CANOVA PALMS
SITE DESIGN AND FEASIBILITY REPORT

01/25/18

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Expect More. Experience Better.
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A. Executive Summary

The subject is platted as Lot 1 Block A of JDI, LLC Addition, located at 1717 W. Irving Blvd, Irving, Dallas County, TX 75061. The site is bound by W Irving Blvd to the west, commercial development to the north and south, and single family residents to the east. The property is currently zoned S-P-1 as an assisted living facility with specific regulations. Assisted living is the only use currently allowed by right. The property will need to be rezoned, likely to S-P-1 Detail Plan, to allow for the proposed plan of development. To locate the buildings as proposed, an existing fire lane easement will need to be relocated. Relocating this easement, and dedicating others necessary for development, is expected to be accomplished with a Minor Plat, approved at the staff level. There are existing 8” water and sanitary sewer mains in W. Irving Blvd. The nearest public storm water main appears to be located in Pioneer Dr, approximately 250’ south. The location and availability of existing utilities serving the subject site will be evaluated for condition and capacity to serve the subject site during the site plan and design process. Site access to public right-of-way is restricted to W. Irving Blvd, a one-way northbound frontage road of TX-365. A mutual access easement is available through the lot to the south for access to Pioneer Drive. The City of Irving does not charge impact fees.

The report contents are based on KH experience in the area, information readily available from online sources, such as the those below, review of the existing approved site plan ordinance, and information provided to us by others, such as the City staff listed. Consultations with members of the City staff were conducted as general inquiries. The information is only as accurate and complete as the information provided to us. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen/unknown site conditions.

Resources:

- County CAD: https://maps.dcad.org/prd/dpm/
- City of Irving Multifamily development regulations: https://library.municode.com/tx/irving/codes/land_development_code?nodeId=PTIIZOORNO1144_S52-59MUDERE
- Change of zoning procedure: https://cityofirving.org/DocumentCenter/View/8185
- Development Applications Fee Schedule: https://cityofirving.org/DocumentCenter/View/1227
- Procedures for Platting or Subdividing Land: https://cityofirving.org/DocumentCenter/View/1300
- Irving Fee Schedule: https://cityofirving.org/DocumentCenter/View/530
- 2015 International Fire Code: http://sfmd.az.gov/mwg-internal/de5fs23hu73ds/progress?id=zz4EGCTwHO3sv9vp3eAPmT_1YTlzQbOVQ5416pO3s,dl
- Irving Thoroughfare Plan: https://cityofirving.org/DocumentCenter/View/1279
City contacts:

- Steve Reed – Planning Department Director (972) 721-2424
- Christine Del Campo – Administrative Assistant, Planning Department (972) 721-8068
- Jennifer Audirsch – Capital Improvement Program (972) 721-2768
- Stacy Day – Planner - Zoning/Subdivision, Planning Department (972) 721-3748
- Sheba Ward – Senior Planner – Zoning/Subdivision (972) 721-8002
- Christine Hadley – Development Services Manager, Inspections Department (972) 721-4883

B. Site Summary Items

I. Property Identification number
Dallas County CAD: 322320700A0010000

II. Millage rates for all taxing jurisdictions
   - Tax Rate per $100:
     - Irving: $0.5941
     - Irving ISD: $1.4314
     - Dallas County: $0.2531
     - Dallas CO Community College: $0.124238
     - Parkland Hospital: $0.2794

III. Zoning requirements
Currently Zoned S-P-1 (Detailed Site Plan) for use as Assisted Living.
Site will need to be rezoned as S-P-1 (Detailed Site Plan) for the proposed plan of development – age-restricted multifamily.
The base multifamily zoning in Irving include R-MF-1 and R-MF-2. It is anticipated that the site would be re-zoned under a site-specific zoning, and as such modifications to the below zoning requirements may be made during the approval process.
   - R-MF-1 and R-MF-2 are identical for the purposes of this project except for the minimum lot width and depth, outlined in the development ordinances below.
Rezoning requires the following items:
   - Application
   - Fee: $600 for SP-1, Detailed Site Plan Submittal
   - Metes and Bounds Description:
   - Multifamily Detail Plan, showing:
     - Concept site plan: building footprint, height, number of units, number of floors
     - Surrounding zoning
     - Traffic and pedestrian circulation
     - Parking and loading
     - Open space and recreational areas
     - Access points
     - easements
     - 2’ topography
     - Total units and acreage
• gross floor area of each type and size
  • Community Framework Plan:
    o Surrounding zoning
    o Number of units and gross density
    o Planned uses and existing uses within 500’
    o General location of
      ▪ existing/ proposed open spaces
      ▪ major roads, transportation, floodplain
      ▪ planned support facilities and development.
    o Statement outlining:
      ▪ Proposed schedule
      ▪ Analysis of improvements to public facilities to serve development
      ▪ Location and capacity of schools to serve the population
  • Concept Grading
  • Preliminary Architectural sketches

The average time required to rezone a piece of property is approximately 60 days. A zoning case must undergo the following review and actions:
  • Initial Application
  • Technical Committee Review
  • Planning and Zoning Commission Public Hearing
  • City Council Public Hearing

IV. Subdivision requirements
  • The average time for the platting process is 60-90 days.
  • A plat is anticipated to abandon an existing fire lane easement on site and dedicate easements necessary for development.
  • The plat may be considered a Minor Plat and approved at the staff level.

