

Department: Planning and Development
Presented by: John Pitstick

Council Meeting Date: 03-28-2011
Agenda No. C.1

Subject: ZC 2010-05 Public Hearing and Consideration of a request from the City of North Richland Hills for changes to the Town Center Regulating Plan and Zoning Ordinance and rezoning of the eastern portion of Home Town generally located in between Boulevard 26 and Mid Cities Boulevard - Ordinance No. 3133

Summary: The culmination of the Town Center zoning revisions is being forwarded to City Council following 10 months of study and public hearings by the Planning & Zoning Commission. Significant public input has been undertaken through a total of 18 available public meetings. Revisions include new text revisions, permitted uses, density caps and the proposed 2011 Town Center regulating and thoroughfare plans. Text revisions have been made to increase the quality and value through new building and architectural controls. As a result of public input and concern, detailed studies have been undertaken regarding traffic congestion, school impacts and impacts of the proposed development on existing single family home values. The Planning & Zoning supported staff recommendations on text and map revisions but has recommended a reduction of overall apartments from staff's recommendation from 950 to 820 units on the remaining undeveloped 93 acres on the east side of the Lakes. The Commission has recommended that Tract 1 apartment density be reduced from 630 total multifamily units to a maximum of 560 units. Tract 4 P&Z recommendations have been reduced from 260 total multifamily to a maximum of 200 units. Tract 7 would retain a maximum of 60 multifamily units.

Background: The City Council voted unanimously at the May 24, 2010 City Council meeting to direct staff to draft updated regulations and set public hearings before the Planning & Zoning Commission and City Council on amendments to the Town Center zoning district. The Council requested that all areas of the ordinance be reviewed and for the Planning & Zoning Commission to recommend changes to the TC District. Recommended changes could include but not be limited to the creation of density caps, clarifying mixed use building types, defining minimum building standards, clarifying architectural elements and removing requirements for Special Use Permits for multifamily development. The Council also stressed that the public was to be fully involved with Town Center zoning changes.

The Planning & Zoning Commission has conducted 8 work sessions and 7 formal public hearings over the past 10 months. In addition the city conducted 4 citizen stakeholders meetings during this same time period. A brief description of each meeting is as follows:

June 3, 2010 – Initial P&Z work session introducing general proposed changes to Town Center zoning district

June 17, 2010 – P&Z work session with draft zoning document introducing new building types, reducing number of stories, requiring minimum open space standards, new site design criteria, new architectural standards, quality building amenities added, new section on administration, changes to permitted use tables.

July 15, 2010 – P&Z work session introducing developers proposed regulating plan map with proposed density caps

July 27, 2010 – Citizen Stakeholders meeting with public presentation of zoning text changes, proposed new regulating map and proposed density caps

August 5, 2010 – P&Z work session regarding density issues included presentations by city staff, homeowners association and developer

August 19, 2010 - P&Z work session regarding discussion of proposed thoroughfare plans east of the Lakes with presentations by the homeowners association.

September 16, 2010 - P&Z work session regarding discussion of proposed signs in commercial core area, live/work buildings, proposed cottages in lieu of townhomes east of the Lakes and review of proposed density caps.

October 7, 2010 – P&Z work session regarding impacts on elementary school, actions promoting a viable town center and quality development standards.

October 21, 2010 – P&Z work session with presentation by developer's representative regarding proposed densities.

November 4, 2010 – Initial public hearing and introduction of zoning text revisions by staff.

November 18, 2010 – Continued public hearing regarding issues related to traffic concerns.

December 16, 2010 – Continued public hearing with traffic study results by Kimley Horn and Associates.

January 20, 2011 – Continued public hearing with recommendations to restrict proposed cottages to special use permit approval.

February 10, 2011 – Continued public hearing with final recommended density caps by staff.

February 17, 2011 – Continued public hearing with review of crime statistics by Police Department.

March 1, 2, 3, 2011 – Citizen Stakeholder meetings with presentations regarding traffic, school impacts and property value impacts by GideonToal (65 attendees)

March 17, 2011 – Final P&Z public hearing with presentation by GideonToal regarding property value impacts.

A total of 65 residents attended at least one of the stakeholder meetings. Presentations included zoning text changes, proposed final densities and community impacts involving traffic, impact on the elementary school and impacts on property values. David Pettit and Steven Pepper from GideonToal gave a presentation regarding review of national studies and a multiyear Tarrant County wide analysis regarding the affects of apartments on surrounding single family neighborhoods.

While there were many questions by each group, the overall sentiments were positive after all questions were answered by staff. Home Town residents seemed appreciative of the analysis that was undertaken regarding community impacts. They were also supportive of new zoning and architectural regulations and moving apartment and commercial development away from the school and the central part of the Lakes. Apartment density is still a concern by most residents, but residents seemed to understand the potential risks of loosing zoning and architectural controls which they see as critical in maintaining quality and value.

Please see below the comparison of density requests including the original special use permit request in 2008 by the developer that was denied and the recent developer compromise with the latest City compromise regarding total remaining allowed residential units for the east side of Home Town.

	Developer Request (2008)	Developer Compromise (2010)	City Compromise (2011)
Apartments	1,610	1,023	950 (-660) 820 (-130) P&Z
Townhomes	-	370	293 (-77)
Single Family	-	94	144 (+50)
Total Units	1,610+	1,487	1,387 (-223)
Commercial	25,000	82,000	70,000 (-12,000)

Staff has provided all documents supporting a formal revision to the Town Center zoning code and is recommending approval of these changes. Consultants from

GideonToal and Kimley Horn will also be present to give presentations regarding potential impacts.

Significant changes have been made to the Town Center zoning code to strengthen building and architectural features and promote quality and value throughout Home Town that were previously not addressed. Primary text revisions include the reduction in building heights, clarification of minimum first floor commercial ceilings, minimum required open space, wider streets, new streetscape regulations, new architectural standards and quality building amenities including requirements for elevators, roof top HVAC, alarm and sprinkler systems and up to date energy codes.

Citizen input has also been invaluable. Staff wishes to thank the citizens for being active and enduring this process. The primary changes promoted by local citizens include all single family along the Lakes, no apartments or commercial in the central area adjacent to the Lakes and the elementary school, enhanced architectural features across from the elementary school, enhanced building materials for townhomes, restriction on cottages, and finally because of citizen concerns, detailed analysis has been undertaken regarding traffic impacts, school impacts and property value impacts.

GideonToal, Kimley Horn and Staff will have presentations and will be available to answer any questions during the public hearing.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission met on Thursday, March 17, 2011 and voted 5-0 to recommend approval of the Town Center zoning revisions, regulating and thoroughfare plans and density caps with recommended changes on Tract 1 from 630 total multifamily units to a maximum of 560 units and on Tract 4 from 260 total multifamily units to a maximum of 200 units. The density changes outlined above represent the only difference between Staff's and P&Z's recommendation.

Protest Letters: Letters of opposition based on the Planning & Zoning Commission recommendation have been received by Arcadia and Home Town Urban Partners. Based on these letters it will require a 3/4ths vote by City Council to approve the P&Z Commission's recommendation.

Staff Recommendation: As a result of the letters of opposition from the primary property owners (Arcadia and Home Town Urban Partners) and concerns over potential loss of development controls, staff is recommending approval of the Town Center zoning revisions with the density caps as presented by staff. It is important to note that the Planning & Zoning Commission has not been involved in any negotiations or legal settlement issues and made their recommendations solely from public hearing input. The Planning & Zoning Commission also made their decision without knowing of any potential concerns regarding development controls as a result of property owner opposition.

There are several reasons for staff's recommendation.

