



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		01/11/2016		
Department:		Planning		
Department Head		Christina Day		
Agenda Coordinator (include phone #): Tammy Stuckey Ext 7156				
CAPTION				
Public Hearing and consideration of an Appeal of the Planning & Zoning Commission's denial of Zoning Case 2015-24 - Request to rezone 17.0± acres located on the east side of Alma Drive, 332± feet south of Park Boulevard from Corridor Commercial to Planned Development-Corridor Commercial to allow for multifamily residence with modified development standards. Zoned Corridor Commercial. Applicant Plano Riverwalk Development Partners, Ltd.				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2015-16	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(S): N/A				
COMMENTS: This item has no financial impact.				
STRATEGIC PLAN GOAL: Consideration of a request to rezone relates to the Council's goal of Financially Strong City with Service Excellence.				
SUMMARY OF ITEM				
At its December 7, 2015 meeting, the Planning & Zoning Commission denied this request by a vote of 4-3. The applicant has appealed the Commission's denial. A super majority, or 6 of the 8 City Council members, is required for approval of the request. The associated Concept Plan has also been appealed and is included as a separate agenda item.				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
Letters of Appeal from Applicant		Planning & Zoning Commission		
Second Vice Chair Report				
P&Z Follow-up Memo				
Staff Report				
Locator Map				
Aerial				
Zoning Exhibit				
Concept Plan				



December 16, 2015

Ross Altobelli
City of Plano
Planning Department
1520 K Avenue, 2nd Floor
Suite 250
Plano, TX 75074

Re: Zoning Case 2015-24
East side of Alma Drive, south of Park Boulevard
Item 2A, Plano P&Z Agenda for December 7, 2015

Dear Ross:

On Monday, December 7, 2015, the Plano P&Z heard this case and recommended denial of Item 2A. On behalf of the Applicant, I appeal the adverse recommendation of the P&Z and request that this matter be placed on the Plano City Council Agenda for January 11, 2016. I have enclosed a check which I understand is the fee for said appeal.

Please confirm receipt of this appeal and the scheduling of this matter for consideration by the City Council on January 11. Should you have questions or need additional information, please let me know.

Your attention to this matter is appreciated.

Sincerely,

JPI Real Estate Acquisitions, LLC



December 22, 2015

Ms. Christina Day
Director of Planning
City of Plano
1520 K Avenue, #250
Plano, TX 75074

Re: Z015-24

Dear Ms. Day:

We have appealed the recommendation of the planning and zoning commission on this zoning request and accompanying site plan in order to respectfully request that the City Council return them to the Planning and Zoning Commission for reconsideration.

The Planning and Zoning Commission's recommendation was by a vote of 4 to 3, and much of the discussion at the hearing centered on whether our proposed development could be done in conjunction with planned improvements to Harrington Park and the city's hike and bike trail system. Since the Planning and Zoning Commission hearing, we have made substantial progress in addressing these questions. We have met with the city's Parks and Recreation Department to understand the funding and associated timeline with the planned improvements to Harrington Park and construction of a new trail extension. In doing so, we have determined that funding is available for these improvements, but by working with the Parks & Recreation Department, we have the potential to plan and construct a publicly available pedestrian connection from Alma through our proposed development site. Moreover, we also have the opportunity to contribute funding and/or design and construction work in addition to the city's currently allocated funds in order to create a signature pedestrian bridge within the park and associated gathering area. We have also made changes to our concept plan to provide for a mixture of uses and to activate the ground floor to create a more pedestrian friendly community.

We think this progress in planning for the site materially impacts the zoning request and concept plan to such an extent that a reconsideration by the Planning and Zoning Commission is warranted, and we intend to respectfully request so at the City Council hearing on this matter.

Sincerely,

Miller Sylvan

Recommendation of the Planning & Zoning Commission

Second Vice Chairman's Report

Zoning Case 2015-24

December 7, 2015

Zoning Case 2015-24: Agenda Item No. 2A and 2B – Public Hearing. Items heard together, but voted on separately. Seven Commissioners were present, with Commissioner Bender absent.

Staff Recommendation: Staff recommended for approval with several restrictions.

Comments from the Applicant:

- Consistent with City planning.
- The closest single family home is 1200 feet away from the development.
- Connectivity will be provided to the retail on 15th St. through a hike and bike trail.
- Allowing for the expansion of the park and trail system through the property.
- Will provide an enhanced pedestrian feel to Alma.
- Pool area will overlook the park.
- Worked very closely with the staff to ensure public access to the park through a 15ft. wide area from Alma to the park on the southern portion of the property.
- Including requirements in the PD that enhanced and sustainable materials are used in building facade: 75% glass, natural stone and -fired brick.
- There is a mismatch between the current zoning designation and where this site is located.
- There is not any visibility for this site from Central Expressway.
- The site is a challenge for retail because it is located mid-block and there is already retail and a mall located nearby.
- Planning efforts for this area over the years have called for the expansion of Harrington Park, gathering places, trail linkage and preserving natural features.

Comments from Citizens:

- Apartments aren't a good use for this property.
- Development is not a walkable area.
- It's not unique. Downtown Plano, Legacy and Heritage Creekside are unique, walkable areas.
- Development is not consistent with the future land use plan or the housing policy.
- Need to keep commercial space.

Comments from the Commission In Support of Denial:

- Concerns over changing zoning to residential when this land could be potentially used for an office development.
- Don't view the areas as pedestrian friendly.
- Concerns expressed that the development would be isolated.
- Doesn't comply with the housing density policy.
- The comprehensive plan discourages redevelopment for residential in major expressway corridors unless it is in a mix-used or a transit-oriented development.

Comments from the Commission In Support of Approval:

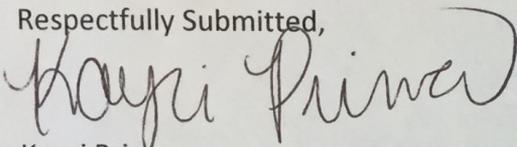
- The development could bring more business to the surrounding retail.
- This area may not develop the way it was originally intended to develop in the 1990s.

A motion was made for the denial of Zoning Case 2015-24, item 2A. Motion for Denial was approved by the Commission 4 votes to 3. (Commissioners Plonka, Muns and Kong voted against the motion.)

Zoning Case 2015-24 Agenda Item No. 2B – Concept Plan

This Concept plan application is contingent upon approval of Zoning Case 2015-24 (Agenda item No 2B). Since Zoning Case 2015-24 was denied, a motion was made for Denial of the Case 2015-24 Agenda Item No. 2B – Concept Plano, and was approved by the Commission 6 votes to 1. (Commissioner Muns voted against the motion.)

