

REGULAR MEETING OF THE CITY OF ALVARADO PLANNING AND ZONING
104 W. COLLEGE
JUNE 6, 2022
6:00 PM

AGENDA

The Planning and Zoning of the City of Alvarado will meet in a Regular Called Session on June 6, 2020 at 6:00 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT:

This is an opportunity for citizens to address the City Council on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. The City Council has no obligation to respond in any matter to comments or questions from the public. Any response from a member of the City Council to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for future City Council meeting.

CONSENT AGENDA:

1. Minutes from the Regular Meeting held on April 4, 2022.
2. Minutes from the Regular Meeting held on May 16, 2022.

NEW BUSINESS:

3. [Public Hearing, consideration and action regarding a proposed zoning change to adopt a planned development zoning ordinance \(PD\) for an approximately 128.673-acre tract of land situated in the JOHN M. ROSS Survey, Abstract No. 737, generally located East of North Cummings Drive and South of County Road 508, where both roads intersect, in Alvarado, Johnson County, Texas. AGAVE TRAIL, LLC is the owner/applicant/developer.](#)

ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf

Regular Planning and Zoning Meeting Agenda

June 6, 2022

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or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: thomasd@cityofalvarado.org. Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

I, the undersigned authority do hereby certify that the above Agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times and said Agenda was posted on June 3, 2020 at 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Emile Moline, Jr

Planning and Development/Economic Development Director

**REGULAR MEETING OF
THE CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE
APRIL 4, 2022 @ 6:00 PM**

MINUTES

The Planning and Zoning of the City of Alvarado met in a Regular Called Session on Monday, APRIL 4, 2022 at 6:00 p.m. in the Council Chambers at City Hall. The following were present for roll call:

Bryan Thornton

Mike McBee

Barbara Fuller

The following were absent for roll call:

Ryan Banister

Gayla Robinson

Mr. Thornton called the meeting to order at 6:00 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – None

CONSENT AGENDA:

Minutes from the Regular meeting held on March 21, 2022.

Mike McBee moved to approve the consent agenda. Second by Barbara Fuller.

Motion was supported three votes in approval and zero votes opposed as follows:

Approved - Bryan Thornton, Mike McBee, Barbara Fuller

Opposed – None

Absent - Ryan Banister, Gayla Robinson

Consideration and action regarding the request for rezoning for property known as a tract of land in the John Dixon Survey, Abstract Number 214, and the Ira Glaze Survey, Abstract Number 313, Alvarado, Johnson County, Texas, from an “A” (Agriculture) to a “PD” (Planned Development) zoning district.

Mike McBee moved to approve the rezoning request. Second by Barbara Fuller.

Motion was supported three votes in approval and zero votes opposed as follows:

Approved - Mike McBee, Barbara Fuller, Bryan Thornton

Opposed – None

Absent - Ryan Banister, Gayla Robinson

Consideration and action regarding Parks of Alvarado Phase 2 and 3 final plats.

Barbara Fuller moved to approve the rezoning request. Second by Mike McBee.

Motion was supported three votes in approval and zero votes opposed as follows:

Approved - Mike McBee, Barbara Fuller, Bryan Thornton

Opposed – None

Absent - Ryan Banister, Gayla Robinson

Adjournment

Chairperson Bryan Thornton adjourned this regular meeting.

Passed and approved this _____ day of _____, 2022

Brian Thornton, Chairperson

Attest:

Beth Walls, City Secretary

**REGULAR MEETING OF
THE CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE
APRIL 4, 2022 @ 6:00 PM**

MINUTES

The Planning and Zoning of the City of Alvarado met in a Regular Called Session on Monday, APRIL 4, 2022 at 6:00 p.m. in the Council Chambers at City Hall. The following were present for roll call:

Bryan Thornton

Mike McBee

Barbara Fuller

The following were absent for roll call:

Ryan Banister

Gayla Robinson

Mr. Thornton called the meeting to order at 6:00 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – None

CONSENT AGENDA:

Minutes from the Regular meeting held on March 21, 2022.

Mike McBee moved to approve the consent agenda. Second by Barbara Fuller.

Motion was supported three votes in approval and zero votes opposed as follows:

Approved - Bryan Thornton, Mike McBee, Barbara Fuller

Opposed – None

Absent - Ryan Banister, Gayla Robinson

Consideration and action regarding the request for rezoning for property known as a tract of land in the John Dixon Survey, Abstract Number 214, and the Ira Glaze Survey, Abstract Number 313, Alvarado, Johnson County, Texas, from an “A” (Agriculture) to a “PD” (Planned Development) zoning district.