- **Opposition from property owners with continued law suit** - The primary concern involves the fact that the property owners have not agreed to the P&Z recommendations. Staff and Arcadia and Home Town Urban Partners have worked for a number of years to reach a compromise on both densities and qualitative issues. Both parties have agreed that if a compromise can be reached the owners would drop the law suit against the city. The owners have indicated that they will not support the changes in densities being recommended by P&Z and have indicated that if the city pursues any densities less than those being recommended by staff they will also not support any of the qualitative issues. This would result in no compromise being made and the law suit continuing. This most likely would jeopardize many of the proposed architectural and quality control issues that have been added to the Town Center regulations and being considered by Council.
 - Specific concerns involving loss of controls under the proposed zoning include:
 - Potential loss of open space (5% in new regulations)
 - Potential loss of tract designations specifying the location and heights of multifamily and commercial buildings
 - Concerns over 2,000 sq.ft. lots with 1,200 sq.ft. homes allowed on entire east side (allowed under current regulations)
 - Concerns over 22 foot wide townhome lots on east side (allowed under current regulations)
 - The zoning itself does not give the City a position on the private Architectural Review Committee. This is an important tool for maintaining the quality of the design characteristics within the district.
- **New apartments are similar to adjacent developments** - The densities being proposed and being recommended by staff are similar to the densities that currently exist for the Venue and Franklin Park. The existing Venue has densities of approximately 23 units/acre and Franklin Park has densities of 26 units/acre. The apartment densities being recommended by the property owners for the new portions of Home Town are 21 to 23 units/acre.
- **Town Center densities were planned as urban district with higher densities** -The Town Center and TOD areas have always allowed denser development than the rest of the city based on urban mixed use concepts.
- **Building and architecture to be superior to garden apartments** - The quality building and architectural controls for Town Center apartments are

clearly superior to conventional garden apartments found in other areas of the city.

- **Clarification of apartment maximums on Tract 1.** The total number of apartments allowed on Tract 1 should be correctly displayed as 600. As an incentive for the property owners to build commercial space, staff and the property owners reached a compromise that allows the owners to use a portion of the commercial space in Tract 1 for residential purposes. Residential units placed in commercially constructed areas are classified as “flexible units”. Under this compromise the owners would be able to use 60,000 square feet of commercial space to provide up to 60 flexible units, so long as the total number of flexible units and apartments did not exceed 630. In example, if the owner is using all 60 of the allowed flexible units they would only be able to have 570 apartment units. If they are only utilizing 30 flexible units they could construct the maximum of 600 units. If all commercial space is used for commercial purposes the maximum number of apartments would still be limited to 600. This is an important distinction that was not made before the Planning and Zoning Commission

Staff recommends approval of ZC 2010-05 with the proposed text revisions and density caps as presented by City Staff which will require a simple majority approval. Any vote approving the P&Z Commission’s recommendation will require a 3/4ths vote by City Council to approve based on protest letters from the affected property owners.

The background of the slide features a large, faint, circular seal of North Richland Hills, Texas. The seal contains a landscape with a winding road, a bridge, and a star. The text "NORTH RICHLAND HILLS TEXAS" is visible around the perimeter of the seal.

Town Center zoning revisions

City Council Public Hearing

March 28, 2011



LEGEND

- NEIGHBORHOOD EDGE
- NEIGHBORHOOD GENERAL
- NEIGHBORHOOD CENTER
- NEIGHBORHOOD CORE
- CIVIC
- OPEN SPACE



ARCADIA HOLDINGS
JULY 20, 2004 AR419 1"-200'

REGULATING PLAN

HOME TOWN NRH North Richland Hills, Texas

Exhibit 1A
Ordinance No. 2792

Jones & Boyd, Inc.
 17090 Dallas Parkway
 972.248.7676
 Engineering, Planning
 Landscape Architecture, Surveying





08 MAR 11 gis_0861 Home Town Regulating Plan_2010_v6.mxd



2011 HOME TOWN REGULATING & THOROUGHFARE PLAN

Regulating Plan v6.0
March 8, 2011

Town Center Density Comparison

Total Development 93.3 Acres

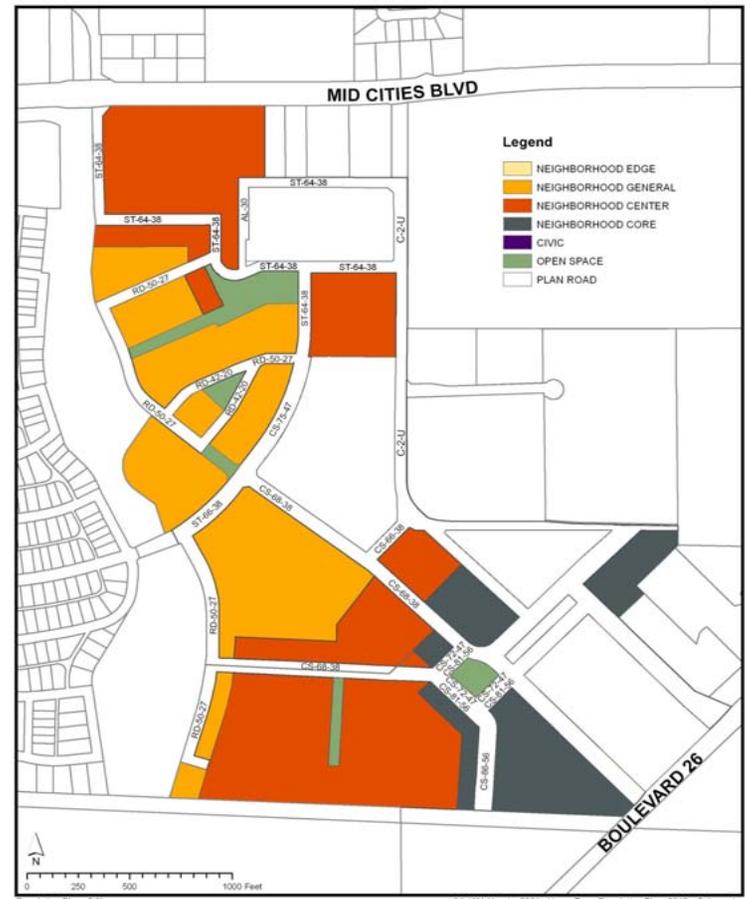
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Developer Compromise



Proposed Regulating and Thoroughfare Plan

City Compromise Plan



Proposed Regulating and Thoroughfare Plan

Home Town Zoning Controls Comparison

	2004 Regulations	2011 Regulations
Density Caps	- Apartments allowed in Center and Core without caps	- Caps on apartments restricted to specific tracts
Building Heights	- 6 stories in Core - 4 stories in Center	- 4 stories in Core - 3 stories in Center & General
Open Space	- No minimum requirements	- 5% gross area for public open space
Building Standards	- Minimum city controls with private deed restrictions	- Enclosed stairways & corridors - Required Elevators - Fire alarm and sprinkler systems - Root top HVAC - Latest Energy Code
Street Widths	- Minimum 24 foot streets	- Minimum 27 foot streets with wider parking

Home Town Zoning Controls Comparison

	2004 Regulations	2011 Regulations
Architectural Controls	- Private architectural standards	Public architectural standards - Commercial and mixed use - Multifamily and townhomes
Building Materials	Hardiboard allowed for all residential buildings	- Enhanced building materials for apartments and townhomes (50% of 1 st floor block face in brick stone or stucco)
Private Architectural Committee	No City participation	- City is part of private architectural committee

Direct Changes as a Result of Citizen Input

- Single Family along the lakes
- No apartments in tracks 2, 3a, 3b & 5
- No commercial along Parker Blvd. and Bridge St. across from Walker Creek Elementary School
- Cottages only allowed under a Special Use Permit
- Community impact studies

Direct Changes as a Result of Citizen Input

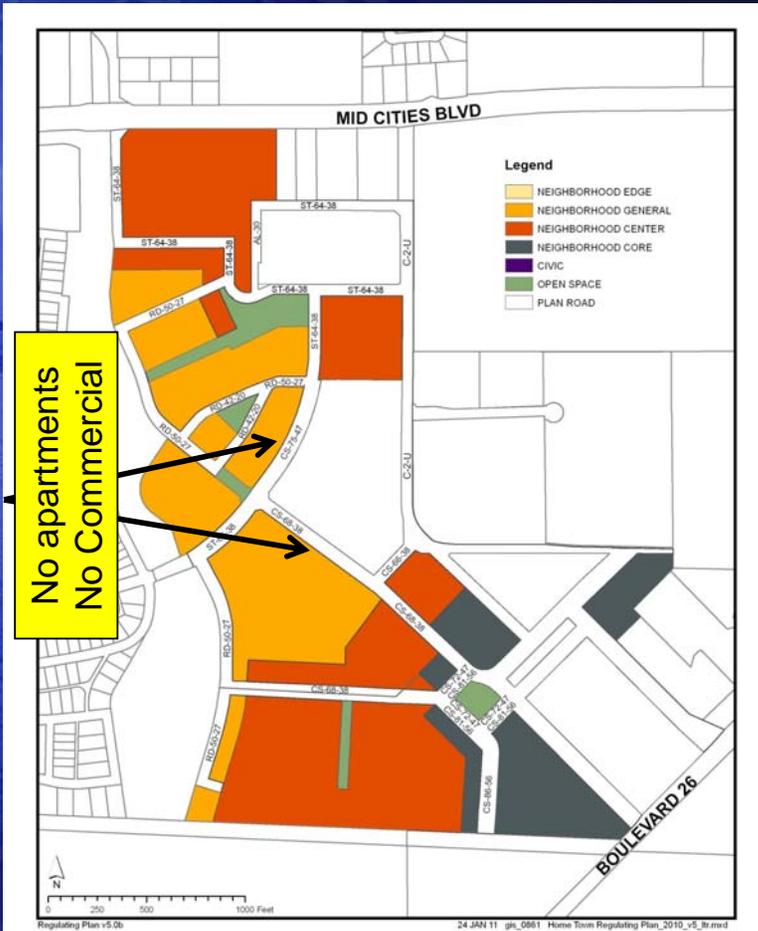
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Developer Plan



Proposed Regulating and Thoroughfare Plan

City Proposed Plan



Proposed Regulating and Thoroughfare Plan

Direct Changes as a Result of Citizen Input

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- **Community impact studies**

Community Impacts

Property

Values – Gideon Toal study – What impact does proposed multifamily housing have on adjacent single family property values?

Traffic – Kimley Horn study – What impact does the proposed Home Town development and street system have on levels of traffic service?

School – BISD and National Association of Home Builders (NAHB) analysis – What impact does the proposed Home Town development have on school capacity?

Home Town Development Impact of Proposed Development on Adjacent Properties

March 28, 2011

Impact to Adjacent Properties

- Research on the effect of multifamily housing developments on adjacent single family property values.
 - Three significant studies:
 - Effects of Mixed-Income, Multi-Family Rental Housing Developments on Single-Family Housing Values – *MIT Center for Real Estate (2005)*
 - Does Affordable Housing Detrimentally Affect Property Values? A Review of the Literature – *Journal of Planning Literature (2005)*
 - Threshold Effects and Neighborhood Change – *Journal of Planning Education and Neighborhood Change (2000)*

Impact to Adjacent Properties

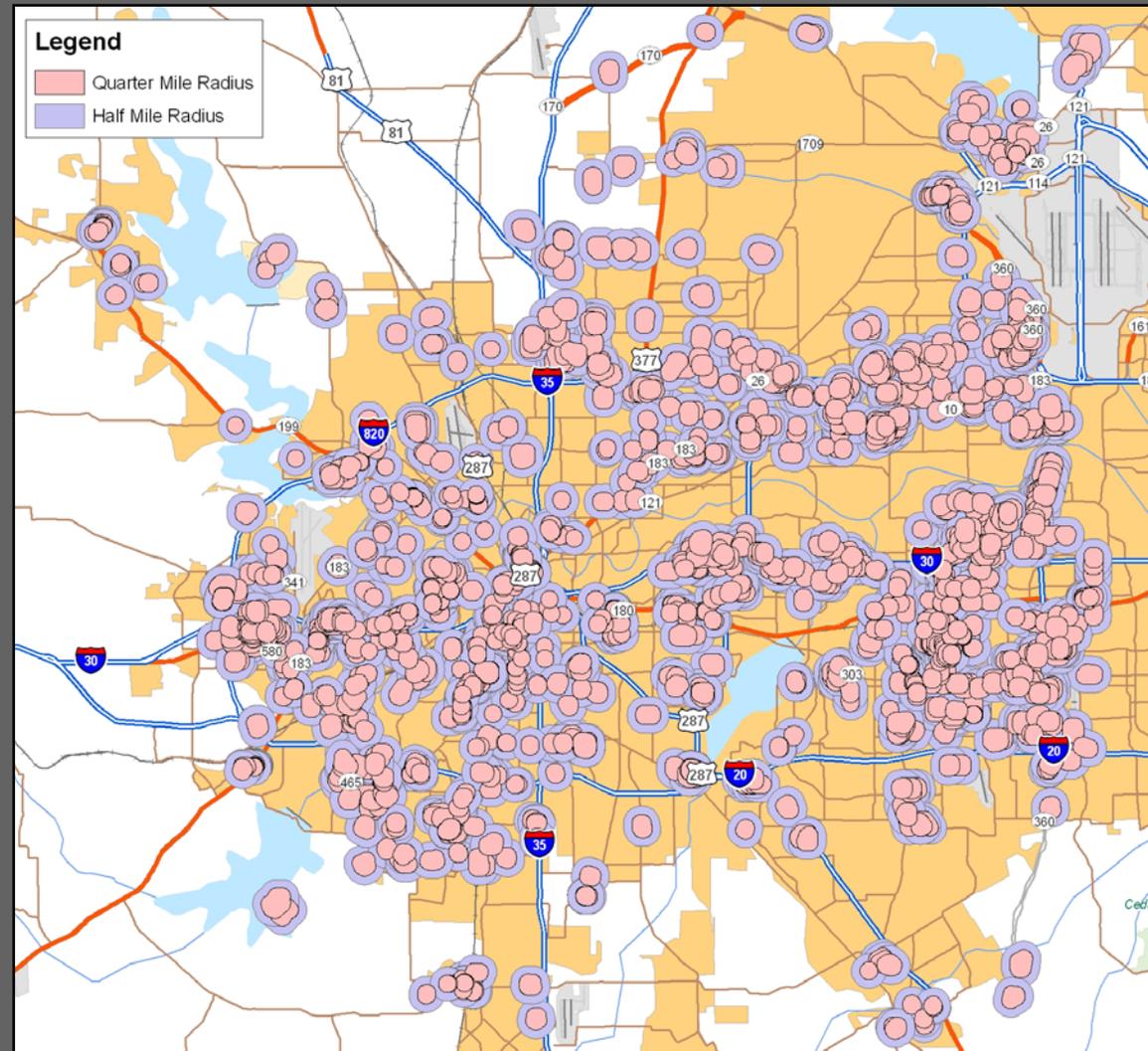
- Research Findings
 - *MIT Center for Real Estate (2005)*
 - Analysis of seven case study towns led to the conclusion “...that the introduction of large-scale, high-density mixed-income rental developments in single-family neighborhoods does not affect the values of surrounding homes.”
 - *Journal of Planning Literature (2005)*
 1. *Characteristics about the affordable housing unit/site can lead to greater chances of property value decline.*
 2. *Neighborhood composition is important.*
 3. *When negative effects exist, they are small.*

Impact to Adjacent Properties

- *Journal of Planning Education and Neighborhood Change (2000)*
 - Suggest that when a neighborhood falls below the median on a variety of socioeconomic and housing reinvestment indicators, neighborhood crime, other non-marginal behaviors tend to increase, which could reinforce a downward trajectory in neighborhood property values.
 - Krivo and Peterson found that when poverty levels exceed 20% or unemployment is between 30% and 42% property crime and violent crime levels spike within a census tract, which should lead to a decrease in property values.

