



PLANNING AND ZONING COMMISSION COMMUNICATION

June 3, 2014

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 14-03-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Residential Development proposed to be located on 12.897 acres of the Bradford Adam Survey, Abstract No. 152 to be platted as Villas of Bear Creek Lots 1-37 and A, Block J, Lots 1-23 and A, Block K, and Lot A, Block L.

ALTERNATIVES:

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Lennar Homes

Location/Zoning: 12.897 acres of the Bradford Adam Survey, Abstract No. 152 to be platted as Villas of Bear Creek Lots 1-37 and A, Block J, Lots 1-23 and A, Block K, and Lot A, Block L.

Project Description: The Riverwalk Planned Development ordinance specifically requires the approval of a site plan for the development of single family residential uses. Normally applied to multi-family and non-residential development, the site plan process allows city staff, the Planning and Zoning Commission, and the City Council to examine the proposed aesthetic nature and quality of construction details which are usually outside of the typical technical subdivision requirements.

Modifications to Street Frontage Type: The Planning and Zoning Commission considered this site plan at their May 6, 2014 regular meeting and voted to recommend approval to the

City Council. Prior to the case going before the City Council, the master developer and Lennar Homes contacted city staff and explained that they had reviewed the width of the right-of-way of the internal streets and the proposed R2 street frontage (sidewalks and turf parkways) and concluded that it would not be compatible. Therefore, the site plan has been updated to indicate a R1 street frontage. Either of these street frontage types are permitted by the Riverwalk Planned Development with a R3 lot type. Therefore this modification is allowed by the zoning district. The street trees along the right-of-way internal to the subdivision have been set at thirty feet (30') on center to allow an expanded growth area and to increase turf. Additionally, trees will be planted in the rear yards of each lot according to how the house plan is installed. No changes have been made to the lot sizes, the total width of the right-of-way, or the proposed width of the streets from curblineline to curblineline. The open space lots also remain the same. The landscaping surrounding the subdivision on the external roadways has not been modified

Site Layout: This property is located within the T4b transect sub-zone, which permits both single-family detached and single-family attached (townhomes). Called the Villas at Bear Creek, the builder is proposing to develop R3 type lots with a single-family detached product. The subdivision will contain 60 residential lots with rear entry garages and three (3) open space lots. The R3 lot is 40' x 100' with 5' side yard setbacks, 15' front setback, and 20' rear setback. The homes built on the 4,000 SF lots must be a minimum of 1,700 SF with the minimum average size of 2,000 SF. The alleys will be private, and along with the masonry screening walls, entryway features, and common areas, will be maintained by the Homeowners Association. The horse shoe shaped subdivision will have two (2) entrances off of a new street called Tuscany Trail that will be built on the south side of the subdivision between Minter's Chapel Road and Bear Creek Pkwy. Minter's Chapel Road will be built to connect to Midway Drive. Located on the east and south sides of the middle area of the subdivision are open spaces with 8' sidewalk trails that will serve as a pocket park for the residents and will give the appearance that the adjacent homes have large front yards. All of the lots will have a minimum six foot (6') sidewalk and four foot (4') parkway in front of the homes which will provide a wide pedestrian connection to other elements of the Riverwalk Development.

Pedestrian Connectivity: Inherent to the site layout and the lot-level sidewalks are the internal trail system within the Villas subdivision. A sidewalk will extend south from Tuscany Trail on the east side of Bear Creek Parkway that will connect into the trail within NRP's Preserve at Bear Creek Urban Loft development that is under construction south of Tuscany Trail. A pedestrian crossing is being developed to connect The Preserve trail to the west side of Bear Creek Parkway, where a trail is being developed as part of Lennar's Dominion single-family detached subdivision, on the south and north of Midway Drive. Additionally, the City of Euless intends to make a new trail connection along the creek between the Riverwalk development and the Euless Family Life Center. The open spaces internal to the subdivision and along the greenway will be irrigated through the City of Euless reclaimed water system and be maintained by the subdivision's home owner's association.

Fencing, Screening and Landscaping: The proposed project has multiple areas of different landscape elements and screening. Masonry screening walls will be constructed adjacent to

Midway Drive, Bear Creek Parkway, and Minter's Chapel Road. No screening wall will be constructed on the south side of Tuscany Trail at this time. NRP has the option to purchase the remaining undeveloped land to the south in order to develop Phase Two of the Preserve at Bear Creek.

Signage: Primary monument signage with enhanced landscaping will be installed at Bear Creek Parkway and Midway Drive. Additional minor monument signage will be located at Minter's Chapel Road and Midway Drive, as well as Bear Creek Parkway and Tuscany Trail.

Street Trees: One of the unique opportunities within the Riverwalk single-family development, is the inclusion of street trees throughout the subdivision. The developer will install a variety of species types along the block lengths which are in front of the single family homes. The trees will be placed within the four foot (4') wide parkway which is part of the required street frontage for these lot types. The street trees will account for the required two trees per lot. Individual homeowners will be required to maintain the trees in their yards as well as the parkway. The street tree species have been selected to grow in a vertical – single trunk and will be able to be pruned in such a way as to not interfere with the passage of emergency vehicles down the streets. Placement of the trees is set at thirty foot (30') on center to accommodate mailboxes and street lighting instruments.

Housing Quality: The Riverwalk PD establishes high quality architectural and design standards for all buildings types throughout the development. In addition to Euless' standard masonry percentage and type requirements, the residential builder is required to provide architectural details for each individual house construction plan. These plans include the front façade, as well as the sides. An example of the quality of the standards is a requirement that there is continuation of the secondary masonry materials, such as stonework, along the first several feet of the side walls of the homes. Additionally, architectural elements such as proportional windows that are taller rather than wide, and roof treatments such as gabling, are required to be continued onto the sides of the homes. The applicant has provided examples of typical home type elevations. To ensure compliance with the ordinance, staff will require that a checklist of compliant design elements be submitted with each building plan for building permit review. Prior to the submittal of any plans to the city, the Bear Creek Property Owner's Association will review plans to ensure compliance with the PD.

The applicant has worked extensively with the city to ensure that the various design goals for the Riverwalk as a master planned community are reflected in the application as presented. The Development Services Group has certified that the project is compliant with these standards. Staff recommends approval of the site plan.

SUPPORTING DOCUMENTS:

- Application
- Exhibit(s)
- Color Elevations
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner