

STAFF ANALYSIS

PROPOSAL/REQUEST

- The applicant is requesting a change in the land use designation for two tracts totaling approximately 21.9-acres from Medium Intensity Office uses to Single-Family Detached and Single-Family-Attached uses.
- The applicant plans to develop a single-family and townhome subdivision.
- City Council is considering a companion request, adopting an ordinance annexing the subject property into the city. The annexation is required prior to City Council taking action on the Comprehensive Plan amendment.
- A companion zoning change request is on this agenda (11-16Z2 Parker Ranch - Zoning). The zoning request would create a new planned development district (PD) based on the (SF-PH and SF-TH) Single-Family Patio Home and Townhouse Residential District with modified development standards.

SITE ELEMENTS

- The subject property is capable of being served by Carrollton's water and sewer system.
- Access into the site would be from Parker Road to the north.
- Parker Road abutting the subject tract is in the Town of Hebron. Parker Road is a state road and is currently under construction. At some point in the future, Parker Road may be annexed into Carrollton.
- Parker Road is under construction by TxDOT. The right-of-way will meet the Thoroughfare Plan upon completion.
- There is a mini-warehouse to the west of the subject property in the Town of Hebron.

COMPREHENSIVE PLAN ELEMENTS

The Comprehensive Plan describes the Single-Family Detached and attached Residential category as follows:

Single-Family Residential (0-6 Dwelling Units Per Net Acre). This category represents conventional single-family detached development, where basic neighborhood units would be created through the inclusion of schools, churches, and public parks. When land within developed areas is dedicated to rights-of-way, easements, parks, etc., the typical development density is between three and five dwelling units per acre. Appropriate zoning districts may include Single-Family (SF-12/20) through (SF-6.5/12) Single-Family Patio Home (SF-PH), and Planned Development (PD) with one or more of these uses.

(Note: The (SF-5/12) Single-Family Residential District is essentially equivalent to the (SF-PH) Patio Home District in the Comprehensive Zoning Ordinance.)

Single-Family Attached Residential (6-12 Dwelling Units Per Net Acre). This category represents less traditional single-family housing types, which have become increasingly popular throughout the nation as an alternative to conventional single-family-attached development. Higher densities typically allow a variety of housing types to respond to market demand for smaller household size and type. When land within developed areas is dedicated to rights-of-way, easements, parks, etc., the typical development density is between 10 and 12 dwelling units per acre.

This category includes patio homes (though this is actually a higher density "detached" single-family use), townhouses and single-family attached dwellings, as well as lower-density multi-family housing (such as duplexes) as in-fill or transitional development which is compatible with higher-density single-family development. The inclusion of schools, churches, and public parks would create basic neighborhood units with any combination of uses in this category. Appropriate zoning districts may include Single-Family Patio Home (SF-PH), Single-Family Attached (SF-A), Townhouse (SF-TH), Duplex(D), Tri-plex (T), Four-plex (F), and Planned Development (PD) with one or more of these uses.

The following policies found in the Comprehensive Plan form the intention of the City Council regarding development issues within the City related to the subject site:

URBAN FORM

- LU-8 Encourage mixed-uses and urban housing within a five-to-ten-minute walk from the downtown area.

This site is not near downtown Carrollton. Accordingly, high-density, mixed uses are probably not appropriate at this location.

- LU-9 As conditions change and alternative land uses are considered, stable single-family neighborhoods should be preserved.

Existing single-family developments are to the north, east, and south along Plano Parkway and proposed to the west at Parker Road and Dozier Road.

- LU-10 Infill development that is compatible and complementary with the character of the surrounding neighborhood or area should be encouraged.

While not technically "infill," the subject site is in an area of transition from very low density, semi-rural mixed uses to a more conventional suburban development pattern. Development as proposed would be in accordance with longer term changes happening in the immediate area.

- LU-14 "Urban" residential development should be concentrated in areas with transit, retail and employment opportunities within easy walking distance.

This site is not near any transit stations. Accordingly, "urban" residential uses are probably not appropriate at this location.

INFILL RESIDENTIAL AND COMMERCIAL

LU-29 Ensure that existing neighborhoods are well maintained by:

- a. Utilizing code enforcement in combination with community groups to ensure that properties do not negatively affect surrounding areas.
- b. Maintaining landscaping and buffering requirements between residential and incompatible land uses, as set out in the Zoning Ordinance.
- c. Maintaining infrastructure (such as roads, drainage, parks, and sidewalks) in older areas in good condition to encourage a similar level of maintenance of private properties.

The zoning regulations proposed and subdivision design and engineering will ensure minimal impacts.

LU-30 Ensure that infill land uses are compatible with the area by either being similar to surrounding uses, or by being supportive to the neighborhood.

The proposed single-family detached and attached would be compatible with the surrounding land uses and anticipated residential to be developed nearby.

URBAN CENTERS

UD-8 Development standards should be established for "urban center" areas that reflect an urban "walkable" style of development.

and

UD-10 Work with property owners to ensure that pedestrian-oriented, mixed-use development occurs within approximately one-half mile of transit stations. This may include:

- a. Retail uses at ground level along pedestrian corridors
- b. Establishing incentives and programs for this style of development
- c. Purchasing key parcels of land on an opportunity basis

This site is not near a transit station. Accordingly, high-density, mixed uses are probably not appropriate at this location.

CONCLUSION

The proposed change in the land use would match the requested and zoning. The land use designation is appropriate.