Respectfully Submitted,



Kayci Prince
Second Vice-Chair
Planning & Zoning Commission

DATE: December 8, 2015
TO: Honorable Mayor & City Council
FROM: John Muns, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of December 7, 2015

**AGENDA ITEM NO. 2A - PUBLIC HEARING
ZONING CASE 2015-24
APPLICANT: PLANO RIVERWALK DEVELOPMENT PARTNERS, LTD.**

Request to rezone 17.0± acres located on the east side of Alma Drive, 332± feet south of Park Boulevard **from** Corridor Commercial **to** Planned Development-Corridor Commercial to allow for multifamily residence with modified development standards. Zoned Corridor Commercial. Tabled November 2, 2015 and November 16, 2015.

APPROVED: _____ **DENIED:** 4-3 **TABLED:** _____

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: SUPPORT: 1 OPPOSE: 0

LETTERS RECEIVED OUTSIDE 200 FOOT NOTICE AREA: SUPPORT 2 OPPOSE 1

PETITION(s) RECEIVED: 0 # OF SIGNATURES: 0

STIPULATIONS:

Recommended for denial.

RA/dr

xc: David Roehm, Plano Riverwalk Development Partners, LTD.
Tommy Mann and Laura Hoffman, JPI Real Estate Acquisitions, LLC
Wayne Snell, Permit Services Manager

<https://goo.gl/maps/kTkognRthz72>

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 7, 2015

Agenda Item No. 2A

Public Hearing: Zoning Case 2015-24

Applicant: Plano Riverwalk Development Partners, Ltd.

DESCRIPTION:

Request to rezone 17.0± acres located on the east side of Alma Drive, 332± feet south of Park Boulevard **from** Corridor Commercial **to** Planned Development-Corridor Commercial to allow for multifamily residence with modified development standards. Zoned Corridor Commercial. Tabled November 2, 2015 and November 16, 2015.

REMARKS:

This item was tabled at the November 16, 2015, Planning & Zoning Commission meeting. It must be removed from the table for consideration.

The purpose of this request is to rezone the subject property from Corridor Commercial (CC) to Planned Development-Corridor Commercial (PD-CC). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

The requested zoning is PD-CC to allow for multifamily residence with modified development standards. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions.

A concept plan, JPI Plano Riverwalk, accompanies this request as Agenda Item 2B.

History

The subject property is located within an area that is part of the Spring Creekwalk Master Plan which City Council adopted by resolution in 1990. The plan was originally envisioned as a unique development concept consisting of approximately 160± acres located on the west side of U.S. Highway 75 between Park Boulevard and Collin Creek Mall. The intent of the plan was to create policies to guide future public and private

development which integrated natural and man-made features with a mixture of land uses including offices, restaurants, retail stores, and multifamily residences.

In June 2006, City Council adopted the Urban Centers Study to help define and guide future Urban Center development within Plano. The area bounded by Park Boulevard, U.S. Highway 75, President George Bush Turnpike, and Alma Drive was given the name of the "Collin Creek Corridor" and was identified as one of three areas within the city that had the most potential to develop into compact, pedestrian-friendly, mixed-use neighborhood.

Surrounding Land Use and Zoning

The subject property is currently undeveloped. The property to the north is zoned Planned Development-195-Corridor Commercial (PD-195-CC). It is currently vacant, although plans have been approved for a mini-warehouse/public storage development. To the west, across Alma Drive, the property is partially developed as general office and convenience store with gas pumps and is zoned PD-109-Retail/General Office (PD-109-R/O-2) and PD-60-General Office (PD-60-O-2). A portion of this property is also currently under consideration for residential zoning as requested by Zoning Case 2015-18. The properties to the east are zoned CC and include a large portion of floodplain, Harrington Park, and the City of Plano Senior Center. To the south is an undeveloped property zoned CC with Specific Use Permit #637 for Assisted Living Facility and an existing multifamily residential development. Additionally, the subject property surrounds an existing five-story general office building, zoned CC.

Proposed Planned Development Stipulations

There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing CC as the base zoning district to allow for multifamily development.

Design Standards - The requested design standards are to modify the area, yard, and bulk requirements related to multifamily development.

Restrictions:

The permitted uses and standards shall be in accordance with the existing CC zoning district unless otherwise specified herein.

1. The subject property must be developed using the standards required by this planned development district for multifamily residence. However, the subject property may be developed solely with nonresidential uses in accordance with the Corridor Commercial (CC) zoning district regulations contained within the Zoning Ordinance. The initial development for the subject property will determine the standards to be used for the remainder of the property.
2. Multifamily residence is an additional permitted use subject to the following standards:

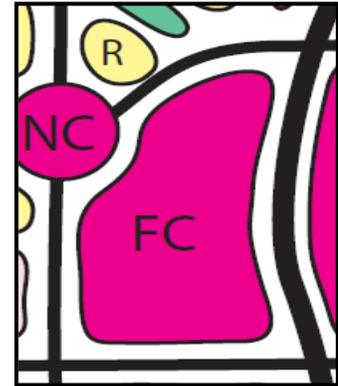
- a. Required Parking
 - i. One bedroom or less: One parking space per unit
 - ii. 2 bedrooms: 1.5 parking spaces per unit
 - iii. 3 bedrooms or more: 2 parking spaces per unit
- b. Maximum Number of Units: 450
- c. Minimum Density: 40 dwelling units per acre
- d. Minimum Floor Area per Dwelling Unit: 500 square feet
- e. Maximum Height: 4 stories, 70 feet
- f. Maximum Floor Area Ratio: 2:1
- g. Maximum Lot Coverage: None
- h. Multifamily development shall comply with Section 13.800 (Usable Open Space).
- i. Building Design:
 - i. Minimum Front Yard Setback: 30 feet
 - ii. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to 5 feet into setbacks provided accessible pathways are maintained.
 - iii. Seventy-five percent of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%.
- j. Parking structures must not be visible from Alma Drive.
- k. Fencing not more than 6 feet in height is permitted between buildings, must be a minimum of 50% open, and with the exception of residential yards, must not be placed between the front building facade and the street right-of-way.
- l. Street trees shall be provided at a rate of one tree per 50 linear feet of street frontage.
- m. A minimum 20-foot wide landscape edge must be provided along the northern property line. The existing vegetation located within this landscape edge

must be preserved, irrigated with an automatic sprinkler system, and maintained in a healthy and growing condition.

Conformance to the Comprehensive Plan

This zoning case was submitted prior to the approval of the Plano Tomorrow Plan. Therefore, the policies of the previous Comprehensive Plan are applicable to this request.

Future Land Use Plan - The Future Land Use Plan designates this property as Freeway Commercial (FC). The Freeway commercial category is intended to define the unique character of the U.S. Highway 75 corridor. This corridor includes major retail development including Collin Creek Mall, along with general commercial, entertainment, lodging and office uses. This request is not consistent with the future land use map.



The city's land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities; however, residential development may be appropriate along expressway corridors in accordance with the Redevelopment and Undeveloped Land Policies. The policies that apply to this request include:

1. All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services. Staff has provided details regarding this policy in the sections below.
2. Isolated residential development should not be permitted; residential rezoning requests need to establish a complete new neighborhood, or expand an existing neighborhood, or an urban mixed-use center. Mid-rise multifamily development (5 to 12 stories) and special needs housing (i.e. senior housing) could be an exception if the surrounding land use is compatible.

To the south, is an existing multifamily development with 152 units and a proposed assisted living facility. However, the multi-story office building along Alma Drive and the proposed mini-warehouse development to the north would create some isolation for this proposed residential development. This request is partially in conformance with this policy recommendation.

3. The 1,200 foot setback for residential uses from the centerline of State Highway 121 should be retained and applied to the Dallas North Tollway, State Highway 190/President George Bush Turnpike, and U.S. Highway 75. Factors including topography, creeks, vegetation, and existing development patterns should be considered in applying this standard.

A portion of the subject property is within the 1,200 foot setback, however, that portion is located within the Spring Creek floodplain. The developable portion of the subject property is located outside the 1,200 foot setback. The floodplain and

existing vegetation will provide a significant buffer for future residents from the impact of U.S. Highway 75. This request is in conformance with this policy recommendation.

4. New multifamily zoning should require a minimum density of 40 dwelling units per acre on the project site. Phased development should have a minimum average density of 40 dwelling units per acre. However, no phase having less than 40 units per acre may be constructed, unless preceded by or concurrently built with a phase which maintains the minimum 40 dwelling units for the overall project.

The applicant is proposing a stipulation within their PD which would require a minimum density of 40 units per acre. This request is in conformance with this policy recommendation.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property. The available sanitary sewer capacity is sufficient to handle additional commercial development in the area; however, the applicant may be responsible for making improvements to the sanitary sewer system to increase the system capacity if the property were rezoned for residential uses.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request. However, in considering the traffic impact of the proposed residential development, using the average Institute of Traffic Engineers (ITE) trip generation rates, staff compared the proposed multifamily development with the potential build-out of the subject property as office. Using the average floor area ratio (FAR) of the adjacent office building and the Collin Creek Corporate Center office buildings on the west side of Alma Drive, staff estimated 300,000± square feet of office could reasonably be developed on the subject property. The table below shows the estimated traffic generation during peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.):

	AM	PM
MULTIFAMILY RESIDENCE	163	205
OFFICE	465	447

From the table above, it is evident that office development would generate greater peak traffic than the requested residential development.

Public Safety Response Time - Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site. Additional residential units in this area will increase EMS and fire calls for service and may impact future staffing levels and the type of equipment assigned to area fire stations.

School Capacity - Plano Independent School District has provided a letter regarding school capacity which staff has included as an attachment.

Access to and Availability of Amenities and Services - Future residents would be served by both Harrington and Schimelpfenig Libraries, which have sufficient capacity to serve the development. The subject property is within several hundred feet of Harrington Park and Chisholm Trail both located on the east side of Spring Creek. The Parks Department also has plans to construct a public trail system along the west side of Spring Creek with connections to Harrington Park. Additionally, private open space will serve the future residents of this development.

Economic Development Element and Land Use Element - The Economic Development Element of the Comprehensive Plan encourages the preservation of land in employment centers for future economic development. The element states that:

“Rezoning requests must be carefully examined to ensure that proposed locations are suitable for residential development and that Plano’s economic viability is not being jeopardized in order to accommodate short-term demand. The availability of undeveloped “greenfield” sites is vital to encourage expansion and relocation of businesses. Therefore, the City should preserve land along the expressway corridors and in the employment centers for future economic development opportunities.”

The intent of both policies is to ensure land that is located along the expressway corridors and in the major employment centers is developed in accordance with the Future Land Use Plan recommendations and supporting zoning districts, and to take advantage of future nonresidential development opportunities which would provide employment opportunities for Plano residents. Although adjacent to multi-story office development, the subject property may not be ideal for future employment opportunities due to its limited visibility from U.S. Highway 75 and access derived solely from Alma Drive.

Infill Housing Policy Statement - The Housing Element of the Comprehensive Plan identifies infill development as a primary opportunity for new housing in Plano and recognizes that potential infill projects should complement and enhance development already in place. Infill housing should be adjacent to or in close proximity to existing residential development, sized appropriately, and located close to amenities such as parks and schools. This statement also recommends that infill housing be pedestrian oriented and have limited access to highway frontage roads. This request is an extension of residential uses to the south and the applicant intends to connect to adjacent parks and future trails via pedestrian connections. This request is in conformance with this policy statement.

Rezoning Property to Meet Demand - This policy statement provides recommendations regarding the appropriateness of properties for residential uses. Recommendations include:

1. A property must be physically appropriate (size, dimensions, shape) for residential use.
2. The area is not affected by adverse environmental conditions such as noise, light, and fumes.

3. The area is an extension of a residential neighborhood.
4. The rezoning would not result in residential tracts inconsistent with the Comprehensive Plan.

The subject property is capable of accommodating residential uses, as shown in the companion concept plan. Some portions of the subject property may be affected by adverse environmental conditions such as noise, light, or related nuisances from adjacent commercial uses. However, the applicant is proposing a PD stipulation which would preserve the landscaping along the northern property line, providing a natural buffer from the proposed mini-warehouse development.

Urban Design Element - A strong sense of community is a primary focus of the Urban Design Element of the Comprehensive Plan. Attractive and vibrant focal points and gathering places are critical to this effort. The Comprehensive Plan specifically identifies the Chisholm Trail that traverses through the Spring Creekwalk as an opportunity to strengthen the assets of the community. Developments which integrate and emphasize the trail may play a prominent role in improving and accentuating the city's urban design.

Housing Density Policy Statement - The purpose of the Housing Density Policy Statement is to avoid large concentrations of garden apartments in one location. This policy limits the number of multifamily units to 500 at each location with a recommended minimum 1,500 foot separation between developments. Within the general area surrounding the subject property, there are three existing apartment developments. The Creek Walk apartments located immediately to the south, the Chisolm Place apartments located at the northeast corner of Park Boulevard and Alma Drive, and the Landmark at Collin Creek located northwest of Enterprise Drive and Pebble Vale Drive. In total, these developments contain 608 multifamily units. Although the rezoning request does not comply with the minimum 1,500 foot separation recommendation, the proposed 40 units per acre density would provide an alternative multifamily product to the traditional garden-style developments which exist today.

ISSUES:

Residential Use

This property is uniquely situated adjacent to existing residential uses to the south, floodplain and park land to the east, and commercial uses to the north and west. The request is not consistent with the future land use designation of Freeway Commercial, however, the site has limited visibility and no access from U.S. Highway 75. The request is in conformance with the interim land use amendments to the Comprehensive Plan regarding isolated residential development, the 1,200 foot setback from U.S. Highway 75, and the recommended minimum density for new multifamily development.

The Comprehensive Plan discourages rezoning properties within major expressway corridors for residential uses unless they are a part of a mixed-use zoning request or a transit-oriented development. However, the zoning request meets the criteria of the Infill Housing Policy Statement because it is adjacent to residential uses, has limited

visibility, and is physically suitable for residential uses with no direct access to highway frontage roads. Additionally, the Parks Master Plan shows trail systems within the adjacent floodplain which will provide good pedestrian connectivity to Harrington Park and tie adjacent uses together through a master-planned trail system. Furthermore, the request is consistent with the goals of the Spring Creekwalk Master Plan and the Urban Centers Study. For these reasons, staff believes multifamily is appropriate for the subject property.

Area, Yard, and Bulk Requirements

The applicant's proposed PD stipulations are intended to utilize the developable land area to construct one large building wrapped around structured parking adjacent to Alma Drive, and multiple free-standing buildings with surface parking throughout the remainder of the site. The applicant is proposing stipulations which would require a minimum 40 units per acre density, increase lot coverage, restrict building height and the number of units, and reduce the front yard building setbacks. Additionally, the applicant is proposing to screen the parking structure from Alma Drive and maintain landscaping which will provide a buffer from the proposed mini-warehouse development to the north. Staff believes the requested standards are appropriate to allow the property to develop as multifamily residential use.

Lastly, if multifamily uses are not constructed, the proposed PD language would allow the site to be developed solely with nonresidential uses in accordance with the CC zoning district standards.

SUMMARY:

The purpose of this request is to rezone 17.0± acres located on the east side of Alma Drive, 332± feet south of Park Boulevard from CC to PD-CC to add multifamily residence as an additional permitted use with modified development standards. Although this request is not consistent with the future land use designation for the property or the Housing Density Policy Statement, it is consistent with the interim land use amendments, the Infill Housing Policy Statement, and is supported by the long-term vision of the Spring Creekwalk Master Plan. The property is adjacent to residential uses and city park land, and the subject property is not ideally situated for freeway-oriented commercial development as it has limited visibility and no direct access from U.S. Highway 75. For these reasons, staff is in support of the zoning request.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

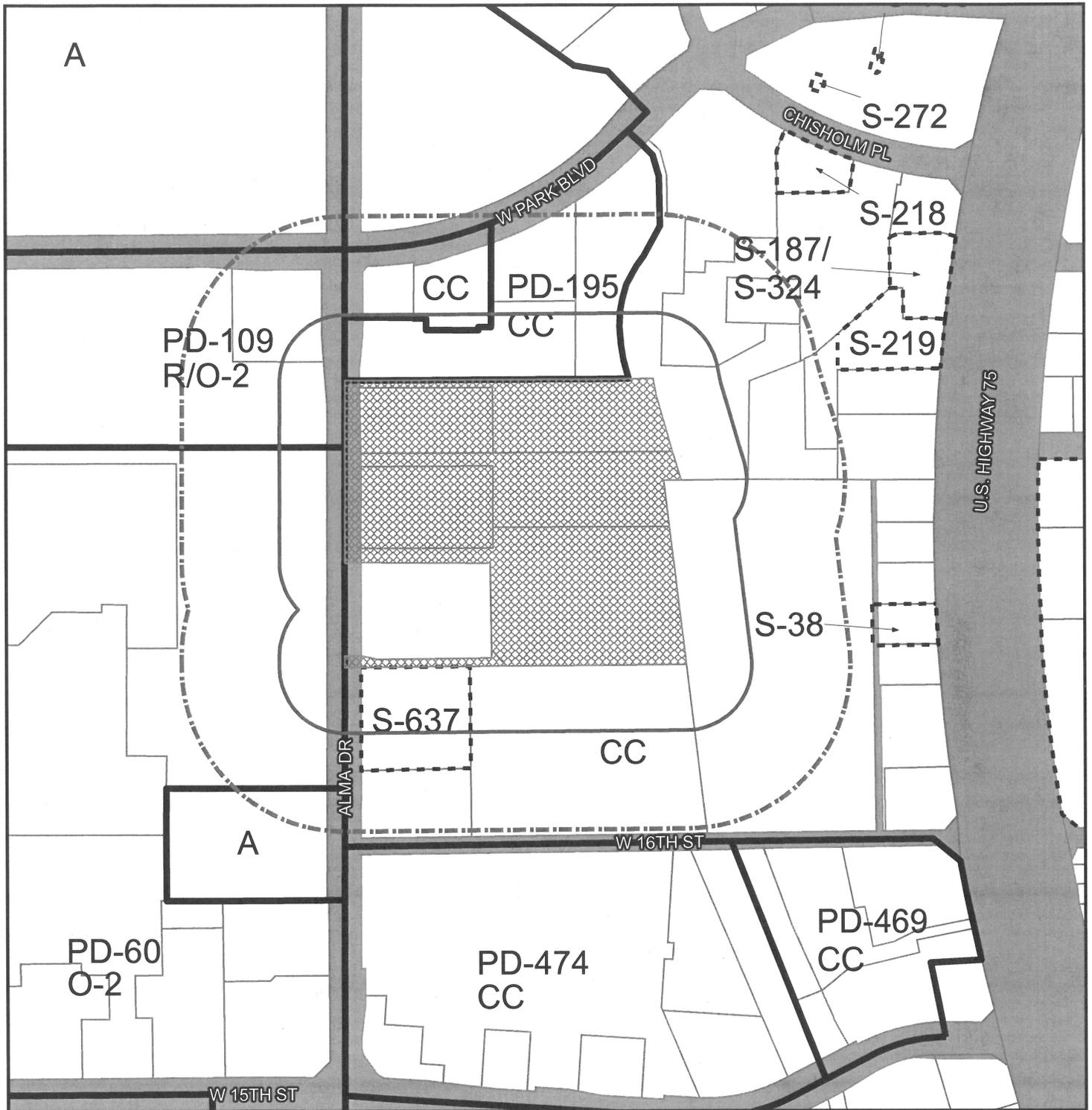
The permitted uses and standards shall be in accordance with the existing Corridor Commercial (CC) zoning district unless otherwise specified herein.

