



City of Iowa Colony  
P&Z Commission  
3144 Meridiana Pkwy  
Iowa Colony, TX 77583  
(281) 369-2471

**Re: 9618 Iowa Colony Blvd – Cadence Creek – Caldwell 55+ Active Adult Community (PUD for Active Adult Rental Community & Potential Commercial Pad Subject to Purchase Rezoning)**

To Whom It May Concern,

Caldwell Companies is interested in developing a new Active Adult Community in the City of Iowa Colony along with a possible commercial site at 9618 Iowa Colony Blvd (20.00 acres). The Cadence Creek community would be a mix of single-story cottages around the property's perimeter and a larger multifamily building with a central courtyard. This property is currently zoned Residential Single-Family. As the City of Iowa Colony currently has no zoning base to allow for the proposed Active Adult Community, we are requesting that the property in question be rezoned to PUD, allowing for an active adult rental community as well as a commercial use (potentially a day care). We are requesting the following variances to the UDC:

**1. Request to buffer the development as single family adjacent to single family and not multi-family adjacent to single family.**

The UDC requires any multi-family use that has a side or rear contiguous to any residential use to have a 25' wide landscape buffer. Our understanding of the intent of this requirement is to provide single-family neighbors' privacy from a multi-story apartment development.

The driving factor for zoning the overall site as a PUD is to allow for one common lot and a mix of residential unit types to serve the 55-plus active adult community. The portion of our proposed development that is adjacent to the Meridiana subdivision will consist of single-story cottages along the perimeter and the multistory "apartment" building in the center. It is worth noting that the UDC includes duplexes as a single-family residential use. We request that the twenty five-foot (25') landscape buffer requirement against the adjacent single-family subdivision be waived, in areas bordered by single story structures, and a 10' building set back be used instead.



*Example of Cadence Creek Cottages adjacent to single-family*

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*Conceptual Site Plan: Single-Story Cottages adjacent to existing Single-Family*



*Example of Cadence Creek Cottages*

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**2. Request for side, rear, and front screening requirements.**

- The UDC requires the following screening requirements:

**Rear & Side:** 8' opaque screening between multi-family and residential use.

**Front (along major arterial – Iowa Colony Parkway):**

- If considered Residential: 6' masonry with alternative materials considered.
- If considered Commercial: Parking must be screened with a continuous hedge of shrubs between 24" – 36".

As described above, the perimeter of the proposed Cadence Creek development will utilize cottage (duplex & fourplex) single story residential buildings. The UDC's definition of single-family residential includes duplexes. We request the front, sides, and rear screening be a 6' opaque wood fence, with masonry columns along the front.



*Example of Cadence Creek Cottages 6' fence line consistency with adjacent Single-Family*





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### 3. Request to waive Neighborhood and Regional Parkland fees.

The UDC requires 1 acre of land be dedicated for neighborhood park purposes for every 54 proposed dwelling units. Up to 50% of this requirement can be met by private neighborhood parks, and detention areas with walking paths can be counted at 50%. Otherwise, neighborhood parkland fee in lieu is \$350/dwelling unit. In addition, developers are required to contribute \$450 per dwelling unit for regional parks.

Our Cadence Creek communities are intentionally designed to promote an active adult lifestyle for our residents through robust amenity and lifestyle offerings. This includes a courtyard with a resort style pool, gym, movement/yoga studio, bark park, arts & crafts studio, game room, BBQ pavilion, outdoor game area, demonstration kitchen, and library to name a few. We believe that the mental and physical benefits provided to our residents exceed what the minimum park requirements would offer and request that neighborhood and regional parkland fees be waived.