Mike McBee moved to approve the rezoning request. Second by Barbara Fuller.

Motion was supported three votes in approval and zero votes opposed as follows:

Approved - Mike McBee, Barbara Fuller, Bryan Thornton

Opposed – None

Absent - Ryan Banister, Gayla Robinson

Consideration and action regarding Parks of Alvarado Phase 2 and 3 final plats.

Barbara Fuller moved to approve the rezoning request. Second by Mike McBee.

Motion was supported three votes in approval and zero votes opposed as follows:

Approved - Mike McBee, Barbara Fuller, Bryan Thornton

Opposed – None

Absent - Ryan Banister, Gayla Robinson

Adjournment

Chairperson Bryan Thornton adjourned this regular meeting.

Passed and approved this _____ day of _____, 2022

Brian Thornton, Chairperson

Attest:

Beth Walls, City Secretary

**REGULAR MEETING OF
THE CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE
MAY 16, 2022 @ 6:00 PM**

MINUTES

The Planning and Zoning of the City of Alvarado met in a Regular Called Session on Monday, May 16, 2022 at 6:00 p.m. in the Council Chambers at City Hall. The following were present for roll call:

Mike McBee

Ryan Banister

Gayla Robinson

Barbara Fuller

The following were absent for roll call:

Bryan Thornton

Mr. McBee called the meeting to order at 6:12 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – None

CONSENT AGENDA:

1. Minutes from the Regular meeting held on April 4, 2022.

Tabled until the next meeting.

Consideration and action regarding Mainali Addition, Block 1, Lots 1 & 2 final plat.

Public Hearing was opened at 6:15 p.m. and closed at 6:17 p.m. No comments from the public were made. Emile Moline presented the replat request. Ryan Banister moved to approve the replat. Gayla Robinson second. Motion was supported four votes in approval and zero votes opposed as follows:

Supported - Ryan Banister, Gayla Robinson, Barbara Fuller, Mike McBee
Opposed – None
Absent – Bryan Thornton

Public Hearing, to hear comments for or against a proposed zoning change to adopt a planned development zoning ordinance (PD) for an approximately 128.673-acre tract of land situated in the JOHN M. ROSS Survey, Abstract No. 737, generally located East of North Cummings Drive and South of County Road 508, where both roads intersect, in Alvarado, Johnson County, Texas. AGAVE TRAIL, LLC is the owner/applicant/developer.

Public Hearing called at 6:19p.m. to hear comments regarding Agave Zoning. The Hearing was closed at 6:27 p.m.

Consideration and action regarding the request for proposed zoning change to adopt a planned development zoning ordinance (PD) of property, an approximately 128.673-acre tract of land situated in the JOHN M. ROSS Survey, Abstract No. 737, generally located East of North Cummings Drive and South of County Road 508, where both roads intersect, in Alvarado, Johnson County, Texas. AGAVE TRAIL, LLC is the owner/applicant/developer.

Motion was made by Gayla Robinson in support of proposed zoning change. Item died due to lack of a second.

Adjournment

Acting chairperson Mike McBee adjourned this regular meeting.

