



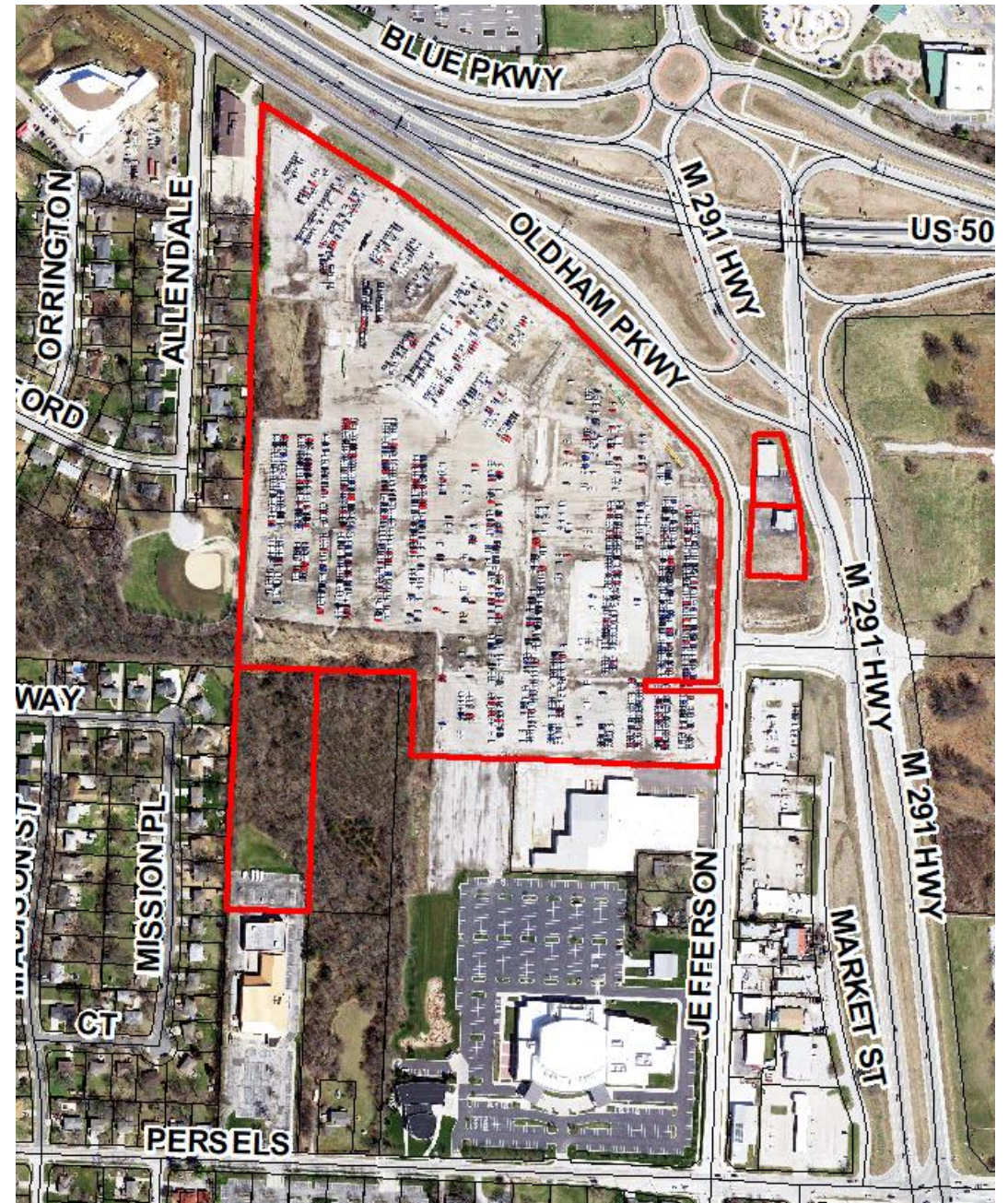
PL2023-188

OLDHAM VILLAGE PHASE 1 PRELIMINARY DEVELOPMENT PLAN

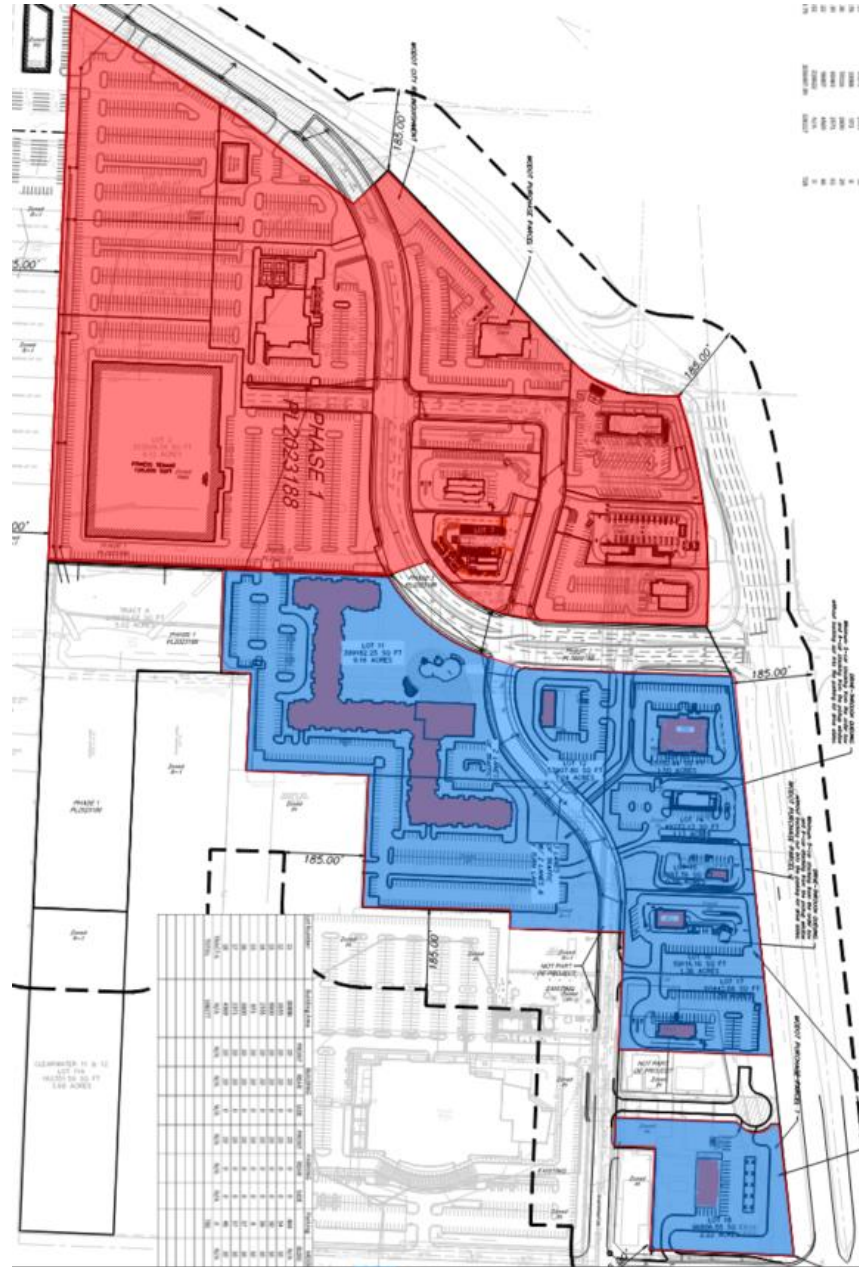
Applicant's Request

Approval of a Preliminary Development Plan for development of a 164,659 sq. ft. commercial development comprising Phase 1 of Oldham Village.

Proposed development includes three (3) modification requests related to parking setbacks, landscape buffer and overlay design standards.



Project Overview



PL2023-188
Phase 1 (in red)
Lots 1-10

PL2024-015
Phase 2 (in blue)
Lots 11-18

Area/Zoning Map

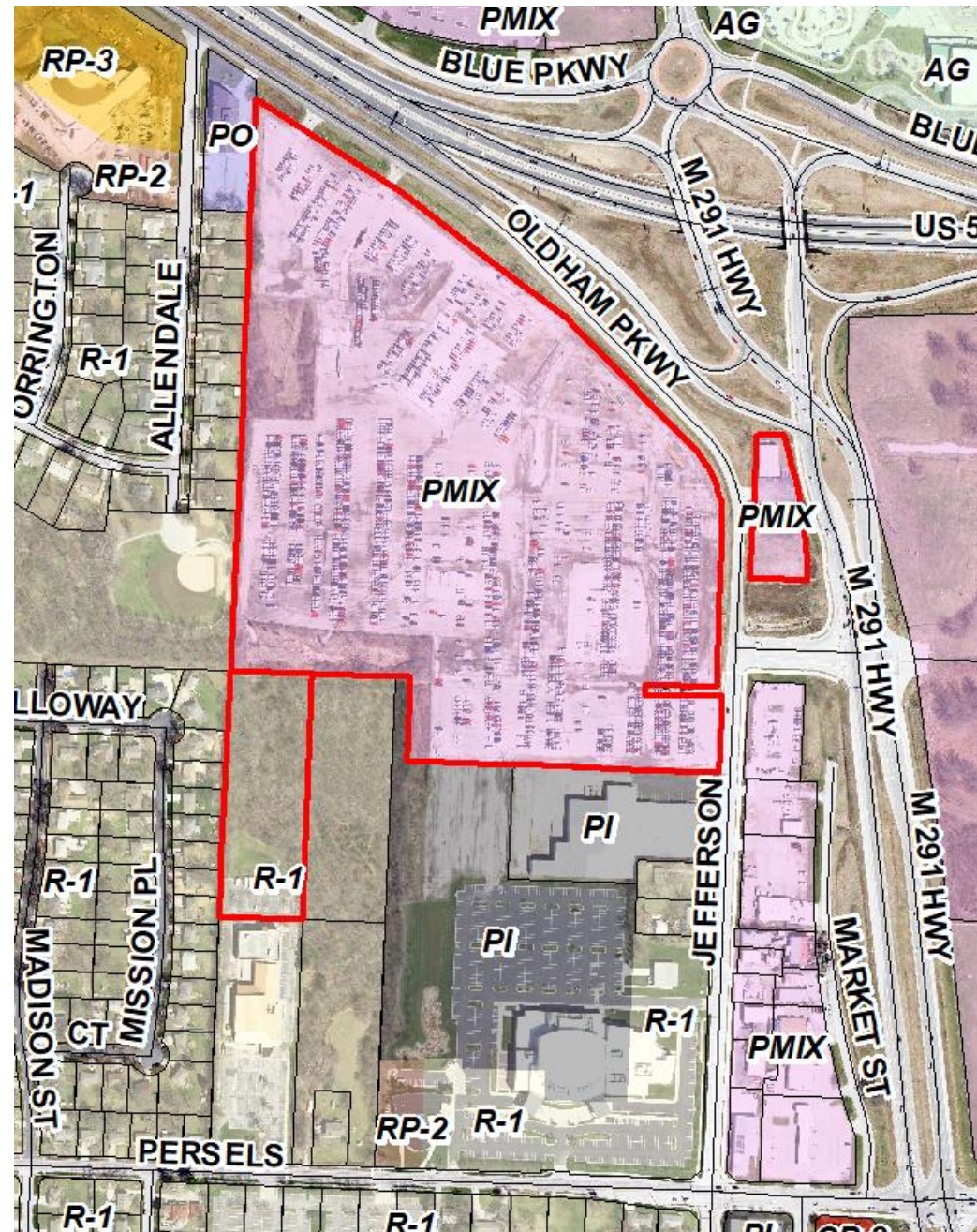
PMIX Zoning District

West – R-1 (Single-family Residential) and PO (Planned Office)

South – R-1 and PI (Planned Industrial)

East – M-291 Hwy

North – US 50 Hwy



Project Information

Specification	Proposed
# of Buildings	9
# of Stories	1
Floor Area Ratio	0.18 overall
Building Size	164,659 total sq. ft.
Parking	1,698
Land Coverage	50% total impervious



TRACT D	TRACT C	TRACT B	TRACT A
0.40	17.87	N/A	0
1.11	40.78	N/A	0
43.02	173146.13	144800.28	1688

Application Information

Neighborhood meeting held on June 24, 2024

Thirteen (13) members of the public attended the meeting, who discussed the following: stormwater; land uses; buffers; and impact on area businesses traffic.