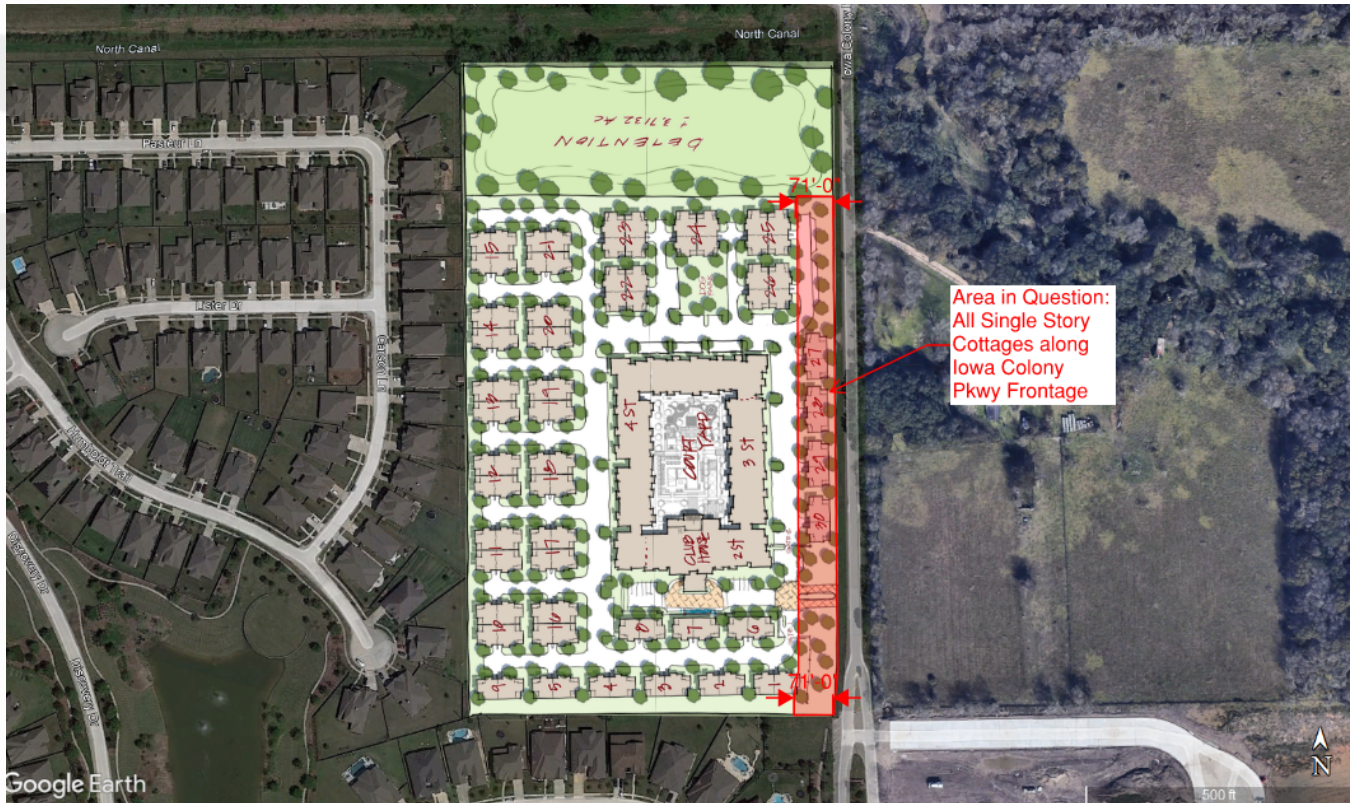




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**4. Request for Building set back along Arterial frontage**

The UDC requires commercial buildings along major arterials to have a front building setback of 71' from the ultimate Right of Way line of the street. Our proposed development includes single-story cottages along the road frontage, like the single-story homes just south of the site. We request that a building set back line of 10' from the ROW be adopted when single story cottages are adjacent to Iowa Colony Parkway. With that, we are not requesting a variance to the 71' buffer for the multistory building.



*Conceptual Site Plan: Single-Story Cottages adjacent to Major Arterial*

**5. Request for Building Height variance**

We request a variance to allow for a 62' above natural ground building height (4 stories). The 2017 UDC states that building height in Iowa Colony is restricted to a maximum of 2 stories, but in no case more than 35' above natural ground.



**6. Request for Approval Building Materials**

To maintain a suburban residential aesthetic, as opposed to a commercial feel, we request approval for the use of the following building materials. These materials are approved for residential use and are used throughout the Meridiana subdivision surrounding our proposed development.

1. Cement Fiber Lap Siding (Hardie Board)
2. Asphalt/Composition shingle on pitched roofs
3. Cement Fiber Board and Batten Siding



*Typical Clubhouse Entry – Masonry with a mix of Cement Fiber Lap and Board & Batten Siding, Asphalt Shingle Roof*

**7. Request for variance of masonry percentage**

Iowa Colony ordinance 2019-14 calls for 100% brick or masonry veneer for one story primary structures and 60% masonry on two story structures, with the remainder being cementitious fiber board (Hardie board), on residential lots less than 6,600 square feet. Though our proposed community will be 1 overall lot, we feel that our mix of cottage style duplexes and 1 larger multifamily building lends itself to these standards. In short, our primary variance is caused by our preference to use Hardie board instead of brick, which we feel matches our luxury Texas Hill County theme. We request the below variances:





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Our multistory building standard for Cadence is stone from ground level to 1-1/3 stories in height, with the remainder being a mix shaker and lap style Hardie board. In addition to this, several of the patio architectural features will be full height stone.



*Representative photo of standard Cadence multistory building*

Our standard cottage (single story) for Cadence is stone from ground level to 4' in height from the garage to the front door, with the remainder of the home being a mix of shaker and lap style Hardie board.



*Example of Cadence Creek Cottages*

Although our standard cottage material is not in line with the Iowa Colony standard, we believe this is due to our preference of Hardie board instead of brick. Our vision is to offer luxury residences, and our Cottages offer several architectural details that are elevated from the standard builder grade:

- 10' plate heights on all 1 story buildings (standard homes are 9')
- 8' deep porches (standard homes are 4'-6')
- 8' garage door height (standard homes have 7')

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- 8' front doors (standard homes are 6'-8")
- 2 different types of Hardie siding (shaker and lap)
- Cedar corbels
- Front dormers throughout
- Rear dormers on all streetscapes
- 

**8. Request for PUD boundary variance**

Our proposed PUD development is adjacent to the existing Meridiana PUD.

**9. Request for separate access points on major thoroughfare variance**

We request that 1 access point for the Cadence development is allowable, similar to the below conceptual site plan. If the PUD includes a commercial component, there would be an additional access point.

