



INFORMATION MEMORANDUM

TO: Mayor and City Council
FROM: Charles Cox
City Manager
DATE: August 2, 2016
SUBJECT: Proposed Resolution No. 2016-066 to approve a Detailed Site Plan for a townhome development

Summary:

Site design: *41 townhome units in five buildings, all three-bedroom units, all three stories in height*

Masonry: *75% brick*

Parking: *two-car garages for each unit, 10 parking spaces on-site and 16 on-street parking spaces*

Landscape: *approximately 9% of the site, 33 new trees*

Special Exceptions: *to better accommodate the street right-of-way dedication required along all three streets and the design needs of the proposed townhome development*

Existing Conditions:

This 1.668-acre site is comprised of five lots that form the northern portion of the block between Bee, Vintage and Goodland Streets. (See Aerial Map) The site is located approximately 200 feet north of Valley View Lane and 300 feet from the DART railway. The site is surrounded by commercial and light industrial land uses to the south and west and by residential land uses to the north and east. This site is located in the Planned Development District No. 86 (PD-86) / Station Area Code. (See Location Map)

Currently the five lots comprising the subject site are occupied by three, one and two story buildings. The two lots along Bee Street are used as a day care center, a single family home is located at the corner of Vintage and Goodland Streets and the southeastern lot along Goodland Str. is not developed. (See Aerial Map)

Proposal:

The applicant is proposing a 41-unit townhome development, within five buildings. All buildings will consist of three bedroom units. All townhomes will be sold individually and anticipated to be owner-occupied. The units will be 3-stories in height (39 feet), with each unit averaging 1,645 square feet. All units will be 20 by 40 feet and will contain bedrooms on the first and third floors and a more active area (with the living room, dining room and kitchen) on the second floor. Every townhome will have an individual entrance and a 2-car garage with a rear access. (See Floor Plans)

The total of the five buildings proposed is approximately 93,537 square feet. (See Site Plan)
The overall building coverage is divided into five buildings of townhome units as follows:

- The western building along Bee Street (Building A) is comprised of eight units and is approximately 18,360 square feet
- The northern building along Vintage Street (Building B) is comprised of nine units and is approximately 20,655 square feet
- The eastern building along Goodland Street (Building C) is comprised of eleven units and is approximately 25,242 square feet
- The southeastern building (Building D) is comprised of four units and is approximately 8,625 square feet
- The central building along the interior drive (Building E) is comprised of nine units and is approximately 20,655 square feet.

The estimated value of this proposed project is approximately \$10,000,000.

Overall Site Plan:

With this proposal for a townhome development, the site will be designed to comply with PD-86 Regulating Plan requirements, therefore all the surrounding streets will be reconfigured to meet the Form Based Code's requirements. The "Regulating Plan - Street Types" designated Bee and Vintage Streets for "Street 66" configuration and Goodland Street for "Street 58" configuration. (See PD-86 Regulating Plan - Street Types, 2012)

The proposed "Street 66" and "Street 58" configurations (2 lanes, on-street parking, planting areas along the curb and sidewalks) are different than the existing street cross sections and propose a wider street right-of-way. Due to the configuration of this site and the needs of the proposed development, the City initiated a zoning amendment to change the Regulating Plan, Street Types within PD-86 to allow for a proposed "Street 58" configuration for the section of Vintage Street between Bee and Goodland Streets. (See PD-86 Regulating Plan - Street Types, proposed 2016)

In order to meet PD-86's Street Type requirements, the applicant is proposing right-of-way dedication for the new street configuration on three sides of the site. (See Overall Site Plan) The proposed 0.153-acre right-of-way dedication along the streets will be as follows:

- approximately 8 feet strip along Bee Street,
- approximately 19 feet along the western portion of Vintage Street and approximately 9 feet along the eastern portion of Vintage Street,
- approximately 4 feet along Goodland Street

Site Design:

The Site Plan proposes approximately 51% building coverage. All buildings along the streets (Building A, B and C) will be setback 2.5 feet from the property line. The applicant will install sidewalks and landscaped islands along all three streets. Existing power poles (along Bee and Goodland Streets and internally within the property) will be removed and power lines will be placed underground, all existing light poles along Goodland Street will be relocated in the proposed landscape islands.

Parking:

Building D and E will have access from an interior driveway that connects from Vintage Street into two access points. A visitors' parking lot with 10 parking spaces is proposed along the southern side of the property. There are 16 on-street parking spaces proposed along all three streets as well. Every townhome will have an individual entrance and a 17 x 20, 2-car garage with rear access. The proposed development complies with the PD-86 requirements. (See Floor Plan)

Elevations:

All façades will be a combination of brick and stucco. All façades will be at least 75% masonry. The remaining 25% is a combination of stucco. The proposed fenestration of the elevations varies around 33%. All units will have inset entry areas and balconies at the upper levels and rear garage entries. All buildings will have pitched roofs with a slow slope (1"/12"), the roof material will be Thermoplastic polyolefin (TPO) roofing membrane. (See Elevations and Renderings)

Landscaping:

Approximately 9% of the site is proposed to be landscaped open space, exceeding the PD-86 requirements. The vegetation will be distributed along the three streets and along the southern property line. The applicant has proposed a combination of Oak, Elm, Pistachio and Crape Myrtle trees, high and dense shrubs and ground covers.

