



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 5, 2024

Re: 4900 Artemis Drive – Major PD Plan Revision (Case #47-2024)

## Executive Summary

Approval of this request would revise the approved PD Plan entitled “Discovery Business Park PD Plan” by revising uses on Lot 2, replacing 4 office/artisan industry suites on Lot 3 with a new 4-story, 48-unit residential building, and subdividing Lot 3 into two lots to accommodate a regional stormwater facility/parking area. Lot 1 of the current plan will remain unchanged following the revisions. Given Lot 3 is proposed to be subdivided, this revision also serves as a revised preliminary plat for Lots 2 & 3 of the development. The site is located northwest of Nocona Parkway and Artemis Drive and includes the address 4900 Artemis Drive. A concurrent final plat (Case # 46-2024) would replat the Lot 3 into the 2 lots shown on the PD Plan.

## Discussion

Crockett Engineering Consultants (agent), on behalf of P1316, LLC and Discovery Business Park 1, LLC (owners), are seeking approval of a PD Plan amendment to the Discovery Business Park PD Plan, specifically Lots 2 & 3, which would also constitute a new preliminary plat for Lot 3. The subject site is located northwest of the intersection of Nocona Parkway and Artemis Drive and includes the address 4900 Artemis Drive.

The Discovery Business Park PD Plan was approved in January 2001. The approved PD Plan contained 3 lots and proposed 90,000 sq. ft. of building construction and associated parking. All proposed development was single-story and included a 30,000 sq. ft. storage facility on Lot 1, a 20,000 sq. ft. retail/artisan industry building on Lot 2, and a 40,000 sq. ft. 4-suite office/artisan industry building on Lot 3. At this time, Lot 2 is improved with the 20,000 sq. ft. structure and required parking.

The proposed revisions to the PD Plan would broaden the allowed uses on Lot 2 to include medical office, retail, and personal services, eliminate the 4 office/artisan industry suites on Lot 3 and replace them with a new 4-story, 48-unit residential building and associated parking. Additionally, Lot 3 would be divided into 2 lots to accommodate a regional stormwater facility and parking lot. Given the division of existing Lot 3, the revised PD Plan will also serve a new preliminary plat for Lots 2 & 3. Lot 1 of the current PD Plan is not be impacted by the proposed revisions. A concurrent final plat (Case # 46-2024) is under review and would divide Lot 3 into the two lots shown on the revised PD Plan.

The most significant take-aways from the proposed revisions are the modifications to Lot 3 that will include the new residential building and regional stormwater facility. The introduction of the multi-family building upon the site provides for architectural variation,



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greater land use mixture, and reduced paved surfaces given the creation of the regional stormwater facility and more compact development. The proposed residential building contains 48-units (37 one-bedroom and 11 two-bedroom). Evaluation of the proposed structure's façade features and access points finds that it is compliant with the provision of the UDC with respect to wall plane articulation and entry door locations. Final verification of these features' compliance with the UDC will be performed upon building permit submission.

The parking shown on the plan has utilized all available "shared" parking reduction factors authorized by the UDC to minimize paved areas between Lots 2 & 3. Parking for Lot 1 is not impacted by the revision. The proposed stormwater facility is located such that it will be a focal point/amenity feature for the residential development as well as assist in addressing overall Discovery Park stormwater management/water quality requirements.

Staff has worked with the applicant to verify that the Discovery Park annexation and zoning requirements associated with each development tract have not been exceeded (maximum square feet of construction; minimum open space, etc). As a part of its review, staff has confirmed that the proposed revisions are still within the overall project limitations; however, total buildable square footage allocations and impervious coverages are becoming more critical to monitor. The applicant is aware of these concerns and is working with staff to ensure continued compliance.

A public hearing on this revision was held by the Planning and Zoning Commission at their January 4, 2024 meeting. Staff provided its report and the applicant gave an overview of the request. No additional public comments were made. Following limited Commission discussion, a motion was made to approve the requested revisions which passed with a vote of (7-0), with 1 recusal.

A copy of the Planning and Zoning Commission staff report, locator maps, PD Plan, and meeting minute excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Minimal. Potential costs may include increased public safety and trash collection services as well as increased public infrastructure maintenance (i.e. electric, roads, sewer, and water) to the site. These increased costs may or may not be off-set by user fees or increased tax collection.



## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Economic Development

## Legislative History

Date	Action
1/19/21	Approved PD Plan for "Discovery Business Park PD Plan" (Ord. 024512)
4/19/04	Approved annexation/permanent zoning Discovery Park (Ord. 018043)

## Suggested Council Action

Approve the proposed revisions to "The Discovery Business Park PD Plan" as recommended by the Planning and Zoning Commission.