

MEMORANDUM

To: Donna Barron, City Manager

From: Richard E. Luedke, Planning Director

Date: August 19, 2019

Subject: **Consider Approval of a Preliminary Plat of Anthem 35 Addition With Six Associated Variances Related to Right-of-Way Widths, Alleys, Lot Width and Control of Access and Clear Vision Areas; Containing 250 Residential Lots and 11 Open Space Lots; on 32.417 Acres out of the Stephen Riggs Survey, Abstract Number 1088 and the W.M. Brown Survey, Abstract Number 63; Zoned Planned Development-Mixed Use (PD-MU); Located on the West Side of Summit Avenue On the North Side of the Kansas City Southern Railroad; as Requested by Huffines Communities, the Property Owner/Developer**

BACKGROUND

The subject property is zoned Planned Development Mixed Use (PD-MU) and is a portion of The Villages at Lewisville Planned Development which was intended to create a more urban density mixed-use development. The planned development allows this area to be a combination of townhomes and multi-family for a total of 700 dwelling units. The Planning and Zoning Commission recommended unanimous approval (6-0) on July 2, 2019.

ANALYSIS

The developer has worked with the city to reduce the density of the southern tract within the planned development to 250 units and only provide townhomes; however, to make townhomes work on the property, the developer is requesting six variances:

- a) to allow a 42-foot radius at cul-de-sac rights of way.

Section 6-92(b) requires that cul-de-sacs have a minimum radius of 60 feet. In this development, the cul-de-sac length is less than 150 feet, so emergency vehicles will not need to use the cul-de-sac to turn around. The proposed 42-foot radius allows a standard box truck to turn around in the cul-de-sac. Staff has no objection to this request.

- b) to allow a 45-foot public street right-of-way.

Section 6-92(b) requires a 50-foot right-of-way for residential streets. The applicant is providing a 45-foot right-of-way with a 7.5-foot utility easement on each side for a total width of 60 feet. Similar conditions have been approved in Castle Hills. Staff has no objection to this variance request.

- c) to allow a 24-foot modified alley section with 24-foot right-of-way to allow for emergency access.

Section 6-92(k) specifies that alleys have a right-of-way of 18-feet with 12-feet of pavement. The applicant is proposing that some town homes front onto the open space lots, which will be an amenity. In order to allow garage access and provide emergency access to these town homes, the modified alley must be 24 feet in width. A 7.5-foot wide utility easement will be outside of the modified alley to allow for franchise and city utilities to the lots. A similar condition was approved at Vista Del Lago. Staff has no objection to this request.

- d) to allow a water line under pavement.

Section 6-98 requires all public water lines be in a 15-foot-wide grass only easement. The applicant is requesting that the public water lines be installed under the street to accommodate the tighter, more urban condition of the site. Staff has no objection to this request.

- e) to allow reduced lot width and reduced control of access for single-family lots.

Section 6-94 required that corner lots for single-family front entry developments have a 40-foot minimum width and a 20-foot control of access on streets designated for residential. The applicant is requesting that the lot width remain 22-feet in width as required by the planned development and reduce the control of access to 15 feet. Based on the urban condition, staff has no objection to this request.

- f) to allow clear vision areas based on AASHTO standards.

Section 6-103(b) requires a 45-foot by 45-foot clear vision area at street intersections. The applicant is requesting to base the clear vision area on standards set by the American Association of State Highway Transportation Officials (AASHTO) where they cannot meet the 45-foot by 45-foot standard. This is non-profit group of professional engineers and officials that create recommended standards for all types of development across the country. AASHTO standards have also been used in sections of Castle Hills. Due to the denser and more urban layout of the site, traditional suburban subdivision standards are challenging. Staff has no objection to this request.

RECOMMENDATION

That the City Council approve the preliminary plat and requested variances as set forth in the caption above.