

STAFF REPORT

Case Number: 18-SP-17
Request: Detailed Site Plan for a 626,344 square feet of Mixed-Use development consisting of 390 multi-family units, and 2,350 square feet of future retail
Acres: 5 Acres
Address: 14175 Dallas North Parkway
Petitioner: JPI Real Estate Acquisition, LLC

Existing Conditions / Zoning Request

This 5-acre property is the northern site of an overall 9.6-acre vacant parent tract, generally located on the west side of the southbound frontage road of the Dallas North Tollway (i.e. Dallas Parkway), approximately 360 feet south of Spring Valley Road. The subject property is located within the Planned Development District No. 95 (PD-95).

In December 2017 the City adopted Ordinance 3478 to amend PD-95 to accommodate the development of “Jefferson East Branch,” a mixed-use development to be developed by JPI Real Estate Acquisition, LLC. A Conceptual Site Plan was approved as part of the Ordinance. The Conceptual Site Plan includes approximately 740 multi-family dwelling units and approximately 5,000 square feet of first floor retail space, to be developed in two phases. This proposed Detailed Site Plan consists of phase one, which is comprised of 390 multi-family units and 2,350 square feet of retail uses, and is consistent with the approved Conceptual Site Plan.

Together with this Detailed Site Plan request, the applicant is also requesting amendments to PD-95. The Detailed Site Plan is conditioned upon the approval of the proposed PD-95 amendments. (See Companion 18-ZA-10).

Site Design

With the exception of Dallas Parkway, the applicant is proposing internal private drives to serve the entire development within PD-95. The subject property, Lot 1, will be bordered on the south by the main internal drive that will connect to Inwood Road and Dallas Parkway. This main internal street will include parallel parking and will adhere to an urban streetscape design with large sidewalks, street trees and special paving treatments and buildings immediately adjacent to the sidewalk. South of this main internal drive is the future phase two development.

The proposed building for Phase One (626,344 square feet) will contain an internal parking structure (203,137 square feet) and two courtyards (totaling approximately 20,513 square feet). The building will contain a leasing center and amenity area on the southeast corner (approximately 12,714 square feet) and retail-ready units on the southwest corner (approximately 2,300 square feet). The building will also contain 390 multi-family units, a mix of one and two bedroom units.

Lastly, the building will be five (5) stories (approximately 88 feet) in height with the parking structure being six (6) stories (approximately 77 feet) in height.

Elevations

All exterior building façades will be at least 65% masonry product. The applicant is proposing a combination of two colors of brick, specialty materials (metal panel and cementitious panels - Nichiha™ panels), stucco and wood siding for accent. The clubhouse area will be designed with a typical storefront look. The balconies and other accent elements will be metal. The proposed building elevations are designed in accordance with the proposed amendments to PD-95, and they are subject to the zoning amendment being approved.

Parking

The Detailed Site Plan includes a total of 593 parking spaces; 581 parking spaces are proposed within the parking structure and 12 on-street parallel parking spaces are provided along the northern side of the main internal drive. PD-95 requires 1.5 spaces per each residential unit, therefore 588 parking spaces are required. The Detailed Site Plan proposes 1.52 parking spaces per residential unit.

Landscape and Open Spaces

Approximately 22% of the site will be landscaped open space along all internal streets and within the interior courtyards. All first floor residential units will have either direct front door access to the adjacent sidewalk, or have patios facing open spaces. Approximately 89 new trees are proposed throughout the site including along the streets and within the internal courtyards. The trees will be a combination of Oak, Bald Cypress, Chinese Pistache, Texas Redbud and Crape Myrtle varieties.

In addition, JPI will partner with the City to install a trail system throughout the adjacent ONCOR property located along the western side of the site. This trail system is part of a larger trails network that is proposed throughout the City's East Side to connect all ONCOR easements and abandoned railways.

Signs

The applicant is proposing to install wall signs on each building elevation. The signs proposed are a combination of typical wall signs, but also include blade signs (signage perpendicular to the building). The signs will be maximum 100 square feet in area. The proposed blade signs are subject to approval of the proposed PD-95 amendments as provided for in the Companion Zoning Case, 18-ZA-10, since PD95 currently does not allow blade signs.

Staff Recommendation

Staff recommends approval of the Detailed Site Plan.