

STAFF REPORT

Case Number: 14-SP-18
Request: Detailed Site Plan for Phase 1 (The Brickyard)
Address: Intersection of Wittington Place and Senlac Drive
Lot Size: Approximately 10.75 Acres
Petitioner: Billingsley Company

Existing Conditions:

In September the City approved the zoning amendment to Planned Development No. 88 allowing this tract to developed multi-family development. This amendment included a comprehensive Conceptual Site Plan describing the future development of “The Brickyard”, a new multi-family community proposed by the Billingsley Company. This Detailed Site Plan is Phase One of The Brickyard residential community and follows the design elements outlined in the approved Conceptual Site Plan very closely.

The Brickyard residential community is proposed to be developed in two phases. Phase One is the northernmost tract located east Senlac Drive and surrounded by water on the north and east edge of the property. To the west of Phase One is the new Monitronics headquarters currently under construction. To the east of this site is a Valwood Improvement District retention basin. Beyond the retention basin is a wooded area and the BNSF rail line and more developed industrial land. To the south is undeveloped land for Phase Two. (See Location Map).

Site Design:

The Billingsley Company is proposing the Brickyard community to be constructed in two phases. Phase One will consist of approximately 10.75 acres and 8 buildings. The lot coverage for this Phase is 30%. Phase One will include 397 dwelling units, all one or two bedroom apartments. (See Detailed Site Plan)

Phase Two (containing a total of 12.72 acres) proposes to include 5 buildings and create 464 dwelling units, again all one or two bedroom units. The lot coverage for this Phase is 20%.

Although the Brickyard residential community will include a wide variety of building types and architecture, it will contain a common architectural theme of an older industrial warehouse complex. The predominant and unifying exterior material for the community will be brick. A variety of different brick types and colors will be used throughout the community to give each building a unique look and character, but the common elements of brick facades and industrial metal balconies and stair wells will be used throughout the entire community, both Phase One and Two.

Phase One

Phase One is designed around use of the existing water feature on the north and east side of the site, and the large wooded area extending along the eastern edge of future Senlac Drive (the western side of the site). This large wooded area also includes a high pressure natural gas transmission line and easement. A landscaped private street meanders through the center of Phase One creating a unique streetscape for positioning of the numerous urban style buildings.

For example in Phase One, the applicant is proposing the northernmost building to be a large 4 story containing an interior multi-level parking facility and 2 interior courtyards (Building 1 on Detailed Site Plan). Building 1 contains 298 dwelling units. This building has been located to take full advantage of the existing water feature along the northern and eastern borders (See Building 1 elevation) To the south of Building 1 is landscaped private street and a 2 story clubhouse and large pool courtyard. South of this private street is Building 2. Building 2 is a 3 story building containing 8 units. Building 4 is located just south of the large pool courtyard. Building 4 is also 3 stories and contains 53 dwelling units. Building 5 is located just south of Building 4 and also is 3 stories and contains 8 units. Building 6 is located west of Building 5 consists of only 2 stories and 19 dwelling units. Building 7 is located on southern edge of Phase one and consists of 3 stories and 8 units. Building 8 is located on the eastern edge of the Phase One area and contains only 3 units. (See Detailed Site Plan)

All exterior facades buildings in Phase One will be at least 75% brick or stone. All units will contain an outdoor patio or balcony. All buildings will incorporate the use of parapet walls and hidden sloped roofs in keeping with vintage industrial architecture. Most of the HVAC equipment will be placed on the roof and all units will be hidden from public view. (See Elevations and Exterior Materials)

All utilities within the Brickyard community will be placed underground.

Estimated cost for this proposed development is \$42 million.

Parking

The Brickyard community will incorporate both structured and surface parking throughout Phase One. For example, Building 1 will include large interior multi-level parking areas. Buildings 2-8 will provide individual “tuck-under” parking garages into each unit. In addition, 117 surface parking spaces will be incorporated into the community. These surface parking spaces include both parallel parking along the private streets and small parking courtyards.

Overall 659 on-site parking spaces are provided within Phase One (1.65 spaces per dwelling unit). PD-88 requires at least 560 spaces for Phase One (1.125spaces per dwelling unit).

Approximately 82% of the proposed on-site parking is structured or enclosed parking (542/659 spaces). 97% of the required on-site parking is structured or enclosed.

Special attention will be given to providing loading areas throughout the community for easy and convenient access to each of the proposed buildings. Special compactor or dumpster locations have also been designated throughout the community (See Detailed Site Plan).

Landscaping

Approximately 30% of the site is proposed to be natural or landscaped open space. The Billingsley design team has also oriented the placement of the buildings away from Senlac Drive and closer to the water feature on the northern and eastern border.

The Billingsley Company proposes to install a network of private local streets throughout the Brickyard community. These private streets will include parallel parking, street trees, urban style sidewalks and other urban streetscape elements. A network of sidewalks and trails are proposed throughout the entire Brickyard community, including a 10' wide concrete trail around the perimeter of the community. (See Landscape Plan).

Phase One

Within Phase One a large urban pool courtyard area is proposed between Building 1 and Building 4. This courtyard area will include a 2 story clubhouse and leasing office, and serve as the primary landscaped outdoor amenity within Phase One. In addition, Building 1 will include two internal courtyards. A small common green has been proposed in the middle of the surface parking area surrounded by Buildings 4, 5, 7 and 8.

Approximately 222 new trees are proposed to be installed within Phase One.

Signage

The Brickyard community will incorporate the use of painted wall signs on Building 1. In addition, a free standing monument sign is proposed on the northeast corner of the intersection of Wittington Place and Senlac Drive, the main entry into the community. (See Landscape Plan).

Special Exception:

The Conceptual Site Plan, approved as part of Ordinance No. 3300, the following Special Exceptions were identified and included:

Special Exception #1- Tract 1 is coded as a Urban Center subdistrict. Within this subdistrict 85% of the building must be located along the Required Building Line (RBL). In order to create a more residential feel along both Senlac and Wittington, the Billingsley Company has shifted the proposed build further back by approximately 10 feet.

Special Exception #2- The minimum height requirement within the Mid-Density Residential Subdistrict is 3 stories. The applicant is proposing the clubhouse/leasing office (Building 3) to

be only 2 stories. In addition, Buildings 6 and 12 are proposed to be 2 stories. (See Concept Elevations for Buildings 3, 6, 12).

Special Exception #3- The Mid-Density Residential subdistrict requires a maximum finished floor of the ground floor is 18 inches above the sidewalk elevation. Due to existing terrain and the floodplain elevations in this site, the finished floor elevation requirement should be waived.

These Special Exceptions have been incorporated in the proposed Detailed Site Plan for Phase One.

Comprehensive Plan:

The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District. Both the Westside Plan and PD-88 support the concept of a wide variety of high density land uses, including residential. The Westside Plan defines high density residential to be at least 35 units to the acre. The proposed Detailed Site Plan has density of 36.9 units per acre. Therefore, the proposed Detailed Site Plan is consistent with the Westside Plan.

Thoroughfare Plan:

The 2013 Thoroughfare Plan identifies future Senlac Drive as a 4 lane roadway. The developer will be responsible for building this new public street, which will include a landscaped median and street trees. Wittington Place is also identified as a 4 lane street. It is already constructed as a 4 lane public street. The applicant will install new sidewalks and a double row of street trees along the northern side of Wittington Place. As part of the development of Phase One, the applicant will construct approximately 250 feet of new Senlac Drive to the southern boundary of Phase One.

Public Response:

PD-88 does not require notification of the surrounding property owners for a Detailed Site Plan request. As of October 10th, no letters of opposition had been received.