

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

Case No. 10633-P-15

Brief Title

Approval Deadline

To consider amending a Chapter 80 preliminary plan on about 246 acres to allow for modification to Phase IV of the current plan.

Ordinance Number

### Details

<p><b>Specific Address</b></p> <p>Generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road.</p>
<p><b>Reason for Legislation</b></p> <p>To consider amending a previously approved Chapter 80 preliminary plan in Districts R-2.5 and R-6 modifying Phase IV of the current approved plan to allow for an adjustment to the overall density, unit count, phasing, and building types.</p>
<p><b>Discussion</b></p> <p><b>EXISTING CONDITIONS:</b></p> <p>The area is generally located at the northeast corner of the intersection of N. Green Hills Road and NW Tiffany Springs Road. Genesis at Green Hill development is a 250-acre development within an approved GP development plan district. Several residential phases have been platted or are in the process of being platted. The development has a variety of products ranging from single family lots, duplexes, villas and apartment/ townhomes (3-6 units). The products were described as; Genesis Place, Genesis Place Estates, Genesis Village, Genesis Trails and Genesis Crossing. Within the platted phases, homes have been constructed or are under construction.</p> <p>There are private open spaces, storm water detention facility including a community pool within the development, approved as part of the GP district. There is a significant grade change from the north to the south of the property along N. Green Hills Road.</p> <p><b>PLAN REVIEW &amp; ANALYSIS:</b></p> <p>The request is to amend the existing Chapter 80 approved development plan in Districts R-2.5 and R-6, on approximately 246 acres. The existing development plans approved by Ordinance Nos. 040525, 040527 and 040528 passed by City Council on June 17, 2014 rezoned an area of approximately 246 acres and approved a development plan for the same. Only the first phase of the development has been constructed. Genesis Crossing Phase one and the First Plat have been approved and partially constructed. This will allow for an adjustment to the overall density, unit count, phasing, and building types for the Genesis at Green Hills Community Unit Project.</p> <p>The area to be amended is part of Phases I, IV and VII (Genesis</p>

### Positions/Recommendations

<b>Sponsor</b>	Jeffrey Williams, AICP, Director Department of City Planning and Development
<b>Programs, Departments, or Groups Affected</b>	2nd District (Ford & Johnson)
<b>Applicants / Proponents</b>	<p><b>Applicant</b> Bannister Realty Company, Inc. 7401 W. 135<sup>th</sup> Street</p> <p><b>City Department</b> City Planning &amp; Development</p> <p><b>Other</b></p>
<b>Opponents</b>	<p><b>Groups or Individuals</b></p> <p><b>Basis of opposition</b></p>
<b>Staff Recommendation</b>	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p><b>Reason Against</b></p>
<b>Board or Commission Recommendation</b>	<p>City Plan Commission (8-0) 08-04-2015</p> <p><b>By</b> Aye: (Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Macy, Martin &amp; May.</p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <b>No action taken</b></p> <p><input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
<b>Council Committee Actions</b>	<p><input type="checkbox"/> Do pass</p> <p><input type="checkbox"/> Do pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

**Details**

**CONTINUED:**

The proposed amendment will shift the remaining density within the development to Phase IV allowing for 264 unit multifamily residential units within eight (8) three-story buildings. The plan also proposes a 6.5 acre park, a Clubhouse and pool, a maintenance building and amenities for the residents.

The main difference between this plan and the prior plan is that this plan is proposing eight (8) three-story buildings with elevators instead of the 11 buildings, 33 units per building instead 24 units per building, a park, and relocates the internal connection on NW Old Stage Coach Road to N. Green Hills Road. The plan proposed development plan will be reviewed via a Chapter 80 Final Plan.

The plan amendment shows the elimination of proposed N. Lennox Avenue, a private street that connects to NW Tiffany Springs Road and creates a gated community. All proposed internal street connections will be eliminated. Staff recommends that the existing stub streets be properly abandoned to provide a consistent transition. Staff also recommends approval of a street naming plan for the proposed development prior to issuance of any building permit.

Access to Phase IV is shown via two proposed driveways. The N. Lennox extension will serve as the main access off NW Tiffany Springs Road to the south. The second access is proposed off N. Green Hills Road. This will reduce the impact of this proposed development on the existing Genesis Crossing residents.

The amendment will allow for a development that will consist of eight 3-story buildings with a maximum height of 50 feet. The plans states that no building shall be located nearer than 20 feet from any property line or less than a distance equal to 50% of its height, whichever is greater. Three of the buildings are positioned along the exterior perimeter of the site along NW Tiffany Springs Road. The remain 5 buildings are shown on the interior of the site with the buildings set back as far as possible from the existing development to the north and east. Staff is concerned about proximity of the proposed 3 story building to the existing development.

The plan provides 526 parking spaces, including 466 open parking, 60 spaces within 12 enclosed garages. A total of 264 spaces are required for the residential units and 33 spaces for the clubhouse. The provided parking meets the requirement of the Zoning and Development Code.

**Policy/Program Impact**

<b>Policy or Program Change</b>	<input type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Fund Source (s) and Appropriation Account Codes</b>	

**Fact Sheet Prepared By:**

Olofu O. Agbaji  
Staff Planner

**Date:** 08-10-2015

**Reviewed by:**

Diane M. Binckley, Division Manager  
Development Management

**Date:** 08-10-2015

**Reference Numbers**

**Case No. 10633-P-15**

Initial application filed: 10-31-2014

Revised plans submitted: 08-10-2015

**CONTINUED:**

Staff recommends that the garages be constructed of the same materials as the principal buildings. Staff also recommends that all garages along the west and south sides visible from N. Green Hill Road and NW Old Stagecoach Road be covered on all three sides with the same building materials as the principal buildings.

The proposed plan also serves as a preliminary plat for Phase IV. The entire 24 acre is proposed to be platted as one lot. The plan shows dedication of 31 feet of right of way on the east side of N. Green Hills Road as a result of the proposed improvements to the intersection of NW Tiffany Springs Road. The plan shows three (3) stormwater detention and BMP facilities within Phase IV of the development. The plan also shows a 15 foot retaining wall along N. Green Hills Road. The entire development is proposed to be fence with a 6 foot black aluminum fence. Staff recommends that the material for the retaining wall, the fence, the gates and the dumpster enclosure be shown on the face of the final plan.

Staff recommends that the developer submit a final landscape plan that will address the buffer/ screening from the residential zoned properties to the north and east. The applicant submitted a signage plan with the application. The site plan shows one overall development monument sign and one entry monument sign. Staff recommends that the signage elevation shall differentiate the signs. Staff recommends that the applicant revise the submitted sign package to meet the requirement of Chapter 88-445 in its entirety as part of the final plan.

Staff recommends that the developer submit an updated overall development plan that shows the updated development data including phasing to Development Management Division prior to ordinance request. The original condition of approval for the overall Genesis development still applies.

**Parkland Dedication:**

According to Chapter 88-405-17 of the Zoning and Development Code, the developer can either dedicate land for public park, provide open space for park purposes or provide money in lieu of parkland dedication. The development is providing a need for the following:

$$264 \text{ multi-family units} \times 2.0 \times 0.006 = 3.17 \text{ acres}$$
$$3.17 \text{ acres} \times \$16,907.93 \text{ (2015)} = \$53,564.32$$

The plan shows 6.5 acre to be dedicated in lieu of payment of parkland fees. Staff recommends that the developer discuss the dedication and provision of Private Open Space to be used for park or recreational purposes with the Parks and Recreation Department to determine if a payment is required prior to ordinance request. Developer may be credited for up to a 50' wide width for trail corridor times the linear feet of trail (Trail length x 50' = acreage). The money to be paid in lieu of dedication of parkland shall be part of the ordinances.

The project will be constructed in one phase with anticipated commencement date of fall 2015 with anticipated completion in fall of 2017.



