



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: Aria Boulevard Phase 2 Planned District Plan (Case #30-2021)

Executive Summary

Approval of this request would result in a new Planned District plan that will create a one-lot residential development that includes 192 dwelling units in four 4-story buildings.

Discussion

Anderson Engineering (agent), on behalf of P1316, LLC (owner), is seeking approval of a Planned District (PD) plan to be known as *Aria Boulevard Phase 2* that would permit the construction of four, 4-story multi-family apartment buildings. The site is split-zoned and includes a small portion of M-C (Mixed Use-Corridor) zoning that coincides with some accessory parking and a garage. The 7.99-acre site is located along the east side of Nocona Parkway, north of Fremont Avenue (private) and south of Kentsfield Lane (private).

The applicant is proposing a new PD development plan that would create a one-lot development permitting 192 residential units within four separate 4-story buildings to be constructed. The proposed development is at a density of approximately 24 units/acre. The units and density will be distributed within a mixture of studios, 1-bedroom, and 2-bedroom apartments units.

The PD plan layout, building design, and location of required site improvements (i.e. parking, landscaping, etc.) are consistent with the current standards for PD plans. The 2004 approved Statement of Intent (SOI) permits the use as shown which was part of the broader Philips Farm annexation and permanent zoning action. The SOI had no design guidelines to which future site/tract development were required to comply with.

The Planning and Zoning Commission considered this request at their December 10, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Several Commissioners were concerned with the density of the residential units within the overall Discovery Park development and the lack of a mixed-use development approach. Several Commissioners also stated that the plan should incorporate more creative design since it is within a PD district. Following additional discussion, a motion to approve the PD plan passed (4-3) with one abstention.

The Planning Commission staff report, locator maps, PD plan, statement of intent (4/19/2004), preliminary plat (4/15/2015), and meeting minute excerpts are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
4/15/2015	Approved <i>Discovery Park Subdivision Preliminary Plat 2</i> (Res #71-15)

Suggested Council Action

Approve the *Aria Boulevard Phase 2 PD Plan* as recommended by the Planning and Zoning Commission.