



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: 2

Prepared By: Kevin Molina

Subject

Consider, and act upon, a Site Plan for Jericho Village, a multi-family use and community center on 2.472 acres, located at 511 W Brown Street.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Agape Resource & Assistance Center

APPLICANT: RLK Engineering

The applicant is proposing to develop 32,880 sq.ft. of multi-family housing over 10 structures with a 2,541 sq.ft community center on 2.472 acres located at 511 W Brown. The property is zoned within the Jericho Village Planned Development (PD 2020-15) is an income-adjusted multi-family development with on-site social services and allows for the multi-family use..

The property shall require 1.5 parking spaces per residential unit and 1 space for every 500 sq.ft of community center area. The site provides 63 parking spaces and three handicapped spaces, meeting the requirement.

The site provides 40% landscaping which includes the planting of trees along the street frontage. The landscape plan is also in compliance with the Planned Development's requirement of planning trees and shrubs along the entirety of the southern lot line with tree plantings of a minimum height of 10' spaced at a maximum of 40'.

Access to the site is proposed from a 26' wide fire lane that connects to West Brown and N Winding Oak Drive. All of the residential units will be fire sprinkled with an NFPA 13D system.

The exterior material consists of brick, stone and cementitious siding. The front entrances are architecturally emphasized with metal awnings.

The Preliminary Plat for the property is on the consent agenda.

As presented, this site plan is in compliance with the design requirements of the Planned Development and of the Zoning Ordinance where applicable. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.