



INFORMATION MEMORANDUM

TO: Mayor and City Council
FROM: Charles Cox
City Manager
DATE: September 29th, 2016
SUBJECT: Proposed Resolution No. 2016-090 to approve a Detailed Site Plan for a multi-family community at the future extension of Knightsbridge Road

Summary

Site design: 10 multifamily buildings, 2 amenity centers, 3 and 4 stories in height
Units: 424 dwelling units (DU) with an average of 929 square feet/DU
Parking: 639 parking spaces, combination of “tuck-under” garages and surface parking lots, 1.5 parking spaces/DU
Landscape: 34% of the property consisting of a linear park and landscaped open spaces, 5,694 linear feet of new trails including a boardwalk along the new lake shore

Existing Conditions

This proposed multi-family residential development was approved in February 2016 with the adoption of Ordinance 3356 amending the Planned Development District No 88 (PD-88). The amendment rezoned the 30.1-acre lot from “Commerce” subdistrict into “Mid-Density Residential” subdistrict. The City also approved the Conceptual Site Plan for this development. (See Ordinance 3356 Conceptual Site Plan).

The site is located approximately 600 feet east of Luna Road and 1,000 feet south of LBJ Freeway, at the interior city limit line between the City of Farmers Branch and the City of Dallas. The site is accessible by the future extension of Knightsbridge Road. (See Aerial Map)

For the 30.1-acre property, the applicant, JPI Real Estate Acquisition proposed to develop a mid-density residential community containing approximately 840 dwelling units in 19 buildings, to be constructed. This development is proposed to be constructed in two phases. With this application, JPI is proposing to develop the first phase of this community, the 15.021-acre site located north of future extension of Knightsbridge Road.

The site is bordered to the west by a 10-acre undeveloped tract (recently recommended for approval for a future phase of Mercer Crossing Apartments). To the south of this site is proposed Knightsbridge Road and the second phase of this residential community. To the north of the site is the newly created lake. The plat for this new lake and for Knightsbridge Road were approved in August 2016.

This site is currently located within the “Mid-Density Residential” subdistrict of PD-88 which does allow the intended multifamily use. (See Location Map).

Site Design

This proposed Detailed Site Plan for Phase One is consistent with the approved Conceptual Site Plan. Phase One consists of 10 buildings and 424 apartment units with a density of 28 dwelling units per acre as established by the Mid-Density Residential Subdistrict within PD-88. (See Site Plan)

The site plan configuration was designed around two amenities: the new lake that folds around the north and east sides of the property and a proposed linear park through the middle of the property from north (the lake shore) to south (Knightsbridge Road) that will tie together a network of east-to-west trails. The design team intended to place all 10 buildings to face either a natural amenity or a major street. The trails and open spaces along the lake shore, Knightsbridge Road and the western property line are open to the general public. All trails are designed to connect into a wider pedestrian network that creates a continuous walkable community linking all of the surrounding residential developments together.

This new community will include two amenity centers (12,130 sf), one located along Knightsbridge Road (in Building 1) and another one along the northern lake shore (in Building 4). The amenity center along Knightsbridge Road will include a leasing office and indoor clubhouse and fitness center (10,254 sf) and an outdoor community pool (8,622 sf) orientated towards the linear park. The amenity center along the lake will contain an indoor fitness center with a lounge area (1,876 sf) and an outdoor sand volleyball court (8,501 sf) towards the lake. (See Colored Landscape Plan).

The applicant is currently proposing to develop 424 apartment units with an average 929 sf/DU, within 10 buildings: 291 DU (68.6%) will be one-bedroom units, 116 DU (27.4%) will be two-bedroom units and 17 DU (4%) will be three-bedroom units.

The breakdown of units and square feet is as follows;

- 1 Bed 1 Bath: 620 - 978 Square Feet
- 1 Bed Live/Work Units: 1,045 - 1,516 Square Feet
- 2 Bedrooms: 1,119 - 1,402 Square Feet
- 2 Bed Live/Work Units: 1,493 Square Feet
- 3 Bedrooms: 1,457 - 1,823 Square Feet
- 3 Bed Live/Work Units: 1,691 Square Feet

(See Floor Plans)

The units are proposed to have the following amenities: 10 foot ceilings, granite countertops and oversized kitchen islands.

The estimated cost for the proposed development for this first phase is approximately \$68 million.

