



Memorandum

May 11, 2017

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **APPLE CROSSING REGULATING PLAN WITH MAJOR WARRANTS
(CPA2016-3)**

BACKGROUND: This is a request for approval of major warrants on a regulating plan and a preliminary plat for the development of a 182-unit single-family detached and townhome subdivision. The 38.5-acre site is located at the southeast corner of Highway 5 and Country Club Road and is zoned for the Commercial Planned Development District (CPDD) with the Urban Transition sub-district.

The purpose of this application is to request approval of Major Warrants pertaining to site configuration standards, building type standards, architectural standards, and parking standards for the development of 87 townhomes, 95 single-family detached cottages, 1 retail lot and 17 common area/open space lots. Additionally, per the requirements of the CPDD, the plan reflects the development of an eight (8') feet wide trail along Highway 5, Country Club Road, and adjacent to the railroad tracks. Internally, the trail system will be connected along the southern property line and loop around the regional detention pond. The pond, required as part of the regional Sloan Creek drainage master plan, provides regional detention for approximately 153-acres of land within the CPDD. The pond area, is not included in the minimum open space requirement. As shown, the regulating plan meets the minimum open space required by the CPDD of 14%.

May 2017 Update: At the April 13, 2017 meeting, the Planning and Zoning Commission continued this this item until the May meeting. The applicant was given direction to eliminate the front-entry garage townhome building type. As shown, the regulating plan reflects 87 rear-entry townhomes (89 in previous design) and 95 single-family detached homes. As a result of the redesign, all major warrant requests due to the front-entry building type design (warrant requests 1-4), are no longer necessary.

With the redesign of the townhome area, as discussed at the PZ meeting in April, the route for the trail along the eastern property line has been changed. The regulating plan reflects the new trail alignment along the southern side of proposed Street A that connects the trail along Highway 5 to the trail along the railroad tracks.

Additionally, the applicant has decided to withdraw the major warrant request on the commercial lot to eliminate the build-to-zone (BTZ) along street D (Warrant request 5). At this time, staff and the applicant feel that is premature to request this warrant without having a concept plan for the development of the commercial lot. Once there is a concept or development plan proposed for the commercial lot, any major warrants necessary will be addressed at that time.

In the major warrant table below, warrants that have been removed from the previous version, are shown with a strikethrough (~~example~~).

STATUS OF ISSUE: Consistent with the requirements of the updated CPDD code, the applicant has submitted a regulating plan and preliminary plat in order to develop the subject site. With this development plan application, the applicant is entitled to administrative review for components of the application that conform to the pre-approved standards that were adopted with the CPDD.

In instances where the applicant wishes to request to deviate from said pre-approved standards the applicant may do so through the warrant process. The warrant process allows applicants to request Minor Warrants and Major Warrants for deviations from the CPDD standards. Minor Warrants – which are deviations that are deemed to still meet the CPDD vision/intent – are reviewed administratively by the Town Manager. Major Warrants – which are deviations that may be perceived as not meeting the CPDD vision/intent – are considered in a similar manner as a zoning change, and as such, public hearings are required before the Planning & Zoning Commission and Town Council.

Major Warrant Requests and Staff Analysis

The applicant’s nine (9) Major Warrants to site configuration, building type, architectural and parking standards requests include the following:

	Item	Requirement	Proposed	Applicant Justification	Staff Comments
+	Permit front entry garage TH lots	Min 60’ lot width	As shown: 32 TH units with min. 25’ lot width	Permits direct access to trail; eliminates adjacency issues with main entry	The proposed front entry TH, are located along the southern border and adjacent to the main entry from HWY 5. For the southern units, the design allows for a calmer homeowner and safer pedestrian experience on the trail. Along the main entry, due to area, the addition of an alley would detract from the ability to provide an attractive entryway feature and landscaping. Should front entry

					warrant request be accepted, the private driveway should be treated within stain, color, and/or patterned to reduce the visual impacts of the concrete.
2	BTZ for front entry garages	4' - 10'	20 setback	Provides adequate driveway space	In order to provide adequate space within the driveway and to not block the sidewalk, the buildings must be setback a minimum of 20.'
3	Front entry garage setbacks	20' behind front corner	Zero	Not possible to setback two-car garage behind front corner of home with 25' townhomes	Since the code only permits front entry garage on single family detached homes with 60' of lot width, the parking standards requires the garage to be located at minimum 20' behind the front corner of the home. In this case, with 25' wide TH lots, the limited amount of space prohibits the garage to be setback 20.'
4	Front entry garage door design	Two (2) single garage doors	Double wide door	Limits vehicle size; results in more on-street/driveway parking	The code requires two (2) single garage doors when front entry are permits. Again, since the code only permits front entry on lots with a minimum of 60' of frontage, the size of the TH lots creates an architectural and design problem. Should the front entry TH be acceptable, material and design standards should be required for the garage doors.
5	Retail lot BTZ along Street D	18' - 26'	Zero	Buildings front HWY 5 and Country Club; thus parking will be between buildings and Street D.	Due to the size of the retail lot and it being surrounded on all sides by streets, the code would require a BTZ from all streets. In this case, to meet the intent of the code, shopfront buildings would be built along HWY 5 and Country Club, leaving parking to be "behind" those building.
6	Block length	500, 720' capped	820 max	Block length due to streets along detention area; have access to internal trail	The plan meets the 500' average block length. Larger block length is due to the size and location of the regional detention pond. As shown, the plan reflects an internal trail surrounding the pond, thus provides adequate pedestrian

					circulation throughout the development.
7	Alley Trees	One (1) 3-inch tree planted within 10 feet of rear property line per lot	Not require tree, provide enhanced landscaping	Not enough space to plant trees within rear setbacks (BTZ); space, utilities, and driveway conflicts.	Until detailed development plans are produced, how much space is available to plant trees within the rear yard setback (BTZ) is unknown. Often, rear yards, in an urban style developments are encumbered with utilities, driveway for garages, and easements that prevent adequate area for trees. This warrant will give the developers the flexibility on their landscaping design adjacent to the allies.
8	Facade Material change	Material changes permitted at inside corners or 20' back from front facade	Meet standard on "public" facades. Interior facades: inside corners or 4' from front facade	20-foot returns are not visible given 10' building separation on internal facades	The intent of this provision is to ensure visual aesthetics on side facades. In this case, due to the 10-foot of separation between buildings, the internal facades will not be visible, especially once on-site landscaping is planted.

Public Input

Staff notified four adjacent property owners within 500' of the subject properties in accordance with town and state requirements and have received one (1) letter in opposition.

RECOMMENDATION: Staff recommends **APPROVAL** of the subject major warrants and the preliminary plat.

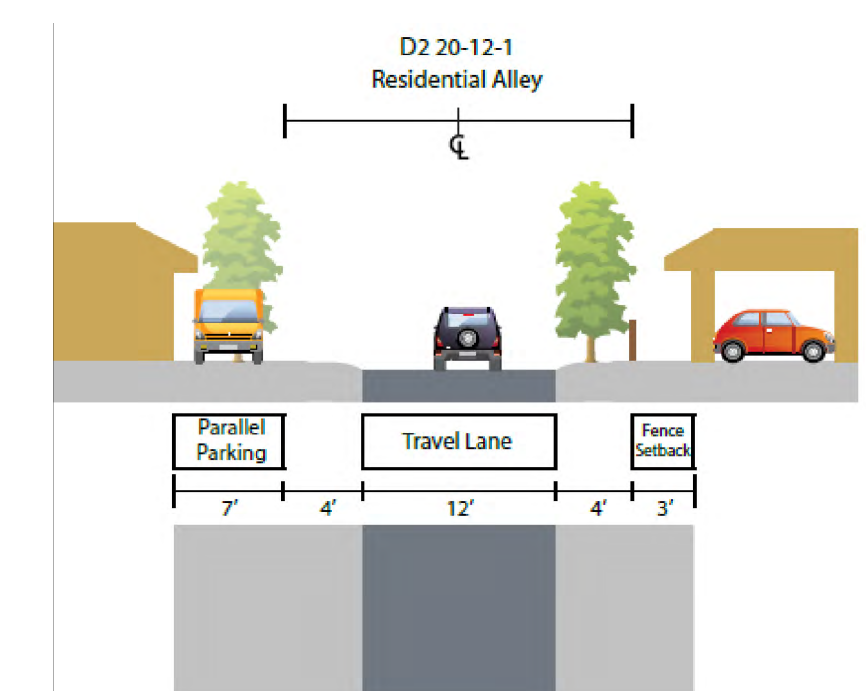
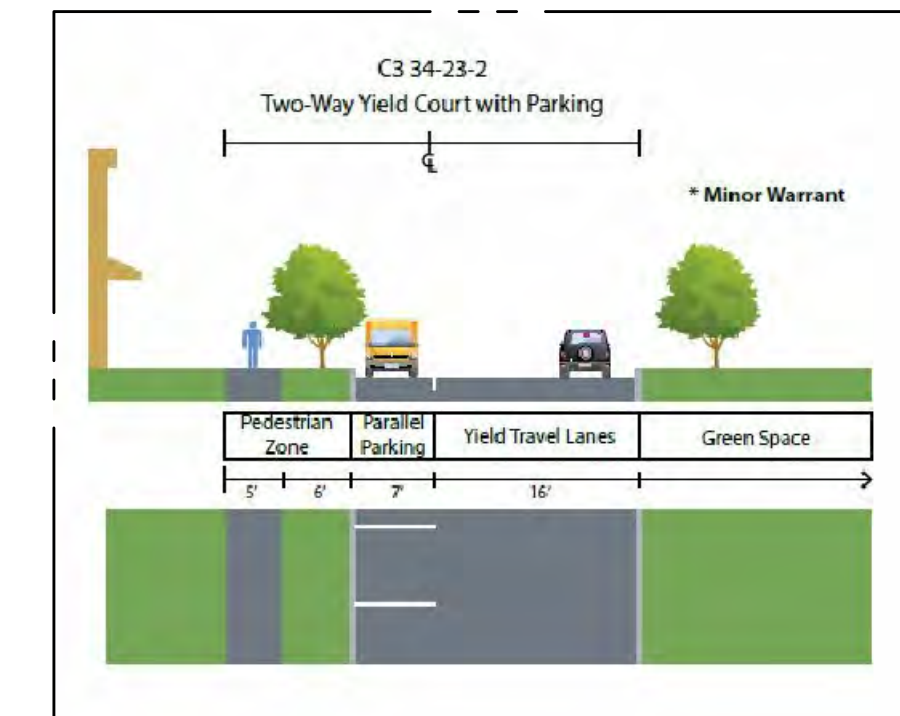
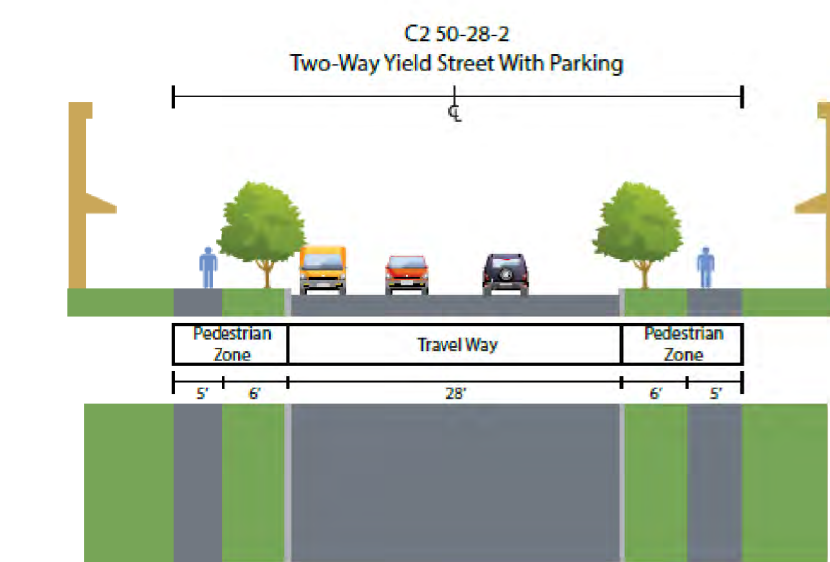
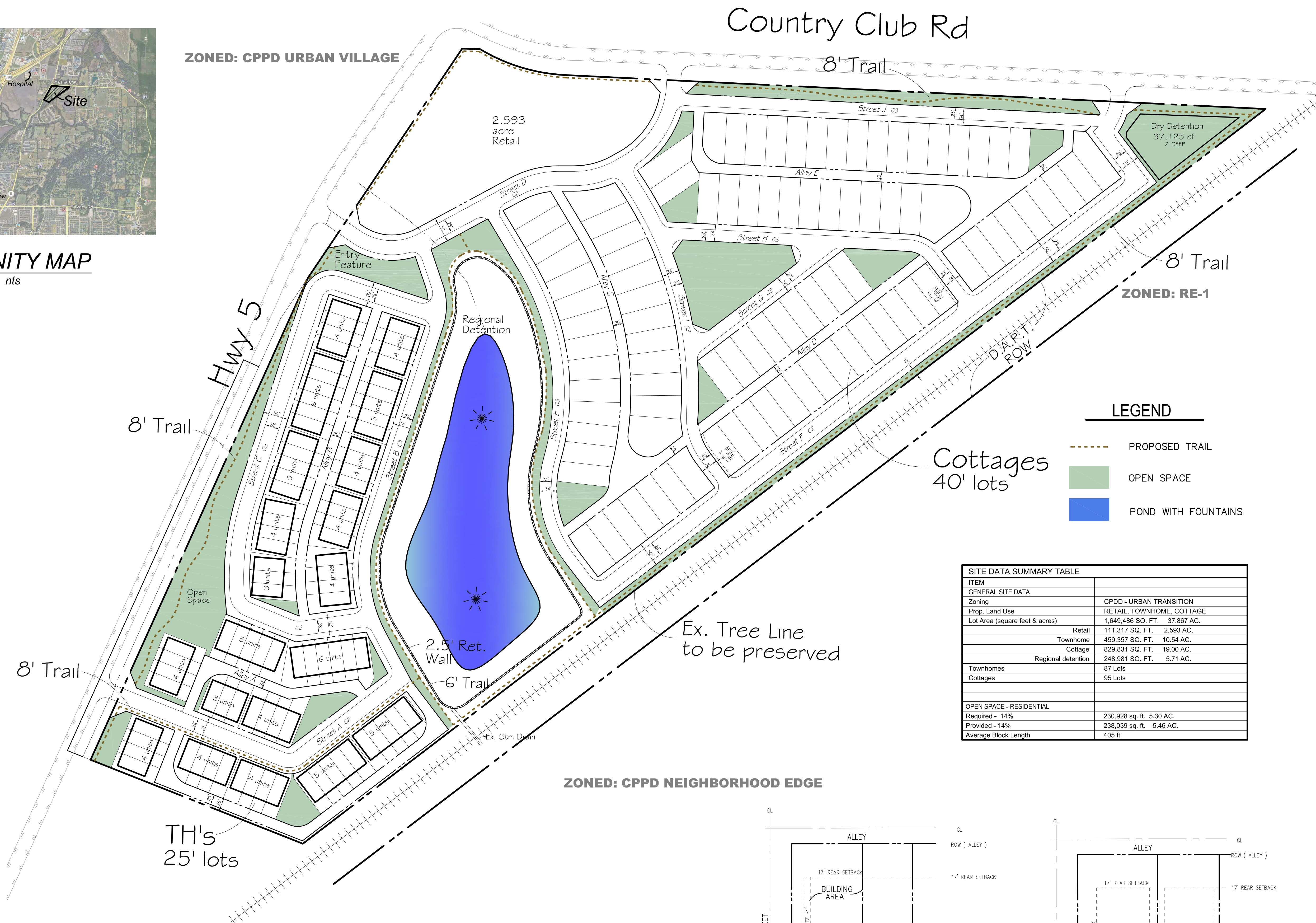
ATTACHMENTS:

