

STATEMENT OF INTENT AND PURPOSE CONCORDIA

Concordia is proposed to be a single family neighborhood situated at the northwest quadrant of North Tarrant Parkway and Rufe Snow Drive. The neighborhood of 66 homes encompasses approximately 23 acres of land, which affords a density of 2.8 homes per acre. These 23 acres are approximately 51% of the 44.5 acres owned by the Northwood Baptist Church. The Church is located on the eastern half of the property and was built in 1999.

The original vision for the western half of the church property was to expand the church, ministerial, and other related services. Northwood later determined they had no desire to become a “Mega Church” and instead focused on establishing new churches and ministries both locally and around the world. As such, the Church has decided to sell the property.

While the property is zoned “R”, Retail, it is not anticipated retail uses will develop on the property. The general area is fairly mature, both in terms of residential and nonresidential development. Since most land in the area is already developed, it is unlikely large, new single family communities will develop in this portion of the city. As a result, there will be minimal need for new retail development. While a multi-family development may be an appropriate transitional use, as was developed on the south side of North Tarrant Parkway, the Church did not think such a use is compatible with the existing single family neighborhood to the north or the homes west of the property.

The vision for Concordia is a neighborhood with 66 home sites. The SF-8.4 Single Family Residential District is being used as the base zoning for the neighborhood. The vision and development of the neighborhood is in keeping with the City’s Future Land Use Plan.

The Plan currently designates the property for High Density Single Family Uses. As can be seen on the Future Land Use Plan map, the vast majority of single family land east of Willis Lane to the city limit line and south of Rapp Road to the city limit line is designated for “High Density Single Family Uses”. Additionally, the proposed zoning of an 8,400 square foot minimum lot size is reflective of the zoning pattern which has long been established in this area of the city, which is overwhelmingly neighborhoods with a minimum lot size of 8,400 square feet.

The typical lot size in the neighborhood will be 65’ x 130’ (8,450 square feet). The planned development standards is establishing a minimum lot depth of 125’ and a minimum lot depth of 110’ for lots on cul-de-sacs and/or elbows to account for slight variations. All of these depths are greater than or equal to the minimum depth established in the SF-8.4 Single-Family Residential District, which is 110’.

The design of the neighborhood closely follows that which is outlined in the Future Land Use Plan. In the Land Use Practices component of the Plan, it states, “Subdivisions should be neighborhoods with centralized, meaningful open spaces and discernible edges.” Additionally, the Plan indicates that, “neighborhoods should also have discernible, attractive edges,...Attractive edges should be more than just walls or fences; they should have substance.”

The neighborhood was designed to take advantage of the treed area along the property’s western limits. This space will provide passive open space for the residents, an opportunity to create a meaningful storm water detention system, a buffer for the neighbors to the west, as well as an attractive edge for people driving on North Tarrant Parkway. This type of design is encouraged in the Environmental

Practices section of the Future Land Use Plan. In this section it states, "Effective environmental design incorporated into neighborhood planning can have a substantial impact on both community function and aesthetics." The Plan also states, "land development should be sensitive to existing topography and natural features. Development should be designed to work with, not against, natural systems, thereby reducing development costs and preserving scenic quality."

Another component of the Plan which has been embraced and incorporated in the design of the neighborhood has to do with the front setbacks of the homes. A 15' front setback is being proposed for the primary face of the home, while the setback for the garage door is proposed to be 20'. Street trees are also being proposed to be planted throughout the neighborhood.

These proposals closely follow the design direction outlined in the Plan, where it states, "These (setback) reductions can also have a substantial impact on other desirable aspects within a neighborhood. They make streets more walkable and create visual enclosure within a street space. In addition, reduced setbacks may improve street security as residents have a more "protective attitude" toward a street." The Plan indicates that, "while these development practices may not be appropriate for many of the lower density developments in Keller, they should be promoted within the higher density and mixed-use areas, as they can help provide the previously discussed balanced mix of housing and lot sizes, thereby helping to preserve high visual quality..."

This rezoning will allow for the creation of a neighborhood which will provide an opportunity for families to move to Keller and experience the conveniences of a thriving metropolitan area while concurrently experiencing the benefits of a more intimate neighborhood which you may have living in a small town.