V. Development ordinances: Based on the requested zoning of SP-1 Detailed Site Plan
  • Max height:
    o Adjacent to a property line which abuts single-family zoned land: Three (3) feet from the nearest property line of a single-family zoned property for each one (1) foot of multi-family building height, or two (2) stories (twenty-four (24) feet), whichever is less – Section 52-59(b)(4)e.2. The current site plan is designed as two where abutting single family and three story elsewhere. The site plan meets the anticipated set back and height limitations and exceeds those under the existing site plan ordinance. Final set backs and height limitations will be determined during the re-zoning and site plan approval process.
  • Open Space
    o Min 30% of gross area of the site must be open space. Does not include buildings, driveways, parking areas or surfaces designed for vehicular travel
  • Parking
    o Provided at 1 space/ unit
    o Parking counts exceed those required under the existing site plan ordinance and meet TDHCA’s requirements for one space per senior living unit.
Final parking to be determined during the rezoning process.

- Side and rear setback
  - Adjacent to other MF or nonresidentially zoned land – 20’ for 1- and 2-story, 25’ for 3 story
  - Adjacent to single-family zoned land – 75’ or 3’ from nearest property line of a SF zoned property per 1’ of MF building height

- Min lot width and depth:
  - R-MF-1: 100’ & 100’
  - R-MF-2: 80’ & 80’

- Min separation between buildings:
  - Section 52-59(b)(4)e.5

- Min. dwelling unit size and mix:
  - One-Bedroom – 650 SF
  - Two-Bedroom – 900 SF

- Lot coverage:
  - By buildings – 50%
  - By buildings, driveways and parking spaces – 70%

- Landscaping
  - Final landscape areas to be determined during the rezoning process. The City of Irving multifamily requirements include:
    - Min 8’ wide perimeter landscape area to all side and rear property lines adjacent to other MF or nonresidentially zoned land and private access drives
    - Min 10’ wide perimeter landscape area to all side and rear property lines adjacent to SF zoned land and an additional 5’ per story over 1
    - Min 25’ wide landscape area adjacent to abutting streets
    - Min 12’ wide landscape area adjacent to buildings

- Detention may be necessary on site, drainage easements are currently in place. It is likely that offsite extension for storm will be necessary.

- There is an existing concrete channel for storm water between the two-way service road and the main road.

- There are 8” water and 8” sewer mains in the right-of-way of Irving Blvd.
VI. Fire department requirements
   • Irving has adopted the 2015 International Fire Code
     o Fire Lane Min Width – 24’
     o Min radius – 30’

VII. Site ingress and egress requirements
   • Site access to public right-of-way is restricted to W. Irving Blvd, a two-way, two-lane
     frontage road of TX-365.
   • W. Irving Blvd is classified as a Principle Arterial in the City’s Thoroughfare plan. The
     existing site includes two points of access. Adjusting the location of access points may
     reduce the number of allowed driveway connections.
   • A mutual access easement is available through the lot to the south for access to Pioneer
     Drive.
   • Driveways shall not be located within 30 feet of street intersections
   • Minimum turn radius is 30’.

VIII. Building codes and local design requirements
   • The 2015 edition of the International Building Code, including Appendices “C – Group U
     Agricultural Buildings,” “E – Supplementary Accessibility Requirements,” and “I – Patio
     Covers” is adopted as the commercial building code of the Irving
   • Irving has adopted and 2015 International Mechanical Code
   • Irving has adopted and 2015 International Plumbing Code

IX. Atypical items that will materially impact costs
   • The nearest storm mains are the north edge of the site immediately to the north and
     about 250’ south in W. Pioneer Dr. Extension of offsite storm sewer to serve the subject
     site is anticipated.

C. Overview of Process, Timing, and Costs

I. Overview of entitlement and site development permitting process and associated timing
   • Approximated time frame from zoning to start of construction is 8-10 months.
   • Pre-development meeting with one representative from each department (1-2 weeks in
     advance)
     o Christine Hadley – Development Services Manager (972)-721-4883
     o Tuesdays and Thursdays
   • Submit for property rezoning:
     o Approval of zoning case requires public hearing: Planning and Zoning
       Commission and City Council.
     o May require: Site Plan (Concept or Detail), Building Elevation
Application process includes: Technical Review by City Staff, Staff approval/recommendations, Planning and Zoning Commission hearing, City Council hearing.

- With approved zoning, prepare and submit Plat:
  - Submit Civil Engineering plans

II. **Building permitting process and timing**

- Building plans may be submitted following approved zoning, concurrent with platting process.
- Current first review of building plans by building inspection department estimated at 2-4 weeks

III. **Cost itemization of all anticipated fees (anticipated impact, site development permit, building permit, and other required fees)**

- **Plat**
  - Preliminary/Final Plat - $400 + $5/acre or part of an acre + $5/lot
  - Preliminary - $400 + $5/acre or part of an acre
  - Final Plat - $400 + $5/lot
  - Replat - $400 + $5/lot
  - Amending Plat - $300
  - Right-of-Way Dedication Only - $100

- **Multi-Family Complex**
  - Plan Review – 25% of permit fee
  - Permit - $405 per unit

- **Swimming Pools**
  - In ground - $190
  - Above-ground - $110

- **Certificate of Occupancy**
  - All occupancy types other than restaurant, auto-related or day care - $105
Site Location Map:
Boundary Survey:
Proposed Site Plan: