Site Design and Development Feasibility Report

Part 1: Executive Summary
The subject property is currently platted as Lot 2 Block A of the Spire Addition located at 550 E. John Carpenter Freeway, Irving, Dallas County Texas 75062. The northern property line is along E. John W Carpenter Freeway Service Road, with the western property line is along Brim Drive. East and south of the property are private access drives and existing commercial properties. The property is zoned “S-P-2” (Generalized) Site Plan District for childcare services. The property will need to be rezoned to allow multi-family development as “S-P-2” (Generalized) Site Plan District with a basic land use of “R-MF-1” Multi-Family District. The property is located in Las Colinas Area 3, which permits multi-family developments. The proposed vehicle access to the project site is proposed along the southern private access drive. The existing water and sewer facilities are as follows: an existing 12” water line within in the E. John Carpenter Freeway Service Road, and an existing 8” sanitary sewer line and 8” water line on the west side of Brim Drive with existing stubs to the property. There is an existing storm drain system running through the property which will be relocated with the development. The location and availability of the existing utilities serving the project site will be evaluated for condition and capacity to serve the subject property during the site plan and design process. There is no anticipated seller contribution or reimbursement of any site development costs.

In order to evaluate the potential impacts of this redevelopment project and complete this Site Design and Development Feasibility Report, Mycoskie & Associates (MMA) researched applicable development codes, zoning ordinances, land use regulations, existing field conditions and utilities, and other available resources in a full effort of due diligence. To the best of our knowledge, the following report and exhibits are an accurate representation of the requirements for the proposed development. Additional information/city requirements may arise during the development due to changes in rules, policy, regulation, circumstance, or unforeseen/unknown site conditions.

Any person signing this report acknowledges that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.
Part 2: Site Summary

I. Property Identification number for taxing jurisdictions.
   Dallas County Appraisal District: 327616100A0020000

II. Millage rates for all taxing jurisdictions
   • 2019 Tax Rate per $100:
     o City of Irving $0.5941
     o Dallas County $0.2431
     o School Equalization $0.01
     o Parkland Hospital $0.2695
     o Dallas County Community College District $0.124

III. Zoning requirements
    The site is currently zoned “S-P-2” (Generalized) Site Plan District for child care services. We recommend the subject property being rezoned to S-P-2 with a basic land use of R-MF-1.

    Rezoning requires the following items:
    • Application
    • Application fee – $875
    • Legal Description of Property
    • Site Plan (2-9”x12” copies) showing:
      o Date, scale, north arrow, owner information and applicant information
      o Existing boundary lines and dimensions of the property
      o Proposed setbacks
      o Proposed general land uses and building locations
      o Location and size of points of ingress and egress to public streets
      o Centerline of existing watercourses, drainage features, and floodway easements
      o Location, size, and dimension and bearing from a corner of the rezoned property of all existing and proposed streets and alleys
      o Area map indicating neighborhood of property
      o Existing and proposed easements including volume and recording information
      o Landscape and screening plans are required if treatment is considered essential to the arrangement of the development
        • Plans should include screening walls, ornamental planning, lawns and gardens, playgrounds, and tree preservation
The average time required to rezone a planned development is approximately 60-90 days. A zoning case must undergo the following review and actions:

- **Optional Pre-Development Meeting**
  - Submit pre-development meeting request

- **Initial Application**
  - Required documents and information
  - Zoning application fees
  - Deadlines are generally every other Monday at noon, specified in a Planning and Zoning Department Schedule

- **Technical Committee Review**
  - Generally held every Tuesday
  - Applicant will be notified of comments via email. Date of resubmittal will be specified in the email.

- **Planning and Zoning Commission Public Hearing**
  - “Notice of Public Hearing” will be given to all real property owners within 200 feet of the proposed change
  - Public hearings are generally held every other Monday
  - The Planning and Zoning Commission will recommend to approve or deny the proposed zoning change, and the case is automatically forwarded to the next available City Council Public Hearing
    - No formal appeal is needed for cases denied by the commission

- **City Council Public Hearing**
  - A “Notice of Public Hearing” is published in the newspaper at least 15 days in advance of the hearing
  - Public hearings are generally held every other Tuesday
  - The City Council will either approve the zoning change request and subsequently prepare an ordinance, or deny the request, terminating the case and leaving the zoning unchanged
    - If a zoning change request for a property has been denied, a request for zoning change cannot again be made for 6 months after the date of final action by the City Council

IV. **Subdivision requirements**
The average time for the platting process is 60-90 days. A plat may be required to redefine setbacks. A platting case must undergo the following review actions:

- **Initial Application**
  - Submit application
o Plat fee

- Technical Committee Review
  o Committee generally meets every week
  o Applicant will be notified of comments via email. Date of resubmittal will be specified in the email.

