

March 9, 2017

Revised: April 17, 2017

Revised: May 1, 2017

City of Keller

David Hawkins

EMAIL: dhawkins@cityofkeller.com

**ROSZELL: RTC GF# 14-03039
TR3H JOHN EDMONDS SURVEY, A457
KELLER TX**

Narrative Statement of Project

1. Current Zoning of Property is in the base district "PD-NS", (Ordinance No.1066); Proposed Property is "PD-NS", (Ordinance No. 1066); Amended
2. Concept Plan is to create a 11,900 square foot Neighborhood Services Building.
3. The proposed PD Amendment is to allow the Site to develop as the highest and best use for a property that has numerous encumbrances to it, including a 40' wide gas easement, narrow depth and irregular triangular shaped area of land.
4. The surrounding properties are currently zoned PD for Retail/Office Development, as well as Residential Zoning adjacent, but with a 40' gas easement (of which no building, paving or landscape is allowed by the gas companies holding the easement) due to the nature of the existing gas line on the East and North area of the subject property.
5. This property fronts on Rufe Snow and the properties directly across Rufe Snow (to the West), as well as the properties to the South, Southeast and on all four corners of the Rufe Snow and Northeast Tarrant Parkway are all zoned for Retail/Office/Commercial use.
6. Allow uses by "P" or "SUP" as listed in "NS" district in the UDC.

The following are items to be considered in granting our PD Amendment request:

- A. The proposed Amendment is very appropriate to the immediate and surrounding area and the City as a whole, as well as, in compliance with the Future Land Use Plan.
- B. The proposed Amendment is in accord with the existing streets, water supply, sanitary sewers and other utilities, all available at the Rufe Snow frontage.
- C. This vacant land has been undeveloped since it was the Planned Development Approval in April of 1997. The original PD allowed a 9,600 square foot Retail/Office Building, but had nearly doubled the amount of parking and concrete required by the Keller Codes at the time. We simply desire to develop the property to its highest and best use, while working with the constraints of the subject property. As stated above, this property is an unusual triangular shape and has a 40' wide (0.73 Acres running in and on the East side of the property in between the proposed building and the adjacent residence) of gas easement which cannot be developed.
- D. In addition to the above encumbrances stated, additional land was required, since the original PD, to be dedicated to the drainage easement to the South of the subject property, as well as, 25' buffer yards along Rufe Snow Drive. We believe all these encumbrances on this subject property have resulted in this property not being developed, while all of the other properties, except one, in the current Planned Development are fully developed. In addition, most of the remaining properties in the surrounding area just beyond this current PD zoning, have been developed and are creating a tax base for the citizens of Keller.
- E. The development of this property will have no effect in the development of other similar areas in the City of Keller, especially the surrounding properties, as they are already developed.

- F. The approval of this proposed Amendment can only benefit the City of Keller and its citizens by providing Neighborhood Services, as in the current UDC and office uses for both Keller residents and companies with employees in Keller, thus increasing the tax base for the city by creating new employment and services.

The Proposed Development Standards include all specified in the Neighborhood Service Zoning now in effect in the current UDC:

1. Any uses allowed by the Keller Development Code under Neighborhood Service
Lot Area: 1.894 acres
Lot width at Rufe Snow frontage: 420.85'
Lot depth varies (due to triangular shape)
2. Building Elevations will consist of masonry veneer with possible stucco and/or stucco trim and anodized storefront doors and glass. Building Height will not exceed 25' in height. The East elevation, facing the residential zoning will have no windows and only exit doors in order to be in compliance with the City of Keller adopted Building Codes. Elevation design will be addressed at the Site Plan Submittal process.
3. Floor Area ratio of 0.144:1
4. There will be two (2) Access Points, both from Rufe Snow, in order to meet the City of Keller Fire Code.
5. Landscaping will be addressed during the Site Plan Submittal process. However, the Gas Company Easement of 40' depth will not allow any landscaping on the easement or a masonry screening wall.
6. One Accessory Building, a three (3) Car Garage for the use of the Building Owner, is proposed on the property.
7. All signs will meet the City of Keller Sign Ordinance. A monument sign, as per the Sign Ordinance, is also planned on the site.
8. The Lighting will only be coach lamp types and recessed can lights at the entrances to each tenant suite, as well as low-wattage, security, wall packs around the perimeter of the building. All lighting will meet the photometric codes per the City of Keller requirements.
9. Shell Building and Site will be constructed in one phase. Individual Tenant Finish-Out will be market based.
10. Property Management will be by Building and Property Owner

