

ZONING

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (SF-7/14) Single-Family Residential District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-8.4/16) Single-Family Residential District	Residential
SOUTH	PD-101 for the (HC) Heavy Commercial District	Heavy Commercial Use
EAST	(SF-7/14) Single-Family Residential District and (TC) Transit Center District with an Urban Fringe sub-district	Residential and undeveloped (TC district)
WEST	(SF-8.4/16) Single-Family Residential District	Residential

REQUEST: Approval to establish a new PD along the west side of a section of Denton Drive. 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 9.2 acres/32 lots

LOCATION: Lots adjoining the west side of Denton Drive as shown on the attached boundary map

HISTORY: About half of the lots in the described PD are platted.

COMPREHENSIVE PLAN: Single-Family Detached uses

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

OWNERS: Multiple ownerships

REPRESENTED BY: Michael McCauley/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, increased lot coverages, etc., 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 and be constructed with the current standards of brick or stone. 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

Any use permitted in the (SF-7/14) Single-Family Residential District is permitted on this site. Any use permitted upon approval of a Special Use Permit (SUP) in the (SF-7/14) Single-Family Residential District is permitted on this site upon approval of a SUP.

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, 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.*

MINIMUM BRICK/STONE EXTERIOR CONTENT:

Cementitious fiberboard siding may be used and shall not be 4' x 8' panels. *This is an additional material use from the current minimum 70% brick or stone exterior content. This addition will allow greater architectural design choices for the houses.*

DRIVEWAYS:

Driveways shall be concrete material. For portions of a driveway located beyond the rear of the main structure, an alternate material may be approved by staff. *This allows staff to work with the homeowner/developer to create variation in the design and material choices for the driveway.*

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 less than the minimum required 6 feet (for one story structure) and 8 feet (for a structure 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.*

PLANNING COMMISSION MEETING

During the Planning Commission meeting, staff withdrew its initial recommendation to allow granny flats because of opposition from residents in the area and staff believing it was not an appropriate use of the property. Also, the Commission considered some architectural elements of craftsman design is applied to new houses when they are built. However, staff is asking whether

the recommended “guidelines” are preferred by Council, as described below, or need to be modified and become part of the proposed ordinance.

ARCHITECTURAL DESIGN GUIDELINES:

- Front porch, either full or partial-width with roof supported by square columns.
- A pitched gabled or hipped roof, with no less than a 6 in 12 (6:12) slope.
- At least two materials should be used on the exterior, such as brick, stone or cement fiberboard siding. Exterior should be a natural earth tone color. The main body of the house is typically the darker tone, while a lighter trim color acts as an accent.

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 Denton Drive. 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.