- Planning and Zoning Commission Hearing
  o Public hearings are generally held every other Monday
  o The Platting and Zoning Commission will decide to either grant approval, favorable recommendation, disapproval, or denial of the proposed subdivision

- City Council Public Hearing
  o Public hearings are generally held every other Tuesday
  o The City Council will either approve or deny the subdivision
    ▪ If the subdivision is denied, the case is considered closed

- Filing
  o The applicant will submit 1 mylar copy and 2 black line prints to the Planning Department to be signed by the city

V. Development ordinances
The property is located in the Las Colinas community of Irving, and therefore must abide by the development standards in the Las Colinas Master Declaration and Supplementary Declarations where they apply. The following requirements are given for a R-MF-1 district as defined in Zoning Ordinance No. 1144, unless otherwise specified.

- Height - City of Irving
  o 3 stories for a max of 36’
  o Proposed height is 1 story parking, 3 livable stories
  o Final height to be determined during rezoning.

- Density – City of Irving
  o Maximum 18 units per acre
  o Proposed density is 28 units per acre
  o Final density to be determined during rezoning.

- Lot Dimensions – City of Irving
  o Minimum width – 100’
  o Minimum depth – 100’

- Lot Coverage – City of Irving
  o Maximum 50% lot coverage by buildings. Maximum 70% lot coverage by buildings, driveways, and parking spaces
  o Proposed lot coverage by buildings is 31%. 
- Proposed lot coverage by buildings, driveways and parking is 51%.

- **Dwelling Unit Size - City of Irving**
  - Minimum 500 sq. ft. for efficiency units, 650 sq. ft. for 1-bedroom, 900 sq. ft. for 2-bedroom, 1100 sq. ft. for 3-bedroom

- **Parking**
  - A parking requirement reduction may be granted by the City of Irving planning and zoning commission
  - City of Irving requires 1 space per efficiency unit, 1.5 spaces per 1-bedroom, 2 spaces per 2-bedroom, 2.5 spaces per 3-bedroom, 2.5 plus 0.5 spaces for every bedroom over 3
  - Proposed parking per site plan – 141 standard spaces, 15 tandem spaces and 8 accessible spaces for a total of 164 spaces
  - Required parking – 164 spaces
  - Las Colinas parking requirements – 1.1 parking space per residence bedroom (165) or 2.5 per dwelling unit (203), whichever is greater.
  - A variance from the Las Colinas Associations will be required for parking.

- **Setbacks**
  - Street rights-of-way – Per City of Irving
    - Freeway or Expressway – Minimum 100’
      - Can be reduced to 50’ if noise levels at the building face do not exceed 67 leq.
      - Proposed setback is 50’
    - Streets with > 80’ ROW per Master Thoroughfare Plan – 35’ plus 5’ for each story above 2
    - Streets with < 80’ ROW per Master Thoroughfare Plan – 25’ plus 5’ for each story above 2
      - Proposed setback along Brim Drive is 50’
      - Final setback to be determined during zoning.
    - Private access drive – 15’ plus 5’ for each story above 1*
      - Proposed setback along access drive is 20’
      - Final setbacks to be determined during rezoning.
  - Side yard and rear yard – City of Irving
    - Adjacent to other multifamily or nonresidential lot – Minimum 20’ for 1 and 2 story, 25’ for 3 story
  - Setbacks defined for Las Colinas
    - John W. Carpenter Freeway service road – 50’ minimum
    - Public street property line – 30’
• Interior property line – 10’

• Open Space – City of Irving
  o Minimum 30% open space
  o Minimum 25% usable open space, not including required street right-of-way setbacks
  • Usable open space is defined as open space or recreational facility used for recreation, resource protection, or amenity
    o 25% of the usable open space shall be designed for youth oriented recreational facilities
    o Proposed open space is 39.5%.
    o Proposed usable open space is 0.8%.
    o Final open space to be determined during rezoning.
    o A variance to the Zoning Ordinance will be required for usable open space.

• Landscaping
  o A minimum 8’ perimeter landscape area on all side and rear property lines adjacent to nonresidential lots and private access drives
  o A minimum 25’ landscape area adjacent to abutting streets except for driveways and walks
  o A minimum 12’ landscape area adjacent to principle buildings

• Infrastructure
  o This project is an urban infill project, no detention is anticipated.
  o Storm drain extensions may be required to drain the site to existing storm drain infrastructure surrounding the property. An existing 30” system exists on within Brim Drive.
  o There is a private storm drain system running through the property that will be relocated as part of this development.
  o There is an existing 12” water line within the E. John W Carpenter Freeway service road.
  o There is an existing 8” sewer line and 8” water line on the west side of Brim Drive with existing stubs coming to the lot

VI. Fire department requirements
• Irving has adopted the 2015 International Fire Code and has its own amendments to the 2015 code available online.
  o Fire Lane Min. Width: 26 feet
  o Fire Lane unobstructed vertical clearance: 14 feet
• Turning Radii: Minimum 30’ internal radius for a 24’ fire lane.
  Minimum 20’ radius for a 30’ fire lane

VII. Site ingress and egress requirement
  • Site access is shown along the southern private access easement.

VIII. Building codes and local design requirements
  • The City of Irving has adopted the 2014 National Electrical Code with local amendments.
  • The City of Irving has adopted the 2015 International Building Code with local amendments.
  • The City of Irving has adopted the 2015 International Fuel & Gas Code with local amendments.
  • The City of Irving has adopted the 2015 International Mechanical code with local amendments.
  • The City of Irving has adopted the 2015 International Plumbing Code with local amendments.
  • The City of Irving has adopted the 2015 International Residential Code with local amendments.
  • The City of Irving has adopted the 2015 International Energy Conservation Code with local amendments.

IX. Atypical items
Las Colinas requires any improvement in the community be approved in writing by the Architectural Control Committee.

Las Colinas Architectural Control Committee (ACC) review process:
  • Plan Submittal
    o Architectural Control Committee Submission form
    o Fee - $1000 good for 120 days
    o Submit the plans and specifications including:
      ▪ Existing and proposed grades
      ▪ Exterior elevations
      ▪ Lot drainage provisions
      ▪ Locations of all improvements, structures, walks, patios, driveways, fences and walls
      ▪ Exterior materials, colors, textures, shapes
      ▪ Structural design
      ▪ Landscape plans
      ▪ Parking area and driveway plans
• Utility layout
• Exterior illumination
• Approval of fire protection system
• Sign details

• Staff Review
  o Staff reviews plans for any non-compliance items that require resubmittal from owner before ACC review

• ACC Plan Review
  o ACC Commercial Meetings are generally held every other Thursday
  o Approval from ACC is required before construction

Resources:
• Dallas Central Appraisal District http://www.dallascad.org/
• City of Irving Land Use Codes and Ordinances https://www.cityofirving.org/733/Ordinances-and-Updates
• City of Irving Codes and Ordinances https://www.cityofirving.org/322/Codes-and-Ordinances
• City of Irving Planning and Zoning https://www.cityofirving.org/3444/Planning-and-Zoning
• City of Irving Fire Department Inspections https://www.cityofirving.org/412/Inspections
• Las Colinas Architectural Control https://lascolinas.org/architectural-control/

City Contacts:
• J. Oscar Ward – District 5 City Council Member (469) 704-8479
• Steve Reed – Planning and Community Development (972) 721-2422
• Gene Moulden – Planning Manager (972) 721-2611
• Wayne Lee, PE – City Engineer (972) 721-2611
• Dave Springob – Engineering Manager (972) 721-2611
• Lamers Pat – Capital Improvement Program (972) 721-2611
• Las Colinas Association (972) 541-2345

Part 3: Overview of Process, Timing, and Costs

I. Overview of entitlement and site development permitting process and associated timing
  • Approximate time frame from zoning to start of construction is 12-15 months
  • Optional Pre-Development Meeting
• Generally held on Thursdays
  o Email request form and site plan to irving-permits@cityofirving.org

• Submit zoning application
  o Approval of zoning requires public hearing
  o Will require site plan and landscape plans
  o Application process includes: Technical Committee review, Planning and Zoning Commission Public Hearing, commission recommendation, and City Council Public Hearing

• Prepare and submit plat
• Submit Civil Engineering Plans
• Submit Plans and Specifications to the Architectural Control Committee

II. Building permitting process and timing
• Building permit application may be submitted concurrently with the zoning case and platting process.
• Zoning case must have final approval and plats must be approved, signed, and returned to the city prior to permit issuance.
• Plans will be reviewed approximately within one week of submittal. If there are comments, the resubmittal will also be reviewed within one week after submittal.
• Tree removal permits are required and can only be issued after the issuance of the building permit.

III. Cost itemization of all anticipated fees (anticipated impact, site development permit, building permit, and other required fees)
• Grading Permit - $52
• Tree Removal - $52
• Zoning Verification - $50
• Building Permit - $32,805 (405/unit)
• Plan Review – $3,280.50 (10% of Permit Fee)
• Drive Approach - $52
• Retaining Wall - $346
• Fire Alarm - $10,400
• Fire Hydrant Inspection - $52 each
• Irrigation - $160
• Fence Permit - $180
• Sign Permit - $50
• Zoning Fee - $875
• Zoning Case Postponement Request - $250
• Multifamily Concept Plan - $584.
• Minor Plat Application Fee - $500
• Plat Disapproval Reprocesses - $200
• Plat Extension Request - $200
• Landscape Variance - $600
• Las Colinas Architectural Control Submission Fee - $1000
• Certificate of Occupancy - $105
• Inspection Fees – TBD. Fee is 5.50% of construction cost
• Sewer Line Inspection Fee - $350
• 6” Fire Line Inspection - $50
• 1” Irrigation Meter Tap Fee - $3,343
• 2” Domestic Water Tap Fee - $3,583
Attachment: Survey
Attachment: Preliminary Engineered Site Plan