



DATE:12/30/2024

2nd REVIEW – Sanger Town Center North - Zoning

The request is for a Planned Development (PD) being approximately 133.2 acres. Below are the comments that should be addressed before City Council approval. Resubmit PD with any changes.

Planning

Comments and responses from 1st review. City response in **BLUE**.

1. Letter of Intent states development was approved on 5-9-22. Planning & Zoning is a recommending body only. They have no approval authority. This was also part of a much larger development that no longer exists and has proposed a different product.
 - a. The original project was a much larger project, but this current project is being planned in a similar fashion. The original project was used as a guide which we thought would benefit the community and to the City of Sanger. The current plan follows closely to the City of Sanger’s Land Plan map and Thorough Fare Plan.
 - b. Acknowledged
2. The letter states that the developer is not requesting a PID. A PID was already denied for the larger development that was proposed in 2022. This project does not meet the PID guidelines.
 - a. Understood. There’s a significant level of infrastructure that must be supported by the intended uses in the plans without the benefit of any municipal funds.
 - b. Acknowledged
3. The letter states that development will allow for additional streets free of charge to the City of Sanger. All streets within developments are provided for no additional charge to the City of Sanger.
 - a. Understood, but the streets are needed to reduce the congestion in the area, especially Marion Road, and most importantly, to improve public safety and access.
 - b. Acknowledged



4. The letter gives details of the Forestar development. That development is not part of this development and was considered and approved separate and apart from this proposed development.
 - a. Agree. However, the impact of the Forestar Development will be mitigated by the infrastructure improvements anticipated in our plan. Indeed, even the Forestar Preliminary Plat provides a right-of-way for the continuation of the extension of Indian Lane, which will give those 400+ homes a path to schools and services other than through the Sanger Circle subdivision.
 - b. This development stands independently from any other development and will be considered on it's own merit.
5. Refer to the City of Sanger's recently approved Housing Study. Multi-family units within the PD do not align with the Housing Study.
 - a. We acknowledge that the multi-family units don't strictly align with the housing study. However, much of this plan does very closely align with the long standing Land Use Map. The multi-family are appropriate use adjunct to the commercial core. These multi-f businesses anticipated to locate there and density that will support the extraordinary level of infrastructure called for by the thorough fare plan.
 - b. The approved housing study guides our future development and provides for what the projected needs of Sanger are. The Multi-family units exceed the recommendations in the housing study and for the City as a whole. Staff is not in support of a development that is not in line with the guidelines of the study as they serve as the direction from the City Council.
6. Where are the one and two-way alleys proposed to be located?
 - a. There are no alleyways. Removed from the PD.
 - b. Acknowledged
7. Building setbacks should be listed as minimums. Setbacks should be outlined in PD document and not be reliant on the Preliminary Plat and/or Plot Plan.
 - a. Agree. Corrected in the documentation.
 - b. Acknowledged



8. Buildings along an alley shall maintain a defined visibility triangle.
 - a. This PD does not have any alleys
 - b. Acknowledged
9. Clarify Stairs and Stoops front yard encroachment. This would not be allowed in residential areas.
 - a. Clarified. Please see page 7 in the PD.
 - b. Satisfied
10. Commerce uses, the following uses should not be permitted uses – Senior Living, Schools. If these uses are expected define areas where they will be located.
 - a. Senior Living and Schools have been removed as permitted uses. See page 8.
 - b. Satisfied
11. Food trucks need to be in a defined area.
 - a. Food Trucks will not be included in this PD. Removed from page 8.
 - b. Satisfied
12. Automotive repair, maintenance, and tire sales should be within enclosed areas.
 - a. Corrected in PD. Please see page 8
 - b. Satisfied
13. Merchandise sales located outside of retail establishments is discouraged in areas along main thoroughfares. Clarify the code referenced.
 - a. Removed from page 8
 - b. Satisfied



14. Under the SUP section what is intended by “prohibited uses”?
 - a. Removed from page 8-9.
 - b. Satisfied
15. Under Lot coverage clarify Min Int Story Ht Ground/Other (ft).\
 - a. Minimum interior height in the Commercial area will be 10 ft for the first story. Any second story interior height will be 9 ft.
 - b. Satisfied
16. Lot coverage for Commerce is at 90% what does this include?
 - a. This will include the building, parking and landscaping. This will located to overall landscaping in the commercial to be 20% landscape coverage. Ordinance 48.5 Ordinance 23.3 Please see page 9 under additional dimensional standards.
 - b. Separate building lot coverage. It should not be greater than 40% for main buildings and accessory buildings. Parking and landscaping should be considered separately.
17. Lot coverage for MF needs to be lowered to allow for open space and amenities.
 - a. Please see the exhibit III for areas for open space and amenities. Area is marked to allow for open space and amenities.
 - b. Acknowledged, refer to comments #16
18. Both MF and Commerce need to include room to meet landscape and buffer yards.
 - a. This plan will follow ordinance 48.4 and 48.5 on minimum landscaping requirements for single families, multifamily and townhomes. Please see page 9 and 10.
 - b. Satisfied
19. Preliminary Plat should not govern lot coverage. The PD should establish all lot coverage.
 - a. The PD will establish lot coverage.
 - b. Acknowledged



