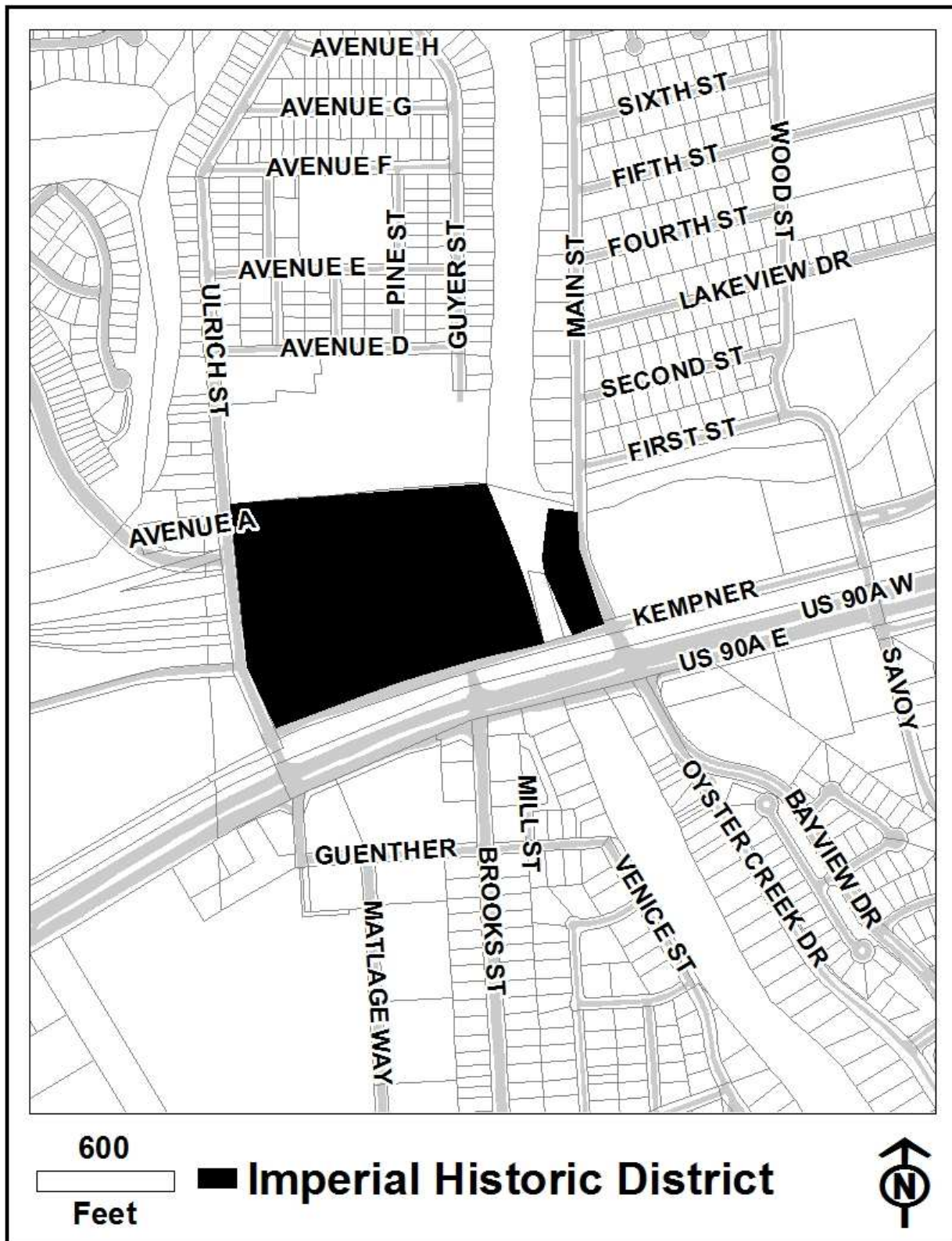


# STAFF REPORT

## Vicinity Map



## SURROUNDING ZONING AND LAND USES:

Subject Property Zoning Subject Property Land Use	Planned Development (Ordinance 2036 Imperial Market District Final Development Plan) Vacant commercial / industrial property with several existing former Imperial Sugar Company Factory buildings, new Fort Bend Childrens Discovery Center
Surrounding Zoning	North: Imperial PD (General Development Plan) South: Business Office (B-O) District across US 90A East: Imperial PD (General Development Plan) West: Restricted Industrial (M-1)
Surrounding Land Use	North: Vacant commercial / residential property South: US 90A and offices and commercial East: Vacant commercial West: Nalco Corporation

