

June 21, 206 P&Z Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request to amend the base zoning of Planned Development PD No. 5 from Shopping Center SC to Multi-Family Residential District MF-18, and adopt a Concept Plan, Development Regulations, Landscape Plan, and Building Elevations, being 6.557± acres located in the Peter Wetsel Survey, Abstract No. 990, City of Allen, Collin County, Texas; generally located on the northwest corner of Main Street and Fountain Gate Drive. (Z-8/1/14-53) [Fountain Gate Senior Living]

Ms. Madhuri Kulkarni, Senior Planner, presented the item to the Commission. She stated that the item is a public hearing and a PD Amendment for Fountain Gate Senior Living.

The property is generally located on the northwest corner of Main Street and Fountain Gate Drive. The property to the north is zoned Single-Family Residential District R-5. The property to the west is zoned Planned Development PD No. 5 Shopping Center SC. To the south (across Main Street), the property is zoned Community Facilities CF. To the east (across Fountain Gate Drive), the property is zoned Local Retail LR.

Ms. Kulkarni said that the property is currently zoned Planned Development PD No. 5 Shopping Center SC. The applicant is proposing to change the base zoning of the Planned Development to Multi-Family Residential (MF-18). In addition, Development Regulations, a Concept Plan, Landscape Plan, Open Space Exhibit, and Building Elevations will also be adopted for the property with this request.

Ms. Kulkarni pointed out that even though the zoning request is for multi-family, the buildings will be one-story. Further, the property will be age restricted and developed and used for Senior Independent Living use for individuals fifty-five years of age or older. The property has been vacant over a long time. Ms. Kulkarni explained that the zoning pattern in the area along Main Street is considered strip zoning. This made more sense in the 1970s. However, this is now a remnant piece, and is not a prime location for retail. Retail can still be built, but taking away the retail piece does not cause a detriment to the City. In the past, the property was considered for single-family, but for some reason, was not feasible. This leaves multi-family and at one-story, for which staff is supportive.

The property is roughly 6.6± acres. The Concept Plan shows thirteen buildings with a total of 92 residential units and a clubhouse/amenity center.

Ms. Kulkarni said that there are two access points into the development. Access to the property is provided primarily from Main Street. A secondary (emergency access only) access point is on Fountain Gate Drive. A total of 138 parking spaces are provided at a parking ratio of 1.5 spaces/unit; this requirement meets ALDC standards.

Screening for the property will consist of an eight foot masonry screening wall along the entire perimeter of the development (northern, eastern, southern, and western property lines).

The Concept Plan and Open Space Exhibit show several usable open space areas integrated throughout the site totaling 1.94 acres, exceeding the minimum open space requirement. The developer has strategically included many different amenities for the seniors, including walking trails with benches, a dog park, putting green, picnic areas, and garden areas.

There are three types of buildings which are one story with a maximum height of 17.8'. This is primarily to be sensitive to the residential neighborhood to the north. The building elevations show brick and stone as the primary exterior building materials with standing seam metal roofing.

Ms. Kulkarni summarized the development regulations:

- Base Zoning District: MF-18
- Permitted Uses: Senior Independent Living use for people 55+
- Deed Restrictions: Site Plan shall not be approved until restrictive covenants have been approved by the City Attorney, restricting the use of the property to residential uses by people fifty-five (55) years of age or older
- Concept Plan, Building Elevations, Landscape Plan: The property shall be developed in general conformance with the plans presented
- Open Space Exhibit: The property shall be developed in general conformance with the Open Space Exhibit, with no less than 1.94 acres of open space
- Setbacks:
 - Front Yard Setback: 25 feet
 - Rear Yard Setback: 50 feet
- Minimum Lot Coverage: 26%
- Maximum Dwelling Units/Acre: 14.03 units/acre
- Minimum Dwelling Unit Size: 699 sq. ft.
- Screening: Screening on the Property shall be developed in general conformance with the Concept Plan (8' masonry wall on the entire perimeter). No CO's will be granted until the screening wall is complete and acceptable to the Building Official

Ms. Kulkarni said that the request has been reviewed by the Technical Review Committee.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking said one letter of opposition for the item was received: Thomas David, 1003 Draycot Court, Allen, Texas.

Chairman Cocking said there is a similar type of property on the western side of Allen which is in high demand. There is a huge waiting list for one-story apartment dwellings. This is a nice addition to the City in an area that has extreme demand.

Motion: Upon a motion by Commissioner Hollingsworth and a second by Commissioner Mangrum, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the base zoning of Planned Development PD No. 5 from Shopping Center SC to Multi-Family Residential District MF-18, and adopt a Concept Plan, Development Regulations, Landscape Plan, and Building Elevations, for Fountain Gate Senior Living, generally located on the northwest corner of Main Street and Fountain Gate Drive.

The motion carried.