Staff has received no comments from the public regarding this application.

Modifications are being requested for:

- Parking setback from right-of-way
- Buffer
- Overlay design standards



Elevations



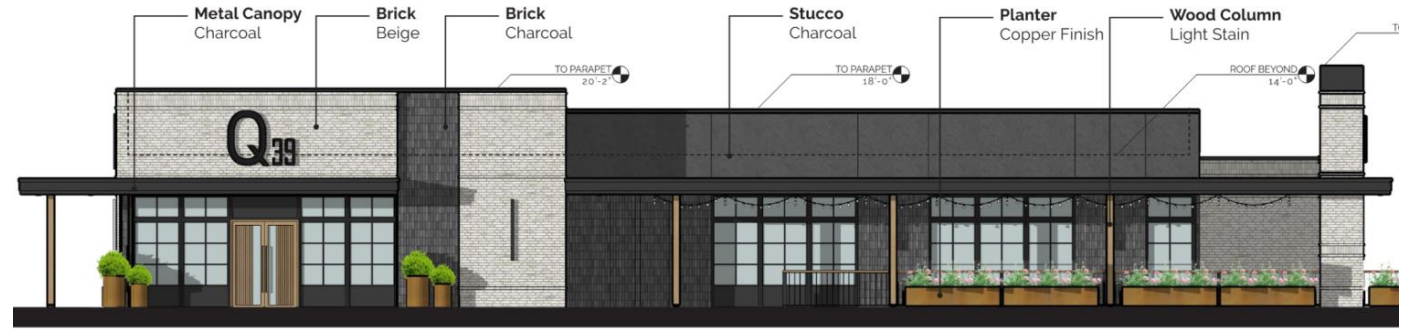
Lot 3 and 6



Lot 10

Material Palette:

