
ALLASO BRIARGATE

PROJECT STATEMENT

JANUARY 2022

TSN: 6233103013, 6233103014, 6233103015 & 6233416032

ADDRESS: 2505, 2525, 2535 DYNAMIC DR & 2460 RESEARCH PKWY

REQUEST

N.E.S. Inc. on behalf of Titan Development requests approval of:

1. A Zone Change from PIP1/CR to OC on 10.477 acres
2. A Concept Plan for Allaso Briargate Multi-family Residential on 10.477 acres.

SITE CONTEXT



The site is located on the north and east of the intersection of Chapel Hills Drive and Research Parkway. To the east of the site is a parkland tract and the Summerfield neighborhood. The majority of the houses

immediately to the east of the site are elevated from this property by approximately 15-30 feet. To the south of the site is Fire Station #19. To the west of the site is the Orix Prime West at Briargate office building, the Promontory at Briargate medical campus and a Kum & Go fuel station. To the west across Chapel Hills Drive is the Highlands at Briargate Commercial Center. To the north across Dynamic Drive is the Briargate Business Campus.

The site includes two parcels and two tracts comprising 10.477 acres. The north 4.586-acre parcel includes an existing parking lot. Two tracts to the east are 0.546 acres and 0.155 acres. The north parcel and tracts together are platted as Lot 3, Tract A and Tract B, Orix Prime West at Briargate Filing No. 1 Reception No. 203280054. The south 5.190-acre parcel is platted as Lot 1, Briargate Business Campus Filing No. 25 Reception No. 203164143.

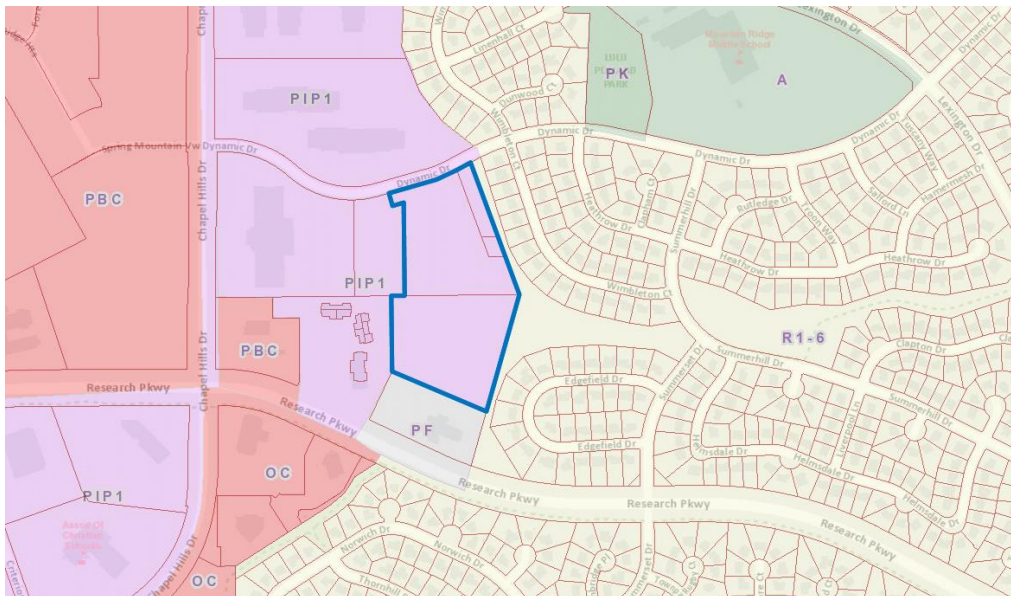


PROJECT DESCRIPTION

ZONE CHANGE

The site is currently zoned PIP1/CR Planned Industrial Park (Ordinance No. 98-130) with Conditions of Record. The Conditions of Record are:

1. A 100-foot landscape/open space buffer area will extend along the entire east property line. This buffer area shall not allow development (i.e. parking, buildings etc.)
2. One tree per 10 feet is required within the 100-foot buffer area. One third of the require trees will be evergreen. Tree sizes within the 100-foot buffer area shall be a minimum of 8'(eight feet) high for evergreens and 2 1/2 inch caliper for deciduous trees.
3. A grading plan shall be reviewed and approved with the coordination of the city planning and city engineering. Adjacent neighbors shall be notified of grading plan review.
4. The finished grade of the site and the finished floor elevations of the building(s) shall be reduced to the maximum extent possible at final development plan approval to reduce impacts to the residences to the east



In the context of the 100-foot landscape buffer required by Condition of Record #1 of Zoning Ordinance No. 98-136, note number 11 on the currently approved Development Plan for Prime Center at Briargate (AR DP 03-189) and the Orix Prime West at Briargate Filing No. 1 indicates that this also includes the 30-foot-wide open space to the east between the site and the single-family residential. The 70-foot landscape buffer easement of which the two east tracts are a part, provides the additional landscape buffer for the 100-feet identified in the currently approved Development Plan for Prime Center at Briargate (AR DP 03-189) and the Orix Prime West at Briargate Filing No. 1

A zone change to Office Complex (OC) is requested for the 10.477-acre site. The current PIP1 zoning limits the viable uses for the site. The OC zone allows multi-family residential use, which is the intended use of the site. However, the proposed OC zone opens up a wider variety of permitted uses and lowers the potential intensity of use on the site. The rezoning will make this infill property more efficient and sustainable. The R-5 Zone standards apply to multi-family in the OC zone, which allows for a maximum building height of 45 feet, a maximum lot coverage of 40% and a 20-foot front setback, a 5 foot side setback and 25 foot rear setback.

CONCEPT PLAN

A multi-family residential development is proposed on this site with a maximum density of 26 units per acre. The Concept Plan shows two buildings, but this is subject to change with the Development Plan. This development will include a mix of one-, two- and three-bedroom units. These units will be for rent. Surface parking will be provided for the units and for guests. The Concept Plan includes space for site amenities and includes a Clubhouse with a pool, spa and gym. Although the proposed OC zone has a maximum building height of 45 feet, it is anticipated that the proposed three-story building will have a maximum height of 38 feet.

The development will retain the 70-foot landscape buffer easement identified in the currently approved Development Plan for Prime Center at Briargate (AR DP 03-189) and the Orix Prime West at Briargate Filing No. 1. In addition, the proposed parking adjacent to the landscape buffer will provide an additional 60-foot setback to the buildings. In the context of the 100-foot landscape buffer required by Condition of Record #1 of Zoning Ordinance No. 98-136, note number 11 on the Development Plan indicates that this also includes the 30-foot-wide open space to the east between the site and the single-family residential.

Access to the proposed new development will be via two full movement access points with connection to Dynamic Drive and Research Parkway via shared private access drives to the north and south of the site.

PROJECT JUSTIFICATION

CONFORMANCE WITH ZONE CHANGE CRITERIA (SECTION 7.5.603)

1. THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE.

The permitted uses in the OC zone are less intensive than allowed in the PIP1 zone. Permitted uses in the PIP1 zone include: Automotive Repair Garages, Construction Yard, Light Industrial, Manufacturing, Warehouse and Distribution, Data Center, Exterminating Services and General

