

## **STAFF REPORT**

**Case No.:** 19-SU-04

**Request:** Conduct a public hearing and consider the request for a Specific Use Permit and associated Detailed Site Plan for an office/warehouse building on an approximately 8.4-acre tract located on the north side of Valley View Lane and on the south side of Keenan Bridge Road, approximately 500 feet east of Luna Road; and take appropriate action.

**Applicant:** Panattoni Development Company, Inc.

**Planning & Zoning Commission Meeting:** May 20, 2019

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### **Background:**

The applicant, Panattoni Development Company, Inc., is requesting approval of a Specific Use Permit for a one-story office/warehouse building on the property located on the north side of Valley View Lane, approximately 500 feet east of Luna Road. The subject site is approximately 8.4 acres and is located in Planned Development District No. 88 (PD-88), which allows for the proposed use subject to approval of a Specific Use Permit. The request also includes five Special Exceptions to the development standards in PD-88.

### **Subject Property:**

Site acreage: 8.4 acres

Location: On the north side of Valley View Lane and on the south side of Keenan Bridge Road, approximately 500 feet east of Luna Road and approximately 700 feet west of Keenan Bridge Road

### **Proposed Development:**

The applicant is proposing an office/warehouse building on the subject property with related site improvements. The building is proposed to be one story with an overall height of 37 feet and 4 inches and a total floor area of approximately 159,405 square feet. The building is proposed to have 25 loading docks on the east side of the building.

At this time the interior of the building is not anticipated to be finished out for a specific end user. The office portions of the building are proposed to be at the northeast and southeast corners of the building. The two office areas are proposed to be approximately 4,782 square feet. The remainder of the building is proposed to be dedicated to warehousing.

Surface parking is proposed throughout the site, primarily on the north and south sides of the building and along the eastern property line, with parallel parking proposed along the west side of

the building. A 5-foot sidewalk is proposed to be extended along Valley View Lane along the subject property.

**Adjacent Zoning Districts and Land Uses:**

Direction	Zoning District	Land Use
North	Planned Development District No. 77 (PD-77)	Playfields; across Keenan Bridge Road
South	Planned Development District No. 99 (PD-99)	Vacant; across Valley View Lane
East	Planned Development District No. 88 (PD-88)	Vacant
West	Planned Development District No. 77 (PD-77)	Office and Warehouse

**Access:**

The proposed development will be accessible from the following streets:

- Valley View Lane via two driveways that are proposed to be spaced approximately 350 feet apart. The driveways are proposed to be connected by a drive aisle along the south side of the property.
- Keenan Bridge Road via a driveway near the northeast corner of the property. This driveway will connect through the site to south to the driveway on Valley View Lane.

Due to the existing raised median within Valley View Lane, the proposed westernmost driveway from Valley View Lane will be a right-in, right-out only driveway. The applicant is proposing to modify the existing raised median to allow for a left turn lane and median opening aligned with the proposed easternmost driveway from Valley View Lane.

**Parking:**

Required Parking Ratio per PD-88/CZO	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
<ul style="list-style-type: none"><li>• Office: 1 space/300 SF</li><li>• Warehouse: 1 space/1000 SF</li></ul>	171	168	Surface	No

The applicant is requesting a Special Exception to the parking standards for 3 parking spaces. Additional information is provided in the Special Exception section of this report.

**Site Landscaping:**

% Required per Zoning	% Provided	Location Provided	Complies
5%	27%	Landscaping is provided throughout the site. Existing mature trees are propose to be preserved on the south side of the property, along Valley View Lane. Additional landscaping is provided along the eastern property line for screening purposes.	Yes

**Street Trees Required:**

PD-88 requires trees to be provided within the streetspace along Valley View Lane. A double-row of trees are required within a 19-foot treelawn width, adjacent to the vehicle travel lane/on-street parking. Due to the existing, mature Bald Cypress trees located on the subject property along Valley View Lane, some of these trees will be preserved in lieu of new trees being planted. There are 65 Bald Cypress trees ranging from 9 to 13.5-inch caliper. The applicant is proposing to remove 43 existing trees in order to accommodate for the proposed improvements. Therefore 22 Bald Cypress trees, largely located along Valley View Lane, are proposed to be protected and preserved.

The applicant is seek a Special Exception to the street type specifications, as outlined in PD-88, to allow the existing street trees to be preserved and serve as street trees for the site. Additional information is provided within the Special Exception section of this report.

**Screening:**

Although not required by PD-88, the applicant is proposing to provide screening of the loading dock area along the east side of the building. Eastern Red Cedar and Live Oak trees are proposed to be planted along the majority of the eastern property line to minimize views of the loading dock area from Valley View Lane.

