

Adare Grove

Keller, Texas

Wilbow Corporation
Zoning Case #: Z-20-0002

Sage Group, Inc.
July 20, 2020

Request for Amendment to the City of Keller Zoning Plan

Today, we are excited to present to you “Adare Grove,” a proposed 10.095 acre residential community of luxury homes in Keller, Texas.

The Property:

Adare Grove is located on the East side of Rufe Snow Dr., between Rapp Road and Shady Grove Road. It is bounded on the east by the existing neighborhood—the Estates of Oak Run.

The property is currently zoned R- Retail, and is part of a larger, almost 12 acre, tract. Our proposal would retain a 1.7 acre site as Retail, at the corner of Rufe Snow and Rapp, and convert the remaining into a high-quality neighborhood—essentially providing a buffer and transition between the existing homes and the potential commercial uses.

The Keller Future Land Use Plan actually anticipates a similar transition between the Retail Site and the existing residential, almost matching the areas we have designated for both. The FLUP does show this area as “Medium-Density Single Family Residential,” so we will have to also ask for a change in the FLUP to “High-Density Single Family Residential,” which applies to all lots less than 15,000 s.f. in size. (The Estates of Oak Run are 12,000 s.f. lots). The entire site is currently zoned R- Retail. We are proposing to rezone the 10.095 acre residential portion as a Planned Development, based on the base PD (SF-8.4) standards, with additional regulations as detailed below.

In total, this proposal includes 31 home sites and 3 Open Space lots on 10.095 acres, a density of 3.07 homes per gross acre. Typical lots sizes are 65’ x 130’. Common Open Space totals 1.879 acres, or 18.61% of the site.

Existing Zoning

The existing zoning designation attached to the property is R-- Retail.

Proposed Zoning

The property within this submittal will be developed and used in accordance with the standards set forth in the PD- Planned Development District, with a Base District of SF-8.4, within the City of Keller UDC, as modified below and shown on the PD Concept Plan:

- SF-8.4 Single Family Residential District–

The zoning designation listed above is listed as a base district within the Planned Development (Section 8.04) section within the City of Keller Unified Development Code. This development will comply with the Land Use Regulations as set forth within the SF-8.4 ordinance, except as noted below:

Minimum Lot Width (at Front Setback line):

Base SF-8.4:	Minimum 65'
Proposed PD:	Minimum 65'

Minimum Lot Depth:

Base SF-8.4:	Minimum 110'
Proposed PD:	Minimum 125'

Minimum Front Yard:

Base SF-8.4:	Minimum 25'
Proposed PD:	Minimum 25'

Minimum Side Yard:

Base SF-8.4:	10% of Lot width up to 15'
Proposed PD:	6.5', 15' corner lot street sides.

Minimum Floor Area:

Base SF-8.4:	1,400 s.f.
Proposed PD:	2,000 s.f.

Maximum Lot Coverage:

Base SF-8.4:	35% (for Main Building)
	50% (including Accessory Bldgs., Driveways and Parking Areas)
Proposed PD:	45% (for Main Building)
	55% (including Accessory Bldgs., Driveways and Parking Areas)

Compatibility of Proposed Zoning with surrounding Zoning and Land Uses:

We feel the proposed zoning for this site will be very compatible with the adjacent residential, and prove to be an effective transition between the existing residential to the east, and the potential Commercial uses along Rufe Snow.

Important Physical Features

The site generally drains toward the southeast, where an existing underground storm sewer would take runoff to a regional detention facility off site. Should calculations require any on-site detention, we have allocated enough area to accomplish all which would be required. The site has a fairly solid tree cover. Because it is very difficult to save trees on residential lots such as these—with the requirements for positive drainage toward the streets and away from other lots—we have set aside areas intended for no disturbance in order to save the trees located therein. Two areas in specific were selected for important reasons; because the existing neighborhood to our east is our only immediately adjacent neighbor, and to provide a better buffer between their yards and the new homes, we are proposing a 20' wide "Tree Conservation Easement" be placed along that boundary, to be owned and maintained by the Adare Grove HOA. The other areas are

along Shady Grove Road—to try to retain as much of the “tree lined” atmosphere that exists today, as one drive along that road.

Zoning Change Need

The zoning change is requested to best utilize this piece of property, as there is a need for this type of single family housing in the Keller area. The City is becoming increasingly “built out” and development of smaller tracts, of this size, are the next logical step within the City Limits. We feel the proposed zoning for this site will be very compatible with the surrounding uses.

