



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: May 25, 2017

SUBJECT: Resolution 2017- 056 – Detailed Site Plan for a multifamily community

Summary

Site design: *4 multifamily buildings - 3 and 4 stories in height, 1 amenity center - 1 story high*

Units: *260 dwelling units (DU) with an average of 964 square feet / DU; a combination of one, two and three bedroom units*

Masonry: *Minimum 75% brick*

Parking: *416 parking spaces, combination of “tuck-under” garages and surface parking lots, 1.6 ps/DU*

Landscape: *36% of the property will be used as a linear park and landscaped open space, new trails and a boardwalk along the new lake shore*

Existing Conditions

This proposed multi-family residential development was approved in September 2016 with the adoption of Ordinance No. 3390 amending the Planned Development District No 88 (PD-88).

The amendment rezoned the 8.791-acre lot from “Commerce” subdistrict into “Mid-Density Residential” subdistrict. The City also approved the Conceptual Site Plan for this development (See Ordinance No. 3390 Conceptual Site Plan), however, this Detailed Site Plan was to be the next phase of the Mercer Crossing Apartments located along Luna Road. This site was recently acquired by the applicant, Wood Partners.

The site is located approximately 600 feet east of Luna Road and 1,000 feet south of LBJ Freeway. The site will be accessible only by the newly constructed extension of Knightsbridge Road.

The site is bordered to the west by the Mercer Crossing Apartments community and to the east by the future multi-family community to be developed by JPI Real Estate Acquisition. To the north of the site is the newly created retention lake. The plat for this new lake was approved in August 2016.

This site is currently located within Planned Development No. 88 (PD-88), the “Mid-Density Residential” subdistrict which does allow the intended multi-family use. (See Location Map)

Site Design

This proposed Detailed Site Plan for Phase Three is consistent with the approved Conceptual Site Plan. The applicant, Wood Partners, is proposing to develop a mid-density residential community containing approximately 260 dwelling units. This community will consist of 173 one-bedroom units (66.5%), 73 two-bedroom units (28.1%) and 10 three-bedroom units (3.9%). The dwelling units will be averaging in size from 690 to 1,410 square feet. The proposed density for this development is 29.5 dwelling units per acre which falls within the standards established by the Mid-Density Subdistrict in the Regulating Plan. (See Site Plan)

The proposed site plan and architectural style of the buildings were designed to fit within the existing communities on both sides. Special design considerations were made to take advantage of the two major amenities: the new lake adjacent to the north of the property and a proposed linear park on the western side of the property. The entire site is bordered on all sides by trails, and connects with the surrounding multi-family developments. There are no proposed fences around this development, thus a continuous walkable residential community is created south of the new lake.

The four buildings are proposed as follows:

- **Building 1**, along Knightsbridge Road, will be three stories in height and will contain 44 dwelling units, 68% being one-bedroom units.
- **Building 2**, along the western trail, will be three stories in height and will contain 42 dwelling units, 59% being one-bedroom units.
- **Building 3**, U-shaped building in the middle of the site, will be three stories in height and will contain 70 dwelling units, 74% one-bedroom units, 22% two-bedroom units and 4% three-bedroom units.

- **Building 4**, along the lake, will be four stories in height and will contain 104 dwelling units, 63% one-bedroom units, 25% two-bedroom units and 12% three-bedroom units.

This new community will include an amenity center (approximately 4,500 square feet) located along Knightsbridge Road. The center will include a leasing office and clubhouse with a community pool and outdoor area oriented towards the linear park. (See Colorized Landscape Plan)

The estimated cost for the proposed development is approximately \$40 million.

Elevations

All elevations visible from public view will comply with the 75% masonry requirement, with a combination of brick and accents of cementitious siding with a wood look. The buildings will have pitched shingle roofs. All units will contain an outdoor patio or balcony.

The three buildings on the south side will be three stories high, up to 44 feet in height and the building along the lake will be four stories in height, up to 56 feet in height. The four story building will have an elevator for access to the upper levels. (See Elevations and Renderings)

Parking

The proposed community will be served by 416 on-site parking spaces with a combination of “tuck-under” garages (87 parking spaces) and surface parking lots (329 parking spaces). All buildings will have “tuck-under” garages that will be connected into a common hallway system. The surface parking lots are grouped within small (open) courtyards behind the buildings. In order to create a walkable community, the applicant included a generous system of pedestrian and shared trails and landscaped open spaces throughout the surface parking system. (See Conceptual Site Plan)

Landscaping and Open Space

To create an inviting outdoor environment throughout the proposed residential community, the applicant has proposed an inclusive Landscape Plan that connects into the wider trail and open spaces network throughout the surrounding multi-family developments along Knightsbridge Road and the new lake. This Landscape Plan includes a north-south linear park that ties in all three phases of Mercer Crossing Apartment development, trails and adequate pedestrian access to the new lake. For example, a 12-foot wide boardwalk trail is proposed along the lakeshore, a 10-foot wide trail along Knightsbridge Rd and three east-west trails to connect to the adjacent sites. The applicant has worked an agreement with the developer to the east side, JPI Real Estate Acquisition, for the construction of the trail along the western property line that is anticipated to be a public trail shared by both communities.

The proposed Landscape Plan contains approximately 36% landscaped open space. A dense cluster/canopy of trees will be planted along Knightsbridge Road, the internal trails, all

pedestrian walkways, and in the parking lots. The applicant is proposing to install 120 new trees, at a tree ratio of one tree for every five parking spaces for the parking areas. The trees will be a combination of River Birch, Oklahoma Redbud, Oak, Elm, Cypress, Magnolia, Chinese Pistache, Crape Myrtle and Holly trees. (See Conceptual Landscape Plan)

Signage

The applicant is proposing to install a freestanding monument sign (maximum 70 square feet and five feet in height) along the north side of Knightsbridge Road at the driveway access point. The signage for this property shall comply with the City's Sign Ordinance. (See Proposed Monument Sign)

Special Exception

PD-88 requires that the building façade for each building facing a street shall be built to the Required Building Line (RBL) at 85% of the RBL length. Due to the curvilinear configuration of Knightsbridge Road, no on-street parking along this thoroughfare is possible. In order to create a fluid access needed for the leasing center along Knightsbridge Road, the applicant is proposing head-in parking spaces in front of the leasing office, thus shifting Building 1 and the amenity center back from the RBL with at least 22 feet setback in this area. (See Site Plan)

City Staff is in support of this Special Exception.

Thoroughfare Plan

Knightsbridge Road is currently built to a four lane divided boulevard that connects with Crown Road.

The City of Farmers Branch recently conducted a Traffic Impact Analysis for Luna Road, between LBJ Freeway and Royal Lane, to assess the impact of the upcoming developments in this area of the City. The analysis identified the intersection of Luna Road and Knightsbridge Road as a needed location for a new traffic signal that will ease traffic fluency on this tract of this major thoroughfare. Wood Partners has agreed to participate in the cost associated with the installment of this new traffic signal.

Public Response:

Six (6) zoning notification letters were mailed to the surrounding property owners on April 26, 2017. Two zoning notification signs were also placed on the site on the same day. A public notice ad was published in Dallas Morning News on May 22nd. As of May 25th, no letters of opposition have been received.

On May 8th the Planning & Zoning Commission voted to recommend approval of this Detailed Site Plan as outlined in Resolution No. 2017-073. The vote was unanimous.

Possible Council Action:

1. I move to adopt Resolution No. 2017- 073
2. I move to adopt Resolution No. 2017- 073 with the following modification(s)...
3. I move to table the item or take no action.