



Agenda Briefing

Date of Meeting: October 1, 2019

Submitting Department: Building Department

Date Submitted:

Prepared By: Sean Landis

Presenter: Sean Landis

Will there be a guest/visitor presenter who is not an employee?: Yes No

What is this person's first and last name and affiliation to this item?:

Subject:

Request for approval for amendments to the Chesapeake Bay Senior Living Community Planned Unit Development II (PUD).

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Executive Summary:

Background/Issue (What prompted this need?):

April 21, 2015, City Council along with the Planning and Zoning Commission approved the Chesapeake Bay Luxury Seniors Community, Planned Unit Development Plan. The approved plan consists of 259 units of age restricted multifamily units.

May 2, 2017, City Council approve Ordinance # 2017-04 creating Chesapeake Bay II Planned Unit Development (PUD).

The PUD contains the following:

1. Phase I, which consists of an additional 48 units of one story apartment units with attached garages. The units are proposed to be constructed on an additional 4.5156 acre tract of land located to the east of the originally approved 11.7726 acre tract of land.

2. Phase II, which consists of Light Commercial Retail and Mini Storage Warehouse. The Light Commercial will include 5000 square feet of C-1 (Light Commercial) retail space with the exception that restaurants shall be an allowable use by right and not require a conditional use permit. The Mini Warehouse is proposed to be a 3 story, 135,600 square feet climate controlled facility.

3. Phase III, which consists of an additional 90 units of one story apartment units with attached garages and an additional 2,000 square foot clubhouse. The units are proposed to be constructed on an additional 7.846 acre tract of land located to the southeast of the originally approved 11.7726 acre tract of land.

April 3, 2018, City Council approved Ordinance 2018-09 that created the following amendments to the Chesapeake Bay II PUD:

1. Phase II, Retail/Storage: Building One consist of 66,300 s.f. of climate controlled storage along with 5,000 s.f. of retail. The Building Two consist of 58,300 s.f. of climate controlled storage.

2. Phase III, 90 units of one story apartment units: Divide Phase III, creating a new Phase IV. The modified Phase III consist of 42 units of one story age restricted apartment units with attached garages. Phase IV consist of a three story, 92 units age restricted apartment building.

October 1, 2019: Amendment Request – Chesapeake Bay II Planned Unit Development

Seaside Lodge at Chesapeake Bay (the “Project”) is a 92-unit affordable housing development for seniors approved as Phase 4 in the Chesapeake Bay II Planned Unit Development (“PUD”). The Project is being funded in part by an allocation of funds from the Harris County Community Services Department through its Hurricane Harvey Disaster Recovery Funding RFP.

Like much of Seabrook, the Project site lies within the 100-year floodplain. A condition of the Harris County funding is that the Project have a finished floor elevation which is 24” above the 500-year floodplain.

Designing the Project to comply with the County finished floor elevation requirement may result in a building height above what is currently allowed in the PUD. We are requesting that the 40’ building height limitation be increased to 55’ for Phase 4 only. This gives the Project the flexibility to move forward in the design process and begin construction as soon as possible. The exterior finishes of the Project will still comply with the current PUD requirements.

The Developer is requesting the following PUD amendments:

D. Development Regulations

1. Maximum height of structures: 3 stories, but no more than 40 feet above ground level except as follows:

(a) Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional height not to exceed 15 feet above the maximum height allowed for the structure to which it is affixed.

(b) Satellite Dish Antennas as permitted by the City's accessory use regulations and towers and antennas and permitted by Article VII, regulating telecommunication towers and antennas.

(c) Buildings located within Phase 4 are limited to 3 stories, but not more than 55 feet above ground level. The measurement shall be taken from the finished ground elevation to the mean roof height (No other height exceptions shall apply).

Budget Analysis/Funding Comments: N/A

Expenditure Required: \$N/A

Budgeted Amount: \$N/A **Source of Funds/Funding Account:** N/A

Not Budgeted: If approved, the following will be included in the next Budget Amendment and \$N/A will be added to Revenue Account: N/A and \$N/A added to Expenditure Account: N/A

1295 Form Required? Yes No

Name of Applicant (if applicable) : WMF Investments (Bill Friedrichs)

Legal Description/Location (if applicable):

Being approximately 16.2707 acres of land consisting of two (2) tracts, tract 1, Being a 12.4890 acre tract of land more or less, in the Ritson Morris League, Abstract 52, and Being all of those certain tracts described in conveyances to William M. Friedrichs, Jr., recorded at the Harris County Deed of Records Nos. RP-2017-243278 and RP-2017-547992; and tract 2, Being a 3.7817 acre tract of land out of Farm Lot 1 of the Ritson Morris League Survey, Abstract 52, Harris County, Texas.

This property is located east of Repsdorph Road, south of Brummerhop Park and north of Larrabee Street.

Supporting Materials Attached:

1. Application
2. Proposed amended Chesapeake Bay II (PUD) Language
3. Ordinance No. 2019-27
- 4.
- 5.

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

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Recommended Placement on Agenda: Specific Public Hearing/New Business

Recommended Action:

Reviewed by Department Director, if applicable

Reviewed by Finance Director, if applicable

Reviewed by City Attorney, if applicable

Reviewed by City Manager