

ZONING

Case Coordinator: Christopher Barton

GENERAL PROJECT INFORMATION

SITE ZONING: PD-124 for the (O-2) Office, (LR-2) Local Retail and (MF-18) Multi-Family Residential Districts with SUP 370 for a restaurant with drive-through service and SUP 417 for a child day care center

SURROUNDING ZONING

SURROUNDING LAND USES

NORTH	PD-124 for the (LR-2) Local Retail District (across Hebron Pkwy., and at the “hard” southeast corner of Hebron Pkwy. and SH 121)	Retail uses
SOUTH	PD-124 for the (SF-7/16) Single-Family Residential District	Single family homes
EAST	PD-124 for the (O-1) Office District with SUP 214 for a child day care center (across Huffines Blvd.)	Child day care center and professional office
WEST	PD-124 for the (LR-2) Local Retail District (across SH 121)	Retail uses, professional offices and mini-storage warehouse

REQUEST: Approval of an amendment to PD-124 to remove approximately 36 acres from it and create a new Planned Development District with modified development standards.

PROPOSED USE: Limited Service Restaurant, with drive-through window (specific applicant, at the “hard” southwest corner of Hebron Pkwy. and Huffines Blvd.)

ACRES/LOTS: Approximately 36 acres/11 lots

LOCATION: South side of Hebron Parkway, between SH 121 and Huffines Boulevard.

HISTORY: PD-124 was originally created in 1992 as an approximately 1,280-acre tract with many different uses and development standards. Over the years it was amended many times.

PD-124 was amended in 2008 for an approximately 36-acre tract with a specific design vision for an integrated, cohesive development. This

development area is currently known as “The Collection.”

At this time a restaurant with drive-through service wishes to build at the “hard” southwest corner of Hebron Parkway and Huffines Boulevard (See Case No. 01-15TSP1 DQ Hebron at Huffines). Because the restaurant developer cannot meet certain design requirements of PD-124, they have applied to amend the PD ordinance.

COMPREHENSIVE PLAN: Mixed Use/Urban (Mixed) uses

TRANSPORTATION PLAN: Huffines Boulevard is designated as a (C4U) Four-Lane Undivided Collector. Hebron Parkway is designated as an (A6D) Six-Lane Divided Arterial. State Highway 121/Sam Rayburn Tollway is designated as a Controlled Access Highway.

OWNERS: Carrollton Residential Associates, LLC, 360 @ Hebron, LLC, YNS Properties, LLC., Rice Independence Group, LLC and the City of Carrollton.

REPRESENTED BY: Daniel Murphree/Dimension Group

STAFF ANALYSIS

PROPOSAL

This proposal consists of two parts.

The first part is the application by the developer of a proposed Limited Service Restaurant with drive-through service (see Case No. 01-15TSP1), requesting to amend the development standards as they apply to this project. On January 15, 2015 the Planning & Zoning Commission continued that case indefinitely to allow the applicant to make this request. The specific details of this request are to:

1. Remove the requirement that doors be inset by 5 feet.
2. Remove the minimum window requirement for facades facing a street.
3. Remove the requirement for a minimum of 75' of internal storage for all driveways on Hebron or Huffines.

The second part of the application is a City-initiated request to take advantage of this opportunity to make certain other modifications to the development standards for “The Collection” to remove elements which simply repeat (e.g. certain setbacks) or conflict with other City ordinances (e.g. the sign ordinance) and generally “clean up” and “improve” the ordinance. As part of this, staff suggests removing “The Collection” from PD-124 entirely and create a new planned development district.

The specific changes proposed to the ordinance – whether by the applicant or the City – will be discussed as part of the ordinance “markup” starting on the following page.

ORDINANCE MARKUP

(proposed deletions are shown *struck through*. Proposed additions are in *italics*. Staff comments are in *red italics*.) Note: the sections will need to be renumbers, as many are deleted in their entirety.

I. ~~Tracts 1A & 1B~~ *Tract 1 (there is only one tract for multi-family)*

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multi-Family 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 (MF-18) Multi-Family District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (MF-18) Multi-Family District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. 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.