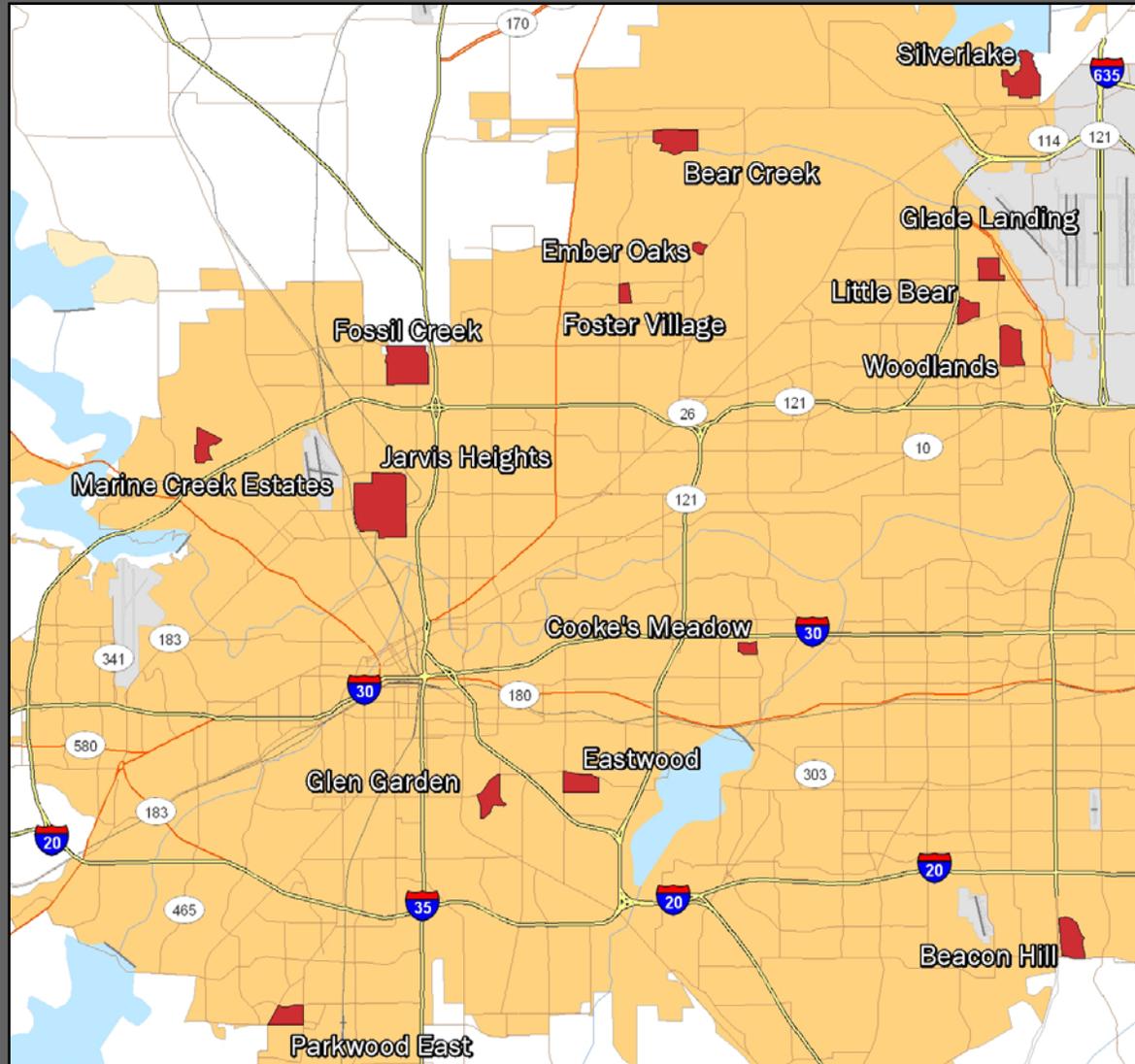
Impact to Adjacent Properties

- Over 1,500 apartment complexes identified
- The historic taxable value of all single family properties within a .50 mile and .25 mile radius were tracked between 1998 - 2010.



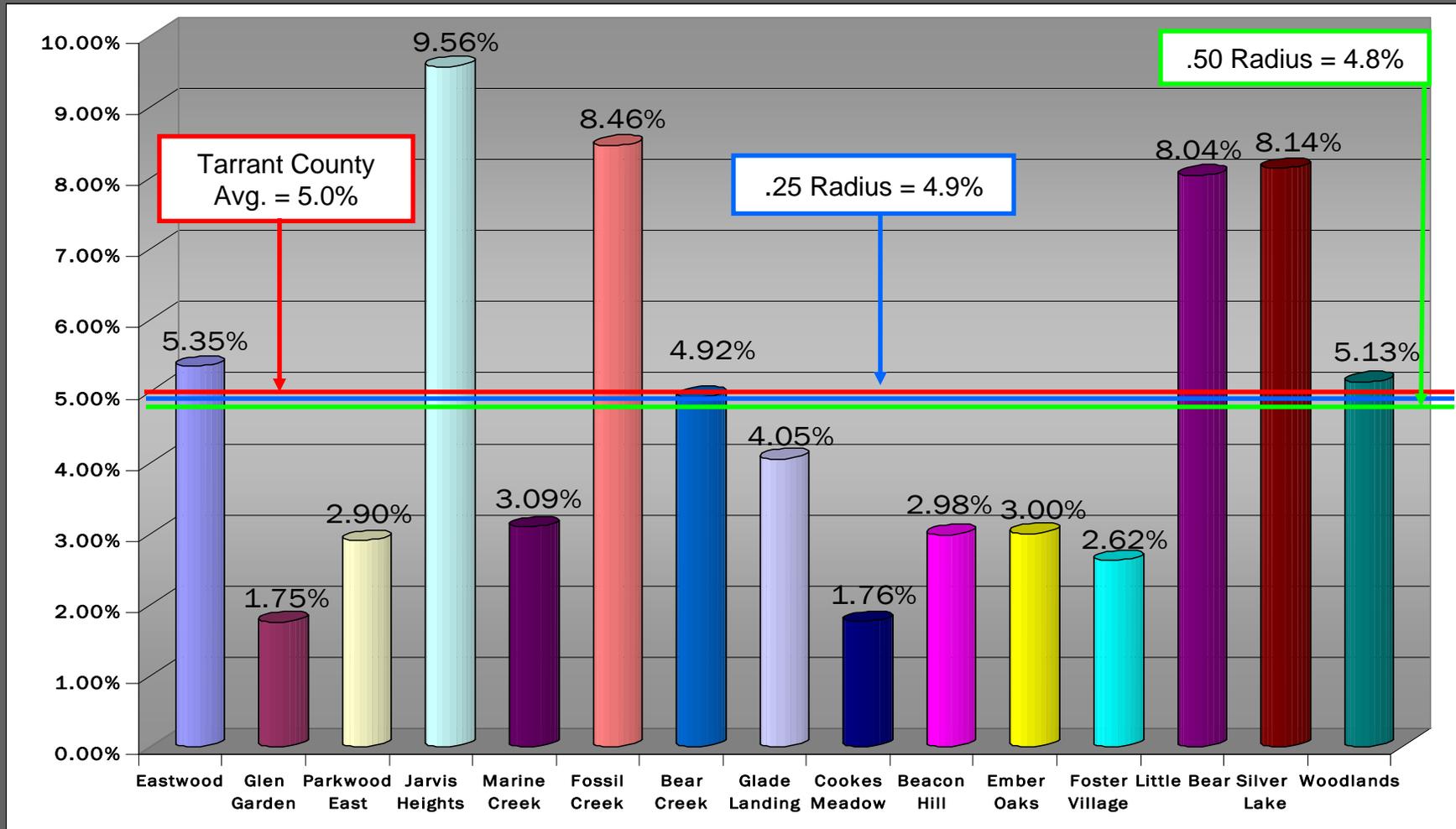
Impact to Adjacent Properties

- 15 neighborhoods were selected for further study
- All of the neighborhoods were established prior to the development of an adjacent apartment complex
- Apartments were situated in an intrusive manner within the neighborhood



Impact to Adjacent Properties

Average Neighborhood Taxable Value Growth



Impact to Adjacent Properties

- 4 of the 15 neighborhoods were comparable to Home Town in price point and location.
- All the comparable neighborhoods grew at or above the Tarrant County average of 5.0%.