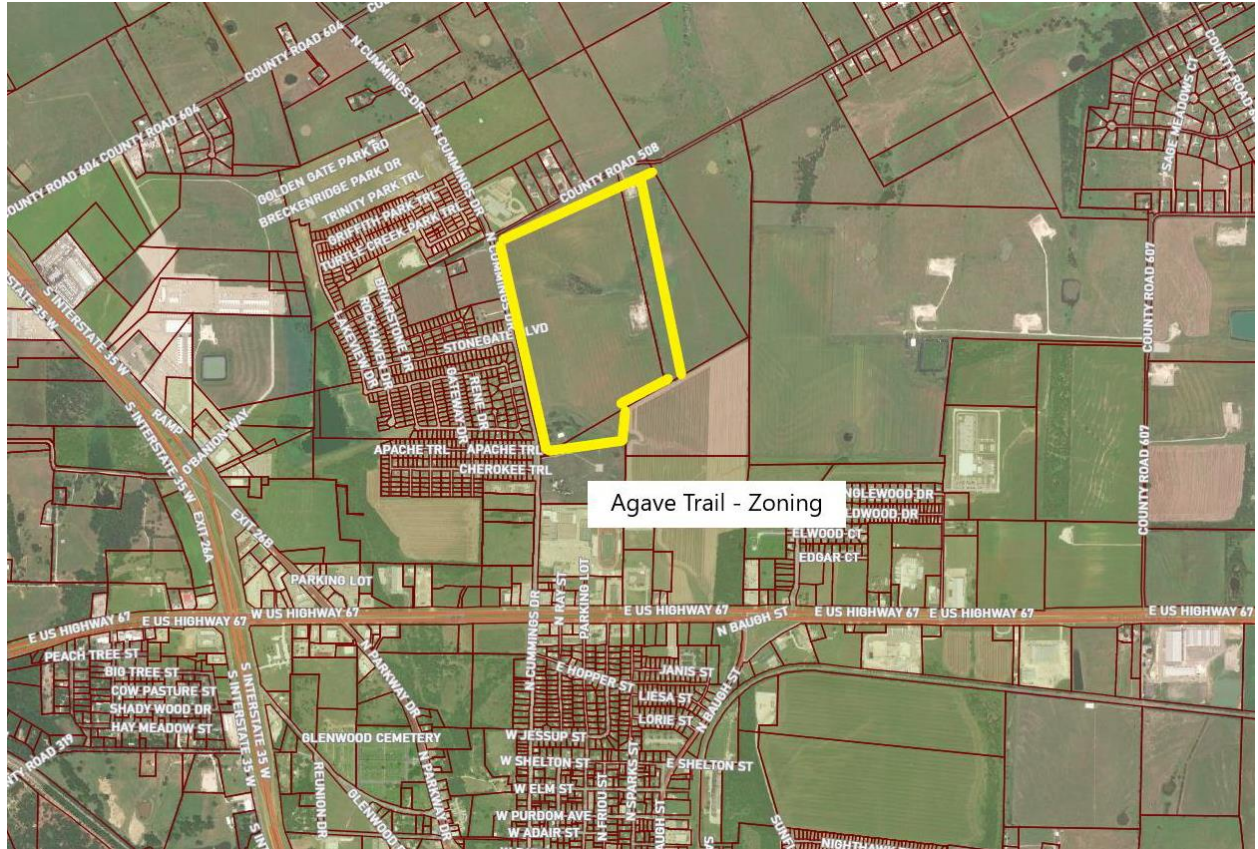
Passed and approved this _____ day of _____, 2022

Brian Thornton, Chairperson

Attest:

Beth Walls, City Secretary

Agave Trail – Location Reference



CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 8.30.21 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Will Gladbach, DE Corp. PH: (214) 304.9636

MAILING ADDRESS: 3030 LBJ Freeway, Ste 910, Dallas, TX 75234

APPLICANT IS THE: ENGINEER/REPRESENTATIVE
OWNER / LEASER / PURCHASER OF THE PROPERTY.

NAME OF OWNER: AGAVE TRAIL DEVELOPMENT PH: (817) 897.7737

MAILING ADDRESS: 300 LAMAR ST., ROANOKE, TX 76262

STREET ADDRESS OF PROPERTY: 1220 N. CUMMINGS DR ACREAGE: 128.673

LEGAL DESCRIPTION: SEE ATTACHED

PRESENT ZONE OF PROPERTY: N/A PRESENT USE: AGRICULTURE

REQUESTED ZONE: Multi Family & PD-40-foot lot width PROPOSED USE: Multi Family & RESIDENTIAL

REASON FOR CHANGE: ANNEXATION, RESIDENTIAL DEVELOPMENT

USAGE OF ADJACENT PROPERTY NORTH: Elementary School; Residential

SOUTH: Open-Proposed H.S.; Jr H.S.

EAST: Agricultural - proposed residential

WEST: Residential

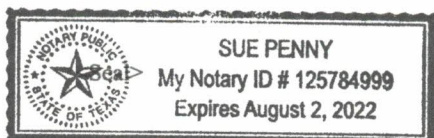
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: [Signature]

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: [Signature]

SWORN TO AND SUBSCRIBED before me this 3rd day of September, 2021, by the person whose signature appears directly above.