A. ~~Tract 1A: Urban~~ Multi-Family

- a. *Maximum density shall be 23 units per acre. (matches current development)*
- b. Minimum front yard setback: 20'
- c. ~~Minimum side yard setback measured from the back of curb at parallel parking spaces shall be 5 feet. (found in "base" zoning)~~
- d. ~~Minimum rear yard setback: 20' (found in "base" zoning)~~
- e. Minimum floor area of any dwelling unit: 600 square feet
- f. Maximum building height: 3 stories, ~~not to exceed 50 feet~~ provided however that any building within 100 feet of the southwesterly property line shall be limited to 2 stories. *(matches current development and "base" zoning)*
- g. Maximum ~~building~~ *impervious* coverage: 90% *(correction)*
- h. Minimum brick or stone content per elevation: 25%. The remaining portion of each elevation shall be any combination of stucco and cementitious fiber board.
- i. Minimum distance, ~~to~~ face of garage door to fire lane: 2 feet
- j. No ~~wood~~ fences may be placed ~~in front yards~~ *between any building and any mutual access easement or driveway. (correction)*
- k. ~~Chain link fences are prohibited. (found in "base" ordinances)~~

B. ~~Tract 1B: Luxury Condominium~~

- a. ~~Minimum front yard setback, measured from an access drive: 20'~~
- b. ~~Minimum side yard setback measured from the back of curb at parallel parking spaces: 5'~~
- c. ~~Minimum rear yard setback: 20'~~

- ~~d. Minimum Floor Area of Dwelling Unit: 1,200 square feet~~
- ~~e. Maximum Building height: 2 stories, not to exceed 36 feet~~
- ~~f. Maximum Building Coverage: 90%~~
- ~~g. Minimum Brick or Stone Content per elevation: 25%. The remaining portion of each elevation shall be any combination of stucco and cementitious fiber board.~~
- ~~h. Minimum Distance to Face of Garage Door to Fire Lane: 5'~~
- ~~i. No wood fences may be placed in front yards.~~
- ~~j. Chain link fences are prohibited.~~

(entire section regarding "Luxury Condominium" deleted as repetitive and superfluous)

C. Design Standards (Tracts ~~1A & 1B~~) *(there is only one tract for multi-family)*

- a. No building façade shall exceed a length of one hundred (100) feet without a break in the façade. The break shall be a minimum depth of five (5) feet for a minimum length of ten (10) feet.
- ~~b. Exterior steps, stoops, balconies, awnings, chimneys, and bay windows may encroach beyond the front setback up to five (5') feet; however, these same features shall not be allowed to encroach into utility easements or over utilities. *(found in "base" zoning)*~~
- c. Screening walls between tracts shall not be required and are prohibited so as to maintain the mixed-use concept.
- d. Pedestrian ways shall be integrated into the design to connect the retail within Tracts 3 and 4 and the office within Tracts 5 and 6 with the residential within Tracts ~~1A & 1B~~. These pedestrian connections should promote foot traffic from the residential in Tracts ~~1A & 1B~~.
- e. An enclosed storage area of not less than thirty-two (32) square feet of total floor area shall be provided for 50% of all dwelling units. Such enclosed storage area shall be attached to, and made an integral part of, the main building where the dwelling unit to be served is located.
- ~~f. Landscaping: The 15-foot wide landscape buffer along all public rights-of-way shall be planted as follows:~~
 - ~~i. Shade trees: One (1), three (3) inch caliper shade tree, 10-12 feet in height at the time of planting, for each forty (40) feet of street frontage or fraction thereof, and~~
 - ~~ii. Three (3) ornamental trees, 6-8 feet in height at the time of planting, for each forty (40) feet of street frontage or fraction thereof.~~
 - ~~iii. Trees may not be located within 60' in front of a traffic sign.~~

- ~~iv. All plantings shall be installed and maintained in accordance with the Landscape Ordinance.~~

(entire section regarding landscaping found in “base” zoning; deleted as repetitive)

g. Screening

- ~~i. Any screening wall shall consist of masonry and/or decorative iron fencing, and must be constructed in accordance with the General Design Standards (GDS). *(found in “base” zoning)*~~
- ii. A minimum 6-foot tall, black decorative iron fence with masonry columns shall be provided for the entire length of the southern property line of Tract 1. Additionally, a minimum 5-foot tall evergreen shrubs planted 5-foot on center shall be provided for the entire length of the southern property line of Tract 1. The shrubs shall be from the approved plant list and planted and maintained in accordance with the Landscape Ordinance.

h. Parking:

- i. Parking shall be calculated at 1.75 spaces per unit.
- ~~ii. Each luxury condominium shall provide a 2-car garage.~~

~~i. Signage: Signs must comply with the City of Carrollton Sign Code, except the following:~~

~~a. District/Special Event Flags~~

- ~~i. District/Special Event Flags may be mounted to a vertical support, or attached to a building or parking deck and may cross the street.~~
- ~~ii. District/Special Event Flags which are mounted to a vertical support may be integrated onto street and pedestrian light poles.~~
- ~~iii. District/Special Event Flags may only display artwork or a message that pertains to the district or a special event, and may not advertise a specific business.~~

~~b. Projecting Signs~~

- ~~i. Projecting signs are allowed within this district only.~~

(entire section regarding signage deleted as repetitive and possibly conflicting with “base” sign ordinance)

II. Tract 2

Permitted uses shall be all principal and accessory uses which are allowed by right in the (O-2) Office 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 (O-2) Office District, and in the Comprehensive Zoning Ordinance, as amended, except as listed below:

1. Maximum building height shall be 37 feet.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (O-2) Office District, and in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. 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.

This Tract may be reserved for future development of a City of Carrollton fire station. The design of the fire station shall be generally in conformance with the character of the surrounding development.

III. Tracts 3 and 4 (*will become one tract*)

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-2) Local Retail 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 (LR-2) Local Retail District, and the Comprehensive Zoning Ordinance, as amended, except as provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-2) Local Retail District, and in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. 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.

~~A. The following uses shall be prohibited:~~

- ~~1. Rail Transportation Distribution System~~
- ~~2. Railroad Distribution System~~
- ~~3. Bus Charter Service Without On-Premises Parking or Storage of Buses~~
- ~~4. Bus Parking or Storage (Accessory to an Institutional Use)~~
- ~~5. Private Parking Lot (for overflow or non-required parking as a principal use or located on a separate lot from the main use)~~
- ~~6. Communications Tower (Excluding antennas or support structures for amateur radio communications)~~
- ~~7. Telephone (Telecommunications) Distributing System~~
- ~~8. Electricity Power Distribution System~~
- ~~9. Natural Gas Distribution System~~

- ~~10. Water Supply and Irrigation System~~
- ~~11. Water or Sewerage Pipeline Distribution System~~
- ~~12. Water Storage~~
- ~~13. Petroleum Pipeline Distribution System~~
- ~~14. Snow Cone Stand in a Portable Building~~
- ~~15. Bus Timed Transfer Center~~

- ~~16. Private Parking Lot (For overflow or non-required parking as a principal use or located on a separate lot from the main use and located greater than 300 feet from the main use)~~
- ~~17. Telephone (Telecommunications) Exchange Station or Relay Tower~~
- ~~18. Other Telephone Communication, NEC~~
- ~~19. Electricity Regulating Substation Electric Bulk Power Transmission and Control~~
- ~~20. Natural Gas Pressure Control Station~~

- ~~21. Other Electric or Natural Gas Utilities, NEC~~
- ~~22. Other Water Utilities, NEC~~
- ~~23. Pipeline Control Stations, NEC~~
- ~~24. Cemetery~~
- ~~25. Day Labor Employment Placement Agency~~

- ~~26. General Rental Centers~~
- ~~27. Check Cashing Centers~~

(found in "base" zoning)

B. Design Standards

1. Maximum height of all buildings shall be 3 stories, not to exceed 50 feet. The minimum building height ~~of the four 1-story retail buildings, as shown on the site plan, shall have a minimum building height of~~ be 20 feet.

2. All buildings shall have a minimum of 40% of the square footage of the ground floor façade comprised of window area along Hebron Parkway and Huffines Boulevard, *provided however that “faux windows” shall be permitted for up to one-half this requirement.* The bottom windows shall not be higher than 24” above the adjacent grade. No glass having an exterior visible reflectance of more than 30% shall be permitted as an exterior building material.

(first of the three specific requirements the developer of the restaurant wishes to remove. Staff suggests that a compromise allowing “faux windows” would achieve the intent of architectural interest.)

3. No building façade shall exceed a length of one hundred (100) feet without a break in the façade. The break shall be a minimum depth of five (5) feet for a minimum length of ten (10) feet.

4. Off-street loading docks for non-residential uses may not be located adjacent to or across a street or alley from buildings containing residential uses.

5. Each building shall provide a canopy or awning which extends at least four (4') feet past the building façade. A canopy or awning shall be provided over all door openings and a minimum of seventy-five percent (75%) of all window openings.

~~6. Exterior steps, stoops, balconies, awnings, chimneys, and bay windows may encroach beyond the front setback up to five (5') feet; however, these same features shall not be allowed to encroach into utility easements or over utilities.~~

(found in the “base” zoning)

7. Each building along the street edge shall have a functioning primary entry from the sidewalk. ~~Entries must be inset from the front building plane by at least five (5') feet.~~

(second of the three specific requirements the developer of the restaurant wishes to remove. While the requirement for a truly urban development might require the door to be inset (so as not to interfere with pedestrians on the sidewalk), it is of little use in a more suburban environment.)

8. Screening walls between tracts shall not be required and are prohibited so as to maintain the mixed-use concept.
9. Pedestrian ways shall be integrated into the design to connect the retail within Tracts 3 and 4 with the residential within Tracts 1A & 1B. These pedestrian connections should promote foot traffic from the residential in Tracts 1A & 1B.
10. Building facades fronting Hebron Parkway or Huffines Boulevard shall have a maximum setback of 30 feet from the right-of-way or to an easement line if greater than 30 feet. Building facades fronting Hebron Parkway or Huffines Boulevard may be increased to a maximum setback of 100' if a drive-aisle with double-loading parking is installed along Hebron Parkway.
11. Outdoor patio and sidewalk dining, as well as other public seating areas ~~are~~ *is* permitted. Outdoor patios and dining areas must be separated from the sidewalk area with wrought iron and masonry columns. Outdoor patios and dining areas may not be located within the entire sidewalk. Sidewalks are in addition to the outdoor patios and dining areas and must be provided. These areas shall be included in the parking calculations.
- ~~10. Landscaping: The 15 foot wide landscape buffer along all public right of ways shall be planted as follows:
 - a. ~~Shade trees: One (1), three (3) inch caliper shade tree, 10-12 feet in height at the time of planting, for each forty (40) feet of street frontage or fraction thereof, and~~
 - b. ~~Three (3) ornamental trees, 6-8 feet in height at the time of planting, for each forty (40) feet of street frontage or fraction thereof.~~
 - c. ~~Trees may not be located within 60' in front of a traffic sign.~~
 - d. ~~All plantings shall be installed and maintained in accordance with the Landscape Ordinance.~~~~

(entire section regarding landscaping found in "base" zoning; deleted as repetitive)

13. ~~Signage: Signs must comply with the City of Carrollton Sign Code, except the following:~~

~~a. District/Special Event Flags~~

- ~~i. District/Special Event Flags may be mounted to a vertical support, or attached to a building or parking deck and may cross the street.~~
- ~~ii. District/Special Event Flags which are mounted to a vertical support may be integrated onto street and pedestrian light poles.~~
- ~~iii. District/Special Event Flags may only display artwork or a message that pertains to the district or a special event, and may not advertise a specific business.~~

~~b. Directory Map~~

- ~~i. A directory map is a map listing the occupants within a shopping center, retail district, office district, or commercial site.~~
- ~~ii. A directory map shall be provided at a minimum of two places within the district at points along Hebron Parkway and Huffines Boulevard.~~
- ~~iii. The directory signs may be freestanding, mounted to a wall, mounted to a vertical support, incorporated into a kiosk, or anchored within the public right of way.~~
- ~~iv. A directory map is used to provide way finding information for pedestrians.~~

~~c. Sandwich Board Signs~~

- ~~i. A sandwich board sign is a self-supporting A-shaped sign with two visible sides that are located on or adjacent to a sidewalk.~~
- ~~ii. Sandwich board signs may only be placed within the sidewalks of this district and may not extend closer than one foot from the face of curb. A license agreement must be obtained from the City for use of right-of way. A minimum sidewalk width of 3' shall remain free from intrusion.~~
- ~~iii. The maximum number of sandwich board signs shall be one per occupaney.~~
- ~~iv. Sandwich board signs must be sufficiently weighted or anchored.~~
- ~~v. Sandwich board signs are only allowed as a temporary use, during business hours.~~