**Buildings Elevations:**

The PD-88 architectural standards require that the exterior facade, where clearly visible from Valley View Lane, be a minimum 75% primary material (brick/tile masonry or native stone). Otherwise, the Code of Ordinances requires that the exterior façade be a minimum 75% masonry. The proposed building façades reflect the following masonry types and percentage provided for each façade as shown in the table below.

Due to the layout of the building and property frontage along Valley View Lane, only portions of the south and east façade are visible from Valley View Lane. Therefore, the portions of the south and east façades that are proposed to be finished similar to brick masonry in order to comply with the requirement of PD-88. Since the building is to be constructed of tilt-wall concrete panels, the applicant is proposing to use brick-modular form liners to create an exterior finish similar to individual bricks laid unit by unit.

Building Façade	Masonry Type Provided	Total % Provided	Complies
North	Concrete Tilt Wall	99.7%	Yes
South	Concrete Tilt Wall (including brick-modular form)	97.9%	Yes
East	Concrete Tilt Wall (including brick-modular form)	99.6%	Yes
West	Concrete Tilt Wall	100%	Yes

### Special Exceptions:

The applicant is requesting the following special exceptions as described below.

#### *Special Exception #1 – II.B.5 – Parking*

The CZO/PD-88 zoning requires minimum number of parking spaces for each use proposed (office and warehouse) based on gross floor area. The office area is required to have a minimum of 16 parking spaces and the warehouse is required a minimum of 155 parking spaces, thus a minimum total of 171 spaces is required.

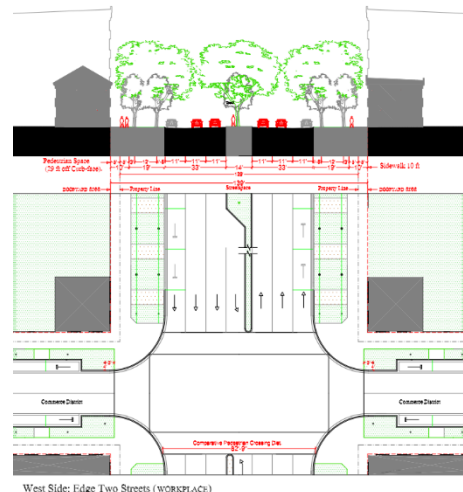
The applicant is seeking approval of a special exception to allow for a total of 168 parking spaces.

Staff believes that the requested special exception is appropriate given the proportion of the request. Three parking spaces is 1.7% of the total 171 parking spaces required. Additionally, the applicant would likely have to remove additional trees and encroach the required parking setback in order to accommodate the three spaces.

#### *Special Exception #2 – II.E. Street Types - West Side: Edge Two Streets*

The Regulating Plan in PD-88 designates Valley View Lane as an Edge Two Street Type, which allows for on-street parking and a pedestrian area consisting of a 19-foot tree lawn (a back of street curb) for street trees and 10-foot sidewalk. See the cross section detail provided for Edge Two Streets.

The applicant is seeking approval of a special exception to eliminate the tree lawn at back-of-curb and 10-foot sidewalk. The applicant is proposing to continue a 5-foot sidewalk from the existing sidewalk to the west and have all street trees located behind the sidewalk.



Staff believes that the requested special exception is appropriate given the existing improvements along Valley View Lane and existing trees on the subject site. The property to the west is developed and is located in Planned Development District No. 77 (PD-77), which does not require a similar street design as required by PD-88 for this property. Additionally, the subject property has a large quantity of existing and mature Bald Cypress trees, which are proposed to be preserved along Valley View Lane to allow for the intent of the street tree design to remain.

### ***Special Exception #3 – III.B. – Building Envelope Standards for Workplace Sites***

PD-88 zoning requires properties within in the Commerce District and with frontage along Valley View Lane to comply with the Building Envelope Standards prescribed by the code only to a lot depth of 100 feet (measured from the right-of-way line). The portions of the property beyond the 100 foot depth threshold are required to comply with the development standards set forth in the Comprehensive Zoning Ordinance (CZO) for the Light Industrial (LI) zoning district. The Building Envelope Standards in PD-88 include requirements for building height, siting, architectural elements and use.

The applicant is seeking approval of a special exception to the Building Envelope Standards in order to allow for the site layout as shown with a building setback approximately 80 to 173 feet, instead of the 5-foot required building line measured from the right-of-way line. Allowing the 80-foot plus building setback permits the applicant to preserve a number of the existing trees along Valley View Lane.

Staff believes that the requested special exception is appropriate. Staff encouraged the applicant to preserve the existing mature Bald Cypress Trees located on the southern portion of the property, along Valley View Lane and within the 100 foot depth of the property. In turn this pushed the building further away from Valley View Lane. Staff believes the preservation of the existing trees is necessary in order to maintain the existing character along Valley View Lane and the existing trees achieve the same goal intended by PD-88 for the streetscape character.

### ***Special Exception #4 – V.C. – Roofs and Parapets***

PD-88 zoning requires parapet roofs that are clearly visible from the street-space have a cornice projecting horizontally between 6 and 12 inches beyond the building wall.

The applicant is seeking approval of a special exception in order to allow the proposed building to be constructed with a traditional parapet roof with no cornice.

Staff believes that the requested special exception is appropriate due to the use and corresponding building design that is proposed.

### ***Special Exception #5 – V.E. – Windows and Doors***

PD-88 zoning requires that openings/windows visible from the street-space, in this case Valley View Lane, not have a horizontal dimension that exceeds the vertical dimension.

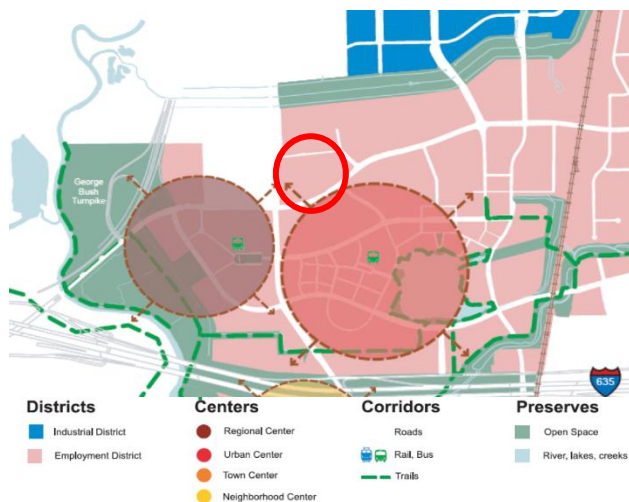
The applicant is seeking approval of a special exception to allow for the horizontal dimension of an opening to exceed the vertical dimension.

Staff believes that the requested special exception is appropriate due to the use and corresponding building design that is proposed.

### **Comprehensive Plan Recommendation:**

The West Side Plan designates the subject property as employment district as provided for on the Future Land Use Map. This land use designation recommends high quality office and research and development uses. The goal is to create a successful environment for many forms of business and retail activity, while keeping the district walkable, transit accessible, respectful to the natural environment, and completely integrated with the mixed-use centers.

The proposed use is not indicative of high quality office and research uses due to the proposed building being primarily warehousing (97% of the proposed total building area), thus not being consistent with the West Side Plan recommendation. Additionally, the land use patterns in the area have changed particularly to the south of Valley View Lane.



Since the adoption of the West Side Plan, properties south of Valley View Lane have entitlement rights and are currently under construction for single-family and multi-family residential uses, as well as retail, restaurant and similar commercial uses. These prior deviations from the land use recommendations of the West Side Plan has created implications for future land uses within the area.

### **Public Response:**

On April 25, 2019, 11 zoning notification letters were mailed to the surrounding property owners, as well as letters were mailed to both Carrollton-Farmers Branch and Dallas school districts. A zoning notification sign was also placed on the site on the same day.

Additionally, PD-88 requires a legal notice to be posted in the Dallas Morning News 15 days prior to the public hearing. This legal notice was published on May 5, 2019. As of May 17, 2019 no written correspondence has been received by the city.

### **Staff Recommendation:**

Staff recommends denial of the proposed Specific Use Permit request.

As stated in the Comprehensive Plan Recommendation above, the requested use is not indicative of the high quality office and research uses of the employment district as recommended by the West Side Plan, and land use patterns in the west side of the city have significantly changed since the adoption of the plan.

The west side is experiencing exponential growth with the addition of 991 single-family lots entitled and various multi-family developments in an area that has existing office uses along Valley View Lane. Additionally, property for commerce uses such as retail, restaurant and business service uses are currently entitled on the south side of Valley View Lane directly across from the subject property, which will support the residential and office development.

Due to changing land use patterns in the west side of the city, additional industrial type uses such as warehouse uses are not appropriate along Valley View Lane. These uses will produce increased volumes of heavy truck traffic on Valley View Lane which also serves as the entryway into the west side area that is now predominantly residential.

When PD-88 was initially established in 2006, it anticipated that warehousing and distribution uses may be appropriate within the district but that these uses may not be appropriate for all properties within the district, hence the specific use permit requirement. At that time, the land south of Valley View Lane was also zoned PD-88 anticipating potentially similar uses.

Today, the zoning within the neighboring area – specifically PD-99 and PD-100 which are also not consistent with the West Side Plan land use recommendations – has significantly altered the development and land use patterns of the west side thereby affecting other properties within the area and their future potential development, including the subject property. Therefore, the requested warehousing component of this specific use permit request is not appropriate due its land use incompatibility with neighboring existing zoning and anticipated future development.

**Applicable Zoning and Development Case History:** *(most recent to oldest)*

Date Approved	Case Number	Description
08/21/2006 Ordinance No. 2868	-	Adoption of Planned Development District No. 88 (PD-88) Mercer Crossing Code.