City of Bellaire - Fournace PD

Staff Comments

Due to multiple iterations and changes, it is highly recommended that the applicant submit a revised complete (entire) PD document with all drawings for any future reviews, in the recommended format below.

Additionally, it would be beneficial that the applicant address the comments listed below and provide written responses or highlight changes in the PD that address these comments and concerns. This was specifically requested at the public hearing on 1/24/22.

P&Z made numerous recommendations and the applicant should address each of these, incorporating the recommended changes into the narrative/plans, or otherwise explaining how he will meet them.

The document that is presented to the council will be the actual adopted ordinance and needs to be very clear and definitive.

Recommended PD Format (Document and Exhibits):

1. **Document Format**:

   It is recommended that following format (or similar) be followed to make the PD clear and concise and easily understandable.

   a. Written narrative of the proposed design:
   b. Name and address of the land owner, applicant, architect, landscape architect, planner, engineer, surveyor or other person involved in the preparation of the site plan.
   c. Purpose
   d. Location and surroundings
   e. Site development
      - Land uses
      - Site design
      - Access
      - Density
      - Screening and buffers
      - Circulations – vehicular, pedestrian and bicycle circulation
      - Amenities
      - Parking areas and ratios (Note needs to added - provided and required parking will be evaluated at the time of permit and TO for each tenant, when the ratios need to be met for each use)
      - Landscaping
      - Tree mitigation
      - Environmental assessment
      - Lighting plan
      - Building design (facades, heights, etc.)
      - Phasing
      - Other pertinent development data

f. Utilities and Drainage: A written description and analysis of additional demand on City utilities and storm drainage facilities, and impact on their available capacity, from the proposed development.

g. Traffic: A traffic impact analysis, specifically showing the impact of additional traffic on surrounding streets and mitigation measures proposed due to an increase in development intensity. Any and all traffic impacts directly attributable to the development application shall be assessed and all reasonable mitigation actions implemented to maintain existing levels of service, especially on South Rice Avenue and Fournace Place.

   In PD, he needs to provide a summary of the findings of the TIA, when it was performed, what improvements are recommended as a result, and any triggers. There are some 'triggers' in the TIA, and more can be added as a condition of approval. Even if this is all contained within the TIA, the main points need to be written into the PD narrative, so that it's clear.

h. Environmental report

i. Information or documentation as required by the Planning and Zoning Commission or the City Council.

j. Additional Notes in the PD:

   - The PD documents is required to meet all the requirements of Sec. 24-524 and other requirements of the code of ordinances and city standards.
   - Variances for current requirements, if any. If he is not requesting any variances, this also needs to be clearly written in the PD.
   - The development will follow all the requirements set forth in PD.

2. Attachments:

Exhibit 1: Legal Description

Exhibit 2 Location Map

Exhibit 3: Site Plan – dimensioned plan showing uses, parcels, thoroughfares, street alignments, access, density, building height, fire lanes , screening, parking areas and ratios, utilities, dumpster location, etc.

Exhibit 4: Landscaping Plan – dimensioned plan showing all landscaped areas, proposed quantity, size, and type of landscaping, types of paving, and other pertinent development data

Exhibit 5: Plant List (type, number, and size)

Exhibit 6: Tree disposition plan

Exhibit 7: Circulation Plan – vehicular, utility vehicle, pedestrian and other modes

Exhibit 8: Building Details

- Perspective/site renderings
- Front, side, and rear facades showing articulation, colors, materials, finishes, screening of roof mounted equipment, etc.
- Site cross sections showing proposed heights, open space, buffers, and surrounding development

Exhibit 9: Additional as required

Information to be included:

1. The Site Plan shall include: (From the City's zoning code)
    - North arrow and scale.
    - Vicinity map indicating the general location of the site and its relationship with adjacent and nearby streets in all directions from the site to a distance of 200 feet.
    - Surrounding uses, activities and influences of the site and adjacent properties within 200 feet.
    - Any buildings that exist or are proposed.
    - The boundary lines of the area included in the site plan, including bearings, dimensions and reference to a point on a recorded plat.
    - Existing and finished grades or contours, as applicable.
    - Identification of any areas on the site or within 200 feet that are within the 100-year floodplain.
    - The size of the subject property, and sufficient dimensions to indicate the relationship between buildings, property lines, zoning district boundaries, parking areas and other elements of the plan.
    - Existing structures and other improvements on the site.
    - Proposed location of buildings and other structures, parking areas, driveways, on-site circulation, screening and buffering, drainage patterns, public streets and any existing or proposed easements.
    - A schedule indicating total site area, total floor area, lot coverage relative to landscape surface area, allocation and specific location of all proposed principal and accessory land uses, number of dwelling units, nonresidential square footage, number of standard and ADA accessible parking spaces, any loading spaces, height of all buildings and structures, residential density, nonresidential floor area ratio(s), and other pertinent quantities relative to the submitted plan, including the above quantities by individual structure for plans with multiple buildings.
    - Focal points and site amenities.
    - The proposed location of any and all green space, public parks or other areas reserved for public use in the proposed development.
2. Circulation Plan shall include:
    - Public streets, and the location of any existing traffic control devices in the vicinity and nearest intersections.
    - Bicycle and/or pedestrian facilities, routes, paths or other existing improvements.
    - Driveways that exist or which are proposed to the degree that they appear on plans on file with the City.
    - The general location of new public streets, any proposed improvements or adjustments to existing public streets, and points of ingress to and egress from the development.
3. Building Details shall include:

- Building elevations of all sides and other site and architectural detail depicting conformance with design standards established for particular zoning districts, including façade materials, color, etc.
- Site cross sections showing the height of proposed and surrounding buildings, setbacks, and surrounding