- Brick
- Cement fiberboard
- Metal accents
- Glazing



Lot 5



Lot 8



Lot 9

Monument Signage - Primary

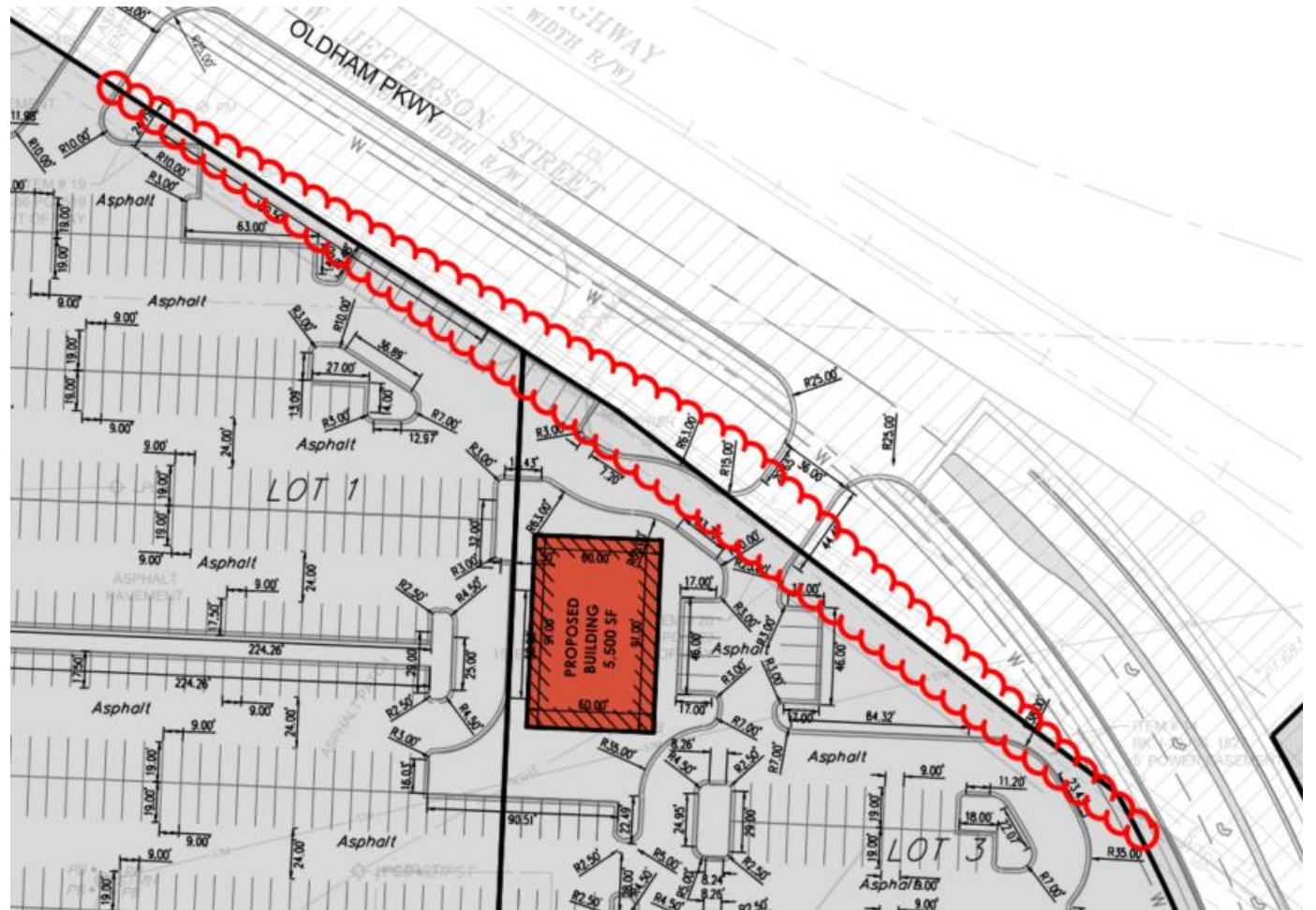


Proposed Monument Signs – Primary Shopping Center Identification

Sign Type	Number of Wall Signs	Sign Area	Sign Location	Max. Letter Height
Primary Identification Monument Signs	2	224 sq. ft. sign face area; and 312 sq. ft. overall sign structure area	Western project boundary; and Eastern project boundary (SW Oldham Pkwy/South M-291 Hwy intersection)	30' (Structure Height)

Modification

- Required – Min. 20' parking lot setback from ROW
- Proposed – Min. 0' parking lot setback from SW Oldham Pkwy/US 50 Hwy ROW



Modification

- Required – 20' buffer (6' vinyl fence or masonry wall + landscaping)
- Proposed – 30' buffer composed of modular retaining wall + landscaping



Modification

- Required – Urban-style lifestyle/town center design characteristics
- Proposed – Base UDO development standards



Road Improvements – Phase 1

SW Oldham Parkway & M-291

- Two (2) EB left-turn lanes
- EB right-turn lane
- Two (2) WB lanes on Oldham Parkway, extending east

SW Oldham Parkway & M-291

- Two (2) EB left-turn lanes
- EB right-turn lane
- Two (2) WB lanes on Oldham Parkway, extending east

