

STAFF REPORT

Case Number: 12-SP-07
Request: Approval of the Detailed Site Plan
Address: 11700 Luna Road
Lot Size: 10.06 Acres
Petitioner: Provident Realty Advisors (Mercer Luna LP)

Existing Conditions:

This proposed multi-family development was approved in July 2012 with the adoption of Ordinance No. 3190 amending PD-88. This 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 Provident apartment project. This approved site plan consists of approximately 17 acres (See Conceptual Site Plan).

The 17 acre site is located on the northeast corner of the Luna Road and Knightsbridge Road intersection. This multi-family community will contain approximately 513 dwelling units. This community was proposed to be developed in to two phases. The proposed 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 16 residential buildings.

Provident is now proposing to construct the first phase of this development on the northern 10 acres of this overall site.

To the east of the site is undeveloped land with substantial wetlands. To the south is a small southern section of Knightsbridge Road and 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 very consistent with the approved Conceptual Site Plan outlined in Resolution 2012-052. Provident, however, has deviated from this approved plan by adding a series of free standing carports within the surface parking. This deviation is outlined in more detail later in this report (See Carport Section).

Phase One

Phase One of the project is the northernmost 10 acres of the property. It will consist of nine (9) residential buildings and a leasing office/community center and pool. Phase One will contain 299 dwelling units. The majority of the dwelling units will be either one or two bedroom apartments (287 units). Provident is proposing 8 different one bedroom floorplans, ranging from 686 square

feet to 1,041 square feet. They are proposing 6 different two bedroom designs, ranging from 1,098 square feet to 1,318 square feet. Both proposed three bedroom designs contain 1,463 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 Site Plan, Elevations, and Renderings-- Attachments 6 and 7). The design of the proposed leasing office has also been submitted. This building also meets the 75% masonry requirement and metal roof material (See Leasing Office Elevation).

Provident 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 (See Proposed Amenities).

Parking

The development proposes to provide 832 total parking spaces. The City is requiring 718 total parking spaces for both phases.

In Phase One, the applicant is proposing to develop 299 dwelling units sharing 425 parking spaces. Approximately 122 garaged parking spaces will be provided in this phase. Approximately 255 traditional surface parking spaces will also be installed in Phase One. In addition, the applicant proposes to develop 48 tandem surface parking spaces within 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. The combination of garaged and traditional surface parking spaces for Phase One totaled 425 spaces. The City is requiring 419 spaces within Phase One.

Carports

Provident is proposing adding 10 freestanding carports within the interior surface parking areas (See Site Plan and Landscape Plan –Attachments 3 and 5). Each carport structure will provide shelter for 8 vehicles (total of 80 additional sheltered spaces). These proposed carports will be constructed of painted or coated metal, including a standing seam roof. These carports were not shown on the approved 2012 Conceptual Site Plan, however Provident feels these additional cover parking spaces will make the development more marketable.

Street Type Modification

Last July, with their proposed amendments to PD-88, Provident included creation of several new street types (E 1, E-2, E-3). Provident felt these street modifications were necessary to create a more residential environment for the community. Street Type E-2 was the proposed modification for Luna Road. This modification included narrowing the travel lanes from 6 lanes to 4 lanes,

and creating parallel parking on both sides of the street. After reviewing the current speeds and traffic volume along Luna Road, City Staff is recommending elimination of the parallel parking along Luna Road. Provident has complied with this recommendation and eliminated the parallel parking on Luna. An 8' sidewalk will extend along the east side of Luna Road and a double row of canopy trees are proposed to create shade and a landscaped buffer between the road and the apartments (See E2 Street Type-Attachment 15). This proposed sidewalk will be linked to the 10' trail system surrounding the project. A special pedestrian crosswalk is also proposed at the northern end of the project to connect the eastside sidewalk and trail with the larger trail system on west side of Luna surrounding Colinas Crossing Lake (See Crosswalk).

No other street types are being modified with this Detailed Site Plan submittal.

Open Space and Landscaping

The Conceptual Site Plan contains approximately 25% landscaped open space. These landscaped areas include two small pocket parks (one in each phase), landscaped front yards along both Luna Road and Knightsbridge, landscaping along the proposed pedestrian trail on the northern and eastern edge of the project, landscaped parking islands and streetscape areas throughout both phases, and the two community pools areas. The proposed landscaping and open space areas for Phase One are consistent with the approved Conceptual Site Plan (See Landscape Plan).

The applicant is also proposing a 10' wide concrete trail to extend along the northern and eastern edge of the development. This proposed trail system will connect with the existing lakeside trail system west of Luna Road. The applicant has agreed to provide a special at grade pedestrian crossing across Luna Road connecting the trail system to the western lake trail. (See Site Plan and Proposed Luna Pedestrian Crosswalk).

Comprehensive Plan:

