



Information

MEMORANDUM

TO: Mayor and City Council

FROM: Gary D. Greer
City Manager

DATE: August 18, 2015

SUBJECT: Ordinance No. 3338 – SUP allowing townhomes in PD-64

Existing Conditions:

The site is approximately 1.67 acres and is undeveloped. It is located on the southeast corner of Spring Valley Road and Parkside Center Boulevard. To the west of the site, is Parkside Center Boulevard and the Chateau de Ville multi-family community. Further to the west, along Spring Valley Road, is the Lakeview multi-family building. To the south, the property is bordered by an extended stay hotel (Fairfield Inn) and to the east by a retail area/shopping center and a gas station with a convenience store (7-11).

This site is located in the Planned Development District No. 64 (PD-64) which requires a Specific Use Permit (SUP) for any form of residential development. This request will replace the existing SUP for a multifamily apartment building.

Site Design:

The applicant, Evolving Texas, is proposing a 34-unit townhome development, with four buildings. All buildings will consist of two and three bedroom units. All townhomes will be sold individually and anticipated to be owner-occupied. The units will be 3-stories in height (46 feet), with each unit averaging 3,000 square feet. Every townhome will have an individual entrance, garage and a rooftop outdoor living space.

The total of the four buildings proposed is approximately 101,460 square feet. The overall building coverage is divided into four groups of townhome units as follows:

- The eastern group (Group A) is comprised of six, 2-bedroom units and is approximately 18,000 square feet

- The southern group (Group B) is comprised of ten, 2-bedroom units and is approximately 30,000 square feet
- The central group (Group C) is comprised of ten, 3-bedroom units and is approximately 29,700 square feet
- The northern group (Group D) is comprised of eight, 3-bedroom units and is approximately 23,760 square feet

The northern group of units (Group D) will be setback 30 feet from Spring Valley Rd. and the central group of units will be setback 20 feet from Parkside Center Blvd. (See Site Plan)

All façades will be a combination of brick, block or stone (at least 75% masonry on all elevations) and wood composite panels. The proposed fenestration of the elevations varies from 20% to 42%. The façades finishes and proportions meet the requirements of Farmers Branch Masonry Ordinance. (See Elevations)

Two driveway access points from Parkside Center Boulevard are proposed. For an enhanced connection of the interior driveway and relief of future traffic flow, the applicant was required to redesign and shorten the existing median landscape island on Parkside Center Blvd.

Additionally, the applicant will install a five (5) foot sidewalk along Spring Valley Rd. and Parkside Center Blvd. that will connect to the existing sidewalks of adjacent properties. (See Site Plan)

Phasing:

The applicant proposes to develop this property into a townhome complex in three phases as follows:

- The first phase will include the north and central groups of units and all infrastructure. This proposition will also include the general lot layout, all landscaping and new sidewalks along Parkside Center Blvd. and Spring Valley Road.
- The second phase will include the southern group of units.
- The third phase will include the eastern group of units.

Landscaping:

Approximately 20 % of the site is proposed to be landscaped open space, exceeding the City's requirements. The vegetation will be distributed along Spring Valley Road and Parkside Center Boulevard. On the site the applicant has proposed a combination of five types of trees, three types of shrubs and ground cover.

The applicant has increased the setback from Spring Valley Rd. and proposes a dense vegetation screening along the northern property line, a combination of trees and shrubbery. A row of trees is also proposed along Parkside Center Blvd.

The northwest corner will be designed as the main entry to the complex and will be landscaped accordingly with a water fountain, designed with a sculpture and a seating area. This area also

delineates the beginning of a pedestrian promenade (between the northern and central buildings) for individual access to each unit that will also be minimally landscaped.

At the northeast corner of the property the applicant has proposed a small dog park (approximately 800 square feet), gated with a 6 feet high decorative metal fence and landscaped with trees and seating areas. (See Landscape Plan)

Signage:

The project includes a residential masonry monument sign at the northwest corner of the property, setback 6 feet from the property line. This signage will comply with the City's Sign Ordinance.

Special Exception:

The zoning district, PD-64, requires the maximum allowable floor area ratio (FAR) not to exceed 1.3:1, including a bonus for residential developments. The applicant is proposing a building layout that will minimally exceed the designated FAR by 0.1. Therefore, the applicant is seeking the following Special Exception to allow the FAR for this development to exceed 1.3:1 limitation.

The Planning & Zoning Commission voted to support this Special Exception - The FAR for the development shall not exceed 1.5:1

Comprehensive Plan:

The Comprehensive Plan, designates this area as a Commercial Mixed Use District.

Thoroughfare Plan:

Only a small portion of Spring Valley Road is in the City's jurisdiction. No improvements to this portion of Spring Valley Road are planned or budgeted at this time.

Public Response:

Six (6) zoning notification letters were mailed to the surrounding property owners on July 15th, 2015. Two (2) zoning notification signs were also placed on the site on July 17th. As of September 4th, no letter of opposition has been received by the City.

Possible Council Action:

1. I move to close the public hearing and to adopt Ordinance No. 3338 granting a SUP for a 34-unit town home development located at 4060 Spring Valley Road.
2. I move to close the public hearing and to adopt Ordinance No. 3338 granting a SUP for a 34-unit town home development located at 4060 Spring Valley Road, with modifications.
3. I move to table the item or take no action.