

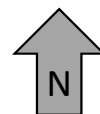
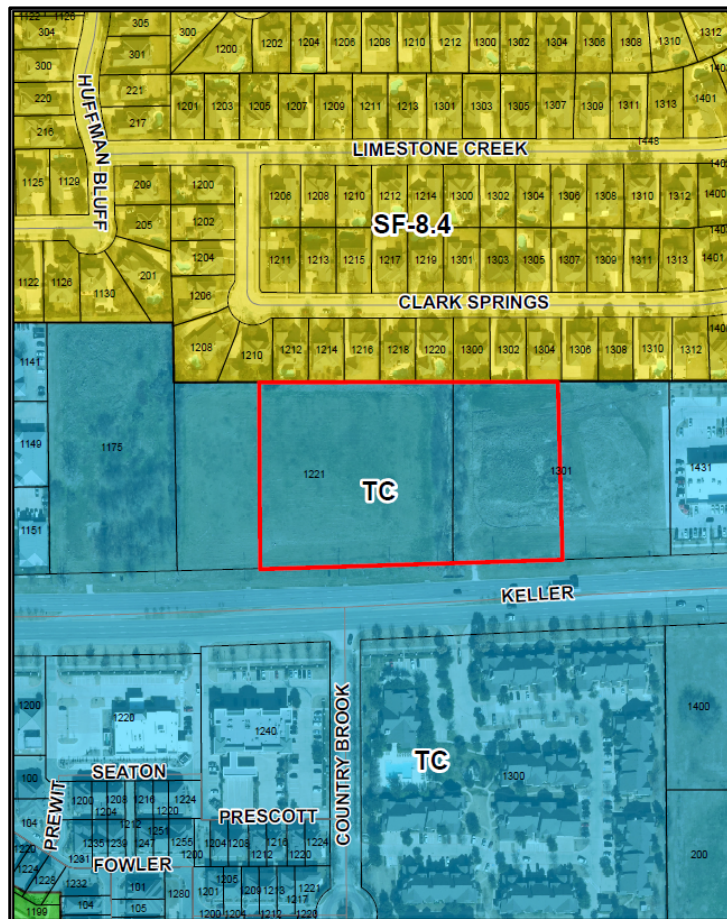
Item H-3

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Lidl, 35,962 square-foot, single-story grocery store, located on a 4.95-acre tract, on the north side of Keller Parkway (FM 1709) approximately 1,200 feet west of Keller Smithfield Road, being tract 2E and 3 in the Pamela Allen Survey, Abstract No. 28, at 1221 and 1301 Keller Parkway, and zoned TC (Town Center). Greenway-Keller, L.P., owner. Kimley-Horn and associates, applicant/engineer. (SUP-17-0017)

Item H-4

Consider a resolution approving a Site Plan with variances for Lidl, 35,962 square-foot, single-story grocery store, located on a 4.95-acre tract, on the north side of Keller Parkway (FM 1709) approximately 1,200 feet west of Keller Smithfield Road, being tract 2E and 3 in the Pamela Allen Survey, Abstract No. 28, at 1221 and 1301 Keller Parkway, and zoned TC (Town Center). Greenway-Keller, L.P., owner. Kimley-Horn and associates, applicant/engineer. (SP-17-0016 and UDC-17-0016)

Item H-3 & H-4
Zoning Map

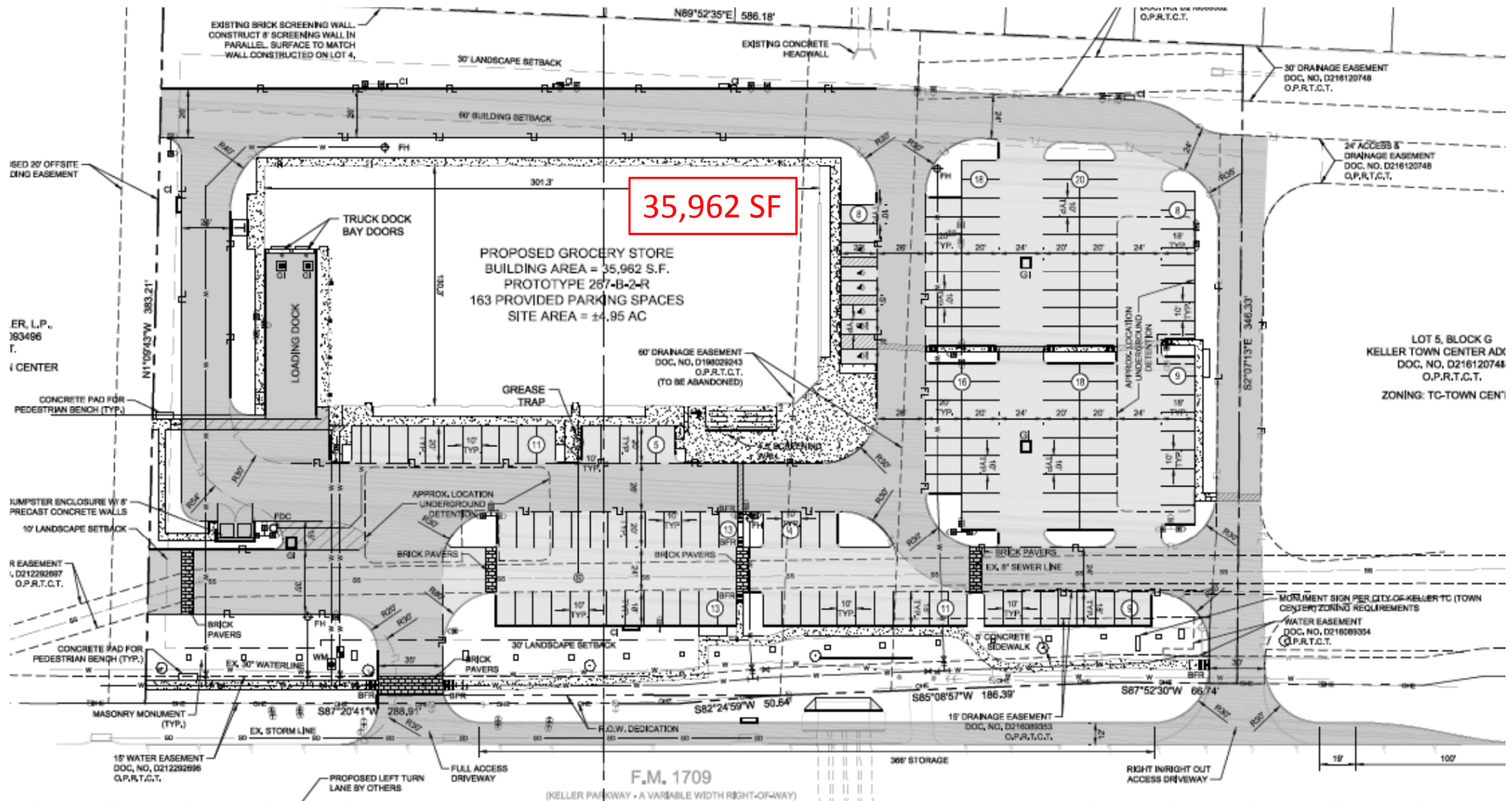


Item H-3 & H-4
Aerial View



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Item H-3 (SUP) Exhibits (Original)

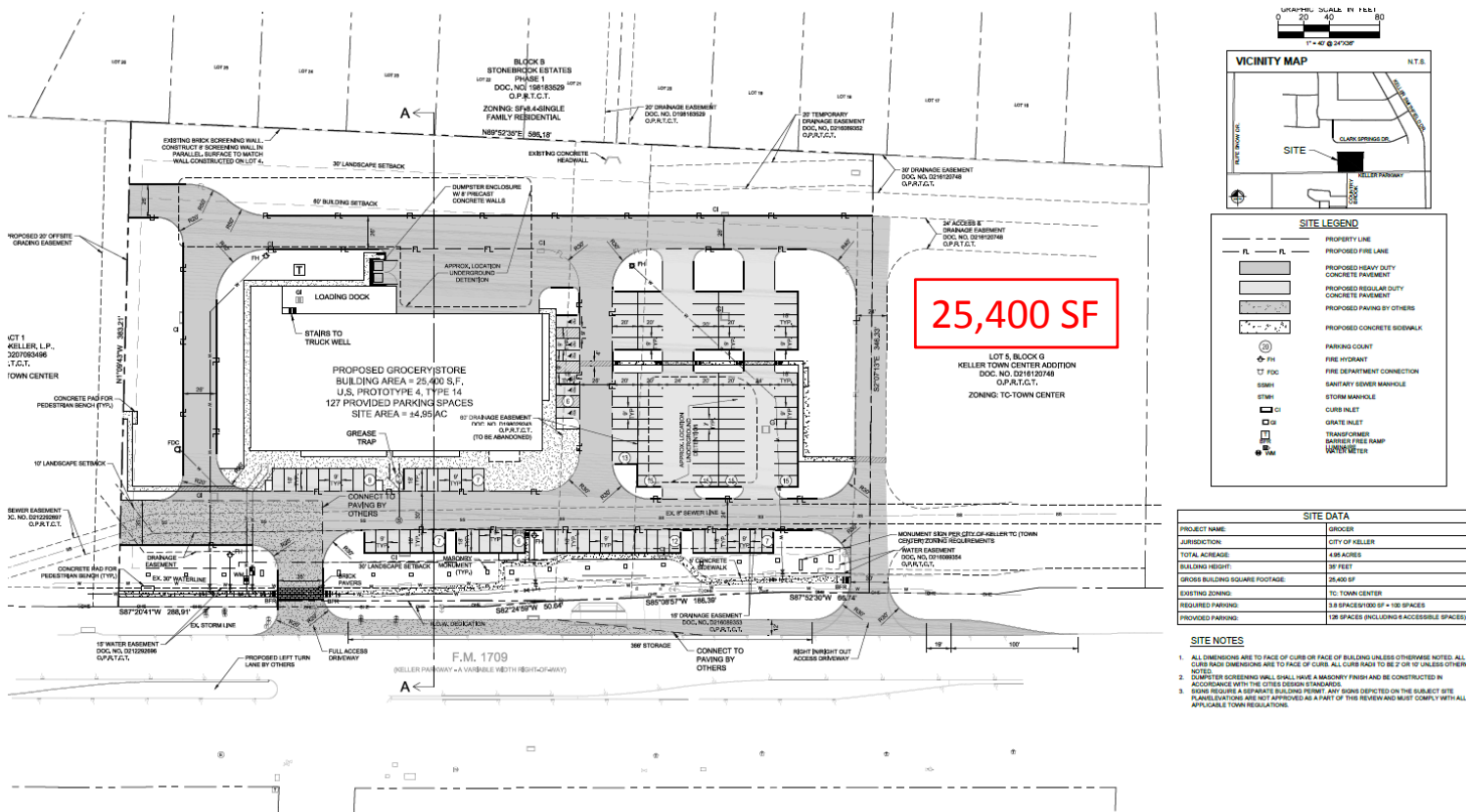


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Item H-3 (SUP) Exhibits (Updated)

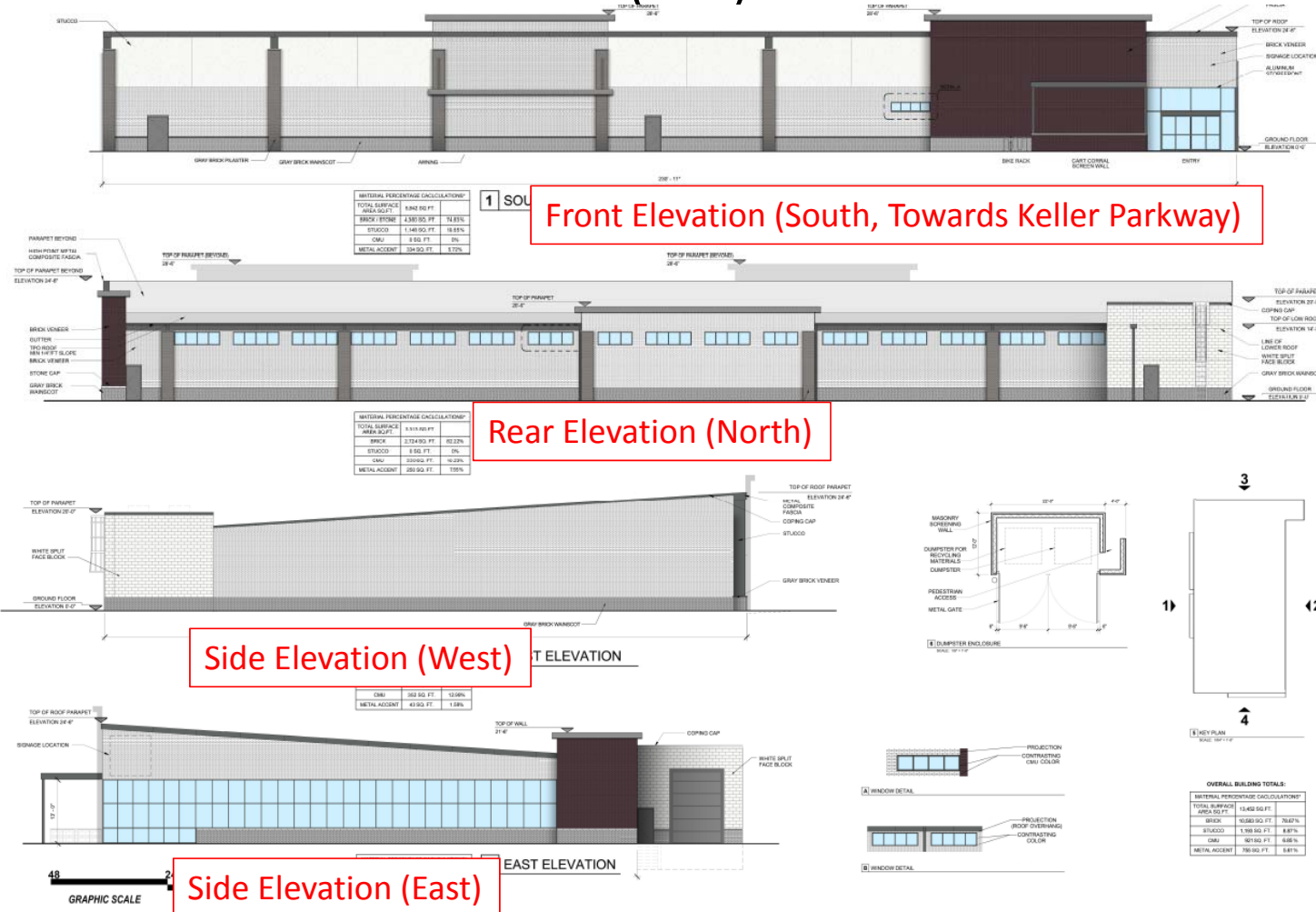
Updated:

