



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: January 18, 2018

SUBJECT: Resolution 2018-04 – Detailed Site Plan for a for a multifamily community ‘Jefferson @ Knightsbridge’ located at 1900 Knightsbridge Road

Summary

Site design: 7 multifamily buildings - 3 stories in height, 1 amenity center - 1 story in height

Units: 416 dwelling units (DU) with an average of 919 square feet / DU

Parking: 687 parking spaces, combination of “tuck-under” garages and surface parking lots, 1.65 parking spaces / DU

Landscape: 32% of the property consisting of a linear park, trails and landscaped open spaces

Existing Conditions

This proposed multifamily residential development was approved in February 2016 with the adoption of Ordinance 3356 amending the Planned Development District No 88 (PD-88). The amendment rezoned the 30.1-acre lot from “Commerce” subdistrict into “Mid-Density Residential” subdistrict. The City also approved the Conceptual Site Plan for this development.

The site is located approximately 600 feet east of Luna Road and 1,000 feet south of LBJ Freeway, at the interior city limit line between the City of Farmers Branch and the City of Dallas. The site is accessible by the recently completed extension of Knightsbridge Road connecting with Crown Drive.

For the 30.1-acre property, the applicant, JPI Real Estate Acquisition proposed to develop a mid-density residential community containing approximately 840 dwelling units in 19 buildings, to be constructed in two phases.

Phase One was approved in October 2016 with Resolution No. 2016-090. Phase One consists of a 15.021-acre site and 424 dwelling units in 10 buildings. Phase One is currently under construction.

With this application, JPI is proposing to develop the second phase of this community, the remaining 14.69-acre site located along Crown Drive and south and east of Knightsbridge Road.

The site is bordered to the west by Mar Thoma Church. To the south of this site is PS Business Park with commercial and light industrial uses. To the north of the site is Phase One, currently under construction. To the east of the site is the newly created lake.

This site is currently located within the “Mid-Density Residential” subdistrict of PD-88 which does allow the intended multifamily use.

Site Design

This proposed Detailed Site Plan for Phase Two is consistent with the approved Conceptual Site Plan. Phase Two consists of 7 buildings and 416 apartment units with a density of 28 dwelling units per acre as established by the Mid-Density Subdistrict within PD-88.

The site plan configuration was designed to match Phase One and to complete the network of open spaces and trails proposed for the entire multifamily community located west of Luna Road and along Knightsbridge Road. The design team intended to place all 7 buildings to face either a linear park or a major street. The trails and open spaces along the lake shore, Knightsbridge Road and the western property line 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 residential developments together.

This new community will include one amenity center (10,000 sf) located along Knightsbridge Road. The amenity center will include a leasing office and an indoor clubhouse and fitness center and an outdoor community pool orientated towards the linear park.

The applicant is currently proposing to develop 416 apartment units with an average 919 sf / DU, within 7 buildings: 266 DU (63.94%) will be one-bedroom units, 135 DU (32.45%) will be two-bedroom units and 15 DU (3.61%) will be three-bedroom units.

The breakdown of units and square feet is as follows;

- 1-Bedroom Units: 679 - 863 Square Feet
- 2-Bedroom Units: 1,083 - 1,288 Square Feet
- 3-Bedroom Units: 1,368 Square Feet

The units are proposed to have the following amenities: 10-foot high ceilings, granite countertops and oversized kitchen islands.

The estimated cost for the proposed development for this second phase is approximately \$73 million.

Elevations

For this development, the applicant is proposing the contemporary industrial architectural style. All elevations visible from public view will comply with the 75% masonry requirement, with a combination of stone, stucco and metal panel accents. The elevations will also have LED lighting accents. All units will contain an outdoor patio or balcony. The balconies and patios will have metal fence parapets and awnings. All buildings will be 3 stories high and approximately 35 feet. The clubhouse / amenity center building will be 1 story in height and approximately 16 feet high.

Parking

The applicant is proposing a parking ratio of 1.65 parking spaces per unit. The community will be served by 687 on-site parking spaces with a combination of “tuck-under” garages and tandem parking spaces (199 parking spaces) and surface parking lots (488 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. To create a walkable community, the applicant paid special attention and included a generous system of pedestrian and shared trails and landscaped open spaces over the surface parking system.

Landscaping and Open Space

In order to create an inviting outdoor environment throughout the proposed residential community, the approved Conceptual Landscape Plan includes a linear park, trails and adequate pedestrian access to the new lake.

With this current application for Phase Two the applicant is proposing to install 2,272 linear feet of 10 feet and 12 feet wide trails. The 12 feet wide trail is proposed along the lake shore. 10 feet wide trails are proposed within the interior linear park, throughout the parking lot and along Crown Drive and Knightsbridge Road. The proposal includes an interior linear park from Crown Drive to Knightsbridge Road. The amenity center and the outdoor community pool are tied into this interior linear park.

The proposed Landscape Plan contains approximately 32.45% landscaped open space. A dense canopy of trees will be planted along Knightsbridge Road and along the internal trails and pedestrian walkways. The applicant is proposing to install 299 new large trees, a combination of Chinese Pistachios, Elm and Oak trees.

Signage

The applicant is proposing to install a freestanding monument sign (maximum 60 square feet, 5 feet in height) along the south side of Knightsbridge Road at the driveway access point and one wall sign on the amenity center. The signage for this property shall comply with the City’s Sign Ordinance.

Thoroughfare Plan

Knightsbridge Road was currently extended to connect with Crown Road maintaining its current configuration of a four-lane-divided boulevard.

In 2016 the City of Farmers Branch 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 location for a new traffic signal. JPI has agreed to participate in the cost associated with the installment of this new traffic signal.

On January 8th, the Planning & Zoning Commission voted unanimously to recommend approval of the Detailed Site Plan as presented in Resolution No. 2018-04.

Possible Council Action:

1. I move to approve Resolution No. 2018-04
2. I move to approve Resolution No. 2018-04 with the following modification(s)...
3. I move to table the item or take no action.