

ZONING CHANGE

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: PD-158 for the (CC) Corporate Commercial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-171 for the (SF 10/18) Single-Family Residential District	Single-Family Detached
SOUTH	(CC) Corporate Commercial District	High School (Hebron High)
EAST	City of Plano	Residential
WEST	(CC) Corporate Commercial District	High School (Hebron High)
REQUEST:	Approval of an amendment to PD-158 rezoning from (CC) Corporate Commercial to (SF-TH) Single-Family Townhouse District with development standards. A companion case amends the future land use map changing the land use designation from Medium Intensity Office to Single-Family Residential Attached.	
PROPOSED USE:	Single-Family Townhouse residential subdivision	
ACRES/LOTS:	Approximately 3.1 acres/24 townhouse lots and open space tracts proposed	
LOCATION:	Northwest corner of Plano Parkway and Charles Street	
HISTORY:	On April 17, 2001 City Council adopted an ordinance establishing PD-158 (Ordinance 2607) allowing retail and a gasoline station. An administrative plat was filed with Denton County on August 24, 2001. The property is undeveloped.	
COMPREHENSIVE PLAN:	Medium Intensity Office	
TRANSPORTATION PLAN:	Plano Parkway is designated as (A6D) Six-Lane Divided Arterials.	
OWNER:	Little Buddy Ltd.	
REPRESENTED BY:	Ari Moradi/Urban Corp.	

STAFF ANALYSIS

PROPOSAL

The applicant is requesting an amendment to PD-158 rezoning the property from (CC) Corporate Commercial to (SF-TH) Single-Family Townhouse Residential District, amending the conceptual site and landscape plans, building elevations and adding special development standards.

Staff has received three public comments from nearby property owners notified. Two property owners indicated that they were against the rezoning request. A third resident expressed concerns regarding lighting, traffic, and privacy. The HOA President of Warmington Meadows expressed his support.

A companion case amending the future land use map designation from Medium Intensity Office to Residential Single Family Attached is on the agenda for consideration. The future land use map amendment approval is necessary with the approval of the zoning request in order for the zoning to be consistent with the Comprehensive Plan.

CURRENT ZONING

1. The current PD-158 allows retail, office, and a convenience store with fuel pumps.
2. The approved conceptual site plan depicts a 10,707 square foot retail building and approximately 3,000 square-foot convenience store with an approximately 4,500 square-foot canopy covering fuel pumps and 56 parking spaces accessing Plano Parkway and Charles Street.
3. The conceptual building elevations provide brick and stone buildings for the retail and convenience store and standing-seam metal roofs.

ELEMENTS TO CONSIDER

1. The subject property is 3.1-acres, triangular shaped, and at the intersection of Plano Parkway and Charles Street. The property is in-between large single-family detached homes to the north, multi-tenant low-density residential attached retirement homes to the east (in Plano), and Hebron High School, to the south.
2. The applicant proposes a 24-lot townhouse residential subdivision. The townhouse development would replace the retail and convenience store with fuel pumps currently approved in PD-158.
3. Traffic impact will be significantly less for the townhouses compared to trip generated by retail and a convenience store with fuel pumps.
4. The minimum floor area of air-conditioned space shall be 1,800 square feet.
5. The maximum building height shall be 2 stories or 36 feet.
6. Lot Dimensions and Setbacks.
 - Minimum lot widths shall be 23 feet for rear-entry units and 28 feet for front-entry homes.
 - Minimum lot depth will be 65 feet for rear-entry and 100 feet for front-loaded garage lots.

- Minimum front yard setbacks will be 22 feet for front-loaded homes (Buildings 1 and 4) and 5 feet for rear-entry townhouses (Buildings 2 and 3). Minimum side setbacks would be 0 feet from exterior side yards, including streets. Minimum rear setbacks shall be 10 feet for Buildings 1 and 4 and 6 feet for Buildings 2 and 3.
7. Townhouses shall provide a minimum 98 percent brick and cast stone for exterior walls. Chimneys shall be stucco or EIFS.
 8. The location of landscaping and windows on townhomes minimize privacy issues to neighboring Warmington Meadows due to proposed evergreen plantings along the north property line and limitations on the closest townhouse unit having zero windows on the second floor facing north.
 9. Front-entry garages are permitted for Buildings 1 and 4. Individual front-loaded driveways shall have brick pavers, decorative concrete finish or other techniques to improve the visual character of the driveway.
 10. Alleys are required for Buildings 2 and 3 for rear-accessed garages.
 11. All garage doors shall be a decorative wood or “faux wood” or equivalent paneled door.
 12. Garages shall not be converted, temporarily or permanently, to use for human habitation, storage, or any other use or purpose other than originally intended.
 13. Carports are prohibited.
 14. One single-divided entry shall be provided from Charles Street. An “entry ribbon” consisting of decorative pavers will be placed at the entry into the subdivision. Said entry ribbon shall be no less than 6 feet in depth and shall extend across the width of the driveway.
 15. The residential street shall be a minimum 45 feet with 30-foot wide street pavement (measured from back of curb) and sidewalks on the edge of the right-of-way line maximizing green space to the street. The streets will be sufficiently designed to accommodate emergency vehicular maneuverability.
 16. An average 15-foot wide landscape buffer shall be provided along Plano Parkway. Due to the existing overhead power lines and sanitary sewer line, ornamental trees will be provided with plantings in lieu of canopy trees. The developer and homeowner’s association shall enter into a license agreement to allow the landscaping in the Plano Parkway right-of-way, between the residential street and sidewalk along the thoroughfare.
 17. A landscape buffer shall be provided in the Charles Street right-of-way to accommodate Chinese Pistachios or approved equivalents between the sidewalk and pavement. A license agreement between the developer and homeowner’s association with the City of Carrollton will be necessary for landscaping in the Charles Street right-of-way.
 18. Canopy trees shall be planted along the north property line between the entry street and existing brick wall on the south side of Warmington Meadows. High-growing evergreen shrubs shall be planted between Building 4 and the north property line, in lieu of the canopy trees.
 19. Common area lots and the detention pond on the west side of the property will contain a mix of canopy trees and ornamentals. The common area near the detention pond will provide activities for residents including a gazebo, barbeque grills, and a tot lot.

20. Canopy trees shall be provided in front of Buildings 1 and 4 on lots fronting streets.
21. The HOA shall be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the Conceptual Site Plan and Landscape Plans.
22. Mailboxes shall be consolidated in a manner that allows maximum street frontage on each lot for on-street parking. Mailboxes will be provided per the requirements of the U.S. Postal Service.

CONCLUSION

Staff believes rezoning the small property to allow 24-townhouse lots with the landscape buffering, streetscape, common area amenities, and maximum 2-story building elevations proposed are compatible with the surrounding residential homes and high school. The traffic impact will be far less with a 24-unit townhouse development compared to the approved 13,700 square feet of retail including a convenience store with gas pumps.