1. The subject property must be developed using the standards required by this planned development district for multifamily residence. However, the subject

property may be developed solely with nonresidential uses in accordance with the Corridor Commercial (CC) zoning district regulations contained within the Zoning Ordinance. The initial development for the subject property will determine the standards to be used for the remainder of the property.

2. Multifamily residence is an additional permitted use subject to the following standards:
 - a. Required Parking
 - i. One bedroom or less: One parking space per unit
 - ii. Two bedrooms: 1.5 parking spaces per unit
 - iii. Three bedrooms or more: Two parking spaces per unit
 - b. Maximum Number of Units: 450
 - c. Minimum Density: 40 dwelling units per acre
 - d. Minimum Floor Area per Dwelling Unit: 500 square feet
 - e. Maximum Height: 4 stories, 70 feet
 - f. Maximum Floor Area Ratio: 2:1
 - g. Maximum Lot Coverage: None
 - h. Multifamily development shall comply with Section 13.800 (Usable Open Space).
 - i. Building Design:
 - i. Minimum Front Yard Setback: 30 feet
 - ii. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to 5 feet into setbacks provided accessible pathways are maintained.
 - iii. Seventy-five percent of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%.
 - j. Parking structures must not be visible from Alma Drive.

- k. Fencing not more than 6 feet in height is permitted between buildings, must be a minimum of 50% open, and with the exception of residential yards, must not be placed between the front building facade and the street right-of-way.
- l. Street trees shall be provided at a rate of one tree per 50 linear feet of street frontage.
- m. A minimum 20-foot wide landscape edge must be provided along the northern property line. The existing vegetation located within this landscape edge must be preserved, irrigated with an automatic sprinkler system, and maintained in a healthy and growing condition.



Zoning Case #: 2015-24

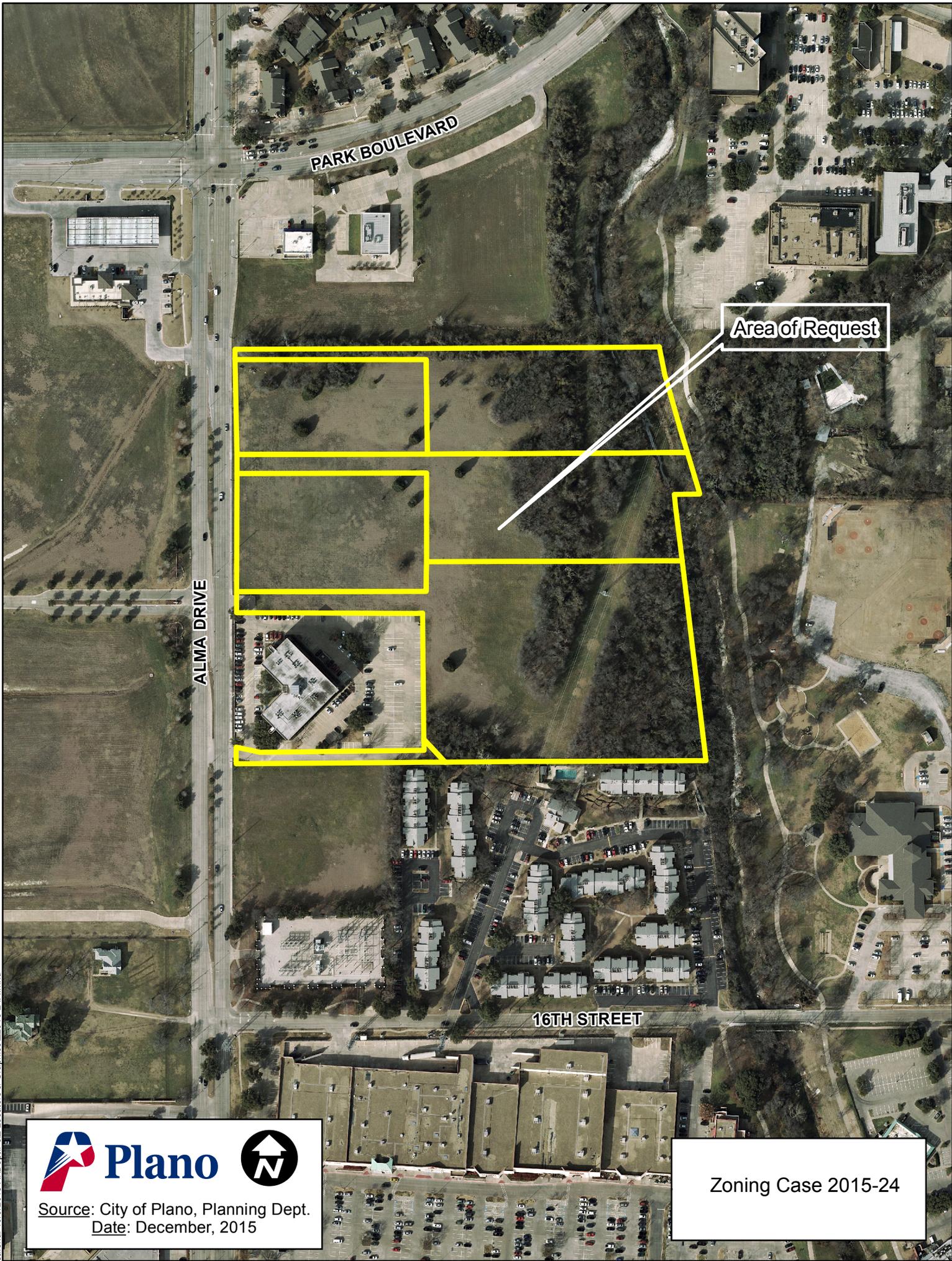
Existing Zoning: Corridor Commercial (CC)

Proposed Zoning: Planned Development-Corridor Commercial (PD-CC)

- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property
- Zoning Boundary
- Specific Use Permit
- City Limits
- Right-of-Way



Source: City of Plano Planning Department



Area of Request

ALMA DRIVE

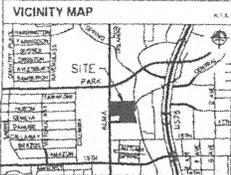
PARK BOULEVARD

16TH STREET

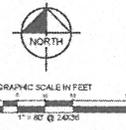


Source: City of Plano, Planning Dept.
Date: December, 2015

Zoning Case 2015-24



NOTES:
 Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats or plans relating to development of the property shall be considered as an action separate from action taken on this zoning case.