Currently there are 26 mature trees on site that will need to be replaced with this proposed redevelopment. The applicant is proposing to install 33 new trees to compensate for the removal of the existing trees. All large trees (Oak, Elm and Pistachio) will be distributed along the three streets in landscape islands concentrated according to PD-86 street cross section requirements.

Staff supports the tree replacement proposal, considering the landscape plan places the new trees along public streets offering a better curb appeal and better street view.

The tree wells along Bee Street will be covered with ADA compliant tree grates to enhance the sidewalk width. A dense vegetation privacy wall (Photinia shrub) will be installed along the southern property line. (See Landscape Plan)

Signage:

No signage is proposed with this Detailed Site Plan application.

Special Exceptions:

Due to the unique challenges of this particular location: the existing street configuration that requires the dedication of large portions of the property, this proposed Site Plan requires a series of Special Exceptions. Considering the technical details of this site, the developments needs and especially the guiding principles of PD-86, “Station Area Code”: buildings shall be aligned and designed closer to the streets, pedestrian supportive qualities, the coherence of the street space and the high architectural standards, city staff is supporting all proposed Special Exceptions associated with this Detailed Site Plan.

The Special Exceptions are as follows:

Special Exception #1: Chapter 2: Regulating Plan

PD-86 street cross section requirements for “Street 66” (Bee Street) are: 5 to 8 feet building setback, 4 feet wide sidewalk, 6 feet wide landscape strip and 7 feet wide on-street parking spaces. To meet city standards for parking dimensions and to minimize the effect of the needed right-of-way dedication, the Site Plan proposes: 2.5 feet building setback, 4 feet wide sidewalk, 5 feet wide landscape strip and 8 feet wide on-street parking spaces along Bee Street.

PD-86 street cross section requirements for “Street 58” (Vintage and Goodland Streets) are: 5 to 8 feet building setback, 6 feet wide sidewalk and 7 feet wide on-street parking spaces that alternates landscape islands every 30 feet of street frontage. To meet city standards for parking dimensions and to minimize the effect of the needed right-of-way dedication, the Site Plan proposes: 2.5 feet building setback, 5 feet wide sidewalks and 8 feet wide on-street parking spaces and alternated landscape islands along Vintage and Goodland Street. (See Proposed Street Sections)

Staff supports Special Exception # 1

Special Exception #2: Chapter 3: Building Envelope Standards

PD-86 requires the first floor finished elevation of a minimum 30 inches above the exterior sidewalk elevation (to create a stoop/front porch). The Site Plan proposes the first floor finished elevations at the same level as the exterior sidewalk.

Staff supports Special Exception # 2

Special Exception #3: Chapter 3: Building Envelope Standards

PD-86 requires the first floor fenestration along Bee and Goodland Streets to be at least 40% of the façade area situated between 2 and 10 feet above the adjacent public sidewalk. The Site Plan proposes 35% first floor fenestration along Bee and Goodland Streets.

Staff supports Special Exception # 3

Special Exception #4: Chapter 3: Building Envelope Standards

PD-86 requires a maximum of 150 feet of street frontage for a continuous attached building along Vintage Street. The Site Plan proposes Building B, along Vintage Street, to be 180 feet long.

Staff supports Special Exception # 4

Special Exception #5: Chapter 3: Building Envelope Standards

PD-86 requires all units fronting Vintage Street to include a stoop or a front porch built 5 to 8 feet forward of the building setback line. The Site Plan proposes all units along Vintage Street with inset access areas and a narrow building setback line that will not allow elements to come forward into the sidewalk. This proposed design was imposed by the existing narrow configuration of Vintage Street and the necessity to meet PD-86 street cross section standards.

Staff supports Special Exception # 5

Comprehensive Plan:

The Planned Development District No. 86 zoning district, also known as the Station Area Form-Based Code was created to foster vibrant town center through a lively mix of uses, densely built and pedestrian friendly. The Farmers Branch Station Area Conceptual Master Plan was adopted in 2002. The Farmers Branch Station Area Form-Based Code adopted in 2005 and amended in 2009 and 2012 codified the concepts of the Master Plan to ensure development consistent with the vision and to allow for more design flexibility. Granting the requested Special Exceptions will facilitate development at this location that maintains consistency with the Code and the Conceptual Master Plan.

Thoroughfare Plan:

Bee, Vintage and Goodland Streets are developed at the full width according to Farmers Branch Thoroughfare Plan. No improvements for the three streets are planned or budgeted at this time.

Public Response:

Twenty-three (23) zoning notification letters were mailed to the surrounding property owners on June 30th, 2016. Three (3) zoning notification signs were also placed on the site on the same day. A public notice ad was published in Dallas Morning News on July 15th. As of July 27th, no letter of opposition has been received by the City.

Possible Council Action:

1. I move to adopt Resolution No. 2016-066.
2. I move to adopt Resolution No. 2016-066 with the following modification(s)...
3. I move to table the item or take no action.