



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 6, 2018

SUBJECT: SUP 2018-13 Public hearing and consideration of a request from Arcadia Land Partners 25, LTD for a Special Use Permit for single-family cottage lots at 6201, 6101 Parker Boulevard, and 8951 Grand Avenue, being 15.3044 acres described as Tracts 1 and 1A08, Landon C. Walker Survey, Abstract 1652; and Lot 1R2, Block E, HomeTown Dolce Addition, Phase 1.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Arcadia Land Partners 25, LTD, is requesting a special use permit (SUP) for single-family cottage lots within The Lakes at HomeTown. The 15.3044-acre tract is bounded by Parker Boulevard, Bridge Street, and Grand Avenue.

GENERAL DESCRIPTION:

This proposed Phase 6 of the HomeTown neighborhood is located on the east side of the lakes and southwest of Walker Creek Elementary. The developer intends to continue the same theme and style of development as the Canal District area (Phases 4 and 5), including a mix of garden home lots, cottage lots, and townhouse lots.

Phase 6 proposes a density cap of 150 single-family dwelling units on these 15.3 acres. The developer is requesting approval of a Special Use Permit (SUP) to authorize up to 55 cottage lots within Phase 6. The typical cottage lot is 35 feet wide and 90 feet deep. The Town Center zoning district requires approval of an SUP for lots narrower than 40 feet in width. All front building elevations must comply with the architectural standards in the Town Center zoning district, which are outlined in the section below.

Special Use Permits for cottage lots were approved by City Council for HomeTown Canal District Phases 4 & 5. Phase 4 includes 19 cottage lots on 10.89 acres. Phase 5 includes 22 cottage lots on 12.20 acres. These 41 units on 23.09 acres equates to a gross *cottage-only* density (not including townhomes and other single family lots) of 1.77 cottage units per acre.

The Concept Plan provided by the applicant and included as an attachment shows 38 cottage lots on 15.30 acres. This equates to a gross cottage density of 2.48 cottage units per acre. The applicant is requesting some flexibility to have a maximum of 55 cottage units. This would allow them to build additional cottage units in exchange for a loss in

townhome units. If all 55 cottage lots were utilized, there would be a cottage density of 3.59 units per acre.

COTTAGE BUILDING STANDARDS: The same lot and building standards of standard single-family lots apply to cottage units. The Town Center code places additional architectural requirements on cottage units that are greater than the minimum standards of single-family and townhouse lots. These additional requirements are in place to guarantee a higher level of quality and craftsmanship in the units. The applicant has indicated that Phase 6 will be consistent in standards to Phases 4 and 5.

The following architectural features will be required as part of a special use permit on all single-family detached cottage dwelling unit buildings on lots between 30 feet and less than 40 feet in width, as measured at the front building line.

- Front (or Charleston-style side) porch
- Porch roof or second story porch
- Roof overhang of 1 foot minimum on the street façade unless the architectural style (i.e. French Country) calls for a smaller overhang
- Finished or decorative soffit on roof overhang
- Cementitious horizontal siding construction must have a minimum 4-inch wide rake boards, corner boards, and window and door trim.
- Brick construction must have Soldier course or arch over doors and windows and along roof rake
- Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade.
- Finished floor elevation at least 3 six-inch risers above grade at building frontage. Unless topography makes this unfeasible.
- Windows: single or double hung, and divided light on the street façade. Casement windows are allowed when architecturally appropriate.
- Porch columns: decorative in traditional style
- At least three of the following ornamentations required on the primary street facing front:
 - Porch and step railing with balusters
 - Decorative gable feature
 - Decorative window molding or lintels
 - Attic window or dormer
 - Soffit/eave running trim
 - Window shutters
 - Ornamental roof top feature
 - Picket fence

- At least two of the following porch ornamentations required on all buildings:
 - Turned balusters with finials
 - Spandrel and bracket additions
 - Porch ceiling fan
 - Porch swing
 - Lighting sconce

TOWNHOMES REDUCED BY 10 UNITS: The Town Center zoning district allows a maximum 95 townhome units within Phase 6 (described as Tract 2 in the zoning ordinance). Tract 2 also prohibits apartment units, requires single-family detached houses fronting the Lakes, and allows single-family detached houses throughout the entire tract. The attached concept plan for Tract 2 indicates a maximum of 85 townhouses are proposed, which is a reduction of 10 townhouse units from the permitted number of units. Additionally, the proposed SUP allows the exchange of townhome units and cottage units. This allows the developer the flexibility to respond to market demands for this phase.

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 General and Neighborhood Center subzones. The Neighborhood General subzone is primarily intended for single-family development, while the Neighborhood Center subzone allows for a true mix of uses, including residential and nonresidential uses in the same building. In addition, the Town Center density restrictions have no restriction on the number of single-family detached units, allow a maximum of 95 townhouse units, prohibit apartment units, and require single-family detached units fronting the lakes.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the SUP subject to a few conditions that would encourage the continued development of a diverse neighborhood of various lot sizes, product types, building materials, etc. This includes the following:

1. A minimum of twenty (20) “garden home” lots of 45 feet or greater in width.
2. At least one masonry option available per cottage product for homebuyers to consider.
3. A maximum of 55 cottage units less than 40 feet in width.



4. A maximum of 85 townhome units.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TC Town Center	TC Town Center	Single-family residences Walker Creek Elementary
WEST	TC Town Center	TC Town Center	Single-family residences
SOUTH	TC Town Center	TC Town Center	Single-family residences Multifamily residences
EAST	TC Town Center	TC Town Center	Vacant property Multifamily residences

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

CITY COUNCIL: The City Council will consider this request at the December 10, 2018 meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve SUP 2018-13, subject to a maximum of 85 townhome units, a maximum of 55 cottage units, a minimum of 20 garden home units, and requiring at least one masonry elevation per cottage option.