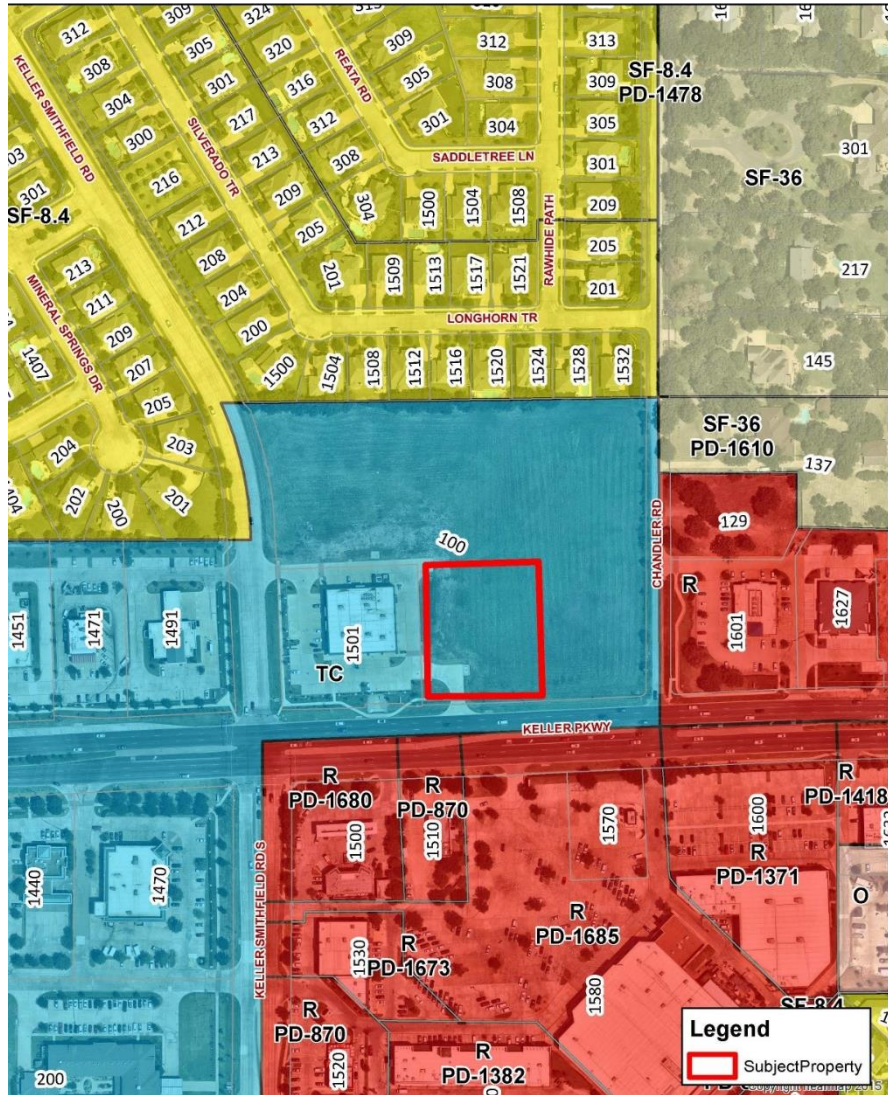


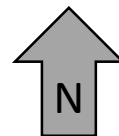
Item H-9

PUBLIC HEARING: Consider approving an ordinance for a Specific Use Permit (SUP) for Greenway Keller Addition, a single story 12,076 square-foot multi-tenant building, located on a 1.42-acre tract of land, on the north side of Keller Parkway, approximately 400' northeast of the Keller Smithfield Road and Keller Parkway (F.M. 1709) intersection, being Lot 2, Block A, Greenway Keller Addition, at 100 Chandler Road, and zoned TC (Town Center). Greenway-Keller, LP, owner/applicant. (SUP-19-0001)

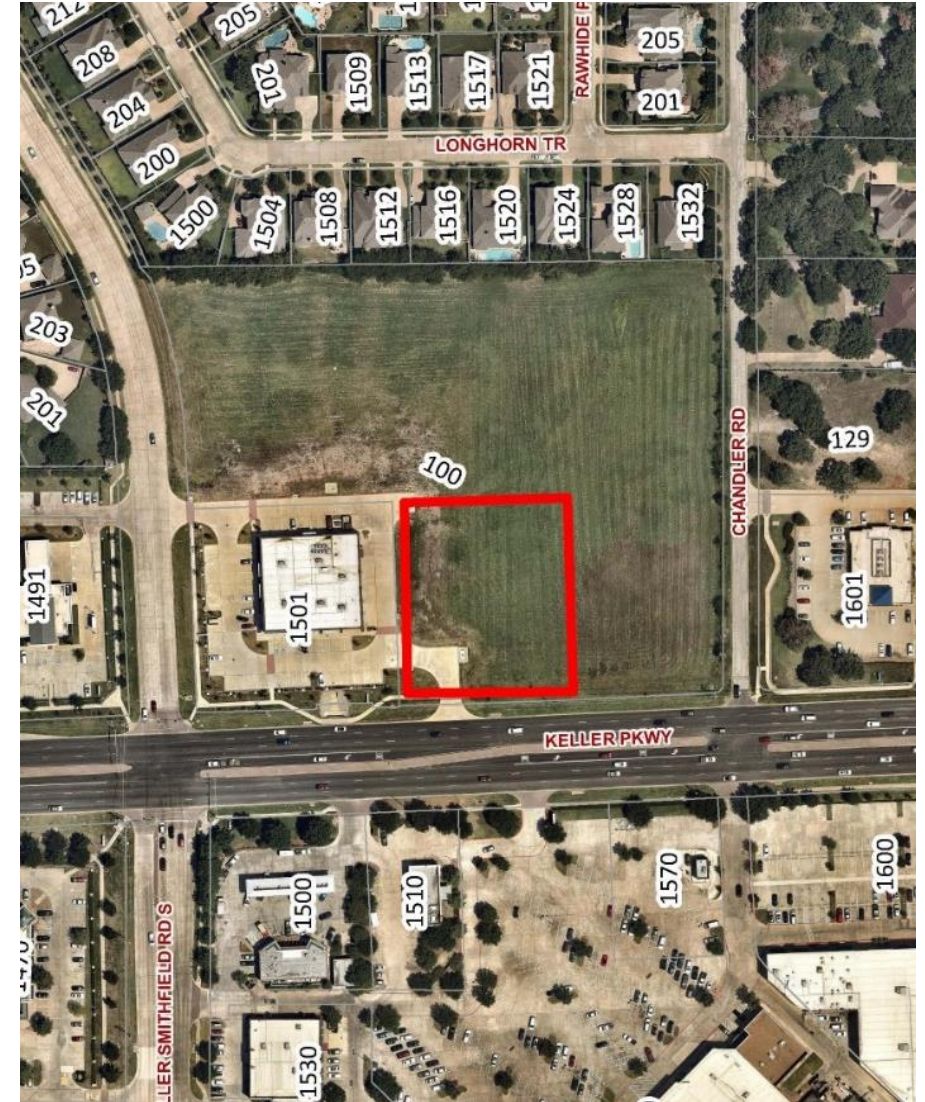
Item H-9 Zoning Map



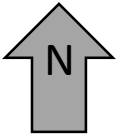
TC



Item H-9 Aerial View



Item H-9 - SUP Request



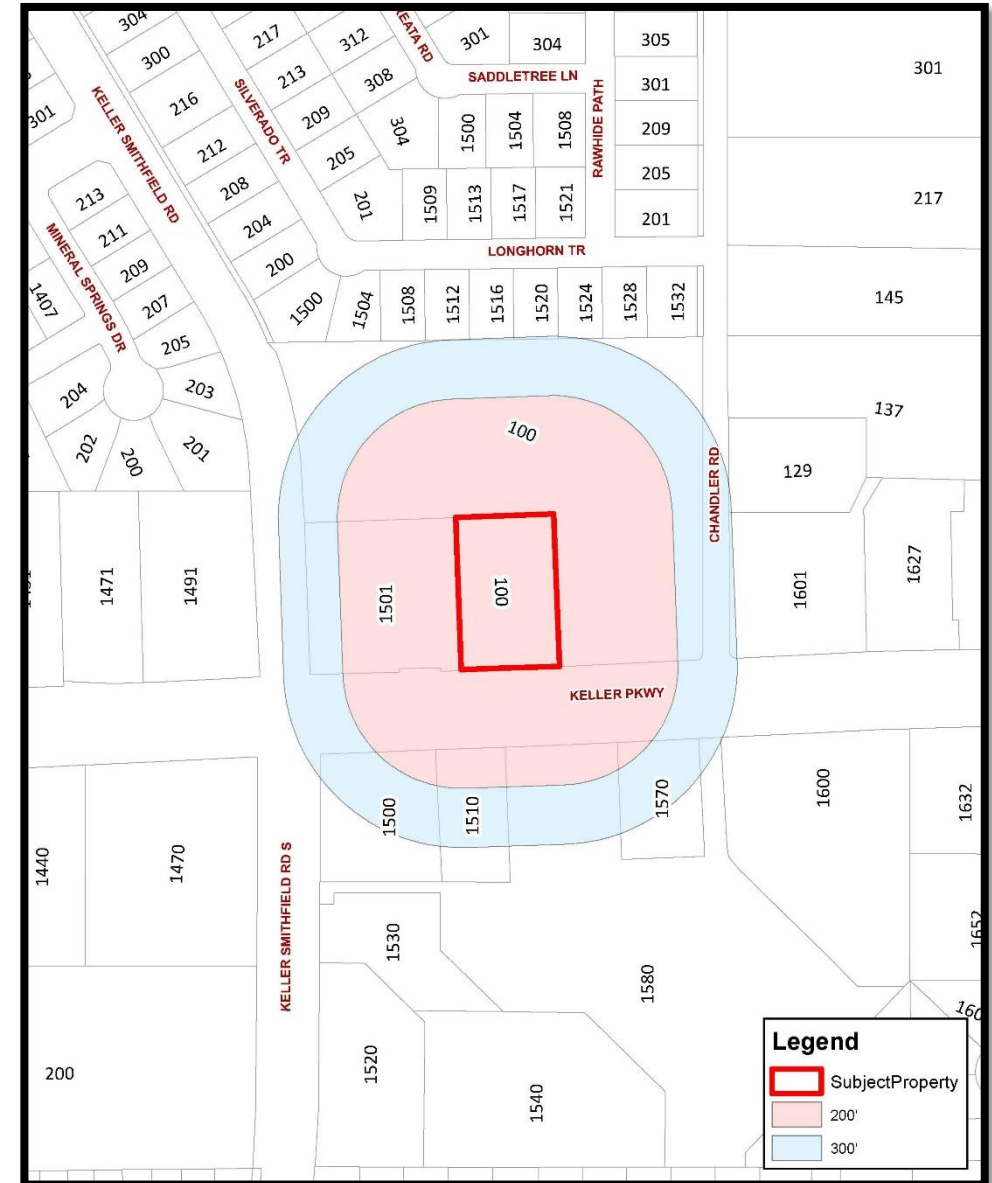
Allow a single-story building to be constructed in Town Center in lieu of the 2 story requirement.



Street View from Keller Parkway

Item H-9

- On Oct. 18, 2019, the city mailed out 11 notification letters.
- Staff received one email of opposition from a resident that was not in support of the construction of this building because of vacancy concerns with other strip malls in town.



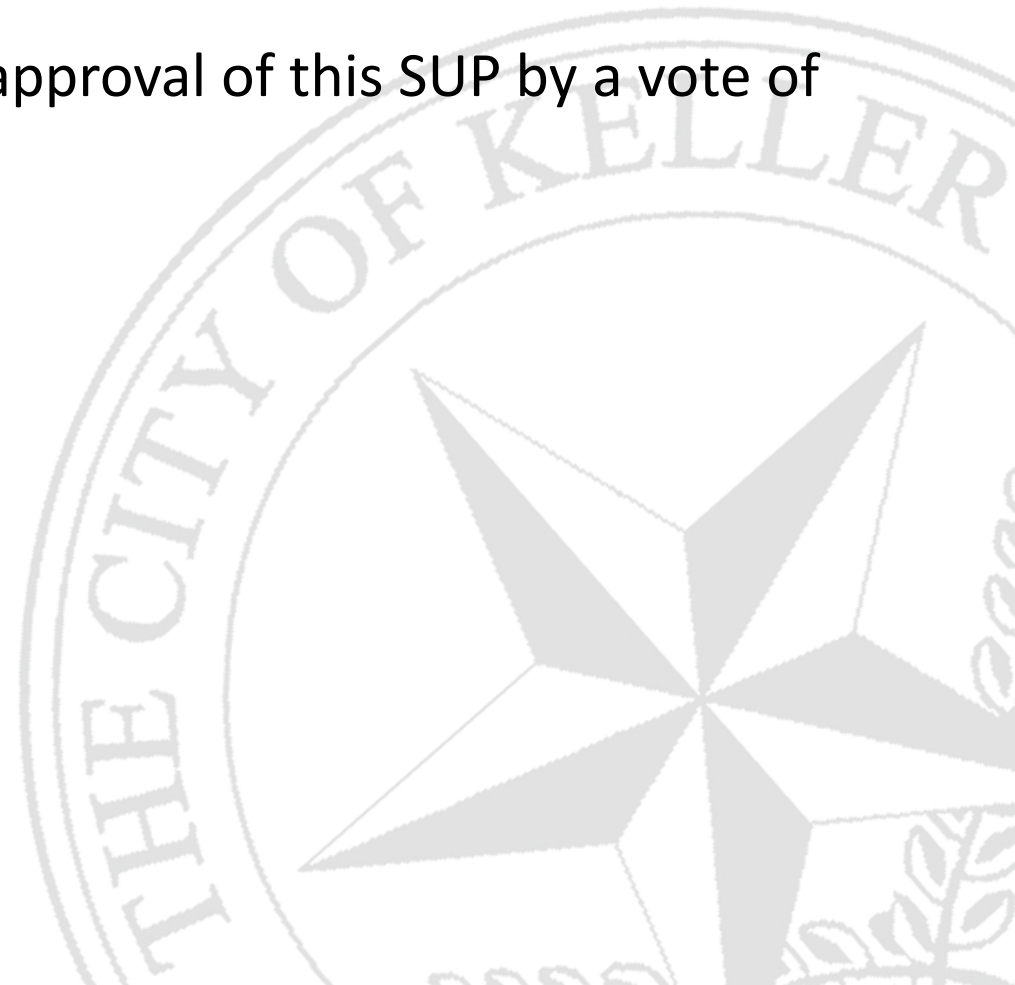
Item H-9

Section 8.02 (F.2.a) of the UDC states that when considering a Specific Use Permit request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district properties are being upheld.

Item H-9

The Planning and Zoning Commission recommended approval of this SUP by a vote of 4-2 on Oct. 28, 2019.



Item H-9

The City Council has the following options when considering a Specific Use Permit:

- Approve of SUP as submitted
- Approve with modified or additional conditions
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny

Item H-10

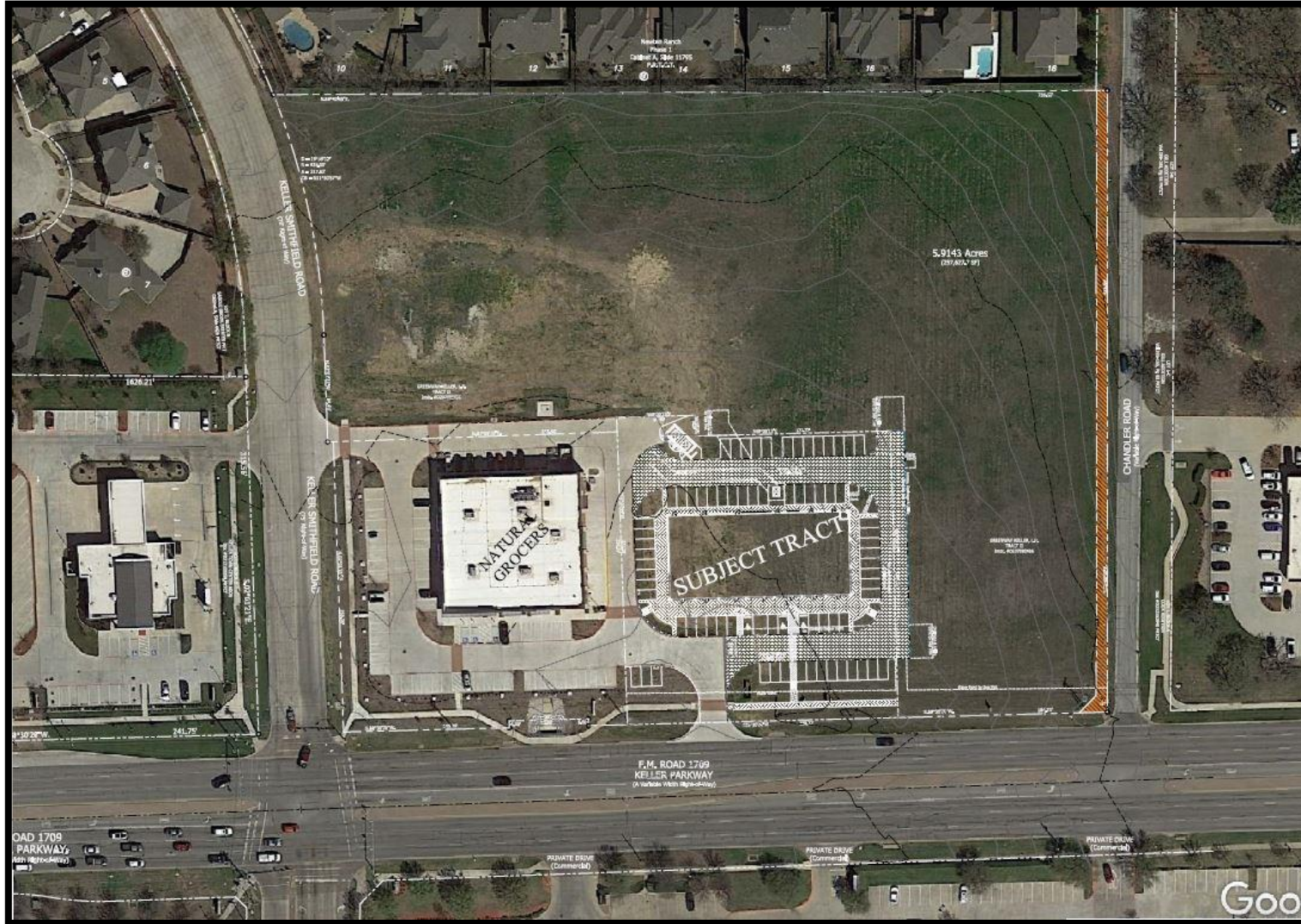
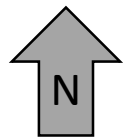
Consider a resolution approving a site plan for Greenway Keller Addition, a 12,076 square-foot multi-tenant building, located on a 1.42-acre tract of land, on the north side of Keller Parkway, approximately 400' northeast of the Keller Smithfield Road and Keller Parkway (F.M. 1709) intersection, being Lot 2, Block A, Greenway Keller Addition, at 100 Chandler Road, and zoned TC (Town Center). Greenway-Keller, LP, owner/applicant. (SP-19-0001)

Item H-10

The TC (Town Center) zoning district requires all Site Plans to be submitted for a detailed review. The purpose of this Site Plan review is to ensure that development within the district is in conformance with design guidelines for Town Center and that:

- 1) The proposed development is architecturally compatible with other development in the surrounding areas
- 2) That The proposed development is within the character of the Town Center concept as a community focal point with quality development having a pedestrian orientation, suitable amenities, and an overall design theme.

Item H-10



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Item H-10

At the Planning and Zoning Commission meeting held on Oct. 28, 2019, the site plan with two of the seven requested variances was approved by a vote of 5-2. The other 5 variances were denied. The two approved variances follow:

- Allow a flat roof in lieu of a pitched roof.
- Allow end tenants to have a second wall sign on the side of the building in addition to the front sign.

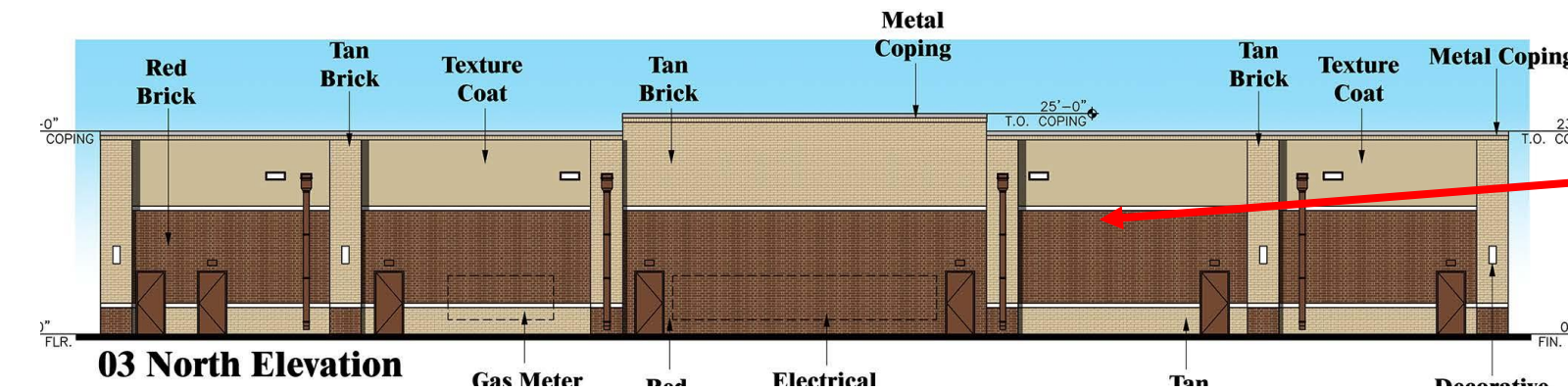
After hearing the Planning and Zoning Commission's concerns, the Applicants subsequently withdrew one of the seven variances related to lighting fixtures.

The following variances are being requested:

Item H-10



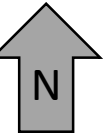
ITEM	AREA	PERCENT
BRICK	1123 SE	86%
METAL	38 SE	3%
TEXTURE COAT	152 SE	11%
TOTAL	1313 SE	100%



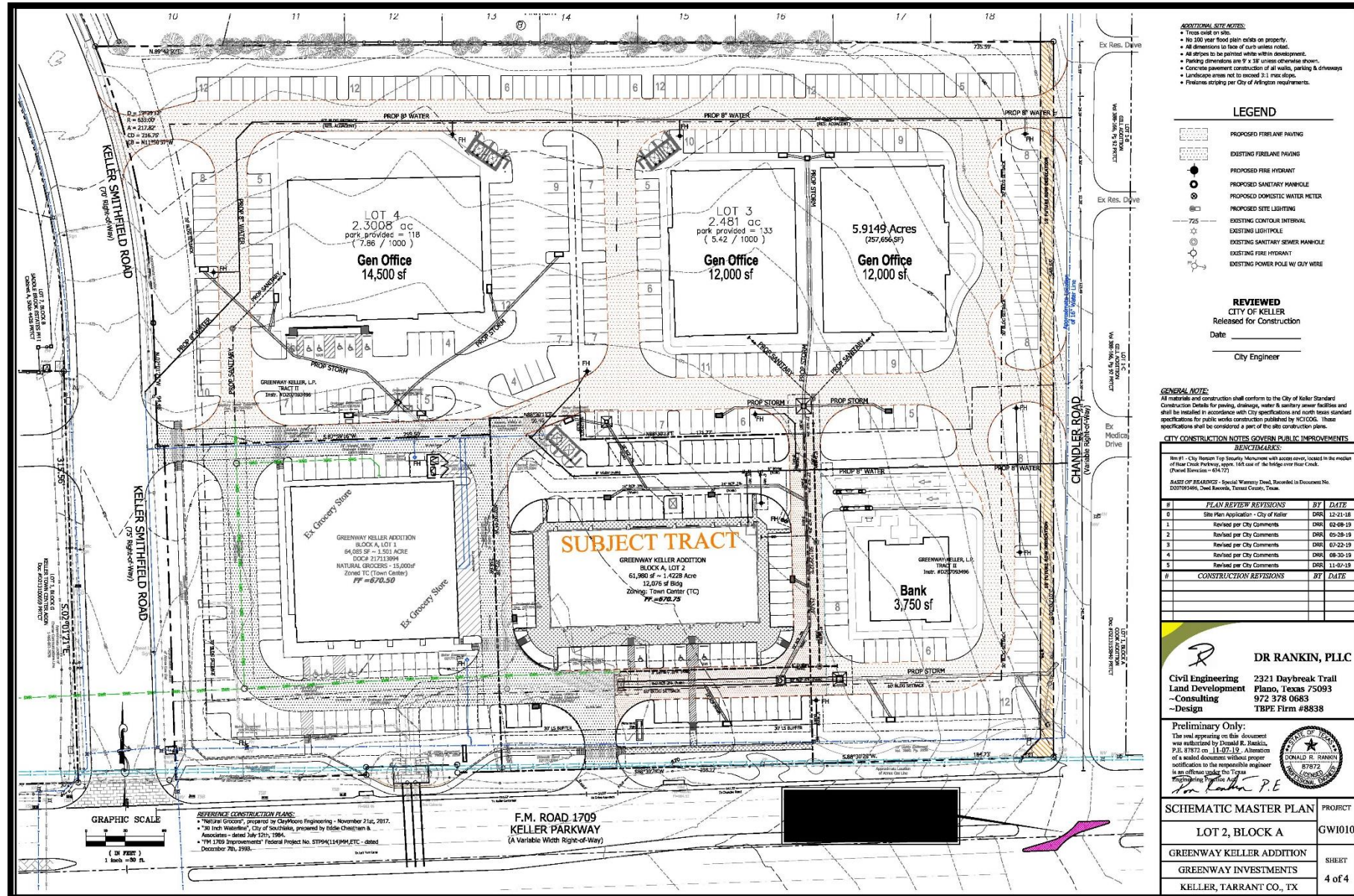
Variance 1:

No windows on the north (rear façade).

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Item H-10



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Item H-10

Variance 2:

Allow a flat roof in lieu of a pitched roof.



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Variance 3:

Use texture coated concrete for a portion of the rear and side facades in lieu of masonry.



02 East Elevation Storefront

ITEM	AREA	PERCENT
BRICK	1123 SE	86%
METAL	38 SE	3%
TEXTURE COAT	152 SE	11%
TOTAL	1313 SE	100%

11% Texture Coat material in lieu of masonry material for the remaining percentages.



04 West Elevation

ITEM	AREA	PERCENT
BRICK	1183 SE	78%
METAL	38 SE	2%
TEXTURE COAT	303 SE	20%
TOTAL	1524 SE	100%

20% Texture Coat material in lieu of masonry material for the remaining percentages.

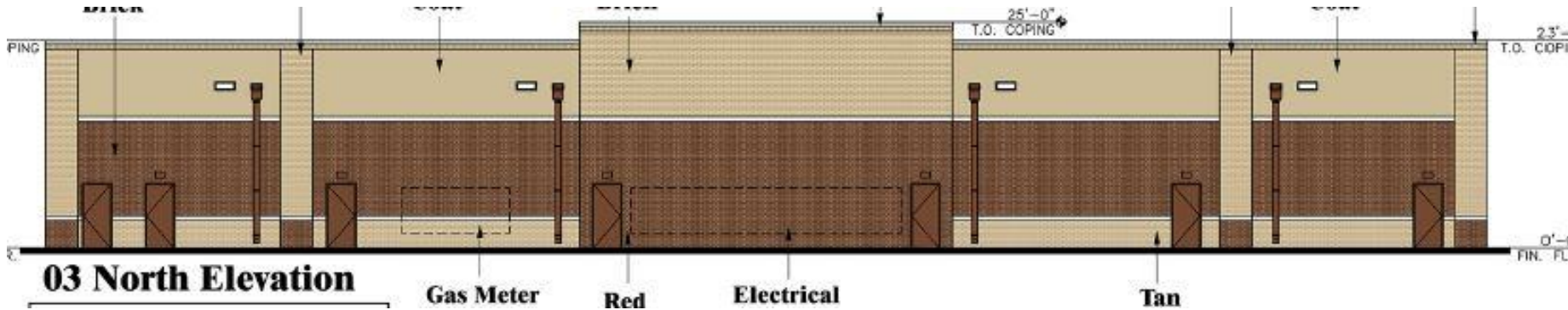
Item H-10

Variance 3:

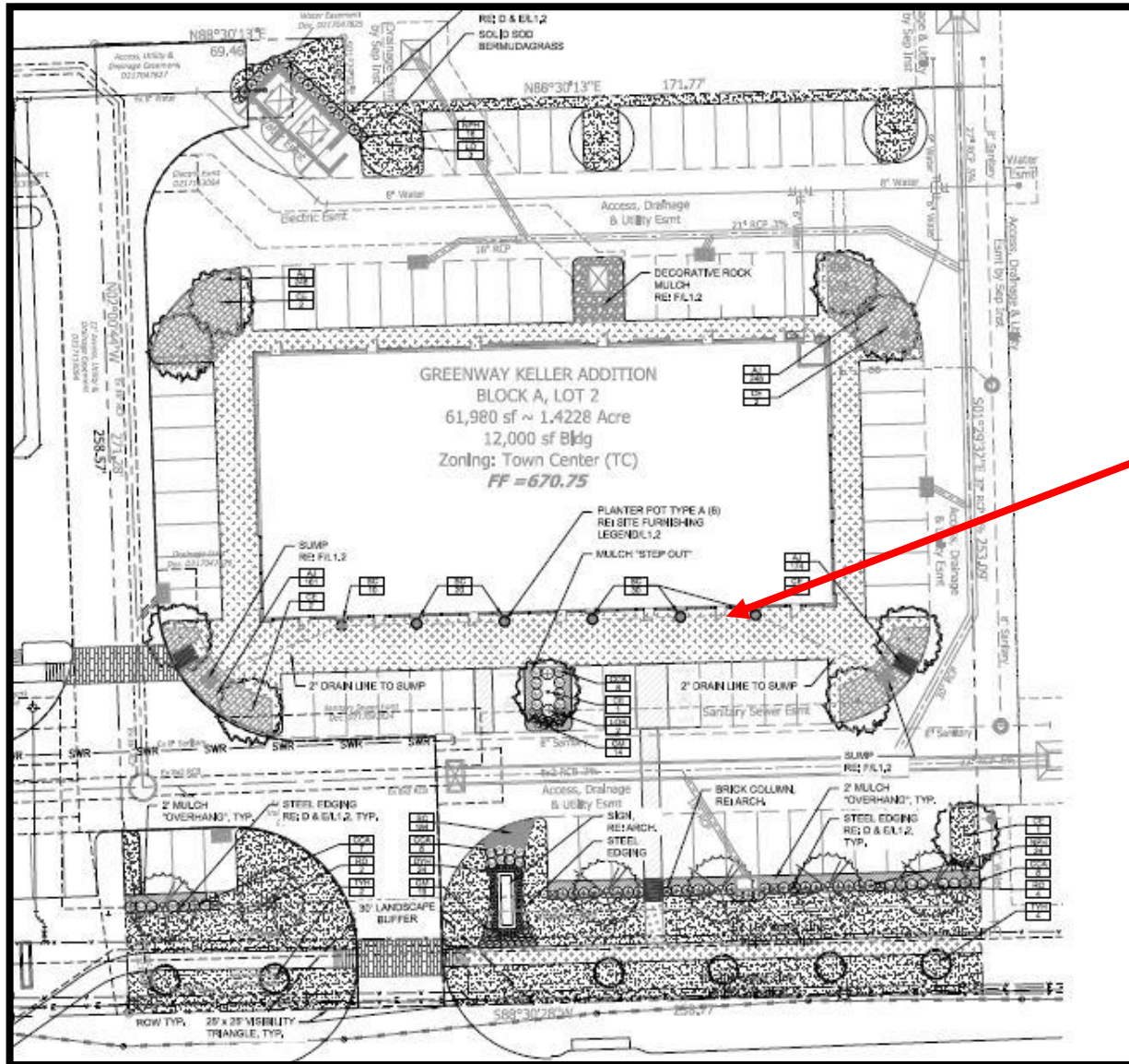
Use texture coated concrete for a portion of the rear and side facades in lieu of masonry.

ITEM	AREA	PERCENT
BRICK	2662 SF.	76%
METAL	134 SF.	4%
TEXTURE COAT	800 SF.	20%
TOTAL	3596 SF.	100%

20% Texture Coat material in lieu of masonry material for the remaining percentages.



Item H-10



Variance 4:

Eliminate the foundation planting requirement on the front and sides of building. Developer will provide a minimum of six planter pots along the front façade.

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Variance 5:

Reduce the required 73 parking spaces to 71 parking spaces. The 3 handicapped parking spaces will be provided, but are not included in the total parking count.

BLOCK A, LOT 2 SITE INFORMATION

LAND AREA;	61,980 SF or 1,423 ACRES
ZONING;	TC - TOWN CENTER
PROPOSED USE:	RETAIL / RESTAURANT
BUILDING AREA:	12,076 SF
BUILDING HEIGHTS;	26' (1 STORY - Average Height 24.5')
FLOOR TO AREA:	0.19:1 [12,000/73,956]
LOT COVERAGE:	19.4%
PARKING REQUIRED:	RETAIL (4,876/200 sf) = 25 SPACES
PARKING REQUIRED:	RESTAURANT (7,200/150 sf) =48 SPACES
PARKING REQUIRED:	73 SPACES
PARKING PROVIDED:	74 TOTAL, (71 w/ 3 HANDICAP)
TOTAL IMPERVIOUS SURFACE:	51,240 SF, 82.7%
TOTAL LANDSCAPE AREA;	10,740 SF, 17.3%

Item H-10

Variance 6:

Allow end tenants to have a second wall sign on the side of the building in addition to the front sign.



ITEM	AREA	PERCENT
BRICK	1123 SF	86%
METAL	38 SF	3%
TEXTURE COAT	152 SF	11%
TOTAL	1313 SF	100%



Item H-10

Variances being requested:

- 1) Allow no windows on the north (rear façade) and allow no horizontal articulation.
- 2) Allow a flat roof in lieu of a pitched roof.
- 3) Allow texture coated concrete for a portion of the rear and side facades in lieu of masonry. And allow 74% brick in lieu of the 75% minimum for the rear elevation
- 4) Eliminate the foundation planting requirement on the front and sides of building. Developer will provide a minimum of six planter pots along the front façade.
- 5) Allow 71 parking spaces in lieu of the 73 required parking spaces. The 3 handicapped parking spaces will be provided but are not included in the total parking count.
- 6) Allow end tenants to have a second wall sign on the side of the building in addition to the front sign.

Item H-10

On Oct. 28, 2019, the Planning and Zoning Commission recommended approval of this SUP by a vote of 5-2 with the recommendation that only the flat roof and signage variance requests be granted. The majority did not feel that there was any basis for any of the other variances and expressed concern about what the development would look like once the remainder of the site was developed.

Item H-10

The City Council has the following options when considering a site plan application with variances:

- Approval of Site Plan as submitted (with requested variances)
- Approval with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Julie Smith
817-743-4127

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