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City of Keller
1100 Bear Creek Parkway
Keller, Texas 76244

Enclave at Sky Creek Planned Development Zoning Submittal

Narrative Statement

Current Zoning: SF-36; Single-Family Residential – 36,000 square-foot lots
Proposed Zoning: PD; Planned Development District (Base zoning districts of SF-30 and SF-20)

The existing property is uniquely shaped and is encumbered by FEMA regulated floodway and floodplain. In order to achieve the most effective use of the property, this zoning change is requested for the creation of open space to allow for the construction of residential lots unencumbered by FEMA regulated floodway as well as to allow for a privately gated subdivision. The use of a Planned Development (PD) will also allow flexibility in lot dimensions which maximize the quality of lots adjacent to Sky Creek Ranch Golf Club.

The nearly all existing residential lots backing up to Sky Creek Ranch Golf Club vary in size from 20,000 SF to 6,000 SF with very few exceptions. The properties immediately adjacent to this site are land use designated for high-density single family to the east, office to the north and parks & open space to the west and south (the golf course). The present zoning is SF-36 for properties to the north and east, Planned Development (Golf Course) to the west and south while the property to the north is within the City of Southlake.

Approximately 40% of the proposed development has a land use designation of high-density residential with the remaining 60% designated as low density residential. The following are the single-family land use categories as defined by the City's Land Use Plan:

- Low Density – Lots greater than 25,000 square feet
- Medium Density – Lots between 15,000 & 25,000 square feet
- High Density – Lots between 12,000 & 15,000 square feet

The average lot size within the proposed development (exclusive of open space) is 27,880 square feet with 73% of the lots being greater than 29,000 square feet and 100% of the lots being greater than 20,000 square feet. None of the proposed lots would be categorized as high-density residential. With the inclusion of the open space, exclusive of the private street lot, the average dwelling unit per unit area is less than 1 per 33,000 square feet. The overall density of the proposed development is much less dense than that which could be construed from the City's Land Use Plan.

Likely, this development will be one of the highest quality developments adjacent to the golf course with custom homes values exceeding one-million dollars. Because of the unique nature of this development in relation to the surrounding area, its relatively small size, proximity to

Exhibit "A"

major transportation systems in all directions, and being a gated community adjacent to the golf course, this project is anticipated to attract a high-end buyer. As such, the gated entry, landscaping and other entry features are programmed to be of a quality suitable to this type of development while respecting the soft, open feel of the adjacent properties.

The project will provide typical utilities to the proposed lots, curb and gutter streets and extend sewer to the ROW of Union Church for future connection by adjacent properties. Sewer will be provided by connection to a TRA sewer main running through the golf course. This extension is especially important to the properties along the west side of Pearson for future development.

The development of the subdivision will require extensive earthwork necessary to raise the elevation of some of the lots above the ultimate flood elevation of Big Bear Creek and its associated tributary. At least three of the lots adjacent to the golf course will have a retaining wall roughly following the FEMA mapped floodway which will range from one to approximately six feet in height.

Development Standards

Permitted Use: Single Family Residential

Area Summary

Residential Lots	7.04	acres
Open Space (15.1%)	1.38	acres
Internal Street Lot	0.74	acres
ROW Dedication (Union Church)	0.20	acres

Residential Lot Summary

Residential Lots	11	
Minimum Building Lot Area	11,365	s.f.
Average Lot Building Area	16,762	s.f.
Common Areas	2	
Density (Lots/Gross Acre)	1.18	

Land Use Designation

High Density Single Family	40% Approx.
Low Density Single Family	60% Approx.

Zoning

Existing Zoning	SF-36
Proposed Zoning	PD (SF-20) & PD (SF-30)

The Planned development is divided into two underlying zoning districts. The PD (SF-20) applies to lots 1, 9, 10 & 11. These lots roughly coincide with the area designated as high-density residential on the City's Land Use Plan, however they are proposed as medium-density residential. The remaining lots will fall under the PD (SF-30) development standards as described below.

Exhibit "A"

Planned Development Standards for PD (SF-20) Area

	SF-20	Proposed
Minimum Lot Size	20,000 s.f.	20,000 s.f.
Minimum Lot Width (at building line)	120'	100' *
Minimum Lot Depth	150'	150'
Minimum Floor Area	2,200 s.f.	2,200 s.f.
Maximum Height	2.5 stories	2.5 stories
Minimum Front Yard	35'	35'
Minimum Rear Yard	15'	15'
Minimum Side Yard	10% of lot width up to 15'	10' *
Minimum Side Yard (adj. to st.)	15'	15'
Maximum Lot Coverage	30% (main bldg) 50% (per UDC)	30% (main bldg) 60% (per UDC & Note 1)
Parking Regulations	Min. 2 enclosed spaces on same lot as main bldg.	Min. 2 enclosed spaces on same lot as main bldg.

Planned Development Standards for PD (SF-30) Area

	SF-30	Proposed
Minimum Lot Size	30,000 s.f.	30,000 s.f.
Minimum Lot Width (at building line)	140'	110*
Minimum Lot Depth	200'	200'
Minimum Floor Area	2,400 s.f.	2,400 s.f.
Maximum Height	2.5 stories	2.5 stories
Minimum Front Yard	35'	35'
Minimum Rear Yard	15'	15'
Minimum Side Yard	10% of lot width up to 15'	12' *
Minimum Side Yard (adj. to st.)	15'	15'
Maximum Lot Coverage	30% (main bldg) 50% (per UDC)	30% (main bldg) 50% (per UDC)
Parking Regulations	Min. 2 enclosed spaces on same lot as main bldg.	Min. 2 enclosed spaces on same lot as main bldg.

Note 1 – A maximum lot coverage of 60% for lots which fall under the PD (SF-20) area is being requested to allow for increased pools and outdoor living spaces to be constructed with the proposed homes to help mitigate the difference in value between the larger and smaller lots. The goal is to not have a marked difference in the quality of homes within the development.

UDC Variance Request

44' Fire Access Easement – The typical ROW width for a residential street is 50 feet. This includes 31 feet of pavement (BOC-BOC) and 9.5 feet of parkway on either side of pavement for utilities and parkway. A 44-foot easement allows for 25 feet of pavement (BOC-BOC) for the fire lane, and 9.5 feet of parkway on either side of the proposed fire lane for utilities and parkway. The typical UDC requirement for a 60-foot easement width appears to have the intent of allowing for future extension or conversion of fire lanes to public streets should that ever become necessary. In this case, the fire access easement has no potential as ever serving as anything other than a driveway and fire lane serving two residential lots. For this reason, a variance is hereby requested to reduce the 60-foot easement width requirement to 44 feet.

Private Street Regulations

This development shall comply with Article 5, Section 5.04 of the City of Keller Unified Development Code regulating Private Street Developments.

The development will have a single, privately gated point of access from Union Church. All lots shall have direct access to the private street lot, with the exception of lots 2-4 which will be served from a concrete paved fire access road. The subdivision will have a Home Owner's Association which will be responsible for the long-term maintenance of the entry feature and associated landscaping as well as the private street.