



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: April 2, 2019

SUBJECT: Conduct a public hearing and consider approving Resolution No. 2019-037 for a Detailed Site Plan for a single-family residential development on approximately 54.6 acres generally located along on the south side of Valley View Lane, approximately 450 feet east of Chartwell Crest including Special Exceptions; and take appropriate action.

Background:

The applicant, M.M. Mercer Kensington, LLC, is requesting approval of a Detailed Site Plan for a 311 single family residential lot development on approximately 54.6 acres located on the south side of Valley View Lane, approximately 450 feet east of Chartwell Crest. The subject site is located in Planned Development District No. 100 (PD-100), which allows for the proposed use. The request also includes two Special Exceptions to the development standards in PD-100.

Subject Property:

Site acreage: 54.6 acres

Location: Generally along the south side of Valley View Lane and north of Wittington Place, approximately 450 feet east of Chartwell Crest and west of Hutton Drive.

Proposed Development:

The applicant is proposing a 311 single-family residential lot development on the subject property. There are three lot types proposed within the development: 102 lots are proposed to have a lot width of 50 to 55 feet by 105 feet in depth for single-family detached home; 59 lots are proposed to have a lot width of 40 to 45 feet by 105 feet in depth for single-family detached homes; and 150

lots are proposed to have a varying lot width of 22, 27 and 32 feet by 90 feet in depth for single-family attached homes (townhomes). All proposed lot dimensions are allowed per PD-100.

Twenty-eight (28) open space lots are proposed throughout the site, one of which is a 2.5 acre amenity area at the center of the development

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 77 (PD-77) & Planned Development District No. 88 (PD-88)	Vacant properties and office buildings located across Valley View Lane
South	Planned Development District No. 88 (PD-88)	Office building and lake located across Wittington Place
East	Planned Development District No. 88 (PD-88) & Planned Development District No. 77 (PD-77)	Townhomes (under construction) Print shop/job printing, auto sales and repair (in building), and office
West	Planned Development District No. 88 (PD-88)	Office building and vacant property

Access:

The proposed development will be accessible from existing Valley View Lane and Wittington Place. Additional right-of-way will be dedicated for public streets within the development including Wimbledon Way, which is proposed to be a two lane divided major street that will connect all two lane minor streets. Additionally, all residential lots will be accessed by public alleys.

In order to allow for left and right turning movements from Valley View Lane and Wittington Place to proposed Wimbledon Way, modifications will be made to the existing medians within both streets to align with proposed Wimbledon Way.

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Parking:

Required Parking Ratio per PD-100	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
<ul style="list-style-type: none"> Single-Family Detached Residential: <ul style="list-style-type: none"> 2 garage spaces/dwelling 2 on-site spaces/dwelling (where building footprint allows) 	2 garage spaces 2 on-site spaces (i.e. driveway)	Garage and on-site spaces will be provided when each single-family residence is constructed.	Garage and surface parking (i.e. driveway)	Yes
<ul style="list-style-type: none"> Single-Family Attached Residential: <ul style="list-style-type: none"> 2 garage spaces/dwelling 2 on-site spaces/dwelling (where building footprint allows) 1 on-street space/5 dwellings 	2 garage spaces 2 on-site spaces (i.e. driveway) 30 on-street spaces	Garage and on-site spaces will be provided when each single-family residence is constructed. 125 on-street spaces will be provided with construction of public streets.	Garage, surface (i.e. driveway) and on-street parking	Yes

Site Landscaping:

Required per PD-100 (per SF lot)	Provided (per SF lot)	Tree Variety/Type	Location Provided	Complies
1 tree	1 tree	Autumn Blaze Maple, Chinese Pistache, Bald Cypress, Laceback Elm, Shumard Oak, Crape Myrtle, Oakleaf Holly, and Chasete Tree	Front yard	Special Exception is being sought to species of trees required within the front yard. All other requirements comply with PD-100.
Lots with widths 40 feet or greater: <ul style="list-style-type: none"> 3 5-gallon shrubs; 8 1-gallon shrubs 	<ul style="list-style-type: none"> 3 5-gallon shrubs; 8 1-gallon shrubs 	Shrubs listed in the approved shrub species list in PD-100.	Front yard	

Lots with width less than 40 feet: <ul style="list-style-type: none"> • 2 5-gallon shrubs; • 6 1-gallon shrubs 	<ul style="list-style-type: none"> • 2 5-gallon shrubs; • 6 1-gallon shrubs 	Shrubs listed in the approved shrub species list in PD-100.	Front yard	
Corner lots: <ul style="list-style-type: none"> • 1 tree; • 4 5-gallon shrubs; • 12 1-gallon shrubs (note: this is in addition to landscaping within the front yard)	<ul style="list-style-type: none"> • 1 tree; • 4 5-gallon shrubs; • 12 1-gallon shrubs 	Trees and shrubs listed in the approved species list in PD-100	Side yard	

All landscaping required within each residential lot will be planted before issuance of a Certificate of Occupancy of each residence to avoid damage of landscaping during construction.

Street Trees Required:

Street Name	Minimum Number Required	Tree Variety/Type	Complies
Wittington Place	1 tree spaced 25 feet on center	Cedar Elm, Autumn Blaze Maple, Bald Cypress, Live Oak, and Shumard Oak	Special Exception is being sought to species of trees required within the parkway (i.e. street tree).
Valley View Lane		Existing Bald Cypress	
Wimbledon Way		Cedar Elm, Autumn Blaze Maple, Live Oak, and Shumard Oak	
Averi Lane Gresham Drive Lande Street Frank Drive Mindenhall Drive Cathedral Drive Vinson Drive Clinesmith Drive JK Ojha Street	1 tree spaced 35 feet on center	Cedar Elm, Live Oak, Shumard Oak, Autumn Blaze Maple, Laceback Elm, Chinese Pistache	All other requirements comply with PD-100.