~~d. Projecting Signs~~

~~Projecting signs are allowed within this district only.~~

~~(entire section regarding signage deleted as repetitive and possibly conflicting with "base" sign ordinance)~~

~~IV. Tracts 5 and 6—(entire section for these tracts deleted, and incorporated into the regulations for Tract 3)~~

~~Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-2) Local Retail 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 (LR-2) Local Retail District and the Comprehensive Zoning Ordinance, as amended, except as provided below.~~

~~A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-2) Local Retail District, and in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. 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.~~

~~A. The following uses shall be prohibited:~~

- ~~1. Rail Transportation Distribution System~~
- ~~2. Railroad Distribution System~~
- ~~3. Bus Charter Service Without On Premises Parking or Storage of Buses~~
- ~~4. Bus Parking or Storage (Accessory to an Institutional Uses~~
- ~~5. Private Parking Lot (for overflow or non required parking as a principal use or located on a separate lot from the main use)~~

- ~~6. Communications Tower (Excluding antennas or support structures for amateur radio communications)~~
- ~~7. Telephone (Telecommunications) Distributing System~~
- ~~8. Electricity Power Distribution System~~
- ~~9. Natural Gas Distribution System~~
- ~~10. Water Supply and Irrigation System~~

- ~~11. Water or Sewerage Pipeline Distribution System~~
- ~~12. Water Storage~~
- ~~13. Petroleum Pipeline Distribution System~~
- ~~14. Snow Cone Stand in a Portable Building~~
- ~~15. Bus Timed Transfer Center~~

- ~~16. Private Parking Lot (For overflow or non required parking as a principal use or located on a separate lot from the main use and located greater than 300 feet from the main use)~~
- ~~17. Telephone (Telecommunications) Exchange Station or Relay Tower~~
- ~~18. Other Telephone Communication, NEC~~

- ~~19. Electricity Regulating Substation Electric Bulk Power Transmission and Control~~
- ~~20. Natural Gas Pressure Control Station~~
- ~~21. Other Electric or Natural Gas Utilities, NEC~~
- ~~22. Other Water Utilities, NEC~~
- ~~23. Pipeline Control Stations, NEC~~
- ~~24. Cemetery~~
- ~~25. Day Labor Employment Placement Agency~~
- ~~26. General Rental Centers~~
- ~~27. Check Cashing Centers~~

~~B. Design Standards Commercial~~

- ~~1. Maximum height of all buildings shall be 3 stories, not to exceed 50 feet. Minimum building height shall be 20 feet.~~
- ~~2. No glass having an exterior visible reflectance of more than 30% shall be permitted as an exterior building material.~~
- ~~3. No building façade shall exceed a length of one hundred (100) feet without a break in the façade. The break shall be a minimum depth of five (5) feet for a minimum length of ten (10) feet.~~
- ~~4. Off street loading docks for non residential uses may not be located adjacent to or across a street or alley from buildings containing residential uses. ??~~
- ~~5. Each building shall provide a canopy or awning which extends at least four (4') feet past the building façade. A canopy or awning shall be provided over all door openings and a minimum of seventy five percent (75%) of all window openings.~~
- ~~6. Exterior steps, stoops, balconies, awnings, chimneys, and bay windows may encroach beyond the front setback up to five (5') feet; however, these same features shall not be allowed to encroach into utility easements or over utilities.~~
- ~~7. Each building along the street edge shall have a functioning primary entry from the sidewalk. Entries must be inset from the front building plane by at least five (5') feet.~~
- ~~8. Screening walls between tracts shall not be required and are prohibited so as to maintain the mixed-use concept.~~

- ~~9. Pedestrian ways shall be integrated into the design to connect the office within Tracts 5 and 6 with the residential within Tracts 1A & 1B. These pedestrian connections should promote foot traffic from the residential in Tracts 1A & 1B.~~
- ~~1. Building facades fronting SH 121 shall have a minimum setback of 30 feet and a maximum setback of 100 feet.~~
- ~~2. Landscaping: The 15-foot wide landscape buffer along all public rights-of-way shall be planted as follows:
 - ~~a. Shade trees: One (1), three (3) inch caliper shade tree, 10-12 feet in height at the time of planting, for each forty (40) feet of street frontage or fraction thereof, and~~
 - ~~b. Three (3) ornamental trees, 6-8 feet in height at the time of planting, for each forty (40) feet of street frontage or fraction thereof.~~
 - ~~c. Trees may not be located within 60' in front of a traffic sign.~~
 - ~~d. All plantings shall be installed and maintained in accordance with the Landscape Ordinance.~~~~
- ~~12. Signage: Signs must comply with the City of Carrollton Sign Code, except the following:
 - ~~a. District/Special Event Flags
 - ~~i. District/Special Event Flags may be mounted to a vertical support, or attached to a building or parking deck and may cross the street.~~
 - ~~ii. District/Special Event Flags which are mounted to a vertical support may be integrated onto street and pedestrian light poles.~~
 - ~~iii. District/Special Event Flags may only display artwork or a message that pertains to the district or a special event, and may not advertise a specific business.~~~~
 - ~~b. Directory Map
 - ~~i. A directory map is a map listing the occupants within a shopping center, retail district, office district, or commercial site.~~
 - ~~ii. A directory map shall be provided at a minimum of one place within the district at a point along S.H. 121.~~
 - ~~iii. The directory signs may be freestanding, mounted to a wall, mounted to a vertical support, incorporated into a kiosk, or anchored within the public right-of-way.~~
 - ~~iv. A directory map is used to provide way-finding information for pedestrians.~~~~~~
- ~~13. Screening:~~

- a. ~~In lieu of a masonry screening wall along the southern property line of Tract 6, a minimum 6-foot tall, black decorative iron fence with masonry columns shall be provided for the entire length of the southern property line of Tract 6. Additionally, a minimum 5-foot tall evergreen shrubs planted 5-foot on center shall be provided for the entire length of the southern property line of Tract 6. The shrubs shall be from the approved plant list and planted and maintained in accordance with the Landscape Ordinance.~~

V. Special Provisions Affecting all Tracts

1. Enhanced paving will be provided to define significant vehicular drive intersections and pedestrian ways as shown on the concept plan.
2. ~~Technical Site Plan approval will be required for the multi-family development prior to receipt of building permits.~~

(found in “base” zoning)

3. ~~A license agreement will be required for any private improvements located in City rights-of-way~~

(found in “base” ordinances)

4. ~~Right of way dedications shall be required at the time of final platting in accordance with the comprehensive Subdivision Ordinance.~~

(found in “base” subdivision ordinance)

5. All sanitary sewer lines in this development will be owned and maintained by the owner(s) of this development.
6. ~~All driveways shall have internal storage of 75 feet, except for the Condominium driveway along Huffines shall be 50 feet of internal storage.~~

(third of the three specific requirements the developer of the restaurant wishes to remove. The original intent was to create a shared, network of mutual access drives that looked and functioned as “streets. The two main drives were created. However, there is no special minimum lot size and no requirement that driveways to public streets actually be shared. Several smaller lots have been legally created which cannot be developed under the current zoning regulations in PD-124. The developer of the proposed restaurant (Case No. 01-15TSP1) has suggested a new site plan which meets both the intent of this regulation as well as the “base” driveway internal storage requirement of the City. Therefore, staff can support removing this particular standard.)

- ~~7. All drives to comply to Carrollton fire lane standards. All dead-end fire lanes longer than 150 feet shall have an appropriate circulation or turn arounds for emergency vehicle access.~~

(found in "base" ordinances)

- ~~8. Some driveways shall have mutual access with adjacent properties (driveway splitting two separate properties, etc.) as shown on the Conceptual Site Plan attached herein as Exhibit _____. Mutual access shall be obtained by plat or separate instrument.~~

(clarifies that an exhibit actually shows where the mutual access driveways are, since this is not the case in the present ordinance. Deletes a redundant statement.)

- ~~9. All driving aisles shall be private access drives.~~

(found in "base" ordinances)

- ~~10. Except for the items listed above, the site shall be developed in accordance with the General Design Standards, the Comprehensive Zoning and Subdivision Ordinances.~~

(found in "base" ordinances)

PROPOSED NEW TRACT MAP

(note: all other exhibits will be carried forward unchanged)