- Regulating plan
- Concept elevations for TH
 - Rear entry
 - Photos of typical rear-entry space condition
 - Public rear
- Concept photo for single-family detached
- Preliminary plat
- Correspondence





VICINITY MAP
nts



LEGEND

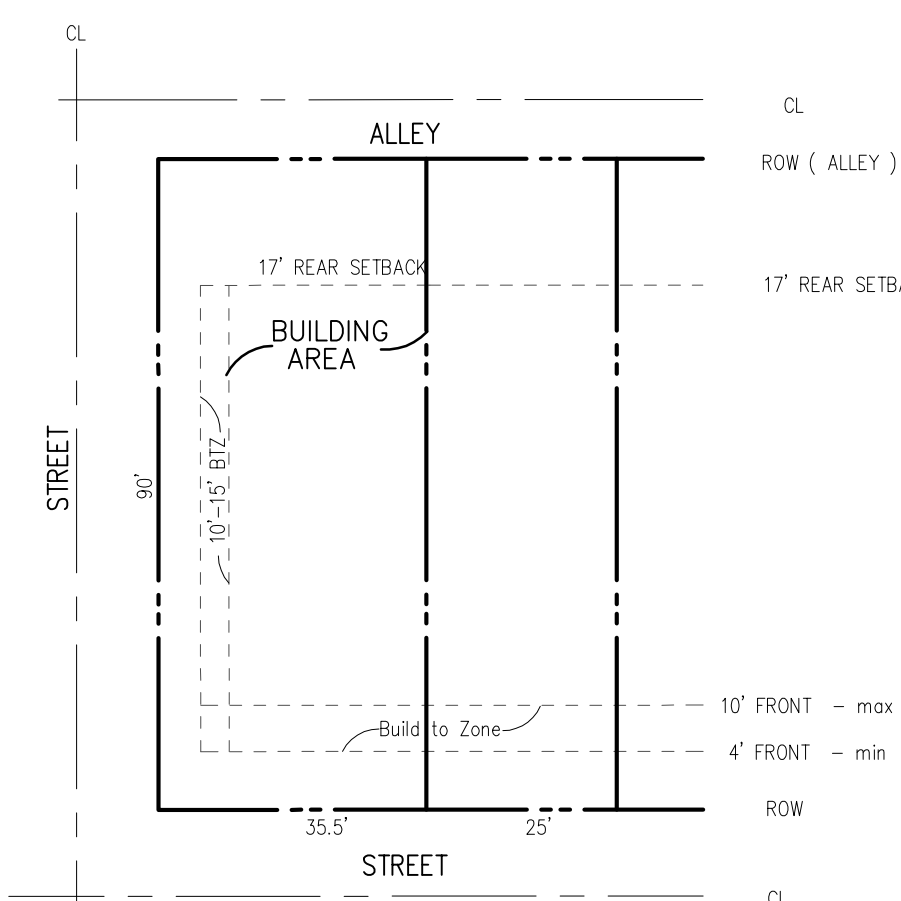
- PROPOSED TRAIL
- OPEN SPACE
- POND WITH FOUNTAINS

SITE DATA SUMMARY TABLE

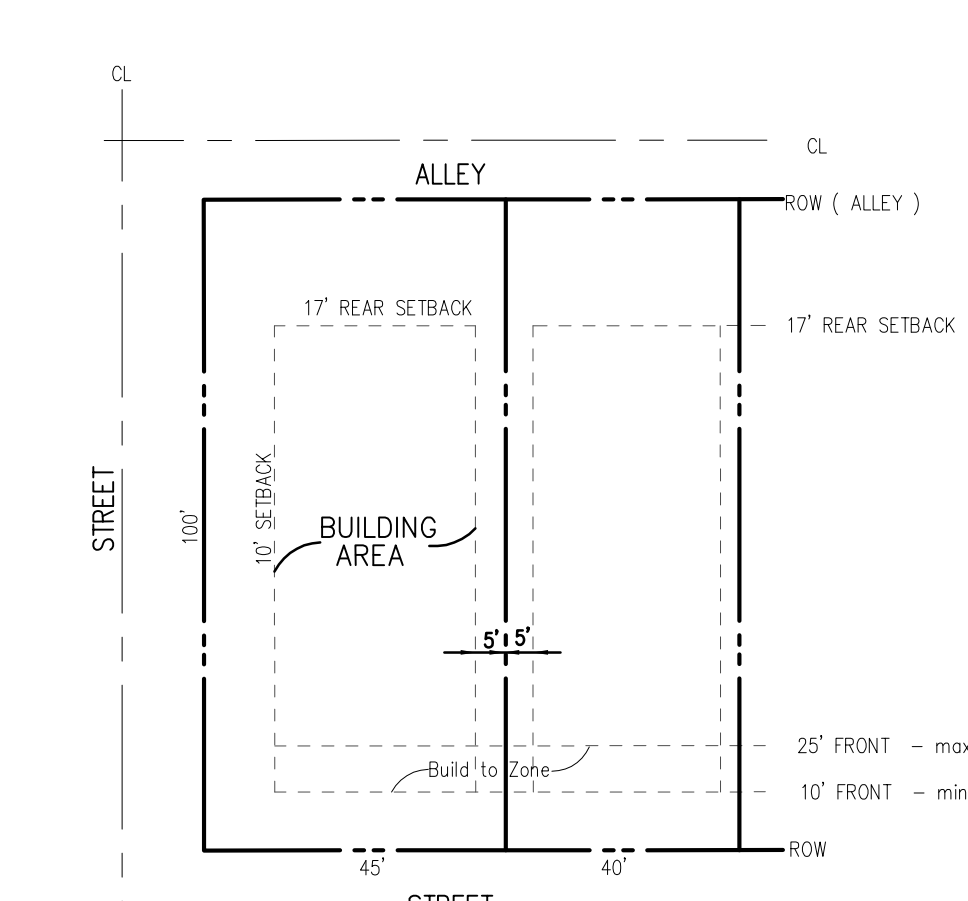
ITEM	
GENERAL SITE DATA	
Zoning	CPDD - URBAN TRANSITION
Prop. Land Use	RETAIL, TOWNHOME, COTTAGE
Lot Area (square feet & acres)	1,649,486 SQ. FT. 37.867 AC.
	Retail 111,317 SQ. FT. 2.593 AC.
	Townhome 459,357 SQ. FT. 10.54 AC.
	Cottage 829,831 SQ. FT. 19.00 AC.
	Regional detention 248,981 SQ. FT. 5.71 AC.
Townhomes	87 Lots
Cottages	95 Lots
OPEN SPACE - RESIDENTIAL	
Required - 14%	230,928 sq. ft. 5.30 AC.
Provided - 14%	238,039 sq. ft. 5.46 AC.
Average Block Length	405 ft

