



Z180302/CP180301

ZONING CHANGE/CONCEPT PLAN

FORUM AT SARA JANE

Development Review Committee:	February 20, 2018
Planning and Zoning Commission:	March 5, 2018
City Council:	March 20, 2018

Case Manager:	Savannah Ware
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Owner:	Leland Gjetley; Tommy Wynn
Agent:	Winklemann and Associates

SUMMARY:

Zoning Change and Concept Plan for a multi-family development consisting of approximately 700 apartment units on 27.76 acres. C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, approximately 27.76 acres zoned PD-29, PD-288, and SF-2, within the IH-20 and SH 161 Corridor Overlay Districts and generally located west/southwest of the intersection of S Forum Drive and Sara Jane Parkway.

ADJACENT LAND USES AND ACCESS:

North:	S Forum Drive, single family residential use, and undeveloped land zoned PD-367 for Single Family Attached (SF-A) and Multi-Family One (MF-1).
South:	Undeveloped property zoned PD-29 for retail, apartment, office and service uses and PD-288 for general retail and multi-family uses.
East:	Sara Jane Pkwy and undeveloped land zoned PD-29 for retail, apartment, office and service uses and PD-288 for multi-family and general retail uses.
West:	Undeveloped land zoned PD-265A for single family residential, private open space and environmental preservation, general retail, office, and multi-family uses and Winding Creek Apartments (under construction).

PURPOSE OF REQUEST:

The purpose of the request is to create a Planned Development District for multi-family residential use to facilitate the development of 670 multi-family units in two phases.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan depicts two phases of multi-family development, each phase with about 335 units. The two phases are designed to function independently to accommodate different ownership, management, and construction schedules. Each phase will have a gated entrance off of Forum Drive, a leasing office, clubhouse, and pool.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The 2010 Comprehensive Plan's Future Land Use Map (FLUM) designates this area as Mixed Use (MU) and Open Space/Drainage. Mixed Use development should include a mixture of retail, high density residential, personal service and some limited office uses in a pedestrian oriented development. The proposal includes high density residential but does not include a mixture of uses in a pedestrian oriented development. The proposal requires a change to the FLUM.

DEVELOPMENT STANDARDS:

As a part of this request, the applicant is proposing variances to the multi-family standards in PD-288 and the UDC. Exhibit A – Development Standards Comparison summarizes the differences between what the applicant is proposing and the existing standards. The applicant is proposing the following changes:

- Increase the maximum allowable density from 18 dwelling units per acre (DUA) to 26 DUA;
- Increase the maximum allowable height from 35 ft to 40 ft;
- Reduce the front setback from 100 ft to 30 ft;
- Reduce the interior side setback from greater of 75 ft or twice the roof height to 20 ft;
- Increase the percentage of one bedroom units from 50% to 65%;
- Decrease the minimum unit size from 690 sq ft to 620 sq ft for a one bedroom unit and 980 sq ft to 850 sq ft for a two bedroom unit; and
- Eliminate the requirement for 6:12 roof pitch with 8:12 accents to allow flat roofs.

The most significant changes that the applicant is proposing relate to the parking requirements and carport design. The table below summarizes what is proposed and what is required. The actual number of spaces required is shown in parentheses.

Standard	Proposed PD	PD-288
Garages Required	1 per unit for 30% of units (201)	60% for all units (402)
Directly Accessible to Unit	0% (0)	10% of required garage spaces (67)
Covered Parking	30% of required parking (356)	70% of all units (469)
Carport Design	Steel columns w/ veneer elements	Enclosed on 3 sides by brick or stone
Carport Roof	Flat roof	Similar roofing material as main building; flat roof prohibited

ANALYSIS:

While Staff is supportive of multi-family use at this location, Staff does not support the proposal as presented.

Quality Development and Creative Vision

Recent multi-family developments have included unique or creative elements that distinguish these projects from the more traditional garden style apartments. Design, materials, and amenities equal to or exceeding single family residential led to the development of Appendix W. These projects have set the standard in terms of how they are designed and the types of amenities they provide. The Planning Department is in the process of revising Grand Prairie's residential development standards. Changes to the multi-family standards are intended to ensure that the City of Grand Prairie continues to see unique and high quality projects.

This site is an ideal location for a unique and high quality project. Staff is concerned that there isn't a clear vision for the project or justification for the request. In the past, successful past projects have been able to show how variances or deviations from the zoning standards contribute to a higher quality of development. The proposal does not demonstrate how the list of requested variances will lead to a higher quality development.

Building Materials and Design

Planning Staff's review of current multi-family standards and the development of Appendix W has created an expectation of the level of details developers should provide in addition to expectations about the quality of design. Appendix W includes specific standards for materials and design similar to standards for commercial development in overlay districts. The site is located within two overlay districts. If the site were developed for commercial uses, Appendix F would apply. Appendix F contains very specific standards for building materials and design. The proposed standards and conceptual elevations do not show the level of design that the City has come to expect for multi-family projects and development within the 161 Corridor.

Integrated Design

Planned development districts are intended to provide for design flexibility in combining and mixing uses into integral land use units. They are not intended to be used to make nominal changes to the zoning ordinance. As submitted, the proposal includes a list of variances to existing zoning and presents two phases of multi-family development that function independently of one another.

The proposal includes about half of the area (Lots 1 and 2) in the Forum at Sara Jane Addition (P180303). The remaining half (Lot 3) is intended to be developed for single family townhomes. This will also require a zoning change and concept plan. Staff sees an opportunity to combine the two developments and create a more cohesive plan for the area.

Staff is concerned that past developments have shown developing a concept for the multi-family without including the remainder of the property has the potential to create issues for the single family townhome site. Staff recently reviewed a townhome project adjacent to a multi-family

project. This project is an example of how problematic the development of a remaining parcel can be when adjacent properties have been developed in isolation. Planned development districts and concept plans allow the City to take care of these issues early on.

RECOMMENDATION:

While Staff is supportive of multi-family at this location, Staff does not support the proposal as presented. Staff is supportive of some of the elements included in the proposal; these elements should be developed further. Doing so would result in a higher quality project and help to alleviate some of Staff's concerns. Staff recommends that the Planning and Zoning Commission table the request and provide the applicant with direction on how to proceed.