

RESULTS SHEET

Date: 07/09/2019

Case No./Name: 05-19Z1 Charles Ridge (Zoning)

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to rezone and amend PD-158, changing the base zoning from (CC) Corporate Commercial to (SF-TH) Single-Family Townhouses, with the following stipulations:

1. City Council adoption of a resolution amending the Comprehensive Plan changing the land use from Medium Intensity Office to Single-Family Residential Attached.
2. Recommended PD Standards:

Permitted Uses:

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-TH) 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-TH) Single-Family Residential Townhouses and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-TH) Single-Family Residential Townhouses, 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.

General:

1. Development shall be in accordance with the Conceptual Site Plan as shown on Exhibit C; Conceptual Landscape and Screening Plans as shown on Exhibit D; Conceptual Building Elevations as shown on Exhibit E; and Typical Street Profile, as shown on Exhibit F.
2. A Homeowners Association (HOA) shall be established in accordance with the Comprehensive Subdivision Ordinance prior to final platting of the property.
3. 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.
4. Mailboxes shall be paired between front-loaded driveways or consolidated in a manner that allows maximum street frontage on each lot for on-street parking. Mailboxes shall be provided per the requirements of the U.S. Postal Service.

Streets and Rights-of-Way:

1. Streets.
 - a. Streets shall be designed with a 45-foot wide street right-of-way, consisting of 30-foot wide pavement “back-to-curb” (See Exhibit F, Typical Street Profile).
 - b. A minimum 25-foot inside radius shall be provided between Buildings 1 and 2, nearest Plano Parkway and 20-foot inside radii at all other intersections for the residential streets. Street eyebrows shall not be required, per the General Design Guidelines.
 - c. An entry ribbon consisting of decorative pavers shall be placed at the entrance from Charles Street. Said entry ribbon shall be no less than 6 feet in depth and extend across the width of the entrance.
2. Sidewalks.
 - a. A 4-foot wide sidewalk shall be provided against the inside edge of the right-of-way line of the residential street maximizing spacing between sidewalks and back of curb, as provided on Exhibit F Typical Street Profile.
 - b. A sidewalk maintenance easement shall be maintained along property lines adjacent to sidewalks and reflected on a plat.
 - c. The sidewalk along Charles Street shall be constructed along the inside edge of the right-of-way line adjacent to the proposed screening wall.
 - d. Sidewalks shall be constructed by the homebuilder in the public right-of-way when homes are developed. Sidewalks adjacent to open spaces are to be constructed by the developer with the public improvements.
3. Alleys.
 - a. Alleys servicing Buildings 2 and 3 as shown on the conceptual site plan shall be designed with 17-foot wide alley right-of-way.
 - b. Alleys shall not be required for Buildings 1 and 4, as shown on Exhibit C, Conceptual Site Plan.

Lots and Homes:

1. Minimum lot size: 1,500 square feet
2. Minimum Lot Width:
 - a. Minimum lot width for alley-loaded driveway lots: 23 feet
 - b. Minimum lot width for front-loaded driveway lots: 28 feet
3. Minimum lot depth:
 - a. Minimum 100 feet for front-loaded driveway townhouse lots; and
 - b. Minimum 65 feet for alley-loaded driveway townhouse lots.
4. Maximum lot coverage: 80 percent
5. Minimum Setbacks:

- a. Front-Loaded Driveway Lots
 - i. Front Yard: 22 feet
 - ii. Rear Yard: 10 feet
 - iii. Side Yard: 0 feet to street right-of-way and 0 feet to common area lots
 - b. Alley-Loaded Driveway Lots
 - i. Front Yard: 5 feet
 - ii. Rear Yard: 6 feet
 - iii. Side Yard: 0 feet from right-of-way
6. Minimum floor area of dwelling unit shall be 1,800 square feet.
7. Maximum Building Height is 2 stories or 36 feet.
8. Exterior building materials shall be a minimum 98% brick or stone and chimneys shall be stucco or EIFS, as shown on Exhibit E, Conceptual Building Elevations.
9. Garages.
 - a. Enhanced garage doors: Garage doors shall be clad in stained cedar or faux wood.
 - b. Front-entry garages are permitted for Buildings 1 and 4, as shown on Exhibit C, Conceptual Site Plan.
10. Individual front-loaded driveways shall have brick pavers, decorative concrete finish or other techniques to improve the visual character of the driveway.
11. Building 4 facades facing north shall be limited to only having windows on the first floor.
12. Carports are prohibited.
13. Garages shall not be converted, temporarily or permanently, to use for human habitation, storage, or any other use or purpose other than originally intended.

Landscaping/Screening:

1. Landscaping shall be consistent with Exhibit D, Conceptual Landscape Plan.
2. An average 15-foot wide landscape buffer shall be provided along Plano Parkway. A license agreement between the developer and homeowner's association with the City of Carrollton is required to provide the 15-foot wide landscape buffer within the right-of-way of Plano Parkway.
3. A license agreement between the developer and homeowner's association with the City of Carrollton is required to allow a landscape buffer with canopy trees (Chinese Pistachio or approved equivalent) and evergreen shrubs (Yaupons or approved equivalent) within the right-of-way of Charles Street.

4. Landscaping shall not impact the visibility triangle at the intersection of Plano Parkway and Charles Street. A mix of ornamentals and evergreen shrubs shall be used to replace the canopy trees required due to the existing overhead power lines.
5. Canopy trees shall be placed along the northern property line (live oak and cedar elm or equivalents), except for the portion that abuts Unit 24 (Building 4), which shall have high-growing evergreen shrubs.
6. Detention area and Common Area Lots shall provide landscaping including shrubs and canopy trees.
7. The placement of trees shall not impede sight visibility or be located so that visibility of a stop sign is impeded per the City of Carrollton Standards. If a required tree conflicts with sight or stop sign visibility requirements, the tree shall be relocated to another appropriate area in the immediate vicinity, as determined by the Director of Development Services or designee.
8. At the time of home construction, home builders shall plant:
 - a. Canopy trees in the front yards of Buildings 1 and 3, as provided on Exhibit D, Conceptual Landscape Plan.
 - b. At least one canopy tree in the rear yard of each lot occupied by Buildings 1 and 4.
 - c. Trees shall be a minimum 3 inches in diameter measured 12 inches from the root crown, and a minimum of 10 feet in height at the time of planting. The planting of said trees shall take place in conjunction with the construction of the home.
9. Screening along Plano Parkway shall consist of a minimum 6-foot tall, ornamental metal fence, with enhanced stone columns.
10. Screening along Charles Street shall consist of a brick wall matching the existing wall adjacent to Warmington Meadows.

B. P&Z ACTION from P&Z meeting: 05/02/19

Result: **CONTINUED** to the June 6, 2019 P&Z meeting/Vote: 8-0 (Diamond absent)

C. P&Z ACTION from P&Z meeting: 06/06/19

Result: **APPROVED With An Additional Condition** /Vote: 7-2 (Averett and Chadwick opposed)

1. Add a gate at the sidewalk between townhome unit 21 and the parallel ornamental metal fence along Plano Parkway.

D. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 07/09/19

Result: /Vote: