



AGENDA MEMO
10/18/2016 Agenda

TO: Honorable Mayor and City Council

FROM: Patrick Baugh, Community Development Director

SUBJECT: Consider an ordinance to create Planned Development 26 (PD-26) for Park Plaza, a mixed use development for Office, Retail and Restaurant Occupancies

INTRODUCTION:

Applicant James E. Strode, representing SPC Hillcrest LP, requests creation of a Planned Development District in compliance with Zoning Ordinance Section 23-107 (2) to construct a multiple use facility for Office, Retail and Restaurant occupancies, comprising 127,880 square feet in floor area. The applicant is requesting approval for the Planned Development Zoning District as supported by Conceptual Plans. The conceptual plans are general in nature and are not definitive. Consideration of a Detailed Site Plan is the next step in this development process.

BACKGROUND:

A public notice of the Planning and Zoning public 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. Those Public Notices, totaling 45, were issued by mail to all property owners within 200 feet of the subject property. Fifteen of those notices were returned with a response in protest of the zoning change. The property associated with those protesting responses represent 19.05% of the area adjacent to and within 200 feet of the subject property, just below the 20% threshold requirement for a three-fourths (3/4) vote of the City Council to change the zoning. A public notice of the City Council public hearing was published in the Park Cities News on July 28, 2016. The Public Hearing was held open for three consecutive City Council meetings.

The Planning and Zoning Commission conducted a Public Hearing to receive comments about this project on June 14, 2016. Upon conclusion of that hearing and deliberations, the Commission recommended approval of the Planned Development District with some modifications. Those modifications were incorporated into the revised submittal documents attached in this agenda as EXHIBIT A of the proposed adopting Ordinance.

The Zoning Ordinance, Section 17 lists the typical submittals required for review in the process for approval of a Planned Development District. The submittals to date have been in general conformance to the requirements and are included in the Ordinance as EXHIBIT A.

The ordinance as attached includes these development standards:

1. Listed primary uses:
 - a. Office to 127,880 square feet (Total building floor area)
 - b. Retail to 27,285 square feet
 - c. Restaurant to 14,695 square feet, and
 - d. Cellular communication equipment and antennae
2. Building setbacks above grade
 - a. 20' east side
 - b. 10' north, west, south sides
3. Building setbacks below grade
 - a. -0-' west side
 - b. 5' north, east, south sides
4. Building height
 - a. 95'- Office tower
 - b. 40'- Restaurant/retail center
 - c. Parking structure
 - i. 31'- Daniel side
 - ii. 17'- Haynie side
 - d. Rooftop mechanical
 - i. 10'- Other than elevator shaft
 - ii. 16'- Elevator shaft
5. Visible light reflectivity within the range of 12% to 20%
6. Parking
 - a. 644 spaces provided
 - b. At/Above grade structured parking: first hour free and \$3.00/hour thereafter
 - c. All tenants and their employees required to use on-site parking
7. Landscape per Exhibit and in Detailed Site Plan
8. Traffic study and mitigation after occupancy at developer's expense
9. Miscellaneous:
 - a. Signs per Chapter 3 or Special Sign district
 - b. Alley acquisition agreement at Detailed Site Plan
 - c. Utilities and easements at time of Building Permit
 - d. Construction fence required, beginning at demolition
 - e. No explosives permitted in demolition
 - f. A full time contact provided for questions and complaints
 - g. Construction vehicles required to park on-site
 - h. Construction hours 7am-6pm weekdays, 8am-6pm Saturdays (and as limited by the Code of Ordinances)
 - i. All workers on site must submit to background checks as part of the contractor's responsibility

If the Zoning change is approved, the next step in the development process is for the applicant to submit a Detailed Site plan to the Planning and Zoning Commission for review and to the City Council for Approval. That Detailed Site Plan will be supported by another submittal package of design drawings that provide fully dimensioned and specific depictions of the proposed structures as generally described or represented in the Concept plans. It will likely be several months between approval of the Planned Development District and submittal of an application to approve the Detailed Site Plan. Approval of the Detailed Site Plan by the City Council is a requirement before consideration of issuance of a building permit.

RECOMMENDATION:

Staff recommends that the City Council consider the applicant's request, as modified by public and Council comments, and take action on the adopting Ordinance to create Planned Development District Number 26 (PD-26).

ATTACHMENTS

1. Ordinance including Exhibit A