



# **INFORMATION MEMORANDUM**

TO: Mayor and City Council

FROM: Charles S. Cox  
City Manager

DATE: January 27, 2017

SUBJECT: Resolution 2017-020 Amesbury Detailed Site Plan

---

## **Summary**

*Site design:* Single family detached residential community

*Units:* 136 buildable lots, all 50'x105' (rear loaded)

## **Existing Conditions**

In 2016 the City approved Planned Development No. 99 (PD-99). This PD established a new master planned community containing residential, retail and entertainment land uses. This new master planned community contains approximately 267 acres and extends westward from Mercer Crossing Lake to the Valwood Improvement levee system west of Mercer Parkway. A Conceptual Site Plan was included within this new PD. This Conceptual Site Plan outlined the general land use areas and street network to be used for new community. Within this Conceptual Plan six single family neighborhoods were established. This Detailed Site Plan request represents one of those six single family neighborhoods. (See Overall Mercer Crossing Map)

The site is located immediately west of existing Mercer Parkway. (See Aerial Map)

For this 31.1 acre property, the applicant, CADG Mercer Crossing Holdings LLC (a subsidiary of Centurion American) has proposed to develop a single family detached

residential community containing approximately 136 buildable lots. This development is proposed to be constructed in one phase.

The site is bordered to the west and south by the existing Valwood Improvement Authority levee system. To the northeast of this site is existing Mercer Parkway and a proposed 16.3 acre undeveloped single family detached neighborhood (to be known as Verwood). To the southeast is the Luna Road and the approved 5 story mixed use and hotel development known as Royal Hospitality. This mixed use/hotel project was approved by the City in 2015, before PD-99 was established. (See Location Map).

## **Site Design**

This Detailed Site Plan is for a proposed single family neighborhood to be known as “Amesbury”.

Amesbury will contain 31.1 total acres. It will be composed of 136 single family residential lots. All of these lots are rear loaded (driveways and garages facing the alleyway). These rear loaded lots will be a minimum of 50’ in width and 105’ in depth. All lots within the Amesbury neighborhood meet or exceed 5,250 square feet in total area.

All vehicular access to Amesbury will be from Mercer Parkway. Access throughout the neighborhood is provided through a series of local streets, alleys, multi-modal trails and sidewalks.

## **Mercer Crossing Design Guidelines (Pattern Book)**

As part of the overall design of the Mercer Crossing mixed use development, CADG has developed a comprehensive set of Design Guidelines outlining the basic theme and character of the new community. This guideline document, or Pattern Book, includes design advice regarding such items as, building architectural style (commercial and residential), street design, open space and parks design, trails, streetscape improvements, sign typology and standards, and wall materials and treatments. (see Mercer Crossing Pattern Book)

The proposed architectural theme of the Mercer Crossing community is “Texas Tudor”. This unique style is combination of key English Tudor building elements (such as field stone, large wooden timbers, and steep multi-gabled roof lines), with contemporary Texas style elements like brick and stone exteriors, metal roofs, large porches and oversized windows. Texas Tudor weaves these two vernacular styles into unified look for both the residential and commercial subdistricts within Mercer Crossing. This comprehensive Pattern Book gives all potential builders and property owners guidance on how to integrate their specific project into the Mercer Crossing community

## **House Designs and Elevations**

As mentioned earlier, all lots within the Amesbury neighborhood are at least 5,250 square feet in area. After the required setbacks, the buildable area will exceed 3,000 square feet. The developer, Centurion American, anticipates two homebuilders to buy all the lots within this neighbor. Upon the completion of all the streets and infrastructure, the southern portion of Amesbury will be purchased by First Texas Homes (approximately 71 lots). First Texas Homes is aware of the architectural design requirements within Mercer Crossing (First Texas is also building homes in the previously approved Brighton neighborhood). Although the use of common Texas Tudor materials and architectural elements is encouraged, the Mercer Crossing design guidelines demand a variety of house designs be used throughout the neighborhood. For example, no house plan and exterior can be repeated within 4 lots of the original design.