MAJOR WARRANTS SUMMARY TABLE

#	ITEM	REQUIREMENT	PROPOSED	JUSTIFICATION
1	Block length	500', 720' capped	As shown, max 820 ft	Large block lengths due to required regional detention pond size and location and direct access to open space/ and trail



TH lot - Rear Entry
25' x 90' Typ



Cottage lot
40' x 100' Typ

REGULATING PLAN
PROJECT # CPA 2016-3
APPLE'S CROSSING ADDITION
182 RESIDENTIAL LOTS, 17 OPEN SPACE LOTS
1 COMMERCIAL LOT
38,507 GROSS ACRES
37.867 NET ACRES

SAMUEL SLOAN SURVEY, ABSTRACT NO. 791
AN ADDITION TO THE TOWN OF FAIRVIEW
COLLIN COUNTY, TEXAS

MARCH, 2017 SCALE: 1"=100'

APPLE'S CORNER LLC DEVELOPER
11825 FOREST LAKES LANE 214-587-9500
DALLAS, TX. 75230

MARSHALL GAGE LLC ENGINEER
207 E. VIRGINIA SUITE 216 214-986-9018
MCKINNEY, TEXAS 75069

EXTERIOR ELEVATION NOTES

1. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
2. PROVIDE ROOF AND SOFFIT VENTS AS REGULATED BY CODE.
3. TYPICAL WINDOW HEIGHTS TO BE 8'-0". REFER UNIT PLANS.
4. PROJECT AND SLOPE ALL BRICK SILLS, ROWLOCKS, AND SOLDERS.

ISSUE DATE: 10-24-2016

REVISIONS

NO.	DESCRIPTION

SEE PLAN FOR SPECIFICATIONS OF INSERTS. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.



Frisco Springs
Two Story Townhomes

Design Development - Not for Construction



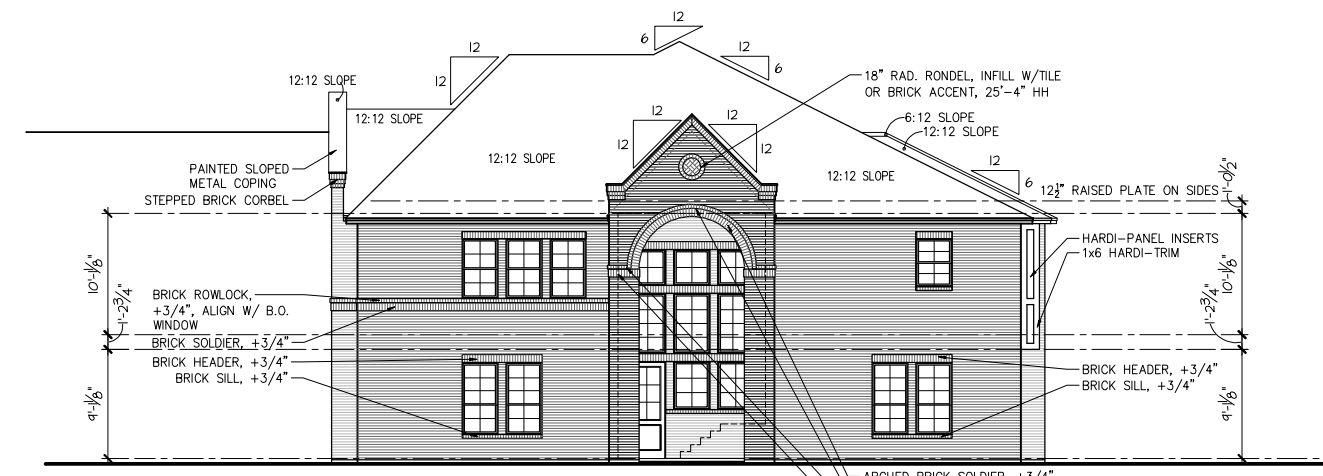
www.bsbdesign.com
17855 Dallas Parkway, Suite 105
Dallas, Texas 75287
972 720 1778