[Signature]
Notary Public in and for The State of Texas.
My Commission expires Aug 2, 2022

Agave Trail Planned Development: single-family residential district: Exhibit L-1

- (a) *Purpose.* The Agave Trail district is applied in an area where smaller residential lots are appropriate and in areas of transition between institutional and commercial uses along US 67 and the existing single-family residential district. This district also functions as a buffer or transition between the future major arterial North Cummings Drive and future residential developments to the east.
- (b) *Permitted uses and parking regulations.* In the PD single-family residential district, no building or land shall be used and no building shall be hereafter erected, placed, reconstructed, altered or enlarged, unless otherwise provided in this chapter, except for the following uses:

USE	PARKING REGULATIONS
Accessory building to main use	0 spaces
Home occupation	0 spaces
Park, playground or recreation center (public or private)	1 space per acre plus additional parking per facility constructed as herein provided
Private open space as a part of a planned residential development	0 spaces required
Single-family dwelling, detached	2 enclosed spaces per unit, must be attached to the main structure
Swimming pool, private	1 space for each 100 square feet of gross water surface and deck area

- (c) *Development requirements.*

Minimum lot area:	4,500 square feet
Minimum lot width:	40 linear feet
Minimum lot depth:	120 linear feet
Minimum front yard:	20 linear feet
Minimum side yard:	5/10 linear feet ¹
Minimum rear yard:	10 linear feet
Maximum ground coverage:	45% / 60% ²
Maximum density per acre:	4.00 DU
Height:	35 linear feet

¹ The first number in the column is the required setback for a side yard not abutting a street; the second number is the required setback for a side yard abutting a residential street.

² The first number in the column refers to coverage by primary buildings; the second number refers to coverage by all buildings.

- (d) *Specific uses.* Agave Trail Home-Owners Association covenants shall describe the specific uses allowed in the PD district when authorized under this provision.
- (e) *Special construction requirements.*
- (1) All outside walls of the ground floor of every residential structure shall be constructed of 100 percent masonry, masonry-type products, and/or glass. It is provided, however, that up to, but not exceeding, 20 percent of the outside walls may be covered or constructed of other materials for decorative, architectural or other design purposes. Such other material shall be impervious material that is required for outside walls by the residential building code mandated by the state and the ordinances of the city.
 - (2) *Attic space.* All residential structures must have at least six feet of attic space from the attic floor to the highest point of the attic framing.
 - (3) *Architectural Style / Living space.* 70% of residential structures shall be of a Farmhouse style; whereas, all residential structures must have at least 1,200 square feet of living space.

Alvarado Trail: Multi-Family Development Standard Exhibit L-2

Sec. 42-28. MF multifamily residential district.

- (a) *Purpose.* The MF district allows medium to high density multifamily development. This district is intended to be a buffer or transition zone from major streets and nonresidential uses to lower density residential zones. Density in this district does not ordinarily exceed 15 units per gross acre but can reach a maximum of 25 units per gross acre if special fire protection requirements are observed.
- (b) *Permitted uses and parking regulations.* In the MF district, no building or land shall be used and no building shall be hereinafter erected, placed, reconstructed, altered or enlarged, unless otherwise provided in this chapter, except for the following uses:

USE	PARKING REGULATIONS
Accessory building to main use	1 space per employee to be occupying the building
Carport	0 spaces
Concrete, asphalt batching plant (temporary)	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space for each 1,000 square feet of gross floor area, whichever is greater
Construction yard (temporary)	1 space per employee to be occupying the area
Electrical transmission line	0 spaces
Field or sales office, temporary	1 space per employee
Home occupation	0 spaces
Local utility distribution lines	0 spaces
Multiple-family residence	For residence 1-99 units, 1.5 spaces per unit For residence over 100 units, 1.5 spaces per unit with 20% being a covered space
Park, playground or recreation center (public)	1 space per acre plus additional parking per facility constructed as herein provided
Private open space as a part of a planned residential development	0 spaces required
Railroad track and right-of-way	1 space per employee
Residence hotel	1 space for each sleeping room per unit, plus 1 space for each 300 square feet of commercial floor area
Retirement housing	1 space for each 6 beds per unit
Sewage pumping station	0 spaces
Single-family dwelling, attached or detached	2 enclosed spaces per unit, must be attached to the main structure
Swimming pool, private	1 space for each 100 square feet of gross water surface and deck area
Telephone line	0 spaces
Townhouse or row dwelling	2 spaces per unit, 1 covered
Transit station or turnaround	1 space per intended user
Two-family dwelling	2 spaces per unit, 1 covered
Water pumping station or well	0 spaces

