

**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

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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."

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.

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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-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'.
7. 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.
8. Minimum dwelling unit area: 2,000 square feet.
9. Maximum lot coverage: Thirty-five percent (35%) by main buildings; fifty percent (50%) 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.

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- 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' of the walk is located on the single family lot and 2' is located within the street right-of-way. In order to accomplish this, a 2' 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.

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CONCORDIA / **LANDSCAPE MASTER PLAN**

May 25th, 2018

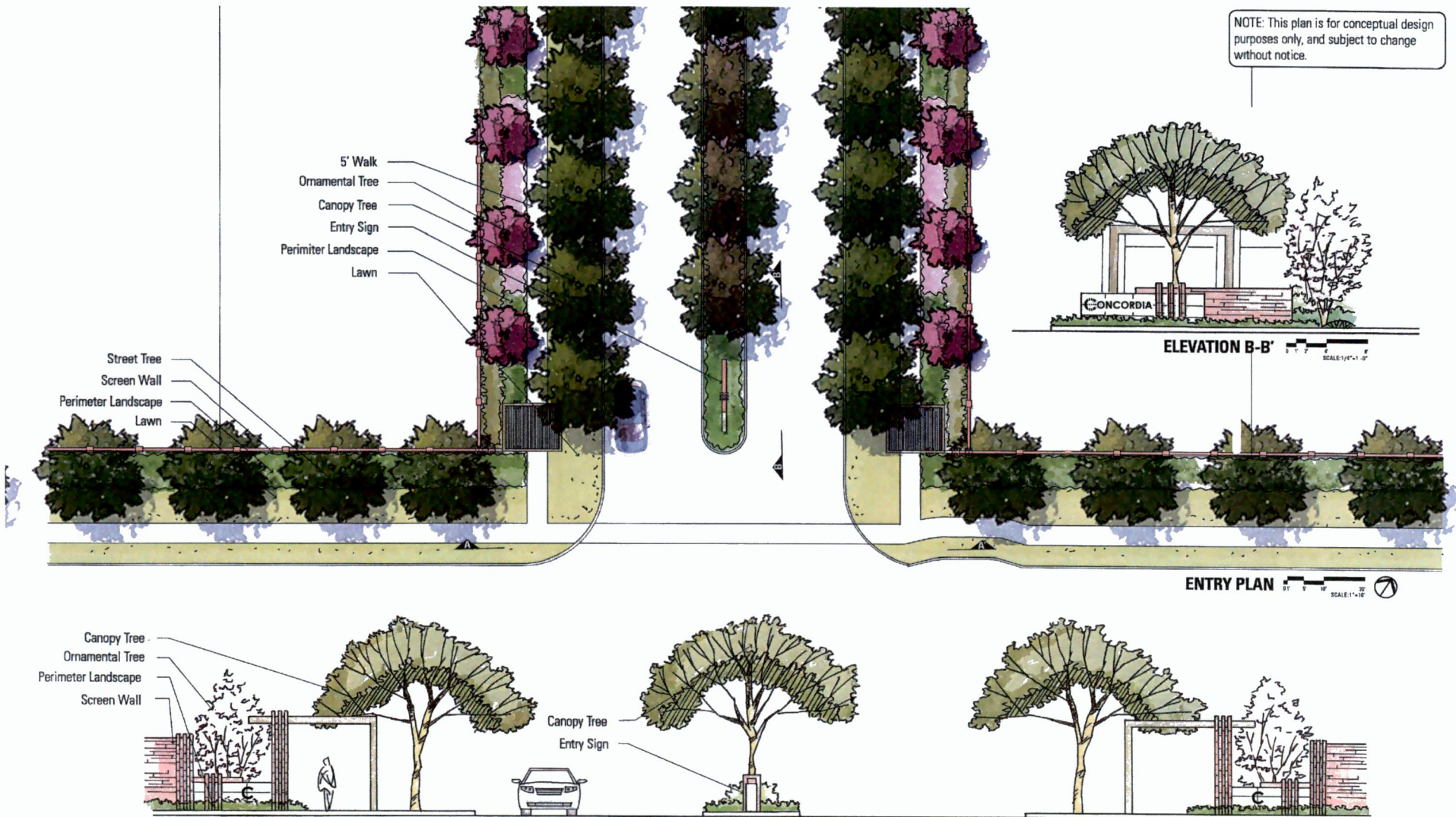


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CONCORDIA / MASTER PLAN

📍 Keller, TX 🧑 Contour Real Estate + Development LLC 📅 25 May, 2018



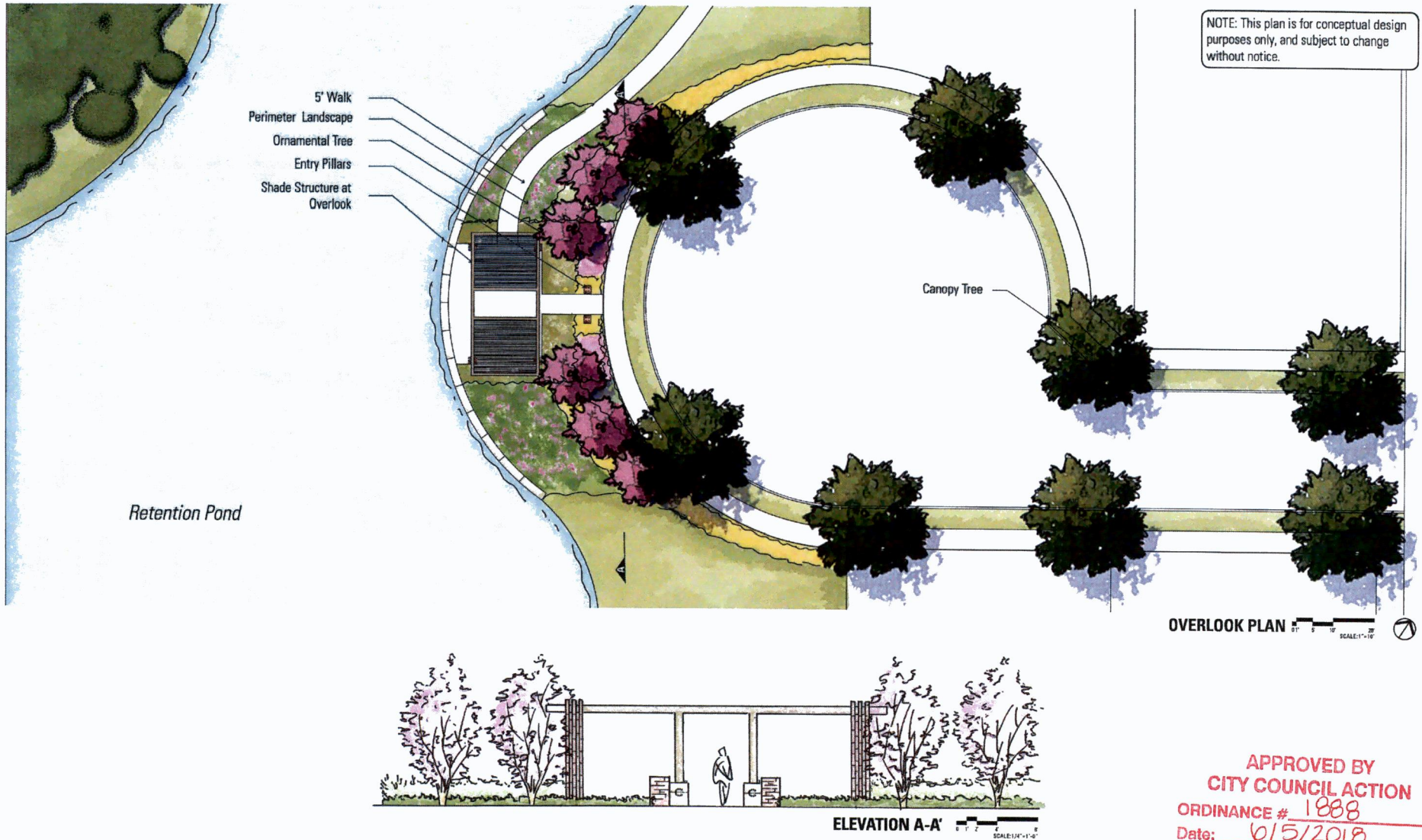
NOTE: This plan is for conceptual design purposes only, and subject to change without notice.



CONCORDIA / ENTRY

📍 Keller, TX 🧑 Contour Real Estate + Development LLC 📅 25 May, 2018

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CONCORDIA / OVERLOOK

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