



# City of Benbrook

## Planning and Zoning Commission

<b>DATE:</b> <b>01/09/2020</b>	<b>REFERENCE NUMBER:</b> <b>SP-20-01</b>	<b>SUBJECT:</b> <b>A request to approve a Site Plan for a 179-unit multi-family development on 7.34 acres, generally located northwest of the Cook Ranch Road and Benbrook Boulevard (Hwy 377) intersection (8879 Cook Ranch Road).</b>	<b>PAGE:</b> <b>1 of 3</b>
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**Project Name:** Destinations Team Ranch

**Request Type:** Site Plan

**Location:** 8879 Cook Ranch Road – 7.34 Acres

**Zoning District:** “D” Multiple-Family District

**Developer:** Greystar – JR Thulin  
Irving, TX

**Property Owner:** Team Ranch and Cook Team – Johnny Stevens  
Wichita, KS

**Background Information:**

The developer, Greystar, proposes to build a multi-family apartment community designed for empty nesters ready to downsize from their single-family homes. Destinations Team Ranch will be a 179-unit senior living community for individuals that are 55+ in age. No children (including adult children) will be permitted to live on the property. Visiting hours and/or over-night stays for individuals under the age of 55 are limited/restricted by the lease for each individual residence.

**Project Details:**

Submitted plans depict a gated, 179-unit apartment complex on 7.34 acres, which equates to approximately 24.4 dwelling units per acre. The complex will have 107 (59.8%) 1-bedroom apartments and 72 (40.2%) 2-bedroom apartments. Apartments will range in size from 680sqft to 1,109sqft.

Site Plan

The proposed site plan layout demonstrates:

- 2 gated access points from Cook Ranch Road. Entries are emergency vehicle accessible.
- The apartment building, leasing office/clubhouse, 8 garages, and 14 carports either meet or exceed the zoning setbacks.
- The total building area is 104,601sqft.
- 24ft wide fire lanes and the appropriate number and locations of fire hydrants throughout the site
- Recreational areas, pool, and open space.
- 314 Parking spaces of which 40 are garage spaces, 85 are under carport and 8 are handicapped.
- A monument sign located at each access point on Cook Ranch Road.
- Trash compactor located in the rear of the property, not within any required bufferyards.

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Landscape Plan

The proposed landscape layout demonstrates:

- A 10ft bufferyard along all Cook Ranch Rd. and 5ft bufferyards adjacent to the multi-family zoned properties.
- More than 30% canopy coverage and more than 40% of the total site is landscaped.
- Substantial compliance with planting requirements (trees, shrubs, groundcover) within bufferyards, interior yards, and parking areas.
- 102 total canopy trees.
- 98 total understory trees.
- 417 total shrubs.

Conceptual Building Elevations

The conceptual building elevations demonstrate:

- Buildings will be primarily constructed of brick and fiber cement board.
- Building height of 40.5ft. The maximum allowed is 45ft.

**Staff Analysis:**

The City’s Development Review Committee (DRC) has reviewed the Plans. The DRC finds:

- The developer intends to meet all of the requirements of the City’s ordinances, as generally depicted in the submitted plans.
  1. Final construction documents will be reviewed prior to issuance of a building permit. Final construction plans must substantially comply with Planning and Zoning Commission approval.
- The plans comply with the minimum standards of the zoning ordinance and, in most cases, exceed the minimum standards (see attached; Developmental Performance Standards).
- Landscape plan substantially comply with zoning standards. The 10ft bufferyard, required along Cook Ranch Rd., overlaps a 10ft utility easement. While shrubs can be placed within a utility easement, it’s not typically prudent to place trees within utility easements. Section 17.54.040.B of the zoning ordinance allows for design flexibility during the site plan review process. The applicant relocated all the required bufferyard trees to other areas onsite.
- The plans demonstrate compliance with fire safety standards.
- The current plat depicts a 20ft side yard building line. Side yard setbacks are a minimum of 10ft in the “D” zoning district. The property owner must replat the property to correct the building lines.
- Property owners within 200ft of the site were notified, by mail, of the public hearing and a legal notice was posted in the newspaper, as required by City ordinance.

The applicant proposes an alternative tree preservation and mitigation plan.

- In accordance with Section 16.28.010.L an applicant may file for relief from the tree preservation and mitigation requirements. City ordinance provides a flexible process where an alternative plan may be approved by the Planning and Zoning Commission. The applicant submitted a letter detailing the specific relief requested and an alternative tree preservation and mitigation plan (see attached).
- Criteria for approval:
  1. The proposed alternative tree preservation plan adequately achieves, or is an improvement on, the intent of the requirements of [Section 16.28.010];
  2. It assures quality development that fits in with the character of Benbrook; and

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3. It clearly states the intended preservation objectives.
- Staff supports the applicant's request for relief from the preservation and mitigation requirements.
  - If approved, and prior to removing any trees, the applicant must:
    1. Apply for and receive a tree removal permit;
    2. Pay the required mitigation fee for the removal of any applicable quality tree or secondary tree.
  - The mitigation fee will be held in escrow, as a tree surety deposit, until the final Certificate of Occupancy is obtained. The applicant must request the return of the tree surety deposit, in writing, to receive a refund.
  - Tree removal and mitigation plans, consistent with the alternative tree mitigation plan approved by the Planning and Zoning Commission, must be submitted in conjunction with the final construction plans.

**Staff Recommended Motion:**

Motion to approve Site Plan SP-20-01, subject to staff's analysis provided within the staff report.

Attachments:

1. Location Map
2. Site Plan
3. Conceptual Elevations
4. Landscape Plan
5. Developmental Performance Standards
6. Alternative Tree Preservation Relief Letter (ATP Letter)
7. Alternative Tree Preservation Plans (ATP)