First Texas Homes is proposing to build homes containing at least 2,500 square feet of living space. Most of the proposed house plans are 2 story in height (35' maximum), and contain more than 3,000 square feet. The estimated cost of these homes will range from \$500,000 to \$600,000. (See First Texas House Examples)

The northern portion of Amesbury is not yet under contract with a builder.

## **Parking**

All lots within Amesbury will require at least a 2 car garage. In addition, the design of the driveway will include 2 more on site surface parking spaces. All of the lots (136), will have rear loaded driveways. In addition, on street parking will be allowed on most local streets within Mercer Crossing to help accommodate visitor parking needs. Special visitor parking areas have been included throughout the neighborhood.

## **Parks, Open Space and Trails**

There are three small designated parks or several smaller landscaped open spaces within the Amesbury neighborhood, containing approximately 3.4 acres (approximately 11% of the total area). All three parks are located along Royal Oaks Lane. A 12' wide concrete trail extends along Mercer Parkway. In addition, there are several small remnant parcels within Amesbury that will serve as small landscaped common areas or trail connections. (See Landscape Plan).

A high priority has been placed on pedestrian connectivity throughout the proposed new Mercer Crossing community. A comprehensive trail network system has been integrated into each of the proposed residential neighborhoods, tying them all together. The Windermere neighborhood has trail connections to both the Windermere and Verwood neighborhoods to the east and the mixed use development to the southeast. All local streets will have 5' wide sidewalks.

All parks, landscaped open space and trails will be maintained by the Mercer Crossing Homeowners Association (HOA).

## **Signage**

CADG has developed a comprehensive signage typology for all of the Mercer Crossing community, both commercial and residential. Within Amesbury two neighborhood entry signs have been proposed along both Mercer Parkway and Luna Road. (See Signage Details in Landscape Plan and Pattern Book)

## **Walls**

To help buffer the residential neighborhoods throughout the Mercer Crossing community, a special network of masonry walls has been designed. These masonry walls will follow the old English Tudor style, and be composed of both stone and brick. Special accent portions of the wall located at points of high visibility will be composed of stone, while other wall sections will be composed of a brick “thinwall” design (no precast concrete panels). A concrete foundation (designed by a structural engineer) will be poured for the base of all masonry wall sections. All masonry walls will be at least 6’ in height.

In addition, a special vegetative screen and decorative fence is proposed along the entire western edge of the neighborhood (along the Valwood levee). (See Wall Sections in Landscape Plan).

All maintenance of the masonry walls and neighborhood signage will be responsibility of the Mercer Crossing Homeowners Association (HOA).

## **Streets**

As mentioned earlier, Amesbury has several direct access points to Mercer Parkway. Two (2) additional local streets are proposed within the Amesbury neighborhood: Royal Oaks Lane and Amesbury Way. Amesbury Way and the southern portion of Royal Oaks Lane are designed to be 31’ in width, and allow on street parking in most areas. The northern portion Royal Oaks Lane is designed to be wider (41 feet) in order to provide better emergency and service vehicles. A series of four (4) alleys will also serve the neighborhood. These alleys will be 12’ wide paved concrete.

All new street pavement (from curb to curb) will be maintained by the City upon acceptance of the street. All sidewalks and alleys will be maintained by the Mercer Crossing HOA. All street trees, landscaping, and street hardscape will be maintained by the Mercer Crossing HOA.

## **Conclusion**

The Amesbury neighborhood proposed with this Detailed Site Plan is consistent with Planned Development No. 99 (PD-99) and the associated Conceptual Site Plan described in Ordinance No. 3359. Staff recommends approval of this proposed site plan.

**Possible Council Action:**

1. I move to adopt Resolution 2017-020
2. I move to adopt Resolution 2017-020 .....with the following modification(s)...
3. I move to table the item or take no action.