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VICINITY MAP

Map no: O-7, P-7

Case no: Z034-245(WE)

EXHIBIT

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BP-0310

CITY PLAN COMMISSION

THURSDAY, AUGUST 5, 2004

Planner: Warren F. Ellis

FILE NUMBER: Z034-245 (WE) **DATE FILED:** May 26, 2004
LOCATION: North side of Camp Wisdom Road, east of Manitoba Avenue
COUNCIL DISTRICT: 5 **MAPSCO:** 64-V; 65-S
SIZE OF REQUEST: Approx 70 acres **CENSUS TRACT:** 112

APPLICANT: Provident Odyssey Partners, L.P. (see attached list of officers)

OWNER: Laurel Land Memorial Park, Inc. (see attached list of officers)

REPRESENTATIVE: Suzan Kedron / Jackson Walker, LLP

REQUEST: An application for a Planned Development District for MU-1(A) Mixed Use District uses and the termination of a portion of SUP No. 187 for a cemetery and mortuary use and a private recreation club or area for a golf driving range on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 187. Consideration will be given to an MF-1(A) Multifamily District.

SUMMARY: The purpose of this request is to allow for the construction of a residential development that consists of approximately 250 multifamily units as well as single family uses on approximately 70 acres of land.

STAFF RECOMMENDATION: Denial

BACKGROUND INFORMATION:

- The applicant is proposing to change the existing R-7.5(A) Single Family District to a Planned Development District for Mixed Use District uses to allow for the construction of a residential development which will include multifamily and single family uses.
- The applicant is proposing to develop the property in 2 phases: Phase I will consist of the development of 250 multifamily units and a 1-story clubhouse. A significant portion of the multifamily development will be developed west of a new north-south street with the remaining units being developed east of the new street and south of a creek. The applicant will have to submit a detailed development plan for CPC approval for the single-family development in Phase II.
- The applicant is seeking to receive funds from the Texas Department of Housing and Community Affairs (TDHCA) under their "Low Income Housing Tax Credit or Bond Financing" program. This program will provide the applicant with the necessary funds for land acquisition and for construction cost for the multifamily development.
- Under the new provisions of the TDHCA rules (the 2004 Qualified Allocation Plan and Rules), if the development is located in a municipality, which includes the City of Dallas, that has more than twice the State average of units per capita supported by Low Income Housing Tax Credits or private activity bonds, the applicant must obtain approval of the development from City Council.

Zoning History: There has been one zoning change requested in the area.

1. Z034-143 On August 7, 2003, the City Plan Commission approved the applicant's request for a CH Cluster housing District, subject to deed restrictions volunteered by the applicant on property zoned an MF-1(A) Multifamily District and TH-3(A) Townhouse District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Camp Wisdom Road	Principal Arterial	80 ft.	107 ft.

Land Use:

	Zoning	Land Use
Site	R-7.5(A), On a portion of SUP 187	Undeveloped
North	R-7.5(A)w/SUP 187	Undeveloped
South	MF-1(A), a portion of R-7.5(A) w/SUP 188	Undeveloped, Electrical Station, Single Family
East	PD No. 49, R-7.5(A)	Undeveloped
West	R-7.5(A)	Church, Single Family, Child care facility

STAFF ANALYSIS:

Land Use Compatibility: Staff has reviewed the applicant's request and from a land use prospective, has determined that the proposed development may be compatible with the surrounding residential uses. The property is flat, irregular in shape and is undeveloped with a large amount of trees that is surrounding a creek that transverses throughout the site. The site is contiguous to undeveloped land to the north and east, single family uses and a church to the west, and undeveloped land, an electrical station and single family uses that are south of Camp Wisdom Road.

The applicant is proposing to develop the 70-acre site in 2 phases: Phase I will consist of the development of 250 multifamily units and a 1-story clubhouse. A significant portion of the multifamily development will be developed west of a new north-south street with the remaining units to be developed east of the new street and south of a creek. Phase II will consist of the construction of approximately 250 single-family homes. The single-family homes will wrap around the multifamily development beginning approximately northeast of the Unnamed Road and Cheery Creek Point. The applicant will have to submit a detailed development plan for CPC approval for the single-family development in Phase II. Furthermore, the applicant has indicated that the lot sizes will vary between 5,000 square feet to 10,000 square feet lots. The representative has indicated that a minimum of 10% of the single-family lots will be 10,000 square feet.