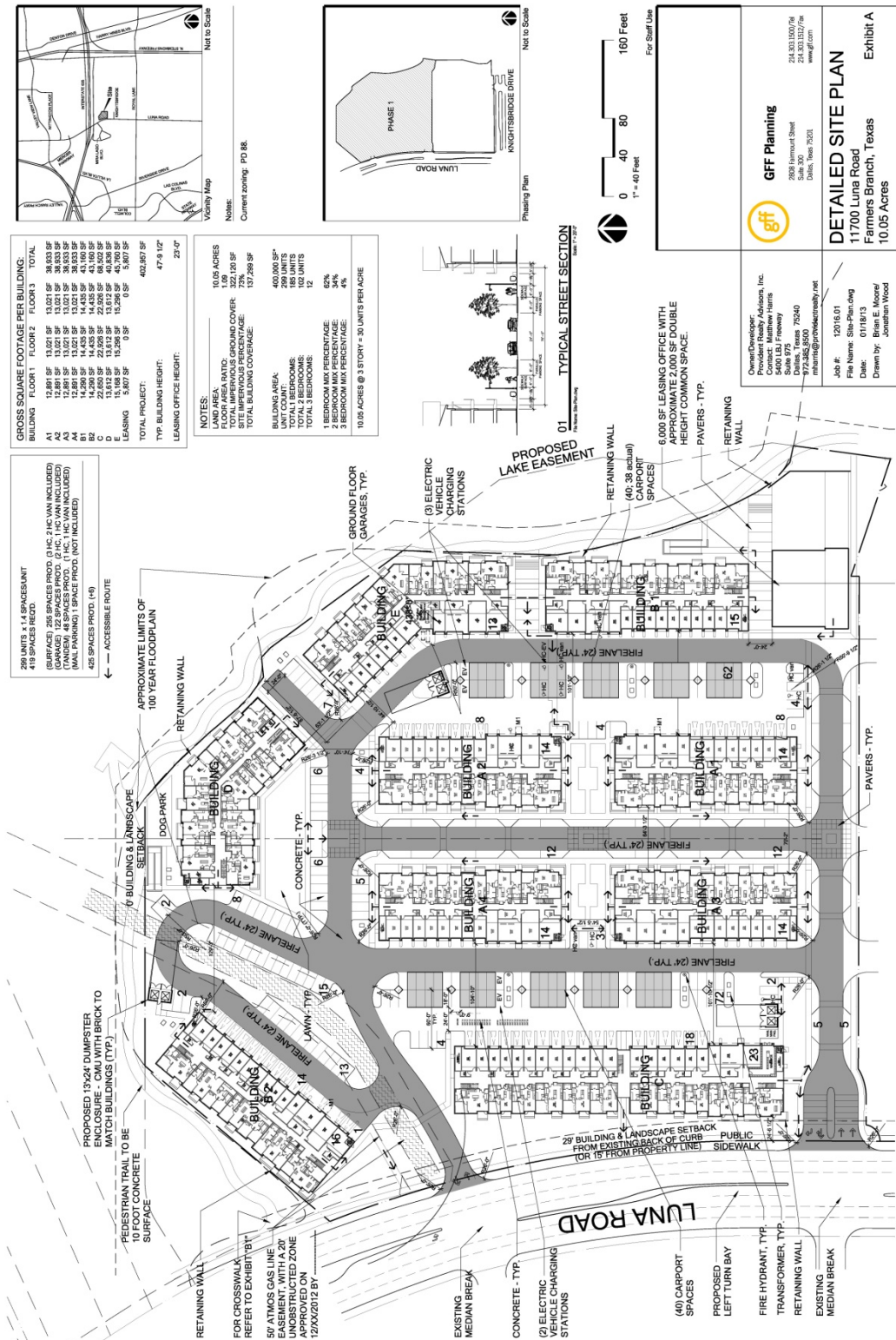
The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District. In the West Side Plan, residential development was limited to the north side of Colinas Crossing Lake (PD-81). In addition, the plan specified no more than 5,000 additional dwelling units should be permitted west of the Stemmons Freeway (I-35 East). Most of these future residential units were designated to be developed within the Urban Center district north of I-635. To date approximately 1,500 dwelling units have been approved or constructed on the West Side.

Thoroughfare Plan:

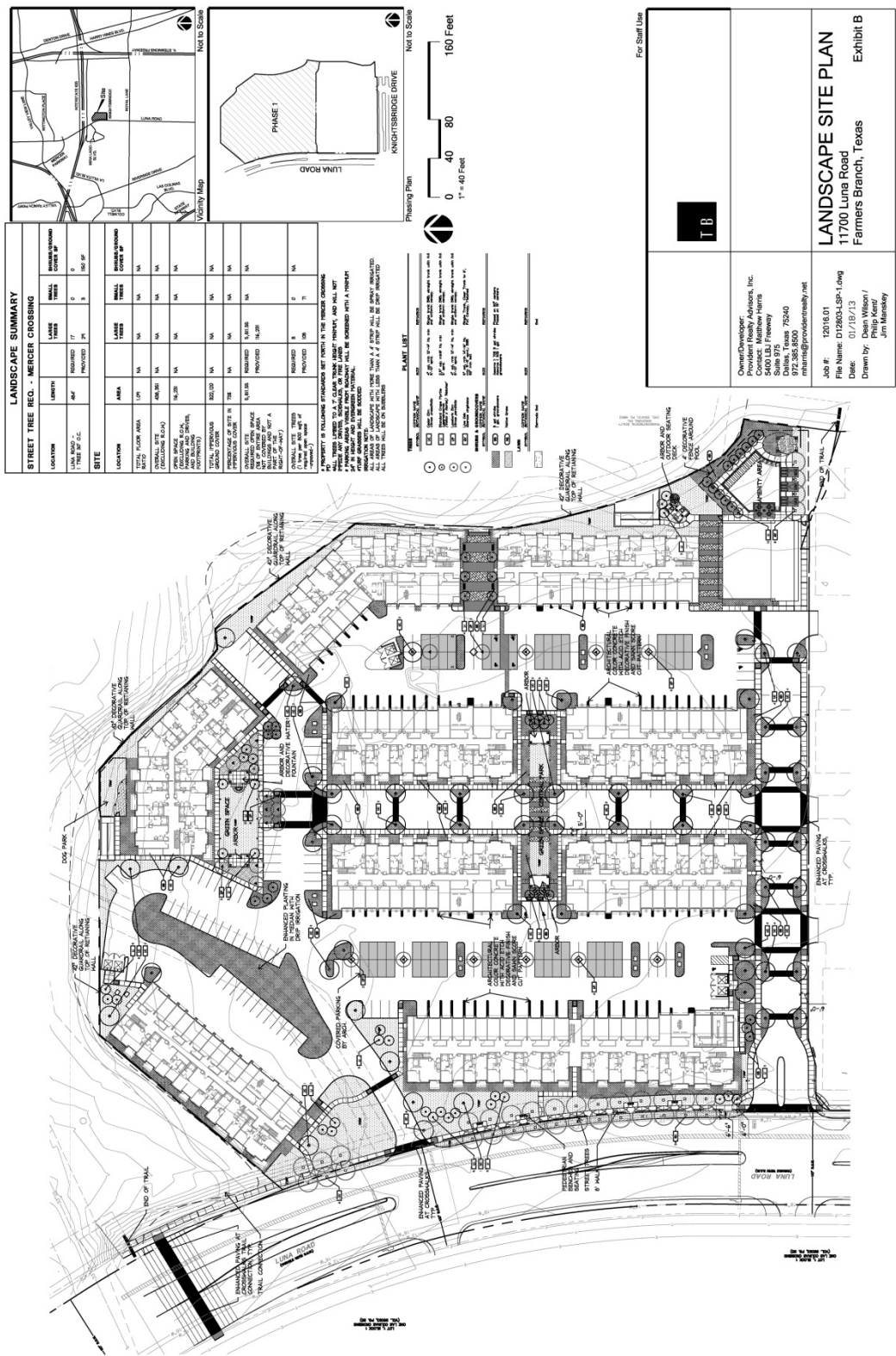
This portion of Luna Road is currently a six lane divided boulevard. Provident proposes to modify the median within Luna to create a new left-turn lane into the main entrance of the project. (See Conceptual Site Plan)

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 February 28th, no letters of opposition have been received.







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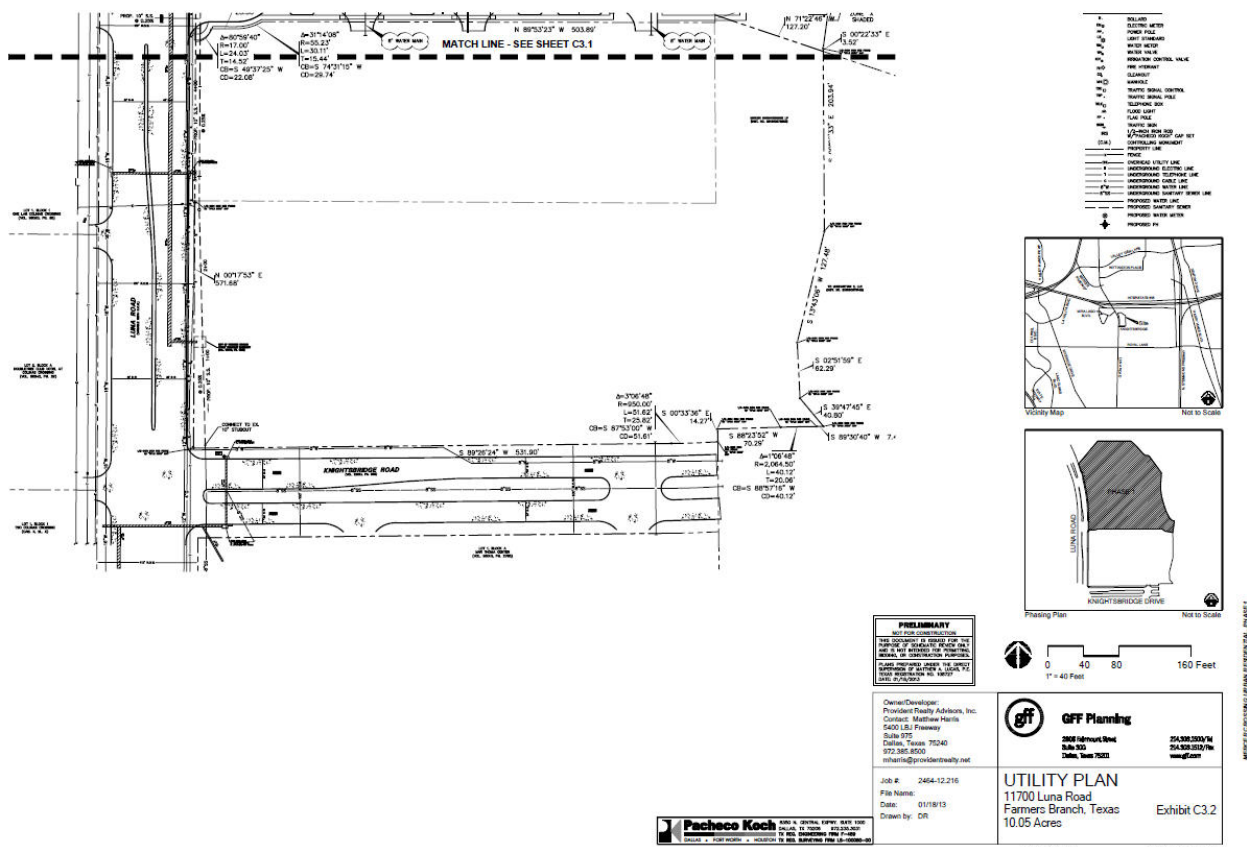
 <p>GFF Planning 2000 Fairmont Street Dallas, Texas 75201 www.gff.com</p>		<p>Owner/Developer: Greenleaf Apartments, Inc. 10000 Greenville Avenue Suite 300, Metairie Park Condo, Metairie Park 2000 LB Freeway Dallas, Texas 75240 Phone: 972-388-8500 mailto:info@gff.com</p>	<p>Job # 12/16/01 File Name: A-E-A-Jing Date: 01/19/03 Drawn by: Brian E. Mooney Jonathan Wood</p>	<p>TYPICAL EXTERIOR ELEVATIONS</p> <p>17700 Luna Road Farmers Branch, Texas 10.05 Acres</p> <p>Exhibit D:1.1</p>
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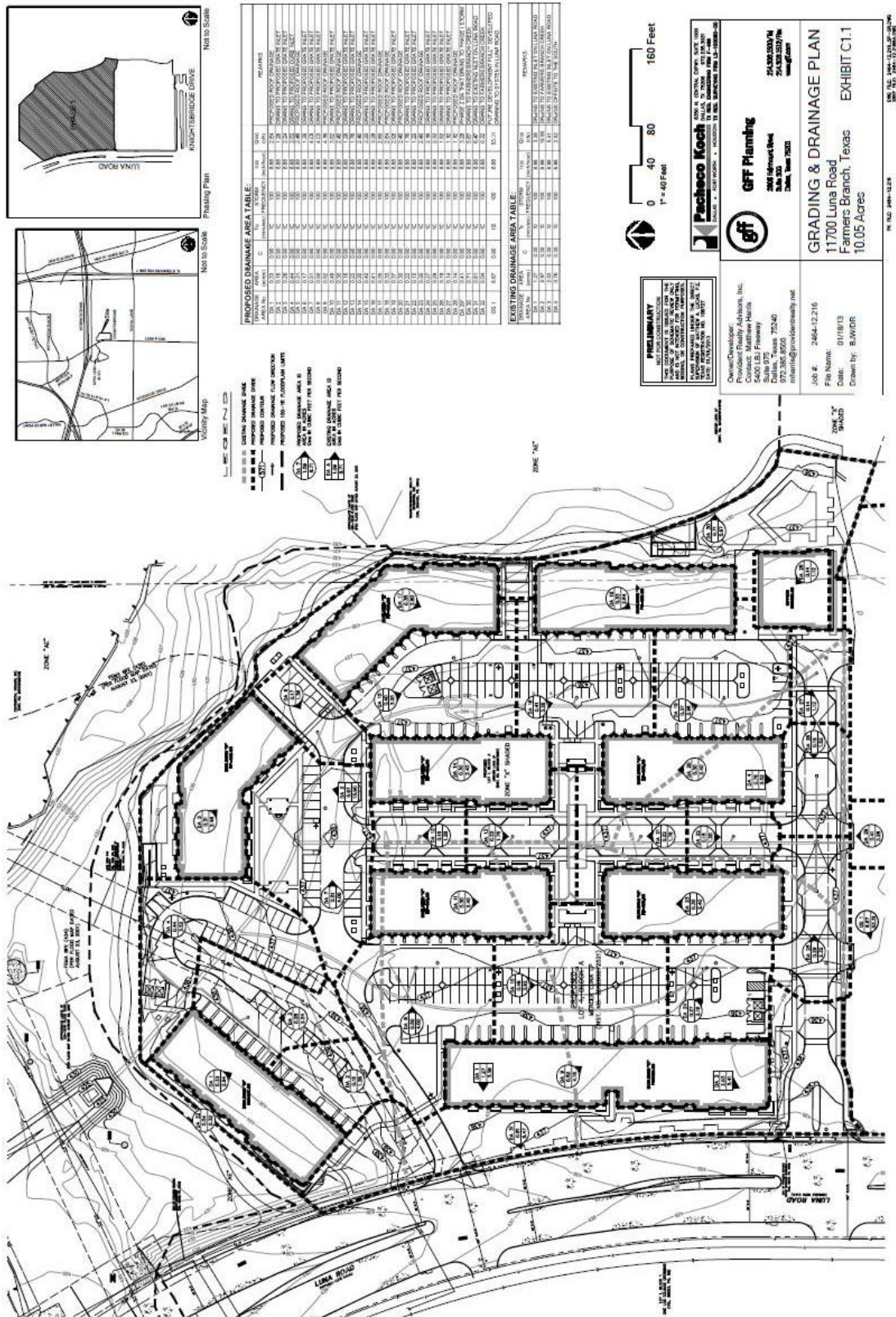


RENDERINGS

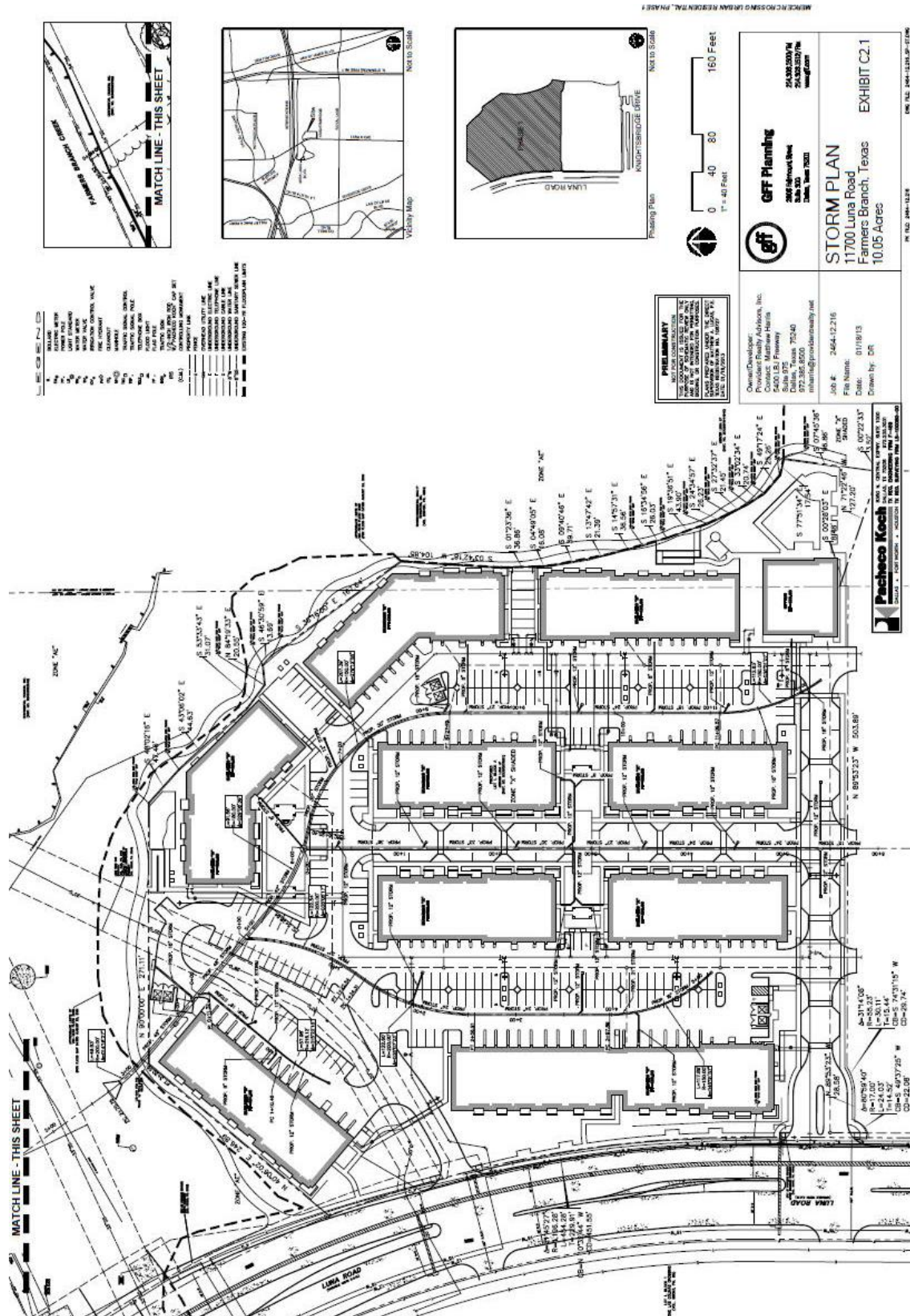


Attachment 8



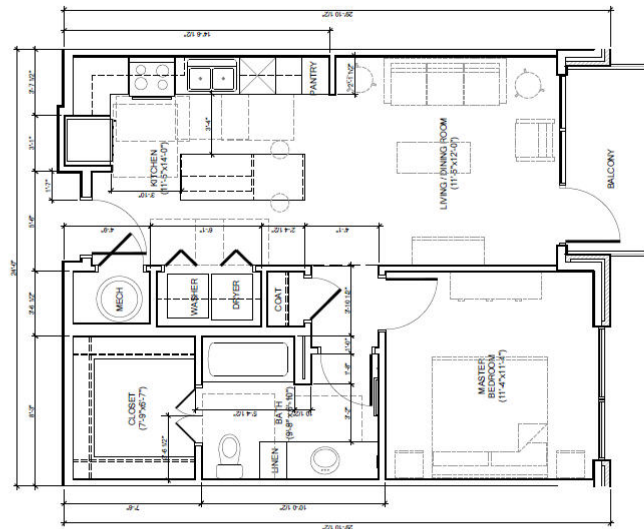


Attachment 10



PROPOSED FLOORPLANS-

Attachment 11



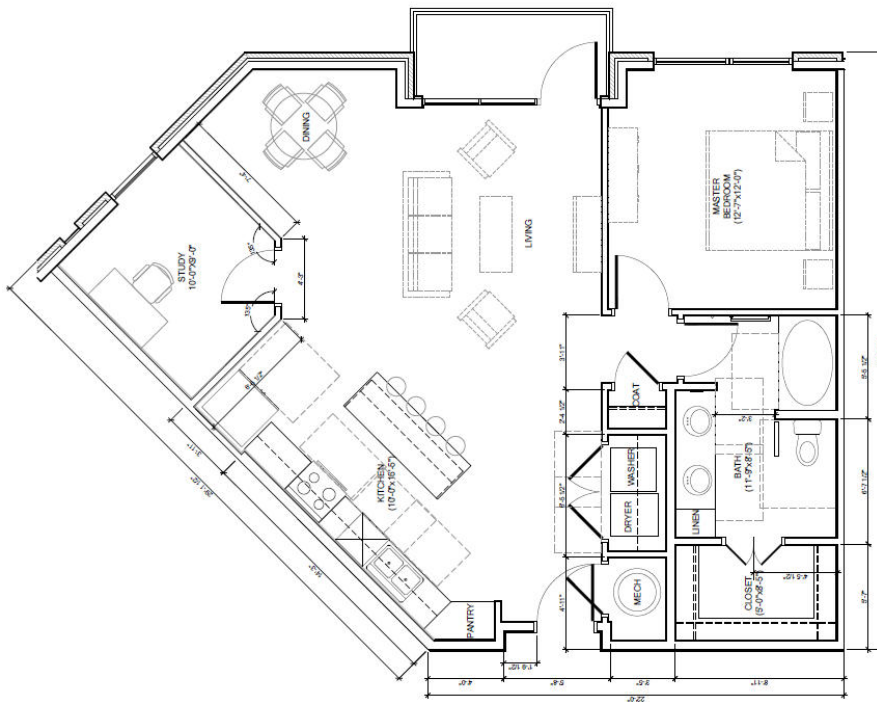
A - ONE BEDROOM UNIT (686 SF)

ermer Crossing Development
Farmers Branch, Texas

Job #: 12016.01
File Name: Unit Plans.rvt
Date: 12/26/2012
Drawn by: LB, DS, JW, EES

SCALE: 3/16" = 1'-0"

David Fulton & Perrell Architects
200 Farmington
Suite 100
Dallas, Texas 75201
214.255.1070
214.255.1071
info@dfpa.com



1F - ONE BEDROOM UNIT (1,041 SF)

