

**STATEMENT OF INTENT AND PURPOSE
CONCORDIA-PD AMENDMENT**

The Planned Development standards for the Concordia neighborhood were approved by the City Council on June 5th. One of the standards addresses the maximum coverage the home and other impervious surfaces can have on the lot and is provided below.

“Maximum lot coverage: ~~Thirty-five percent (35%)~~ by main buildings; ~~fifty percent (50%)~~ including accessory buildings, driveways, and parking areas.”

A request is being made to amend the standard, which is also below. The ~~crossed through text~~ is the text which is proposed to be deleted, while the underlined text is proposed to be added.

Maximum lot coverage: ~~Thirty-five percent (35%)~~ Forty-five percent (45%) by main buildings; ~~fifty percent (50%)~~ fifty-five percent (55%) including accessory buildings, driveways, and parking areas.

The reason for the request is threefold.

First; there was an oversight by David Weekley Homes in their review of the development standards as the original zoning request was processed. While representatives of the firm reviewed and signed off on the proposed development standards, they just missed the impact this standard would have on their home plans. Much of the discussions during the zoning process were focused on building setbacks. An analysis was never really done by David Weekley Homes to determine if the maximum lot coverage had any impact on their home plans.

Second; homebuyer’s life styles have continued to change over the years and home builders have changed accordingly. A much greater emphasis is placed on “outdoor living”. This is especially true in the move-up and empty nester market.

The move-up homebuyer sees this option as an upscale amenity. It is unique compared to the neighborhoods they have moved from. Empty nesters that are downsizing and have had similar amenities in their previous homes, view outdoor living spaces as a necessity versus an option. While the need for a fourth or fifth bedroom no longer exists, having that unique space where you can get outside and have that cup of coffee in the morning or entertain your friends in the evening does.

This outdoor living space typically has a roof over it. As such, the square footage of the outdoor space counts towards the maximum 35% home coverage. If the outdoor living space is provided, subsequently, a smaller home will have to be built if the total square footage is greater than the 35% maximum.

To a lesser degree, the same situation arises if a home buyer wants a covered front porch. If the porch is covered, the square footage counts towards the 35% maximum coverage allowed.

Another option for the move-up market which is driving this request if the want of a 3 car garage. Since there is a maximum square footage which can be accommodated due the lot coverage, the space allocated for the third car garage (Approximately 200-250 square feet) has to be deducted from the overall allowable square footage of the house in order to keep the lot coverage below the 35% maximum cap.

Third; Keller's determination of what is and what is not the "main building" is somewhat unique. Every City has their own way to determine what does and does not count as the main building. Many of the cities in the Dallas-Fort Worth Metroplex use "air conditioned space" as the determining factor. Others use the area encompassed by the outside beams of the concrete pad. Some cities, such as McKinney, have eliminated the maximum lot coverage requirement all together and strictly rely on building setbacks to create an allowable envelope for the home to be built in.

Keller has defined the "main building" as that area covered by a roof, which can include the home as well as outdoor living areas within a foot or two of the home. This definition also includes a garage if it is a swing garage and not fully integrated into the design of the home. Additionally, a detached garage, with a covered breezeway connected to the home, is also considered to be part of the main building. All of these elements count towards the 35% maximum allowable coverage for a main building.

Additionally, a second proposed amendment to the standards addresses the maximum width of the home. As previously approved, when a lot was 9,000 square feet or larger in size, the widest a home could be is 50'. This requirement creates additional separation between homes. The revised standard will require that the maximum width of a home **on any lot** be 50' wide.

Finally, the sidewalk location criteria are also proposed to be amended. This minor amendment is more of a house cleaning item. The criteria as amended, has been developed with the input from the Keller Engineering Department. These amended criteria will allow for a better spatial relationship between the public utilities, street trees, and sidewalks.

David Weekley Homes feels in order to provide the type of upscale homes the home buyer wants in the Concordia neighborhood, the proposed amendments as identified above and shown in the accompanying Planned Development Standards are needed and as such requests approval.

EXHIBIT _
CONCORDIA
PLANNED DEVELOPMENT STANDARDS

GENERAL STANDARDS

1. The design and development of the Concordia neighborhood shall take place in general accordance with the Concept Plan (Exhibit --).
2. A minimum of 15% of the land within the Concordia neighborhood shall be used as common open space. Open space will be publicly accessible. The open space shall be owned and maintained by a mandatory Homeowners Association.

RESIDENTIAL STANDARDS

Development shall take place in accordance with development standards established in the Keller Unified Development Code for the SF-8.4 zoning district, as it exists or may be amended, unless otherwise identified below.

AREA REGULATIONS

1. Minimum lot area: 8,400 square feet.
2. Minimum lot width: 65'. On cul-de-sacs and/or elbows, the minimum lot width shall be 55'.
3. Minimum lot depth: 125'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 110'.
4. Minimum front yard: 25'. On cul-de-sacs and/or elbows, the minimum front yard shall be 30'.
5. Minimum side yard-Interior lot: 10% of the lot width, but no more than 15' required.
6. Minimum side yard-Lots 9,000 square feet or less in area: 10% of the lot width plus 1 foot. ~~This setback shall be attained by having a building pad no greater than 50' wide.~~
7. Minimum side yard-Corner lot adjacent to a street: 15'. If a garage door is accessed from the side street, the minimum setback to the garage door shall be 20'.
8. Minimum rear yard: Twenty feet (20') if adjacent to an alley and the alley is used to access a garage. Otherwise, 15' if no alley exists.
9. Minimum dwelling unit area: 2,000 square feet.
10. ~~Maximum house pad width: 50'.~~
11. ~~Maximum lot coverage: Thirty-five percent (35%)~~ Forty-five percent (45%) by main buildings; ~~fifty percent (50%)~~ fifty-five percent (55%) including accessory buildings, driveways, and parking areas.

