



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: July 5, 2017

SUBJECT: Resolution No. 2017-081 – Windermere Detailed Site Plan

Summary

Site design: *Single Family Residential Community*

Units: *215 buildable lots, ranging from 22'x 90' to 40'x105'*

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 the 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 Neighborhood Map)

The site is located west of Luna Road and immediately south of Valley View Lane. (See Aerial Map)

For this 30.4 acre property, the applicant, CADG Mercer Crossing Holdings LLC (a subsidiary of Centurion American) has proposed to develop a single family residential community

containing approximately 215 buildable lots. This development is proposed to be constructed in one phase.

The site is bordered to the west by another 31-acre future single family detached neighborhood (to be known as Amesbury). To the south of this site is proposed Wittington Place and a 16.3 acre undeveloped single family detached neighborhood (to be known as Verwood). To the east is Luna Road and the single family neighborhood known as Ashington. (See Location Map)

Site Design

This Detailed Site Plan is for a proposed single family neighborhood to be known as “Windermere.” Windermere is the densest of the residential communities being developed by the applicant, Centurion American (CADG). Windermere contains 30.4 acre total acres. In short, Windermere has the smallest lots allowed within Mercer Crossing community. It will be composed of 215 single family residential lots. All of these lots will be rear loaded (garages facing the alley). One hundred and three (103) of these lots are designed for a narrow single family detached house product. All of these narrow single family detached lots will be at least 40’ wide and 105’ in depth (containing at least 4,200 square feet). The remaining 112 lots are designed for rear loaded townhomes (driveways and garages facing the alleyway). These townhome lots have a minimum width of 22’ and minimum depth of 90’ (containing at least 1,979 square feet in total area).

There are several entry points into the Windermere neighborhood, both from Valley View and Luna Road. 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 a unified look for both the residential and commercial subdistricts within Mercer Crossing. The 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, there are two sizes of lots within the Windermere neighborhood: 40' wide single-family detached lots and 22' wide single-family attached lots. Two homebuilders, Beazer Homes and Sienna Homes, plan to buy all the lots within Windermere. Beazer will buy all the 40' lots. Sienna will buy all the townhome lots. Both builders are aware of the architectural design requirements within Mercer Crossing. Although the use of common Texas Tudor materials and architectural elements is encouraged, the Mercer Crossing design guidelines demand a variety of house designs to be used throughout the neighborhood.

The Beazer homes will range in size from 1800-3000 square feet of living space. Most of the proposed house plans are 2 story in height (35' maximum), and contain more than 2000 square feet. The estimated cost of these homes will range from \$400,000 to \$500,000. (See Beazer House Plan Examples)

The Sienna townhomes will contain at least 2500 square feet of living area. All homes will be 2 story in height (40' maximum height). The estimated cost of these homes will be approximately \$400,000 to \$430,000. (See Sienna Townhome Examples)

Parking

All lots within Windermere 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 (215), 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. Several visitor parking areas are scattered throughout the neighborhood.

Parks, Open Space and Trails

There are three designated parks or several smaller landscaped open spaces within the Windermere neighborhood, containing over 5.58 acres (approximately 17% of the total area). Two of these parks are located along Wittington Place. These two parks are proposed to be dog parks; one for small dogs and one for larger breeds. A larger central park (1.9 acres) is proposed along Perrin Lane and Weston Road. One portion of this park will contain a gazebo or small bandstand and will serve as the main special event location for the neighborhood. Another portion of the park will contain a pool area. An 8-foot wide concrete trail extends along Wittington Place to Mercer Parkway. In addition, there are several small remnant parcels within Windermere that will serve as small landscaped pocket park 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 Amesbury neighborhood to the west and the Verwood neighborhood to the south. All local streets will have 5-foot 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 Windermere several neighborhood entry signs have been proposed along both Valley View Lane and Luna Road. (See Signage Details in Landscape Plan and Pattern Book)

Screening 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 feet in height. (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, Windermere has several direct access points to both Valley View and Luna Road. Wittington Place, located at the southern edge of the neighborhood, will serve as the primary east/west collector street. Four (4) additional local streets are proposed within the Windermere neighborhood: Perrin Lane, Camden Place, Weston Road, and Friar Street. The first three of these local streets are designed to be 31 feet in width, and allow on street parking in most areas. Friar Street is designed to be wider (41 feet) in order to provide better access for emergency and service vehicles. A series of five (5) alleys will also serve the neighborhood. These alleys will be 12 feet' 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 Windermere 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.

On June 26th, the Planning and Zoning Commission voted unanimously to recommend approval of the Detailed Site Plan as presented in Resolution No. 2017-081.

Possible Council Action:

1. I move to adopt Resolution 2017-081
2. I move to adopt Resolution 2017-081 ... with the following modification(s)...
3. I move to table the item or take no action.