



Planned Development Revision

Sanger Town Center North

City of Sanger
Submittal 11/14/2024/ Resubmittal 12/16/24

Updated 12/11/2024

Prepared for:



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Site Location:

A0029A R. BEEBE, TR 66, 67 and 68(PT), within the City of Sanger. Generally located North side of FM 455 adjacent the BNSF Railway and continuing east to Marion Rd encompassing approximately 133.2 acres.

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ORIGINAL ZONING MEETING 05/09/2022

Planned Development District No. 2024-XX
(PD--2024-XX SANGER TOWN CENTER NORTH)

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Components of Development Regulations for PD

SANGER TOWN CENTER NORTH Sanger PD

Introduction

The use and development regulations set forth for Planned Development District No. -2024-XX (sometimes referred to hereafter as the “SANGER TOWN CENTER NORTH Sanger Planned Development District” or the “Sanger Town Center North”) are intended to provide for and encourage development that contains a compatible mix of RESIDENTIAL and COMMERCE uses in close proximity to one another. These regulations are further intended to provide for a balanced and sustainable mix of land uses and character of the improvements and structures that support increased interaction within the community. SANGER TOWN CENTER NORTH Sanger fosters economic growth and diverse neighborhoods having DETACHED SINGLE-FAMILY RESIDENTIAL, ATTACHED SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL and vibrant COMMERCE Centers Furthermore, the area around Sanger Town Center North, will be developed in such a way that traffic relief will need to be accomplished to further the public safety of the area.

(Please see Exhibit I Regional Development Plan.) **A recent new preliminary plat was approved for 427 single family lots adjacent to Sanger Town North as well as current high school and elementary schools currently in the area. Once this subdivision is completed, traffic will need to be increased and to ensure public safety through the area, Sanger Town Center North, will be extending Indian Lane and adding Bridle Path Street to relieve pressure on FM 455 and Marion Drive. (Please see Exhibit IV Thoroughfare Plan)**

The SANGER TOWN CENTER NORTH Sanger PD addresses the physical relationship between development and adjacent properties, public streets, and neighborhoods

- Ensuring buildings relate appropriately to surrounding developments and streets to create cohesive visual identity and attractive street scenes;
- Ensuring site design promotes efficient pedestrian and vehicle circulation patterns;
- Ensuring creation of high quality street and sidewalk environments that are supportive of pedestrian mobility and appropriate to roadway context; and,
- Ensuring large sites are developed in a manner scaled to the context of the community.
- **ENSURING TRAFFIC THROUGHFARES THAT RELIEVE THE TRAFFIC BACKUPS CAUSED BY THE LOCAL HIGH SCHOOL AND ELEMENTARIES SCHOOLS, AS WELL AS THE REGIONAL DEVELOPMENT THAT IS PLANNED. THIS WILL ENSURE PUBLIC SAFETY BY ALLOWING ALTERNATE THROUGHFARE ROUTES FOR EMERGENCY VEHICLES AND EVACUATION ROUTES FOR CITIZENS.**

Key Elements

The following constitutes a summary of the key elements of this Ordinance regarding the regulation of uses, building envelopes, public spaces, architecture, streetscape, and definitions of words and phrases used within this Ordinance.

Development Districts and Subareas

SANGER TOWN CENTER NORTH Sanger DEVELOPMENT DISTRICTS consist of the COMMERCE DISTRICT and the RESIDENTIAL DISTRICT, each of which are comprised of SUBAREAS that delineate different land uses and specific RESIDENTIAL development within the DISTRICTS. (See Exhibit II –SANGER NORTH PRELIMINARY Site Plan ; Exhibit III – Development Subarea Map)

COMMERCE DISTRICT

The 33 ± acres of land designated as RETAIL/COMMERCE DISTRICT is designated for the development of small, single lot, one story, single-purpose COMMERCE uses and Shopping Centers, MIXED USE BUILDINGS, and OFFICES, SUBAREAS include COMMERCE and MULTI-FAMILY RESIDENTIAL.