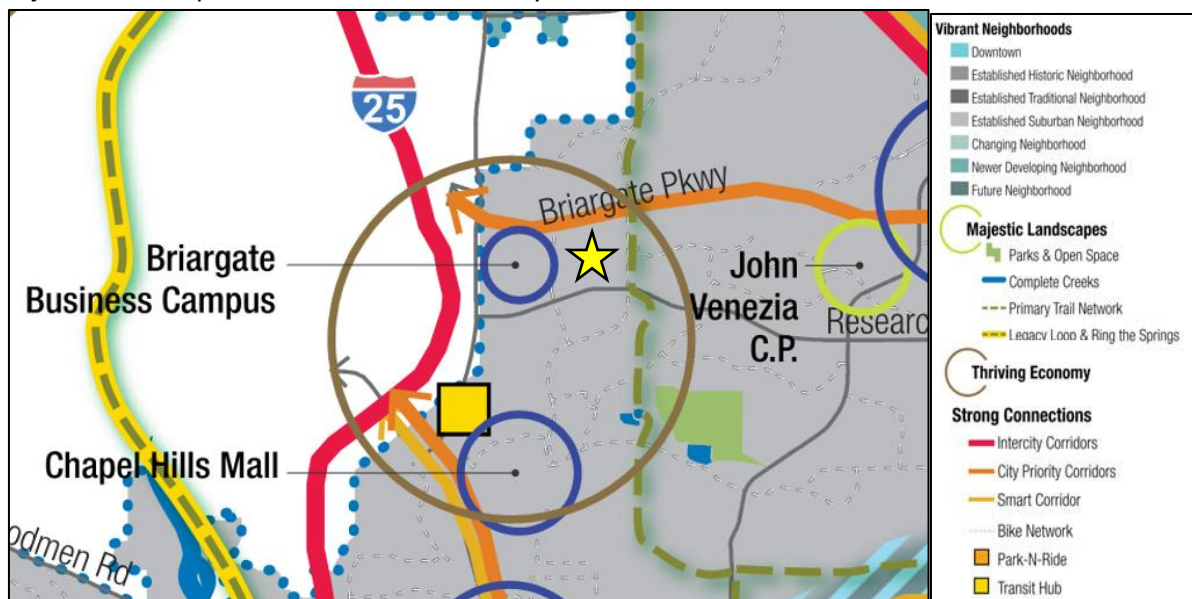
Office. Permitted uses in the OC zone include: Multifamily, General Office, Medical Office, Church/Temple, Single family and Mixed Use. Per the Zoning Code regarding the OC zone “This type of development can serve as a transitional use between more intensive uses of land such as major thoroughfares and/or commercial districts and the less intensive uses of land such as low density residential.” It is considered that the proposed OC zone is a more compatible transition zone between the single-family residential to the east and the more intense commercial uses to the west.

2. THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.

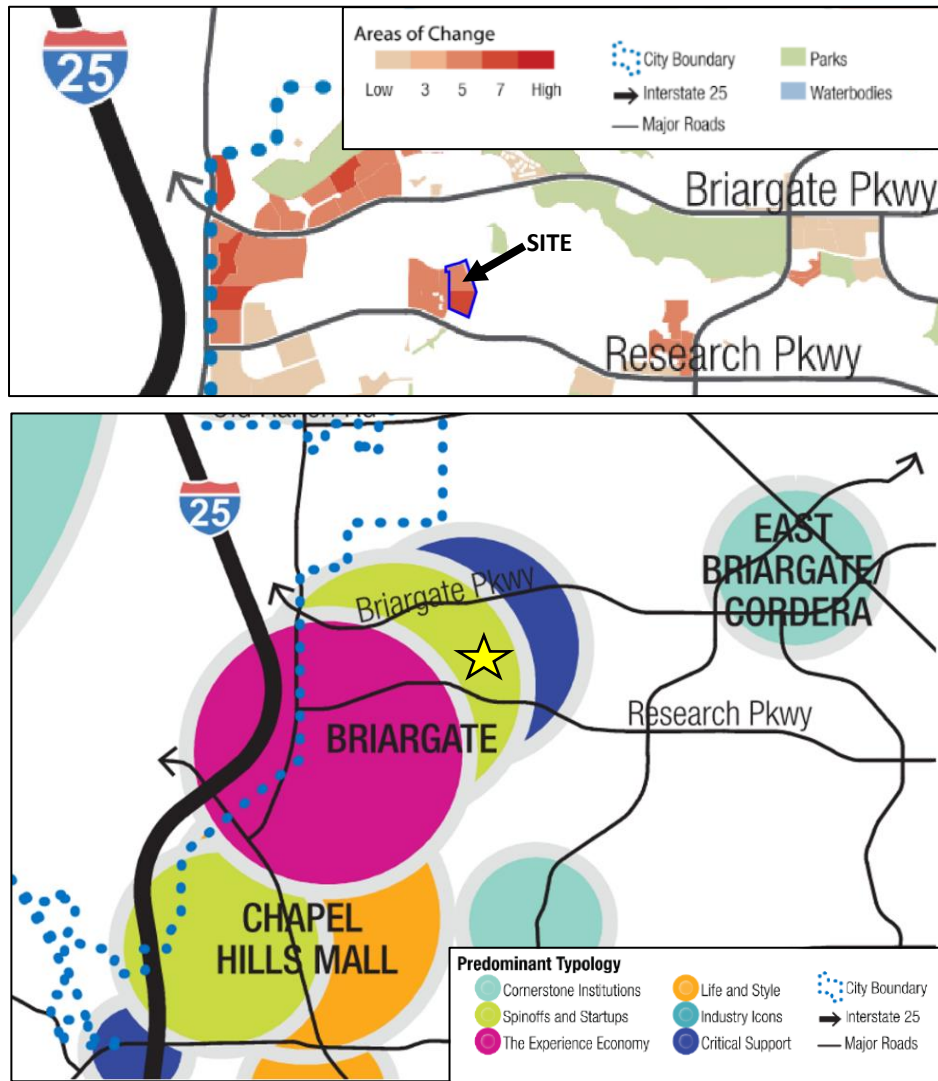
The objective of the zone change and Concept Plan, is to allow a multifamily residential use of the under-utilized parcels. This approach is consistent with the PlanCOS emphasis on infill and adapting to ever-changing market needs and demands.

