



PLANNING AND ZONING COMMUNICATION

January 6, 2015

SUBJECT: Hold Public Hearing for Planned Development Case No. 14-04-PD and Consider Recommendation of an Ordinance

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 14-04-PD

ACTION REQUESTED:

Receive public input regarding a request for a Planned Development to change the zoning of 37.158 acres of land located in the B.B.B. & C. Railroad Survey, Abstract No. 204, Tract 4B2B; J. Doss Survey, Abstract No. 441, Tracts 3A, 3B, and 3D, from Texas 121 Gateway District (TX-121) to Planned Development (PD) zoning district and consider recommendation of an Ordinance.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*
4. Recommend approval of the request with modifications – *simple majority*
5. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

The applicant, Tonti Properties, is requesting approval of a Planned Development for an approximately thirty-seven (37.158) acre mixed-use commercial/residential development to be known as Glade Parks South. The location of the proposed development is the north side of Cheek-Sparger Road, south of the Bear Creek, between Heritage Road to the west and Rio Grande Blvd. to the east. Twenty-five acres of the land proposed for re-zoning includes property formally owned by Charles and Mary Lea Hoel.

The Planned Development creates a stand-alone Glade Parks South Planned Development zoning district, establishing permitted land uses and development standards, with the Gateway 121 district as the underlying zoning. The PD Standards are intended to ensure the

development of a quality mixed use project over time. The PD creates four (4) sub-districts: Large Scale Retail; Commercial/Retail; Urban Lofts; and Park Areas and Wetlands. Site Plans will be required for any proposed commercial or residential projects.

Building on the momentum created by the success of the S.H. 121 commercial corridor in this area, the emphasis of the Planned Development District is to encourage and permit big box retail development and realize the maximum economic development potential of the area. Only single commercial end users occupying 25,000 s.f. or greater of space are permitted in the Large Scale Retail sub-district. The residential component of the Glade Parks South project is not intended to provide the “only” customer base for the area’s commercial development. The majority of the customers will travel by car. However, coupled with the Suite 2801 Urban Loft and K. Hovnanian’s residential products, there will be potentially over 1,000 residents that can walk to the stores, restaurants, and entertainment areas, making the district part of their neighborhood.

The District emphasizes control over the scale and urban form of each building -- building setback, size, and height -- as well as the relationship of development to the street, street landscaping, and other characteristics. The layout of the overall development focuses more on the transition between the uses, rather than just how they are separated. The architectural design elements of the various structures to be built in the project will be a complement to the enhanced design elements that were developed exclusively for the Glade Parks mixed-use project. Retailers and restaurants located within the commercial district at the corner of Heritage Ave. and Cheek-Sparger Road will incorporate the paving, lighting, landscape, and site furnishings found throughout Glade Parks South development. The consistency of elements will enhance the overall character of the development.

The purpose of the residential component of this district is to provide a suitable area for the development of higher density upscale urban lofts, as well as townhomes. The development will be designed in an architecturally unified manner and provide adequate vehicular parking and circulation needs. This district will provide for a density of up to 60 units per acre. To accommodate this density, the urban loft will be developed as a four-story building that will be surrounded by structured parking on three (3) sides. Marketed to attract upwardly mobile residents, the unit mix will contain ninety-five (95%) percent one (1) and two (2) bedroom units, with the remaining five (5%) percent, three bedrooms. The District will also establish pedestrian linkages to the open spaces (wetland preserve area and trail network), which connect to the Glade Park Development.

It will necessary for the developer to seek approval from the City of Bedford for drive approaches and related improvements onto Cheek-Sparger Road. It will also be necessary for the developer to seek approval from the City of Colleyville for drive approaches and related improvements onto Heritage Avenue. Access to the Commercial/Large Scale Retail will be provided from Rio Grande Blvd. as well.

Mixed-Use Development - The Planned Development district would govern construction of approximately twenty-two (22) acres of commercial development that consists of the following: 14.5 acres of Large Scale Retail; 6 acres of Commercial/Retail; 8 acres of urban

loft and townhome residential development; and, 6 acres of open space and wetlands containing recreational amenities and trails that will tie into the Trails of Euless parks trail system in this area.

SUPPORTING DOCUMENTS:

- Application
- Draft Ordinance XXXX with Exhibit A
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner