



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 19, 2017

SUBJECT: SDP 2017-02 Public Hearing and consideration of a request from VeenendaalCave, Inc. for a special development plan at 8200 Northeast Parkway and 6708 Davis Boulevard, being 9.55 acres described as Culp Addition, Block 3, Lot 4, and Culp Addition, Block 1, Lot 1R2.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of Berkeley Partners, Veenendaal Cave, Inc., is requesting approval of a special development plan in the Smithfield transit oriented development (TOD) district. The applicant proposes to establish site development standards for the property and authorize a range of permitted land uses. The property is located on the south side of Northeast Parkway and east of Davis Boulevard.

GENERAL DESCRIPTION:

The property is currently zoned TOD Transit Oriented Development, and the project is located within the "General Mixed Use" character zone of the Smithfield TOD district. This subzone permits a wide range of residential and commercial uses and building forms. The site was rezoned from I-2 Medium Industrial to TOD in 2009.

The site is located on the south side of Northeast Parkway, just east of Davis Boulevard. The property is currently developed with five office-warehouse style buildings, which were constructed circa 1986. The owner proposes to construct a sixth building of similar design. The current and proposed tenants in the buildings include a range of service-oriented commercial and light industrial businesses. Examples include window tenting, pool service company, powder coating, party furniture rentals, etc.

The proposed special development plan is intended to establish site development standards for the property and authorize a range of permitted land uses. The proposed building and site improvements would bring the property closer to satisfying the standards of the TOD district. The improvements may be considered an interim step that allows the overall use of the property to continue in a similar manner until such time the property is redeveloped.



DRC REVIEW: The Development Review Committee (DRC) evaluated the proposal based on the design intent and standards for the Smithfield TOD area. A summary of the DRC review is detailed below.

Land uses. Many of the existing uses on the property are reflective of the previous I-2 Medium Industrial zoning of the site. The proposed list of permitted uses would allow for similar types of businesses, and also expand the range of uses to include office, retail, and service activities. A list of proposed permitted uses for the property is attached.

Building exterior improvements. Renovations are proposed to the northern facades of the buildings that face Northeast Parkway. The design is intended to be similar to Tarrant County warehouse designs from the late nineteenth century. Brick color is darker shades of red and brown, which is complementary to the Smithfield TOD standards. Wing walls are proposed to be built, which would provide additional screening of parking and loading areas from the street.

Streetscape improvements. The design of the development includes landscaping, sidewalk, and parking improvements along Northeast Parkway. A five-foot wide landscape strip with street trees would be installed along the street, with a six-foot wide sidewalk constructed behind the strip. Parallel on-street parking spaces would be provided in front of the buildings. Decorative cluster mailboxes would be installed at the north end of each building.

Parking lot expansion. The developer owns an adjacent lot to the south between the buildings and the railroad right-of-way. The developer proposes to construct a parking lot on this property to provide additional parking for the buildings. The parking lot would be built in phases. Initially, 21 parking spaces would be constructed, and a driving aisle would connect the parking area with the property to the west. The two properties associated with the proposed development would ultimately be replatted into a single lot.

COMPREHENSIVE PLAN & CURRENT ZONING: This area is designated on the Comprehensive Land Use Plan and is currently zoned 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.

SPECIAL DEVELOPMENT PLAN: The applicant is requesting a special development plan for consideration of modifications to the standards of the transit oriented development district. The special development plan process is intended to allow applicants development flexibility 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.

CITY COUNCIL: Following a recommendation from the Planning and Zoning Commission, a public hearing for this item will be held by the City Council at the November 13, 2017, meeting.

RECOMMENDATION:

Approve SDP 2017-02.