



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: April 8, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on an amendment to Ordinance No. 04-11-22 to extend the boundaries of Planned Development (PD 04-11-22) and rezone said tract from (A) Agricultural to PD Planned Development for approximately 21.17 acres of land described as A0029A R BEEBE, 65B, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane, and to further amend certain requirements with the Planned Development.

SUMMARY:

- The applicant has acquired additional acreage adjacent to PD 04-11-22
- The applicant is proposing to rezone the additional acreage of approximately 21.17 acres from Agricultural (A) to Planned Development (PD).
- The applicant has amended some of the language and requirements in PD 04-11-22. Below are the changes the applicant is proposing:
 - Added language to Community Features to allow metal or wood as accent materials for entry monuments, screening walls, and community signage. Originally was only brick or stone.
 - Decreased the Garden lot depth from 120 feet to 110 feet and the overall size of the lot from 4800 square feet to 4400 square feet.
 - Decreased the depth of the cul-de-sac lots from the original 120 feet to 95 feet. The minimum lot square footage still applies.
 - Decreased Manor Lot housing square footage from minimum 1800 square feet to minimum 1650 square feet.
 - For Manor Lots increased the maximum total lot count below 2000 square feet from 15% to 20%.
 - For Garden Lots increased the maximum total lot count below 1650 square feet from 15% to 20%.
 - Increased maximum height for single family attached from 35 feet to 40 feet.
 - Added language to single family attached that all dwellings will be either front entry from a public street or rear entry from an alleyway.
 - In Single Family attached reduced side yard setback adjacent a street on a corner from 20 feet to 10 feet.
 - Added language for single family attached that end units abutting a common area will have a side yard setback of 5 feet.
 - Single family attached add language that the minimum rear yard setback for front entry lots shall be 10 feet excluding porches and architectural features and all rear entry lots shall be 20 feet. Porches and architectural features may extend 5 feet into rear setback.
 - Amended parking text to state 2 parking spaces per unit within required garage and a minimum 20-foot driveway for additional parking beyond the garage.
 - Added language to single family attached that guest parking will be provide within site at a ratio of 1 space per 4 units.

- Added language in Multi-family that the maximum building height shall be 3 stories or 45 feet.
- In lieu of side yard walls on corner lots requiring the 25% doors and windows they will require minimum 2 windows or doors totaling 25 square feet. Side yard fencing facing residential streets and the adjacent gate return shall be stained cedar board-on-board fencing with a decorative top cap and metal posts with posts and hardware on the internal side of the fence. The fence will be set back a minimum of 10' and a maximum of 15'. If a window of any size is not installed on the side of the house between the front build line and the fence return, a minimum 3 gallons shrubs at a spacing of 4' on center will be planted. In addition one 3" caliper eastern red cedar or other evergreen tree species shall be planted at the midpoint between the front build line and fence.
- The parkland/open space was increased from 83.78 acres to 86.69.
- The dedicated parkland was decreased from 59.7 acres to 38.50 acres.
- The Multi-family acreage was decreased from 18.469 acres to 15 acres.
- The added 21.17 acreage will increase Garden lots (40' x 110') from 158 to 299, Manor Lots (50' x 120') from 541 to 603, and Estate Lots (60' x 120') from 46 to 54. This increases the total lot count from 875 to 1086. Townhomes remained the same at 130 lots.
- The trail system increased from 2.56 miles to 3.02 miles.
- Altered roadway configuration on concept plan.
- Staff mailed out 65 public hearing notices to owners of properties within 200 feet of the subject property and received 4 responses at the time of this report. One in favor and three opposed.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Revised PD

Legal Description

Lane Ranch Concept Map

Lane Ranch Park Plan

Application

Letter of Intent

Original Approved PD

Response Form 1 – In favor

Response Form 1 – Opposed

Response Form 2 – Opposed

Response Form 3 - Opposed