20. Equipment should be located at ground level and screened or roof mounted and screened from public view.
 - a. All equipment will be screened from public view. Corrected page 9 and 10.
 - b. Satisfied
21. Under MF, setbacks along FM 455 should be a minimum of 25'.
 - a. Multifamily along FM 455 will have a minimum of 25' set back. Corrected on page 9.
 - b. Satisfied for FM 455. Setback for other multi-family should be 25'.
22. Minimum setback between buildings should be defined by this PD and be equal to or exceed building code and code of ordinance requirements.
 - a. The PD will comply with the minimum setback of 10 feet side yard without windows and 15 feet between units with side windows for MF-1 (Townhomes). Regulation 18.3 See page 9 in PD and MF -2 (Apartments) Regulation 19.3.
 - b. Check the wording on this. The PD doesn't read like above.
23. Minimum setbacks from property lines should be a minimum of 10'.
 - a. The PD will comply with the minimum setback of 10 feet side yard without windows and 15 feet between units with side windows. Regulation 19.3 See page 9.
 - b. Satisfied
24. Minimum floor area should align with Code of Ordinance MF-1.
 - a. Minimum floor area will align with MF -1 for town homes. Ordinance 18.3 #3. Minimum floor area will align with MF -2 for multifamily residential. MF-2 Ordinance 19.3 #3.
 - b. Townhomes should align with the Townhome District (TH-1). Townhomes are not considered multi-family. They carry a single-family designation. Refer to MF-1 for multi-family square footages.



25. Parking should be calculated 1 per efficiency, 1.5 per one bedroom, 1.75 per two-bedroom, and 2 per three-bedroom units.
 - a. Parking updated to MF-2 Ordinance 19.4 Parking Regulations. Please see page 9 and 10.
 - b. Satisfied
26. Street parking does not count towards parking requirements.
 - a. Street parking has been excluded. Please see page 10.
 - b. Satisfied
27. Residential front building setback should be a minimum 20'
 - a. Updated in plans see page 10 table.
 - b. Satisfied
28. Rear yard setback should be a minimum of 15'
 - a. Rear Yard Set Back in MF changed to 15'. Please see page 10.
 - b. Page 10 addressing single-family. Page nine is multi-family and the table contradicts the 15' rear yard setback.
29. No 40' or 50' lot should have a less than a minimum 5' side yard setback.
 - a. Agreed. We have a 5' side yard setback, See table on page 16.
 - b. Page 16 is Exhibit III. Page 10 shows 5' sideyard setback. Add a min sideyard setback adjacent a street refer to SF-10. Eliminate zero lot line .
30. Specify if SFA is a townhome or 2-family dwelling.
 - a. The SFA are townhomes Single Family attached townhomes. Front load only.
 - b. Acknowledged



31. Add a statement that all development will meet Exterior Façade Design Criteria.

a. Statement added page 12. Article 3.210

b. Satisfied

32. Add a statement that all development will meet Landscape Ordinance

a. Statement added page 12. Codes 48.3, 48.4 and 48.5

b. Satisfied

Parks

33. Provide park and trail areas.

a. Please see exhibit for park and amenities.

b. Provide exhibit showing developable park and trail locations including areas outside floodplain.

34. Add a statement that park equipment will be of commercial grade and approved by the Director of Parks or his designee.

a. Please see page for language page 12.

b. Satisfied

35. Phasing will be such that a park shall be included and developed with the first phase of development before the completion of the first residential unit.

a. Language added regarding phasing page 12.

b. I don't see park phasing information

Informational Comments

1. The property is within the City of Sanger.
2. The City reserves the right to make additional comments as necessary.



New Comments 12-30-24

1. Define the maximum number of lots for each 40' and 50' lots.
2. Separate Commerce and Multi-family districts. Multi-family should not be included in Commerce.
3. Minimum Townhome size should be between 1000 square feet and 1200 square feet.
4. If a school site is planned show location. If not remove from the table on page 6.
5. Show location of amenity center and add statement "Amenity center will be completed prior to first single- family or multi-family CO being issued."