



SUMMARY MEMORANDUM

TO: Mayor and City Council

FROM: Gary D. Greer
City Manager

DATE: October 6, 2014

SUBJECT: Resolution 2014-090 -- Detailed Site Plan for 1891 Valley View Lane

Existing Conditions:

The applicant, Data Center Systems (DCS), is currently located in the office building directly west of the subject site. DCS designs and produces special computer data networking equipment for the growing digital data storage industry. DCS has outgrown their existing facilities, and wishes to stay at this general location within Farmers Branch. The subject site is currently undeveloped and surrounded by existing office and commercial land uses. Metroplex Garden Design, a large landscaping design firm is located to the east and north of the site. To the south is Valley View Lane and the vacant Gould National Battery (GNB) facility. To the west is the Valley View Commerce Center, containing two office buildings (including the current offices of DCS).

The site is located within a Commerce Subdistrict of Planned Development No. 88 (PD-88). Office, production, and distribution land uses are permitted land uses within the PD-88 Commerce Subdistrict.

Site Design:

DCS is proposing to develop their new headquarters on this undeveloped 3.35 acre site. A new one story building containing approximately 50,191 square feet of space is proposed to be constructed on the site. This building is proposed to be constructed of precast concrete panels with at least 2 contrasting colors and split-face block accents (See elevations). Total height of the proposed building is approximately 26 feet. The Finished Floor Elevation (FFE)

is proposed to be at 438 feet (above sea level). All HVAC equipment will be located on the roof and screened from public view.

Three defined entries are proposed for the building. The main entry will be located on the southeastern corner of the building, closest to Valley View Lane. The other two entries will be located on the eastern façade. All three entries will be accented with special timber elements. Approximately 10,000 square feet of the building will be used for office related uses. Approximately 20,000 square feet will be dedicated to production with remaining area dedicated for storage and distribution.

Vehicular access to the site will be provided from Valley View Lane. The site will be served by one vehicular entry point on the southeastern corner of the site. The applicant has also agreed to install a new left turn lane on eastbound Valley View to better serve the site and this new entry point. In addition, DCS has agreed to connect to the existing travelway on the west side of the site providing better internal access to the existing Valley View Commerce Center (See Site Plan).

The proposed site plan contains 135 parking spaces. The City requires on 94 parking spaces for this proposed project. Parking is provided on all four sides of the building.

The proposed building will also include a loading dock area on the western façade. This loading area will consist of three dock doors (See Site Plan and Elevations). These dock doors will be slightly recessed from the main western facade and partially screened from public view along Valley View Lane.

Landscaping and Open Space:

The proposed Detailed Site Plan contains approximately 8% natural or landscaped open space.

PD-88, more specifically the Commerce Subdistrict, requires at least 5% open space.

Special landscape material has been proposed along Valley View Lane to help screen the southern and eastern parking areas. At least thirty-four (34) new trees are proposed throughout the site. Additional landscaping is proposed at the main entry and along the southern and eastern façade of the building.

DCS proposes to install a meandering 5' wide sidewalk across the southern edge of the site, along Valley View Lane.

Special Exceptions:

Although this site is located within a Commerce subdistrict of PD-88, it has frontage along Valley View Lane. Within PD-88 this portion of Valley View Lane is coded as an "Edge Two" Street Type. "Edge Two" Streets require the installation of wider sidewalks (approximately 10-29 feet in width), a double row of street trees, and parallel parking.

In addition, property located along Edge Two Streets are required to place at least 85% of the proposed building façade exactly 5 feet from the property line.

With the current assembly of existing office buildings on the north side of Valley View, this “Edge Two” street design is out of scale and inconsistent. The applicant is proposing the use of a more traditional building setback of 50 feet. This 50’ setback will match the existing buildings on either side of the subject tract. In addition, the applicant is requesting permission to locate 12 surface parking spaces between the southern facade of the building and Valley View Lane. PD-88 does not allow surface parking in front of the building. Finally, PD-88 requires all buildings along Edge Two streets to be use Finished Floor Elevation of at least 18” higher than the sidewalk elevation. Due to the more suburban design of this office complex, the applicant is requesting the relaxation of this requirement. In summary, here are the three requested Special Exceptions:

Special Exception #1- Allow the proposed streetscape shown on the Detailed Site Plan consisting of a 5’ meandering sidewalk, 11 new street trees, and no parallel parking.

Special Exception #2- Allow the use of a 50’ building setback along Valley View Lane.

Special Exception #3- Allow 12 surface parking spaces between Valley View Lane and the southern façade of the building.

Special Exception #4- Allow the Finished Floor Elevation (FFE) of this future building to be within 18” of the proposed Valley View sidewalk elevation.

City Administration is in support of these four Special Exceptions.

Comprehensive Plan:

The West Side Plan designated this portion of Valley View as an Employment District. Therefore the proposed Detailed Site Plan is consistent with the West Side Plan.

Public Response:

Since the applicant is requesting Special Exceptions in connection with the proposed Detailed Site Plan, four (4) zoning notification letters were mailed to the surrounding landowners on August 27, 2014. One (1) zoning notification sign were also posted on the site on that day. As of September 4, 2014, no written opposition to this request has been received by the City.

Possible Council Actions:

- 1) I move to approve Resolution No. 2014-090 adopting a Detailed Site Plan for development of a new commercial building on a 3.35 acre site located at 1891 Valley View Lane, approximately 900 feet west of the Hutton Drive/Valley View intersection, including the Special Exceptions.

- 2) I move to approve Resolution No. 2014-090 adopting a Detailed Site Plan for development of a new commercial building on a 3.35 acre site located at 1891 Valley View Lane, approximately 900 feet west of the Hutton Drive/Valley View intersection with modifications.
- 3) I move to table the item or take no action.