Summary of Variances Requested

1. Parking Variance requested to allow more than 12 consecutive parking spaces without Landscape Buffer Variance for two (2) rows of parking spaces. Re: Parking required per required parking count. Parking provided is minimum requirement for the proposed building. In addition, the parking along Rufe Snow has Landscape screening with shrubs and trees in the 25' Landscape buffer yard. The parking along the Southern property line is adjacent to a 100'-150' greenbelt / drainage easement. Variance was granted for Child Care center on North end of their property which backs up to the drainage easement.
2. Waiver Requested of 10' Landscape Buffer on the South side of the property. The Southern property line is adjacent to a 100'-150' greenbelt / drainage easement.
3. Variance requested to retain 25'-0" Landscape Buffer from previous PD. Re: New UDC requiring 30'-0" Landscape Buffer (Rufe Snow Drive). The requested Variance will be more in conformance with the rest of the properties in the PD which are all 25' or less in depth, as well as the property across the street.
4. Waiver requested of screening wall along requirement residential zoned property – 8' tall wall required. Re: PD Restriction of wall based on easement. 8' Residential privacy fence already in place across existing easement – adjacent from property and the Atmos – owned easement will not allow any structure in or on the easement. Refer to Atmos correspondence regarding their easement. In addition, the Keller City Ordinance specifically states that the Atmos Energy Easement supersedes the Keller U.D.C. requirements.
5. Wavier requested of Landscaping requirement along East side of property with easement. Re: PD Restriction of Landscaping within easement. The Atmos – owned easement will not allow any landscaping in or on the easement. Refer to Atmos correspondence regarding their easement. In addition, the Keller City Ordinance specifically states that the Atmos Energy Easement supersedes the Keller U.D.C. requirements.
6. Waiver requested to place garage doors on South side of property. Re: Setback from front of property is 250'-Limiting visibility entrance to the garage provides easy access and utilization, for parking that would not be feasible if required to enter from the Southside. Access from the South will not be feasible as it will lose 6 parking spaces.

7. Waiver requested to install dumpster screening walls. Gates will be placed on the West side for screening from Rufe Snow. The set back of the dumpster is approximately 275' from Rufe Snow drive. The east facing side of the property is currently screened by an 8' privacy fence .Bollards to be provided. Please see 8-1/2x11 letter for further explanation of dumpster screening variance request within this packet submittal.
8. Variance requested to allow building to exceed 6,000 sq' in "NS" district. The original "PD" in 1997 allowed a 9,600 sq' building with increased parking requirements. In 2001 the limitations of a building was set at 6,000 sq'. No development or activity on this site since 1997. We are requesting the use of "NS" instead of retail.

Metes and Bounds Description, as follows:

Exhibit "A" depicts the proposed PD – Amendment. 24" x 36" plan depicts the boundary of the PD area with metes and bounds, access and proposed fire lane, size of building density, building height and a 3 Car Accessory Building and Landscape areas.

Exhibit "B" depicts a 24"x 36" aerial exhibit of the subject property showing the locations of trees in accordance with Keller Code Section 8.19.

Exhibit "C" depicts evidence of communicating proposal with the adjacent neighborhood.

Exhibit "D" depicts Metes and Bounds description.

The applicant has met with the DRC, as well as the Fire Marshal, in the past several months and has understood the development process.

Sincerely,



Michael J. Wright, President CGA, CGP, CAPS
M. J. Wright & Associates, Inc.
Texas Architect Registration No. 11130