### *Final Site Layout Plan Exhibit B-1C (Details)*

Exhibit B-1C provides a number of key details for the Imperial Market PD, including the location of buildings, footprint of buildings, access drives, common open space, parking lots and garages, and a series of square footage numbers for specific commercial and retail buildings labeled 1 thru 14. In addition, Exhibit B-1C is the primary identifier of the existing historic buildings including the Char House, 3-Bay Warehouse, Container Warehouse, Engineering Building, and the Silos. As mentioned in the executive summary, there are no proposed changes to the building locations within the PD and no changes to the historic buildings. There is updated information as to the actual square footage within the 3-Bay Warehouse and the Silos, based on more accurate plans for the Smokestack Building and Wharf Building, while the applicant is proposing tenant updates for the Cinema Building to enhance the theatre experience for stadium-style seating. Also included is a square footage increase for the Hotel Annex building adjacent to the Char House, which can help ensure adequate support services for a hotel to locate within the historic Char House Building. The following chart provides details of Exhibit B-1C for the adopted PD Ordinance No. 2036 and proposed square footages:

Specific Building:	Adopted PD Ord.	Proposed Amendment:	Difference:
Bldg. 2 (Cinema)	77,730	97,400	19,670
Bldg. 9 (Smokestack)	56,450	90,000	33,550
Bldg. 10 (Wharf)	59,330	76,000	16,670
Bldg. 11 (Hotel Annex)	10,700	30,000	19,300

An additional item to note, is that there has also been a cumulative reduction in square footage based on several buildings as the applicant has further refined plans. This adds up to just over 8,000 square feet of reductions.

When staff discussed the proposed changes for the four main buildings (in chart), the applicant was able to provide further explanation for the square footage changes for each building. This can provide more insight beyond the basic numbers. Information from these discussions are summarized under each building in the following headings:

#### Bldg. 2 (Cinema):

The Cinema building is primarily proposed for a multi-theatre movie cinema with some commercial desired. Additional details for tenant needs for larger stadium-style seating is driving the square footage addition. While not fundamentally changing number of seats proposed, the layout calls for more build-out within the footprint of the Cinema Building. Staff confirmed that overall building elevations are not significantly changing, and that this is not increasing intensity of parking or traffic. This essentially is about the theatre experience for patrons.

#### Bldg. 9 (Smokestack):

The Smokestack building adjacent to the main parking garage is proposed for a combination of office, retail, and restaurant. While this building contains the greatest difference in square footage proposed in the PD amendment, the applicant has confirmed that as their architectural team worked further within the building footprint, additional square footage was determined to be contained within the overall building planned at the site. While the 90,000 square footage is a maximum, this provides further flexibility for build-out. Staff confirmed that overall building elevations are not significantly changing.