Adequacy of Public Facilities and Services

City water and sewer services are available at this site.

Roadway access is available from both Rapp Road, and Shady Grove Road. As Rufe Snow is a busy arterial road, we will avoid making a street connection to it.

All proposed infrastructure (roads, water, sewer, storm drainage) will be designed per City Code. A small Right of Way dedication along Rapp Road of approximately 5’ will be required, for a portion of that frontage, resulting in a total ROW width of 60’.

Home Owners Association

A Home Owners Association will be formed which will be responsible for the maintenance of all entry features, perimeter screening walls, landscaping within Open Space Lots, and the Tree Conservation Easements Maintenance. Per the Planned Development Concept Plan Exhibit, the following lots are to be dedicated as private open space lots to be owned and maintained by the HOA: OS-1, OS-2 & OS-3.

Perimeter Screening, Fencing

All fencing shall be as indicated on the Fencing Diagram on the PD Concept Plan. Except for the perimeter masonry and wood fencing, all fences shall be installed as the homes are constructed. Along the edge of lots siding or backing to within about 50’ to the perimeter roads, a 6’ masonry wall will be built, as indicated on the Fence Diagram on the PD Concept Plan, except along the Open Space at the end of the cul-de-sac, which will be a short section of 6’ Iron fence, allowing access to the Rufe Snow trail. There will be a 5’ Iron Fence built along all Internal Open Space. In coordination and agreement with the neighboring homeowners to the east, we are proposing to build/ replace a new 8’ Cedar fence, along that entire common property line—unless the adjacent owner chooses to retain their existing fence. A 6’ Cedar fence will be built along the common property bordering the remaining Retail site. All wood privacy fencing shall be solid, stained cedar, with metal posts and caps. All fence posts and structural components shall face the lot interior.

Rear Facing Windows

For all homes backing to the eastern boundary of the project, any rear elevation second floor window, facing the existing homes to the east, shall either be frosted (translucent only) or be located at least six (6’) feet above the floor level.

Trees

The intent of the 20’ Tree Conservation Easement along the eastern boundary is to maintain a visual/privacy buffer between the new development and the adjacent, existing homeowners. For much of that buffer, there is a dense stand of trees already present. To the extent there are gaps between those existing trees, we intend to work with the adjacent homeowners to provide supplemental plantings of trees and shrubs/ understory, resulting in a more consistent buffer.

In lieu of the trees required for each single family lots as outlined in Section 8.08(G)(1) of the Keller UDC, a minimum of 1 tree shall be planted in each front yard. Said tree(s) shall be of a species whose typical mature height is no greater than approximately 20'. Additionally, a minimum of 1 large canopy tree with a minimum 3" caliper shall be provided in the rear yard of each lot.

In addition, one street tree, with a minimum 3" caliper, shall be provided for each lot, for a total of 3 trees per lot. All lot trees shall be planted in conjunction with the construction of the home on each lot.

The street trees shall be located in the parkway between the sidewalk and curb within the adjacent street ROW. Additionally, corner lots shall provide two street trees within the side yard parkway. These trees shall be maintained by the adjacent home owner. The following trees shall be the only trees allowed to be used as street trees due to their tap root structure versus a horizontal root structure: Live Oak, Bur Oak, Red Oak, Cedar Elm, and Lace Bark Elm. Because of the vertical root structure, root barriers shall not be required for these street trees.

These trees shall be counted towards the overall tree replacement requirement for the neighborhood, irrespective of the location of the removed trees in the neighborhood.

Sidewalks

Sidewalks shall be built so that 2' of the walk is located on the single family lot, and 2' is located within the street ROW, for a total of 4'. In order to accomplish this, a 2 sidewalk easement shall be located on the lot. The placement of the sidewalk is to allow for a maximum planting area for the street trees in the parkway. A 4' concrete sidewalk shall be installed along the Rapp Road and Shady Grove Road frontage, where not already existing. The sidewalk along Rufe Snow will be enlarged to a 10' Trail. The home builders shall install sidewalks in front of all residential lots with the construction of the homes; the developer shall install all other sidewalks.

Garages

A minimum of 50% of the homes shall have J-swing garages. The remaining garages may be front facing. A garage facing the street shall not exceed 144 s.f. (2 car garage door).

Project Schedule / Phasing

Assuming zoning is granted, project will proceed immediately to final design, platting and development. It is anticipated that the project will be developed in a single phase.