

## STAFF REPORT

**Case Number:** 14-SP-17  
**Request:** Approval of the Detailed Site Plan  
**Address:** 11700 Luna Road  
**Lot Size:** 7.39 Acres  
**Petitioner:** Mercer Knightsbridge, LP

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### **Existing Conditions:**

The first phase of this multi-family development was approved in July 2012 with the adoption of Ordinance No. 3190 amending PD-88. The amendment created a new Mid-Density Residential subdistrict allowing multi-family development. The City also approved a Conceptual Site Plan (Resolution No. 2012-052) for the Mercer apartment project (Phase One). Phase One, which includes 513 units is nearing construction completion and has started the leasing process (See Phasing).

The 17 acre site is located on the northeast corner of the Luna Road and Knightsbridge Road intersection. Phase One comprises 10 acres and Phase Two comprises 7 acres. This multi-family community will contain approximately 510 dwelling units upon completion. The community, will include a community center and leasing office, two community pools, two pocket parks, a walking trail, and an extensive network of sidewalks connecting the residential buildings.

The applicant is now proposing to construct the second phase of this development on the southern 7 acres of this overall site.

To the east of the site is undeveloped land with wetlands. To the south is the Church of Mar Thoma. To the west of the site is Luna Road and two existing multi-story office buildings, and the two hotels (Omni and Double Tree). To the north of the site is a tributary of Colinas Crossing Lake and the Elm Fork of the Trinity River. North of this tributary is a small narrow strip of undeveloped land with frontage along the eastbound service road of I-635.

### **Overall Site Design:**

The proposed Detailed Site Plan is consistent with the approved Conceptual Site Plan outlined in Resolution 2012-052.

### ***Phase Two***

Phase Two of the project is the southernmost 7 acres of the site. It will consist of seven (7) residential buildings and a pool. Phase Two will contain 210 dwelling units. The dwelling units will be either one (71 units) or two bedroom (139 units) apartments. Provident is proposing 6 different one bedroom floor plans, ranging from 686 square feet to 864 square feet. They are proposing 4 different two bedroom designs, ranging from 1,098 square feet to 1,305 square feet (See Floor Plans).

### ***Exterior Construction Materials***

All residential buildings will be three stories and be constructed of at least 75% masonry material (stone or brick). All sloped roofs throughout the project will be standing-seam metal roofs (See Elevations). The applicant is proposing using more stone on the exterior of the Phase Two buildings (50%) than used on Phase One (30%)

The applicant is proposing an extensive list of amenities within each of the units. These amenities include such items as private balconies or patios, granite countertops, engineered hardwood flooring, kitchen pantries, walk-in closets, and minimum 9' high ceilings.

### ***Parking***

This phase of the development proposes to provide 412 total parking spaces. The City requires 294 total parking spaces this phase. Approximately 84 garaged parking spaces and 59 carport parking spaces, 171 traditional surface spaces, and 28 tandem parking spaces will be provided in this phase.

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 each other.

### ***Open Space and Landscaping***

The Detailed Site Plan contains approximately 20% natural or landscaped open space. These landscaped areas include one small pocket park, landscaped front yards along both Luna Road and Knightsbridge, landscaping along the proposed pedestrian trail on the eastern edge of the project, landscaped parking islands and streetscape areas throughout both phases, and the community pool area. The proposed landscaping and open space areas for Phase Two are consistent with the approved Conceptual Site Plan (See Landscape Plan).

The applicant is also proposing to extend the 10' wide concrete trail from Phase One to the north through Phase Two and the southern property boundary. This proposed trail system will connect with the existing lakeside trail system west of Luna Road.

### ***Utilities***

All utilities for the project are to be placed underground.

### **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. In the West Side Plan, residential development was limited to the north side of Colinas Crossing Lake (PD-81). In addition, the plan specified no more than 5,000 additional dwelling units should be permitted west of the

Stemmons Freeway (I-35 East). To date, approximately 1,420 dwelling units have been approved or constructed on the West Side.

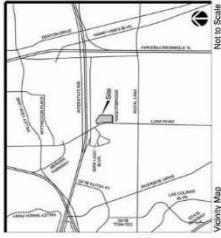
**Thoroughfare Plan:**

This portion of Luna Road is currently a six lane divided boulevard. Provident has modified the median within Luna to create a new left-turn lane into the main entrance of the project. No parallel parking will be required along Luna Road. Knightsbridge Road is currently a 4 lane divided public street. The applicant will be required to modify Knightsbridge to allow parallel parking, sidewalks and street trees along the westbound lanes.