RESIDENTIAL DISTRICT

The 100.72 ± acres of land designated as RESIDENTIAL DISTRICT is designated for the development of a mix of DETACHED and Attached RESIDENTIAL. SUBAREAS include SINGLE-FAMILY DETACHED (SFD) RESIDENTIAL with 40 and 50 lot widths, and Single-family attached (SFA) residential TOWNHOMES.

Land Use

The LAND USE MAP is a depiction of the land uses authorized to be developed within the COMMERCE and RESIDENTIAL DISTRICTS showing a mix of COMMERCE, ATTACHED and MULTI-FAMILY RESIDENTIAL uses and designated PARK/OPEN SPACES. (See Exhibit III – Development Subarea Map). The table below illustrates acreages by use and zoning districts.



Land Use and Development District Table

Land Uses	Acres	%	
Commerce	33	--	
Multi-Family (tract 1 NE of Indian Lane)	18	--	Not to exceed 350 units
Single Family Detached - North	13	--	60 lots
40-50 ft wide lots	13		Not to exceed 60 lots
Single Family B – (tract 2 SW of Indian Lane)	69	--	
Detached	61.51		179 lots
Attached	7.37		74 units
40-50 ft wide lots	61.51		Not to exceed 179 lots
Elementary School (potential site)	xx	--	
Parks / Open Space / Amenity Center	xx	--	
Street ROW and miscellaneous	xx	--	
TOTAL	133.00	100	

Development Districts	Acres	%
Commerce	33	25
Residential	100	75
TOTAL	133	100

I. General Development Standards

The GENERAL DEVELOPMENT STANDARDS section addresses standards that apply across DEVELOPMENT DISTRICTS, including STREET, block and, rules for defining BUILDING HEIGHT and STORIES, lot setbacks, and permitted yard encroachments. (Subject To City of Sanger Input)

II. Use and Building Envelope Standards

The USE and BUILDING ENVELOPE STANDARDS section establishes basic parameters for permitted and prohibited uses, building siting, lot widths, height, stories, overall densities and required PARK/OPEN SPACE. (Subject To City of Sanger Input)

III. Architectural Standards

The ARCHITECTURAL STANDARDS section governs both COMMERCE and RESIDENTIAL building architectural elements and appurtenances related to the FAÇADE materials, FENESTRATION, windows, ENTRYWAYS, roofing, solar, service areas and related standards. (Subject To City of Sanger Input)

IV. Lighting, Parking and Signage Standards

The LIGHTING, PARKING and SIGNAGE STANDARDS section establishes the standards for public/private space lighting, provision of adequate parking, and compatible signage. (Subject To City of Sanger Input)

V. Landscaping and Park/Open Space and Other Recreation Standards

The LANDSCAPING and PARK/OPEN SPACE and OTHER RECREATION STANDARDS section addresses required landscaping for COMMERCE and RESIDENTIAL uses and the planned PARK/OPEN SPACES, TRAILS and other recreation amenities. (Subject To City of Sanger Input)



VI. Street Standards

The STREET STANDARDS section summarizes the SANGER TOWN CENTER NORTH Sanger classification of STREETS and the planned STREET cross sections.

(Subject To City of Sanger Input)

VII. Administration

The ADMINISTRATION section addresses processes for CITY review and approvals for development within SANGER TOWN CENTER NORTH Sanger.

General Development Standards

Principles and Intent

- Provide an environment that allows for a healthy mix of COMMERCE, MULTI-FAMILY and SINGLE-FAMILY RESIDENTIAL uses.
- Create SINGLE-FAMILY RESIDENTIAL development that offers a mix of DETACHED AND ATTACHED RESIDENCIES.

Streets and Blocks

- *No STREET intersection shall occur within one hundred and twenty-five (125) feet of another STREET intersection.*
- *Curb cuts within the COMMERCE DISTRICT shall be determined during Preliminary Plat review.*
- *No building shall encroach upon required corner sight distances.*

Buildings

- *BUILDING HEIGHT for COMMERCE and MULTI-FAMILY uses shall be measured in STORIES.*
- *BUILDING HEIGHT for SINGLE-FAMILY RESIDENTIAL uses shall be measured in feet from the existing grade to the midpoint of a gabled roof line or the top of the parapet or mansard roof.*
- ATTIC STORIES shall be permitted on all sites and do not count against the maximum STORY limit.
- ATTIC STORIES having windows shall have only DORMER windows on the building FAÇADE.

Building Setbacks

- Buildings shall not occupy any portion of the required setback area.
- Single-Family Residential Corner lots shall have a 15' building setback on the Side
- Buildings located along the same STREET or PARK/OPEN SPACE frontage shall have the same front yard setback based upon whichever setback is the greater.
- No required side yard setback shall be required when building walls share a common side (abut one another).

Setback Encroachments/Building Projections

- No portion of a building or building appurtenance shall project into a right-of-way or across a property line of an adjacent property.
- Ordinary building projections and building appurtenance, including, but not limited to sills, belt courses, EAVES, gutters, pilasters, and cornices shall not project more than twelve (12) inches into any setback area, except as provided below:
- Front building EAVES on COMMERCE uses may project into the front yard setback by no more than three (3) feet if a vertical clear height of at least ten (10) feet is maintained.
- AWNINGS for COMMERCE uses may project fully into the front yard setback area if a vertical clear height of at least ten (10) feet is maintained.
- BALCONIES on COMMERCE uses may project into the front yard setback by four (4) feet if a vertical clear height of at least twelve (12) feet is maintained.
- COMMERCE signs may project into the front yard setback up to three (3) feet beyond the FAÇADE of a building occupied by a COMMERCE use if a vertical clear height of at least ten (10) feet is maintained.
- Stairs and STOOPS may not encroach into the front yard setback.

Utilities

- All utilities constructed or installed on the Property shall be underground and at Developers' cost.

Energy Efficiency



- It is the intent of this PD to encourage all building (COMMERCIAL and RESIDENTIAL) to utilize energy efficiency at the standards that are commonly used by the building industry employing such practices as the Home Energy Rating System (HERS) Index, the International Energy Conservation Code (IECC) and International Code Council's (ICC's) International Green Construction Code (IGCC). The exact standards to be employed will be determined at issuance of building permits.

Use and Building Envelope Standards

Principles and Intent

This USE AND BUILDING ENVELOPE STANDARDS section sets forth the uses and building envelopment standards that are permitted, permitted with approval of a SPECIFIC USE PERMIT, and prohibited for areas designated on the DEVELOPMENT DISTRICT MAP for the following DISTRICTS:

Land designated as COMMERCE DISTRICT is designated for the development of small, single lot, one story, single-purpose COMMERCE uses and shopping centers with areas for smaller scale RETAIL, MIXED USE BUILDINGS, OFFICES, and MULTI-FAMILY RESIDENTIAL, along with other uses permitted upon approval of a SPECIFIC USE PERMIT.

Land designated as RESIDENTIAL is designated for the development of a mix of DETACHED and ATTACHED RESIDENTIAL, along with other uses permitted upon approval of a SPECIFIC USE PERMIT.

Commerce District

Commerce – Uses

Permitted uses.

- COMMERCE uses including BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, STUDIO USES, restaurants, coffee shops, except where requiring a SPECIFIC USE PERMIT or prohibited by this Ordinance or the CZO and also includes, but is not limited to the following:
- COMMERCIAL INDOOR AMUSEMENT
- Grocery Store with Food and Beverage Sales
- Alcoholic Beverage sales permitted throughout commercial tracts.
- *Alcoholic Beverages shall be limited to on/off premise consumption.*
- Veterinarian Clinic with indoor pens for animal boarding
- Veterinarian Hospital and/or Veterinary Boarding facility with outside Play areas permitted; no outside boarding of animals will be permitted.
- Children's Day Camp
- Tavern
- Inside Tool Rental
- Gas Station with 10,000 square foot building
- Cash Advance/Pay-Day Loan Office
- Loan Office
- Automotive repair, maintenance, and tire sales (must be in enclosed spaces).

