

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MAY 1, 2017**

PUBLIC HEARING AGENDA Item #14 - S170506 - Site Plan - Grocer at Victory @ Lakeridge (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan authorizing the construction of a 35,962-square-foot grocery store. The 6.17-acre property is generally located on the northeast corner of W. Camp Wisdom Road and Lake Ridge Parkway, zoned Planned Development-283 (PD-283) District, and within the Lakeridge Parkway Overlay District. The agent is Patrick Hogan, Kimley-Horn and the owner is Kris Ramji, Victory at Lake Ridge.

Ms. Ware stated the applicant intends to construct a 35,962 square foot grocery store on 6.17 acres. City Council approval of a Site Plan is required to develop property within a planned development district or an overlay district. Since the project site is in PD-283 and the Lakeridge Overlay District, site plan approval is required. The grocer is a European grocery chain with 10,000 stores in 27 European countries. This is the grocer's first time in the DFW market. The grocer will occupy a 35,962 square foot building on 6.17 acres. The project site is one of six lots in the Victory @ Lakeridge Addition, a development that is roughly 14 acres on the northeast corner of Lake Ridge Parkway and W. Camp Wisdom Road. The property is accessible by a drive on Lake Ridge Parkway. Mutual access easements provide access and facilitate circulation. The number of parking spaces required is calculated based on use. The proposal provides 160 parking spaces and exceeds the number of spaces required. The subject property is zoned PD-283 with a base zoning of General Retail District; development is subject to the standards for PD-283 and the GR District in the Unified Development Code. Table 2 evaluates the density and dimensional standards of the proposed development. With the exception of building height, the proposal meets or exceeds the density and dimensional requirements. The property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the required landscaping and screening.

Ms. Ware stated Appendix F contains standards that apply to development in an overlay district. The standards include requirements for building articulation, materials, and architectural elements. As proposed, the building materials and design do not meet Appendix F standards. Staff recognizes that the prototype for the store is unique and that certain design elements like the roof profile and predominance of glass on the west elevation make it difficult to meet and administer Appendix F. The following section evaluates the proposal against Appendix F and, when applicable, explains why a particular standard is not met. The proposal meets the requirement for horizontal and vertical articulation. The initial design did not provide building articulation. The revised building elevations provide articulation but exceed the maximum allowable height. Metal panels are used to provide horizontal articulation on the west façade. Since the west façade is primarily glass windows, metal panels represent 48.63% of the materials and exceeds the maximum percentage allowed for metal panels. The building façades are clad primarily in brick. The proposal does not meet the requirement for a 25% stone accent. The amount of stucco on the east façade exceeds 20%.

Ms. Ware stated staff is supportive of the proposal and recommends approval subject to the following conditions:

- Accent brick (BR-2) shall be replaced with accent stone comparable to accent stone used on Lot 5.
- Cast stone banding (CS-1) shall be replaced with accent brick comparable to accent brick used on Lot 5.
- South elevation shall be revised so that stucco is not utilized on a portion of the wall less than 8 feet in height.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Kevin Gaskey with Kimley-Horn, 12750 Merit Drive, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

There being no discussion on the case Commissioner Moser moved to close the public hearing and approve case S170506 as presented by staff with Option #3, approve building elevations with original roof profile and replace accent brick (BR-2 on plans) with stone to satisfy stone accent, replace cast stone banding (CS-1 on plans) with accent brick similar to banding approved for Lot 5, and revise stucco to meet the standards. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

Ayes: Conner, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**