PlanCOS also focuses on the importance of creating vibrant neighborhoods and providing diverse housing choices. Strategy VN-2.A-3 supports land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels. Goal VN-2: Strives for a diversity of housing types, styles, and price points distributed throughout the city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs. This project provides a mix of housing types, which immediately serves a range of demographic sectors and the needs of residents in the city.

The site is within a Thriving Economy Center and close to the primary trail network. The Briargate and Skyline Trails connect the area to multiple parks and open space including Rampart Park and the Majestic Landscapes John Venezia Community Park.



The site is noted as a high area of change on the Plan COS Areas of Change Map.



The Thriving Economy Framework Plan shows the Briargate area with a focus on The Experience Economy, Spinoffs and Startups, and Critical Support. The Allaso Briargate property is located within an overlap of Spinoffs and Startups and Critical Support center. PlanCOS strategies to support these typologies include:

Strategy TE-1.C-2: Support and leverage projects and initiatives with mixed uses, transit supported and walkable attributes to attract and retain a skilled workforce and business investment

Strategy TE-1.C-3: Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.

Strategy TE-2.C-3: Identify and develop new and underutilized areas as opportunities for unique attraction of new retail, dining, entertainment, and housing development.

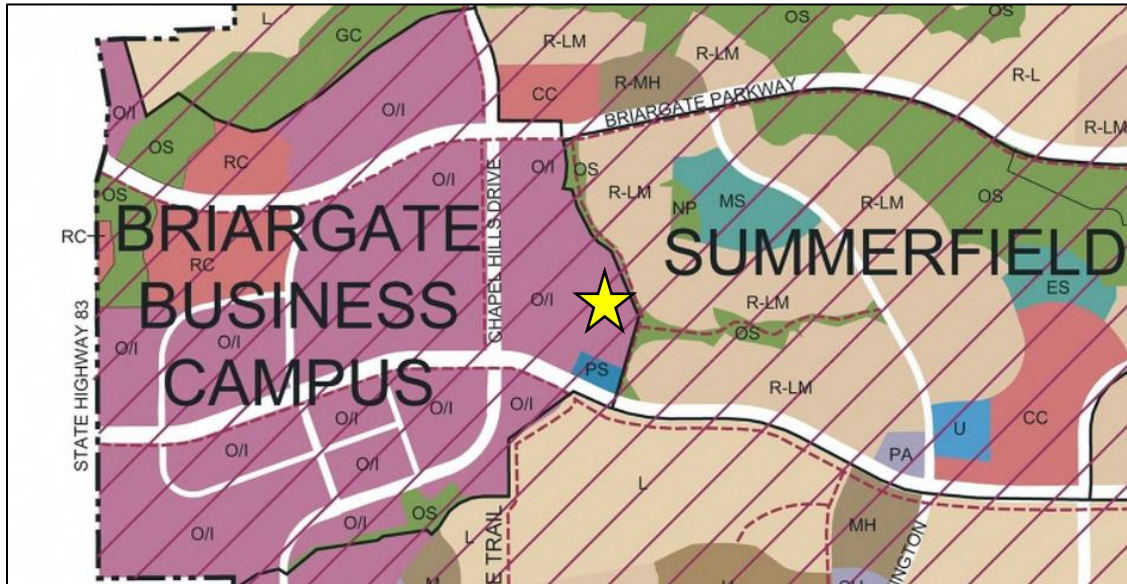
Strategy TE-4.A-1: Encourage revitalization and infill in underutilized urban places.

Strategy UP-2.A-1: Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions.

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

These strategic objectives of PlanCOS are met through the intent to broaden the use opportunities for the site and introduce multifamily residential uses to meet workforce needs. Current land use of the site (vacant and a parking lot) is an opportunity for redevelopment on an underutilized area for unique infill development.

3. WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH SUCH PLAN OR AN APPROVED AMENDMENT TO SUCH PLAN. MASTER PLANS THAT HAVE BEEN CLASSIFIED AS IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.



The Briargate Master Plan designates this property as an office-industrial/research and development use. The land uses identified on the Master Plan in this immediate area include a variety of residential densities and commercial/office uses. The proposed change of this site to multifamily residential would fall under the MH residential category, which is consistent with the MH use to the north of Briargate Parkway and provides a transition to the residential sites to the east. As the Master Plan is classified as implemented, the proposed change in land use classification of the parcel does not require a master plan amendment. The Briargate Business Campus Owners Association supports the proposed zone change and multi-family use.

4. FOR MU ZONE DISTRICTS THE PROPOSAL IS CONSISTENT WITH ANY LOCATIONAL CRITERIA FOR THE ESTABLISHMENT OF THE ZONE DISTRICT, AS STATED IN ARTICLE 3, "LAND USE ZONING DISTRICTS", OF THIS CHAPTER. (ORD. 94-107; ORD. 97-111; ORD. 01-42; ORD. 03-157; ORD. 12-76)

The project is not a Mixed-Use zone district.

CONFORMANCE WITH CONCEPT PLAN REVIEW CRITERIA (SECTION 7.5.501.E)

1. WILL THE PROPOSED DEVELOPMENT HAVE A DETRIMENTAL EFFECT UPON THE GENERAL HEALTH, WELFARE, AND SAFETY OR CONVENIENCE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF THE PROPOSED DEVELOPMENT?

As discussed previously the permitted uses in the OC zone are less intensive than allowed in the PIP1 zone. Per the Zoning Code regarding the OC zone “This type of development can serve as a transitional use between more intensive uses of land such as major thoroughfares and/or commercial districts and the less intensive uses of land such as low density residential.” The proposed multi-family use transitions between the more intensive commercial/office use to the west and the single family residential to the east. The proposed multi-family is compatible with the surrounding mix of uses and will provide much needed additional housing choice for a broader demographic that will support the changing needs of the community.

The residential to the east will be buffered by the 70-foot landscape easement, an additional 60 feet of building setback for parking/landscape and the 30-foot open space tract. Landscaping required at the development plan stage will enhance the aesthetics of the site/development and provide additional buffering to the residential along the east. The majority of residential houses to the east sit approximately 15-30 feet higher than the site, which together with the buffer separation will further mitigate the impacts of the approximately 40 feet high multifamily building.



On the south portion of the site the residential subdivision sits approximately 30 feet higher and many of the units sit behind a berm.



Moving north the berm transitions to an approximately 25-foot grade separation before gradually decreasing to a similar grade at Dynamic Drive.

In summary, the proposed Concept Plan will not have a detrimental effect on the general health, welfare, safety or convenience of people living or working in the neighborhood.

2. WILL THE PROPOSED DENSITY, TYPES OF LAND USES AND RANGE OF SQUARE FOOTAGES PERMIT ADEQUATE LIGHT AND AIR BOTH ON AND OFF THE SITE?

The proposed density and types of land uses are compatible with the surrounding mix of residential, industrial and commercial development. The proposed maximum building height is 45-feet in the OC zone but the proposed building height is a maximum of 38 feet, which will allow for adequate light and air both on and off the site. The two proposed buildings have a 150 feet separation and there will be 130+ feet separation from proposed buildings to the existing residential to east. The detailed site design context of the proposed development will be assessed further with future development plans.

3. ARE THE PERMITTED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING APPROPRIATE TO THE TYPE OF DEVELOPMENT, THE NEIGHBORHOOD AND THE COMMUNITY?

The permitted uses and bulk requirements will adhere to the proposed R-5 zone standards, which are intended to be compatible with adjacent residential areas. The proposed development however, will retain the current setbacks for the more intensive existing PIP1 zone of 50-foot front setback, 30-foot side setback, 50-foot rear setback and 100-foot setback adjacent to residential. New landscaping will be addressed in future Development Plans and will be consistent with the City's Landscape Ordinance.

4. ARE THE PROPOSED INGRESS/EGRESS POINTS, TRAFFIC CIRCULATION, PARKING AREAS, LOADING AND SERVICE AREAS AND PEDESTRIAN AREAS DESIGNED TO PROMOTE SAFETY, CONVENIENCE AND EASE OF TRAFFIC FLOW AND PEDESTRIAN MOVEMENT BOTH ON AND OFF THE SITE?

The proposed Concept Plan provides two access points for ingress and egress to distribute traffic on adjacent roadways. Pedestrian traffic will have access to existing sidewalks along Dynaimc Drive, and the existing trails in the City-owned open space tract to the east. The site is within walking distance to Lu Lu Pollard Park and Mountain Ridge Middle School, as well as the Highlands at Briargate commercial area to the west of Chapel Hills Drive. The Briargate and Skyline Trails connect the area to multiple parks and open space including Rampart Park and John Venezia Community Park.

5. WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING STREETS, UTILITIES, PARKS, SCHOOLS AND OTHER PUBLIC FACILITIES?

The objective of the Concept Plan is to enhance the efficiency and sustainability of this under-utilized property. The opportunity to increase the residential capacity of this area will make better use of the existing streets, utilities, parks and schools. Utilities, parks, schools, and other public facilities were considered with the original master plan and are not likely to be overburdened by the proposed new use on the site.

6. DOES THE PROPOSED DEVELOPMENT PROMOTE THE STABILIZATION AND PRESERVATION OF THE EXISTING PROPERTIES IN ADJACENT AREAS AND SURROUNDING RESIDENTIAL NEIGHBORHOODS?

The surrounding area comprises a mix of residential densities and types, as well as office uses and commercial centers. The proposed multi-family is compatible with this mix of uses and will provide much needed additional housing choice for a broader demographic that will support and preserve the changing needs of the community. The residential to the east will be buffered by the 70-foot landscape easement, an additional 60 feet of building setback for parking/landscape and the 30-foot open space tract. Landscaping required at the development plan stage will provide additional buffering to the residential along the east. The Concept Plan includes measures to minimize effects on adjacent residential properties, including building height, location of parking areas and inclusion of landscape buffers.

7. DOES THE CONCEPT PLAN SHOW HOW ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G., COMMERCIAL USE ADJACENT TO SINGLE-FAMILY HOMES) WILL BE MITIGATED? DOES THE DEVELOPMENT PROVIDE A GRADUAL TRANSITION BETWEEN USES OF DIFFERING INTENSITIES?

As discussed previously the residential to the east will be buffered by the 70-foot landscape easement, an additional 60 feet of building setback for parking/landscape and the 30-foot City-owned open space tract. The majority of the site sits substantially below the grade of the residential subdivision to the east, which sit approximately 15-30 feet higher than the site. This will help mitigate the impacts of the development. The proposed multi-family use transitions between the more intensive commercial and office use to the west and the single family residential to the east. Parking and detention facilities will provide a transition space to the commercial properties to the west. Per the Zoning Code regarding the OC zone “This type of development can serve as a transitional use between more intensive uses of land such as major thoroughfares and/or commercial districts and the less intensive uses of land such as low density residential.” It is considered that the proposed OC zone is a more compatible transition zone between the single-family residential to the east and the more intense commercial uses to the west.

8. IS THE PROPOSED CONCEPT PLAN IN CONFORMANCE WITH ALL REQUIREMENTS OF THIS ZONING CODE, THE SUBDIVISION CODE AND WITH ALL APPLICABLE ELEMENTS OF THE COMPREHENSIVE PLAN?

The above analysis of the relevant review criteria demonstrates that the proposed Concept Plan is in conformance with all requirements of the zoning, subdivision, and applicable portions of PlanCOS.