

February 23, 2016

Public Hearing - Zoning: NWC FM 423 & Stonebrook, Block A, Lot 6 (Z15-0036)
Owner(s): Altera Development Company

DESCRIPTION:

A request to rezone 24.0± acres on the southwest corner of FM 423 and Witt Road from Retail to Planned Development-Retail. Zoned Retail. Neighborhood #43. AH

HISTORY:

Ordinance No. 85-01-12: Annexed and zoned Planned Development-34, Single Family-3, Single Family-4, Single Family-5, Patio Home, Townhome, Multi-Family-1 & 2, Shopping Center, Office, Light Commercial, Light Industrial on January 15, 1985.

Ordinance No. 99-03-12: Rezoned from Agricultural, Planned Development-34, Single Family-4, Single Family-5, Patio Home, Townhome, Multi-Family-1, and rezoned to Agricultural, Single Family-3; Single Family-4, Single Family-5, Patio Home, Townhome, Multi-Family-2, Commercial-1, Retail, and Industrial on March 2, 1999.

CASE OVERVIEW:

The applicant is requesting to rezone from Retail to Planned Development-Retail to allow a self-storage facility, and incorporate open space that is central to this development and an internal trail system that connects to the external trail system.

One unique feature of the plan is the proposed pedestrian trail and open space as shown on Exhibit C-1 and Exhibit C-2. The design features include a centrally located open space with enhanced landscaping, seating, and pedestrian connections of which the entire development can take advantage.

The overall design of the property as shown on Exhibit C-1 is to represent the location of the Self-Storage Facility and centralized open space. The surrounding retail, restaurant, and office buildings with parking are conceptual in nature and will be reviewed in detail to ensure compliance with all Retail zoning standards when a preliminary site plan and/or site plan are submitted.

This property was zoned retail in 1985. Since then retail acreage and size has increased. A typical retail site has a depth of a minimum of 750-feet to accommodate an anchor store, inline uses and pad sites. This site's depth is 600-feet. Therefore, the site does not have a strong attraction for an anchor store. Second, there is an oversupply of retail

zoning along FM 423, with a high concentration at Eldorado Parkway, which has impacted the viability of retail development along FM 423. With these three factors, developing this site for retail uses will be challenging.

When the applicant contacted staff to discuss their proposal for self-storage, staff emphasized building materials, a central open space area with specific designed elements, and an internal trail that is shaded to foster walkability within the development. We were able to reach consensus to move this case forward.

The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Retail (Little Elm)	Light Commercial	Retail/Office
East	Retail	Retail, Commercial 1 & SUP-231 & SUP-171	Commercial Node & Suburban Neighborhood
South	Retail	Retail & SUP-239	Commercial Node
West	Residential	Patio Home & Single Family-7	Suburban Neighborhood

THE COMPREHENSIVE PLAN:

Future Land Use Plan – The Future Land Use Plan designates Commercial Node for the property. The 2015 Comprehensive Plan recommends a maximum of 30 acres of retail space in a commercial node. The zoning exceeds the 30 acres by 10 acres. While this request is not increasing the amount of commercial zoning, and this site has challenges to attract an anchor store, staff saw the opportunity to provide open space and an internal trail connection through this planned development request to meet some of the Comprehensive Plan’s policies mentioned below.

Placemaking & Resiliency

<u>Category</u>	<u>Comments</u>
Placemaking and Resiliency (CH 3)	
Creates distinctive destinations that attract people and encourage social interaction within a walkable environment that provides a mixture of land uses and attractive amenities.	The applicant is proposing a centrally located open space within a distinct restaurant area that will encourage social interaction. Pedestrian connections are provided between the open space and commercial components.

Land Use & Economic Policies

<u>Category</u>	<u>Comments</u>
Land Use & Economic Policies (CH 4 & 5)	
Is a balance and proper transition of land uses to serve the needs of citizens and to ensure a diverse economic base, with a variety of shopping, and entertainment choices.	The self-storage facility is compatible with the adjacent residential development. As proposed, the applicant intends to have an office and restaurant area with a unique open space area.
Is the most desirable, efficient use of land while maintaining and enhancing local aesthetics. Creates quality working environments that foster an attractive sense of place.	The zoning exhibit shows an open layout with visibility throughout and pedestrian connections between the commercial components.
Designed using the principles of Crime Prevention through Environmental Design (CPTED).	The zoning exhibit shows an open layout with visibility throughout.

Open Space/Environmental Features

<u>Category</u>	<u>Comments</u>
One Space/Environmental Features (CH 3 & 7)	
Use the 1999 Environmental Attributes Analysis to identify limited natural resources and unique natural assets for incorporating as amenities within the development.	Not applicable.
Incorporate natural features and topography into the development design.	Not applicable.
Incorporate green engineering principles.	The development will comply with our requirement for water resource zones.
Preferred Design Elements.	Adequate (open space, trails, building materials)

Transportation/Mobility

<u>Category</u>	<u>Comments</u>
Transportation/Mobility (CH 3 & 9)	
Increase the interconnection between neighborhoods and other land uses, and between roads and trails by providing shaded sidewalks and other paved areas.	The applicant is proposing interconnectivity through streets and trails of all of the proposed uses in the development by providing shading over the internal trail system to foster walkability.
Local neighborhood streets are designed to discourage speeding and maximize safety.	Not applicable.
The roadway system design complements urban design, livability & sustainability components.	Not applicable.
Streets comfortably accommodate multiple users—cars, pedestrians and bicycles—and are defined by buildings and streetscaping.	Not applicable.
Streetscapes are not dominated by parking lots.	This development is not dominated by large spans of parking lots, and special attention has been paid to the proposed open space and pedestrian trail.

