



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 12, 2016

SUBJECT: SDP 2016-04 Public Hearing and consideration of a request from Wilson and Stonaker, LLC, for a Special Development Plan for Smithfield Heights on 14.57 acres located in the 6600 & 6700 blocks of Davis Boulevard.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Wilson and Stonaker, LLC is requesting approval of a Special Development Plan for Smithfield Heights. This 14.57-acre development is located in the Smithfield Transit Oriented Development (TOD) Zoning District on the west side of Davis Boulevard north of Main Street.

GENERAL DESCRIPTION:

The majority of the property is currently owned by the City of North Richland Hills. It was acquired in 2009 as a possible location for a new City Hall facility. When the Municipal Complex Oversight Committee determined the City Hall should go in its current location on Boulevard 26, the City sought proposals from developers that could develop the site to the specifications of the Transit Oriented Development Zoning District.

Smithfield Heights is proposed to be a 2-phased mixed use development with approximately 21,000 square feet of commercial space, 28,800 square feet of ground floor flex space (commercial or residential), live/work units, and between 450 to 490 multifamily units depending on whether a parking garage is provided. 32,925 square feet (0.76-acre) of open space is provided in the form of plazas and pocket parks throughout the development. This meets the minimum 5% open space area for the gross site.

The development is centered around a new extension of Snider Street from Main Street to the south through the property and connecting to Davis Boulevard at Northeast Parkway. A traffic signal will be provided at the intersection of Northeast Parkway and Davis Boulevard, which will also benefit the Smithfield Villas development and existing residents and businesses on the east side of Davis. Northeast Parkway right-of-way will also stub to the west, where future redevelopment of the Smithfield Elementary School



site could continue the street to connect to Smithfield Road. Mickey Street right-of-way and paving will also connect to Northeast Parkway within the development; however, a connection is not planned until Mickey Street improvements can be made as part of a Capital Improvements Project.

The development is planned in at least two phases. The southern half of the property would likely be developed first. The northern multi-story buildings would be developed in a second phase and may include a parking garage if market demand and rents are present to support it. The commercial pad sites at the intersection of Northeast and Davis would be marketed and developed for the specific users.

TOD WAIVERS: The applicant is aware of all TOD Code development criteria and has indicated that they will develop to such specifications. There are four areas that they are requesting waivers to the TOD Code:

1. ***Mixed Use Criteria for Ground Floor.*** The TOD Core Character Zone requires a minimum of 35% of the ground floor area to be commercial uses and a maximum of 40% of the ground floor area to be residential uses. The applicant is requesting 58% of the ground floor area to be permitted for residential use.
2. ***Live/Work Units.*** The TOD Core Character Zone does not permit the use of Live/Work Units and the developer would like the option to use that product as the market dictates. A Live/Work Unit is defined as a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live/Work Units are permitted in the General Mixed Use and TOD Residential character zones.
3. ***Detention/Retention Pond.*** The engineering use of a detention or retention pond within the City of North Richland Hills requires City Council approval of a Special Use Permit. In this case, the downstream stormwater system is not sized to accept stormwater runoff from this development. The applicant will therefore have to design a detention or retention pond feature on site to help slow the discharge into the downstream system. The pond has been integrated to compliment usable open space area for the development.
4. ***Landscape Standards on Private Property.*** The applicant is requesting relief in the TOD Code's requirements for private property landscaping and instead to follow Chapter 114 of the City Code for all internal site landscaping. This is a common issue and request from applicants, as we have seen that the landscape requirements in the TOD are four times as much as the rest of the City. Staff plans to take an ordinance amendment forward that will correct this issue, but not before this application is considered.



COMPREHENSIVE PLAN AND CURRENT ZONING: This area is designated on the Comprehensive Land Use Plan and is currently zoned as “Transit Oriented Development.” The purpose of the Transit Oriented Development Code is to support the development of the community’s station areas into pedestrian-oriented, mixed-use urban neighborhoods, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The goal of each station area is to encourage an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

This property is located in the “TOD Core” Character Zone (i.e. subzone) of the Smithfield TOD. The TOD Core area provides the most opportunities for redevelopment and new development in the station area.

SURROUNDING ZONING | LAND USE:

North: R-3 Single Family Residential | Low Density Residential
West: TOD Transit Oriented Development | Smithfield TOD
South: TOD Transit Oriented Development | Smithfield TOD
East: TOD Transit Oriented Development | Smithfield TOD

PLAT STATUS: The property is currently unplatted and consists of several tracts of land in the J. Crockett Survey, Abstract 273.

SPECIAL DEVELOPMENT PLAN: The applicant is requesting a Special Development Plan for consideration of waivers to the Transit Oriented Development code. The Special Development Plan process is intended to provide applicants with flexibility in development standards to address specific market opportunities and/or contexts within the Transit Oriented Development district. In evaluating a Special Development Plan, the Planning and Zoning Commission and City Council must consider the extent to which the application meets the following:

- the goals and intent of transit oriented development in the city;
- provides an alternative "master plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area;
- fits the adjoining context by providing appropriate transitions;
- provides public benefits such as usable civic and open spaces, livable streets, structured and shared parking, and linkages to transit; and,
- does not hinder future opportunities for higher intensity transit oriented development.



PLANNING & ZONING COMMISSION: The Planning & Zoning Commission held a public hearing and considered this item at their September 1, 2016 meeting. The Commission discussed the property line between the Smithfield Cemetery site and directed the applicant to work with City staff and the Cemetery Association on an appropriate landscape and fence buffer. The Commission voted 6-0 to recommend approval of the Special Development Plan with the following conditions:

- Half-height stone wall with wrought iron fence top
- Replacement trees adjacent to the cemetery
- No vehicular access be provided to Mickey Street until such time Mickey is improved

The developer met with the Smithfield Cemetery Association on September 7 and came to an agreed upon solution for the screening/buffer between the Cemetery and Smithfield Heights. More detail will be presented during the City Council meeting.

RECOMMENDATION:

Approve SDP 2016-04.