

ZONING CHANGE

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-128 for the (O-2) Office District and (LI) Light Industrial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(O-2) Office and (LI) Light Industrial	Utility Easement With Above-Ground KV Lines
SOUTH	PD-128 for the (O-2) Office and (LI) Light Industrial	Golf Driving Range
EAST	(LI) Light Industrial	Technology Center
WEST	PD-80 for the (SF-5/12) Single-Family Residential	Single-Family Residential Subdivision

REQUEST: Approval of an amendment to PD-128 to provide for the (SF-TH) Single-Family Townhouse Residential District with modified development standards

A companion case to change the land use designation for the subject tract is also on this agenda (Case No. 07-17MD1 Marsh Lane Townhomes).

PROPOSED USE: Single-family townhome subdivision

ACRES/LOTS: Approximately 8.6 acres/1 lot (proposed 91 townhome lots)

LOCATION: East side of Marsh Lane approximately 400 feet north of Running Duke Drive

HISTORY: PD-128 was adopted in 1992 for an 8.4 acre tract adjoining the eastern right-of-way along Marsh Lane for certain wholesale trade and warehousing/distribution uses in the (O-2) Office District.

COMPREHENSIVE PLAN: Medium Intensity Office and Industrial

TRANSPORTATION PLAN: Marsh Lane is designated as an (A6D) Six-Lane Divided Arterial; Tarpley Road is designated as a (C2U) Two-Lane Undivided Collector; and the east-west street to be constructed along the south side of the property is a (C2U) 2-Lane Undivided Collector.

OWNER: Pignataro International, LTD.

REPRESENTED BY: David Rey / Artec LLC.

STAFF ANALYSIS

PROPOSAL

This is a request for approval of an amendment to PD-128 to rezone from (O-2) Office and (LI) Light Industrial Districts to (SF-TH) Single-Family Townhouse Residential District with modified development standards.

Approximately two acres of the 8.6 acre subject tract, adjoining Marsh Lane, is located in PD-128. The applicant's proposal will bring the remaining 6.6 acres (approximate) of the subject tract into PD-128.

PLANNED DEVELOPMENT 128 (PD-128)

PD-128 was established in 1992 and totals about 8.4 acres. It basically prohibits certain uses; i.e. auction sales, livestock sales, brick sales, bulk storage terminal, and other similar uses.

SITE ELEMENTS

1. The subject property is capable of being served by Carrollton's water and sewer system.
2. Access into the site would be from Marsh Lane and Tarpley Road.

ELEMENTS TO CONSIDER

1. The applicant is proposing a 25 foot landscape buffer with 5 inch caliper trees along Marsh Lane and a 10-80 foot landscape buffer along Tarpley Road; this exceeds the minimum 15 foot buffer average and 3 inch caliper trees required.
2. A minimum 6 foot tall masonry screening wall will be constructed along the northern perimeter of the property separating it from property owned by Texas Utilities Electric Company.
3. The development will have a lot coverage not exceeding 80%. This exceeds the maximum 45% allowed; however, it is about average of what other similar developments are allowed.
4. The development will have minimum 22 foot wide lots in lieu of the minimum 35 foot. This is consistent with other similar developments.
5. The development proposes a minimum depth of 70 foot in lieu of the minimum 100 foot. This is consistent with other similar developments.
6. The development proposes a minimum 10-foot front setback in lieu of the minimum 20-foot front setback. This is consistent with other similar developments.

7. Approximately 85% (minimum) brick or stone exterior content will be provided instead of the minimum 70%.
8. The development proposes a wrought iron fence with brick columns along the western property line.
9. The proposed townhomes, consisting of brick and some stucco, have a modern design with each unit having a rooftop patio area. The modern architecture has the typical flat roof and boxy feel with clean lines. The 8.6 acre tract will be a standalone development separate from other residential type development in the area, such as single-family detached and apartments. The modern design may fit the area better than the standard suburbia type design with asphalt shingles on a hip or gable roof.
10. The applicant will be dedicating a 60 foot right-of-way (proposed Kellway Road) along the property's southern border when the property is platted, as described on the City's Thoroughfare Plan. Further, the applicant will be improving the right-of-way to allow for east and west bound traffic.
11. Mustang Park Phase 7, Quail Creek North Phase 1 and Shops at Prestonwood Phase 1 have similar townhouse designs. The following table describes the close similarities:

Development Name	Lots	Width	Length	Setbacks	Front Common Area	Alley	R-O-W
MARSH LANE TOWNHOMES	91	22'	70'	10' Front / 10' Rear	YES	24'	NO
Quail Creek North Ph-1	66	25'	80'	5' Front / 15' Rear	YES	20'	NO
Mustang Park Ph-7	177	22'	75'	10' Front / 5' Rear	YES	24'	NO
Shops at Prestonwood Ph-1	188	22'	56'	0' Front / 4' Rear	NO	22'	45'

12. Development on this tract of land, whether the use is allowed by right or by rezoning, will take into account the floodplain bisecting the property and the requirement to construct the collector right-of-way (Kellway Road).
13. Staff has received a signed notice of opposition (protest) from the property owner to the south (golf driving range). The opposition (see Public Comments) represents approximately 23% of the notification area. Because the signed opposition represents 20% or more of the area of the land immediately adjoining the subject property and extending 200 feet therefrom, such change shall not become effective except by the favorable vote of three-fourths (3/4) of all members of the City Council.

CONCLUSION

Staff believes the development proposal to amend the Planned Development is appropriate for the planned residential townhomes. Further, the development proposal is consistent with other similar developments.