CURVE TABLE					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	172°24'	30.00	8.87	N87°54'31"W	8.81	C26	123°46'42"	28.00	43.47	N15°02'11"W	54.20
C2	90°00'00"	30.00	47.12	S45°54'54"E	43.42	C27	155°28'26"	15.00	43.79	N05°00'00"E	31.32
C3	90°00'00"	30.00	47.12	S45°54'54"E	43.42	C28	89°54'54"	30.00	7.38	N44°17'21"W	28.26
C4	90°00'00"	30.00	47.12	S45°54'54"E	43.42	C29	89°54'54"	30.00	7.38	N44°17'21"W	28.26
C5	182°24'18"	30.00	43.17	S00°00'00"W	43.17	C30	89°54'54"	30.00	7.38	N44°17'21"W	28.26
C6	93°11'39"	30.00	44.80	S47°11'34"E	44.87	C31	44°54'54"	30.00	23.56	S07°10'15"E	23.00
C7	90°00'00"	30.00	47.12	N44°54'54"W	42.45	C32	89°54'54"	30.00	47.12	S00°00'00"W	42.42
C8	44°54'54"	30.00	23.56	N22°28'11"E	23.84	C33	45°54'54"	30.00	23.81	S47°10'15"W	23.00
C9	89°54'54"	30.00	47.12	N47°54'54"E	43.42	C34	89°54'54"	30.00	31.36	S47°10'15"W	28.26
C10	89°54'54"	30.00	44.80	S47°11'34"E	42.47	C35	81°32'31"	30.00	31.85	S45°00'00"W	28.86
C11	44°54'54"	30.00	23.56	S07°10'15"E	23.00	C36	89°54'54"	30.00	44.87	S47°10'15"E	42.89
C12	90°00'00"	30.00	47.12	S00°00'00"W	42.42	C37	89°54'54"	30.00	44.81	S47°10'15"E	44.19
C13	44°54'54"	30.00	23.56	N07°10'15"E	23.00	C38	89°54'54"	30.00	44.81	N42°10'15"E	44.19
C14	44°54'54"	30.00	23.56	N07°10'15"E	23.00	C39	89°54'54"	30.00	44.87	N47°10'15"E	42.87
C15	44°54'54"	30.00	23.56	N22°28'11"E	23.84	C40	89°54'54"	30.00	47.12	N47°10'15"E	42.87
C16	45°54'54"	30.00	23.57	N22°28'11"E	23.87	C41	15°28'42"	30.00	6.95	S07°10'15"E	6.81
C17	45°54'54"	30.00	23.57	N07°10'15"E	23.00	C42	89°54'54"	30.00	44.81	S47°10'15"E	44.19
C18	44°54'54"	30.00	23.56	N07°10'15"E	23.00	C43	89°54'54"	30.00	47.12	N47°10'15"E	42.87
C19	44°54'54"	30.00	23.56	N22°28'11"E	23.84	C44	89°54'54"	30.00	47.12	N47°10'15"E	42.87
C20	45°54'54"	30.00	23.57	N22°28'11"E	23.87	C45	15°28'42"	30.00	6.95	S07°10'15"E	6.81
C21	45°54'54"	30.00	23.57	N07°10'15"E	23.00	C46	89°54'54"	30.00	44.81	S47°10'15"E	44.19
C22	89°54'54"	30.00	47.12	S47°11'34"E	42.45	C47	89°54'54"	30.00	47.12	N47°10'15"E	42.87
C23	89°54'54"	30.00	47.12	S47°11'34"E	42.45	C48	129°00'00"	30.00	73.69	N17°42'31"W	56.47
C24	89°54'54"	30.00	47.12	S47°11'34"E	42.45						

LEGAL DESCRIPTION
 BEING a tract of land situated in the Joseph Clepper Survey, Abstract No. 213, City of Plano, Collin County, Texas, and being all of Lots 2, 3, 4, 5, and 6, Block 1, Harrington Center, an addition to the City of Plano according to the plat recorded in Cassinot C, Page 315 of the Map Records of Collin County, Texas, and being a tract of land described in Special Warranty Deed to Plano Riverwalk Development Partners, Ltd., recorded in Instrument No. 99-0192218 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:
BEGINNING at the intersection of the projected north line of said Lot 5 and the centerline of Alma Drive (a variable width right-of-way);
THENCE with the north line of said Lot 9 and said Lot 6, South 99°58'18" East, a distance of 725.34 feet to a point for corner;
THENCE continuing with said north line of Lot 5, North 89°20'14" East, a distance of 217.01 feet to the northeast corner of said Lot 6;
THENCE with the east line of said Lot 6, Lot 4 and Lot 2, the following courses and distances:
 South 14°11'31" East, a distance of 75.85 feet to a point for corner;
 South 19°25'50" East, a distance of 248.76 feet to a point for corner;
 South 69°05'20" West, a distance of 58.50 feet to a point for corner;
 South 7°07'25" East, a distance of 505.54 feet to the southeast corner of said Lot 2;
THENCE with the south line of said Lot 2, North 89°54'54" West, a distance of 1042.95 feet to the intersection of said south line of Lot 2 and said centerline of Alma Drive;
THENCE with said centerline of Alma Drive, North 0°02'57" West, a distance of 36.54 feet to a point for corner;
THENCE crossing said centerline of Alma Drive, North 89°57'03" East, a distance of 50.00 feet to a point for corner in the east right-of-way line of Alma Drive and the west line of said Lot 2;
THENCE with said west line of Lot 2, the following courses and distances:
 South 77°35'09" East, a distance of 54.00 feet to a point for corner;
 South 69°54'54" East, a distance of 349.10 feet to a point for corner;
 North 0°00'00" East, a distance of 292.00 feet to a point for corner;
 North 88°54'54" West, a distance of 441.41 feet to a point for corner at the intersection of the projected west line of Lot 2 and said centerline of Alma Drive;
THENCE with said centerline of Alma Drive, North 0°02'57" West, a distance of 554.04 feet to the **POINT OF BEGINNING** and containing 17.04 acres or 742,158 square feet of land.
 Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4302), North American Datum of 1983.
 This document was prepared under 22 TAC, §902.21, does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests created or established by the creation or reconfirmation of the boundary of the political subdivision for which it was prepared.