SW Oldham Parkway & Access 2

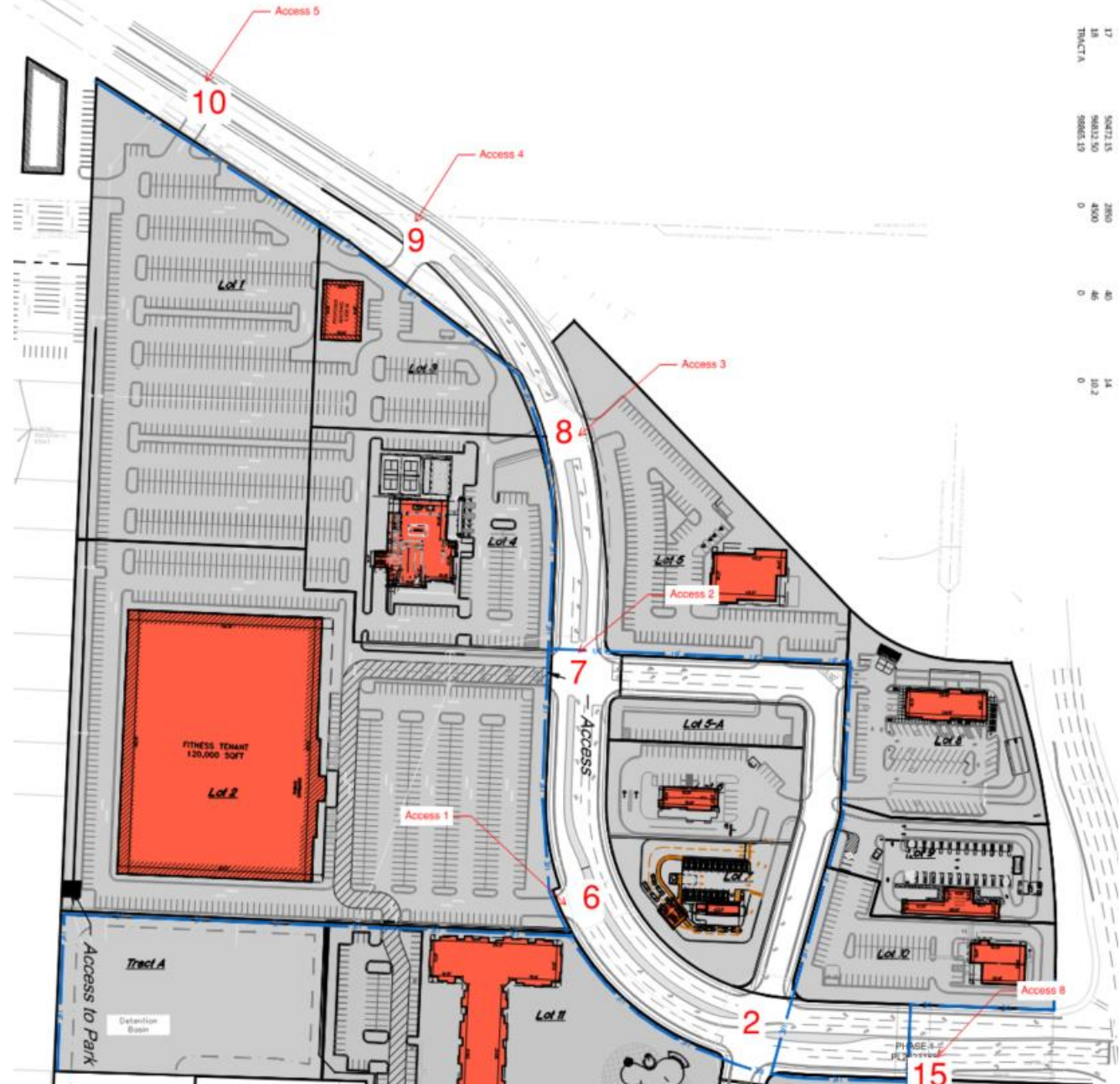
- Install signal
- NB left-turn lane
- SB left-turn lane
- 3-lane EB and WB approaches

