff has reviewed the Developer's Traffic Impact Analysis (TIA) as prepared by a private professional consultant (Kimley Horn). Staff has also considered the separate reviews of the TIA from two additional Professional consultants, one paid by the City and the other paid for by a neighborhood group of interested Citizens (DeShazo Group). The City engaged the services of Lee Engineering to review the TIA and that firm's comments are attached. The recommended changes identified in that review will be incorporated into the final construction documents. Additionally, staff and Lee concur that although there will be an increase in traffic, there are no absolute problems that warrant absolute solutions. There are varied opinions about the calculated numbers of vehicles and where they originate and how they move through the area, but changes to observed current conditions are merely educated projections.

Therefore, staff has proposed to the Developer (and he has tentatively agreed) that within 6 to 12 months after occupancy of the building there will be a traffic study conducted at the expense of the Developer. Upon conclusion and review of that study's findings, recommended warranted improvements would be enacted, also at the developer's expense. In addition, this process could be repeated on a regular basis until full occupancy of the structure, but no more frequent than once every three years. The final requirement would be included in the adopting Ordinance that creates the Planned Development

BACKGROUND:

Applicant James E. Strode owns a contiguous number of lots (9) situated west of and abutting Hillcrest Avenue between Haynie and Daniel Avenues. Mr. Strode requests 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. Seven of these lots, part of lot 6 and lots 7 through 12, are subject to this request with a primary address of 6517 Hillcrest Avenue. Applicant further requests that the requirement for a Detailed Site Plan approval from the Planning and Zoning Commission be waived and such Detailed Site Plan shall be subject to City Council approval prior to building permit issuance. Upon approval of the planned development zoning district and subsequent permits, Mr. Strode proposes to construct a seven story, 127,880 square feet, mixed-use building for office, retail and restaurant uses. Parking will be accommodated through provision of a combined four-level subgrade parking garage and a three-level above grade parking structure.

EXISTING SITE:

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

The existing office building was created in the early 1970s time period by adding three floors to the existing bank building constructed about 1938 (use from 1924 to 1938 was single-family detached). This office building, now vacant, contains approximately 52,000 square feet in four floor levels. Also on the proposed aggregated site is a surface parking lot and one multiple-family dwelling. All structures and the paved lot will be demolished in the proposed redevelopment project.

ACTIONS TO DATE

There have been numerous proposals to redevelop this site over the last 15 years. An office building served as the basis of development in all proposals and ranged in size from 320,000 square feet within a nine-story structure to 121,000 square feet in a five-story structure.

The Planning and Zoning Commission opened a public hearing to receive comment on the proposed Planned Development and this project on June 14, 2016, continuing the hearing to July 12, 2016. Upon closing the public hearing and discussing the proposal, the Planning Commission voted to forward a recommendation to City Council to approve the request to create the Planned Development District as proposed, with modification to the glass reflectivity and height of the parapet wall to better screen the vehicles on the top parking deck from Haynie Avenue residential properties. Since the public hearing, the Applicant has incorporated several revisions to the proposed development in response to direction and comments voiced at the Planning and Zoning Commission hearing. The primary elements modified:

1. Limit the reflectivity of the exterior glass curtain wall
2. Increase the height of the parking structure parapet wall
3. Increase the caliper of individual tree specimens in the landscape package
4. Reestablishment of a pedestrian way between Haynie and Snider Plaza about a block off Hillcrest
5. Lower the overall height of the office tower from 114.5 feet to 99.5 feet
6. Add non-glazing ribbons between floors to segment the glass curtain wall on the south, east and part of the western elevations

SURROUNDING LAND USE:

North: Retail uses in Snider Plaza (zoned PD-1-R)

South: General Retail, Single-family Attached, and Single family SF-3. (zoned GR SFA and SF-3)

East: Southern Methodist University (zoned UC-1)

West: Multi-family (zoned MF-2)

CURRENT REQUEST:

James E. Strode submitted a request, dated May 4, 2016, to change the zoning on a tract of approximately 1.58 acres from "MF-2", "P" and "O-2" zoning district classifications to a Planned Development District for a mixed-use development.

Staff has reviewed the submittals and, based on the guidance in the Zoning Ordinance, find the submittals generally complete in the areas of exhibiting the intended:

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 as 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 (public Rights of Way)
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
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The anticipated allocation of that space is:

Office	85,900 SF
Restaurant	14,695 SF
Retail	27,285 SF

As an option, the applicant proposes maximum flexibility of use with the ability to lease 100% of the facility (127,880 SF) as office use. 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.

Proposed Building Height:

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	99.5 feet without penthouse
Retail / restaurant	40.0 feet
Above Grade Parking	40.0 feet

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

Setbacks:

The proposal is to provide a 20-foot setback from Hillcrest property line and 10 feet from all other property lines.

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

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.

NOTIFICATION

A public notice of the Planning and Zoning hearing was published in the Park Cities News on June 2, 2016, and notices were mailed to owners of real property within 200 feet of the subject tract. A public notice of the City Council public hearing was published in the Park Cities News on July 28, 2016. From within the mandated 200' distance notification area, 22 responses to the 45 mailed notices were received, with 12 of those opposed (representing 18.53% of the adjacent land area). Staff will provide an update on responses at the meeting, if necessary.

RECOMMENDATION

Staff recommends that the City Council review the merits of this proposal, and conduct a public hearing for additional community compatibility comments. Staff would also request the Council's concurrence and approval of the need to engage a third party peer review of the comprehensive Traffic Impact Analysis.

ATTACHMENTS

1. Application
2. TIA Report
3. Park Plaza Redevelopment Concept Plan
4. Responses from property owners