- 3rd Row of parking removed.
- Building square footage reduced (from 35,640 to 25,600)
- Service Area and Dumpster Enclosure moved to rear of the building.



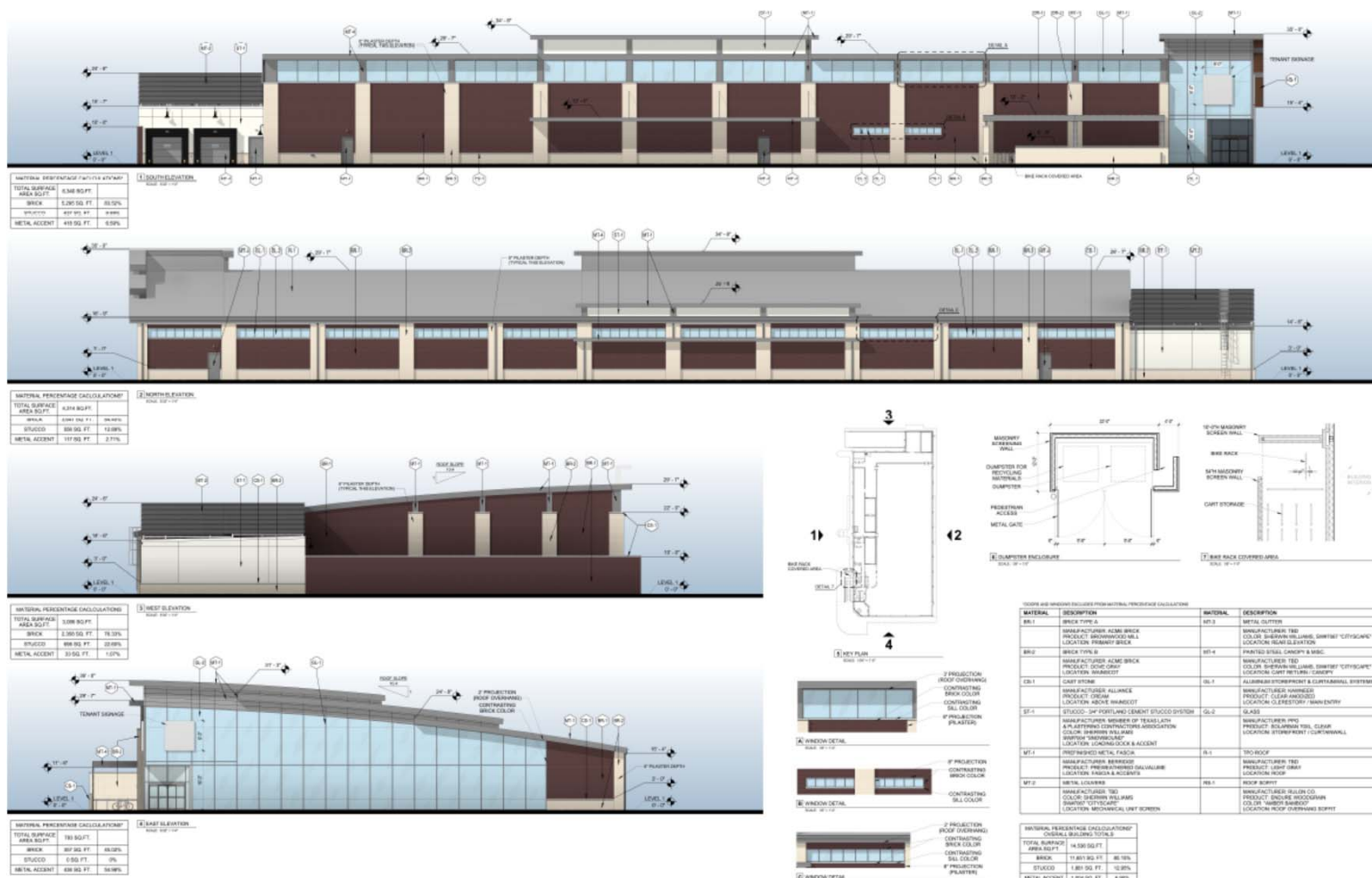
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Item H-3 (SUP) Exhibits



