



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:		1/11/2016		
Department:		Planning		
Department Head		ChristinaDay		
Agenda Coordinator (include phone #): Tammy Stuckey Ext 7156				
CAPTION				
Consideration of an Appeal of the Planning & Zoning Commission's denial of the Concept Plan for JPI Plano Riverwalk, Block A, Lot 1 - 413 multifamily units on one lot on 16.4± acres located on the east side of Alma Drive, 332± feet south of Park Boulevard. Zoned Corridor Commercial. Neighborhood #58. 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 appeal a Concept Plan 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 6-1. The applicant has appealed the Commission's denial. A simple majority, or 5 of the 8 City Council members, is required for approval of the request. The associated zoning case, 2015-24, has also been appealed and is included as a separate agenda item.				
List of Supporting Documents: Letter of Appeal from Applicant Second Vice Chair Report P&Z Follow-up Memo Staff Report Locator Map Concept Plan			Other Departments, Boards, Commissions or Agencies Planning & Zoning Commission	



December 16, 2015

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

Re: Concept Plan
East side of Alma Drive, south of Park Boulevard
Item 2B, Plano P&Z Agenda for December 7, 2015

Dear Ross:

On Monday, December 7, 2015, the Plano P&Z heard this request and recommended denial of the Concept Plan. 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 understand there is no filing fee for this 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

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:

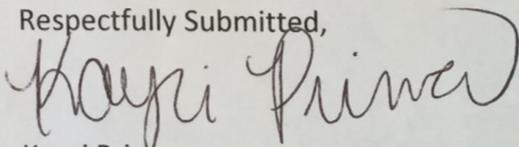
- The development could bring more business to the surrounding retail.
- This area may not develop the way it was originally intended to develop in the 1990s.

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 Plan, and was approved by the Commission 6 votes to 1. (Commissioner Muns voted against the motion.)

Respectfully Submitted,

A handwritten signature in black ink that reads "Kayci Prince". The signature is written in a cursive, flowing style.

Kayci Prince
Second Vice-Chair
Planning & Zoning Commission

DATE: December 8, 2015
TO: Applicants with Items before the Planning & Zoning Commission
FROM: John Muns, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of December 7, 2015

AGENDA ITEM NO. 2B - CONCEPT PLAN
JPI PLANO RIVERWALK, BLOCK A, LOT 1
APPLICANT: PLANO RIVERWALK DEVELOPMENT PARTNERS, LTD.

413 multifamily units on one lot on 16.4± acres located on the east side of Alma Drive, 332± feet south of Park Boulevard. Zoned Corridor Commercial. Neighborhood #58. Tabled November 2, 2015 and November 16, 2015.

APPROVED: _____ **DENIED:** 6-1 **TABLED:** _____

RA/dr

xc: David Roehm, Plano Riverwalk Development Partners, LTD
Tommy Mann and Laura Hoffmann, JPI Real Estate Acquisitions, LLC

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 7, 2015

Agenda Item No. 2B

Concept Plan: JPI Plano Riverwalk, Block A, Lot 1

Applicant: Plano Riverwalk Development Partners, Ltd.

DESCRIPTION:

413 multifamily units on one lot on 16.4± acres located on the east side of Alma Drive, 332± feet south of Park Boulevard. Zoned Corridor Commercial. Neighborhood #58. Tabled November 16, 2015.

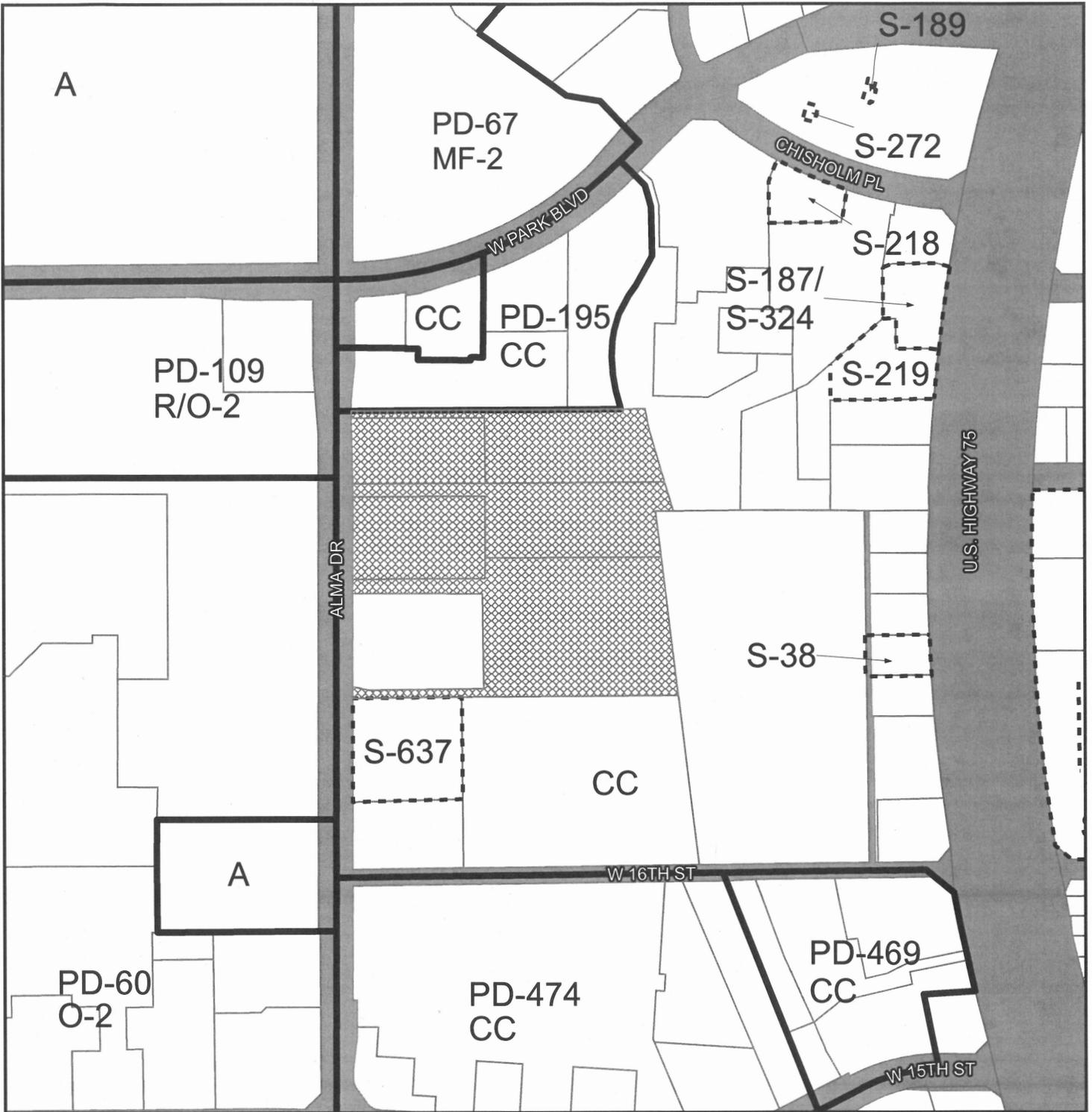
REMARKS:

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

This concept plan is associated with Zoning Case 2015-24 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed multifamily residential development and related site improvements. The subject property derives access from Alma Drive and complies with the area, yard, and bulk requirements of the proposed planned development as requested in Zoning Case 2015-24.

RECOMMENDATION:

Recommended for approval subject to City Council approval of Zoning Case 2015-24.



Item Submitted: Concept Plan

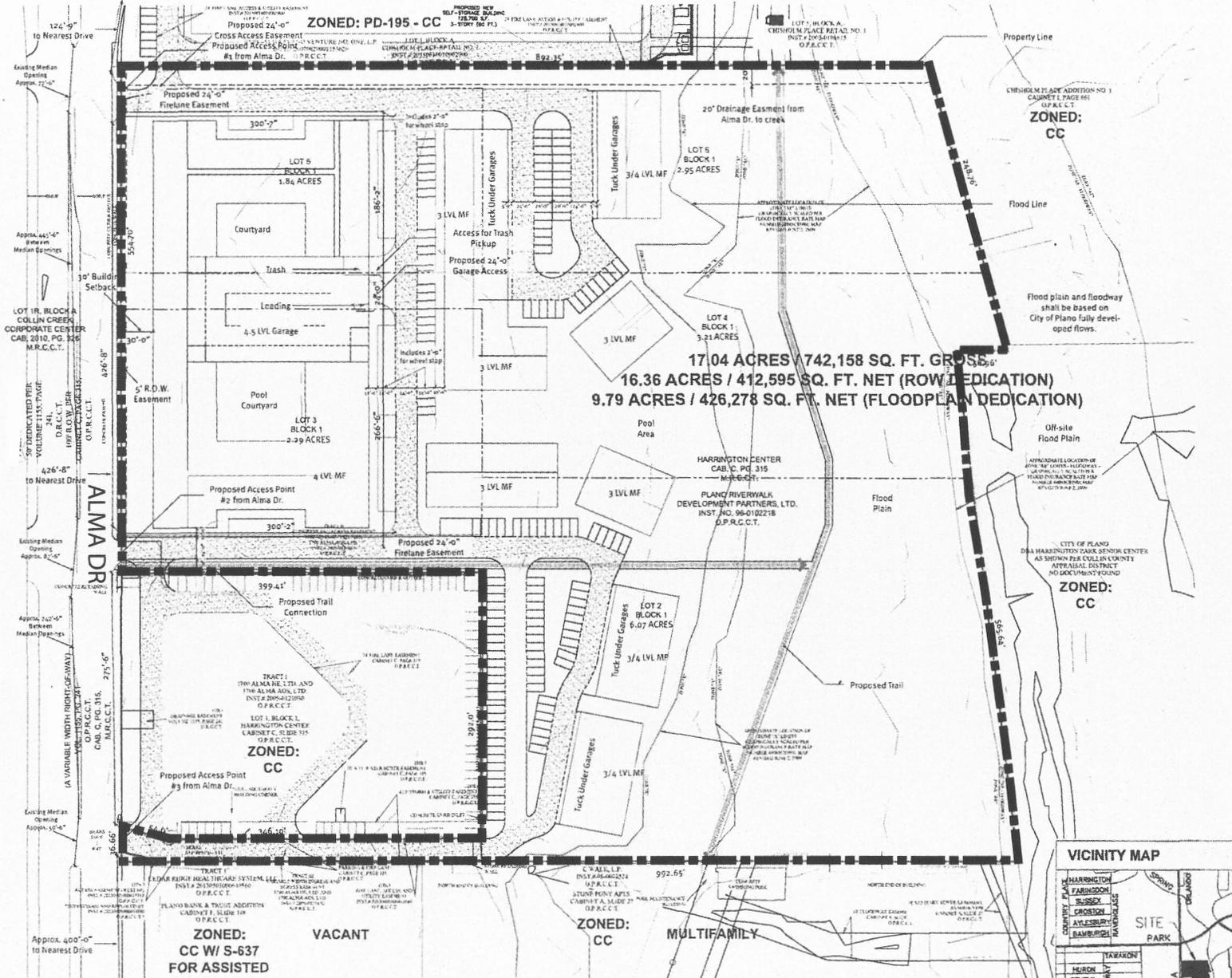
Title: JPI Plano Riverwalk, Block A, Lot 1

Zoning: Corridor Commercial



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

Source: City of Plano Planning Department

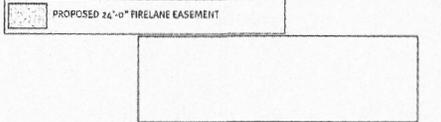


17.04 ACRES / 742,158 SQ. FT. GROSS
16.36 ACRES / 412,595 SQ. FT. NET (ROW DEDICATION)
9.79 ACRES / 426,278 SQ. FT. NET (FLOODPLAIN DEDICATION)