Outdoor amenities provided for a pedestrian friendly environment.	The open space proposed for the development includes many pedestrian friendly features.
The design of adjacent building facades, especially at the ground floor level, relates well to the street.	The proposed Self-Storage Facility consists of over 90% brick and stone and incorporates building materials from adjacent developments.

By Project Type

<u>Category</u>	<u>Comments</u>
BY PROJECT TYPE	
<u>Retail/Commercial</u>	
Development shall have open space(s) and/or plaza(s) for social activities.	There is a proposed 0.45 acre open space area and each development will provide their own minimum 7% open space.
Development should incorporate the following: a. A mix of uses to create more activity in a cohesive area; b. Pedestrian-friendly connectivity to adjacent neighborhood areas; c. Internalized parking with buildings out front; d. Minimizes wide expanses of concrete; e. Minimizes spacing between buildings to maximize lot development; f. Reduced setbacks to increase the visibility of the buildings; & g. Orient buildings to open space amenities.	The applicant is proposing interconnectivity through streets and trails of all of the proposed uses in the development by providing shading over the internal trail system to foster walkability.

Thoroughfare Plan – The Thoroughfare Plan shows FM 423 as a six-lane major thoroughfare.

Traffic Impact Analysis (TIA) – A TIA is not required since the request is in conformance with the Comprehensive Plan.

Access – Access will be provided from FM 423 and Witt Road. Cross access is provided throughout the development.

Existing Utilities

- **Water** – There is a 12-inch water line extending into the site from FM 423.
- **Sanitary Sewer** – There is a sanitary sewer line extending into the site from the retail development to the south.

Schools – The property is located within the Frisco Independent School District, and the school district has not identified a need for a site on this property.

Parks – The Parks & Recreation Department has not identified the need for a neighborhood park on the property. The applicant is providing a six-foot pedestrian trail throughout the development and the open space tract that is currently planned to connect to the City’s eight-foot hike and bike trail along FM 423.

SUMMARY: The applicant is proposing a change in zoning from Retail to Planned Development-Retail. The development will comprise of a traditional retail development and associated retail users with addition of a Self-Storage Facility. The development will contain a pedestrian trail and 0.45 acres of centrally located open space.

RECOMMENDATION:

Recommended for approval with the following conditions:

**Exhibit "B"
Development Standards**

The Property shall be developed under the regulations of the Retail (R) Zoning District as outlined in Frisco's Zoning Ordinance No. 11-04-09, as it exists or may be amended, subject to the following modifications and additional conditions.

General Standards

For the property located in the area designated on **Exhibit C-1**, development shall take place in accordance with the Retail (R) Zoning District of the Zoning Ordinance, as it exists or may be amended, except as indicated below.

Permitted Uses

In addition to the uses allowed in the Retail (R) Zoning District, Mini Warehouse/Self-Storage is an allowed use by right.

Access to the gated portion of the Mini Warehouse/Self-Storage Facility shall be restricted to the hours of 6:00 AM to 10:00 PM to restrict users from operating the roll up doors abutting the residential property to the west.

Usable Open Space Requirements

1. Open space tract, as identified on **Exhibit C-1** and **Exhibit C-2**, shall be developed at the time of the Self-Storage Facility and will be privately owned and maintained passive open space, incorporating a minimum of five of the following improvements:
 - a. Pedestrian trail (minimum six feet in width) on each side of the open space tract shall be required as shown on **Exhibit C-1** and **Exhibit C-2**.
 - b. Lighting including, but not limited to, pedestrian lighting.
 - c. Benches and other seating areas.
 - d. Landscaping and hardscaping, including shade trees.

- e. Durable shade structure such as a pavilion or gazebo.
 - f. Any other similar improvements approved by the Director of Development Services.
2. The open space tract shall consist of no less than .45 acres. Individual lots within the development must still meet the minimum 7% open space requirement for nonresidential development.
3. A minimum of two pedestrian connections to the open space shall be provided through the surrounding retail/restaurant/office lots.
4. Pedestrian Trail
 - a. Connectivity between retail establishments shall be maintained. **Exhibit C-1** provides proposed sidewalk connections that shall be constructed to ensure the open space is accessible from within the development.
 - b. Reference **Exhibit C-1** for approximate location of the proposed pedestrian trail through the site.
 - c. The trail must be a minimum of six feet in width and provide shade trees 30 feet on center adjacent to the sidewalk.
 - d. Final location to be determined upon submittal of the preliminary site plan/site plan. Any modifications to **Exhibit C-1** must retain the pedestrian connections to the open space as shown on **Exhibit C-2**.

Screening

Screening between the Mini Warehouse/Self-Storage Facility and the adjacent residential property shall consist of an 8-foot masonry screening wall, as shown on **Exhibit D**. Trees will be provided as specified in the Zoning Ordinance.

Security fencing along the northern and southern property boundary of the Mini Warehouse/Self-Storage use shall consist of a six foot decorative metal fence with brick columns and evergreen trees, as shown on **Exhibit D**.

Architectural Standards

1. The height of the proposed Mini Warehouse/Self-Storage and all other uses on the property shall comply with the regulations of the Retail (R) Zoning District.
2. The Mini Warehouse/Self-Storage facility shall be constructed in conformance with design and materials, as shown on **Exhibit D**. Clay-fired brick and natural stone veneer, which are compatible with the adjacent retail to the south, shall be used as the primary building materials.

Infrastructure Veneers

Natural stone or brick veneer is required on headwalls, bridges, walls, culverts, retaining walls and like structures. The material palette shall be similar and complimentary to

materials used throughout the development, and are subject to approval by the Director of Development Services.