SW Oldham Parkway & Access 3

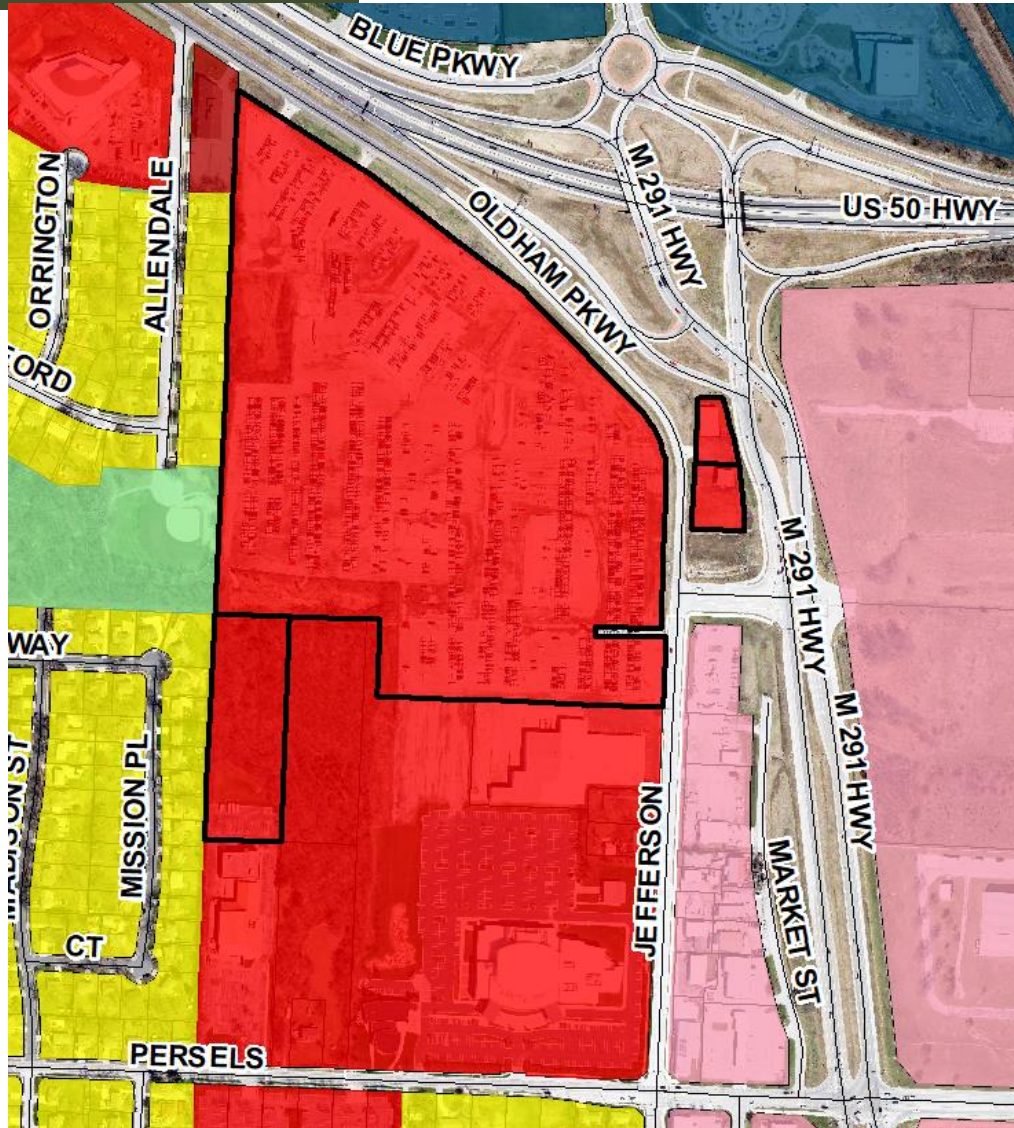
- NB left-turn lane
- Two (2) WB lanes on Oldham Parkway, extending east

SW Jefferson St

- Construct realigned portion as 3-lane w/ center two-way turn



Staff Analysis



- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies

Recommendation

1. A modification shall be granted to the minimum 20' parking lot setback from the right-of-way, to allow parking lot setbacks ranging from 0' to 18' along SW Oldham Pkwy, US 50 Hwy and South M-291 Hwy rights-of-way as depicted on the preliminary development plan.
2. A modification shall be granted to the high impact buffer requirement between the proposed PMIX-zoned development and the abutting R-1 zoning district, to allow a buffer along the western boundary of Lots 1 and 2 composed of a retaining wall supplemented with low impact landscaping planted along the east side of the retaining wall.
3. A modification shall be granted to the EnVision LS overlay commercial design and architectural standards, to allow the proposed development to follow the standard design and architectural standards of Article 8 of the UDO.
4. Development shall be in accordance with the preliminary development plan dated August 13, 2024, and building elevations uploaded August 2, 2024. However, Lots 2 (fitness facility) and 7 (Smalls Sliders) are approved with conceptual approval only and a preliminary development plan shall be required for said lots prior to final development plan approval.
5. Road improvements for Phase 1 shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated August 26, 2024.
6. Approval shall be granted for two (2) primary identification monument signs with an overall height of 30', 224 sq. ft. sign face area and 312 sq. ft. overall sign structure area.

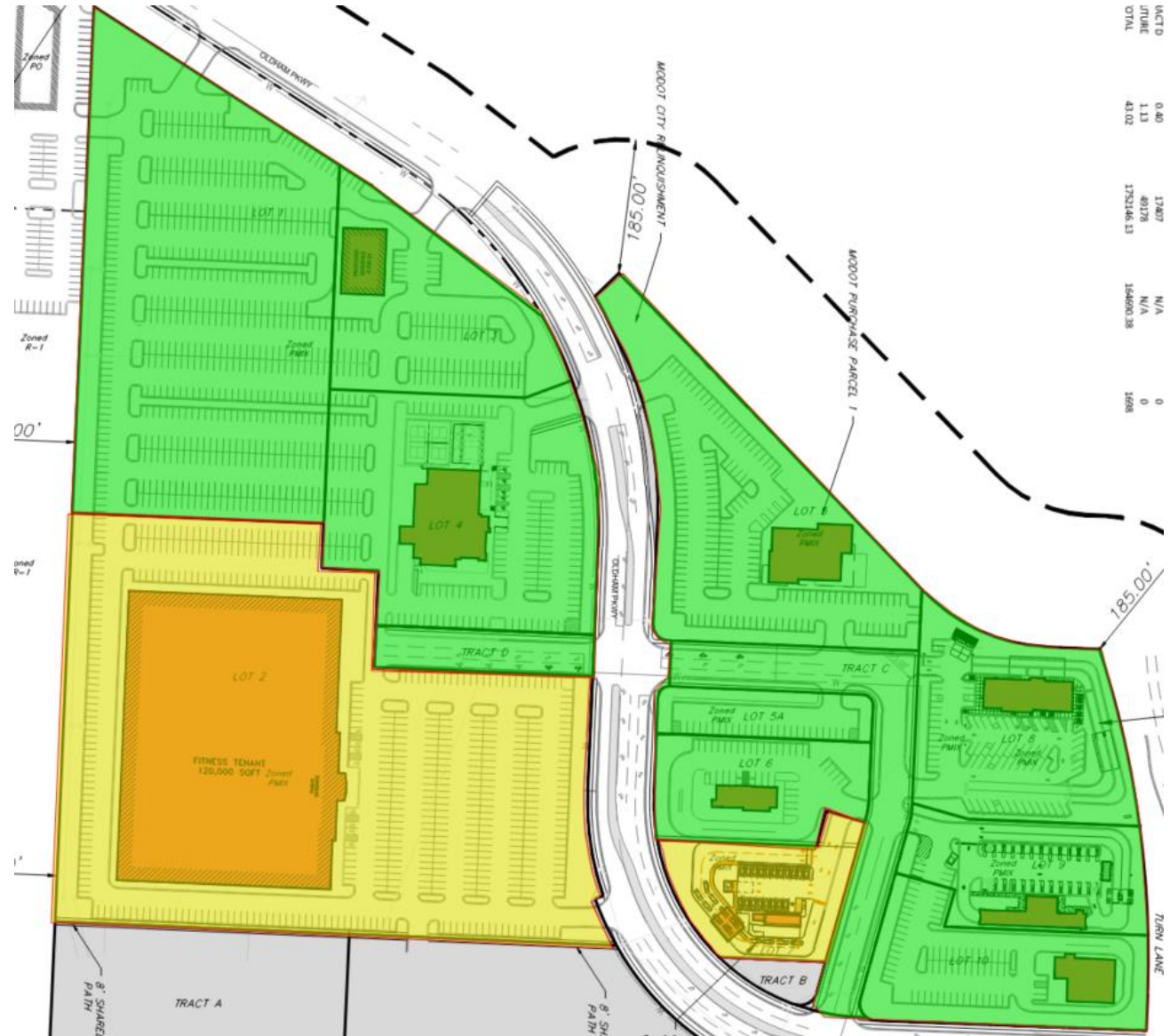
Recommendation

Preliminary Development Plan Approval:

- Lots 1, 3-6 and 8-10 (in green)

Conceptual Approval Only:

- Lots 2 and 7 (in yellow)



TRACT D TOTAL	TRACT C TOTAL	TRACT B TOTAL	TRACT A TOTAL
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43.02	1732146.13	154890.38	1698



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