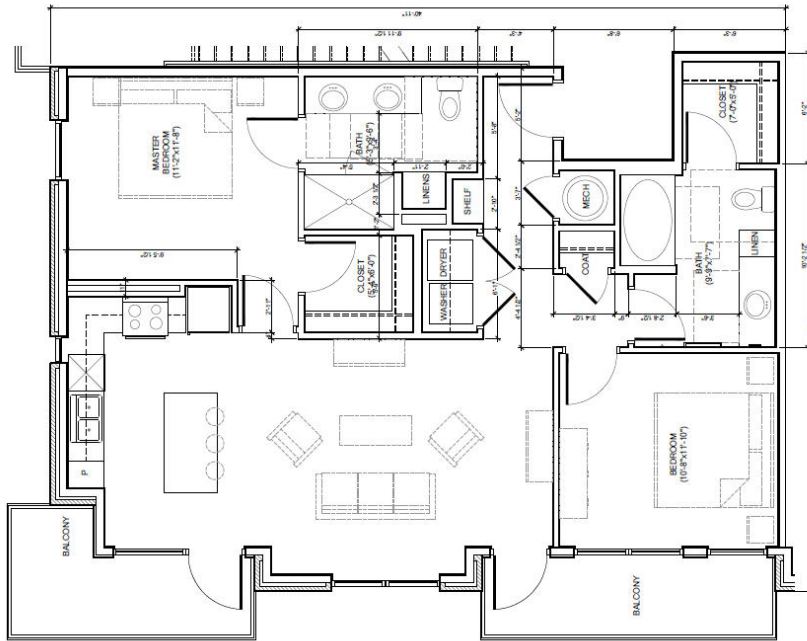
ermer Crossing Development
Farmers Branch, Texas

Job #: 12016.01
File Name: Unit Plans.rvt
Date: 12/26/2012
Drawn by: LB, DS, JW, EES

SCALE: 3/16" = 1'-0"

David Fulton & Perrell Architects
200 Farmington
Suite 100
Dallas, Texas 75201
214.255.1070
214.255.1071
info@dfpa.com

PROPOSED FLOORPLANS (2 BEDROOM)



2A - TWO BEDROOM UNIT (1,098 SF)

Mercer Crossing Development
Farmers Branch, Texas

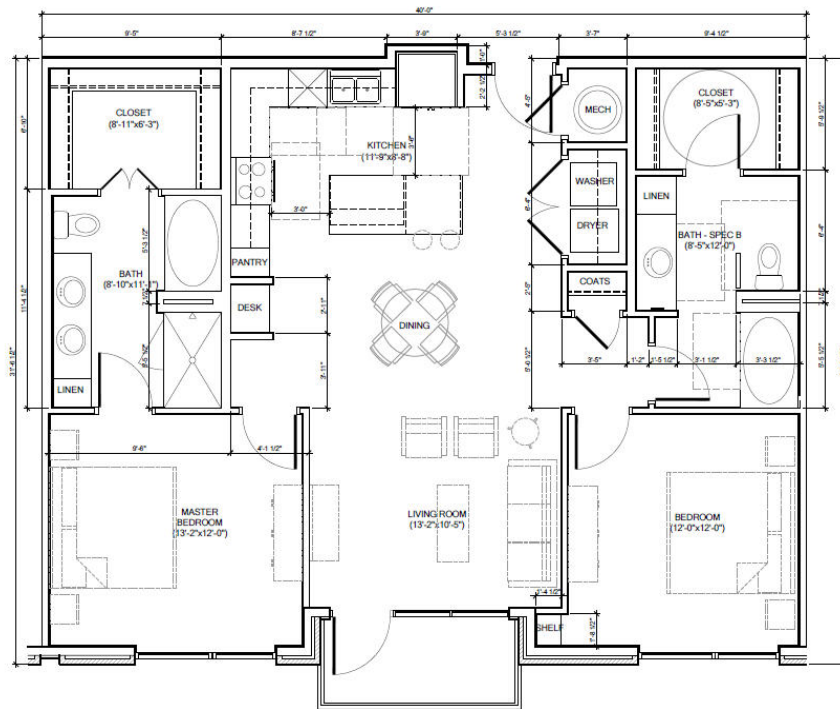
Job #: 12016.01
File Name: Unit Plans.dwg
Date: 12/20/2012
Drawn by: LB, DS, JW, EES