	Average Year Built	Number of Houses	Year Apartments Constructed	Number of Apartments	Ratio of Apartment Units to Houses	Average Household value	Average Appreciation
Woodlands	1992	828	1995 +	2,539	3.07	\$183,833	5.13%
Silverlake	1991	841	1997, 2000	800	0.95	\$225,224	8.14%
Little Bear	2002	294	2001	629	2.14	\$277,488	8.04%
Bear Creek	1996	676	2001	276	0.41	\$260,296	4.92%

Review of Proposed Development - Zoning

Town Center Zoning District

- The proposed Town Center Zoning District will greatly improve quality of the product developed and provide considerable protection against the development of a sub-standard product.
- Key Components:
 - Creation of property owners association with mandatory membership
 - Create an architectural committee
 - Provide for maintenance and landscaping within the right-of-way
 - Establish architectural standards
 - Frontage standards
 - Urban standards
 - Use standards
 - Open space standards
 - Architectural standards
 - Quality building amenities

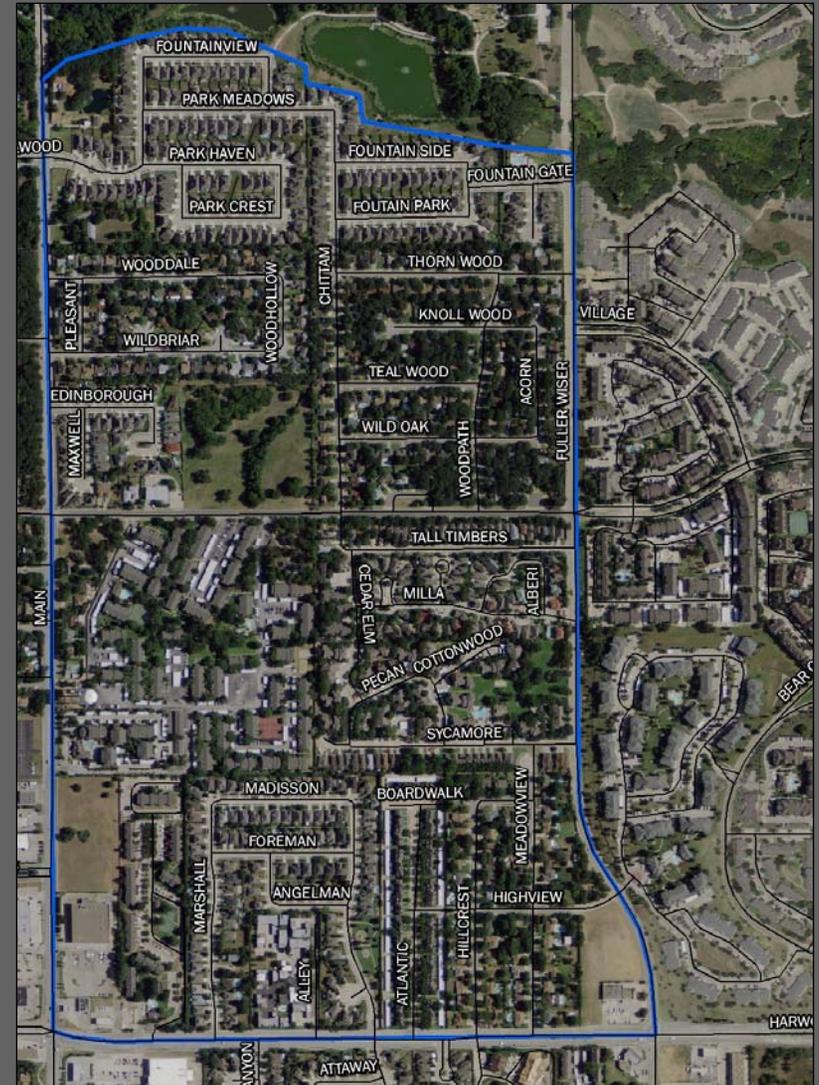
Summary of Conclusions

- The proposed expansion to Home Town would successfully fill gaps in the current real estate market.
 - With the exception of retail, which would have to be supported financially by the multifamily development.
- Updates to the proposed zoning ordinance would provide the City of North Richland Hills and Home Town residents with significant protection against substandard housing development.
- We have found no evidence that the development of multifamily housing has a detrimental effect on adjacent property values.
 - In relation to Home Town, the addition of 293 townhomes priced at an estimate of \$155,000 and the 950 multifamily units with an average rental rate of ~\$1,000 per month would not meet any threshold criteria to reduce the quality of life and thereby property values in the neighborhood.

Comparable Neighborhood Data

Comparable Neighborhoods

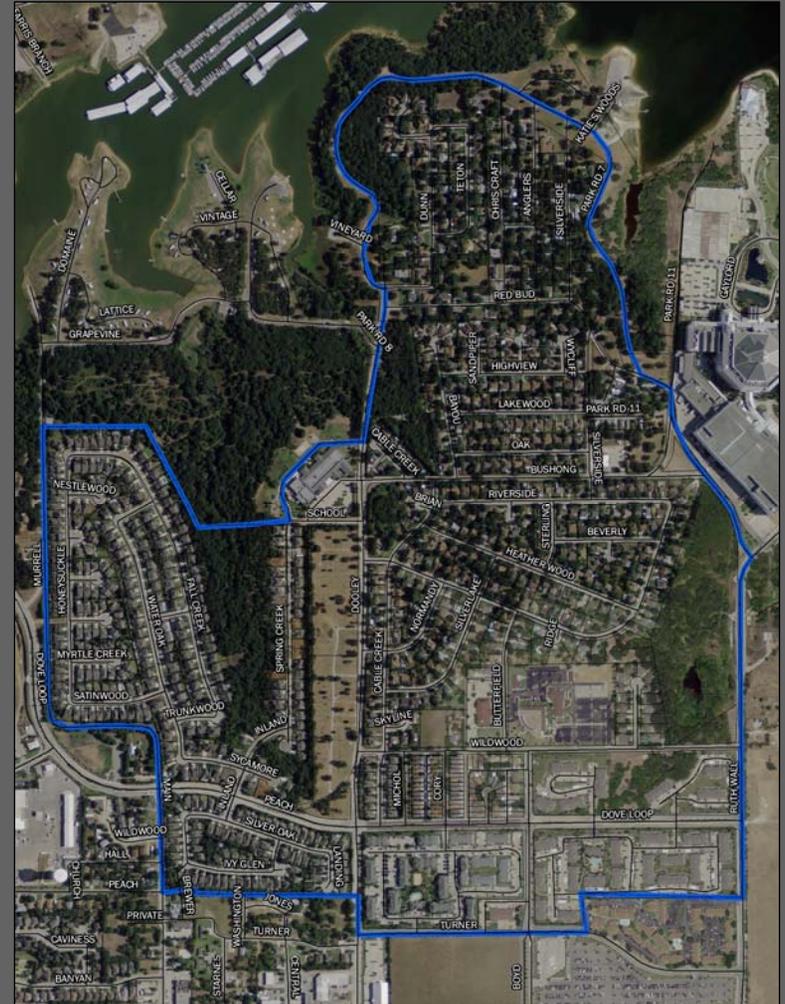
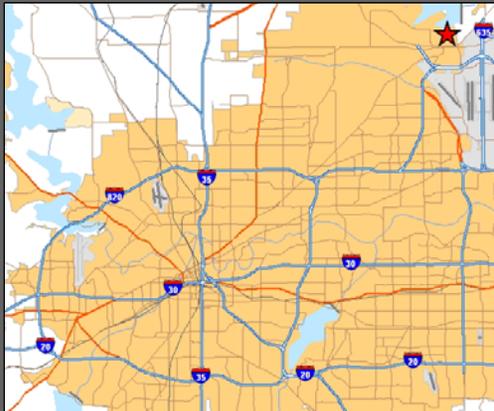
- Woodlands
 - Total Houses 774
 - Total Apt. Units 2,539
 - Years Built 1952 - 2007
 - Avg. Yr. Built 1992
 - Appraised Value \$66 K - \$360 K
 - Avg. HH Value \$183,833
 - Apt/House Ratio 3.07