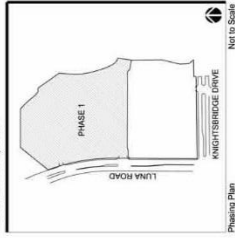
**Public Response:**

No public hearing is required for approval of a Detailed Site Plan in PD-88. Therefore no notification letters were sent out by the City. As of October 10<sup>th</sup>, no letters of opposition have been received.

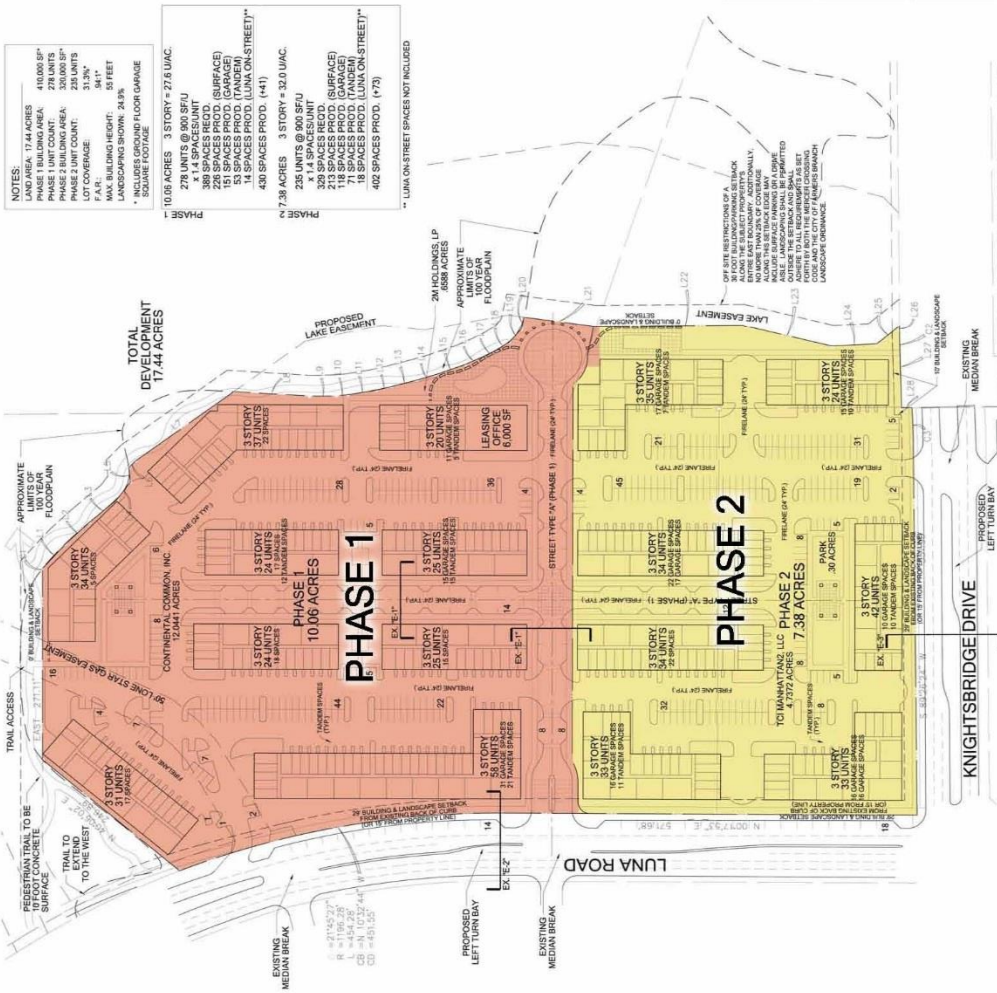
# PHASING



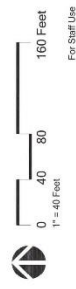
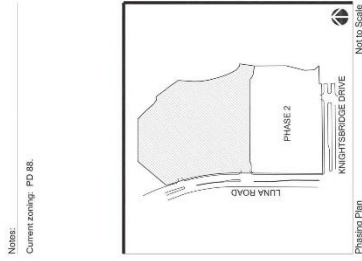
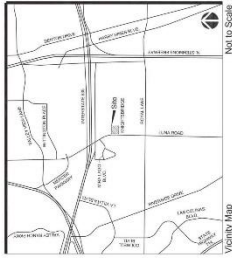
Notes:  
 All development within the property boundary entitles is proposed.  
 Proposed zoning: PD Amendment.  
 Existing zoning: PD BI.  
 All fire lanes must be fire lane access and utility easements.  
 All streets are two way streets.



Owner: <b>Gray Pines</b> 1600 LBJ Freeway Suite 300 Dallas, Texas 75234 469.322.2897 info@graypines.com	<b>GFF Planning</b> 7808 Riverchase Blvd Suite 300 Dallas, Texas 75240 214.312.1216 www.gff.com
President: <b>Matthew Harris</b> 7808 Riverchase Blvd Suite 300 Dallas, Texas 75240 mharris@gff.com	President: <b>Quality Advisors, Inc.</b> 11700 Luna Road Farmers Branch, Texas 75046 info@qualityadvisors.com
Job #: 12016.00 File Name: Site-PD-SubPlan3.dwg Date: 05/15/12 Drawn by: R. Lawrence Good / Brian C. Hicke	<b>CONCEPTUAL SITE PLAN</b> 11700 Luna Road Farmers Branch, Texas 17,440 Acres Exhibit A



# SITE PLAN



**GROSS SQUARE FOOTAGE PER BUILDING:**

BUILDING	FLOOR 1	FLOOR 2	FLOOR 3	TOTAL
11	12,181 SF	12,281 SF	12,291 SF	36,753 SF
12	14,538 SF	14,638 SF	14,648 SF	43,824 SF
13	11,259 SF	11,259 SF	11,259 SF	33,777 SF
14	12,948 SF	13,074 SF	13,074 SF	39,096 SF
15	12,948 SF	13,074 SF	13,074 SF	39,096 SF
16	12,948 SF	13,074 SF	13,074 SF	39,096 SF
17	12,948 SF	13,074 SF	13,074 SF	39,096 SF
<b>TOTAL PROJECT:</b>				<b>289,854 SF</b>

TYP. BUILDING HEIGHT: 47'-9" I2'

**NOTES:**

LAND AREA	7.39 ACRES
TOTAL IMPERVIOUS GROUND COVER	235,994 SF
SITE IMPERVIOUS PERCENTAGE	27%
TOTAL BUILDING COVERAGE	88,864 SF
BUILDING AREA	269,954 SF
UNIT COUNT:	210 UNITS
TOTAL 1 BEDROOMS	71 UNITS
TOTAL 2 BEDROOMS	60%
1 BEDROOM MIX PERCENTAGE	34%
2 BEDROOM MIX PERCENTAGE	
7.39 ACRES @ 3 STORY = 28 UNITS PER ACRE	

210 UNITS x 1.4 SPACES/UNIT  
294 SPACES REQ'D.  
(SURFACE 300 SPACES PROD. (6 HC, 1 HC VAN INCLUDED)  
(GARAGE 300 SPACES PROD. (1 HC, 1 HC VAN INCLUDED)  
(TANTRUM 88 SPACES PROD. (NOT INCLUDED)  
(MALL PARKING) 1 SPACE PROD. (NOT INCLUDED)  
384 SPACES PROD. (+40)

**CONSTRUCTION COSTS**  
PHASE 1: \$24,300,000  
PHASE 2: \$17,500,000 (ESTIMATED)  
TOTAL: \$41,800,000 (ESTIMATED)

NOTE: AREA LINE INDICATES THE LOCATION OF STONE ON THE ELEVATIONS.



**GFF Planning**  
2808 Fairmount Street  
Suite 300  
Dallas, Texas 75208  
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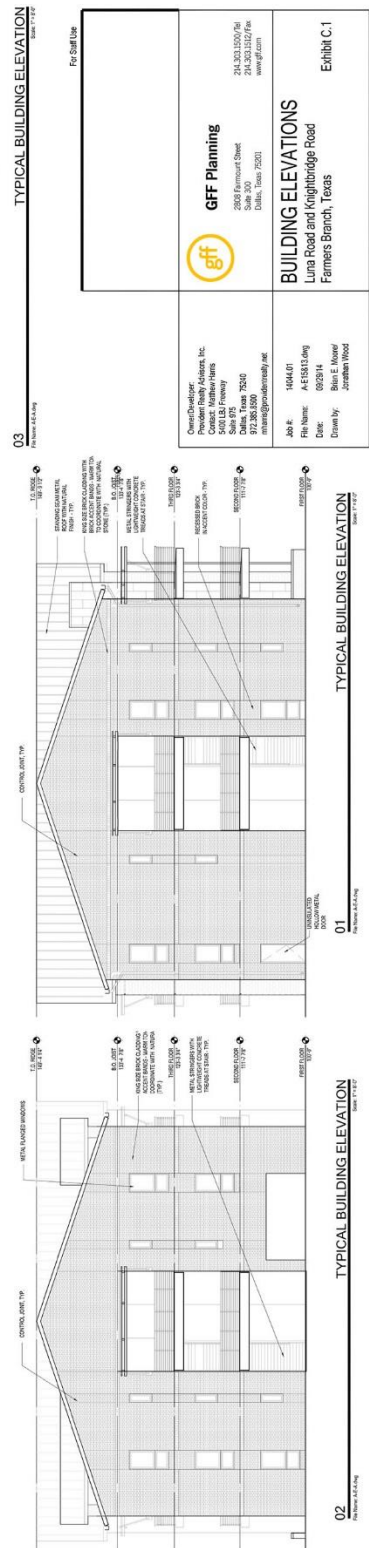
**DETAILED SITE PLAN**  
Luna Road and Knightsbridge Road  
Farmers Branch, Texas  
Exhibit A  
7.39 Acres

