



Legislation Text

File #: 20-2189, **Version:** 1

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

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