SCALE: 3/16" = 1'-0"

Good Fulton & Perrell Architects

2016 Farmers Branch
Unit 102
Dallas, Texas 75042

211.000.000/101
211.000.000/101
211.000.000/101



2C ANSI - TWO BEDROOM UNIT (1,238 SF)

Mercer Crossing Development
Farmers Branch, Texas

Job #: 12016.01
File Name: Unit Plans.dwg
Date: 12/20/2012
Drawn by: LB, DS, JW, EES

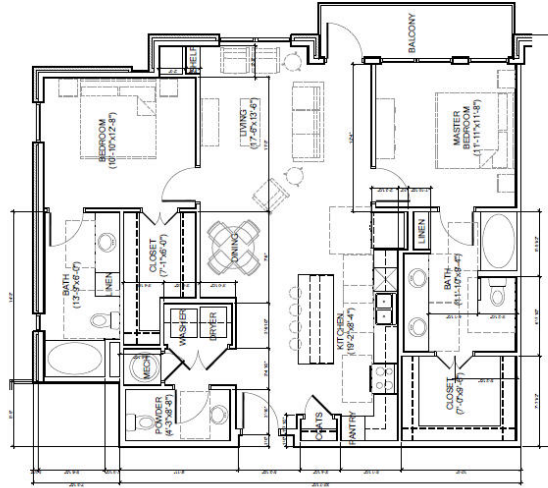
SCALE: 3/16" = 1'-0"

Good Fulton & Perrell Architects

2016 Farmers Branch
Unit 102
Dallas, Texas 75042

211.000.000/101
211.000.000/101
211.000.000/101

PROPOSED FLOORPLANS (2 AND 3 BEDROOM)

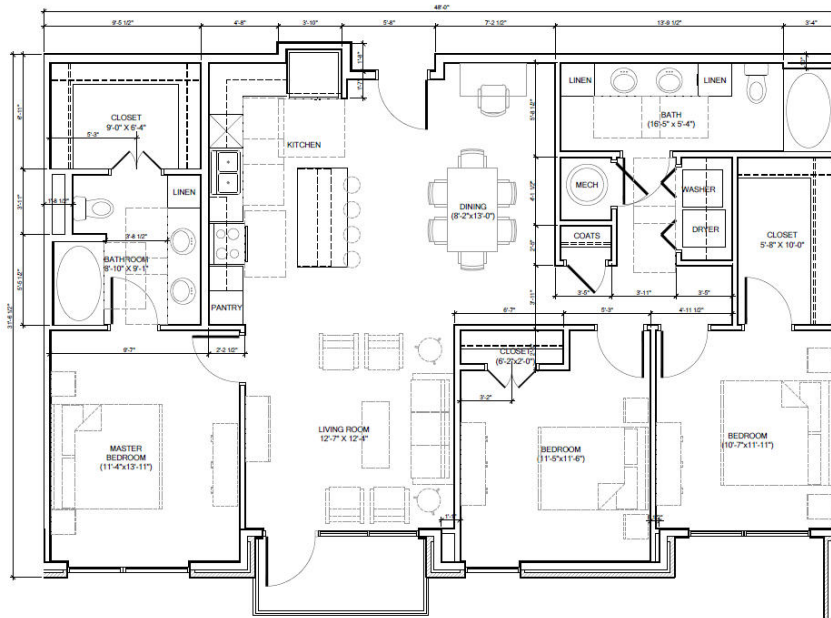


2D - TWO BEDROOM UNIT (1,297 SF)

Mercer Crossing Development
Farmers Branch, Texas

Job #: 12016,01
File Name: Unit Plans.dwg
Date: 12/20/2012
Drawn by: LB, DG, JW, EES

SCALE: 1/8" = 1'-0"



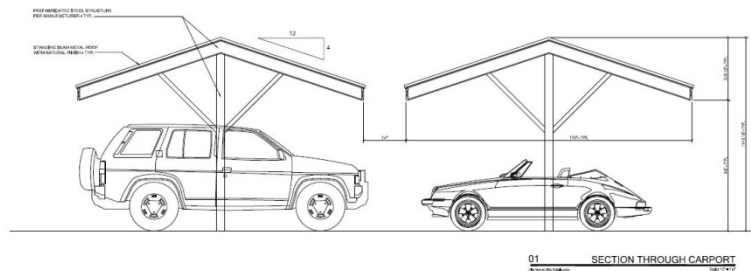
3A - THREE BEDROOM UNIT (1,463 SF)

Mercer Crossing Development
Farmers Branch, Texas

Job #: 12016,01
File Name: Unit Plans.dwg
Date: 12/20/2012
Drawn by: LB, DG, JW, EES

SCALE: 3/16" = 1'-0"





Owner/Developer: Prostate Realty Advisors, Inc. Contact: Matthew Harris Sales: 817-777-7777 Dallas, Texas 75240 m.harris@prostateadvisors.net	 GFF Planning 2020 National Award July 2021 Dallas, Texas 75201	24,000,000/sq 24,000,000/sq www.gff.com
Job #: 12016.01 File Name: Site Details.dwg Date: 01/10/13 Drawn by: Brian E. Moore/ Jonathan Wood	CARPORT 11700 Luna Road Farmers Branch, Texas 10.05 Acres	Exhibit E

Traditional :: Steel Doors
STRATFORD®

[Overview](#) [Door Builder](#) [Features](#) [Style Guide](#) [Support](#)



**TRADITIONAL
FLUSH PANEL**
Traditional Flush Panel, Custom
Painted by Homeowner.

[Show Me This Door](#)

PROPOSED AMENITIES

Attachment 13

Unit Amenities

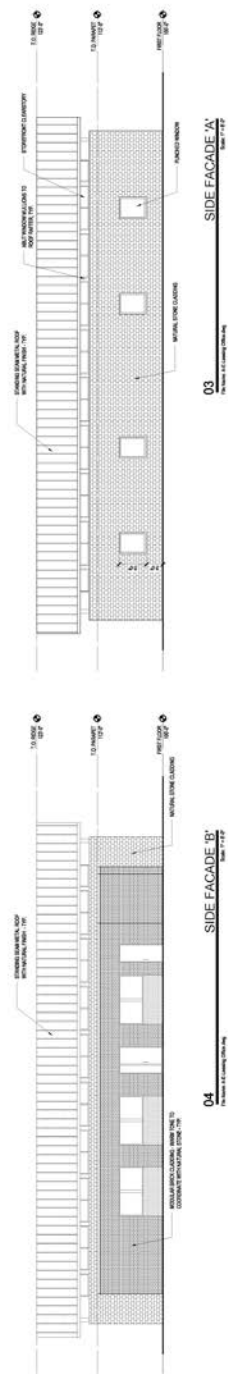
- All units with private balcony or patio
- Min. 9'-0" ceilings
- Washer and Dryer connections
- Prewired security system
- Energy efficient windows
- Ceiling fans in living room
- Engineered or simulated hardwood flooring
- Granite counter tops
- Ceramic tile backsplash
- Oval tubs with ceramic tile surround
- Separate glass enclosed showers in select units
- Ceramic tile bathroom floors
- Dual vanities in select units
- Spacious walk-in closets
- Ceramic glass cook top range
- Stainless steel appliances
- Garbage disposal
- Kitchen island
- Counter space eating in select units
- Built in computer desk in select units
- Kitchen pantry
- Linen closets
- Energy star appliances
- Refrigerator with ice maker
- Microwave
- Bedroom ceiling fans
- Window covering (mini blinds)
- Coat closets

Community Amenities

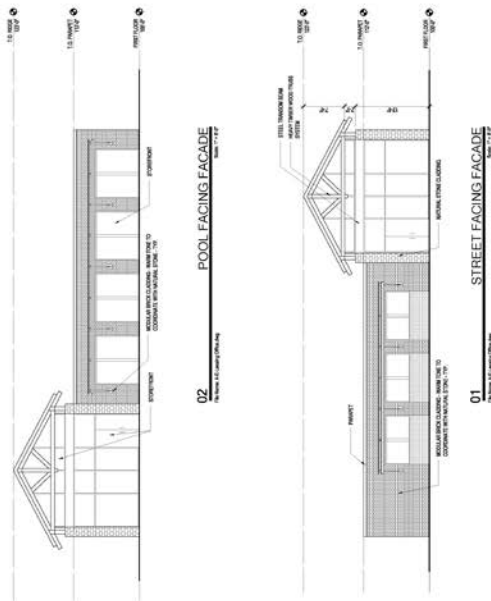
- Resort style pool
- Open air pavilions
- BBQ grills






PROPOSED LEASING OFFICE

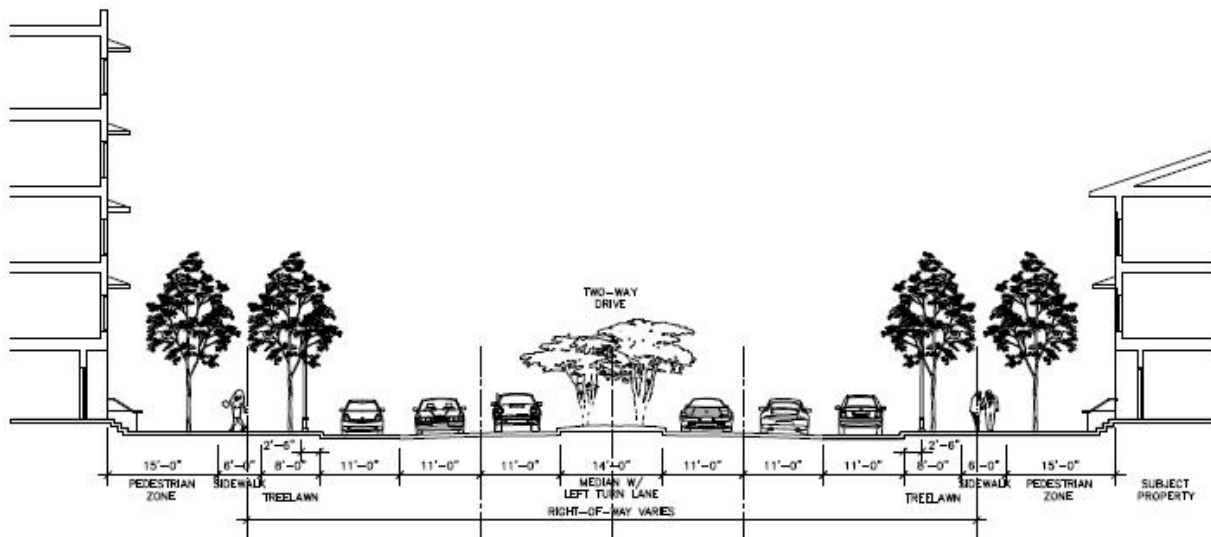
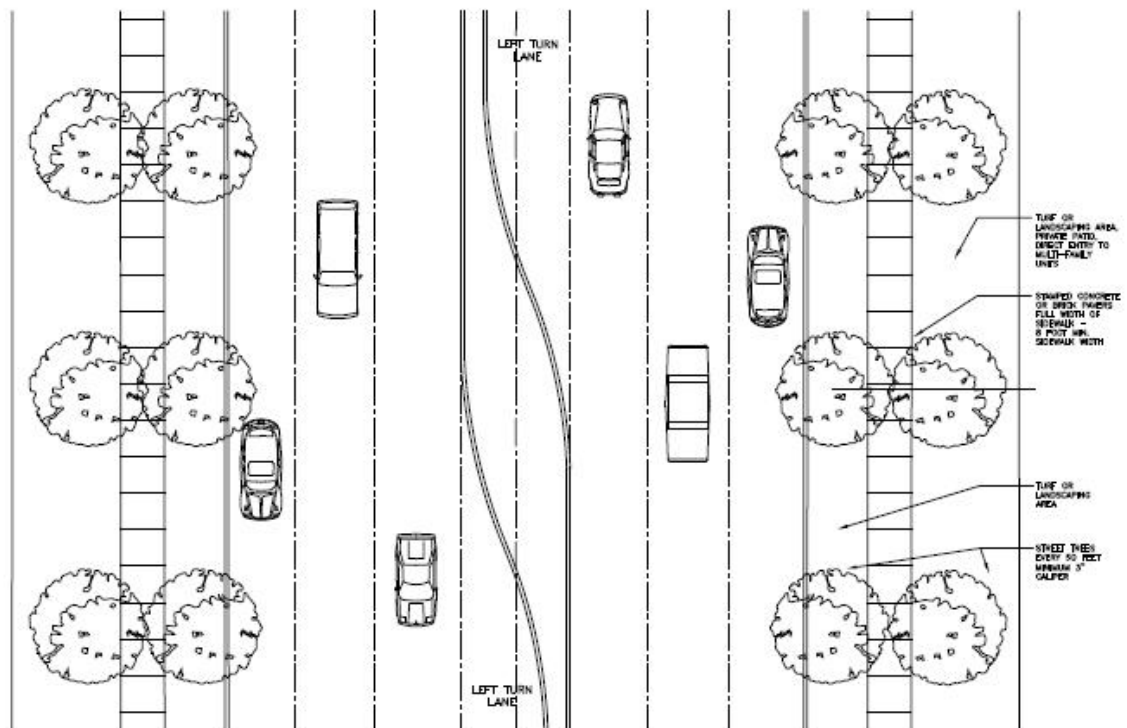
Attachment 14



