



PLANNING AND ZONING COMMISSION COMMUNICATION
July 15, 2014

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 14-11-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on 24.398 Acres in the John H. Havens Survey, Abstract No. 685, portion of tract 2A, 2900 block of Rio Grande Boulevard.

ALTERNATIVES:

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Ruby 12 Glade Retail, LLC

Location/Zoning: 24.398 Acres in the John H. Havens Survey, Abstract No. 685, portion of tract 2A, to be addressed in the 2900 block of Rio Grande Boulevard. Once platted, this property will be described as Glade Parks Addition, Lot 1, Block K. The zoning of the property is Planned Development (PD).

Project Description: Ruby 12 Glade Retail, LLC is the property ownership group for the master developer of Glade Parks, Northrock. The site plan is for the first phase of the major in-line retail.

Site Conditions: The development proposes in-line retail of 286,493 SF. In considering this site plan, the City has evaluated the footprint of the development, the location of drive-aisles, landscaping and typical building elevations. As the developer is still in the process of

finalizing the exact tenants for leasing and finish-out, the individual suites may change location within the footprint without any site plan revisions. The retail buildings will face east for the visibility from SH 121. The primary anchor stores will be located mid-block of the development and at the southern end of the in-line retail. In working with the adjacent property owner to the north the development has the potential to construct a continuous drive connection from the front of the SuperTarget to the front of the in-line retail. This will provide additional fire lane connectivity as well as inter-property traffic flow which will increase the efficiency of traffic movement from Glade Road and Rio Grande Boulevard. However, this potential continuous drive connection is not required by the Fire Department for emergency access.

The southern exit from the drive aisle fronting the buildings will be aligned to coordinate with future additional retail and restaurant development in the lifestyle area of Glade Parks and connect directly with the frontage of the incoming Dave & Buster's development.

Parking provided meets the standards of the Unified Development Code. The parking ratio is based on a typical mixture of full retail and home goods retail uses. The parking areas are defined by the inclusion of six (6) – full parking aisle length – landscape areas. These areas provide multiple purposes in traffic management and side development in the project:

- They serve as traffic channels, keeping vehicles within the designated aisles instead of cross parking area driving;
- Additional parking area landscaping, introducing turf and trees into the parking area providing shade; and
- As walking paths separating the pedestrian from the vehicle movement within the parking area and provide pedestrian connectivity from the storefronts to the sidewalks along Rio Grande Boulevard and connecting to the retail pad sites along the highway frontage.

There will be employee parking to the rear of the commercial buildings as well as space for deliveries and services to the buildings. External lighting will be installed to conform to the Glade Parks parking lot standards and will be designed to have minimal effect from the rear of the buildings to the existing Urban Loft residential buildings to the east.

Landscaping – The proposed landscaping provides the required mixture and quantity of trees, shrubs and ground cover. Many trees will be planted throughout the parking area to reduce the heat island effect from the pavement area. Landscaping inset into the front sidewalk area along the frontage of the buildings will assist in softening the visual nature of the vertical structures.

Building Elevations – The Glade Parks Planned Development ordinance has developed a generalized ideal for how the leased space within the inline retail areas will be constructed. Anchor stores will have unique architecture. Other smaller leased spaces and end cap spaces will be identified by metal roof projections and tower elements. The foundation of the buildings will be a mixture of textures of ashlar pattern or stacked stone elements, coupled with areas of thin wall brick construction. Upper areas of buildings will be of true stucco that will be painted in complementary earth tones.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks Planned Development Ordinance.

SUPPORTING DOCUMENTS:

- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner