

RESULT SHEET

Date: 05/07/13

Case No./Name: 12-12Z1 The Ridge (zoning)

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **DENIAL** of the proposed zoning change. However, if the Commission chooses to recommend in favor of the zoning change, staff recommends the following stipulations:

1. The approval is contingent upon approval of the accompanying Comprehensive Plan Future Land Use Map change request (Case No. 12-12MD1).
2. Remove from the zoning exhibit the note “THIS TECHNICAL SITE PLAN WAS APPROVED ON....” This is not a Technical Site Plan but a Zoning Exhibit and is not required.
3. Provide information to show that the downstream drainage system is adequate to handle development flow and the flow from the land to the west.
4. Relocate the manhole from the backyard.
5. The site shall be developed consistent with the conceptual zoning exhibit.
6. Repeal and re-establish PD-123 for the (LR-2) Local Retail District (Tract A-5) and rezone to (SF-5/15) Single Family District:

Proposed Ordinance Language

Section 1.

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-5/12) Single Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-5/12) Single Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in this ordinance.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-5/12) Single Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below. Such Special Use Permit(s)

shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

Section 2.

That development shall be in accordance with the following special conditions, restrictions and regulations:

1. Lot layout shall be as shown on the Conceptual Lot Layout Plan attached as Exhibit B.
2. Home elevations shall be similar in composition and architectural character to the examples shown in Exhibit E.
3. Alleys shall not be required and front-entry garages shall be allowed.
4. Minimum front yard setback shall be 15 feet, provided however that any garage door shall be placed no less than five feet further from the property line than the front façade of the living area.
5. Minimum lot frontage shall be 50 feet.
6. Garage doors shall be clad in stained natural cedar or faux wood, as conceptually shown in Exhibit E.
7. Driveways shall be decorative pavers, exposed concrete aggregate, stained and pattern-stamped, patterned, saw-cut or salt-finished concrete.
8. Driveways shall be placed to allow adequate on-street parking (e.g. “paired”).
9. Carports shall be prohibited.
10. A homeowner’s association shall be established in accordance with the Comprehensive Subdivision Ordinance prior to platting the tract. The property owner’s association will be responsible for the improvement and maintenance of all common areas and/or common facilities shown on the Conceptual Site Plan.
11. An “entry ribbon” consisting of decorative pavers or stained and pattern-stamped concrete shall be placed in each street intersecting with Old Denton Road and Carrollton Parkway. Said entry ribbon shall be no less than ten feet (10’) in depth, shall extend across the width of the street and shall generally align with the abutting sidewalk.

12. Landscaping shall be consistent with the Conceptual Landscape Plan (Exhibit D).
13. Along Old Denton Road & Carrollton Parkway, a landscape buffer a minimum of fifteen feet (15') in width shall be placed adjacent to the right-of-way. Said buffer shall be established as a common area lot or lots, and shall be maintained by the homeowners association.

Said buffer shall contain, at a minimum, the following:

- a. Three (3) three-inch (3") caliper shade trees, ten-to-twelve feet (10-12') in height at the time of planting, for each one hundred linear feet (100') of street frontage or fraction thereof, and;
 - b. Three (3) ornamental trees, six-to-eight feet (6-8') in height with a minimum of three caliper inches (3") in size at the time of planting, for each one hundred linear feet (100') of street frontage or fraction thereof. Three (3) ornamental trees may be substituted for each required shade tree if planted directly underneath overhead utility lines.
 - c. Such trees are encouraged to be placed in "natural groupings" where possible. However, if they are placed in a linear layout, the shade trees shall have a maximum spacing of forty feet (40'), while the ornamental trees shall have a maximum spacing of fifteen feet (15'), and either;
 - d. Thirty-four (34) five (5) gallon shrubs, twenty-four inches (24") in height at the time of planting, for each one hundred linear feet (100') of street frontage or fraction thereof, planted in groupings. A minimum three foot (3') wide planting bed shall be provided for the planting of such shrubs, or;
 - e. A combination of a discontinuous landscaped earthen mound constructed to a minimum height of three feet (3'), and evergreen shrubs.
 - f. A maximum seventy percent (70%) of the buffer area may be landscaped with turf grass.
 - g. Such trees shall be planted in "natural groupings" where possible.
 - h. A public sidewalk may encroach into or be incorporated into the landscape buffer, provided that a public access easement is provided for it at the time of development.
14. A Major Entry Feature (see Exhibit B) shall be located at the corner of Old Denton Road and Carrollton Parkway. Said Major Entry Feature shall be maintained by the homeowners association.
 15. A solid masonry perimeter screening wall, not less than six feet (6') in height as measured at the highest finished grade shall be installed along Old Denton Road, Carrollton Parkway and along the west property line abutting the retail tract to the

west.

Said screening walls shall match in color and design the existing screening walls constructed with the development of other portions of the Estates of Indian Creek (including Coyote Ridge Elementary School). The design of said walls shall be approved by the City Manager or designee, and constructed prior to the issuance of a letter of acceptance by the Engineering Department for the construction of any public improvements.

Said screening walls shall be maintained by the homeowner's association.

- B. P&Z RECOMMENDATION** from P&Z meeting: 12/06/12
Result: **CONTINUED** to the January 10, 2013 meeting/Vote: 8-0 (Daniel-Nix absent)

- C. P&Z RECOMMENDATION** from P&Z meeting: 01/10/13
Result: **CONTINUED** to the February 7, 2013 meeting/Vote: 8-0 (Daniel-Nix absent)

- D. P&Z RECOMMENDATION** from P&Z meeting: 02/07/13
Result: **CONTINUED** to the April 4, 2013 meeting/Vote: 6-0 (Stotz and Daniel-Nix opposed, Loreto absent)

- E. P&Z RECOMMENDATION** from P&Z meeting: 04/04/13
Result: **APPROVAL** with stipulations /Vote: 7-1 (McAninch opposed, Daniel-Nix absent)

- F. CC PUBLIC HEARING** from CC meeting: 05/07/13
Result: /Vote: