



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: April 24, 2017

SUBJECT: Resolution 2017-031 -- Verwood Detailed Site Plan

Request: *Detailed Site Plan for a single family neighborhood in PD-99*

Address: *West of Luna Road and north of Mercer Parkway*

Lot Size: *Approximately 16.37 acres*

Petitioner: *Centurion American (CADG Mercer Crossing Holdings LLC)*

Site design: *Single family detached residential community*

Units: *59 buildable lots, all 50'x105' (rear loaded)*

Existing Conditions

In 2016 the City approved Planned Development No. 99 (PD-99). This PD established a new master planned community containing residential, retail and entertainment land uses. This new master planned community contains approximately 267 acres and extends westward from Mercer Crossing Lake to the Valwood Improvement levee system west of Mercer Parkway. A Conceptual Site Plan was included within this new PD. This Conceptual Site Plan outlined the general land use areas and street network to be used for new community. Within this Conceptual Plan six single family neighborhoods were established. This Detailed Site Plan request represents one of those six single family neighborhoods. (See Overall Mercer Crossing Map)

The site is located immediately west of Luna Road and north of Mercer Parkway. (See Aerial Map)

For this 16.37 acre property, the applicant, CADG Mercer Crossing Holdings LLC (a subsidiary of Centurion American) has proposed to develop a single family detached residential community containing approximately 61 buildable lots. This development is proposed to be constructed in one phase.

The site is bordered to the west and south by the Mercer Parkway and the proposed Amesbury residential neighborhood. To the north of this site is proposed Wittington Place and the proposed Windermere residential neighborhood. (See Location Map).

Site Design

This Detailed Site Plan is for a proposed single family neighborhood to be known as “Verwood”.

Verwood will contain 16.37 total acres. It will be composed of 59 single family residential lots. All of these lots are rear loaded (driveways and garages facing the alleyway). These rear loaded lots will be a minimum of 50’ in width and 105’ in depth. All lots within the Verwood neighborhood meet or exceed 5,250 square feet in total area.

Vehicular access to Verwood is proposed from Mercer Parkway and Wittington Place. Access throughout the neighborhood is provided through a series of local streets, alleys, multi-modal trails and sidewalks.

Mercer Crossing Design Guidelines (Pattern Book)

As part of the overall design of the Mercer Crossing mixed use development, CADG has developed a comprehensive set of Design Guidelines outlining the basic theme and character of the new community. This guideline document, or Pattern Book, includes design advice regarding such items as, building architectural style (commercial and residential), street design, open space and parks design, trails, streetscape improvements, sign typology and standards, and wall materials and treatments. (See Mercer Crossing Pattern Book)

The proposed architectural theme of the Mercer Crossing community is “Texas Tudor”. This unique style is combination of key English Tudor building elements (such as field stone, large wooden timbers, and steep multi-gabled roof lines), with contemporary Texas style elements like brick and stone exteriors, metal roofs, large porches and oversized windows. Texas Tudor weaves these two vernacular styles into unified look for both the residential and commercial subdistricts within Mercer Crossing. This comprehensive Pattern Book gives all potential builders and property owners guidance on how to integrate their specific project into the Mercer Crossing community

House Designs and Elevations

As mentioned earlier, all lots within the Verwood neighborhood are at least 5,250 square feet in area. After the required setbacks, the buildable area will exceed 3,000 square feet. The developer, Centurion American, anticipates one homebuilder to buy all the lots within this neighbor. Upon the completion of all the streets and infrastructure, the southern portion of Verwood will be purchased by MI Homes. MI Homes is aware of the architectural design requirements within Mercer Crossing. Although the use of common Texas Tudor materials and architectural elements is encouraged, the Mercer Crossing design guidelines demand a variety of house designs be used throughout the neighborhood. For example, no house plan and exterior can be repeated within 4 lots of the original design.

MI Homes is proposing to build homes containing at least 2,500 square feet of living space. Most of the proposed house plans are 2 story in height (35' maximum), and contain more than 3,000 square feet. The estimated cost of these homes will range from \$500,000 to \$600,000. (See MI House Examples)

Parking

All lots within Verwood will require at least a 2 car garage. In addition, the design of the driveway will include 2 more on site surface parking spaces. All of the lots (59), will have rear loaded driveways. In addition, on street parking will be allowed on most local streets within Mercer Crossing to help accommodate visitor parking needs.

Parks, Open Space and Trails

There is one designated park within the Verwood neighborhood, containing approximately 1.18 acres. The neighborhood park is centrally located along proposed Amesbury Way. A narrow landscaped area and 6' wide concrete trail extends from the Verwood Park to Wittington Place. An 8' wide concrete trail extends along the south side of Wittington Place from Luna Road to Mercer Parkway. In addition, extra landscape buffering has been proposed along the neighborhood's frontage along Luna Road. Extra landscape buffering has also been added along Mercer Parkway. Total landscaped open space within Verwood is estimated to exceed 10% of the total area. (See Landscape Plan)

A high priority has been placed on pedestrian connectivity throughout the proposed new Mercer Crossing community. A comprehensive trail network system has been integrated into each of the proposed residential neighborhoods, tying them all together. The Verwood neighborhood has trail connections to the adjacent Windermere and Amesbury neighborhoods. All local streets will have 5' wide sidewalks.

All parks, landscaped open space and trails will be maintained by the Mercer Crossing Homeowners Association (HOA).

Signage

CADG has developed a comprehensive signage typology for all of the Mercer Crossing community, both commercial and residential. Within Verwood several neighborhood entry signs have been proposed along Mercer Parkway, Wittington Place and Luna Road. (See Signage Details in Landscape Plan and Pattern Book)

Walls

To help buffer the residential neighborhoods throughout the Mercer Crossing community, a special network of masonry walls has been designed. These masonry walls will follow the old English Tudor style, and be composed of both stone and brick. Special accent portions of the wall located at points of high visibility will be composed of stone, while other wall sections will be composed of a brick “thin wall” design (no precast concrete panels). A concrete foundation (designed by a structural engineer) will be poured for the base of all masonry wall sections. All masonry walls will be at least 6’ in height.

All maintenance of the masonry walls and neighborhood signage will be responsibility of the Mercer Crossing Homeowners Association (HOA).

Streets

Verwood has direct access to both Mercer Parkway and Wittington Place. Three (3) additional local streets are proposed within the Verwood neighborhood: Verwood Circle, Street 1, and Amesbury Way. Amesbury Way and Verwood Circle are designed to be 31’ in width, and allow on street parking in most areas. Street 1 is designed to be wider (41 feet) in order to provide better emergency and service vehicles. A series of five (5) alleys will also serve the neighborhood. These alleys will be 12’ wide paved concrete.

All new street pavement (from curb to curb) will be maintained by the City upon acceptance of the street. All sidewalks and alleys will be maintained by the Mercer Crossing HOA. All street trees, landscaping, and street hardscape will be maintained by the Mercer Crossing HOA.

Conclusion

The Verwood neighborhood proposed with this Detailed Site Plan is consistent with Planned Development No. 99 (PD-99) and the associated Conceptual Site Plan described in Ordinance No. 3359. Staff recommends approval of this proposed site plan.

On February 13th, 2017 the Planning and Zoning Commission voted unanimously to recommend approval of the Detailed Site Plan for the Verwood neighborhood as described in Resolution No. 2017-031.

Possible Council Action:

1. I move to adopt Resolution No. 2017-031
2. I move to adopt Resolution No. 2017-031 with the following modification(s)...
3. I move to table the item or take no action.