Comparable Neighborhoods

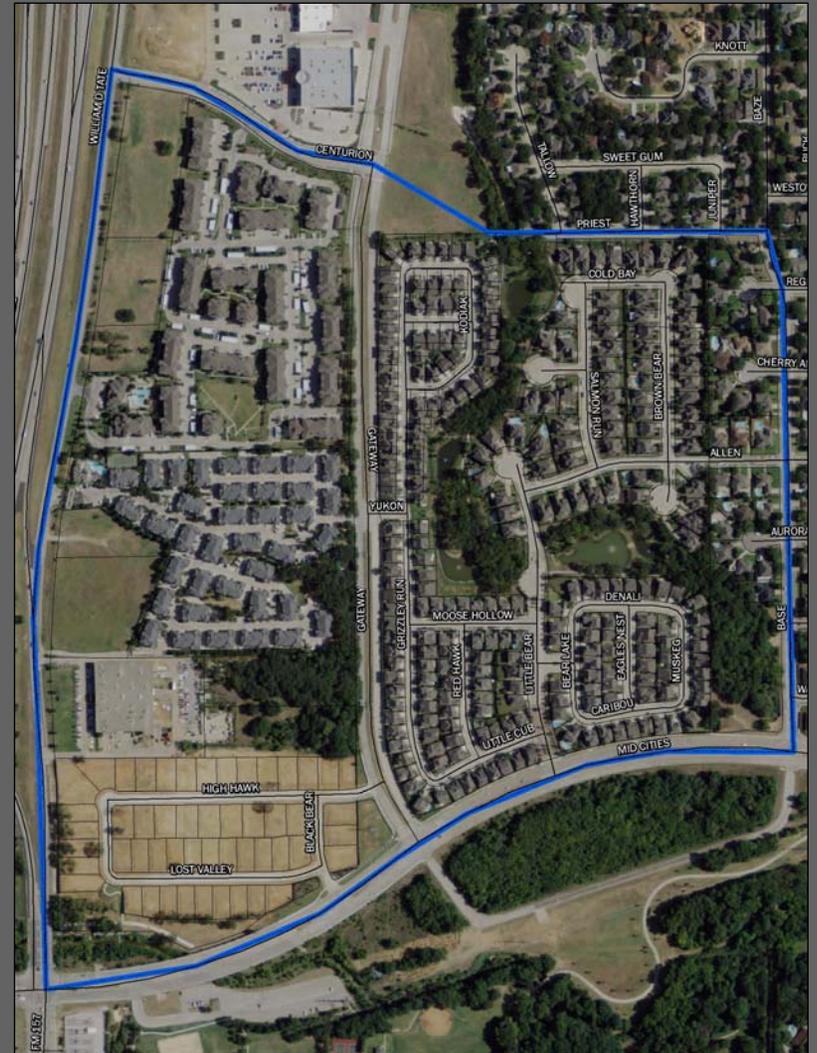
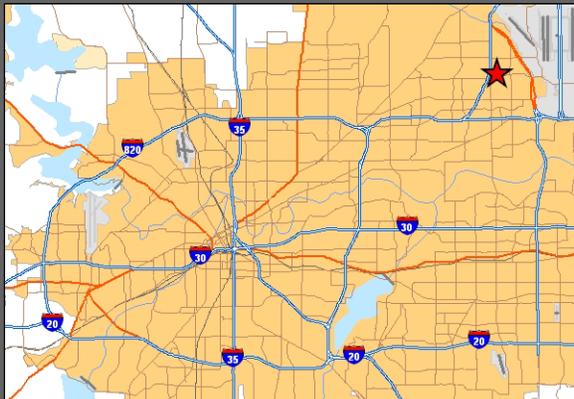
- Silverlake

- Total Houses 841
- Total Apt. Units 800
- Years Built 1942 - 2009
- Avg. Yr. Built 1991
- Appraised Value \$82 K - \$784 K
- Avg. HH Value \$225,224
- Apt/House Ratio 0.95



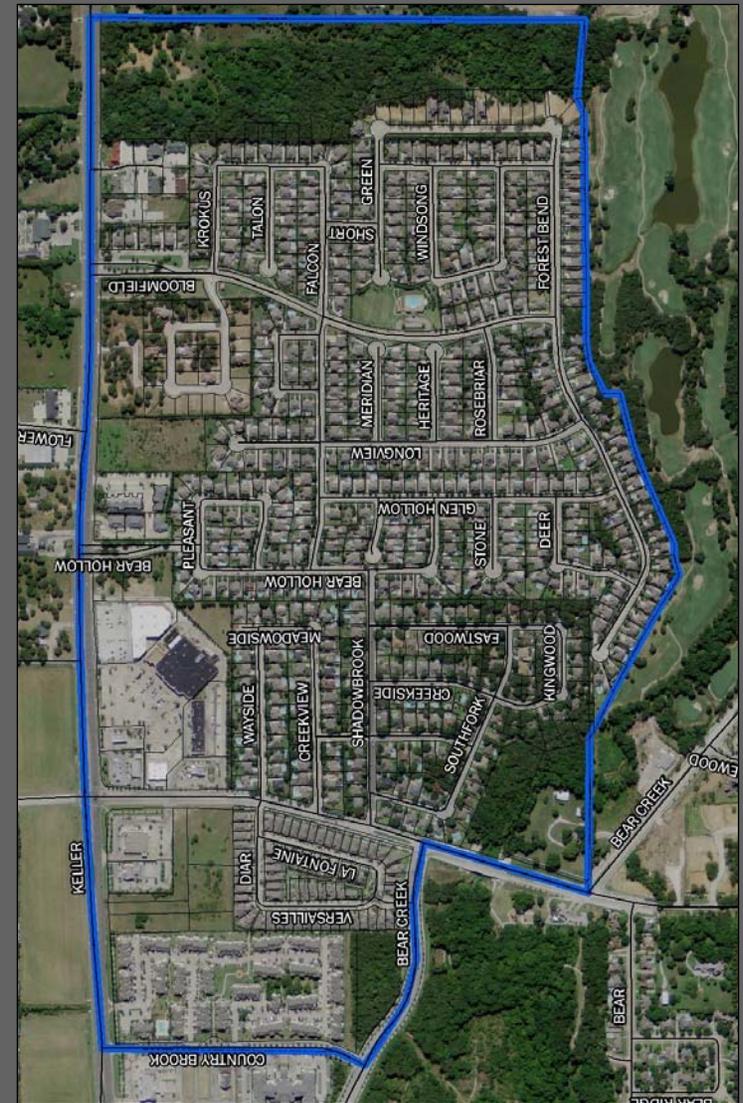
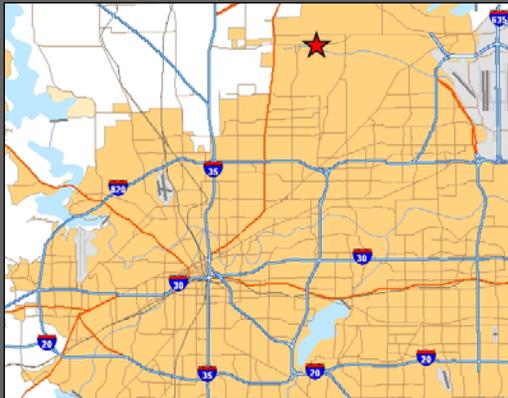
Comparable Neighborhoods

- Little Bear
 - Total Houses 294
 - Total Apt. Units 629
 - Years Built 1979 - 2009
 - Avg. Yr. Built 2002
 - Appraised Value \$100 K - \$499 K
 - Avg. HH Value \$277,488
 - Apt/House Ratio 2.14



Comparable Neighborhoods

- Bear Creek
 - Total Houses 676
 - Total Apt. Units 276
 - Years Built 1970 - 2009
 - Avg. Yr. Built 1996
 - Appraised Value \$145 K - \$625 K
 - Avg. HH Value \$260,296
 - Apt/House Ratio 0.41