4. Landscape plan shall include all requirements as set forth in Section 24-513.D.(2), illustrating the planned approach for providing required landscaping, screening and buffering, as applicable, as well as required tree planting for commercial property as set forth in Section 9-355 in Chapter 9, Buildings, of the City Code.
5. Tree disposition plan for the preservation and replacement of trees on the property as set forth in Section 9-352.D. in Chapter 9, Buildings, of the City Code. For planned development applications, the tree disposition plan shall be submitted at the time of application rather than with an application for building permit after planned development approval.
6. Environmental report - A written description, and any available documentation, of known environmental hazards or conditions existing on the property from historical use or off-site activities which impacted the site.
7. Drainage and Detention Plan – Details on detention and drainage, including type and location of all detention facilities.
8. Variations from City standards as part of a planned development application, which must be clearly specified.

<u>Comments/concerns from public hearing, to be addressed in the PD; Applicant should provide a written response to all comments:</u>

PD Document:

- Consider one PD for the entire development with a clear phasing plan.
- More comprehensive document with all updated attachments, with no discrepancies
- Detailed legible, dimensioned drawings showing al buildings, setbacks, fences, etc. that is implementable
- Clarify that the Site Plan is binding
- Incorporate flexibility, so that minor changes can be approved administratively
- Language from P & Z – “Minor deviations…”
- Show existing areas clearly, so as not to be confused with new development. Show boundaries of the PD clearly.
- Pedestrian connectivity from Anderson Street
- Provide examples of other developments with 500,000 square feet as examples

Development:

- Density - Too dense. Development will bring in more occupancy than the City
- Scale of the buildings – not appropriate, support that scale of the development on Rice and Bellaire Blvd or Rice Village
- Too many bars and restaurants as accessories?
- Surface parking and underground parking (like Greenway Plaza) should be considered

- Prohibit concerts
- Consider reducing the parking spaces
- Increase the usability by adding amenities and walkability to the development

Lighting:

- Lighting – Show details of site lighting. It is recommended that height of all site lighting not exceed 25'.

  Lighting of Buildings and Sites - add a note that (Requirement of the code):
  - Lighting of building exteriors and parking areas shall be designed to match the architectural character of the site and its vicinity in terms of fixtures and illumination.
  - *Outdoor lighting.* All outdoor lighting shall be located, screened or shielded so that adjacent residential lots or structures are not directly illuminated.

Noise:

- Noise from live events - address
- Concern - existing parking lot will encourage disruptive events that are not permitted, but happen anyway. Hard to enforce code or police these events in a timely manner
- City has noise ordinance; these events would violate the ordinance. How is that managed?

Landscaping/Trees:

- Details on existing trees – removal, replacement, etc. and proposed; also maintenance of trees. He should detail what he's already planted and where.
- Consider trees/shrubs in additional to Live Oaks in north buffer area to serve as buffer to avoid monoculture. (*refer to Locust Street dead-end*)

Traffic:

- Need additional lanes on S. Rice and Fournace due to existing traffic
- Address traffic from the elementary school due morning and afternoon peak
- Pedestrian access challenges – no safe walking paths, highway frontage on one side
- Mayfair should not be opened to 610
- Ingress road being moved to the south will affect parking analysis. Will permit more retail/office and thus require more parking
- Parking estimate – does it include outdoor activity places
- Traffic study done with minimum number of volumes – outdated, from 2018. He should have his traffic engineer explain what their TIA really means (that it's about trip generation etc) and explain any improvements that will be made as a result of TIA, as well as triggers for improvements.

Parking Structures:

- Show details of the parking structure. Consider enclosing the garage on 3 sides, especially the side abutting residential.
- *Requirement of the code*: Such structures shall be designed for architectural consistency with the primary building served or other nearby buildings in terms of façade design, articulation, finish materials and/or shielding of unfinished structural elements and mechanical equipment. Parking structures shall include architectural and/or landscape elements which enhance the garage appearance and help to screen parked vehicles and interior lighting from external view (e.g., decorative screens, trellises with or without associated vegetation, façade and roofline variation).

Uses:

- Undesired Uses: fast food, generic stores, retail stores (closing down) – restriction on big boxes, limit the size of the buildings and retail establishments.
- Desired Uses: exclusive restaurant and high end development, small scale businesses

Security and Crime:

- Additional visitors and traffic
- Increased demand on police

Circulation and Pedestrian Connectivity:

- Provide continuous and safe sidewalks and walkways for residents to walk from the surrounding neighborhoods to this development

Screening from Residential:

- 8' barrier between parking and homes not sufficient

Positives:

- Great to have more entertainment, shopping and restaurants. Keep tax dollars inside the City
- Park – good for families to gather
- Enhance the City, tax base, developer has listened to concerns
- Walking distance from homes a benefit – for children to hang out

MUD Structure:

- Are residents going pay MUD

Infrastructure and Utilities:

- Additional burden on sewage, etc.

Impact on surrounding residential:

- Want to see some concrete changes for impacted homes within 500'
- Mayfair residents affected most by 85' buildings
- Bars next to homes
- Shielded lights- some already there violate the restrictions – light up the houses in the neighborhood, also across the streets
- Light pollution and screening – trees take a long time to grow, 3 side closed open garage
- Rodents and Odor

Environmental concerns:

- Site contamination, TCEQ website shows contamination, radiation on site
- Park over contaminated area
- Before soil disturbance, City would have the ability to act on the basis of the environmental report commissioned by the City

Flooding/Drainage:

- Increased flooding due to increase in permeable cover