JOB NO: MS160399.00 PROJ MGR: CER
DRAWN: KDB CHECKED: CER

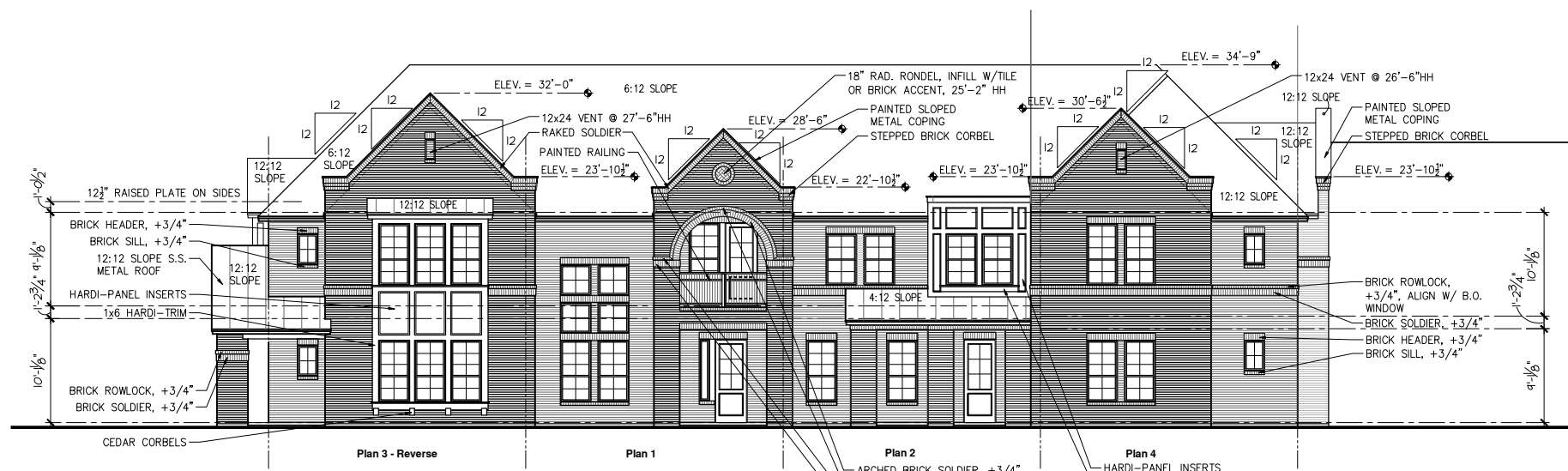
BUILDING 1 EXTERIOR ELEVATIONS

Elevation A
BUILDING 1

AB1.04



03 Right Elevation - Bldg 1 - 4 Plex
SCALE: 1/8"=1'-0"



01 Front Elevation - Bldg 1 - 4 Plex
SCALE: 1/8"=1'-0"

EXTERIOR ELEVATION NOTES

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- PROVIDE ROOF AND SOFFIT VENTS AS REGULATED BY CODE.
- TYPICAL WINDOW HEIGHTS TO BE 8'-0". REFER UNIT PLANS.
- PROJECT AND SLOPE ALL BRICK SILLS, ROWLOCKS, AND SOLDIERS.

ISSUE DATE: 10-24-2016

NO.	REVISIONS

SEE ALSO: ALL SPECIFICATIONS AS INDICATED. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. THE DESIGN SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND ALL CONSULTANTS AND PROVIDERS.

CB JENI
Lifestyle Homes

Frisco Springs
Two Story Townhomes

Design Development - Not for Construction



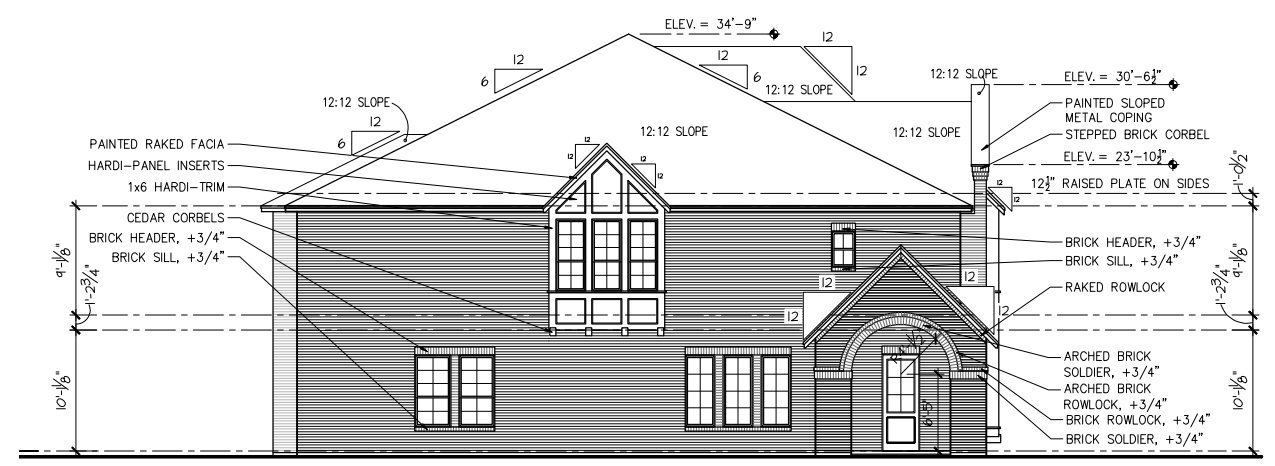
BSB
DESIGN

www.bsbdesign.com
17855 Dallas Parkway, Suite 105
Dallas, Texas 75287
972 720 1778