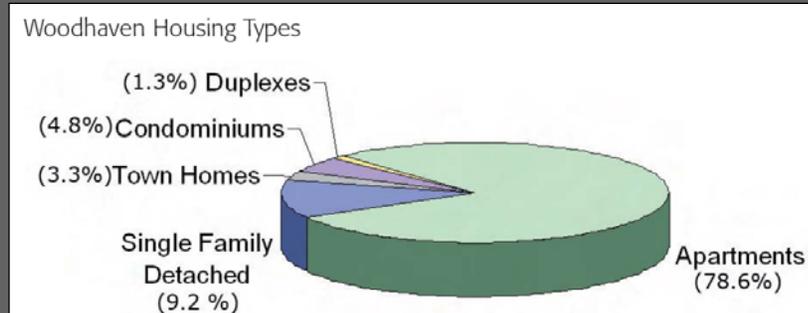
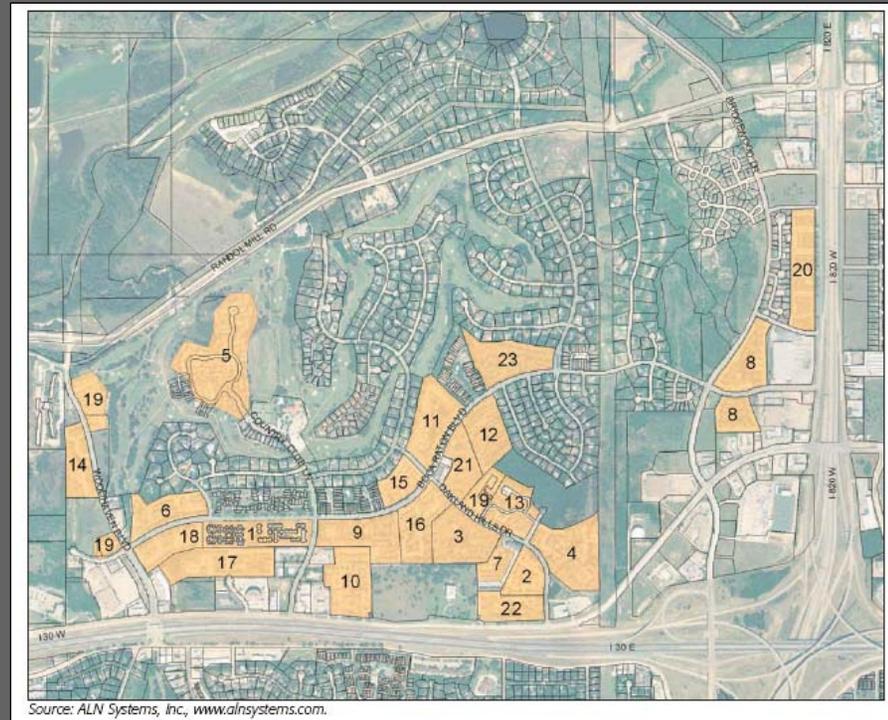
Comparable Neighborhoods

- Home Town
 - Total Houses
944*
 - Total Apt. Units
1,336*
 - Years Built
2001 - 2009
 - Avg. Yr. Built
2004
 - Appraised Value
\$105 K - \$435 K
 - Avg. HH Value
\$239,546
 - Apt/House Ratio
1.41



Non-Comparable Neighborhood

- Woodhaven
 - There are 23 apartment complexes in Woodhaven with over 4,805 Units
 - Approximately 9,630 residents, or 87% of Woodhaven's population, live in rental housing.



Traffic Impact

- The proposed development will generate approximately 15,200 trips per weekday
- With the exception of the intersection of Hawk Ave. and Ice House Dr., the internal Home Town roadway system (per the proposed Thoroughfare Plan) will adequately serve the development at build out
- Street and Intersection impacts are measured by Level of Service (LOS)

Traffic Impact

Definition of Level of Service

Level of Service	Description
A and B	No delays at intersections with continuous flow traffic. Uncongested operations; high frequency of long gaps available for all left and right-turning traffic; no observable queues.
C	Moderate delays at intersections with satisfactory to good traffic flow. Light congestion; infrequent backups on critical approaches.
D	Increased probability of delays along every approach. Significant congestion on critical approaches, but intersection functional. No long standing lines formed.
E	Heavy traffic flow condition. Heavy delays probable. No available gaps for cross-street traffic or main street turning traffic. Limit of stable flow.
F	Unstable traffic flow. Heavy congestion. Traffic moves in forced flow condition. Average delays greater than one minute highly probable. Total breakdown.

Traffic Impact

- Current signalized intersections will see no significant change in LOS:
 - Bridge Street & Davis Blvd.
 - Mid Cities Blvd. & Winter Park
 - Blvd. 26 & Walker
- The following un-signalized intersections will be affected:
 - Blvd. 26 & Parker Blvd.
 - Mid Cities Blvd & Cardinal Ln.
 - Ice House Drive and Hawk Ave.

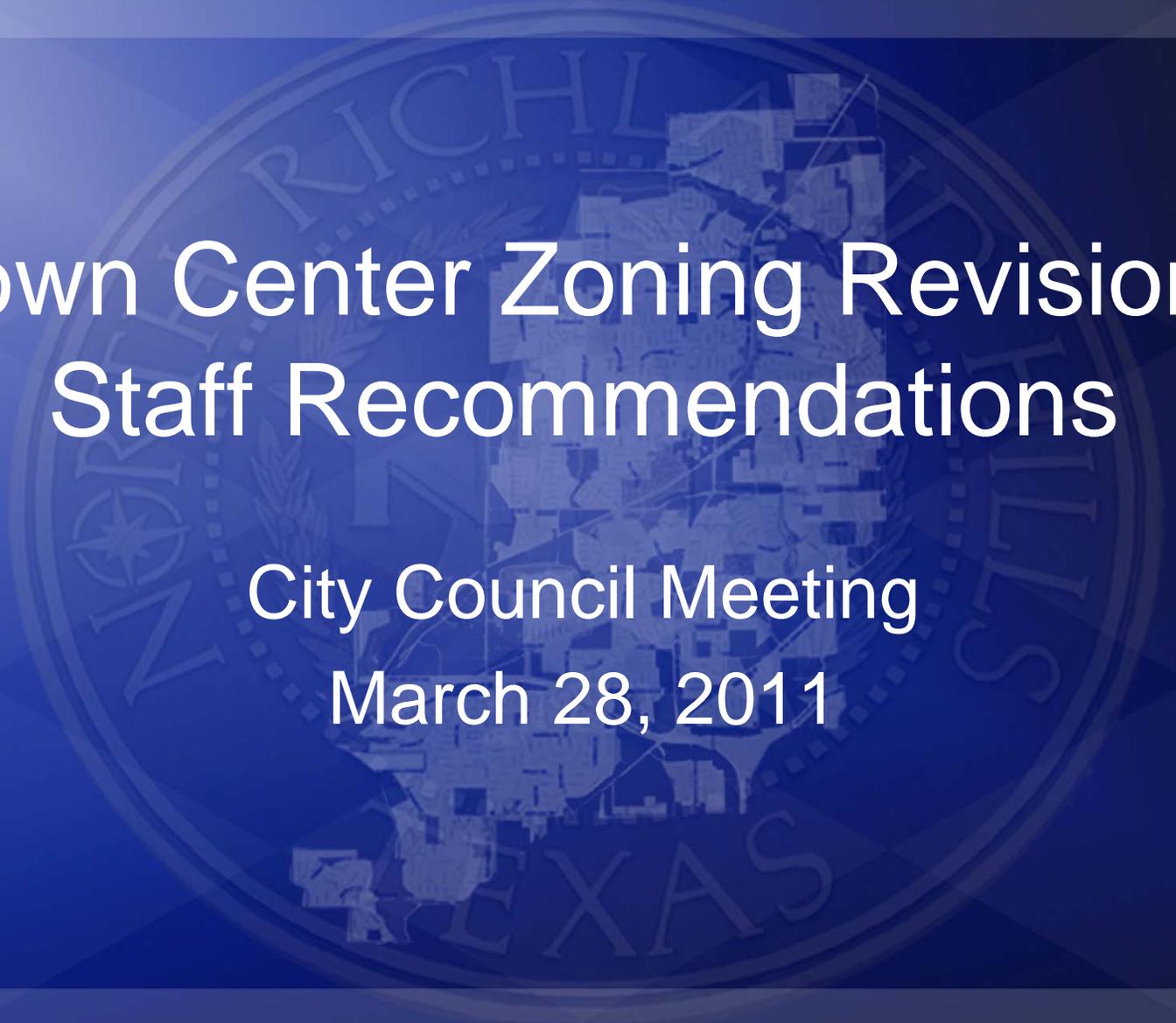
Traffic Impact

Existing vs. Proposed Conditions – Thoroughfares

Roadway	Limits		Time Period	Existing	Proposed	
				Level of Service	Level of Service	% Change vs. Existing
Bridge	Winter Park	Parker	AM Peak	C+	C+	28%
			PM Peak	C+	C+	1%
			Daily	C+	C+	38%
Winter Park	Mid-Cities	Bridge	AM Peak	C	C	5%
			PM Peak	D	D	6%
			Daily	C+	C+	24%
Newman	Emerald Hills	Bridge	AM Peak	C	C	3%
			PM Peak	C+	C+	8%
			Daily	C+	C+	35%