TYPICAL BUILDING MATERIAL CALCULATIONS (LEASING BUILDING)				
STORY 1 FACING FACADE				
MATERIAL	STONE	BRICK	STEEL TITANUM	GLASS
TOTAL AREA	46.0 SF	370.0 SF	21.0 SF	40.0 SF
PERCENTAGE OF FACADE	9.7%	82.7%	2.1%	48.3%
POOL FACINGS FACADE				
MATERIAL	STONE	BRICK	STEEL TITANUM	GLASS
TOTAL AREA	46.0 SF	360.0 SF	21.0 SF	60.0 SF
PERCENTAGE OF FACADE	9.7%	84.0%	5.7%	50.7%
STORY 2 FACING FACADE				
MATERIAL	STONE	BRICK	STEEL TITANUM	GLASS
TOTAL AREA	1,071.0 SF	0.0 SF	0.0 SF	100.0 SF
PERCENTAGE OF FACADE	93.0%	0.0%	0.0%	14.9%
POOL FACINGS FACADE				
MATERIAL	STONE	BRICK	STEEL TITANUM	GLASS
TOTAL AREA	296.0 SF	666.0 SF	0.0 SF	30.0 SF
PERCENTAGE OF FACADE	27.7%	60.9%	0.0%	32.0%

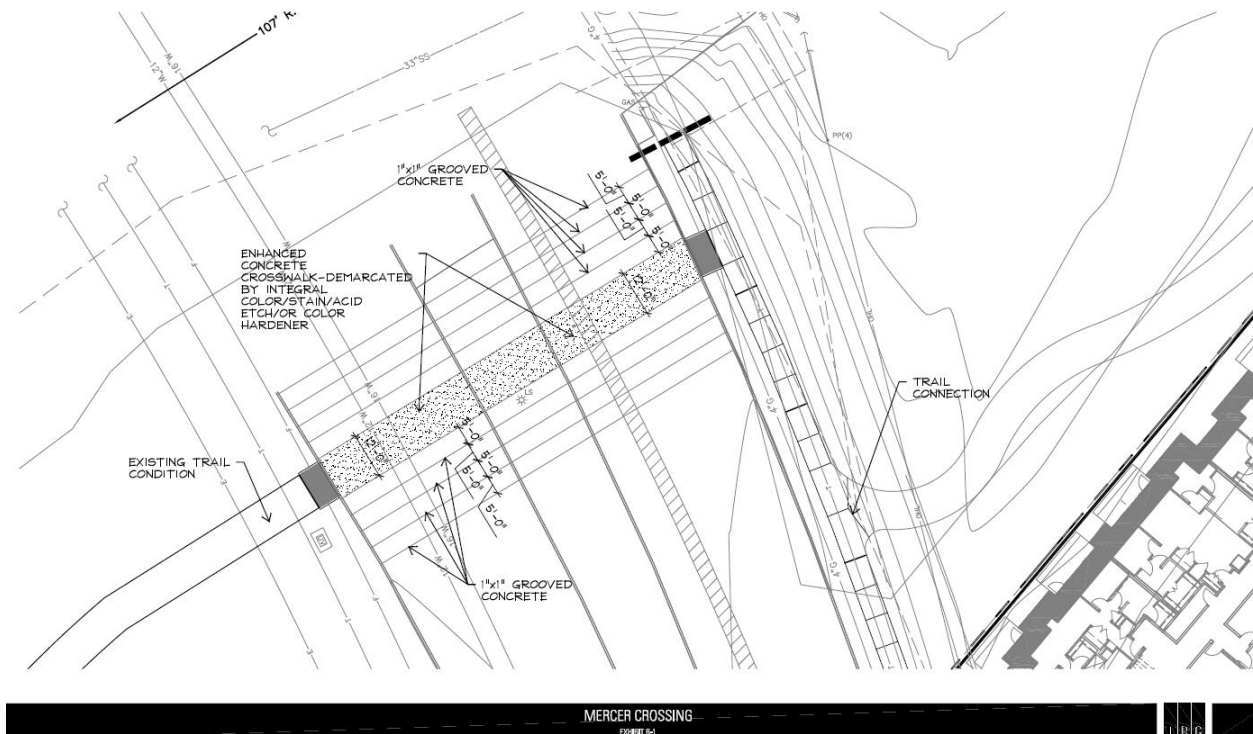


<p>Overall Developer: Prodon Real Estate, Inc. 5400 131st Avenue Suite 100 Delta, CO 80625 970.388.6200 info@prodonrealestate.net</p>	<p> GFF Planning 2900 Cassman's Street Suite 100 Delta, CO 80625</p>	<p>294.333.2650 / fax 294.333.1177 / fax www.gff.com</p>	<p>Typical Elevations 1700 Luma Road Browns Branch, Texas 10.05 Acres</p>	<p>Exhibit D.12</p>
<p>Overall Developer: Prodon Real Estate, Inc. 5400 131st Avenue Suite 100 Delta, CO 80625 970.388.6200 info@prodonrealestate.net</p>	<p> GFF Planning 2900 Cassman's Street Suite 100 Delta, CO 80625</p>	<p>294.333.2650 / fax 294.333.1177 / fax www.gff.com</p>	<p>Typical Elevations 1700 Luma Road Browns Branch, Texas 10.05 Acres</p>	<p>Exhibit D.12</p>
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PROPOSED LUNA CROSSWALK

Attachment 16



Example of proposed pedestrian crossing at Luna Road



Frontage along Luna Road looking northward



View of proposed pedestrian crossing area south of Luna bridge