(c) *Development requirements.*

Minimum lot area:	10,000 square feet or 1,500 square feet per DU, whichever is greater ¹
Minimum lot width:	For multifamily, townhouse and zero lot line lots, 20 linear feet per ground floor unit plus the side yard setback. For all other permitted uses, 60 linear feet.
Minimum lot depth:	120 linear feet
Minimum front yard:	25/35 linear feet ²
Minimum side yard:	8/25 linear feet ³
Minimum rear yard:	25 linear feet ⁴
Maximum ground coverage:	60/65 ⁵
Maximum density per acre:	15.0/25.0 DU
Height:	45 feet ⁶

¹ Minimum lot size for townhouses shall be 3,000 square feet per dwelling unit. Minimum lot size for all other permitted uses shall be 10,000 square feet or 1,500 square feet per dwelling unit, whichever is greater.

² The first number in the column is the required setback for a front yard abutting a residential street; the second number in the column is the required setback for a front yard abutting a collector or major street.

³ The first number in the column is the required setback for a side yard not abutting a street; the second number is the required setback for a side yard abutting a street. If a side yard is adjacent to a single-family residential district, there shall be a 25-foot setback and a 60-foot setback from the adjacent property line for buildings in excess of one story in height. If more than one building is located on the same lot, there shall be a ten-foot separation between buildings without openings (windows) and a 15-foot separation between buildings with openings.

⁴ If a rear yard is adjacent to a single-family residential district, there shall be a 25-foot setback and a 60-foot setback from the adjacent property line for buildings in excess of one story in height. If more than one building is located on the same lot, there shall be a ten-foot separation between buildings without openings (windows) and a 15-foot separation between buildings with openings.

⁵ The first number in the column refers to coverage by primary buildings; the second number refers to coverage by all buildings.

⁶ The height of any multifamily building sited on a lot adjacent to an area zoned for single-family dwellings or where single-family dwellings of one story in height exist shall be limited to one story for a distance of 60 feet from the single-family district boundary or the lot on which the single-family dwelling is located.

(d) *Specific uses.* The following specific uses are allowed in the MF district when authorized under the provisions of section 42-45:

USE	PARKING REGULATIONS
Assisted living facility	1 space per employee to be occupying the building
Bed and breakfast inn	2 enclosed spaces per unit, must be attached to main structure
Boarding home facility	1 space per employee to be occupying the building
Cemetery or mausoleum	1 space per employee plus 1 space for every 1,000 square feet of gross floor area

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Child care center	1 space per ten pupils/clients (design capacity)
Church, rectory, place of worship	1 space for every 4 seats in the main auditorium
College or university	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Community center, private	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Community center, public	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Community home	1 space per employee to be occupying the building
Country club (private)	1 space for each 250 square feet of gross floor area or for every 5 members, whichever is greater
Dormitory	1 space for each 2 beds
Electrical substation	1 space per employee
Gas metering station	1 space per employee
Golf course	Minimum of 30 spaces
Hospital (acute care)	1 space for every 2 beds
Hospital (chronic care); long term health care facility	1 space for each 2 beds
Household care facility	1 space per employee
Household care institution	1 space per employee
Library	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Nursery school, kindergarten	1 space per 10 pupils/clients (design capacity)
Public or private franchised utility, excluding office buildings, garages, shops, railroad yards, loading yards, and warehouses	1 space per employee
Radio, TV or microwave operation, amateur. (See further regulations in section 42-55(i))	1 space per employee
Registered family home	1 space per employee
School, private (primary and/or secondary)	1 space for each four seats in the main auditorium or 1 space for each classroom plus 1 space for each 2 students, whichever is greater
School, public (primary and/or secondary)	1 space for each four seats in the main auditorium or 1 space for each classroom plus 1 space for each 2 students, whichever is greater
Servant's, caretaker's or guard's residence	1 space per unit
Service yards of government agency	1 space per employee

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(Supp. No. 8)

Sewage treatment plant	1 space per employee
Swimming pool, commercial	1 space for each 100 square feet of gross water surface and deck area
Water storage, elevated or ground	0 spaces
Water treatment plant	1 space per employee

- (e) *Additional parking requirements.* At least 20 percent of the parking required to be provided shall be designated visitor parking only. A minimum of 50 percent of the required parking spaces of a multifamily development shall be either an attached enclosed garage or a detached multi-car covered parking structure. Detached covered parking shall function unobtrusively and shall be compatible with the main buildings of the multifamily development in terms of materials design, style and color. Detached covered parking structures, if used, shall be located near the building served. No detached covered parking structure shall accommodate more than ten parking spaces or be located closer than ten feet to another parking structure. When garages are used within dwellings, one-car garages shall be a minimum of ten feet wide and 20 feet long.
- (f) *Leasing office/clubhouse required.* A leasing office shall be constructed with each multifamily development. A clubhouse, which shall be available to all residents of the development, with a minimum of 2,500 square feet in size shall be provided for any multifamily development of 200 units or less; a minimum of 3,500 square feet in size for 201 to 350 units; and 4,000 square feet for 351 or more units.
- (g) *General landscaping and screening provisions.*
- (1) A standard ten-foot wide landscaped screening buffer meeting the requirements of section 42-58(f). shall be constructed around the entire perimeter of the multifamily lot or premises. Not less than one tree shall be planted and maintained for each 25 linear feet or portion thereof the landscaped buffer strip. Each tree used in landscaped open space buffer strips shall be not less than six feet in height upon planting and shall have a caliper of not less than two inches measured 12 inches from the ground.
 - (2) Border fencing of wood or masonry of not less than six feet in height shall be installed by the owner, builder or developer at the time of construction of any multifamily complex, along the property line on any perimeter not abutting a public street or right-of-way. This screening shall be maintained throughout the existence of the multifamily complex by the owner of the complex.
- (h) *Refuse facilities.* Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way. There shall be available at all times at least six cubic yards of refuse container per 30 multifamily dwelling units. For complexes with less than 30 units, no less than four cubic yards of refuse container shall be provided. Each refuse facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by an opaque fence or wall of wood or masonry not less than six feet nor more than eight feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy city public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.
- (i) *Special fire protection requirements.*
- (1) For multifamily densities of greater than 15 units per acre, each building in the development shall contain an automatic sprinkler system to be installed at the time of construction, and thereafter operated in accordance with currently applicable fire safety codes.
 - (2) In addition, each unit in any multistory design, regardless of density, shall be provided with two points of entry and exit with each providing separate access to places of safety in the event of fire or other emergency.
- (j) *Masonry requirements.*

-
- (1) All single-story buildings hereafter constructed or placed in the MF district shall have at least 75 percent of the exterior wall surface constructed of masonry and/or glass pane.
 - (2) All buildings having more than a single story hereafter constructed or placed in the MF district shall have at least 50 percent of the exterior wall surface constructed of masonry and/or glass pane.
 - (3) All additions hereafter constructed to buildings in the MF district shall have at least 50 percent of the exterior wall surface constructed of masonry and/or glass pane.
- (k) *Courts and open space requirements.*
- (1) *Courts.* Where an apartment building is erected so as to create inner courts, the faces of all opposite walls in such courts shall be a minimum distance of 30 feet apart and no balcony or canopy shall extend into such court area for a distance greater than five feet.
 - (2) *Usable open space.* Each lot or parcel of land which is used for multifamily residences shall provide on the same lot or parcel of land usable open space in accordance with the table below:
 - a. Usable open space requirements are as follows:

Number of Bedrooms or Sleeping Rooms	Square Feet
One or less	600
Each additional bedroom over one	300

 - b. In those instances where a parcel of land has been zoned for multifamily use with a specific use permit or planned development classification and the permitted densities do not conform exactly with those permitted in the MF district, usable open space shall be provided in accordance with that required for the multifamily zoning district which most closely approximates the density permitted under the SUP or PD.
 - c. In meeting this requirement, a credit of three square feet may be applied for each square foot utilized for swimming pools and adjacent decks, patios, or lounge areas within ten feet of a pool; developed and equipped children's play areas; and usable portions of recreational buildings. Tennis courts are specifically excluded from this increased credit allowance. At the time of site plan approval, the city council may allow a credit not to exceed ten percent of the total required usable open space for adjacent and immediately accessible public parks. The combined credit for areas calculated at a three-to-one basis and for public parks shall not exceed 50 percent of the total usable open space for an individual lot or parcel of land.
 - d. At the time of site plan approval, the city council may give full or partial credit for open areas that exceed the maximum slope, if it is determined that such areas are environmentally significant and that their preservation would enhance the development.
- (l) *Site plan required.* A site plan, meeting the requirements of section 42-56, site plan requirements, shall be required for each development application for any permitted use in the MF district.
- (Ord. No. 2015-005, § 1, 4-20-2015)