



Information

MEMORANDUM

TO: Mayor and City Council

FROM: Gary D. Greer
City Manager

DATE: November 4, 2014

SUBJECT: Detailed Site Plan for Mercer Crossing apartments (Phase 2) 11700 Luna
Resolution No. 2014-097

Existing Conditions:

The first phase of this multi-family development was approved in July 2012 with the adoption of Ordinance No. 3190 amending PD-88. The amendment created a new Mid-Density Residential subdistrict allowing multi-family development. The City also approved a Conceptual Site Plan (Resolution No. 2012-052) for the Mercer apartment project (Phase One). Phase One, which includes 300 units is nearing construction completion and has started the leasing process (See Phasing).

The 17 acre site is located on the northeast corner of the Luna Road and Knightsbridge Road intersection. Phase One comprises 10 acres and Phase Two comprises 7 acres. This multi-family community will contain approximately 510 dwelling units upon completion. The community, will include a community center and leasing office, two community pools, two pocket parks, a walking trail, and an extensive network of sidewalks connecting the residential buildings.

The applicant is now proposing to construct the second phase of this development on the southern 7 acres of this overall site.

To the east of the site is undeveloped land with wetlands. To the south is the Church of Mar Thoma. To the west of the site is Luna Road and two existing multi-story office buildings, and the two hotels (Omni and Double Tree). To the north of the site is a tributary of Colinas

Crossing Lake and the Elm Fork of the Trinity River. North of this tributary is a small narrow strip of undeveloped land with frontage along the eastbound service road of I-635.

Overall Site Design:

The proposed Detailed Site Plan is consistent with the approved Conceptual Site Plan outlined in Resolution 2012-052.

Phase Two

Phase Two of the project is the southernmost 7 acres of the site. It will consist of seven (7) residential buildings and a pool. Phase Two will contain 210 dwelling units. The dwelling units will be either one (71 units) or two bedroom (139 units) apartments. The applicant is proposing 6 different one bedroom floor plans, ranging from 686 square feet to 864 square feet. They are proposing 4 different two bedroom designs, ranging from 1,098 square feet to 1,305 square feet (See Floor Plans).

Exterior Construction Materials

All residential buildings will be three stories and be constructed of at least 75% masonry material (stone or brick). All sloped roofs throughout the project will be standing-seam metal roofs (See Elevations). The applicant is proposing using more stone on the exterior of the Phase Two buildings (50%) than used on Phase One (30%)

The applicant is proposing an extensive list of amenities within each of the units. These amenities include such items as private balconies or patios, granite countertops, engineered hardwood flooring, kitchen pantries, walk-in closets, and minimum 9' high ceilings.

Parking

This phase of the development proposes to provide 412 total parking spaces. The City requires 294 total parking spaces this phase. Approximately 84 garaged parking spaces and 59 carport parking spaces, 171 traditional surface spaces, and 28 tandem parking spaces will be provided in this phase.

Tandem parking spaces are located immediately in front of the assigned garaged parking spaces. These tandem parking spaces allow residents with two cars to park both cars "back to back" in close proximity of each other.

Open Space and Landscaping

The Detailed Site Plan contains approximately 20% natural or landscaped open space. These landscaped areas include one small pocket park, landscaped front yards along both Luna Road and Knightsbridge, landscaping along the proposed pedestrian trail on the eastern edge of the project, landscaped parking islands and streetscape areas throughout both phases, and

the community pool area. The proposed landscaping and open space areas for Phase Two are consistent with the approved Conceptual Site Plan (See Landscape Plan).

The applicant is also proposing to extend the 10' wide concrete trail from Phase One to the north through Phase Two and the southern property boundary. This proposed trail system will connect with the existing lakeside trail system west of Luna Road.

Utilities

All utilities for the project are to be placed underground.

Comprehensive Plan:

The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District. In the West Side Plan, residential development was limited to the north side of Colinas Crossing Lake (PD-81). In addition, the plan specified no more than 5,000 additional dwelling units should be permitted west of the Stemmons Freeway (I-35 East). To date, approximately 1,420 dwelling units have been approved or constructed on the West Side.

Thoroughfare Plan:

This portion of Luna Road is currently a six lane divided boulevard. Provident has modified the median within Luna to create a new left-turn lane into the main entrance of the project. No parallel parking will be required along Luna Road. Knightsbridge Road is currently a 4 lane divided public street. The applicant will be required to modify Knightsbridge to allow parallel parking, sidewalks and street trees along the westbound lanes.

Public Response:

No public hearing is required for approval of a Detailed Site Plan in PD-88. Therefore no notification letters were sent out by the City. As of October 27th, no letters of opposition have been received.

Possible Council Action:

1. Motion to approve Resolution No. 2014-097 approving a Detailed Site Plan for Mercer Crossing Apartments (Phase 2), located at 11700 Luna Road.
2. Motion to approve Resolution No. 2014-097 approving a Detailed Site Plan for Mercer Crossing Apartments (Phase 2), located at 11700 Luna Road, with modifications.
3. Motion to table the issue for further review or to take no action.