Elevations

For this development, the applicant is proposing the art deco architectural style specifically adapted for North Texas. All elevations visible from public view will comply with the 75% masonry requirement, with a combination of brick and stucco. The buildings will have flat roofs and art deco proportions and details: large windows, well-defined edge/cornice and strong horizontal elements. The elevations will also have LED lighting accents. All units will contain an outdoor patio or balcony. The balconies and patios will have metal fence parapets and awnings. (See Elevations)

All buildings will be 3 stories high (42 feet) except Building 3, 4 and 6. These three buildings are located along the lake shore and are proposed to be 4 stories in height (50 feet). For these three lakeshore buildings the applicant is proposing a special type of live-work units that will have an interior mezzanine level (with interior stairs). (See Floor Plans)

Parking

The applicant is proposing a parking ratio of 1.5 parking spaces per unit. The community will be served by 639 on-site parking spaces with a combination of “tuck-under” garages (196 parking spaces) and surface parking lots (443 parking spaces). All buildings will have “tuck-under” garages that will be connected into a common semi-open hallway system. The surface parking lots are grouped within small (open) courtyards behind the buildings. To create a walkable community, the applicant paid special attention and included a generous system of pedestrian and shared trails and landscaped open spaces over the surface parking system. (See Colored Landscape Plan).

Landscaping and Open Space

In order to create an inviting outdoor environment throughout the proposed residential community, the approved Conceptual Landscape Plan includes a linear park, trails and adequate pedestrian access to the new lake. An overall 10,500 linear feet of trails will serve the entire multifamily community and connect it with the existing community to the west. (See Conceptual Trails Diagram)

With this current application, for Phase One, the applicant is proposing to install 5,694 linear feet of trails. A 12 feet wide trail proposed along the lake shore. 10 feet wide trails are proposed within the interior linear park, throughout the parking lot and along Knightsbridge Road. (See Landscape Plan / Trails Diagram)

The proposed Landscape Plan includes an interior linear park (from the lake shore to Knightsbridge Road) that connects the two amenity centers. The outdoor community pool, open lawn area and sand volleyball court are tied into this interior linear park. (See Landscape Plan)

The proposed Landscape Plan contains approximately 34% landscaped open space. A dense cluster/canopy of trees planted along Knightsbridge Road and along the internal trails and pedestrian walkways. The applicant is proposing to install 286 new large trees, a combination of Chinese Pistachios, Elm and Oak trees. (See Colored Landscape Plan)

Signage

The applicant is proposing to install a freestanding monument sign (maximum 60 sf, 5 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

At the time of the Conceptual Site Plan review, the following Special Exceptions were approved with Ordinance 3356.

Special Exception #1- stipulates that leasing offices affiliated shall not exceed 7,500 square feet in area. The applicant is proposing the leasing offices for both phase combined with the clubhouse to form larger amenity centers (the amenity centers for phase I is proposed to be 12,130 sf).

Special Exception #2- 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 back from the RBL with 72 feet. Building 9 is proposed at a setback of 53.4 feet from the property line along Knightsbridge Road. (See Site Plan)

City Staff is in support of these Special Exceptions.

Thoroughfare Plan

Knightsbridge Road is currently a four lane divided boulevard. This road is proposed to be extended to connect with Crown Road. The City recently approved the plat and civil plans for the new configuration of Knightsbridge Road, the land owner will start the construction of the roadway this fall.

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 location for a new traffic signal. JPI has agreed to participate in the cost associated with the installment of this new traffic signal.

Gas Well Site

In 2008, the City amended the Comprehensive Zoning Ordinance to allow gas well land uses within Planned Development District 88 (PD-88) with granting of a Specific Use Permit. In 2009 the City approved the second Specific Use Permit for a 4.55-acre gas well site at 11500 Mathis Drive, with the adoption of Ordinance No. 3057. This tract was located east of the intersection of Mathis Drive and Crown Drive and approximately 1,900 feet east of Luna Road, in the close proximity with the JPI site proposed to develop the multifamily community.

In July 2016, the City repealed and terminated this existing Specific Use Permit allowing a natural gas well site at 11500 Mathis Drive, with the adoption of Ordinance No. 3378.

Public Response:

Three (3) zoning notification letters were mailed to the surrounding property owners on August 31st, 2016. Two zoning notification signs were also placed on the site on the same day. A public notice was placed in Dallas Morning News on August 16th 2016. As of September 29th, no letters of opposition have been received.

Possible Council Action:

1. I move to adopt Resolution No. 2016-090.
2. I move to adopt Resolution No. 2016-090 with the following modification(s)...
3. I move to table the item or take no action.