GENERAL SITE SUMMARY TABLE	
ZONING	CORRIDOR COMMERCIAL
CURRENT LAND USE (FROM ZONING ORDINANCES)	VACANT
PROPOSED LAND USE	MULTIFAMILY
LOT AREA (SQUARE FEET & ACRES)	436,278 SF / 9.79 AC
BUILDING FOOTPRINT AREA (INCLUDING PARKING GARAGE) (SQUARE FEET)	181,192 SF
TOTAL BUILDING AREA (SQUARE FEET)	352,183 SF
BUILDING HEIGHT (# OF STORIES)	3-4 LVL MF (4.5 LVL GARAGE)
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	76'-0"
DWELLING UNITS (# OF UNITS)	164
DWELLING UNIT DENSITY (# OF UNITS/ACRE)	16.7 UNITS/ACRE
	42.2 UNITS/ACRES NET
	25 UNITS/ACRES GROSS
LOT COVERAGE (PERCENT - X.Y.Z) (BASED ON 9.79 AC NET)	32.8 %
FLOOR AREA RATIO (RATIO - X.Y.Z) (BASED ON 9.79 AC NET)	1.33-1

PARKING RATIO (FROM ZONING ORDINANCES)	
1 BEDROOM OR LESS:	1 SPACES PER UNIT
2 BEDROOMS:	1.5 SPACES PER UNIT
3 BEDROOMS:	2 SPACES PER UNIT
REQUIRED PARKING SPACES (# OF SPACES)	480 SPACES
PROVIDED PARKING (# OF SPACES)	577 SPACES
SURFACE PARKING (# OF SPACES)	202 SPACES
OVER GARAGE PARKING (# OF SPACES)	26 SPACES
ACCESSIBLE PARKING REQUIRED (# OF SPACES)	12 SPACES
ACCESSIBLE PARKING PROVIDED (# OF SPACES)	12 SPACES
PARKING IN EXCESS OF 10% OF REQUIRED PARKING SPACES (# OF SPACES)	25 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED	235,600 SQ FT
OPEN SPACE REQUIRED AFTER REDUCTION (OFFSITE DEDICATED OPEN SPACE)	143,235 SQ FT
OPEN SPACE PROVIDED	175,000 SQ FT

- CITY OF PLANO SITE PLAN GENERAL NOTES**
- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
 - Fire lanes shall be designed and constructed per city standards.
 - Unimproved parking spaces shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
 - Four-foot wide sidewalks shall be provided 2 1/2 feet off the property line within the 10-foot fire lane, unless sidewalk easement is provided for a meandering sidewalk if an alternative design is approved by the city. Barbed-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
 - Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - All signage contingent upon approval by Building Inspection Department.
 - Approval of the site plan is not final until all engineering plans are approved.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Building facades within this development shall be compatible, as provided in the Retail Center Design Guidelines.
 - Outdoor lighting shall comply with illumination standards within Section 6-4.6 of the Code of Ordinances.
 - Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 - All electrical transmission, distribution and service lines must be underground where required.
 - Uses shall conform in operation, location, and construction to the following performance standards in Section 5-3.300 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.



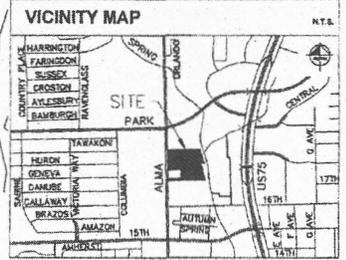
CONCEPT PLAN
JPI PLANO RIVERWALK, LOT 1, BLOCK A
16.36 ACRES
HARRINGTON CENTER
JOSEPH CLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER:
 PLANO RIVERWALK DEVELOPMENT PARTNERS LTD
 2501 N. HARWOOD, 11TH FLOOR
 DALLAS, TEXAS 75201
 CONTACT: MILLER SYLVAN

ARCHITECT:
 JOHN SCHMADER
 JHP ARCHITECTURE/URBAN DESIGN
 8300 MEADOW ROAD
 SUITE 150
 DALLAS, TEXAS 75231
 214-369-5687

12.01.2015 **2015056.00** vd/sm

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 Not for Regulatory Approval. Permit to Construct: John Schmader
 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"