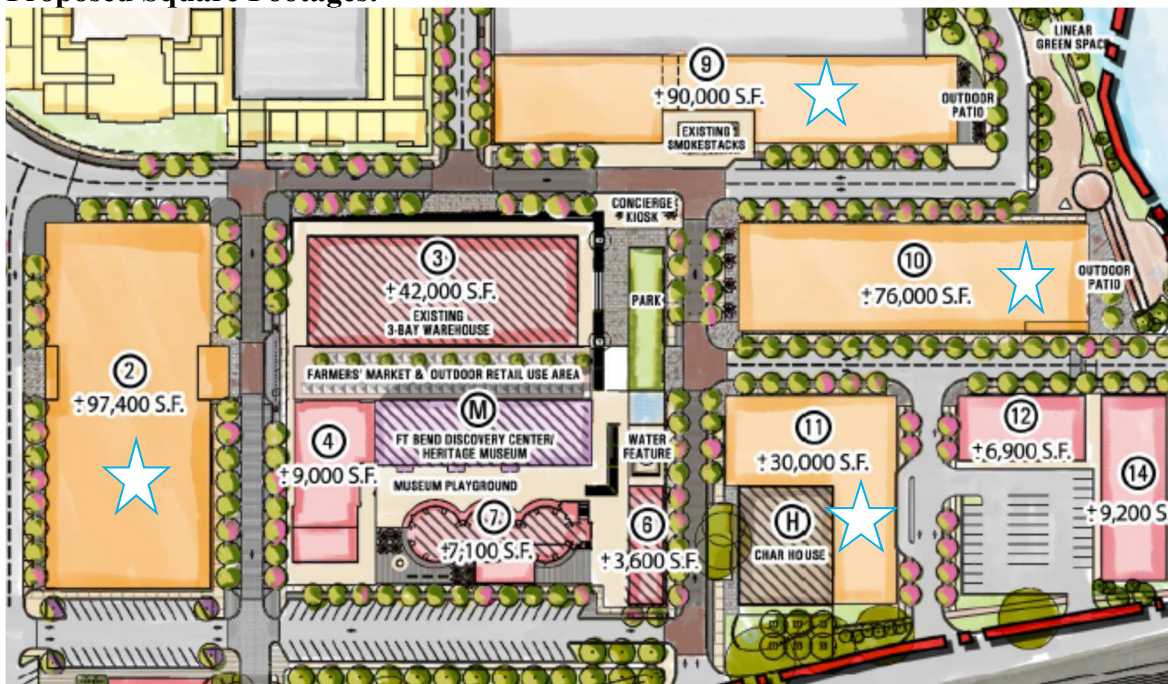
#### Bldg. 10 (Wharf):

The Wharf building is primarily designed to consist of retail / restaurant combinations. Within the building footprint, the applicant has revised the layout and captured additional square footage. The building is not fundamentally changing in elevations or scale.

#### Bldg. 11 (Hotel Annex):

The building will be directly adjacent to the existing historic Char House, and based on the planning for a hotel use in the existing building, this annex building will be needed for potential restaurant / conference / accessory uses. Those uses will have limitations within the historic Char House, and the square footage adjustments to Building 11 will provide for more significant amenities for the planned hotel use. No changes to the Char House will occur as a result of this revision, and the proposed annex building elevations are not significantly changing.

#### **Proposed Square Footages:**



*Technical Review- Square Footage Changes to PD Development:*

As a part of the overall discussions with the Imperial Market applicant, staff requested that the applicant provide additional information with regard to any anticipated impacts to traffic or parking with the additional square footage being proposed. As part of the application, staff received updated Traffic Impact Analysis (TIA) information and further documentation on overall parking at the site and land use. The Engineering Department performed a detailed evaluation of the TIA and had a number of questions for the applicant team based on the analysis. Following resubmittal, Engineering was able to confirm that the square footages that were taken into account with the original 2015 development plan and the updated 2017 information showed no significant impact for the overall development or surrounding areas. Mitigation measures for Imperial Market remain as proposed from prior analysis. Part of the reason for this is that the applicant TIA contained the larger square footage numbers for the Smokestack Building and Wharf Building at the time, and the Cinema Building impact is based on seating, which is not increasing. As is common with all development, City staff will continue to monitor traffic patterns over time as the site develops. With regard to parking, the approved PD provided for a mixture of parking garages and surface parking (on-street style parking and surface lots) within the development. Staff has been reviewing the site plan package for the overall development, and has confirmed specific parking spaces throughout the site (garage, on-street, surface lots) with the project architect. In addition, as in Sugar Land Town Square PD, the Imperial Market PD authorizes Urban Land Institute (ULI) Shared Parking methodology, which allows for sharing between uses such as office and restaurant / retail. It is important to note that the garage that is integrated into the multi-family development site will park the entirety of the multi-family project, while the main garage provides the bulk of parking for the overall development. Staff can confirm that the parking being proposed for the overall development is adequate when the PD amendment is taken into account. In addition, the shared parking methodology provides an important tool for a mixed-use center such as Imperial Market. Staff believes that the language within the text of the current PD provides the appropriate tools for long-term parking needs for the site. In summary, staff has concluded an examination of traffic and parking with regard to the PD amendment and has determined that the square footage revisions do not create an issue that requires additional parking or other traffic mitigation measures.