Traffic Impact

- Walker Creek Elementary School Traffic and Parking
 - Per the elementary school's current traffic plan, pick-up and drop-off for the existing elementary school should occur on the east side of the school along Hawk Ave
 - The existing elementary school does not have sufficient parking to accommodate special events (e.g., recent Grandparents Day before Thanksgiving)
 - Utilize the BISD High School parking lot or parking from adjacent future developments for overflow parking and shuttle attendees to and from the school using buses



Town Center Zoning Revisions Staff Recommendations

City Council Meeting
March 28, 2011

Town Center Density Comparison

Total Development
93.3 Acres

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Apartments	1,610	1,023	950 (-660) 820(-130) P&Z
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Town Center zoning revisions

	Staff Recommendation	Planning & Zoning Commission
Tract 1*	600 apartments 30 flex units	530 apartments 30 flex units
Tract 4	260 apartments	200 apartments
Tract 7	<u>60 apartments</u>	<u>60 apartments</u>
Totals	950 apartments	820 apartments

* Tract 1 – (30.6 acres) Maximum of 600 apartment units allowed and up to 60 flexible units with no more than a maximum of 630 total multi-family apartment residential units (apartments plus flex units)

Property owners support staff recommendation and opposes P&Z recommendation

Town Center zoning revisions process

- Planning & Zoning Commission did their job as strictly looking at the Town Center revisions from a land use standpoint and made their recommendation without consideration of any pending litigation.
- The City Council is charged with final approval taking into consideration all legal, financial, land use and any outstanding concerns or issues that may affect the overall welfare and quality of life in the community.

City Staff recommends approval of Town Center zoning revisions as presented by staff

- Property owner opposition requires that 6 out of 7 Council members must vote in favor of the P&Z recommendations (staff and property owner compromise only require simple majority for approval)
- Approval without the consent of the primary property owners could result in a continued lawsuit and the risk of losing of development controls
- Proposed new apartments are similar to adjacent existing apartment densities
 - The Venue = 22 units/acre
 - Franklin Park = 26 units/acre
 - Tract 1 = 20 units/acre (600 units)
 - Tract 4 = 23 units/acre (260 units)
 - Tract 7 = 22 units/acre (60 units)
- 24 out of 36 existing NRH apartments exceed 16 units/acre
- Town Center densities planned as urban district with higher densities
- Building and architecture of Town Center apartments are superior to garden apartments

Building and architecture of Town Center apartments are superior to conventional garden apartments

Garden Apartments

Single use

One entry

Automobile dependent

Large private parking

Exterior, exposed stairways

Open spaces used as buffers

Limited design and amenities

Select demographic

Town Center Design

mixed uses

multiple entries

multimodal access

shared parking

Enclosed stairways

integrated open spaces

focus on public street w/

multigenerational buildings

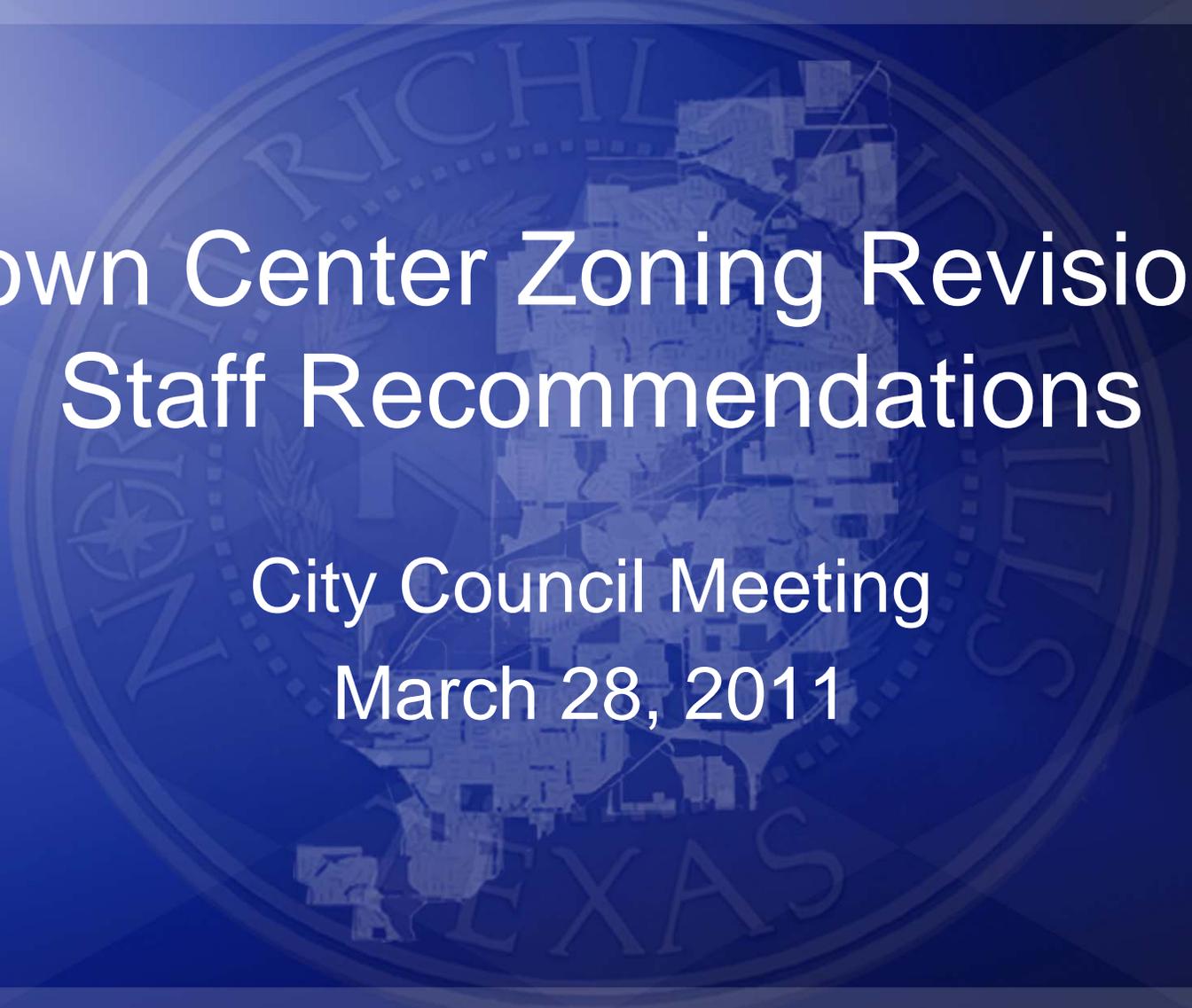
urban lifestyle

The Venue



City Staff recommends approval of Town Center zoning revisions and density caps as presented by staff

- Tract 1 – (30.6 acres) Maximum of 600 apartment units allowed and up to 60 flexible units with no more than a maximum of 630 total multi-family apartment residential units
- Tract 4 - (11.1 acres) Maximum of 260 apartment units allowed
- Tract 7 – (2.7 acres) Maximum of 60 apartment units allowed
- Total of 950 apartments, 293 townhomes, 144 single family, 70,000 sq.ft. of commercial space
- Significant architectural and building controls with land use buffers and protections for existing Home Town residents and elementary school
- Outside Consultant Studies indicate:
 - No evidence of property value impacts
 - No decrease in levels of traffic service
 - Adequate school capacities



Town Center Zoning Revisions Staff Recommendations

City Council Meeting
March 28, 2011