

STAFF REPORT

Case Number: 17-SP-01
Request: Detailed Site Plan for Phase 2 (The Brickyard)
Address: Intersection of Wittington Place and Senlac Drive
Lot Size: Approximately 12.477 Acres
Petitioner: Billingsley Company

Summary

Site design: 6 multifamily buildings; 2, 3 and 4 stories in height
Units: 446 dwelling units (DU), one or two-bedroom units with an average of 837square feet/DU
Parking: 758 parking spaces, combination of structure parking, detached garages “tuck-under” garages and small surface parking lots, 1.62 parking spaces/DU
Landscape: 30 % of the property consisting of community open spaces and parks, landscaped open spaces, 1,267 lf of new public trails along the creek shore and along the streets
5 Special Exceptions: Required Building Line (RBL), minimum height requirement for all buildings, maximum finished floor of the ground floor, street types and blank walls length

Existing Conditions:

In September 2014 the City approved the zoning amendment to Planned Development No. 88 allowing the tract along future Senlac Drive and the corner with Wittington Place the mid-density residential use. This amendment included a comprehensive Conceptual Site Plan describing the future development of “The Brickyard”, a new multi-family community proposed by the Billingsley Company. “The Brickyard” was proposed to be developed in two phases. This Detailed Site Plan is Phase Two of The Brickyard residential community and follows the design elements outlined in the approved Conceptual Site Plan very closely.

“The Brickyard” Phase One, completed and fully occupied, is the northernmost 10.75-acre tract located east of Senlac Drive and surrounded by water on the north and east edge of the property. To the south Phase One is bordered by the newly created internal private street, Delancey Street.

The 12.477-acre site for Phase Two is comprised of two tracts to the south and west of Phase One: one tract is located directly to the south of Phase One, between Delancey Street and the future extension of Senlac Drive, and another tract is located at the north-west corner of Wittington Place and Senlac Drive.

The site for Phase Two is surrounded by the new Monitronics headquarters located at the south-west corner of Wittington Place and Senlac Drive. To the east is a Valwood Improvement District retention basin. Beyond the retention basin is a wooded area and the BNSF rail line and more developed industrial land. Further north of “The Brickyard” community are more commercial and light industrial uses. (See Aerial Map)

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:

The Billingsley Company is proposing Phase Two of “The Brickyard” community to include 466 dwelling units within 6 buildings. The overall proposed density is 37.35 DU/Acre. All units will be a combination of one bedroom units (76%) and two-bedroom units (24%), with an average of 837 sf/DU.

The buildings within Phase Two are marked 9 to 14 on the site plan, continuing the numbering started with Phase One. (See Overall Site Plan)

The Site Plan for Phase Two is divided into two tracts as follows:

The tract along future Senlac Drive contains 5 apartment buildings, 2 being two stories in height (Buildings 9 and 11) and 3 being three stories in height (Buildings 10, 12 and 13). The tract also contains 1 detached garage (Building 16) and 1 two-story parking structure (Building 15).

This tract is designed in the same spirit as Phase One, around the use of the existing natural water feature on the east side of the site, and the large wooded area extending along the eastern edge of future Senlac Drive (the western side of the site). This large wooded area also includes a high pressure natural gas transmission line and easement. A landscaped private street meanders through the center of Phase Two, connecting with Phase One, creating a unique streetscape for positioning of the numerous urban style buildings. The site configuration for this tract intended to place all 5 apartment buildings facing an interior space: either the creek shore, either an interior street designed as a shared space, either the preserved tree grove.

The Site Plan proposes Buildings 9 and 11 located to take full advantage both of the existing water feature along the eastern side and the streetscape of future Broome Street. **Building 9** contains 24 dwelling units: 83% one-bedroom units with an average of 768 sf/DU and 17% two-bedroom units with an average of 1,197 sf/DU. **Building 11** contains 22 dwelling units: 82% one-bedroom units with an average of 756 sf/DU and 18% two-bedroom units with an average of 1,197 sf/DU.

Buildings 10 and 12 are wrapped around the parking garage on the west side and are facing future Broome Street. These will have linear courtyards between the building and the parking garage. **Building 10** contains 81 dwelling units: 52% one-bedroom units with an average of 441 sf/DU and 48% two-bedroom units with an average of 1,867 sf/DU. **Building 12** contains 69 dwelling units: 78% one-bedroom units with an average 427 sf/DU and 22% two-bedroom units with an average of 937 sf/DU.

At the southernmost portion is located Building 13 directly adjacent to the preserved tree grove area. This preserved tree grove area is proposed to be developed as an open space for the entire Brickyard community. **Building 13** is proposed to contain 39 dwelling units: 67% one-bedroom units with an average of 707 sf/DU and 33% two-bedroom units with an average of 1,142 sf/DU. (See Detailed Site Plan 1)

The tract at the corner of Senlac Drive and Wittington Place contains 1 four stories high apartment building (Building 14) wrapped around a five-level parking garage. The building contains a leasing office and two courtyards. **Building 14** is proposed to contain 231 dwelling units: 74% one-bedroom units with an average of 706 sf/DU and 26% two-bedroom units with an average of 1,160 sf/DU. (See Detailed Site Plan 2)

Elevations:

Although “The Brickyard” residential community will include a wide variety of building types and architecture, it will contain a common architectural theme of an older industrial warehouse complex. The predominant and unifying exterior material for the community will be brick. A variety of different brick types and colors will be used throughout the community to give each building a unique look and character, but the common elements of brick façades, industrial metal balconies and stair wells will be used throughout the entire community, for both Phase One and Two.

The buildings within the tract along future Senlac Drive will be 2 and 3 stories in height. Buildings 9 and 11 along the creek shore will be 2 stories in height (26 ft.) and Buildings 10, 12 and 13 will be 3 stories in height (39 ft.). Building 14, on the corner tract, will be 4 stories in height (50 ft.).

All exterior façades will be at least 75% brick or stone. All units will contain an outdoor patio or balcony. All buildings will incorporate the use of parapet walls and hidden sloped roofs in keeping with vintage industrial architecture. Most of the HVAC equipment will be placed on the roof and all units will be hidden from public view. (See Elevations and Exterior Materials)

All utilities within the Brickyard community will be placed underground.

Estimated cost for this proposed development is \$57 million.

Parking

The Brickyard community will incorporate various types of parking throughout Phase Two. Overall 758 on-site parking spaces are provided within Phase Two (1.65 spaces per dwelling unit). This proposed ratio meets the requirements of PD-88. Approximately 75% of the proposed on-site parking is structured or enclosed parking (571/758 spaces).

The tract along future Senlac Drive will be served by 365 parking spaces as follows:

- A large two-story parking structure, Building 15, is proposed along Senlac Drive to serve the parking needs for the tract along future Senlac Drive. This parking structure will contain 182 parking spaces.
- Building 13 will provide 14 individual “tuck-under” parking garages that will tie into a common hallway.
- Another 6 parking spaces are contained into a detached garage, Building 16.
- 163 surface parking spaces will be incorporated in the community. These surface parking spaces include both parallel parking along the private streets and small parking lots dissipated throughout the tract.

Building 14, at the corner of Senlac Drive and Whittington Place, will be served by the 381 parking spaces included in the five-level parking structure. In addition, 12 on-street parking spaces are included along Whittington Place.

Special attention will be given to providing loading areas throughout the community for easy and convenient access to each of the proposed buildings. Special compactor or dumpster locations have also been designated throughout the community. (See Detailed Site Plan)

Landscaping

In order to create an inviting outdoor environment throughout the proposed residential community, the approved Conceptual Landscape Plan includes large landscaped open spaces, trails and adequate pedestrian walkways throughout the community. Approximately 30% of the site is proposed to be natural or landscaped open space. The Billingsley design team has also oriented the placement of the buildings away from Senlac Drive and closer to the water feature on the northern and eastern border.

With this current application for Phase Two, the applicant is proposing to install 1,340 linear feet of trails. A 10 feet wide trail proposed along the creek shore. This will continue the trail already installed in Phase One to the north. A 6 feet wide trail is proposed within the gas easement along future Senlac Drive connecting into the local network of private sidewalks throughout The Brickyard community. The trails and open spaces along the lake shore and Senlac Drive 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 developments together. 2,607 linear feet of new trails are proposed to be installed in “The Brickyard” community in both phases. (See Landscape Plan)

The Landscape Plan for the tract along future Senlac Drive includes a preserved tree grove area proposed to be used as a private open space, the 50 feet wide gas easement along Senlac Drive, proposed to be landscaped open space and a series of courtyards for several buildings. Residents within Brickyard Phase Two will have full access to the existing large urban pool courtyard connected to the 2 story clubhouse and leasing office developed in Phase One.

Building 14 will function as a separate community. For this tract the applicant proposes to develop 27,940 sf for community spaces. The building will contain a separate leasing office with a fitness room (4,800 sf) connected with a pool courtyard (12,870 sf) and a passive courtyard (10,270 sf).

