

ITEM 3 CASE NUMBER 15-06-SP - CONSIDER A REQUEST FOR A SITE PLAN

Approve a request for a Site Plan for Commercial development proposed to be located on 17.8 acres out of the B.B.B. & C. Railroad Co Survey, Abstract No. 204 and J. Doss Survey, Abstract 441, tracts 3A, 3B, 4B, 4B2B, 4B5A1, 4B5A, 5B located north of Cheek-Sparger Road, west of Rio Grande Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. The Glade Parks South planned development established land uses and development standards for individual sub-districts within the overall property. The sub-district located along Cheek-Sparger Road is intended for big-box and commercial development. The site plan for consideration includes a 98,000 SF primary grocery store with fuel station and two in-line retail, for lease buildings, which total 19,000 SF.

Dual Jurisdictions – The site resides in both the City of Euless and the City of Bedford, with the two cities having approved similar planned development zoning for the development. An Interlocal Agreement was also approved by the respective City Councils that established a process for the management of the development, as well as a revenue sharing of taxes generated from the commercial/retail development. The agreement established that the City of Euless would take the lead on the site plan consideration process. Bedford staff completed a review of the site plan and represented that their DRC concluded that the application was in substantial compliance with the Glade Parks South PD requirements adopted by the City of Bedford.

Access – There are four primary access points to the site. Connection will be made from Rio Grande Boulevard which is a controlled intersection allowing egress from the site for traffic heading east on Cheek-Sparger or north on Rio Grande. There are three entrances from Cheek-Sparger, one at the fuel island and two further west along the frontage of the road. These will provide access to the development, as well as delivery access to the rear of the grocery store.

Parking – The site contains 1084 parking spaces which is in excess of the minimum parking requirements of the City. The emergency access, drainage and utility easements (EADUEs) are compliant with City regulations.

Landscaping – Landscaping will be provided through numerous street trees along the two primary roads, throughout the parking areas of the site, and clustered around the buildings. In addition to trees, there will also be landscaped areas of shrubs and ground cover.

Floodplain – On the north side of the development is significant floodplain along the Bear Creek. The development will be seeking a conditional letter of map revision

(CLOMR) from the federal government to modify the limits of the 100 year floodplain and redesign the site so it is developable and doesn't cause additional downstream issues.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks South Planned Development Ordinance.

Commissioner Portugal asked questions related to the capacity of Cheek-Sparger Road to handle the additional traffic generated by the new development. Director of Planning and Economic Development explained that a Traffic Impact Study had been completed in cooperation with the City of Colleyville related to Heritage Avenue. With the installation of traffic signals at Rio Grande Boulevard and Cheek-Sparger Road, the study indicated that the level of service will only diminish slightly. The study also concluded that a dedicated right turn lane for southbound Heritage Road traffic to go west of Cheek-Sparger Road should be installed. The Master Developer, who will be constructing the urban lofts, will install the right lane improvement as part of the Urban Loft development. In addition, monies were put up in escrow by the Master developer that would be used towards installation of traffic signal at Cheek-Sparger and Heritage, if warranted in the future.

Commissioner Dunkel asked questions about the storm water runoff and the retaining wall that will be constructed on the north side of the project, south of the flood plain area.. The applicant's representative Mr. Rose explained that the base flood elevation will not be altered. The drainage system will be designed so that storm water flow will not increase above current levels and there will be no impact upstream and downstream.

Commissioner Brown asked questions related to the function of the retaining wall and the design. Mr. Rose said that the maximum height of the wall will be 14 feet on the west end, and will gradually decrease in height as it gets closer to Rio Grande. Mr. Rose explained that the final design of the retaining wall will incorporate a barrier (constructed on the top of the wall) that will not only prevent individuals from climbing over the retaining wall, but will also capture trash.

Commissioner Zahn made a motion to approve case # 15-06-SP. Commissioner Ellis seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Brown, Ellis, Zahn, Olmstead, and Dunckel

Nays: None

Abstention: None

The motion carried: (7-0-0)