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Item F-2 (SUP) Exhibits



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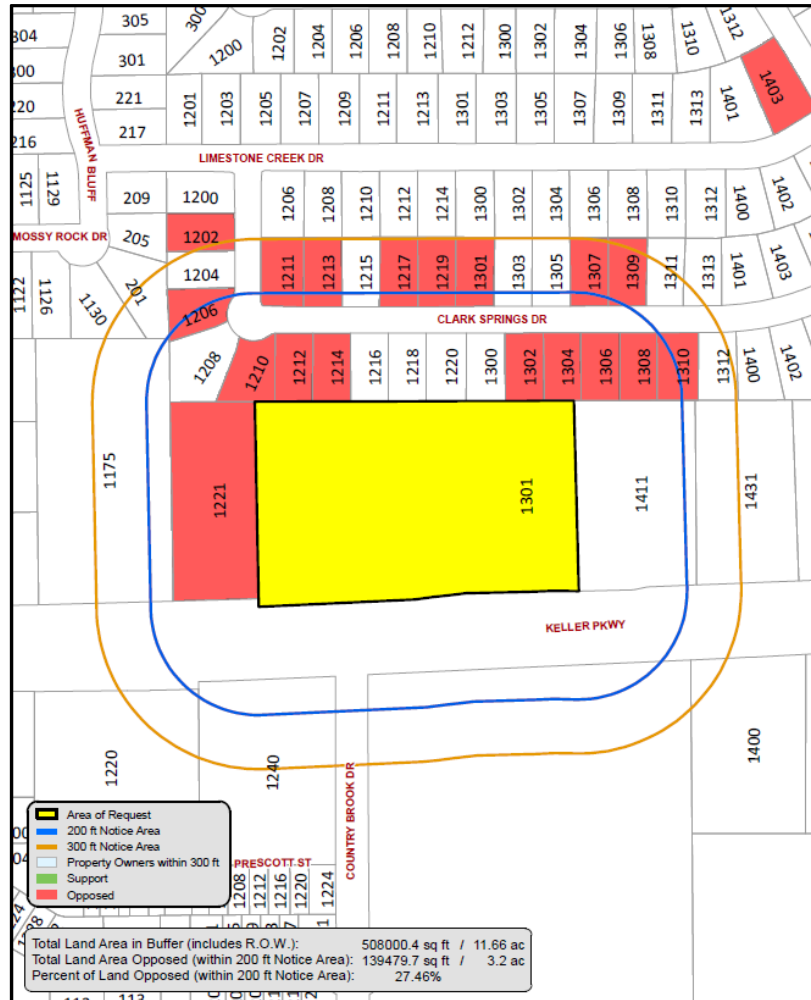
Item E-1 (SUP) Exhibits

CONCLUSIONS AND RECOMMENDATIONS

Based on the TIA completed for the proposed Keller Grocer development, we offer the following conclusions and recommendations:

- The Keller Grocer development is projected to generate 3,677 daily trips, 122 AM peak hour trips, and 218 PM peak hour trips.
- Access Spacing criteria for TxDOT is met.
- Right-turn deceleration lane thresholds are met at the proposed site access across from Country Brook Drive. A westbound right-turn deceleration lane is recommended based on traffic projections in addition to the cross access anticipated on site.
- A left-turn deceleration lane is recommended at the FM 1709 & Country Brook Drive intersection.
- Both sight distance and access spacing requirements are met based on the latest site plan.
- The project access tying into the Country Brook Drive as the north leg is recommended to be designed with two exiting lanes. If desired, signalization could be considered.