Street trees will be planted along future Senlac Drive and within the future median, Wittington Place and future Hutton Drive, in addition to trees along internal streets, trails and future walkways. The applicant is proposing to maintain 52 existing trees and to install additional new trees throughout the site. Overall, the site will contain 222 large trees, a combination of Cedar Elm, Oak, Crape Myrtle and Holly trees. (See Landscape Plans)

The Billingsley Company proposes to install a network of private local streets throughout the entire Brickyard community. These private streets will include parallel parking, street trees, urban style sidewalks and other urban streetscape elements. Phase Two is proposing to replicate Broome Street as it was developed in Phase One: with parallel parking spaces, tree wells and first floor units accessible directly from the adjacent sidewalk. (See Proposed Street Cross Sections)

Signage

The Brickyard community will incorporate the use of painted wall signs on Buildings 10, 12, 15 and 14. In addition, a free standing monument sign is proposed along Senlac Drive, at a location that will be determined at a future date. All proposed signage will be consistent both with Phase One and PD-88 and city requirements. (See Landscape Plan)

Special Exceptions

The Conceptual Site Plan, approved as part of Ordinance No. 3300, the following Special Exceptions were identified and included:

Special Exception #1- According to PD-88 requirements, 85% of the building along public streets must be located at the Required Building Line (RBL). For a more residential feel, the Conceptual Site Plan shifted the RBL 10 feet back along both Senlac Drive and Wittington Place. This Special Exception was granted with the rezoning of this site.

Due to the 50 feet wide gas easement that runs along future Senlac Drive, this Detailed Site Plan for Phase Two is proposing the RBL shifted 50 feet further back.

Special Exception #2- The minimum height requirement within the Mid-Density Residential Subdistrict is 3 stories. Few of the buildings within Phase One are 2 stories in height.

Building 9 and Building 11 along the creek shore are proposed to be 2 stories in height within Phase Two. (See Elevations for Buildings 9 and 11)

Special Exception #3- The Mid-Density Residential subdistrict requires a maximum finished floor of the ground floor is 18 inches above the sidewalk elevation. Due to existing terrain and the floodplain elevations in this site, the finished floor elevation requirement should be waived.

Additional Special Exceptions with this Detailed Site Plan for Phase Two are requested as follows:

Special Exception #4- The Mid-Density Residential subdistrict within PD-88 designates internal streets to be developed in accordance with Street Type E-1: two traffic lanes adding up to 24 feet wide road area and 8 feet wide on-street parking spaces with alternating tree areas, 15 feet wide pedestrian zone up to the building on each side of the street. These street elements add up to a 70 feet wide private street space.

The Detailed Site Plan for The Brickyard is proposing new configuration for both internal private streets.

For Delancey Street, the main access into The Brickyard community, that ties in together both phases crossing the site east to west, the applicant is proposing a 79 feet wide street space: two traffic lanes adding up to 24 feet wide road area and 8 feet wide on-street parking spaces, 5 feet wide tree areas, 5 feet wide sidewalks and a porch / stoop area varying in width (7 feet to 11 feet).

For Broome Street, the main driveway that crosses The Brickyard community north to south, the applicant is proposing a 77 feet wide street space, curbless: two traffic lanes adding up to 24 feet wide road area and 8 feet wide on-street parking spaces, 10 feet wide sidewalk space, alternating 5 feet wide tree areas, and 7 to 8 feet wide landing areas in front of the units.

Special Exception #5- PD-88 prohibits blank walls exceeding 20 feet on all streets.

The elevation for Building 15, the parking structure, includes a 135 feet wide blank wall along a portion of the façade facing Senlac Drive. The entire façade for Building 15 is consistent with the architectural theme for The Brickyard. The façade contains arched openings and architectural elements (eyebrows at the openings, columns, industrial metal balconies) that form The Brickyard Theme. The portion that is a blank wall corresponds to the access ramp for the upper level.

Comprehensive Plan:

The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District. Both the Westside Plan and PD-88 support the concept of a wide variety of high density land uses, including residential. The Westside Plan defines high density residential to be at least 35 units to the acre. The proposed Detailed Site Plan is consistent with the Westside Plan.

Thoroughfare Plan:

The 2013 Thoroughfare Plan identifies future Senlac Drive as a 4 lane roadway. The developer will be responsible for building this new public street, which will include a landscaped median and street trees. Wittington Place is also identified as a 4 lane street. It is already constructed as a 4 lane public street. The applicant will install new sidewalks and a double row of street trees along the northern side of Wittington Place. The Thoroughfare Plan also requires Hutton Drive to be connected with Wittington Place to the south. The applicant will complete the southern portion of Hutton Drive, continuing the existing street configuration of 70 feet street right-of-way with four lanes undivided, adding up to 48 feet wide plus 6 feet wide landscape strips and a 5 feet wide sidewalks on both sides.

Public Response:

Eighteen (18) zoning notification letters were mailed to the surrounding property owners on March 15th 2017. Several zoning notification signs were also placed on the site the same day. As of March 23rd, no letters of opposition had been received by the city.