

Chisolm Oaks

Narrative Statement

The subject property is approximately 4.5 acres of undeveloped land that is zoned for Neighborhood Services. It is currently platted as 4 lots that are approximately 200' wide and 240' deep. The proposal is the rezone and replat the property into lots for single family homes to be built. Our plan is to develop the lots and build homes that are of a high quality and inspired by significant architectural styles compatible with the area. The lots are to be oriented to front on the existing paving and right of way of Chisolm Trail. The shape and characteristics of the site are not conducive to fit the typical lot width and depth for the standard residential zoning classifications. Due to the depth of the property, a narrower and deeper than standard lot would provide the best layout of the property. The property has a significant slope from west to east and the lot configuration in the exhibit would be best to deal with this slope. It would allow for less grading work on the site and for the preservation of the tree canopy that exists on the western side of this property. This would result in nice, wooded back yards for the new lots and would maintain the majority of the tree buffer between the existing homes to the west and the new homes.

The property has access to a water line in Chisolm Trail and an adjacent sewer line with capacity to serve the project as proposed. There is an existing overhead power line adjacent to Chisolm Trail and we are in coordination with the utility company with options to convert the power from overhead to underground.

We propose for a Planned Development that would meet all of the requirements of SF-8.4 Zoning with the following exceptions:

- Lot width allowed to be as narrow as 40' but still meet 8400 square foot minimum. There would be variation in lot sizes that would create some larger, premium lots.
- Minimum dwelling size will be 1750 sq ft
- Minimum side yard of 5'
- Building facades, excluding doors, windows and glass wall construction, shall be constructed with a minimum of eighty percent (80%) masonry materials. A combination of stone, brick, painted brick and portland cement stucco shall be allowed.
- Garage door orientation shall be one of the following methods:
 - Front facing garage door must be recessed at least 10' behind another wall or architectural feature and at least 70' behind front property line
 - J swing

*A combination of these methods may be used to create a diverse streetscape. There will not be a maximum number of front facing garage requirement. See attached examples of garage door configurations.

- Garage doors for front facing and j-swing orientations will be decorative in a style to match the architecture of the home. They will have at least one of the following decorative elements:
 - Constructed of wood
 - Stained wood trim details
 - Painted trim details
 - Decorative hardware
 - Decorative windows

We are also proposing a narrowed driveway(12') at the connection to Chisolm Trail to reduce the visual of a large concrete section from the street and help with the percentage of lot coverage of impermeable materials. We plan to provide a larger driveway section closer to the homes to allow for the maneuverability of vehicles and off-street parking.

No special exceptions are requested for fencing requirements.

An open area of 15% of the total project area will be established in a landscaping/public access easement along Chisolm Trail and Wall Price Keller Rd. The open area along Chisolm Trail will include trees and landscaping to create a linear park along the front of the lots. The calculation of open space on the associated concept plan is exclusive of the driveways that pass through the open space. This amenity will serve as a buffer between Chisolm Trail and the homes as well as adding curb appeal to the community. The open area along Wall Keller Price Road will contain a screening wall, landscaping and at least 2 large canopy trees with 3" minimum caliper. The open areas will be maintained by the Homeowners Association.

This lot size will be the same total square footage or greater than the adjacent, existing residential community to the west. The change of zoning would eliminate the possibility of a less compatible use that could have a negative effect on the adjacent homes. The current zoning of Neighborhood Services would allow for some uses that are open to the public and that could create more traffic, noise and disruption.

Garage Configuration Exhibit

