



Legislation Text

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File #: 20-2189, Version: 1

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**STRATEGIC PRIORITY:** Economic and Neighborhood Vitality  
**AGENDA DATE:** November 11, 2020  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Department of Sustainable Development and Construction  
**EXECUTIVE:** Dr. Eric A. Johnson

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**SUBJECT**

An ordinance granting a Planned Development District for MU-1 Mixed Use District uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 184 for a private country club, on the northwest corner of South Lancaster Road and Crouch Road - Z190-201(CT) - Financing: No cost consideration to the City

**BACKGROUND**

On October 28, 2020, City Council held a public hearing and approved an application for a Planned Development District for MU-1 Mixed Use District uses with the ordinance to return on the November 11, 2020, Council agenda.

The applicant proposes to develop a portion of the site with an approximately 300-unit multifamily development with future multifamily and retail developments on the remainder of the area of request.

At the October 28, 2020 hearing, Council moved to approve a Planned Development District subject to a conceptual plan, a Tract 1 development plan, and staff's recommended conditions with the following changes.

1. Building permits for a driveway in Tract 4 may be issued without the approval of a development plan.
2. Multifamily uses in Tract 1 must include a minimum of 500 square feet of accessory storage, a minimum of one swimming pool, one playground, and one accessory community center (private).
3. The only uses permitted in Tract 2 are handicapped group dwelling unit, local utilities, multifamily, and single family.

4. Multifamily structures in Tract 2 must have a minimum of three dwelling units and dwelling units must be constructed side-by-side, not stacked vertically, with doors opening to an outdoor walkway.
5. In Tracts 1 and 2, maximum number of dwelling units in each tract, is 300.
6. If a minimum of five percent of the total number of dwelling units in Tract 1 are provided at Income Band 3 and in compliance with Division 51A-4.1100, multifamily uses may provide reduced parking in the amount of a minimum 1.5 off-street parking spaces per dwelling unit. A minimum of 32 individual garages are required and may count towards the minimum parking requirement. Compliance with Section 51A-4.1107 is not required.
7. Before the issuance of a certificate of occupancy in Tract 1, a minimum six-foot-wide sidewalk must be constructed within the Crouch Road right-of-way that connects the Property with the Runyon Creek Trail, subject to approval by the director. The director may approve a reduction of the minimum sidewalk width if the existing right-of-way is not sufficient.
8. In Tract 2, primary facades and primary entrances of dwelling units that are located along the DART right-of-way must be oriented to face the DART right-of-way.
9. In Tract 1, a dog park is required to be located within the open space shown on the development plan.
10. Before the issuance of a final certificate of occupancy in Tract 3, a right turn deceleration lane on Lancaster Road at the southern-most ingress/egress point must be constructed.

On September 3, 2020, the City Plan Commission recommended denial without prejudice.

#### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On September 3, 2020, the City Plan Commission recommended denial without prejudice.

On October 28, 2020, City Council held a public hearing and approved an application for a Planned Development District for MU-1 Mixed Use District uses subject to a conceptual plan, a Tract 1 development plan, and staff's recommended conditions with changes read into the record with the ordinance to return on the November 11, 2020, Council agenda.

#### **FISCAL INFORMATION**

No cost consideration to the City.

#### **MAP**

Attached