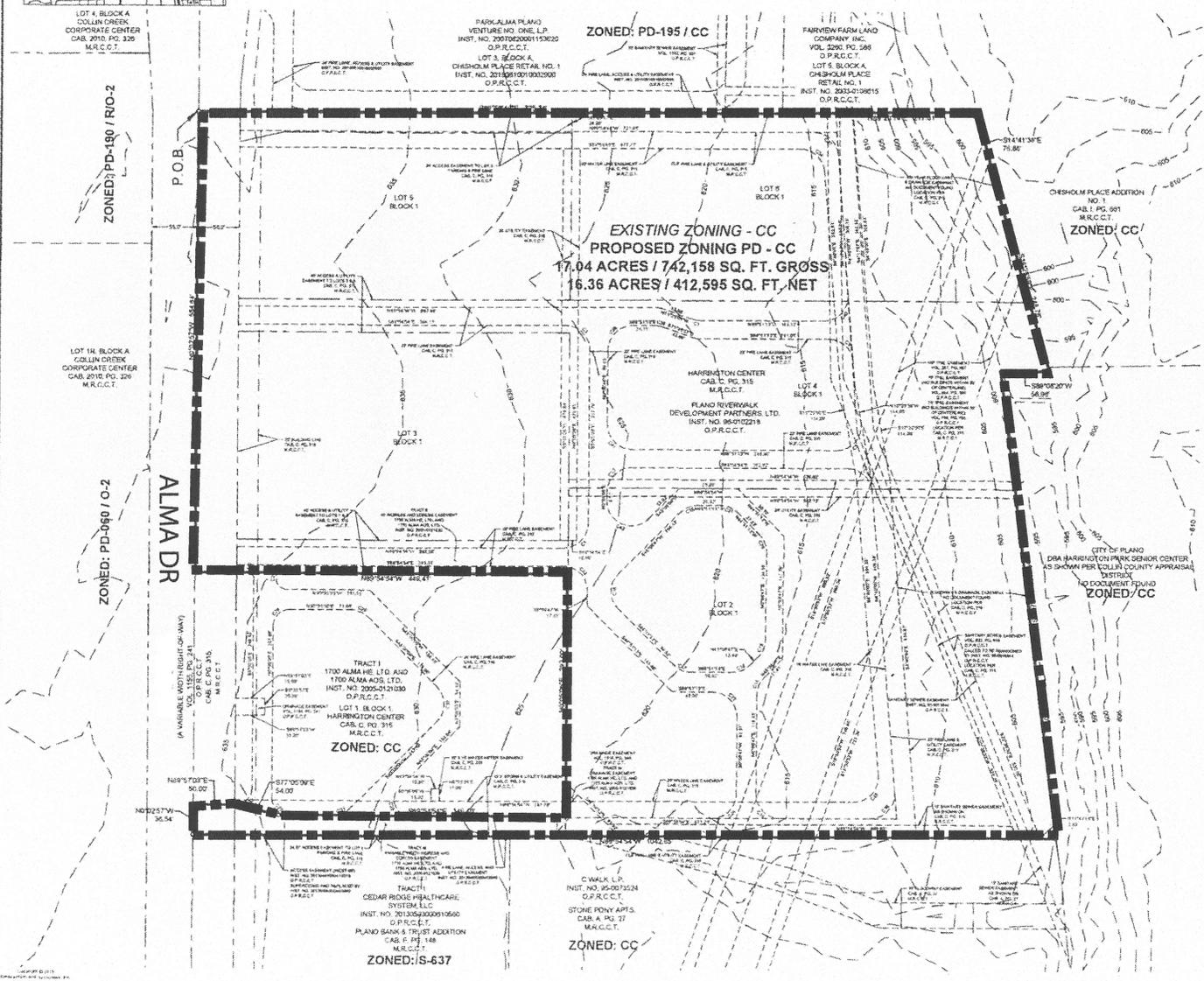
ZONING CASE # 2015-24

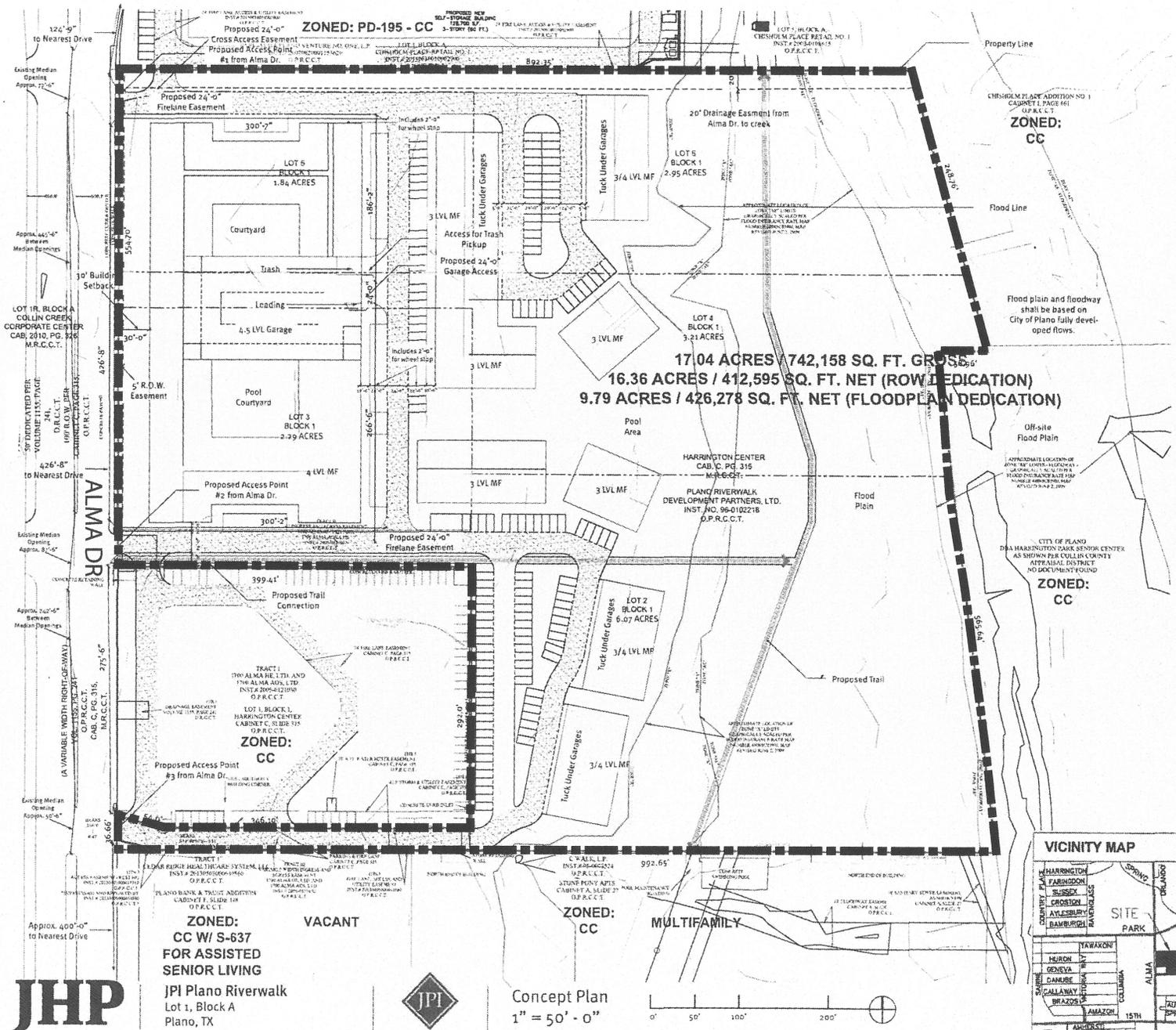
ZONING EXHIBIT
 JPI PLANO-RIVERWALK
 16.48 ACRES
 ALL OF LOTS 2-6, BLOCK 1
 HARRINGTON CENTER
 JOSEPH CLEPPER SURVEY, ABSTRACT NO. 213
 CITY OF PLANO, COLLIN COUNTY, TEXAS

ENGINEER / SURVEYOR
 KIMLEY+HORN AND ASSOCIATES, INC.
 12150 Main Drive, Suite 1000
 Dallas, Texas 75251
 Contact: Joe Riccardi, PE
 Phone: 469-307-0580

APPLICANT:
 PLANO RIVERWALK
 DEVELOPMENT PARTNERS, LTD.
 2051 N. Harwood Street, Suite 450
 Dallas, Texas 75201
 Contact: Mabel Sylvan
 Phone: 972-550-1720

Kimley+Horn
 12150 Main Drive, Suite 1000 Dallas, Texas 75251
 12150 Main Drive, Suite 1000 Dallas, Texas 75251
 Tel. No. 972-776-1300 Fax No. 972-776-3620
 FIRM # 120115007
 PROJECT # 2015-24
 DATE: SEPT. 2015
 SHEET NO. 1 OF 1





GENERAL SITE SUMMARY TABLE			
ZONING	CORRIDOR COMMERCIAL		
CURRENT LAND USE (FROM ZONING ORDINANCE)	VACANT		
PROPOSED LAND USE	MULTIFAMILY		
LOT AREA (SQUARE FEET & ACRES)	426,278 SF / 9.79 AC		
BUILDING FOOTPRINT AREA (INCLUDING PARKING GARAGES) (SQUARE FEET)	181,197 SF		
TOTAL BUILDING AREA (SQUARE FEET)	392,183 SF		
BUILDING HEIGHT (# OF STORIES)	3-4 LVL MF & 4 LVL GARAGE		
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	76'-0"		
DWELLING UNITS (# OF UNITS)	MAX. 465 UNITS		
DWELLING UNIT DENSITY (# OF UNIT/ACRE)	43.2 UNITS PROVIDED 43.2 UNITS/ACRES NET 25 UNITS/ACRES GROSS		
LOT COVERAGE (PERCENT - XX.XX) (BASED ON 9.79 AC NET)	32.8 %		
FLOOR AREA RATIO (RATIO - XXX.X) (BASED ON 9.79 AC NET)	1.30:1		
PARKING			
PARKING RATIO (FROM ZONING ORDINANCE)			
MULTIFAMILY	UNITS	SPACES	
1 BEDROOM OR LESS:	1 SPACES PER UNIT	168	268
2 BEDROOMS:	1.5 SPACES PER UNIT	136	186
3 BEDROOMS:	2 SPACES PER UNIT	71	67
REQUIRED PARKING SPACES (# OF SPACES)			426 SPACES
PROVIDED PARKING (# OF SPACES)			571 SPACES
SURFACE PARKING (# OF SPACES)			202 SPACES
PRIVATE GARAGE PARKING (# OF SPACES)			46 SPACES
OPEN GARAGE PARKING (# OF SPACES)			223 SPACES
ACCESSIBLE PARKING REQUIRED (IF OF SPACES)			12 SPACES
ACCESSIBLE PARKING PROVIDED (IF OF SPACES)			12 SPACES
PARKING IN EXCESS OF 10% OF REQUIRED PARKING SPACES (IF OF SPACES)			75 SPACES
OPEN SPACE REQUIRED			235,000 SQ FT
OPEN SPACE REQUIRED AFTER REDUCTION (OFFSITE DEDICATED OPEN SPACE)			143,333 SQ FT
OPEN SPACE PROVIDED			121,112 SQ FT
* 9.79 AC NET + 6.57 AC FLOODPLAIN DEDICATION + 6.68 AC (NOW DEDICATION) = 13.04 AC GROSS			

CITY OF PLANO SITE PLAN GENERAL NOTES	
1. Buildings 6,000 square feet or greater shall be 100% fire sprinklers	
2. Fire lanes shall be designed and constructed per city standards	
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code	
4. Four-foot wide sidewalks shall be provided a 5 feet off of the property line within the right-of-way, unless sidewalk easement is provided for a meandering sidewalk. If an alternative design is approved by the City, barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.	
5. Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.	
6. All signage contingent upon approval by Building Inspection Department.	
7. Approval of the site plan is not final until all engineering plans are approved.	
8. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.	
9. Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.	
10. Outdoor lighting shall comply with illumination standards within Section 6-6.6 of the Code of Ordinances.	
11. Please contact the Building Inspection Department to determine the type of construction and occupancy group.	
12. All electrical transmission, distribution and service lines must be underground where required.	
13. Uses shall conform in operation, location, and construction to the following performance standards in Section 3-300 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosives material, toxic and noxious matter, vibration, and/or other performance standards.	

LEGEND	
	PROPOSED 24'-0" FIRELANE EASEMENT

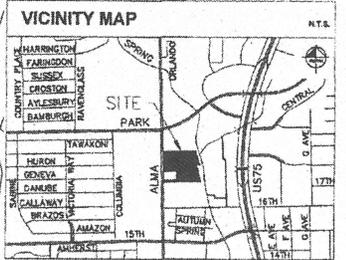
CONCEPT PLAN
JPI PLANO RIVERWALK, LOT 1, BLOCK A
16.36 ACRES
HARRINGTON CENTER
JOSEPH CLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER:
 PLANO RIVERWALK DEVELOPMENT PARTNERS LTD
 2505 N. HAWTHORN, 12TH FLOOR
 DALLAS, TEXAS 75201
 CONTACT: MILLER SYLVAN

ARCHITECT:
 JOHN SCHRAMER
 JHP ARCHITECTURE/URBAN DESIGN
 8340 MEADOW ROAD
 SUITE 150
 DALLAS, TEXAS 75231
 214-363-5687

12.01.2015 **2015056.00** vdf/sjm

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 Registered Architect of State of Texas, Registration No. 17928



ZONED:
CC W/ S-637
FOR ASSISTED
SENIOR LIVING

JPI Plano Riverwalk
 Lot 1, Block A
 Plano, TX



Concept Plan
 1" = 50' - 0"

