

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-123 for the (FWY) Freeway District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	City of Lewisville	Single-Family Residential Subdivision
SOUTH	PD-123 for the (SF-5/12), (SF-6.5/12) and (SF-8.4/18) Single-Family Residential Districts	Single-Family Residential Subdivision
EAST	PD-123 for the (SF-5/12) Single-Family Residential District	Single-Family Residential Subdivision
WEST	PD-163 for the (LR-2) Local Retail District	Undeveloped

REQUEST: Approval of a Special Use Permit to allow an apartment complex

PROPOSED USE: Multi-Family (340 unit apartment complex with club house and pool)

ACRES/UNITS: Approximately 11.5 acres/340 units

LOCATION: Northeast corner of Carrollton Parkway and SH-121

HISTORY:

- PD-123 was established in 1992. It has been amended numerous times since – most recently in 2014 for a mini-storage warehouse facility and an assisted living facility located at the southeast corner and northeast corner of Creek Valley Boulevard and SH-121 (Sam Rayburn Tollway), respectively.

- The tract is not platted.

- The site is not developed.

COMPREHENSIVE PLAN: High Intensity Commercial

TRANSPORTATION PLAN: State Highway 121 is designated as a Controlled Access Highway. Carrollton Parkway is designated as an (A6DL) Six-Lane Divided (limited access) Arterial.

OWNER: Numerous owners

REPRESENTED BY: Robert Baldwin/Baldwin Planning

STAFF ANALYSIS

PROPOSAL

This is a request to approve a Special Use Permit (SUP) for an apartment complex consisting of approximately 340 units.

ORDINANCE REQUIREMENTS

- The Comprehensive Zoning Ordinance (CZO) requires a Special Use Permit to allow multi-family development in the (FWY) Freeway District.
- Per PD-123, the following applies:
 - a. A minimum thirty (30) foot landscape buffer along SH-121 and three (3) foot high landscape berm.
Provides a fifteen (15) foot landscape buffer within a thirty (30) foot landscaped area (trees, shrubs and sod).
 - b. Provide a major entry feature at the NEC of Carrollton Parkway & SH-121.
Provided.
- Although the subject property is zoned (FWY) Freeway District, staff has applied many of the (MF-18) Multi-Family District's required design elements into its review.
 - The maximum height for multi-family is two stories, with a maximum height of three stories where an enclosed garage occupies the first floor of the building.
The applicant is proposing three-story apartment buildings to provide an urban scale multifamily development with an approximate building height of 40 feet.
 - Multi-family buildings are required to be at least 1.5 times the height of the main building in (MF) Multi-Family zoned districts when adjacent to (SF) single-family residential zoning districts.
Not provided for the southeastern most three-story building. The site plan shows the building setback is approximately 22 feet from the single-family lots instead of 60 feet. However, the building wall facing the few single-family lots will not have any balconies or windows.

ELEMENTS TO CONSIDER

- A six-foot high decorative perimeter wrought iron fence with masonry columns and precast concrete caps along the southern and western sections of the development site is provided.
- The development shares an existing masonry screening wall along the northern and eastern perimeter of the site.

- The architecture provides an urban design suitable for this site with approximately 58% stucco, 24% masonry, 18% cementitious fiberboard. Two nearby adjoining apartment complexes located on the north side of Indian Run and between SH-121 and Maumee Drive, have the same approximate percentages of stucco, brick and siding on their facades.
- Consistency with City Design Guidelines for Multi-Family Residential Development:
 - Variation of wall planes is provided.
 - Consistent design, placement and configuration of parking areas are provided.
 - Variation in color and materials is provided.
 - Site planning and building siting are provided.
 - Entryway features reflecting the overall character of the development is provided.
 - Amenities such as a clubhouse, pool, courtyard and a dog park are provided.
- Uses allowed by-right include warehousing/storage, ambulance service, grocery store, tire store, restaurant, pet kennel and automotive parts/tire store with on-site installation.
- Maximum building height for uses allowed by-right is 75 feet. The proposed apartment complex height is approximately 40 feet.
- The minimum side and rear yard setback for uses allowed by-right is half the building height. The side yard setback for Building 1 (southeastern most building) is approximately 22 feet. Considering the proposed eastern elevation for Building 1 is designed without windows and balconies, staff believes the proposed side yard setback for this building is sufficient.
- On September 3, 2015, the Commission continued the case to the October 1, 2015 meeting to allow the applicant time to resubmit plans addressing the Commission's concern with the eastern elevation for Building 1. The Commission endorsed the revised elevation at their last meeting.

CONCLUSION

Staff considers the proposal an appropriate use for the property and, when considering the uses allowed by-right, provides a nicer transition between SH-121 to the west and the single-family residential subdivisions to the immediate north and east of the subject site. Further, staff supports the Commission's recommendation for approval.