Staff is concerned with the amount of undeveloped land that is zoned for multifamily uses in the area and an adjacency issue as it relates to the location of the proposed multifamily uses to the existing single family uses. The applicant proposed a 20-foot building setback is not an adequate distance to buffer and/or screen the adjacent single family development.

The city's zoning use map reveals that there are several tracts of undeveloped land in the area that are zoned for Multifamily. Staff believes that the applicant could construct their multifamily projects within these existing Multifamily Districts without rezoning

Single Family Districts. For example, PD No. 49, which is adjacent to the request site, has been approved for a variety of uses that includes multifamily uses with a community center, office uses, shopping center uses and a funeral home. Moreover, staff has determined that applicant's request can be addressed via other methods, such as straight zoning.

The Dallas Development Code defines the purpose of a PDD as one that provides flexibility in the planning/construction of a development consisting of a combination of land uses that are sensitive to contiguous land use and environmental features.

Traffic: The Building Inspection Section of the Department of Development Services has reviewed the request and made the following recommendations:

1. A left turn pocket is required for eastbound Camp Wisdom at the Unnamed proposed Collector (Buford Drive). The exact location and length will be determined by the consulting engineer and submitted for approval by DDS/Engineering Division. Developer must pay all costs with respect to design and construction of this left-turn lane.
2. The proposed Unnamed Collector (Buford Drive) is shown on the thoroughfare Plan with an RC/M-4-U designation with a 60-foot ROW and it needs to be dedicated to the City thru platting process. Design and construction of this roadway is developer's responsibility.
3. The Unnamed Collector (Buford Drive) alignment must match the existing Buford Drive on the south side of Camp Wisdom Road based on the City of Dallas Thoroughfare Plan. The City Council must approve any change from the shown alignment on the Thoroughfare Plan for this roadway (see 51A-8.602(c) (1) (C)) the Dallas City Code.

Landscaping: Landscaping of any development will be in accordance with Article X requirements, as amended.

Miscellaneous-Development Standards: The applicant proposed development can be accomplished via an MF-1(A) Multifamily District, with specifics addressed in the following table.

	<u>Applicant's request</u>	<u>Staff's recommended MF-1(A) provisions</u>	<u>Staff's comments</u>
FRONT/ SIDE/ REAR	40'/20'/20' (for multifamily development)	15'/10'/10'	Applicant can restrict the yard setbacks to that requested*
DENSITY	250 dwelling units on approx. 28.16 acres; approx. 9 dwelling units per acre	Maximum dwelling unit density of 43 units per acre (all one bedrooms); normally developed at 25-28 units/acre	Applicant can volunteer to limit density to that requested*
FAR/ FLOOR AREA	Clubhouse 3,500 square feet	No maximum	This use is considered an accessory to the main use (residential)
LOT COVERAGE	Residential – 45% Other uses – 25%	60%	Applicant can volunteer to limit lot coverage to that requested*
HEIGHT/ STORIES	40'/2 stories (Residential structures; clubhouse -36')	36'/ no maximum	
LANDSCAPING	Article X	Article X	
PARKING	250 dwelling units providing 458 off-street parking spaces	Dallas Development Code requires one space/500 sf of floor area with <1 nor >2 ½ spaces/unit	

	<u>Applicant's request</u>	<u>Staff's recommended MF-1(A) provisions</u>	<u>Staff's comments</u>
ADDITIONAL PROVISIONS	Creating an 'attached dwelling unit' definition: ≥ 3 dwelling units within a building site with < 12 nor > 14 units per structure; enclosed parking for units ≥ 2 bedrooms	Development of the site per the Uniform Building Code and staff's recommendation	Staff recommendation can provide for request, however, applicant can volunteer to address certain provisions offered to the community*
PLANS	Applicant has submitted a development plan in conjunction with the request, which is a requirement of a PDD	Development plan not required; flexibility of development afforded by straight zoning	Applicant can volunteer to attach a development plan*

*These various provisions may be accommodated in a volunteered deed restriction instrument.