NEIGHBORHOOD STANDARDS

1. Fencing
 - A. Fences shall be a minimum 6' in height and shall be solid, stained cedar fence with metal posts and caps. All fence posts and structural components shall be placed on the interior of the lot.
 - B. Fences between houses but which face the street shall be tubular steel or wrought iron type fencing. Additionally, landscaping, including shrubs, shall be provided in conjunction with the fencing to provide screening.
 - C. Side yard fences may not extend closer than 10' behind the front outside corner of the house.

- D. Side yard fences on corner lots may extend to within 8' of lot's side property line. Said fencing shall be solid, stained cedar fence with metal posts and caps. All fence posts and structural components shall be placed on the interior of the lot.
 - E. Tubular steel or wrought-iron type fencing shall be required on all single family lots adjacent to open spaces and shall be 6' high. Said fencing shall be installed by the home builder in conjunction with the building of the house on that lot.
 - F. A minimum 6' tall masonry screening wall shall be provide along the eastern limits of the neighborhood.
2. Garages
- A. J-swing garages shall be required on a minimum 50% of the lots. The remaining lots may have front facing garage doors.
 - B. In no instance shall the garage door exposure to the street exceed 144 square feet. (2 car garage door.)
 - C. Garages shall not be accessed from the existing alley north of the neighborhood.
3. Trees: In lieu of the trees required for each single family lot as outlined in Section 8.08(G)(1) of the Keller Unified Development Code, a minimum of 1 tree shall be planted in the front yards of homes. 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 to the trees required for each single family lot as outlined in Section 8.08(G)(1 and 2) of the Keller Unified Development Code, 1 street tree, with a minimum 3" caliper, shall be provided per each single family lot, for a total of 3 trees per lot. Said trees shall be planted in conjunction with the construction of the adjacent home.

The street trees shall be located in the parkway between the sidewalk and curb within the adjacent street right-of-way. Additionally, corner lots shall provide 2 street trees in 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.

The street trees and rear yard trees shall be counted towards the overall tree replacement requirement for the neighborhood, irrespective of the location of the removed trees in the neighborhood.

- 4. Sidewalks: Sidewalks shall be built so that ~~2'~~ 2.5' of the walk is located on the single family lot and ~~2'~~ 1.5' is located within the street right-of-way. In order to accomplish this, a ~~2'~~ 3' sidewalk easement shall be located on the lot. The placement of the sidewalk will allow for the maximum planting area for the street trees within the parkway.
- 5. Lot to lot grading and/or private HOA maintained rear yard drainage systems are allowed in order to preserve existing trees.
- 6. Perimeter and neighborhood entry landscape treatments shall generally be in accordance with the attached Entry Concepts exhibits and not specifically follow those treatments outlined in Section 5.09 of the Keller Unified Development Code. More specifically, the following shall be incorporated into the design of the neighborhood entry and perimeter treatment.

- A. A minimum 15' wide landscape buffer shall be provided along North Tarrant Parkway.
- B. A masonry screening wall, with a minimum height of 6' shall be constructed where lots back to North Tarrant Parkway.
- C. A minimum 4' high tubular steel or wrought iron type fence shall be provided along North Tarrant parkway adjacent to Lot 30, Block A (Open Space).
- D. Minor wall columns shall be spaced no greater than 12' on center. Major columns shall be spaced no greater than 100' on center.
- E. Trees, a minimum 3" caliper in size at the time of planting, shall be provided at a ratio equal to 1 tree per 50 linear feet of frontage along North Tarrant Parkway. The trees may be placed in an informal layout.

A specific landscape plan for the neighborhood shall be provided in conjunction with the submittal of construction plans for the neighborhood.

RESIDENTIAL ARCHITECTURAL STANDARDS

- 1. The following finishes will be permitted: brick, stone, man-made stone, stucco utilizing a three-step process, and cementitious-fiber board plank with a 30-year manufacturer's warranty. Sheet material is prohibited.
- 2. Balconies, covered front porches, stoops, and other similar elements, if utilized, shall have a minimum free and clear depth of at least 4'.
- 3. 30 year dimensional shingles or better shall be provided on all homes.
- 4. Roof pitches shall be a minimum of 8:12 for main gables and hips. Dormer roofs and roofs over front porches may have a lesser pitch.
- 5. Architectural façade treatments. Each home shall incorporate at least 3 of the following:
 - A. The front entrance of the home shall be highlighted through the use of lintels, pediments, keystones, pilasters, arches, columns, or other architectural elements.
 - B. As least 1 dormer shall be provided for each roof plane over 600 square feet in area that faces a street. The dormer shall be appropriately scaled for the roof plane.
 - C. All shutters for windows facing a street will be operational or appear to be operational. Additionally, the shutters will be in scale with the corresponding window.
 - D. Exterior decorative lighting for the front door and above garage doors shall be operational using photo cells.
 - E. The floor of front porches shall be either brick, stone, or patterned concrete.
 - F. Driveways shall be enhanced with various treatments such as, but not exclusive to, staining, paving ribbons, salt finishing, and exposed aggregate. These enhancements shall only be on the portion of the driveway which is on private property.
 - G. Front doors and/or garage doors shall incorporate glass enhancements.