



INFORMATION MEMORANDUM

TO: Mayor and City Council
FROM: Charles Cox
City Manager
DATE: February 13, 2017
SUBJECT: Proposed Ordinance 3424 to approve the amendment of PD-88 to Office - 1 subdistrict and the Conceptual Site

Existing Conditions

The site is located on the northeast corner of Chartwell Crest and Wittington Place. To the north and west of this site are three existing office buildings ranging in height from four (4) to ten (10) stories. To the southeast of the site is Wittington Place and the proposed site for a future outdoor amphitheater. To the southwest of this is the proposed single family residential neighborhood known as Brighton. To the east is a vacant 65 acre tract of land currently zoned as future commerce land uses.

The Office-1 Subdistrict

Centurion American is requesting to amend this portion PD-88 from the Urban Center subdistrict to the more flexible Office-1 subdistrict in order to develop another office building comparable to the existing buildings just north and west of the site.

The Office 1 subdistrict is specifically designed to allow larger lot campus-style corporate office development. Listed below are some of the more significant development standards, known within PD-88 as "Building Envelope Standards" (BES), specific for this Office -1 subdistrict:

- *Setbacks*- All building setbacks are a minimum 20 feet. There is no Required Building Line (RBL) along any of the public streets. Surface parking must be setback from all public streets and must be screened using either landscaping or berms (2' minimum).

- *Height*- All buildings within this district must be at least 2 stories in height; maximum height of 9 stories. (Centurion American is proposing a 4 story building)
- *Parking*- Surface parking is allowed. Minimum parking is 1 space per 300 square feet for office uses. Maximum parking ratio is 1 space per 125 square feet. The use of permeable parking surfaces is strongly encouraged, especially for remote parking areas.
- *Fenestration*- All ground floor facades must have a minimum of 30% fenestration. Upper stories must have a minimum of 17% fenestration.
- *Landscaping and Open Space*- All sites must have a minimum of at least 17% common landscaped open space. All surface parking areas must have a minimum of 12% landscaped open space. All loading areas must be screened at least 6' in height.
- *Land Use*- This district will limit land use to only professional office related uses.

Conceptual Site Plan

Centurion American proposes to develop a four story office building on this five acre site. This building will match or be very comparable to the existing office building located immediately north of the site. This northern building is also owned by Centurion American and serves as their headquarters. The proposed office building will contain approximately 105,000 square feet of leasable space. 350 surface parking spaces are proposed on both the north and south sides of the building. The proposed building is positioned to take full advantage of the view of the expanded Mercer Crossing Lake and surrounding parkland. (See Conceptual Site Plan)

Approximately 25% of the site is proposed site will be used for either natural or landscaped open space. An extensive number of additional trees (3" minimum caliper) are proposed throughout the site, including the surface parking areas as well as along the western, southern, and eastern perimeter of the site. A masonry wall (6' in height) is proposed along the entire eastern edge of the site.

The site will include four (4) access points. Two located along Chartwell Crest. Two located along Wittington Place.

The proposed Conceptual Site Plan meets all the Building Envelope Standards of the Office 1 subdistrict.

City Staff recommends approval of the zoning amendment changing the subdistrict from "Urban Center" to "Office 1" and the associated Conceptual Site Plan.

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". This Employment District was established to provide land use opportunities for employment-oriented land uses like high quality office and research and development centers. Therefore the proposed amendments to PD-88 are consistent with the Comprehensive Plan.

Thoroughfare Plan

This eastern portion of Wittington Place is 4 lane undivided. No additional expansion of travel lanes is budgeted or planned in the near future. The 2013 Thoroughfare shows this portion of Wittington to remain a 4 lane undivided street. To create better access to the site from Wittington Place the applicant has agreed to modify the median and create a new left turn lane for vehicles travelling eastbound. The applicant also proposes to add substantial landscaping and a 6' sidewalk to the north side of Wittington with the development of Phase One (See Existing Wittington Place).

Public Response

Six (6) zoning notification letters were mailed to the surrounding property owners on January 12th, 2017. Two zoning notification signs were placed on the site along Wittington Place and Senlac Drive on that same day. A public notice ad was published in Dallas Morning News on February 6th. As of February 13th, no letters of opposition have been received.

Recommendation

On January 23rd 2017, the Planning and Zoning Commission voted unanimously to recommend approval of the zoning amendment as presented in Ordinance No. 3424.

Possible Council Action

1. I move to adopt Ordinance No. 3424.
2. I move to adopt Ordinance No. 3424 with the following modification(s)...
3. I move to table the item or take no action.