

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** March 26, 2018

SUBJECT: ZC 2017-11, Ordinance No. 3509, Public hearing and consideration of a request from Benchmark American Homes, LLC, for a zoning change from LR Local Retail to RI-PD Residential Infill Planned Development at 6351, 6413, 6415, and 6429 Glenview Drive, being 3.535 acres described as Lots B and B1, Diamond Loch Addition, and Tract 2B2, R.P. Barton Survey, Abstract 175.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

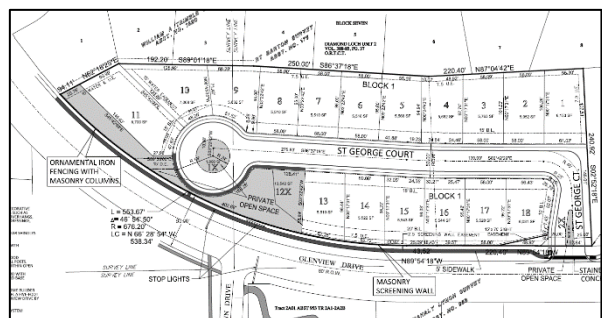
Benchmark American Homes is requesting a zoning change from LR Local Retail to RI-PD Residential Infill Planned Development on a 3.535-acre site located on the north side of Glenview Drive across from Linda Spurlock Park. The applicant is proposing a 17-lot single-family detached development on the site.

GENERAL DESCRIPTION:

The property under consideration is a 3.535-acre property located on the north side of Glenview Drive at the intersection of Dawn Drive. The site is bounded by existing single-family residential development on the north (Diamond Loch Addition), a vacant lot on the east, and Glenview Drive on the south. Linda Spurlock Park and the Diamond Loch Plaza retail center are located across the street from the property. The property has been zoned for retail uses since at least 1977.

The proposed development includes 17 single-family lots with an approximate density of 4.8 dwelling units per acre. The typical lot size is 55 feet wide and 95 feet deep, with an average lot size of 5,920 square feet. A site plan of the project is attached.

A single street entrance is proposed on Glenview Drive at the eastern end of the property, with all the lots fronting on a cul de sac. The design of the street allows for a future street connection to property to the east so that this property could be incorporated as a future phase of the subdivision. This connection is provided to address Planning and Zoning Commission and City Council concerns about fragmentary or piecemeal approaches to developing the remaining property in the city.





The three common open space lots total 15,851 square feet and cover 10.3% of the development. Two of the lots (Lots 1X and 2X) are medians located at the entrance to the subdivision and in the cul de sac bubble. The third lot (Lot 12X) is located adjacent to Glenview Drive and serves as the primary open space lot for the subdivision. Lot 12X would include a connection from the lot to the sidewalk adjacent to Glenview Drive. The lots are summarized below and a conceptual landscape plan is attached.

OPEN SPACE LOT	SIZE
Lot 1X	509 SF
Lot 2X	1,800 SF
Lot 12X	13,542 SF
TOTAL	15,851 SF

The initial evaluation of the drainage plans for the development indicate a detention pond may be necessary. City codes allow for detention ponds if the proposed development is discharging storm water into a developed downstream system that does not have the capacity to handle the runoff. A preliminary design was provided for the detention pond and outfall, and if the zoning change is approved, the drainage plans will be evaluated further during the final design of the project. The use of all detention or retention ponds requires approval of a special use permit or approval as part of a planned development zoning district, and a provision to allow the detention pond would be included this zoning application.

The following is a summary of the proposed standards associated with this RI-PD application. A complete description of the proposed standards is attached.

- a. Dwelling unit size. The minimum dwelling unit size is 2,000 square feet for all lots.
- b. Building materials. On the front elevations of all houses, 85% of the wall area will be faced with masonry. The buildings will include decorative elements such as shutters, louvered vents, metal overhangs, and window and door dressings.
- c. Garages. Front entry garages would be permitted on 15 lots, provided the garage door is set back at least 20 feet from the front property line. At least eight (8) of the front entry garages must have individual doors separated by a minimum twelve-inch column. The original proposal included 13 front entry garages with six (6) having individual doors. However, the applicant is requesting an increase after further evaluation of building layouts on each lot.
- d. Driveways. Surface materials for driveways must be salt finished or broom finished concrete with smoothed borders and edges.
- e. Sidewalks. A five-foot wide sidewalk will be constructed adjacent to Glenview Drive. A four-foot wide sidewalk will be constructed on each lot.

- f. Residential lot fencing. Rear yard fencing and private fences adjacent to open spaces must be a six-foot tall pre-stained board-on-board cedar fence with cap and trim; metal posts, brackets, and caps; and a 12-inch wide mow strip. Side yard fences between residential properties must comply with Article VIII – Screening and Fencing Standards of the Code of Ordinances.
- g. Screening wall. A six-foot tall masonry screening wall will be constructed on the side or rear lot lines of the single-family lots adjacent to Glenview Drive. The wall would be constructed as a traditional masonry wall or a pre-cast product such as Verti-crete. The columns may not exceed seven (7) feet in height. Thin-panel walls are prohibited.
- h. Open space fencing. A six-foot tall ornamental metal fence with masonry columns will be constructed on lot line of the open space lot adjacent to Glenview Drive. The masonry columns may not exceed seven (7) feet in height.
- i. Street trees. At least one canopy tree will be installed between the sidewalk and curb adjacent to each lot. On corner lots, three trees will be installed, with one tree located on the front and two trees on the side. The spacing of the trees will be 30 to 50 feet.
- j. Landscaping. All front yards will be fully landscaped with automatic irrigation systems. All landscaping and irrigation in the open space lots will be maintained by the homeowner’s association.
- k. Decorative elements. Crosswalks at the street intersection will be constructed of stained and stamped concrete. Decorative streetlights and street sign poles will be installed at appropriate locations along the street.
- l. Detention pond. In the event a detention pond is necessary for the development, a provision to allow a detention pond will be included in the standards.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Low Density Residential.” This designation is intended to provide for traditional, low-density single-family detached dwelling units.

CURRENT ZONING: The property is currently zoned LR Local Retail. This district is intended to provide for the development of convenience retail shopping, services, and professional offices, principally serving the neighborhood needs, and compatible in scale with adjacent residential development. Uses in the LR district are limited to 5,000 square feet in size.

PROPOSED ZONING: The proposed zoning is RI-PD Residential Infill Planned Development. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres.



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1 Single-Family Residential	Low Density Residential	Diamond Loch Addition
WEST	R-1 Single-Family Residential	Low Density Residential	Diamond Loch Addition
SOUTH	LR Local Retail R-3 Single-Family Residential	Neighborhood Service Parks - Open Space	Diamond Loch Plaza retail center Linda Spurlock Park
EAST	LR Local Retail	Low Density Residential	Vacant lot

PLAT STATUS: A portion of the property is currently platted as Lots B and B1, Diamond Loch Addition. The remainder of the site is unplatted.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the March 1, 2018, meeting and voted 6-0 to recommend approval, subject to the following:

1. Preserve the ten oak trees in the common open space area adjacent to Lot 11, as identified on the tree survey;
2. No two-story houses on Lots 1-11;
3. Place overhead lines crossing Glenview Drive underground if the lines are needed.

During the Commission deliberation, there was discussion about windows facing north on the second story. Ultimately, a recommended condition of approval was to limit the houses on some lots to single-story houses.

Following the Commission action, the applicant and residents discussed this condition, and the applicant conveyed that their intent had been to prohibit windows on the north side of the second floor on two-story houses rather than limit the lots to single-story houses. Due to the size of the lots, it would be difficult to meet the square footage requirements unless the house were two stories tall. The residents indicated acceptance of this proposed change. As a follow-up, the applicant has scheduled two meetings with the residents to continue discussions about the design of the houses, and the results of those meetings will be provided at the City Council hearing. The proposed RI-PD standards include the revised standard that prohibits windows on the north side of the second floor of two-story houses on the lots noted above.

RECOMMENDATION:

Approve Ordinance No. 3509.