



INFORMATION MEMORANDUM

TO: Mayor and City Council
FROM: Charles Cox
City Manager
DATE: August 11, 2016
SUBJECT: Proposed Resolution No. 2016-073 to approve a Detailed Site Plan for a multi-family community at 14650 Landmark Boulevard

Existing Conditions

This 4.110 acre site is located approximately 2,000 feet north of the intersection of Spring Valley Road and Inwood Road and 700 feet west of Dallas North Tollway. The site is located on the northeastern city limit line between the City of Farmers Branch and the Town of Addison. Approximately 3.26 acres of this site are located within Farmers Branch, with the remaining 0.84 acres located in Addison.

In November 2015 the City approved the creation of a new Planned Development District No. 98 (PD-98) that allows for multi-family residential at this location. (See Location Map)

The site is bordered to the west by an approximate 185 foot wide linear open space formed by the ONCOR easement and a railroad line between Landmark Boulevard and Inwood Road. The site is surrounded by office uses on all sides, including the properties located in Farmers Branch as well as the Town of Addison. (See Aerial Map)

Site Design

JPI is proposing to develop a multi-family residential community with a 5-story apartment building that will be approximately 379,948 square feet and will include a club house, two interior courtyards, a pool, and an internal multi-level parking structure. The overall density for this development will be within a Floor to Area Ratio of 2:1.

Considering the specific location of this property at the city border, the proximity of the ONCOR easement and the potential trail, the applicant is proposing a minimal setback along Landmark Boulevard (approximately 2 feet wide). The site will be accessible through an internal driveway from Landmark Boulevard that will enclose the north and west sides of the building. An additional driveway is proposed along a portion of the southern side of the building to serve as secondary access from Landmark Boulevard for the proposed garage.

This 5-story apartment building will contain 324 apartment units of one bedroom (65%) and two bedroom floorplans (35%). As a special feature of this apartment building, the applicant is proposing that the upper level of the building will contain only loft units with a mezzanine level. The apartment unit area varies between 684 square feet and 1,639 square feet, with an average of 900 square feet. All above ground floor units will have balconies. Almost all of the ground floor units will have additional access with stoops from the sidewalks. Six of the units along Landmark Boulevard will not have the additional access from the sidewalk due to the existing slope of the sidewalk and the minimal setback of the building.

The office and clubhouse are proposed at the northwest corner of the building and will serve as the main entry into the building from both Landmark Boulevard and the northern interior driveway. Two other access staircases are located to the east, along the interior driveway, and one to the west, along Landmark Boulevard. (See Site Plan)

Elevations

The proposed building will be 5 stories high with an extended upper level corresponding to the mezzanine loft units. The maximum height of the building will be 65 feet. All exterior façades of the building will be at least 75% masonry (smooth and cut face stone). Metal siding accents will mark the articulation of the building along Landmark Boulevard. All units will contain an outdoor patio or balcony. The balconies and patios will be inset and will have metal fence parapet. The applicant is proposing the use of a flat roof design. The office/amenity center corner will have special architectural treatment. (See Elevations and Renderings)

Parking

The applicant is proposing a parking ratio of 1 parking space per bedroom. The building will be served by an internal multi-level parking structure containing approximately 429 parking spaces, 90% required parking spaces. This parking structure will be hidden from public view. The parking structure will have 2 access points, both from interior driveways, one from east and another one from the south. Approximately 75 surface parking spaces are proposed along the interior driveway at the north and west sides of the building. A loading area is proposed along the south interior driveway, hidden from public view. (See Site Plan)

Landscaping

The Landscape Plan proposes 20% of the site to be landscaped open space. The proposed landscape is a combination of trees, shrubs, ornamental grasses and vines and flower beds. 77

new trees will be planted on the entire site, 17 trees will be along Landmark Boulevard. The trees will be a combination of Oak, Elm, Vitex, Magnolia and Crape Myrtle. (See Landscape Plan)

Two interior courtyards and a roof garden are proposed within the building. One courtyard is more active in design and includes a pool area and an active outdoor entertainment area. The roof garden is proposed to overlook this courtyard. The second courtyard is more passive in design. Approximately 10% of the site has been dedicated for courtyard use. (See Courtyard Landscape Plan)

The applicant will rework and improve the sidewalk along Landmark Boulevard and will add landscaped islands designed to meet ADA standards. (See Sidewalk Cross Section) Existing light poles will be removed and will be relocated on the other side of Landmark Boulevard to also benefit the trail area. Additional street lighting will be installed on the building façade.

Signage

The applicant is proposing to install wall signs on the facades of the leasing center at the north-west corner of the building. Other directional signs are proposed on other facades. The signage for this property shall comply with the City's Sign Ordinance. (See Proposed Signage)

Landmark Boulevard

On March 29th, 2000, the City of Farmers Branch and the Town of Addison entered into an agreement whereby Addison would construct certain roadway improvements in Farmers Branch known as Landmark Boulevard. Upon completion of construction and acceptance of the roadway improvements by Farmers Branch, the Agreement required Addison to convey certain property rights for Landmark Boulevard to Farmers Branch. In October 2015 the City of Farmers Branch recorded the dedication of Landmark Boulevard that is now a Farmers Branch city street.

Comprehensive Plan

The City of Farmers Branch is currently in the process of updating its 1989 Comprehensive Plan. The Eastside Plan hopes to create a new vision for this area of the city that will include a variety of land uses including residential. With this development, the applicant is proposing to create a better mix of uses in the area adjacent to the Dallas North Tollway and introduce residential land uses into an area of the region that is primarily dedicated to office uses. This proposal is striving for a live-work-play environment that may activate the East Side of Farmers Branch.

Trails Masterplan

Additionally, JPI is in the process of executing an agreement with the City of Farmers Branch for the development of a public trail within the ONCOR easement to the west of their site. Together with the City of Farmers Branch, the applicant is proposing to design and develop a public trail, approximately 3,000 feet in length, in the ONCOR easement, between Landmark Place and Spring Valley Road. City Staff is working closely with the applicant to execute this agreement.

Possible Council Action:

1. I move to adopt Resolution No. 2016-073.
2. I move to adopt Resolution No. 2016-073 with the following modification(s)...
3. I move to table the item or take no action.