Permitted ACCESSORY USES

- PARK/OPEN SPACE and accompanying non-commercial recreational facilities for use by residents and guests
- Outdoor seating associated with a restaurant subject to CITY approval
- Special events subject to review and approval by CITY
- Surface parking

Uses permitted upon review and approval of a SPECIFIC USE PERMIT

- AMENITY CENTER
- AMPHITHEATER
- CIVIC BUILDING
- LIMITED SERVICE OR EXTENDED STAY HOTEL
- Outside display
- SKILLED NURSING HOME FACILITY
- Telephonic, radio, television or microwave, communication antennas and tower
- Used goods or merchandise sales
- COMMERCE use within a RESIDENTIAL unit other than a HOME OCCUPATION
- Gas wells
- Industrial, manufacturing, and warehousing uses

- Outside storage
- Sexually oriented business
- Tattoo parlors

Commerce – Building Lot Dimensional Standards

Dimensional Table

	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard Setback (ft)	Min. Rear Yard Setback (ft) Alley/No Alley	Min. Side Yard Setback (ft)	Min. Zero Side Yard Setback (ft)	Min./Max. Stories	Min. Int. Story Ht. Ground/Other (ft)	Max. Lot Coverage (%)
Commerce	N/A	N/A	10	5/10	10/10	N/A	1/4	10/9	90
Multi-Family Residential	N/A	N/A	10	5/10	10/10	10' – 15'	1/4	10/9	80

Additional Dimensional Standards

- The maximum permitted lot coverage for uses not listed in the Dimensional Table shall be determined upon approval of a SPECIFIC USE PERMIT.
- Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plain view is no greater than twenty-five percent (25%) of the first floor footprint may exceed the height limits by up to twenty (20) feet.
- Mechanical equipment, including mechanical/elevator equipment penthouse enclosures, ventilation equipment, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions should be ground level and screened or if roof mounted screened from view.
- The equipment is set back from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height; or
- The exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are constructed as architecturally integral parts of the building façade(s) or as architectural embellishments as described in item (2) of this subparagraph b.
- Lot coverage for Commerce will include the building, parking and landscaping.
- This plan will follow 48.5 for nonresidential landscaping.

Multi-Family Development Standards:

- Multi-family Sub-district. The purpose of this Multi-family Sub-district is to provide suitable areas for the development of Multi-family residential structures at densities not to exceed 20 units per gross acre.
- Maximum density: 20 dwellings units per gross acre within the entire Multi-family tract.
- Maximum Unit Count: 350 Units
- Minimum building setbacks from public right-of-way line: 25 feet along FM 455 for all structures. Roof, columns, balcony and porch overhangs, fireplaces and window boxes may extend into the building setback. A maximum encroachment of five (5) feet into the front setback shall be allowed.
- Minimum building setback from other property lines: 10 feet. This is to comply with MF-2 for apartments Regulation 19.3.
- Minimum interior building spacing: 20 feet between buildings or less as permitted by Building Code.
- Efficiency Units may not exceed 15% of the total units
- All Landscaping will follow ordinance 48.5 on minimum landscaping requirements.
- All equipment will be screened from public view.

Minimum floor area per unit type: Code of Ordinance MF-2 for Apartments

- Efficiency: 450 square feet
- One bedroom: 600 square feet
- Two bedroom: 750 square feet
- Three bedroom: 900 square feet

Maximum Structure Height:

3 stories or a maximum of 45 feet as measured to the midpoint of the pitched roof. Architectural projections above forty-five feet height (45') level may be allowed. However, these projections may not exceed fifty-five feet (55') in height.

Minimum parking requirements:

- Efficiency – One Parking Space per unit



- One Bedroom – One and one-half spaces per unit.
- Two Bedrooms – One and three-quarters 1 ¾ spaces per unit
- Three Bedrooms – Two spaces per unit.

