

## STAFF REPORT

**Case Number:** 14-ZA-03  
**Request:** Zoning Map amendment to new Planned Development No. 97 (PD-97)  
**Address:** 12301-12401 Stemmons Freeway  
**Lot Size:** 25 Acres  
**Petitioner:** Prologis

---

### Existing Conditions:

The site located west of Stemmons Freeway (I-35 East) southbound frontage road and approximately 200 feet south of the intersection of Springlake Road and the Stemmons Freeway frontage road. This site is located within Planned Development No. 88 (PD-88), a large zoning district commonly known as the Mercer Crossing Code.

To the east of the site is the southbound frontage road for Stemmons Freeway. To the south is Farmers Branch Creek and the proposed Mercer Crossing Business Park being developed by the Billingsley Company. To the west of the site are several manufacturing facilities and a one story business park. To the north of the site are several small commercial buildings and Planned Development No. 24, a predominately light industrial zoning district. No residential property is within 1,000 feet of this site.

Although the existing zoning district, PD-88, did allow for light industrial land uses (after obtaining a Specific Use Permit-SUP), the applicant determined the use of the new Planned Development No. 97 (PD-97-created last year by the Billingsley Company) would be a more workable set of development standards for this project.

### Site Design:

The applicant, Prologis, proposes to develop two large office warehouse buildings containing approximately 477,360 square feet of commercial space within this 25 acre tract. Building 1 will located on the northern portion of the site and contain 117,000 square feet. Building 2 will be on the remaining southern portion of the site and contain 360,360 square feet. Prologis is proposing to develop the entire site, including both buildings, immediately upon approval from the City.

Both buildings will be primarily warehouse or distribution centers with a small percentage of office space. For example proposed Building 1 will contain only 23,000 square feet of office space (roughly 20% of gross area). Building 2 will contain only 18,000 square feet of office (approximately 5% gross area).

Both buildings will be of the same architectural style and constructed of the same materials. The exterior of both buildings will be precast concrete panels with patterned accent panels. The office areas, located primarily on the corners of each building, will also have special glass and metal trim accent elements. Both buildings will be one oversized story—approximately 43 feet in height.

Both buildings are designed to primarily face eastward, towards Stemmons Freeway. Building 1 will have one loading/distribution area located along its southern façade. Building 2 will contain loading docks on both its northern and southern sides. All loading dock areas will be screened from view along Stemmons Freeway. A large central truck loading court will be shared between Buildings 1 and 2.

Estimated cost for this proposed development is \$22 million.

## **Parking**

Based on the proposed design of these large office warehouse buildings, the need for employee and visitor parking is anticipated to be minimal. The applicant is proposing developing 127 parking spaces initially for Building 1. In addition, Prologis has reserved an area on the northernmost portion of the site for future parking if the need arises. This future parking area could contain another 62 spaces, for a total of 189 parking spaces. Based on the parking standards outlined in PD-97, Building 1 should provide 172 parking spaces on site. Staff is supportive of the proposal to developing the minimum parking 127 spaces initially, and waiting to develop the 62 parking spaces as needed in the future.

Building 2 proposes development of 240 parking spaces. In addition, 70 truck parking stalls (12'x50') will be provided along the southernmost portion of the site. Based on the parking standards outlined in PD-97, Building 2 should provide 405 parking spaces on site. However, due to the overall scale of Building 2, and the primary use of the building as a warehouse and distribution center, staff feels this amount of parking is excessive.

Therefore, staff is supportive of a Special Exception for this site regarding on-site parking, and establishing a new minimum parking requirement of 240 parking spaces for Building 2.

## **Landscaping**

The proposed Conceptual Site Plan has approximately 13% of the site committed to landscaped open space. PD-97 requires at least 10%. Special landscape emphasis was given to the frontage along Stemmons Freeway and Springlake Road. Along both of these streets Prologis is proposing creating a 3' high berm with a dense placement of 3' caliper trees (approximately 42 trees along Stemmons, 7 along Springlake). In addition, Prologis is also including evergreen shrubbery along these streets to help screen the parking in front of the buildings.

Along the western edge of the site, Prologis is proposing a combination of 3' caliper trees (spaced approximately 25' on center) and evergreen shrubbery. To help screen the central loading dock area, taller evergreen shrubs have been selected, along with a dense placement of more trees.

Along the southern property line of the site, a solid row of evergreen shrubbery is proposed to help screen the future truck parking from view along the creek (and the future trail connection to Mercer Crossing).

Approximately 174 new trees and 2,800 linear feet of shrubbery are proposed to be installed within this new business park.

**Condition:**

City Staff has determined that Springlake Road will eventually need to be completely redeveloped as a wider curbed commercial street. The applicant has agreed to contribute an escrow amount to the City based on this site's percentage of frontage along Springlake Road. This escrow amount has been estimated by City staff to be \$50,000.

**Special Exception:**

Due to the overall scale and high percentage of warehouse space within Building 2, a Special Exception regarding the required parking has been requested. According to PD-97 this large building should provide 405 on-site parking spaces. The applicant is requesting a minimum of 240 parking spaces be required for Building 2.

City staff is supportive of this Special Exception.

**Comprehensive Plan:**

The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District. Therefore this proposed business park would be consistent with the West Side plan.

**Thoroughfare Plan:**

The 2013 Thoroughfare Plan does not identify a major collector street extending westerly from Stemmons Freeway through this location. Currently, the City has no funds budgeted for improving Springlake Road. However, with the development of this site, and the current condition of this street, a complete redevelopment of the easternmost portion is needed. As mentioned earlier, Prologis has agreed to provide an escrow amount to the City to pay for its portion of this future street project. Prologis has also agreed to provide additional right-of-way for this expansion.

**Public Response:**

Seventeen (17) zoning notification letters were mailed to the surrounding property owners on May 29th, 2014. Several zoning notification signs were also placed on the site on that same day. As of July 10th, no letters of opposition had been received.