

## RESULT SHEET

**Date:** 03/02/21

**Case No./Name:** PLZ 2020-174 Carroll Crest (Zoning)

### A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to establish PD-216 for the (SF-TH) Single Family Townhouse District with the following stipulations:

Proposed Planned Development regulations:

#### I. Additional staff stipulation following P&Z action/recommendation:

1. A minimum 24-foot wide driveway shall be provided for two adjacent properties sharing access to respective side entry garages.

#### II. Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-TH) Single-Family Townhouse District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-TH) Single-Family Townhouse District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below:

- Permitted Uses: Single-Family Detached and Live/work units

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-TH) Single-Family Townhouse District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI. and XXXI. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

#### III. Special Development Standards

Development shall be in accordance with the following special conditions, restrictions, and regulations:

##### General:

2. A property/homeowner's association shall be established in accordance with the Comprehensive Subdivision Ordinance prior to issuance of residential building permits. The property/homeowner's association will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the Concept Plan or on common area lots.
3. The neighborhood layout shall be consistent with the Conceptual Site and Landscape Plan attached as Exhibit C. Townhomes, single-family detached, and Live/Work homes shall be consistent with the Conceptual Building Elevations attached as Exhibit D. Street and alley profiles and layouts shall be consistent with the Conceptual Street Cross Sections attached as Exhibit E, except for minor variances due to site conditions as approved by City Manager or designee.

- a. Live/Work lots shall be limited to frontage along Crosby Road or Fannidella Drive and grouped within a block separated from other residential uses by an alley or street, or where the Residential and Live/Work frontage orientation differs.
- b. Additional uses allowed for Live/Work designated lots:
  - i. Retail
  - ii. Professional/General Office
  - iii. Restaurant
  - iv. Personal Care Services
  - v. Artisan Workshop
4. All single-family detached lots shall have frontage on a street or on greenspace/courtyard/common area lot.
5. Minimum 5-foot utility easements shall be provided as needed for franchise utilities.
6. Dead-end mews or alleys shall not align with other mews, alleys, or streets.
7. Each unit shall contain a two-car garage for resident parking. Tandem parking shall be counted towards the required parking.
8. Lots may be designed irregularly to accommodate zig-zag single-family homes. Such lots shall provide an average lot width meeting the minimums for single-family detached lot types, as provided in this section.
9. Residential driveways shall be permitted to cross projected neighboring lot lines within street and alley rights-of-way.
10. Garage conversions shall be prohibited.
11. Carports shall be prohibited.
12. Public water, sanitary sewer, and stormwater mains shall be located within street and alley pavement.
13. Architectural features and balconies may project over utility easements provided that a minimum clearance height of 14 feet is maintained. In no instance shall architectural features and balconies project or extend over city utilities or right-of-way.

### **Lots, Homes, and Accessory Buildings**

#### **Single-Family Townhome Type**

1. Maximum building coverage shall be 95%.
2. Minimum lot width shall be 15.5 feet.
3. Minimum lot depth shall be 38 feet.
4. Minimum lot area shall be 600 square feet.
5. Minimum floor area shall be 1,200 square feet.
6. Minimum front yard setback shall be 5 feet.

7. Minimum interior side yard setbacks:
  - a. Shall be zero or 3 feet from property lines. Minimum 6 feet separation shall be provided between buildings.
  - b. Zero setback shall be allowed between units within a single townhome building.
8. Exterior side yard setbacks from a street shall be a minimum 3-feet.
9. No minimum side setback is required for side entry garages accessing an alley.
10. No minimum rear yard setback.
11. Maximum height of a structure shall be 4 stories.

Single-Family Detached Lot Type

1. Maximum building coverage shall be 95%.
2. Minimum lot width shall be 25 feet.
3. Minimum lot depth shall be 40 feet, except up to three lots fronting Crosby Road may have a minimum average lot depth of 35 feet.
4. Minimum lot area shall be 800 square feet.
5. Minimum floor area shall be 1,500 square feet.
6. Minimum front yard setback shall be 5 feet.
7. Minimum interior side yard setbacks shall be zero or 3 feet from property lines. Minimum 6 feet separation shall be provided between buildings.
8. Exterior side yard setbacks from a street shall be a minimum 3-feet.
9. No minimum side setback is required for side entry garages accessing an alley.
10. No minimum rear yard setback.
11. Maximum height of a structure shall be 4 stories.

Live/Work Type

1. Maximum building coverage shall be 95%.
2. Minimum lot width shall be 20 feet. Lots shall provide an average lot width meeting the minimum for Live/Work lots.
3. Minimum lot depth shall be 40 feet.
4. Minimum lot area shall be 800 square feet.
5. Minimum floor area shall be 1,200 square feet.
6. Minimum front yard setback from a street shall be 5 feet.
7. Minimum interior side yard setbacks:
  - a. Shall be zero or 3 feet from property lines. Minimum 6 feet separation shall be provided between buildings.

- b. Zero setback shall be allowed between units within a single live/work building.
- 8. Exterior side yard setbacks from a street shall be a minimum 3-feet.
- 9. No minimum side setback is required for side entry garages accessing an alley.
- 10. No minimum rear yard setback.
- 11. Maximum height of a structure shall be 4 stories.

**Accessory Buildings**

- 1. Accessory buildings shall be architecturally consistent with the main building.
- 2. Minimum side yard setback shall be 1 foot.
- 3. No minimum rear yard setback.
- 4. In no instance shall the accessory building height exceed the main structure. A single-family detached home on a lot shall be considered the main structure or main building.

**Streets Alleys Sidewalks and Hike/Bike:**

- 1. Streets will have a minimum 29-foot back-to-back pavement section, within a 45-foot right-of-way. Sidewalks shall be a minimum 4 feet wide.
- 2. An “entry ribbon” consisting of decorative pavers shall be placed in each street intersecting with Crosby Road and Fannidella Drive. Said entry ribbon shall be no less than 10 feet in depth and shall extend across the width of the street.
- 3. Minimum pavement width in all alleys shall be 20-feet wide with a 20-foot inside radius. All alleys shall be striped as a fire lane. Minimum right of way width of an alley shall be 24-feet wide.
- 4. A minimum 6-foot wide sidewalk shall be provided along the south side of Crosby Road.
- 5. A minimum 4 foot sidewalk shall be provided in-front of each residence along green space, courtyards, and common area lots to ensure pedestrian access.
- 6. Dead-end private driveways shall be allowed. Driveways shared with more than one lot shall require a mutual access easement dedicated on the final plat.
- 7. Insets within streets shall be set aside for the placement of waste receptacles where consecutive lots are not adjacent to a street and have garage access from a dead-end alley.
- 8. Driveways accessing alleys shall have a minimum 45-degree flare from right-of-way to pavement. In the event a 45-degree flare is not feasible, then the largest feasible flare should be provided to match limits of alley pavement.
- 9. A minimum 9-foot wide driveway with a 3-foot radius shall be allowed for front-loaded homes with a single car garage door.
- 10. Traditional streetlight fixtures and poles, consistent with the description in the General Design Guidelines, shall be provided along roadways.

11. Ornamental metal fencing shall be allowed in front yards, not exceeding 4 feet in height. Sufficient gate access shall be provided for emergency services. Other fence materials shall be prohibited in the front yard.
12. No fencing shall impede sight visibility within an alley.
13. A 20-foot hike and bike trail shall be dedicated to the City of Carrollton along the western side of the property as shown in Exhibit C.
  - a. A 12-foot wide sidewalk shall be placed within the hike and bike trail.

**Landscaping and Screening:**

Landscaping, courtyards, open space, streetscape along interior streets, Crosby Road, Fannidella Drive and hike and the bike trail shall be consistent with Exhibit C: Conceptual Site and Landscaping Plans.

1. Common area/pocket park space -
  - a. Common area community open spaces A, B, and C as shown on the conceptual site and landscape plan (Exhibit C) shall have a minimum of 25% landscaped areas consisting of a diversity of plant material. These plantings may consist of shrub, ornamental grass, perennial and ornamental groundcover species, and consist of a minimum of three plant types per planting area. Each plant type may account for no more than 33% of the planting composition per planting area. Open spaces D, E, F, G, and H are drainage easements with plantings subject to approval by the City Manager or designee.
  - b. Shade and ornamental trees shall be provided within all community open spaces. Two shade trees and three ornamental trees shall be provided for every 5,000 square foot of open space plantable area, or as determined by the City Manager or designee. Shade structures or any other structural amenity will be excluded from the plantable area.
  - c. Courtyards shall provide amenities including but not limited to decorative hardscape, trees, shrubs, and/or grasses.
2. Foundation plantings –
  - a. Dwelling units within the community shall have foundation plantings covering a minimum of 65% of any street-facing façade except for front-loaded townhouses with a single car garage door.
  - b. The plantings shall consist of shrub and ornamental grass and groundcover species. Planter boxes may be used to meet this requirement. Planters may be constructed using masonry or other material compatible with the facade with a minimum height of 24 inches up to a maximum of 36 inches. Planter boxes are allowed within all required setbacks, outside of visibility triangles and without impacting easements. Ornamental grass and groundcover species may not account for more than 33% of foundation planting per dwelling unit.
3. Streetscape –

- a. Street trees shall be provided in the parkway of the right-of-way without impact to utilities or street signage and as determined by the City Engineer.
  - b. Street trees shall not be located within 50 feet of a stop sign. Tree species with limbs/leafy vegetation 7-feet in-height or more above the finished grade of an adjoining street may be allowed when located 50 to 115 feet from a stop sign and not along the curvature of a roadway, or as determined by the City Manager or designee.
  - c. Ornamental trees may be spaced at a minimum of 15 feet OC (on center) and a maximum of 30 feet OC, depending on species. Shade trees may be spaced at a minimum of 25 feet OC and a maximum of 40 feet OC, depending on species.
  - d. Trees shall not conflict with sight visibility requirements nor obstruct or impede the view of any stop sign, as determined by the City Manager or designee.
  - e. Replacement trees shall be allowed within public right-of-way, public parkland, or any other publicly-owned property. If the public area is not irrigated, landscape irrigation installation shall be provided by the developer prior to the planting of the replacement trees. The planting of replacement trees shall also be allowed within irrigated private open space.
4. Screening -
- a. A minimum 8-foot tall board on board wood fence shall be provided along the west property line adjacent to the hike and bike trail and shall be constructed in accordance with Chapter 154 of the City of Carrollton Fence Regulations Ordinance. Fencing shall not be masonry.
  - b. A 3-foot wide HOA fence easement shall be provided on the final plat for the board-on-board fence, as needed.
  - c. Access shall be provided for residents to access the hike and bike trail.
  - d. Non-invasive ivy or evergreen shrubs shall provide screening along the outside of the fence, on the subject property.
  - e. The board-on-board wood fence and associated landscaping shall be owned and maintained by the homeowner's association.

- B. P&Z ACTION** from P&Z meeting: 02/04/21  
Result: **APPROVED W/ STIPULATIONS** /Vote: 8-0 (Romo absent)
- C. CC PUBLIC HEARING** from CC meeting: 03/02/21  
Result: /Vote: