

STAFF REPORT

Case Number: 14-SP-26
Request: Detailed Site Plan
Address: 1521 Royal Lane
Lot Size: 4.822 Acres
Petitioner: Riverside Park LP

Existing Conditions:

The site is situated approximately 1,800 feet west of the northwest corner the Luna Road/Royal Lane intersection. The site was recently rezoned into Planned Development No. 96 (PD-96) with a Conceptual Site Plan allowing a multi-family development containing 154 dwelling units.

To the east is the “Waters Edge” apartment community. Currently Phase One of this project is under construction and will contain 281 dwelling units. Upon completion, Waters Edge will contain 600 dwelling units distributed over 40 acres.

To the south of the site is Royal Lane, a major east/west arterial street serving the north Dallas area. South of Royal Lane is the Luna Vista (formerly called LB Houston) municipal golf course.

To the west of the property is the Elm Fork of the Trinity River. Approximately 1,000 feet west of the site is the mixed use residential community known as La Villita. La Villita is located within the City of Irving.

Along the north edge of the property is Colinas Crossing Lake. In addition to its aesthetic value as recreational open space, this small lake serves a reservoir and flood control facility. The undeveloped land between the lake and the subject tract is controlled by the Dallas County Utility and Reclamation District (DCURD). An extensive trail system has been partially built along the eastern shoreline of the lake.

Site Design:

A Detailed Site Plan was approved for this site in September 2014 with Resolution No. 2014-074.

Since that time the applicant has not been able to obtain construction bids that are within 25% the original estimated project cost. The applicant has terminated their contract with the original architectural firm and hired a new firm to redesign the project within the construction budget.

This new Detailed Site Plan proposes the creation of approximately 136 dwelling units within this approximate 5 acre tract (the original Detailed Site Plan proposed 154 units). These 136 units would be developed in one phase.

The proposed apartment community will be composed of three (3) residential buildings and two freestanding garages. All residential buildings will be three (3) stories and approximately 46 feet in height. The freestanding garages are one story and are located to the rear of the site surrounding the pool patio area. The majority of the dwelling units (134) will be either 1 or 2 bedroom apartments. Only a few 3 bedroom apartments (2 units) will be provided within the project. All three residential buildings will contain an elevator.

All three residential buildings will have an exterior facades containing at least 75% masonry material. This masonry material will vary on each façade, combining stone and brick. A special accent material known as “Nichiha” will be used instead of more traditional stucco. Nichiha is a fiberglass-cement material that comes in a precast finished panel to the site. Additional accent elements such as balconies, metal roof accents, and window treatment will also be included in the exterior design of the primary building. All exterior HVAC equipment will be mounted on the roofs, and screened from view. Most of the dwelling units (88%) will contain either an outdoor private patio or balcony. (See Elevations and Exterior Material Board Exhibit)

All three apartment buildings will include enclosed private garages. 56 individual garages will be provided within the three residential buildings. In addition, 2 detached garages (containing 9 total spaces) are proposed along the northern and eastern perimeter of the pool area. This represents approximately 48% of the required parking for this project.

The leasing office will be located in the larger (southernmost) residential building. This building is located closest to Royal Lane. Special community amenities such as exercise rooms, community rooms, and internet work stations are provided on site. In addition, outdoor amenities include a swimming pool/outdoor entertainment area and small dog park.

In addition, the entire northwestern edge of the site is adjacent to the 100 year floodplain and is designated to remain as passive open space. Along the shoreline of Colinas Crossing Lake the applicant is proposing to extend a 10' wide concrete walking trail. The applicant has also agreed to provide additional improvements along this section of the trail (park benches, dog stations, etc.).

All utilities will be located underground, including the existing overhead lines along Royal Lane.

The estimated value of this revised project is approximately \$17,000,000.

Parking

The development proposes to provide approximately 181 parking spaces (1.33 spaces per unit). The City is requiring 180 spaces (1 space per bedroom).

The applicant is proposing to develop 65 garaged parking spaces. In addition, the applicant is proposing to construct 115 traditional surface parking spaces throughout the development. Included in this number of surface parking spaces are 40 “tandem” parking spaces. 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 one another. The combination of garaged and traditional surface parking spaces totaled 181 spaces, thus significantly exceeding the PD-96 requirement of 180 spaces.

The majority of the parking spaces will be within a gated area to provide more security for the tenants. All garaged parking spaces will be located within the interior parking courtyard of the community. No garage doors will be visible from Royal Lane.

Open Space

The proposed Detailed Site Plan contains approximately 21% of natural and landscaped open space. This site is located adjacent to the floodway and Colinas Crossing Lake. No buildings or significant man-made improvements can be placed within this restricted flood area. However, the applicant proposes to add a new trail extension of the Colinas Crossing Trail system in this DCURD restricted development area. New pedestrian pathways from the new residential community will also be constructed to connect to the proposed trail system along the shore line.

In addition to this natural open space area, the applicant proposes to create more common open space within the new community. This common space will include a network of 5' wide sidewalks that connect the buildings and parking areas.

Landscaping

In order to create an inviting outdoor environment throughout the proposed residential community, the applicant has proposed an extensive Landscape Plan. This Landscape Plan includes the installation of new canopy trees throughout the project. All large trees will be at least 3' in caliper at the time of installation. All ornamental trees shall be at least 8' in height at the time of installation. These new trees will provide needed shade within the common open space areas as well as the parking lots and building area. An extensive landscape buffer of new shrubs and trees is planned along the Royal Lane frontage. In addition to the extensive landscape buffer along Royal and Luna, the applicant is proposing a 6' decorative metal fence be installed eastern property line and the Royal Lane frontage. (See Landscape Plan)

Special Exceptions

With the rezoning of this site to PD-96 earlier this year, applicant received four (4) Special Exceptions for this project. These Special Exceptions are as follows:

Special Exception #1- PD-96 requires all surface parking to be located to the rear of the property, behind the building, or screened from view. Due to the shape and floodplain constraints of the lot, the applicant was granted the ability to place approximately 43 surface parking and 17 tandem parking spaces between the building and Royal Lane. This front parking area will be screened with evergreen landscaping and a decorative metal fence with masonry columns.

Special Exception #2- PD-96 requires the all exterior façade contain no more than 20% stucco. The applicant is proposing 21-25% stucco for the primary building. All proposed exterior facades of the primary building will meet the 75% brick and stone requirement.

Special Exception #3- The applicant, however, was awarded a Special Exception to allow 75% stucco for the four detached garage structures located towards the rear of site. (See Garage Elevations).

Special Exception # 4- PD-96 requires that enclosed garages be provided for at least 55% of the residences. With the reduction of the three rear detached parking garages, the Conceptual Site Plan has only 67 enclosed parking spaces (or 44%). Therefore a Special Exception was granted to allow the applicant to only provide 67 garaged parking spaces on the site.

With this new revised Detailed Site Plan, only two of these Special Exceptions are needed.

Modified -Special Exception #1- PD-96 requires all surface parking to be located to the rear of the property, behind the building, or screened from view. Due to the shape and floodplain constraints of the lot, the applicant is requesting the ability to place approximately 52 surface parking spaces between the building and Royal Lane.

Modified- Special Exception # 4- PD-96 requires that enclosed garages be provided for at least 55% of the residences. The applicant is requesting the ability to provide only 65 enclosed parking spaces (or 48%).

Comprehensive Plan:

The 2003 West Side Plan, the Comprehensive Plan update for the western portion of the City, designated this area as a future Employment District and Open Space. In this 2003 Plan residential development was limited to north side of Colinas Crossing Lake (PD-81). In addition, the West Side Plan specified that no more than 5,000 additional dwelling units should be permitted west of Stemmons Freeway (US 35East). Most of these future residential units were designated to be developed within the Urban Center area of the proposed Mercer Crossing development. To date, approximately 2,939 dwelling units have been built or approved for development on the West Side.

Although this proposed development is not consistent with the 2003 West Side Plan, the economic climate within North Texas has drastically changed in the last 9 years. The demand for large professional Employment Centers has substantially decreased, and the need for quality multi-family communities continues to grow. Based on these current economic conditions, and the quality of the proposed Detailed Site Plan, City Staff is in support of this request.

Thoroughfare Plan:

Royal Lane is currently a 4 lane divided boulevard. The City has no plans to expand or improve this roadway at this time. The applicant will modify the median along the eastbound lanes to create a left-turn into the main entry into the community.

City Staff is in support of this street improvement to Royal Lane.

Public Response:

PD-96 does not require public notification for a Detailed Site Plan. Therefore no notification letters were mailed or zoning notification signs posted on site. As of January 8th, no opposition has been received by the City on this project.