

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 10, 2018

SUBJECT: SUP 2018-16, Ordinance No. 3552, Public hearing and consideration of a request from Arcadia Land Partners 25, LTD for a Special Use Permit for townhouse and multifamily residential uses at 9005 Grand Avenue, being 4.302 acres described as Tracts 1A and 1H, Landon C. Walker Survey, Abstract 1652.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Arcadia Land Partners 25, LTD, is requesting a special use permit (SUP) for townhouse and multifamily residential uses on 4.302 acres located at 9005 Grand Avenue.

GENERAL DESCRIPTION:

This 4.302-acre site is located southwest of the NRH Library and NRH Centre. The property is bounded by Hawk Avenue, Grand Avenue, Parker Boulevard, and an unnamed road connection.

The developer proposes to develop townhouse and multifamily residential uses on the property. Currently, the Town Center density restrictions do not permit residential uses on the property, and only allows for public and commercial buildings. A related case on the December 6, 2018, agenda (TR 2018-03) would modify this standard to allow residential uses to be considered on the property subject to approval of a special use permit. The SUP application is based on this proposed change to the zoning district standards.

The Special Use Permit would grant a maximum of 120 total residential units, a maximum of 60 of which may be apartment units limited to the southernmost portion of the property. A concept plan and proposed development standards for the project are attached. A summary of the development and standards is described below.

Courtyard Townhomes

The concept plan currently shows 74 “courtyard townhomes.” The final number of townhomes may fluctuate slightly depending on the final site plan design. The courtyard townhome concept incorporates common courtyard open spaces that are surrounded and shared by a pod of about eight townhomes. The townhomes would be a for-sale, fee-simple product where the owner owns the land and unit. Courtyards may be gated and may have a fountain, common outdoor dining tables, patios, and similar amenities for use by that group of townhomes. These townhomes are also serviced in the rear by common motorcourts with the adjacent grouping of townhomes, whereby creating two sets of neighbors: courtyard neighbors and motorcourt neighbors. Motorcourts would be screened from view from the perimeter streets of Hawk Avenue and Parker Boulevard.

The applicant proposes a minimum living area of 1,000 square feet for the townhomes, which is the codified minimum area for townhomes in the Town Center zoning district east of the lakes. A blend of 1-, 2-, and 3-bedroom floorplans may be built within two- and three-story buildings.



The Development Review Committee (DRC) identified several details that remain unresolved by the proposed Concept Plan, and those will be finalized as part of the site plan development phase if the SUP is approved. These include details on solid waste collection, pet waste collection stations, the use of the library parking lot for overflow/visitor parking, and open space design. The DRC's recommendation for approval is subject to DRC's future review and approval of a more detailed site plan that addresses these issues. If the site plan is not approved by DRC, the applicant would have the ability to appeal to the Planning and Zoning Commission and City Council for clarification on the Special Use Permit and site plan.

Multi-family “Stacked Flats”

The concept plan currently shows 46 stacked flats. The final number of these apartment-style units may also fluctuate depending on the final site plan design, but may not exceed 60 units. The term “stacked flats” refers to the design approach of stacking a two-story unit above either another two-story unit or a single-story unit. This design approach allows the flexibility to rent the units of the building as a conventional apartment building or sell units through a condominium arrangement. These types of units are growing in popularity in other national markets. An article explaining these types of units in the Washington, D.C. area can be found online here: [Click here for link.](#)

While the concept plan shows the proposed building as three-story structures, the Neighborhood Core subzone in which this lot is located may allow up to four stories. As mentioned in the staff report for TR 2018-03, there exists today the right to develop 60 multi-family units on the two-acre parcel on Parker Boulevard behind Office Depot and Kroger. This SUP request, along with TR 2018-03, would keep the existing maximum number of multifamily units at 60 in this area.



All buildings within the development would be required to meet the design criteria established in the Town Center zoning district code as well as the private HomeTown Design Guidelines.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Town Center.” This designation relates to the Town Center zoning district, which establishes development standards to promote a sustainable, high quality, mixed-use development. Each subzone provides a gradient of development and use intensity. The components of each subzone – buildings, streets, and public spaces – are scaled to create and sustain an integrated living environment.

CURRENT ZONING: The property is currently zoned Town Center and located in the Neighborhood Center and Neighborhood Core subzones. The Neighborhood Center subzone allows for a true mix of uses, including residential and nonresidential uses in the same building. The Neighborhood Core is the most dense business, service, and institutional center. It straddles thoroughfares at the most active intersections, and is usually in walking distance of a substantial residential population. It allows for a mix of uses, including residential and nonresidential uses in the same building.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TC Town Center U School, Church, Institutional	Town Center Public / Semi-public	NRH Library NRH Centre
WEST	TC Town Center	Public / Semi-public	Walker Creek Elementary
SOUTH	TC Town Center	Town Center	Vacant property
EAST	TC Town Center	Town Center	Stormy Plaza Multifamily residences

PLAT STATUS: The property is currently unplatted. Approval of a plat would be required prior to development of the subdivision.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission will consider this item at the December 6, 2018, meeting. If the Commission issues a recommendation to City Council, staff will brief City Council of their recommendation at the December 10, 2018, meeting.

RECOMMENDATION:

Approve Ordinance No. 3552, subject to City Council approval of TR 2018-03 and subject to Development Review Committee approval of a comprehensive site plan for the development.