**PLANNING AND ZONING COMMISSION REVIEW:**

The Planning and Zoning Commission held a public hearing on September 12, 2017 with regard to the proposed Planned Development (PD) amendment change to Exhibit B-1C. There were no speakers from the public at the meeting for this item. Following the hearing, the Commission had a number of questions with regard to the changes proposed, including more detail on the square footages as it related to each of the four buildings. In addition, staff presented the vetting of the PD changes with regard to the updated technical information of the TIA update and parking analysis. Following this, the Commission made a recommendation of approval to the City Council for the PD amendment with a specific condition relating to square footage maximums. Since the square footage of the buildings in the PD had a plus / minus next to square feet call-outs, the Commission felt that the increases for the Smokestack Building, Cinema Building, Wharf Building, and Hotel Annex Building should be capped by the inclusion of a "MAX" designation. The applicant agreed to this provision and this revision is included in the attached Ordinance before Council for consideration.

### **PUBLIC HEARING:**

The Notice of Public Hearing was published in a newspaper of general circulation, all property owners within 200 feet of the proposed site were notified, and the public hearing notice was published on the City of Sugar Land's Internet Home Page. Staff also placed a courtesy notification sign at the property regarding the public hearing. Staff has received one inquiry regarding the hearing, and is not aware of any opposition to the proposed PD at the time of this report.

### **POINTS FOR CONSIDERATION:**

- The proposed revisions to PD Ordinance 2036 being considered by the City Council are specific to Exhibit B-1C only. As such, the focus is specific to building square footage for four Buildings that exceed Director-approvable 2,500 square feet threshold as follows:
  - Bldg. 2 (Cinema)
  - Bldg. 9 (Smokestack)
  - Bldg. 10 (Wharf)
  - Bldg. 11 (Hotel Annex).
- PD amendment to square footage has been reviewed against updated traffic impact analysis and project parking information. City staff can confirm that the project has the appropriate measures in place for mitigation and operation.
- There are no changes to building footprints and no changes to the multi-family site or unit numbers in the amendment.
- Staff and the Planning and Zoning Commission recommend approval of the PD amendment to revise Exhibit B-1C of the Imperial Market PD Final Development Plan.



## GENERAL LAND PLAN



TBG



## **NOTICE OF PUBLIC HEARING**

**PROPOSED AMENDMENT TO IMPERIAL MARKET PLANNED DEVELOPMENT (PD) DISTRICT FINAL DEVELOPMENT PLAN ESTABLISHED BY ORDINANCE 2036 FOR SQUARE FOOTAGE CHANGES- LOCATED AT THE NORTHEAST INTERSECTION OF ULRICH STREET AND KEMPNER STREET AND TO THE WEST OF MAIN STREET**

**City Council Public Hearing: 6:00 p.m., January 2, 2018** to hear all persons interested in the proposed amendment to the Imperial Market Planned Development (PD) Final Development Plan, established by Ordinance 2036, also known as Imperial Historic District 1, for square footage changes. Property is further identified as bounded by Main Street to the east, Kempner Street to the south, and Ulrich Street to the west, within the S.M. Williams League, Abstract 97.

City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North. Details of the proposed rezoning may be obtained by contacting the City of Sugar Land Development Planning Office by email [planning@sugarlandtx.gov](mailto:planning@sugarlandtx.gov) or phone (281) 275-2218. The agenda item for this meeting will be placed on the City website at [www.sugarlandtx.gov](http://www.sugarlandtx.gov) under "Meeting Agendas, Minutes, and Videos" City Council no later than Friday, December 29, 2017.