Item H-3 (SUP) Public Input

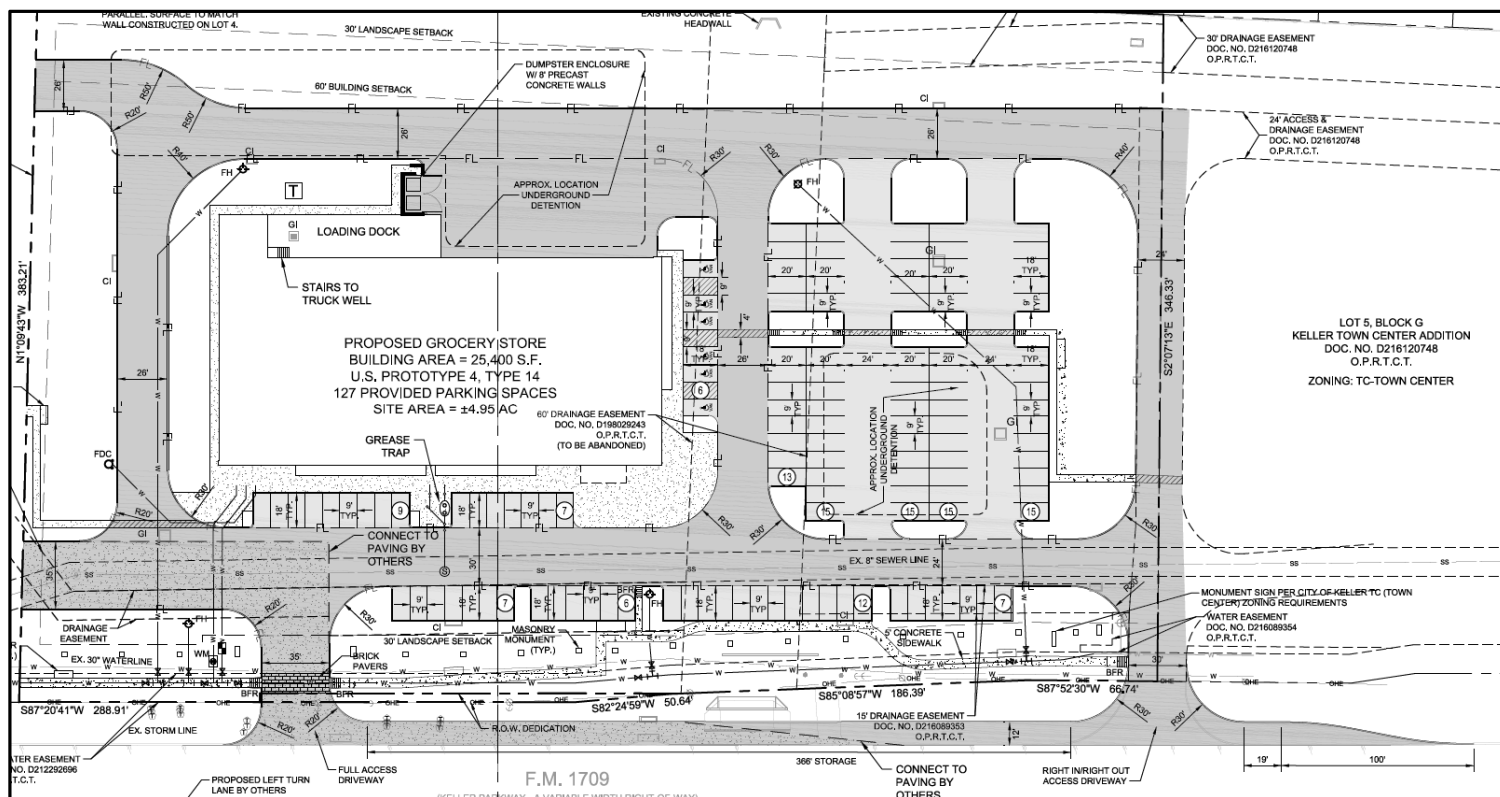


- On November 1, 2017, as required by State law, the City mailed out fifty-one (51) letters of Notifications for a Public Hearing to all property owners within two hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.
- Newspaper Notice was published February 18, 2018
- Staff has received 18 letters and 1 email in opposition.
- Opposition to the SUP exceeds 20% (27.46%). A supermajority vote to approve is required for the SUP to pass.

Item H-3 (SUP) Professional Opinion

It is the opinion of Staff this SUP for a single-story Grocery store or food market use in TC, should be denied.

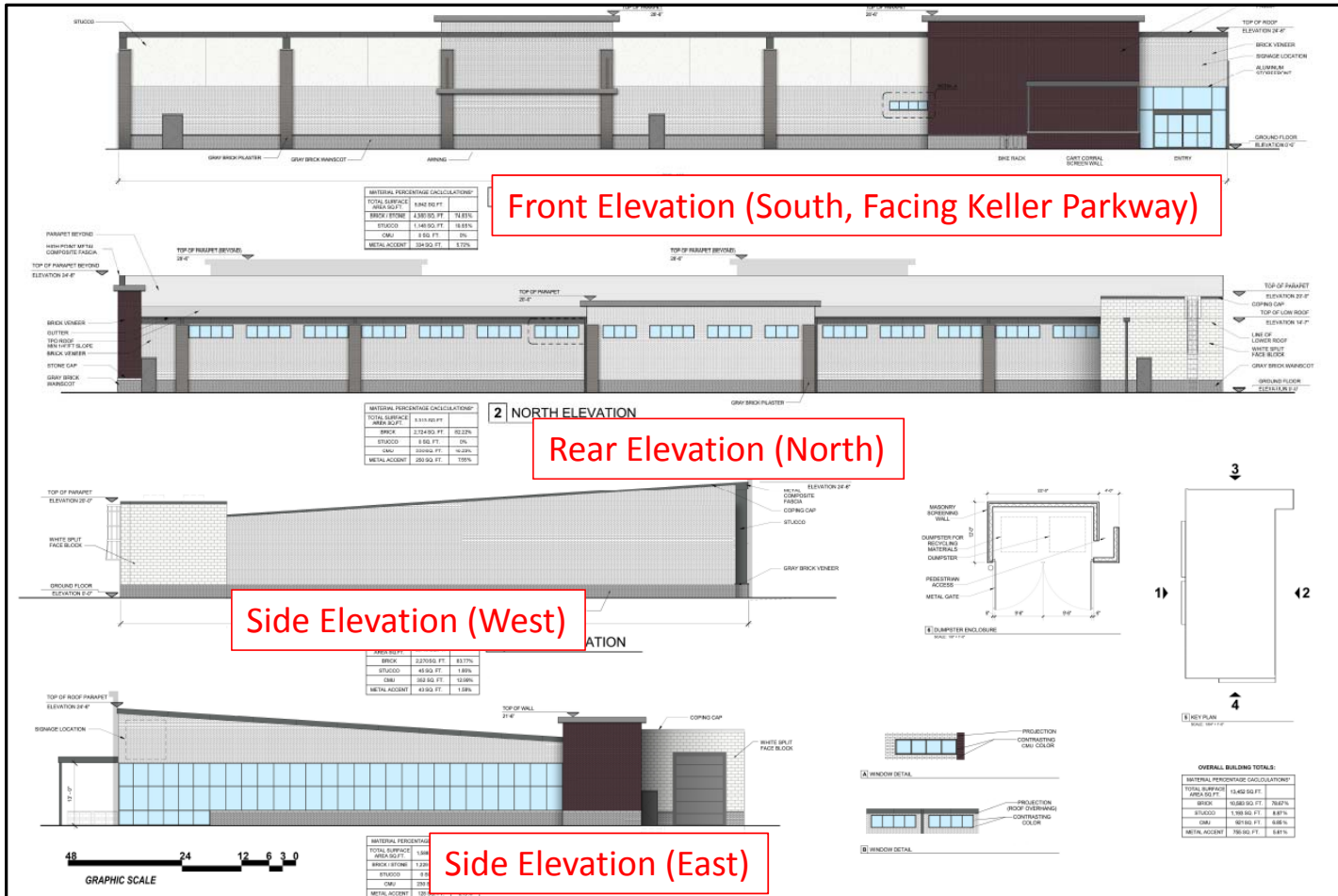
Item H-4 (Site Plan) Exhibits (Updated)



- Layout has been updated to move the Loading Area/Dumpster Enclosure to the rear of the property.
- Square footage has changed from 35,962 SF to 25,400 SF.
- SUP approval required for site plan to be considered.

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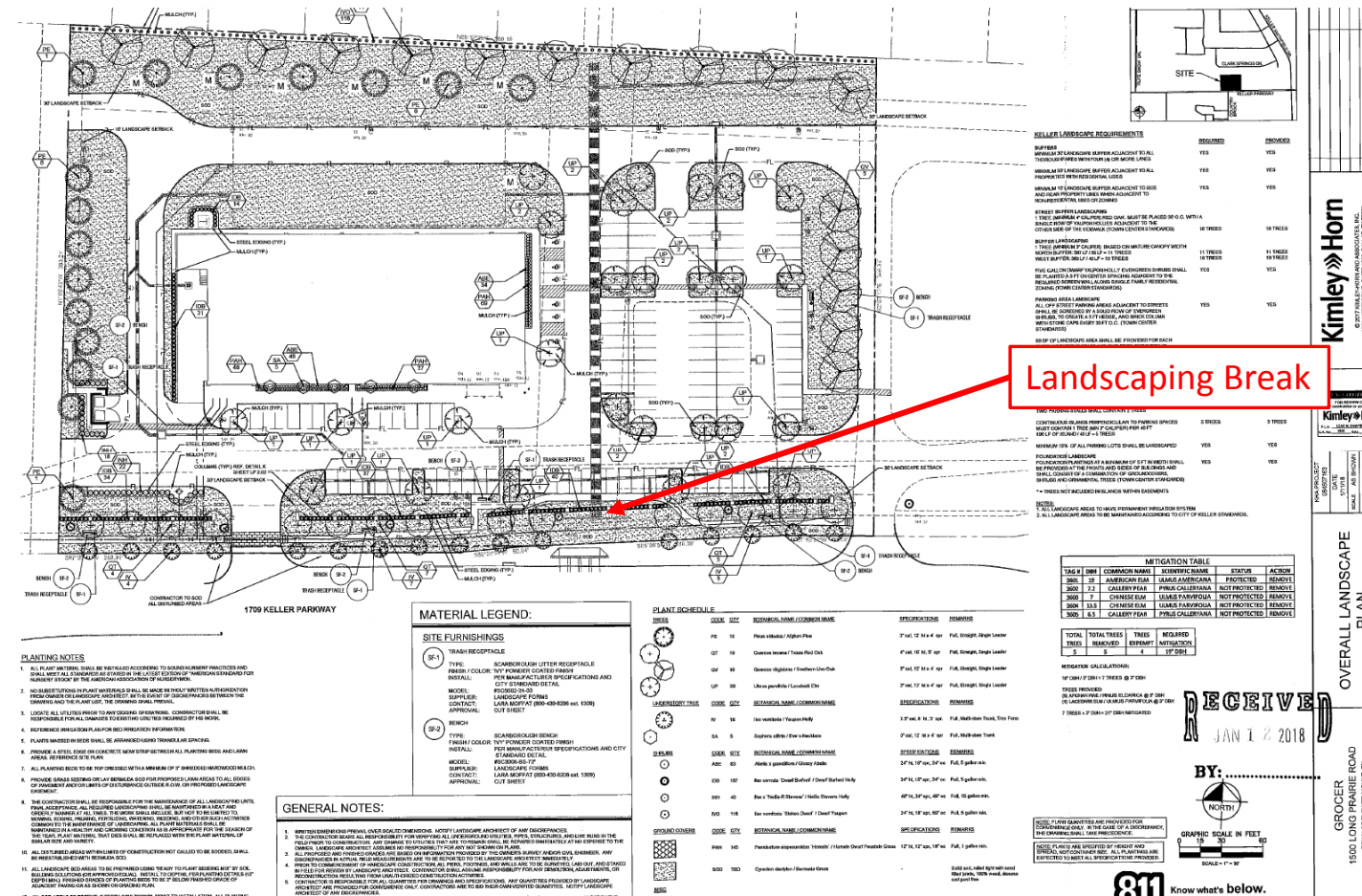
Item E-1 (Site Plan) Exhibits



Variances requested:

1. A variance is requested to waive the building articulation on the west building elevation.
2. A variance is requested to Section 8.03 (P.4.c.7) for limited window treatment on the south elevation as shown in "Exhibit A."
3. A variance is requested to allow metal faced accent materials on the north and west elevations, as shown in Exhibit A.
4. A variance to Section 8.03 (P.4.c.8) is requested to allow a curved TPO roof.

Item E-2 (Site Plan)



Variances requested:

- A variance is requested to allow a break in the landscaping along Keller Parkway to allow for the drainage facility.

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Item E-2 (Site Plan) Professional Opinion

Should the SUP be approved, staff **does not** support the following variances:

1. A variance is requested to waive the building articulation on the west building elevation.
2. A variance is requested to Section 8.03 (P.4.c.7) for limited window treatment on the south elevation as shown in “Exhibit A.”

Based on site conditions, architecture and past developments in Town Center, staff **supports** the following variances:

3. A variance is requested to allow metal faced accent materials on the north and west elevations, as shown in Exhibit A.
4. A variance to Section 8.03 (P.4.c.8) is requested to allow a curved TPO roof.
5. A variance is requested to allow a break in the landscaping along Keller Parkway to allow for the drainage facility.

It is the professional opinion of staff to **not support** the site plan as proposed.

Item H-3 & 4 Planning and Zoning Action

The Planning and Zoning Commission considered this specific use permit and site plan application on January 22, 2018 and recommended to deny each application by a vote of 7-0.

Item H-3 City Council Action

The Planning and Zoning Commission has the following options when considering a Specific Use Permit application:

- Approve as submitted (with requested variances;)
 - Approve with modified or additional condition(s)
 - Tabling the agenda item to a specific date with clarification of intent and purpose
 - Deny
-
- Supermajority vote to approve required on Item H-3

Item H-3 and H-4 Planning and Zoning Action

The Planning and Zoning Commission has the following options when considering a Site Plan and UDC Variance application:

- Approve as submitted (with requested variances;)
 - Approve with modified or additional condition(s)
 - Tabling the agenda item to a specific date with clarification of intent and purpose
 - Deny
-
- H-3 must be approved to consider site plan.



Questions?

Trina Zais

817-743-4130

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GROCER - 1500 LONG PRAIRIE ROAD

TOWN OF FLOWER MOUND, TEXAS



Kimley»Horn
January, 2018



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