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**Owner/Developer:**  
Provident Realty Advisors, Inc.  
14004.01  
5400 LBJ Freeway  
Suite 975  
Dallas, Texas 75240  
972.365.8200  
mhamm@providentrealty.net

**Job #:** 14004.01  
**File Name:** Site Plan.dwg  
**Date:** 10/27/14  
**Drawn by:** Brian E. Moore/  
Jonathan Wood

# ELEVATIONS



**GFF Planning**

2802 Farmstead Street  
Dallas, Texas 75201  
www.gff.com

**BUILDING ELEVATIONS**  
Luna Road and Knightbridge Road  
Farmers Branch, Texas

Job #: 1644.01  
File Name: AE1811.dwg  
Date: 02/28/14  
Drawn by: Blair E. Moore  
Jordan Wood

Client/Developer:  
Farmers Branch, Inc.  
Contact: Matthew Harris  
5100 LB Freeway  
Dallas, Texas 75240  
972.385.1500  
mharris@farmersbranch.com

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Exhibit C.1

**TYPICAL BUILDING ELEVATION**

Sheet: 01 of 02

Scale: 1/8" = 1'-0"

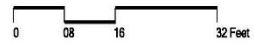
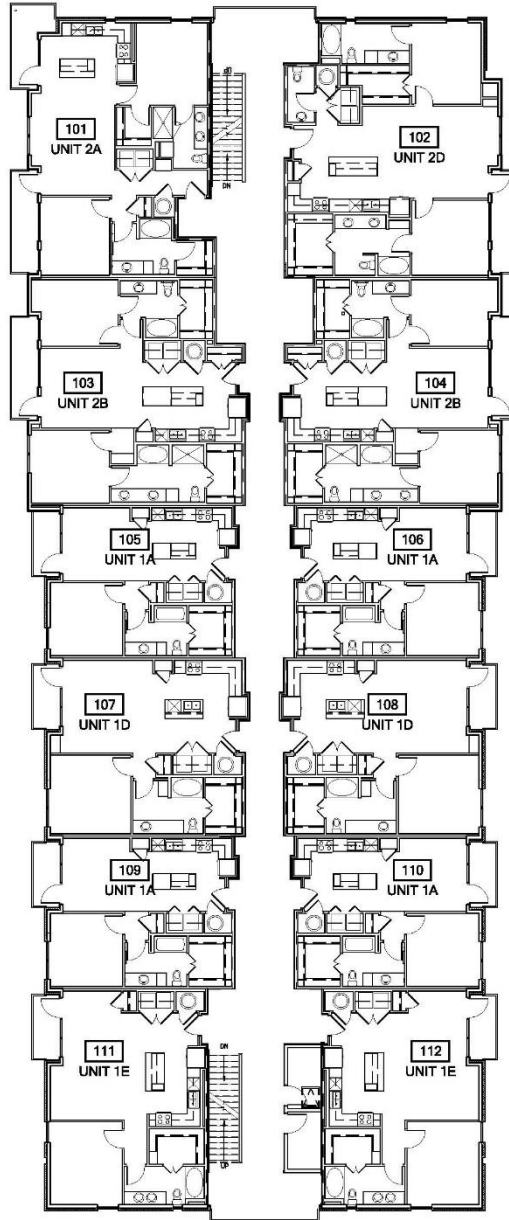
**TYPICAL BUILDING ELEVATION**

Sheet: 02 of 02

Scale: 1/8" = 1'-0"



FLOOR PLAN



**EXHIBIT G.6**  
**BUILDINGS 16 AND 17**

Mercer Crossing Development  
Farmers Branch, Texas

Job #: 1404  
File Name: Building\_16&17.dwg  
Date: 02/29/14  
Drawn by: LB, DS, JW, EES



**Good Fulton & Farrell Architects**

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