OLIVER COMMONS
SITE DESIGN AND FEASIBILITY REPORT

01/25/18
Site Design and Development Feasibility Report

A. Executive Summary

The subject is platted as Lot 1, 2.4046 acres, of Block A, out of Roadway Express Addition, 2nd Installment, located at 3090 Rock Island Road, Irving, Dallas County, TX 75060. The site is bound by Rock Island Rd to the north, commercial development to the east and west and residential development to the south. There is an existing industrial building on the subject property. The Seller is responsible for removing the existing building prior to closing per the purchase and sale contract. The property is currently zoned S-P-2 (generalized site plan) light industrial. A light industrial development is the only use currently allowed by right. The property will need to be rezoned to SP-2 generalized site plan, with multifamily designation, to allow multifamily development. An application for re-zoning has been submitted. Easements necessary for redevelopment may be able to be dedicated by separate instrument in lieu of the platting process. Existing infrastructure in Rock Island Road right-of-way include: a 12” water main, 6” sanitary sewer, and 33” storm main. Site access to public right-of-way is available on Rock Island Rd.

The report contents are based on KH experience in the area, information readily available from online sources, such as the those below, 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/](https://maps.dcad.org/prd/dpm/)
- City of Irving Multifamily development regulations: [https://library.municode.com/tx/irving/codes/land_development_code?nodeId=PTIlIZOORN01144_S52-59MUDERE](https://library.municode.com/tx/irving/codes/land_development_code?nodeId=PTIlIZOORN01144_S52-59MUDERE)
- Change of zoning procedure: [https://cityofirving.org/DocumentCenter/View/8185](https://cityofirving.org/DocumentCenter/View/8185)
- Development Applications Fee Schedule: [https://cityofirving.org/DocumentCenter/View/1227](https://cityofirving.org/DocumentCenter/View/1227)
- Procedures for Platting or Subdividing Land: [https://cityofirving.org/DocumentCenter/View/1300](https://cityofirving.org/DocumentCenter/View/1300)
- Irving Fee Schedule: [https://cityofirving.org/DocumentCenter/View/530](https://cityofirving.org/DocumentCenter/View/530)
- 2015 International Fire Code: [http://sfmd.az.gov/mwg-internal/de5fs23hu73ds/progress?id=zz4EGCTwHO3sv9vp3eAPmT_1YTIZSbiOVQS5416pO3s,&dl](http://sfmd.az.gov/mwg-internal/de5fs23hu73ds/progress?id=zz4EGCTwHO3sv9vp3eAPmT_1YTIZSbiOVQS5416pO3s,&dl)
- Irving Thoroughfare Plan: [https://cityofirving.org/DocumentCenter/View/1279](https://cityofirving.org/DocumentCenter/View/1279)

City contacts:
- Steve Reed – Planning Department Director (972) 721-2424
- 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
   - DCAD Number:
     - Lot 1 - 324415500A0010000

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: $0.12423
     - Parkland Hospital: $0.2794

III. Zoning requirements

Currently Zoned S-P-2: Light Industrial.
Site will need to be rezoned to S-P-2: Multifamily.
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 plan 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.

Multi-family rezoning requires the following items:

- Application
- Fee: $700
- Metes and Bounds Description:
- Concept/ Generalized Site Plan (SP-2), 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:
  - Surrounding zoning
  - Number of units and gross density
  - Planned uses and existing uses within 500’
  - General location of
    - existing/ proposed open spaces
    - major roads, transportation, floodplain
    - planned support facilities and development.
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 dedicate on-site easements necessary for development.
- The plat may be considered a Minor Plat and approved at the staff level.

V. **Development ordinances - Based upon the requested zoning of S-P-2 Concept Site Plan with Multi-Family designation.**
- Max height:
  - Proposed 3/4-stories over parking. The current site plan meets the anticipated setbacks and height limitations. Final heights and setbacks will be determined during the re-zoning and site plan approval.

- Open Space
  - 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:
  - Required:
    - 1 bedroom: 1.5 spaces/unit
    - 2 bedroom: 2.0 spaces/unit
    - 3 bedroom: 2.5 spaces/unit
  - The current site plan provides 165 spaces, 167 would be required under the multi-family zoning code. Final parking to be determined during the rezoning process. Should parking need to be increased to 167, an additional two parking spaces can be provided.

- 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:
  - Efficiency – 500 SF
- One-Bedroom – 650 SF
- Two-Bedroom – 900 SF
- Three-Bedroom – 1,100SF
- 4+ - 1,100 SF + 150 SF for every bedroom exceeding 3
- Efficiency units shall not be more than 10% of total units

- 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 required.
- An existing 12” water line in Rock Island Rd is anticipated to be utilized for service.

VI. **Fire department requirements**

- Irving has adopted the 2015 International Fire Code
  - Fire Lane Min Width – 24’
  - Min radius – 30’

VII. **Site ingress and egress requirements**

- Site access to public right-of-way is restricted to Rock Island Rd, a two-way, two-lane road running east to west. The subject site has 240’ of frontage, which can support at maximum two points of access. The minimum separation between driveway entrances is 20’.
- Rock Island Rd is classified as a Minor Arterial in the City’s Thoroughfare plan.
- The minimum turn radius for a driveway entrance 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 Seller is responsible for the cost of relocating/removing the existing industrial building from the site at their cost as part of the purchase and sale contract.
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
     o 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:
     o Submit Civil Engineering plans

II. Building permitting process and timing
   • Building plans may be submitted concurrently 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
     o Preliminary/Final Plat - $400 + $5/acre or part of an acre + $5/lot
     o Preliminary - $400 + $5/acre or part of an acre
     o Final Plat - $400 + $5/lot
     o Replat - $400 + $5/lot
     o Amending Plat - $300
     o Right-of-Way Dedication Only - $100
   • Multi-Family Complex
     o Plan Review – 25% of permit fee
     o Permit - $405 per unit
   • Swimming Pools
     o In ground - $190
     o Above-ground - $110
   • Certificate of Occupancy
     o All occupancy types other than restaurant, auto-related or day care - $105
Site Location Map:
Boundary Survey:
Proposed Site Plan: