

ZONING

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GENERAL PROJECT INFORMATION

SITE ZONING: (SF-8.4/16) Single-Family and (MF-18) Multi-Family Residential Districts

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-8.4/16) and (SF-12/20) Single-Family Residential Districts	Residential
SOUTH	(SF-7/14) Single-Family Residential District	Residential
EAST	(SF-7/14) Single-Family Residential District	High School
WEST	(D) Duplex Residential District (MF-18) Multi-Family Residential District with SUP-44	Residential Duplexes and Undeveloped (MF-18 SUP site)

REQUEST: Approval to establish a new PD along a section of Crosby Road. The PD will encourage and support infill single-family residential development and redevelopment along this corridor by adjusting certain regulations and development standards.

PROPOSED USE: Existing residential development

ACRES/LOTS: Approximately 18.4 acres/44 lots

LOCATION: Section of Crosby Road as shown on the attached boundary map

HISTORY: Most of the lots in the described PD are platted. Many of the houses are over 40 years old.

TRANSPORTATION PLAN: Crosby Road is designated as a (C4U) Four-Lane Undivided Collector.

OWNERS: Multiple ownerships

REPRESENTED BY: City of Carrollton

STAFF ANALYSIS

PURPOSE

The new Planned Development district is established to provide an incentive for larger home redevelopment in this corridor while enhancing its aesthetics. Staff considered modified development standards on these lots, such as reduced setbacks and increased lot coverages, to allow for the accommodation of larger, single-family homes. Because of the depth of these lots, staff considered side entry or wrap-around driveways and garages, or to allow garages to face the street if the front garage elevation is behind the main building.

INITIAL CONCERNS

In 2012, the City Re-development Subcommittee expressed concerns for the re-development of residential lots in this area as development would require the homes to be limited to 45% lot coverage. They were also concerned if they should limit the size of homes in the infill sites to include extremely large homes, also referred to as McMansions.

CURRENT PROVISIONS

Article XXXII of the Comprehensive Zoning Ordinance authorizes the Board of Adjustment to consider the construction of a single-family detached residential structure, and exempt such structure from the minimum required exterior brick or stone content, provided that 50% of the total existing single-family detached residential structures are located on both sides of the street upon which such structure is to be located, measured from the block's intersecting streets, are not in compliance with the exterior brick or stone requirements of the applicable district.

EMPOWERMENT ZONES

This area is located in a Neighborhood Empowerment Zone. Construction fees, including building permit fees, impact fees, platting fees, and project permit fees (fences, electrical, plumbing, etc.), would be waived for all projects, including new development, renovation, rehabilitation or repair.

CONCEPT AND GOALS

This area allows for opportunities for larger home redevelopment in this corridor while enhancing its aesthetics. Staff considered modified development standards on these lots, such as reduced setbacks, increased lot coverages, increased height, etc., to allow for the accommodation of larger homes. Because of the depth of these lots, staff considered side entry or wrap-around driveways and garages, or to allow garages to face the street if the front garage elevation is behind the main building.

The following modified standards are proposed:

MAXIMUM BUILDING COVERAGE:

The maximum building coverage shall not exceed 65% of the lot. *This is an increase from the current 45% allowable building coverage and allows for a larger house to be constructed.*

SETBACKS:

- The minimum side setback on internal lots or abutting an alley shall be 5 feet with a minimum 10 feet separation between structures. *This is a reduction from the current 7 feet (for one story structures) and 9 feet (for structures taller than one story). This allows for a larger house to be constructed.*
- The minimum rear setback shall be 10 feet. *This is a reduction from the current 20 feet and allows for a larger house to be constructed.*

GARAGE DOORS:

The garage door shall be stained natural cedar or faux wood having the appearance of stained natural cedar when it is visible from a public street. *This provides a more natural appearance and improves the visual appearance of the garage and residence.*

CONCLUSION

In response to the direction from the Re-Development Sub-Committee, staff has proposed the creation of a new Planned Development zoning district for a section of Crosby Road. Staff believes the modified regulations and development standards address the Sub-Committee's concerns and will encourage and support infill residential development along this corridor.