



PLANNING AND ZONING COMMISSION COMMUNICATION
June 16, 2015

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 15-05-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial development proposed to be located on 12.457 acres out of the J. Havens Survey, Abstract No. 685 located 2500 Block of Rio Grande Boulevard.

ALTERNATIVES:

1. Recommend approval of the request – *simple majority*.
2. Recommend approval of the request with modifications – *simple majority*.
3. Recommend denial of the request – *simple majority*.

SUMMARY OF SUBJECT:

Applicant: Graham Associates representing Glade Lifestyle, LLC

Location/Zoning: 2500 Block of Rio Grande Boulevard / Planned Development District (PD).

Project Description: The Glade Parks Lifestyle Center/Public Plaza is the envisioned heart and entertainment center of the Glade Parks Development. Primary access to the plaza area will be provided from Chisholm Trail off of either the SH 121 service road, from Rio Grande Blvd. or from Brazos Blvd. The LifeStyle Center will include a mix of specialty retail, restaurants and office space, as well as a multi-level parking garage available to the public. This area is the pedestrian activity and community node of the development in which a public plaza area with open space, landscaping and water features, and restaurants with outdoor patios are brought together to connect the different aspects of the development.

A total of twelve buildings will be constructed. Ranging from a single story to a maximum of three stories, the buildings will feature storefront retail, pedestrian friendly sidewalks with street trees, and access from multiple directions.

Parking for the LifeStyle Area is primarily ground based, and will be connected with the inline retail to the north and Dave & Busters to the south. The three level parking garage will be constructed on the southwest corner of the development. The garage will be constructed with safety-conscious features including well lit public access points and internal structures.

The external design features of the buildings constructed in the Public Plaza Area will be similar to Belk, the primary anchor store, which will be constructed on the north side of the Plaza Area. Customers may access Belk from the south side of the store, which will be flanked by two of the lifestyle retail buildings. Customers may continue walking south into the LifeStyle Area/Public Plaza.

Pedestrian walkways and sidewalks ranging between five (5') feet and ten (10') feet will be installed throughout the development. The intention is to provide connectivity between the internal uses of the site and the external uses surrounding all four sides of the development.

Landscaping to be installed on the site has been specifically designed to provide adequate shade for western exposures of some of the buildings without compromising the ability of patrons to view the signage of the buildings. Trees will be planted along the streets internal to the site, surrounding the edges of the development and internal to the parking areas.

While centralized, the buildings will feature designs which will help incorporate "back of house" access doors and utility meters into the building façade. These design features are intended to complement and not detract from the pedestrian walkways.

The Development Services Group has reviewed the site plan and has found that it is in substantial accordance with the Planned Development ordinance and City of Eules standards.

SUPPORTING DOCUMENTS:

- Application
- Site Plan
- Landscape Plan
- Elevations
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner