



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 01/25/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2 (City Council District 2). Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

RECOMMENDED ACTION: Staff is unable to recommend approval of this request.

SUMMARY:

Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the subject property to a Planned Development District to facilitate a multi-family development on 9.2 acres. The subject property is currently zoned PD-294 for General Retail uses.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-397	Undeveloped
South	PD-23	Undeveloped
West	PD-382	Multi-Family Residential (under construction)
East	SH-161	Highway

HISTORY:

- October 7, 2003: City Council approved a zoning change for a Planned Development, which consists of Multi-Family Uses, General Retail Uses and Integrated Residential and Retail Uses (Case Number Z030701). While the original PD-294 allows multi-family use, the subject property is located within the area designated as Tract B-2, which is zoned for General Retail.
- October 16, 2018: City Council approved a zoning change creating a Planned Development for multi-family use on the property to the west (Case Number Z180701/CP180701). The subject property was originally included in this request but was removed after the Planning and Zoning Commission recommended that the zoning for the subject property remain in place.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan depicts five, three-story apartment buildings with a large clubhouse and leasing office while providing internal walking trails buffered from the surrounding streets. All access points are located along Forum Rd and will not disturb existing turn lanes or transitions at SH 161. There is an existing access easement that runs along the Forum frontage, providing adequate access to the property. The proposed amenities include fully equipped fitness center, spin/yoga center, community gathering spaces, pool area, pergola with a seating area and grill.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose of the FLUM is to serve as an outlook for the future use of land and the character of development in the community. The FLUM, along with other community objectives, is used to guide land use decisions.

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as High Density Residential. High density residential is reflective of multi-family apartments. Garden style apartments have densities between 12 and 20 dwelling units per acre. Newer construction, particularly if a mixed-use configuration, have densities above 20 dwelling units per acre. The following are policies to guide high density residential areas:

- They are appropriate along major collector or arterial roadways.
- They serve as a buffer between commercial or retail uses and lower density residential areas.

The proposal is consistent with the FLUM's designation of High Density Residential. The subject property is along principal arterials. The proposal does not serve as a buffer between commercial or retail uses and lower density residential areas.

SH 161 Focus Area

The subject property is located within the SH 161 Focus Area identified in the 2018 Comprehensive Plan. Public input for this area identified opportunities and desires for recreational amenities and upscale retail/commercial including sit-down restaurants and entertainment venues.

The vision for this focus area is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. The character envisioned for this area is a retail and entertainment corridor. In response to the desires of the community, and based on existing planned developments, uses in the district should be restaurants, retail, commercial, personal services, and entertainment venues.

The Comprehensive Plan states that any new developments in the corridor will need to be reviewed for consistency with the established character to ensure they meet the area vision. The proposal is not consistent with the public input, area vision, and area character for the SH 161 Focus Area.

City Council Development Policy

City Council's adopted a policy states that multi-family projects should be built on properties already zoned for multi-family development. The subject property is not currently zoned for multi-family development. The proposal is not consistent with City Council's adopted policy.

ZONING REQUIREMENTS:

The applicant is proposing a base zoning district of Multi-Family Three. The proposal meets the requirements of the UDC and Appendix W.

Table 2. Development Characteristics and Standards Comparison

Standard	Appendix W/UDC	Proposed
Max. Density	26	22.17
Min. Living Area (Sq. Ft.)	600	650
Max. Number of Single Bed Units	60%	60%
Lot Area (Sq. Ft.)	12,000	12,000+
Lot Width (Ft.)	100	100+
Depth (Ft.)	120	120+
Garages (% of Total Spaces)	30%	30%
Carports (% of Total Spaces)	20%	20%
Guest Parking (% of Total Spaces)	10%	10%
Fence Along Street	Wrought Iron w/ Masonry Columns	Wrought Iron w/ Masonry Columns
Perimeter Fence Height (Ft.)	6	6

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

The Planning and Zoning Commission denied this request by a vote of 8-0

Staff: While the FLUM designates this area as High Density Residential, the 161 Focus Area Map, which delves deeper into the preferences for this area, shows the area as Commercial/Retail/Office. The focus area vision is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. Since the proposal is inconsistent with the area vision, staff is unable to support the request as presented.