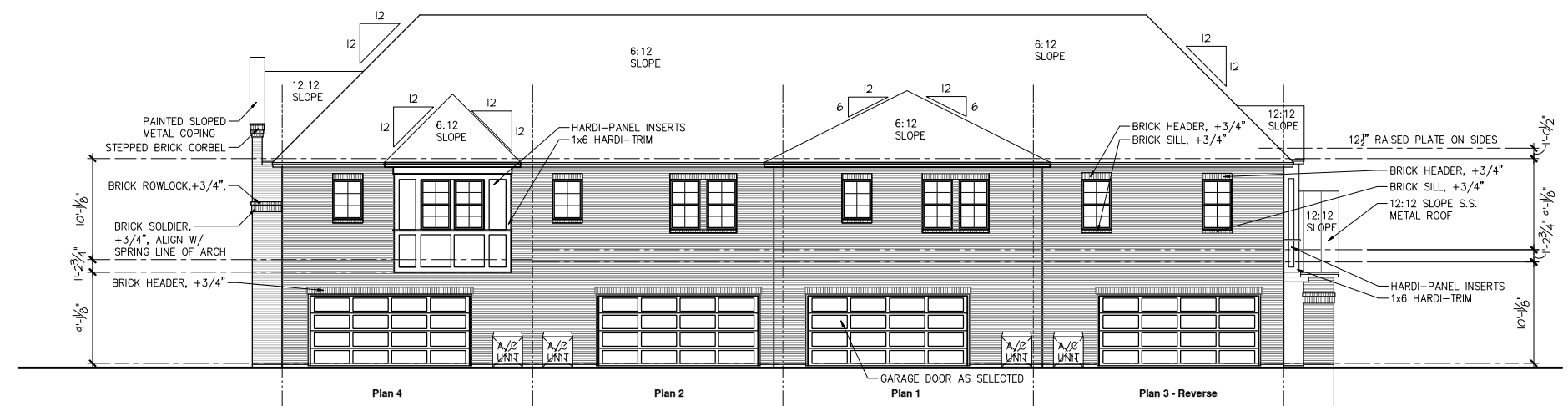
JOB NO: MS160399.00 PROJ MGR: CER
DRAWN: KDB CHECKED: CER
BUILDING 1
REAR AND LEFT
EXTERIOR ELEVATIONS

Elevation A
BUILDING 1

AB1.05



03 Right Elevation - Bldg 1 - 4 Plex
SCALE: 1/8"=1'-0"



04 Rear Elevation - Bldg 1 - 4 Plex
SCALE: 1/8"=1'-0"



Alley conditions with similar lot width







March 31, 2017

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Planning and Zoning Commission for the Town of Fairview, Texas, will convene for a meeting on Thursday, April 13 at 7:00 p.m. at Town Hall, 372 Town Place, Fairview, Texas. At such time and place the Commission will hold a public hearing and take appropriate action regarding the following:

- Conduct a public hearing, consider and take action on a request for approval of a concept plan with major warrants and a preliminary plat for the development of a single-family detached and townhome subdivision. The 38.5-acre site is located at the southeast corner of Highway 5 and Country Club Road and is zoned for the Commercial Planned Development District (CPDD) with the Urban Transition sub-district. **(CPA2016-3)**

All interested citizens and property owners are invited to attend in this meeting. For questions and/or comments please contact Israel Roberts, Planning Manager, at 972-562-0522, extension 5094; or via email: iroberts@fairviewtexas.org. Citizens may also visit Town Hall, Monday-Friday from 8:30-4:30 PM to obtain more information on this matter prior to the public hearing.

If you wish to communicate your support or opposition for this proposal to the Planning and Zoning Commission and town staff, please respond to the queries below and return it to Mr. Roberts via mail, email, fax or hand delivery.

Name: Jeremy Crystal Walker Address: 5121 Pond View Ln

Support Signature: C Walker

Oppose Date: 4/8/17

Comments: Too many multi-residential properties. We want more single family homes.