

STAFF REPORT

Case Number: 16-SP-19
Request: Detailed Site Plan for a senior housing community
Address: 1735 Wittington Place
Lot Size: Approximately 4.78 Acres
Petitioner: Beazer Homes

Summary

Site design: *3 senior living buildings, 4 stories in height*
Units: *81 dwelling units (DU) with an average of 1,883 square feet/DU*
Parking: *130 parking spaces, combination of “tuck-under” garages, detached garages and surface parking, 1.6 parking spaces/DU*
Landscape: *38% of the property consisting of a small park and landscaped open space*

Existing Conditions

In March 2016, the City approved Planned Development No. 99 (PD-99) in the Mercer Crossing area. This PD established a new master planned community to be developed by Centurion American. The new master planned community will contain various types of 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 the new community. Within this Conceptual Plan an area dedicated to senior living development was established. This request is for a Detailed Site Plan for a new senior housing community located in that designated area.

The subject site is a vacant property located at 1735 Wittington Place, approximately 900 feet east of Luna Road and 600 feet west of Chartwell Crest. (See Aerial Map)

For this 4.78-acre property, the applicant, Beazer Homes has proposed to develop an owner-occupied senior living residential condominium community containing 81 dwelling units (DU) in three, 4-story buildings. This condominium development is proposed to be constructed in one single phase.

The site is bordered to the west by an existing grove of trees that is planned to be maintained and used as a public open space by the future Homeowners Association (HOA) of the Mercer Crossing community. Further west and to the north is a vacant tract that is planned to be developed as a commercial center as designated by PD-99. To the south is a vacant tract where

the recently approved single family neighborhoods known as Ashington and Brighton will be developed. The Detailed Site Plans for these two neighborhoods were approved by the City in 2016. The senior living community is situated along a proposed lineal park that will cross all three single family pods situated east of Luna (Ashington, Brighton and Coventry) and connects with the proposed Commercial Center at the corner of Luna Road and Valley View Lane. To the east of the site is the Four Hickory Center office complex. (See PD-99 Conceptual Site Plan)

This site is currently located within the “Commerce” subdistrict of PD-99 which allows the intended senior living residential use. (See Location Map)

Site Design

The Detailed Site Plan is proposed for a senior living residential community, to be called “The Gatherings”. This community consists of three buildings with 81 dwelling units and a proposed density of 16.9 units per acre. All three buildings will have tuck-under garages and a detached garage located nearby. (See Site Plan)

The applicant is currently proposing to develop 81 owner-occupied condominium units with an average 1,883 sf/DU, within the three buildings. All of the dwelling units will have two-bedrooms and will have areas varying from 1,617 sf to 2,129 sf. All units will have the same general floor plan layout with large living rooms, however some unit plans will offer options for different kitchen and bath configurations. (See Floor Plans)

The units are proposed to have the following amenities: 9 foot ceilings, granite countertops carpeting in the bedrooms and option of hardwood in the living areas.

All units will be sold individually.

Elevations

As part of the overall design of the Mercer Crossing mixed use development, Centurion American has developed a comprehensive set of Design Guidelines outlining the basic theme and character of the proposed community. This guideline document includes design advice regarding such items as building architectural style and architectural details. The proposed architectural theme of the Mercer Crossing community is “Texas Tudor”. This style is a 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 a unified look for both the residential and commercial subdistricts of Mercer Crossing. The comprehensive Design Guidelines gives all potential builders and property owners guidance on how to integrate their specific project into the Mercer Crossing community.

For this development, the applicant is proposing the Texas Tudor architectural style with wooden timbers at the upper levels and a steep multi-gabled roof line. All elevations will comply with the minimum 75% masonry requirement, with a combination of brick and stone with cementitious panels. The balconies and patios will have black aluminum parapets railings and the garage

doors will be wood overlay. All buildings will be 4 stories high and will have high pitched roofs. The overall building height is proposed to be 64 feet. (See Elevations)

Parking

The applicant is proposing a parking ratio of 1.6 parking spaces per unit. The community will be served by 130 on-site parking spaces with a combination of “tuck-under” garages (66 parking spaces), detached parking garages (17 parking spaces) and surface parking lots (46 parking spaces). All three buildings will have “tuck-under” garages that will be connected into a common semi-open hallway system. In addition, 3 detached garages, consisting of 17 parking spaces are proposed on the eastern, northern and western sides of the complex.

The surface parking lots are grouped within small areas corresponding to each building. (See Site Plan)

To create a walkable community, the applicant paid special attention and included a generous system of pedestrian walkways and landscaped open spaces over the surface parking system. (See Colored Landscape Plan)

Landscaping

The Landscape Plan proposes 38 % of the site to be landscaped open space, exceeding the requirements set by PD-99. The proposal includes a combination of landscaped open spaces and pedestrian walkways connecting into the larger green spaces and trail system that covers the entire Mercer Crossing area. To the south and west of the site will be the proposed linear park that crosses north-south the future single family homes community situated east of Luna Road. Wittington Place is proposed to a new configuration that will include an 8-foot wide trail on the south side and a 6-foot wide to the north side. All trails throughout Mercer Crossing area will be installed by Centurion American during the first phase of development.

The site is traversed by a 40 feet wide sanitary sewer easement at the south east corner, leaving an area of approximately 30,000 sf to be used as an interior park for the senior housing community. The applicant is proposing an outdoor community space containing a 6-foot wide walkway in this outdoor area. Another interior community space / resting area is proposed in the central area of the site.

The Landscape Plan proposes a dense configuration of screening vegetation along the eastern property line, to separate the senior housing community from the existing office park and parking structure. To the north and west, the Landscape Plan proposes pedestrian connections to the future commercial center and the tree grove preserve. The applicant is planning to install an additional row of street trees along Wittington Place.

The Landscape Plan proposes a total of 104 trees, including 18 existing trees to remain. This exceeds the tree requirements set forth by PD-99. The trees will be a combination of Cedar, Oak, Elm, Redbud and Holly trees. (See Landscape Plan)

All landscaped open space and trails will be maintained by “The Gatherings” Homeowners Association (HOA).

Signage

The applicant is proposing to install a freestanding monument sign (maximum 60 sf, 5 feet in height) along Wittington Place at the driveway access point. The signage for this property shall comply with the Design Guidelines approved with PD-99. (See Proposed Monument Sign)

Thoroughfare Plan

Currently Wittington Place is a six-lane divided road configuration. PD-99 proposes the addition of an 8-foot wide trail on the south side and a 6-foot wide sidewalk to the north side as well as the installation of landscape strips on both sides of the road. The proposed street right of way is 130 feet wide. Wittington Place will be a part of the roads expansion plan throughout Mercer Crossing. All the road works will be installed and improved by Centurion American during the first phase of development.

Conclusion

The Gatherings senior housing community 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. 3429. Staff recommends approval of this proposed site plan.