



City Council Agenda Item Summary Report

Meeting Date: September 18, 2018

Submitted by: P. Morgan

Consent

Public Hearing X

Action Item

Item Title: Hold a public hearing and discuss and consider approval of an Ordinance amending the development standards and permitted uses of Ordinance No. 13-04.

Summary Statement

The Meadow Ridge Farm (Gateway) Planned Development provides density regulations for residential uses. Ordinance No. 13-04 states:

“Area Regulations, Multi-Family (MF-15) District Uses: Area regulations for Multi-Family uses shall conform to Section 24.4 of the Zoning Ordinance. Notwithstanding the application of Section 24.4 of the Zoning Ordinance the Developer may cluster multi-family uses together in densities greater than fifteen (15) residential units per acre provided that: (1) the overall density of the development does not exceed an average of fifteen (15) residential dwelling units per acre; (2) all other provisions of Section 24.4 of the Zoning Ordinance are fulfilled; and (3) the total number of all residential dwelling units within the Property does not exceed 5,000 units specifically including all multi-family residential dwelling units....”

The language above references Section 24.4 of the Zoning Ordinance, which requires a lot area requirement of 2,000 square feet per dwelling unit. This places a limit on the cluster densities of the multi-family units. The property owner does not believe that the intent of the PD language was to limit density and requests removal of that requirement. The intent of the proposed amendment is to clarify the allowed densities using the following proposed language:

C. Area Regulations, Multi-Family (MF-15) District Uses: Area regulations for Multi-Family uses shall conform to Section 24.4 of the Zoning Ordinance. Notwithstanding the application of Section 24.4 of the Zoning Ordinance **the Developer may cluster multi-family uses together in densities greater than fifteen (15) residential dwelling units per acre without complying with Section 24.4 A.1. in its entirety provided that: (1) the overall density of the development does not exceed an average of fifteen (15) residential dwelling units per acre; (2) density of a residential project or phase exceeding 24 units per acre is permitted only with City Council approval; (3) all other provisions of Section 24.4 of the Zoning Ordinance are fulfilled; (4) the total number of all residential dwelling units within the Property does not exceed 5,000 units specifically including a maximum of 3,250 multi-family residential dwelling units; and (5) the City shall not issue building permits for more than 650 individual multi-family residential units within any two-year timeframe.** In addition, the following requirements apply to multi-family (MF-15) district uses:

- a. Minimum side and rear yard size – For over a two (2) story building – sixty feet (60’).
- b. Minimum floor area per dwelling unit: One bedroom – five hundred (500) square feet.
- c. Section 24.4 C.4 of the City of Forney Zoning Ordinance, requiring sixty percent (60%) of the building area of the development to be located on the first floor, does not apply to this Planned Development.
- d. Every multi-family building shall be located within two-hundred feet (200’) of a refuse facility.
- e. Required playgrounds may be located off-site on adjacent open space or park areas.
- f. Buildings may exceed two-hundred feet (200’) in length.
- g. Carports may be up to sixteen (16) stalls wide and two (2) stall in depth.”

In addition to clarifying the allowed densities within the planned development, the proposed amendment lowers the total amount of permissible multi-family units from 5,000 to 3,250. The amendment also places a limit on the number of building permits issued within a two-year period. The purpose of the two-year timeframe is to assure that all the residential growth may not occur together at one time.

RECOMMENDED ACTION

On September 6, 2018, the Planning and Zoning Commission recommended approval by a 7-0 vote.