

**ZONING**

Case Coordinator: Loren Shapiro

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**GENERAL PROJECT INFORMATION**

**SITE ZONING:** PD-123 for the (LR-2) Local Retail District

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	PD-123 for the (MF-18) Multi-Family Residential District	Multi-Family
SOUTH	PD-123 for the (LR-2) Local Retail District	Mini-Storage Warehouse
EAST	PD-123 for the (SF-10/18) Single-Family Residential Districts	Single-Family
WEST	PD-163 for the (MF-15) Multi-Family District across SH-121	Multi-Family

**REQUEST:** Amend PD-123 to amend conceptual site plans and modify development standards allowing an independent living, continuing care retirement community and assisted living facility for the elderly.

**PROPOSED USE:** Independent living, continuing care retirement community and assisted living facility for the elderly and nursing care facility

**ACRES/LOTS:** Approximately 4.5 acres/1 lot

**LOCATION:** Northeast corner of State Highway 121 and Creek Valley Boulevard

**HISTORY:** On February 4, 2014 City Council amended PD-123 allowing Continuing Care Retirement Community and Assisted Living Facility for the Elderly with a conceptual site plan, landscape plan, and building elevations. The property is undeveloped.

The subject sites were zoned for retail uses in February 1992 as part of PD-123, a 454± acre master planned development.

The property has never been platted and is currently vacant.

**COMPREHENSIVE PLAN:** Medium Intensity Commercial

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**TRANSPORTATION PLAN:** State Highway 121 is designated as a Controlled Access Highway.  
Creek Valley Boulevard is designated as a (A4D) Four-Lane Divided Arterial.  
Indian Run Drive is designated as a (A4D) Four-Lane Divided Arterial.

**OWNER:** The Heritage at Creek Valley, LLC.

**REPRESENTED BY:** Jeri McClenaghan-Ihde/Direct Supply Aptura.

## **STAFF ANALYSIS**

### **PROPOSAL**

The applicant is requesting to amend PD-123 to modifying development regulations, the conceptual site, landscape, and building elevations for a 140-unit Independent Living, Continuing Care Retirement Community and Assisted Living Facility for the Elderly at the northeast corner of State Highway 121 and Creek Valley Boulevard. The property (Tract H) is zoned PD-123 for the (LR-2) Local Retail District.

### **CURRENT ZONING**

1. The property is zoned PD-123 for the (LR-2) Local Retail District and is part of a master development. The subject property is referenced in the PD as Tract H.
2. The PD allows Continuing Care Retirement Community and Assisted Living Facility for the Elderly by right on the property. A conceptual site, landscape, and building elevations with development regulations were approved for Tract H on February 4, 2014.
3. The following development regulations are in place for Tract H (subject property):
  - The building shall not exceed 3 stories or 50 feet in height.
  - Creek Valley Blvd. is an arterial 4-lane divided thoroughfare (A4D) and will be considered the front yard for this use. Therefore, the front yard setback abutting Creek Valley Blvd. shall have a minimum 50-foot setback and a 25-foot setback for the porte cochere.
  - Development shall comply with all remaining design standards in PD-123 and the City's Comprehensive Zoning Ordinance.
4. The base zoning is (LR-2) Local Retail District and is subject to the requirement below:
  - All other side setbacks shall be in accordance with the applicable requirements of the building codes of the City of Carrollton. Therefore, the building may be zero feet from the property line.

### **ELEMENTS TO CONSIDER**

1. A continuing care retirement community and assisted living facility for the elderly is already allowed by PD-123 and base (LR-2) Local Retail District zoning.
2. The building is proposed to be 2 and 3-stories, total 150,000 square feet, and 140 units for independent living, assisted living, and memory care.

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Building:

- The 2-story portion will locate on the east and north 1/3 side of the building closest to the single family nearest to the intersection of Creek Valley Boulevard and Indian Run Drive.
- The 3-story portion of the building will locate along the central and west 2/3 portions of the façade.

*The building height of facility meets the original PD-123 requirements for the property.*

- The architectural elements will include an 102-foot tall clock-tower near the porte cochere. The pitched roof along the length of the building will be interrupted with gable roofs and dormers. A turret, windows, and balconies complement the building façade.

*The clock tower provides an architectural element to the building and will not contain habitable space. The maximum height is measured to the top of the roof. Habitable space will be prohibited in the clock tower.*

- The front porte cochere is approximately 30 feet from the front property line along Creek Valley Boulevard.
- The front side setbacks along Indian Run Drive and the northbound SH 121 service road are approximately 38 feet and 67 feet respectively from the property line.
- The side setback from the north property line is 54 feet.

*The building will be meeting or exceeding the minimum required front setbacks.*

Unit types – Approximate breakdown:

- 54 Independent living units
- 62 Assisted living units
- 24 memory care units

*The current base (LR-2) Local Retail District zoning allows independent living continuing care retirement community and assisted living facility, including memory care, by right.*

Amenities:

- Resident amenity spaces include living, dining, activity, spa, and a library
  - Food services will be provided to residents
  - Landscaped courtyards and outdoor space at the center of the building
  - Peripheral landscaping shall be provided along streets and screen the detention pond along Indian Run Drive
3. A 15-foot-wide landscape buffer is required abutting Creek Valley Blvd. Thus, the parking spaces shall not encroach into the landscape buffer and similarly not abut the property line.
  4. Driveway access shall be provided from Creek Valley Boulevard and Indian Run Drive. The minimum drive approach radius and the internal radius of a fire lane shall be 20 feet.

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5. Creek Valley is an arterial 4 lane divided thoroughfare (A4D); and will be considered the front yard for this use.
6. A median variance was granted for Creek Valley Boulevard allowing an eastbound left turn lane and opening onto the property on August 3, 2010.
7. Emergency crossover access shall be provided for emergency vehicles over the median on Indian Run Drive. This provides fire engines, ambulances, and police vehicles the ability to drive over the lowered curbs and median which will be aligned with the driveway on the property.
8. A minimum 5-foot sidewalk is required along the frontage road of Creek Valley Boulevard Indian Run Drive and State Highway 121 within the right-of-way.
9. Future development shall include a major entry feature at the intersection of Indian Run and Creek Valley Boulevard, and State Highway 121 Service Road and Creek Valley Boulevard, as required on the Illustrative Plan adopted in PD-123.
10. The retirement facility does not create adverse traffic conditions to the area.

**CONCLUSION**

Staff believes the revised conceptual plans and development regulations for the independent living continuing care retirement community and assisted living facility for the elderly is compatible with the surrounding uses and neighborhoods in the area. The building elevations proposed provide enhanced architectural features and landscape screening along streets and in common area courtyards. The building will not exceed the number of stories associated with the large apartment complex to the immediate north of this site and should not have any adverse impacts to the single-family homes to the east. The proposed retirement facility does not have significant traffic impacts to surrounding properties with two points of access provided from Creek Valley Boulevard and Indian Run Drive.