

## STAFF REPORT

**Case Number:** 17-SP-02  
**Request:** Detailed Site Plan for a multi-family community  
**Address:** 1851 Knightsbridge Road  
**Lot Size:** Approximately 8.791 acres  
**Petitioner:** Wood Partners

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### Summary

**Site design:** *4 multifamily buildings - 3 and 4 stories in height, 1 amenity center - 1 story high*

**Units:** *260 dwelling units (DU) with an average of 964 square feet / DU; a combination of one, two and three bedroom units*

**Masonry:** *minimum 75% brick*

**Parking:** *416 parking spaces, combination of “tuck-under” garages and surface parking lots, 1.6 ps/DU*

**Landscape:** *36% of the property will be used as a linear park and landscaped open space, new trails and a boardwalk along the new lake shore*

### Existing Conditions

This proposed multi-family residential development was approved in September 2016 with the adoption of Ordinance 3390 amending the Planned Development District No 88 (PD-88). The amendment rezoned the 8.791-acre lot from “Commerce” subdistrict into “Mid-Density Residential” subdistrict. The City also approved the Conceptual Site Plan for this development. (See Ordinance 3390 Conceptual Site Plan). This Detailed Site Plan is the next phase of the Mercer Crossing Apartments located along Luna Road. This site was recently acquired by the applicant, Wood Partners. The initial rezoning was requested by Provident Realty Advisors.

The site is located approximately 600 feet east of Luna Road and 1,000 feet south of LBJ Freeway. The site will be accessible only by the newly constructed expansion of Knightsbridge Road.

The site is bordered to the west by Mercer Crossing Apartments community and to the east by the future multifamily community to be developed by JPI Real Estate Acquisition. To the north of the site is the newly created retention lake. The plat for this new lake was approved in August 2016.

This site is currently located within Planned Development No. 88 (PD-88), the “Mid-Density Residential” subdistrict which does allow the intended multi-family use. (See Location Map)

## Site Design

This proposed Detailed Site Plan for Phase One is consistent with the approved Conceptual Site Plan. The applicant, Wood Partners, is proposing to develop a mid-density residential community containing approximately 260 dwelling units. This community will consist of 173 one bedroom units (66.5%), 73 two bedroom units (28.1%) and 10 three bedroom units (3.9%). The dwelling units will be averaging in size from 690 sf to 1,410 sf. The proposed density for this development is 29.5 dwelling units per acre which falls within the standards established by the Mid-Density Subdistrict. (See Site Plan)

The proposed site plan and architectural style of the buildings was designed to complement the existing communities on both sides. Special design considerations were made to take advantage of the two major amenities: the new lake on the side of the property and a proposed linear park on the western side of the property. The entire site is bordered on all sides by trails, and connects with the surrounding multifamily developments. There are no proposed fences around this development, thus a continuous walkable community is created south of the new lake.

The four buildings are proposed as follows:

- **Building 1**, along Knightsbridge Road, will be three stories in height and will contain 44 dwelling units, 68% being one-bedroom units.
- **Building 2**, along the western trail, will be three stories in height and will contain 42 dwelling units, 59% being one-bedroom units.
- **Building 3**, u-shaped building in the middle of the site, will be three stories in height and will contain 70 dwelling units, 74% one-bedroom units, 22% two-bedroom units and 4% three-bedroom units.
- **Building 4**, along the lake, will be four stories in height and will contain 104 dwelling units, 63% one-bedroom units, 25% two bedroom units and 12% three-bedroom units.

This new community will include an amenity center (approximately 4,500 sf) located along Knightsbridge Road. The center will include a leasing office and clubhouse with a community pool and outdoor area orientated towards the linear park. (See Colorized Landscape Plan)

The estimated cost for the proposed development is approximately \$40 million.

## Elevations

All elevations visible from public view will comply with the 75% masonry requirement, with a combination of brick and accents of cementitious siding with the wood look. The buildings will have pitched shingle roofs. All units will contain an outdoor patio or balcony.

The three buildings on the south side will be 3 stories high, up to 44 feet in height and the building along the lake will be 4 stories in height, up to 56 feet in height. This building will have an elevator for access to the upper levels. (See Elevations and Renderings)

## **Parking**

The proposed community will be served by 416 on-site parking spaces with a combination of “tuck-under” garages (87 parking spaces) and surface parking lots (329 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. In order to create a walkable community, the applicant included a generous system of pedestrian and shared trails and landscaped open spaces throughout the surface parking system. (See Conceptual Site Plan)

## **Landscaping and Open Space**

To create an inviting outdoor environment throughout the proposed residential community, the applicant has proposed an inclusive Landscape Plan that connects into the wider trail and open spaces network throughout the surrounding multifamily developments along Knightsbridge Road and the new lake. This Landscape Plan includes a north-south linear park that ties in all three phases of Mercer Crossing Apartment development, trails and adequate pedestrian access to the new lake. For example, a 12-foot wide boardwalk trail is proposed along the lake shore, a 10-foot wide trail along Knightsbridge Rd and three east-west trails to connect to the adjacent sites. The applicant has worked an agreement with the developer to the east side, JPI Real Estate Acquisition for the construction of the trail along the western property line that is going to be a public trail shared by both future communities.

The proposed Conceptual Site Plan contains approximately 36% landscaped open space. A dense cluster/canopy of trees will be planted along Knightsbridge Road, the internal trails, all pedestrian walkways, and in the parking lots. The applicant is proposing to install 120 new trees, at a tree ratio of 1 tree for every 5 parking spaces for the parking areas. The trees will be a combination of River Birch, Oklahoma Redbud, Oak, Elm, Cypress, Magnolia, Chinese Pistache, Crape Myrtle and Holly trees. (See Conceptual Landscape Plan)

## **Signage**

The applicant is proposing to install a freestanding monument sign (maximum 70 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**

**Special Exception** – PD-88 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 and the amenity center will be set back from the RBL with at least 22 feet. (See Site Plan)

*City Staff is in support of this Special Exception.*

### **Thoroughfare Plan**

Knightsbridge Road is currently built to a four lane divided boulevard that connects with Crown Road.

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 needed location for a new traffic signal that will ease traffic fluency on this tract of this major thoroughfare. Wood Partners has agreed to participate in the cost associated with the installment of this new traffic signal.

### **Public Response:**

Six (6) zoning notification letters were mailed to the surrounding property owners on March 29<sup>th</sup>, 2017. Two zoning notification signs were also placed on the site on the same day. As of April 6<sup>th</sup>, no letters of opposition have been received.