All required street trees located within the parkways for each single-family residence will be planted before issuance of a Certificate of Occupancy of each residence to avoid damage of landscaping during construction.

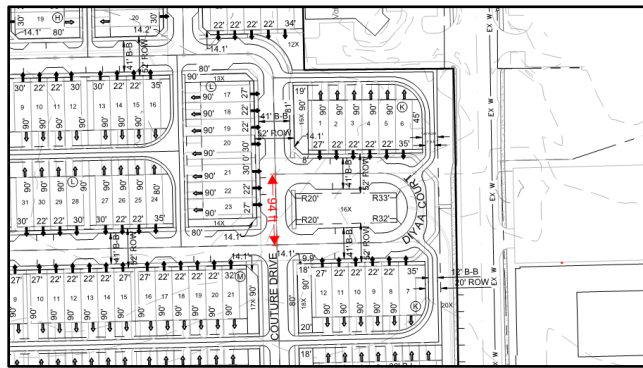
Special Exceptions:

The applicant is requesting the following special exceptions as described below.

Special Exception #1 – Tree Species and Placement

PD-100 requires that the species of all required front yard and street trees be from the approved tree species list, as provided for within the ordinance. Additionally, street trees are required to be placed within the parkway, which is the area located immediately between the street curb and the sidewalk.

PD-100 allows trees to be added to the list of approved species as part of the approved Detailed Site Plan. Therefore, the applicant is seeking approval of a special exception to allow for alternative tree species. The applicant is proposing the following alternative tree species for the



required front yard trees: Autumn Blaze Maple; Crape Myrtle; Oakleaf Holly; and Chaste Trees. The applicant is proposing the following alternative tree species for the street trees: Cedar Elm; and Autumn Blaze Maple. Additionally, the applicant is requesting to place some street trees on the residential lots instead of the parkway where conflicts with utilities or sidewalks may be present.

Staff believes that the requested special exception is appropriate given that there is limited front yard area – minimum 10 feet for single-family detached and 5 feet for single-family attached (townhomes) – to accommodate the trees combined with the necessary utilities. By allowing the applicant to use alternative placement and tree species, such as ornamental trees instead of a shade tree, conflicts can be reduced while the spirit and intent of the landscape ordinance is still being met. Additionally, all required landscaping materials will still be located between each residence and the adjacent street.

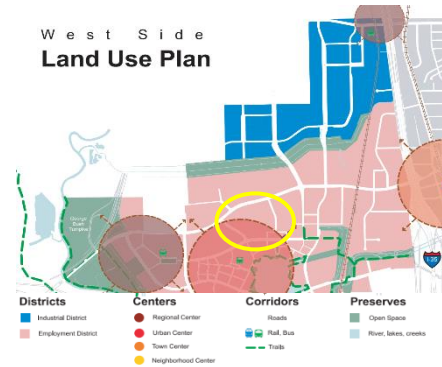
Special Exception #2 – Street Intersection

PD-100 requires that no street intersection be within 125 feet of another street intersection. The applicant is seeking approval of a special exception to allow for the intersection of Diyaa Court with Couture Drive to be less than 125 feet of each other. The two street intersections are approximately 94 feet from each other, as shown in the image.

Staff believes that the requested special exception is appropriate given that the area between the intersections is used as open space and Diyaa Court is a loop street that only intersects with Couture Drive. Additionally, Diyaa Court and Couture Drive are minor streets, which are intended to carry lower traffic volumes.

Comprehensive Plan Recommendation:

The West Side Plan designates the subject property as Employment District as provided for on the Future Land Use Map. Although this land use designation recommends high quality office, research and development, and mixed-use residential development in the Urban Center, this property was rezoned in December 2017 to allow single-family uses due to other nearby residential development occurring and entitled within the area.



Public Response:

On March 1, 2019, 21 notification letters were mailed to the surrounding property owners. Letters were also mailed to Carrollton-Farmers Branch ISD and Dallas ISD. A notification sign was also placed on the site on the same day. As of March 8, 2019 no written correspondence has been received by the city. Additionally, the required public hearing notice was published in the Dallas Morning News on March 14, 2019. Staff has not received any written letters in favor or opposition of this request.

Recommendation:

On March 11, 2019 the Planning and Zoning Commission considered this request and unanimously recommended approval of the Detailed Site Plan and associated special exceptions as described in Resolution No. 2019-037.

Possible Council Action:

1. Motion to approve of Resolution 2019-037.
2. Motion to approve of Resolution 2019-037 with the following modifications...
3. Motion to recommend denial.
4. Motion to continue discussion at the next meeting.

Applicable Zoning and Development Case History: *(most recent to oldest)*

Date Approved	Case Number	Description
09/11/2018 Ordinance No. 3512	18-ZA-06	Amendment to Planned Development District No. 100 (PD-100) related to the acceptance and approval of development applications prior to the Certificate of Completion being issued by TCEQ. (Note: Certificate has been issued by TCEQ)
12/12/2017 Ordinance No. 3480	17-ZA-09	Rezoning of the subject property from Planned Development District No. 88 (PD-88) to Planned Development District No. 100 (PD-100).