Additional Parking Regulations:

- Parking requirements may be met by onsite parking space and garage spaces.
- Garage parking may be located attached to residential structures or in detached garages or carports or in structured parking garage. Carports or garages shall be architecturally compatible with the main structures in the project.
- Private garages shall be designed with a minimum garage parking space measuring 12 feet by 20 feet in size. A minimum door width of 9 feet shall be provided.
- Tandem parking spaces, exclusive of on-street parallel parking, meeting a minimum dimension of 9 feet x 18 feet can be counted towards the minimum parking requirement.

Residential District

Residential Permitted Uses

- SINGLE-FAMILY DETACHED RESIDENTIAL (SFD)
- SINGLE-FAMILY ATTACHED RESIDENTIAL (SFA)

Permitted ACCESSORY USES

- ACCESSORY BUILDING or STRUCTURE
- AFFILIATED RESIDENTIAL USES
- HOME OCCUPATIONS
- PARK/OPEN SPACE and accompanying recreational facilities for use by residents and guests

Uses permitted upon review and approval of a SPECIFIC USE PERMIT

- ACCESSORY UNIT
- AMENITY CENTER
- AMPHITHEATER
- CIVIC BUILDING
- SCHOOL, PRIMARY OR SECONDARY
- SENIOR/ASSISTED LIVING FACILITY and/or SKILLED NURSING HOME FACILITY and any STRUCTURED PARKING
- Special events subject to review and approval by CITY

Prohibited uses

Any use that is not expressly set forth as a permitted use in this Subsection C “RESIDENTIAL DISTRICT” or not considered incidental to the primary permitted use.

Residential – Building Lot Dimensional Standards

Dimensional Table

Lot Types	Min. Lot Width	Min. Lot Depth ¹	Minimum Building Setbacks				Max. Stories	Max. Height	Max. Lot Coverage
			Front Yard Front-Load	Rear Yard Set Back	Side Yard	Side Yard Zero Lot Line			
SFD-50	50'	105'	20'	15	5' / 5'	N/A	2.5	35'	65%
SFD-40	40'	105'	20'	15	5' / 5'	.5' / 9.5' ³	2.5	35'	70%



SFA	22'	100'	20'	15	n/a	10' – 15'	3.5	45"	75%
¹ For lots abutting a street or an alley connector, the lot line furthest from the street or alley connector shall be used to determine required lot depth. ² Front-load lots: 10' garage front setback for garages perpendicular to STREET (j-swing); 25' garage front setback for garages parallel to street. ³ Zero lot line side setback is specified as a 0.5 feet on one side to avoid encroachment of gutters or window sills into abutting lot. All equipment will be screened from public view									

Minimum SINGLE FAMILY RESIDENTIAL Square Footages

50-foot lot – 1,600 square feet

40-foot lot – 1,400 square feet

Minimum SINGLE FAMILY RESIDENTIAL Attached Square Footages Ordinance MF-1

750 Square Foot

Exterior Façade Design Criteria

All exterior façade will follow the City of Sanger Exterior Façade Design Criteria Manual. This is located under Article 3.210.

Landscape Ordinances

All minimum landscaping requirements for City of Sanger will be followed. This includes code 48.3 for single family, code 48.4 for mult-family, and code 48.5 for non-residential areas.

Parks & Trails

Parks and Trails areas have been added to the plan. Please see Exhibit III. All Park equipment will be commercial grade and will be the first phase of development. The park equipment will be approved by the Director of Parks or his designee.



Exhibit I

Regional Development Plan

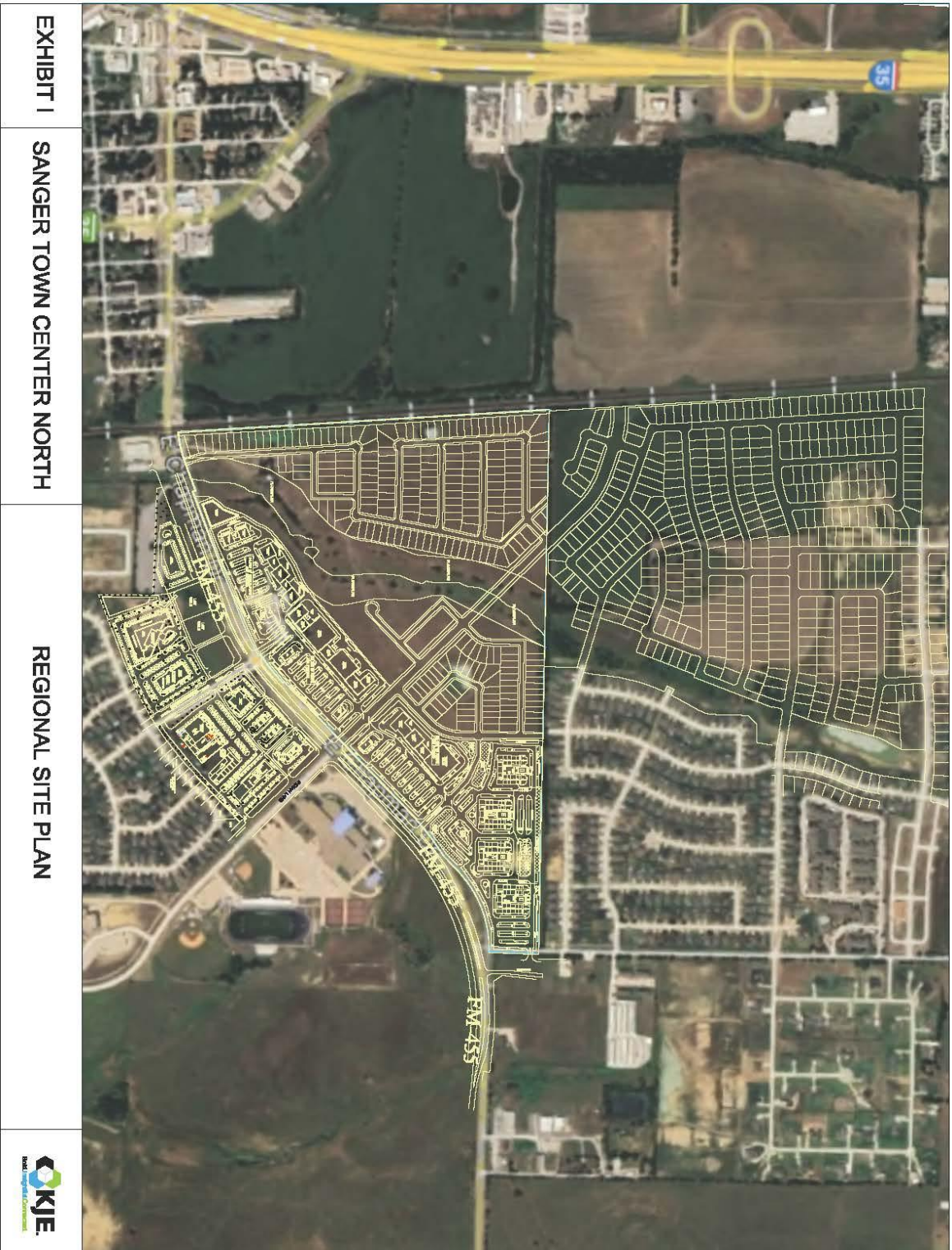




Exhibit II

Preliminary Site Plan for Sanger North Town Center

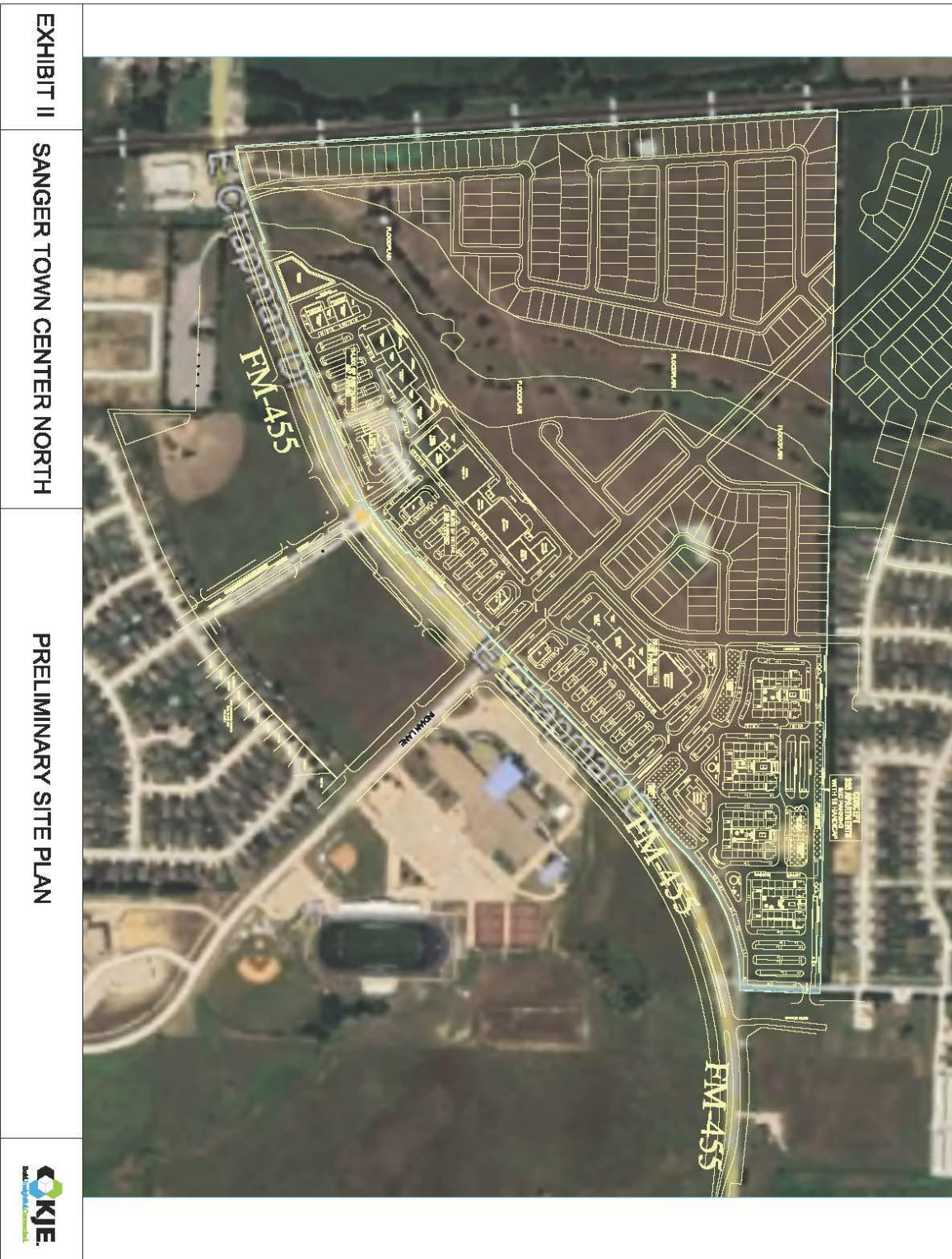




Exhibit III

Development Sub Area Map

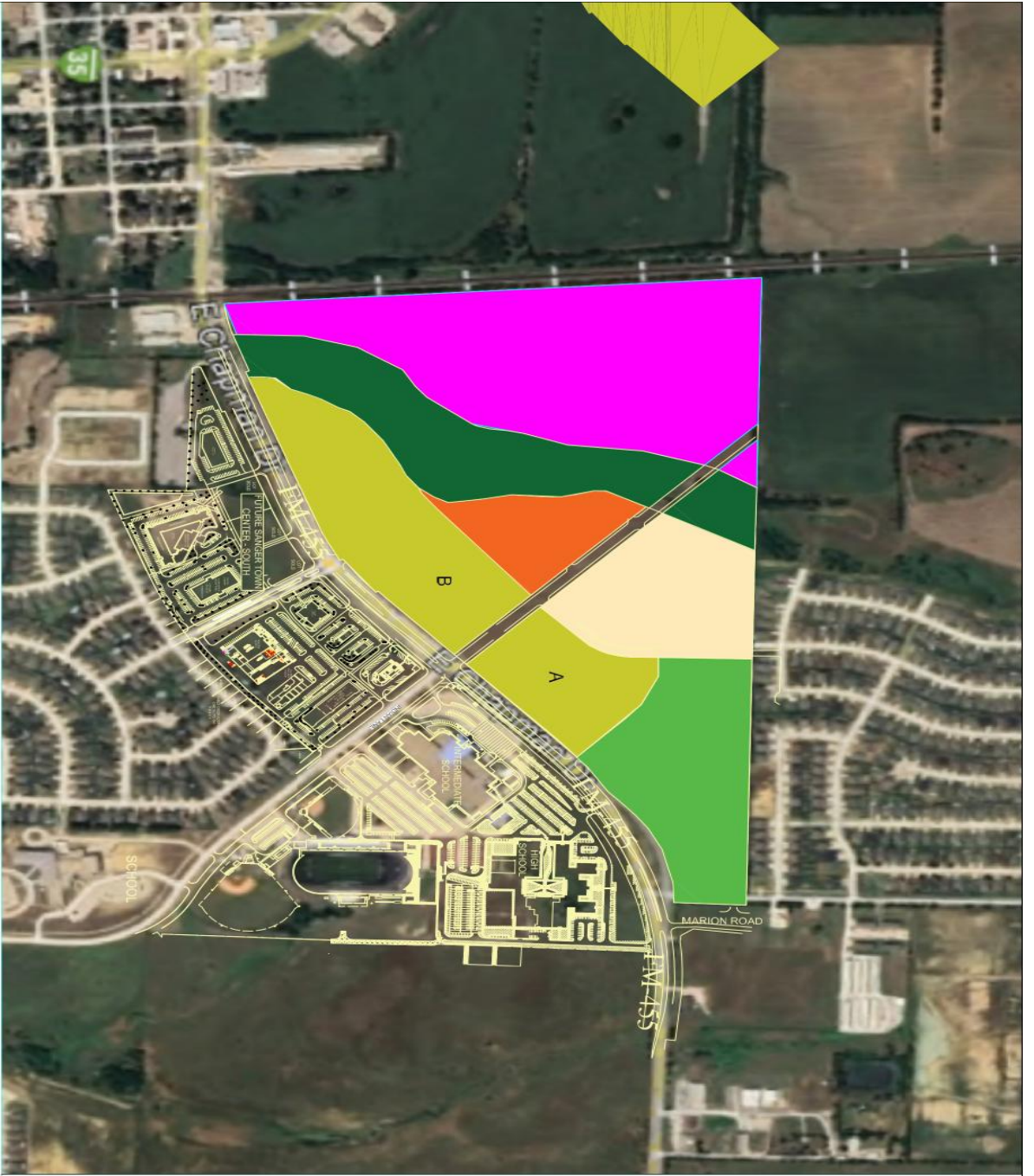


EXHIBIT III

SANGER TOWN CENTER NORTH

Sub-Area Map



LEGEND

- APARTMENTS**
 Approx. 17.01 AC
 18 Units per acre
 350 Apartments shown
 with 7,241 SF +/-
 Amenities include
 500 sq ft of parking
- A**
RETAIL / RESTAURANT
 Approx. 407,305 SF = 11.19 AC
- B**
RETAIL / RESTAURANT
 Approx. 820,005 SF = 18.83 AC
- RESIDENTIAL**
 Approx. 600,000 SF = 13.00 AC
 60 LOTS
- Townhomes/Attached Single Family - 12 units per acre**
 Approx. 32,121 SF 113 AC = 74 Units
- RESIDENTIAL**
 Approx. 1,291,580 SF = 29.66 AC
 179 LOTS
- FLOOR PLAN PARK AND TRAILS**
 Approx. 265,122 SF = 6.05 AC



Exhibit IV

Proposed Thoroughfare Map

