

STAFF REPORT

Case No.: 20-ZA-07

Request: Conduct a public hearing and consider the request to amend the Planned Development District No. 90 (PD-90) including but not limited to modifying the development standards and associated Conceptual Site Plan for a multi-family development, on approximately 16.14 acres generally bounded by McEwen Drive on the north and Blue Lake Circle on the south; and take appropriate action.

Applicant: Leeds Real Estate Services, Inc.

Planning & Zoning Commission Meeting: September 14, 2020

Background:

The applicant, Jason Leeds, with Leeds Real Estate Services, Inc, is proposing an amendment to the Planned Development District No. 90 (PD-90) for the Midway Urban Village development as it relates to Phase II, which includes 161 multi-family units on approximately 4.39 acres of land, located at 4020 McEwen Road. The prior approved conceptual site plan allowed for 235 multi-family units with structured parking for Phase II. Additionally, amendments are being proposed to the development standards associated with the PD-90 ordinance that are applicable to both phases of Midway Urban Village. As a result, the proposed zoning amendment refers to the entire 16.14 acres of land comprising of Phase I (existing) and Phase II (proposed).

The Planned Development District No. 90 (PD-90) zoning district was originally created in 2007 comprising of approximately 40.48 acres of land, bound by Alpha Road to the north and west, Midway Road to the east and Blue Lake Circle to the south. The vision of PD-90 was to foster the development of a mixed-use community of urban-style multifamily residential, retail and office uses.

The PD-90 zoning district was subsequently amended in September, 2016 to initiate the development of Midway Urban Village, a medium density, urban mixed-use project, on approximately 16 acres of land on Tract 3 of the district. Midway Urban Village was proposed to be developed in two phases. The Detailed Site Plan for Phase I was approved in November, 2017 by Resolution No. 2017-120. Construction of Phase I has been completed in 2020 and a certificate of occupancy has been issued.

Subject Property:

Site acreage: 16.14 acres including Phase I (11.75 acres) and Phase II (4.39 acres)

Location: 4141 Blue Lake Circle, and 4040, 4100, and 4020 McEwen Road

Proposed Conceptual Site Plan Amendment:

Midway Urban Village Conceptual Site Plan was adopted in 2016 for Phase I and II of the project. The conceptual site plan was amended once in 2017 affecting Phase I only. Currently Phase I of Midway Urban Village consists of 263 multi-family dwelling units and 10,819 square feet of retail space. Phase II of the development was originally envisioned as a four-story multi-family building with 235 units, wrapped around a 2-story parking garage. With the proposed amendment, Phase II will consist of nine multi-family buildings of which eight buildings are designed to look like townhome buildings with individual garages. *For purposes of discussion within this report, the buildings designed to look like townhomes will be referred to as “townhome buildings,” and the remaining building will be referred to as the “apartment building.”*

The conceptual site plan amendment reflects changes to the site layout and unit configuration of Phase II. Phase II contains 4.39 acres of land and is generally bound by Blue Lake Circle to the south, McEwen Road to the west, and Midway Urban Village Phase I to the east and north. An east-west spine road spanning between McEwen Road and Midway Road traverses between the two phases and provides essential access connection within this mixed-use community.

In the proposed site layout, the apartment building (bldg. #2) will be located along the north side and will be facing the interior spine road; two of the proposed eight townhome buildings (bldg. #8 & #10) will face McEwen Drive and Blue Lake Circle; and the rest of the townhome buildings will be accessible through interior driveways. The townhome buildings will be three-story tall and the apartment building will be four-story tall. A total of 161 rental units are proposed, including 49 units within the apartment building and the remaining units within the townhome buildings. Building numbers correspond to the respective building numbers on the conceptual site plan (attached).

Blue Lake and the surrounding open space serve as the central focal point for this development. Phase II residents will be able to access the lake, surrounding landscaped area, and the dog parks, through pedestrian access between townhome buildings #3 and #4. The proposed Phase II conceptual site plan also includes a fitness center and swimming pool, located at the southeast corner facing the lake.

Six-foot wide pedestrian sidewalks are proposed along Blue Lake Circle and McEwen Drive providing seamless connectivity between the two phases along these roadways.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 90 (PD-90)	Multi-family and retail mixed use (Midway Urban Village Phase I)
South	Planned Development District No. 68 (PD-68) and Planned Development District No. 1 (PD-1)	Retail and office/warehouse (across Blue Lake Circle)

East	Planned Development District No. 90 (PD-90)	Open space with multi-family and retail mixed use (Midway Urban Village Phase I)
West	Planned Development District No. 90 (PD-90)	Medical laboratory

Access:

Phase II of the Midway Urban Village can be accessed from Blue Lake Circle and McEwen Drive through two driveways. Phase II is also accessible from Midway Road to the east through Phase I. A Traffic Impact Analysis (TIA) was done during initial development of Phase I of the Midway Urban Village and as a result, a separate TIA was not required for the second phase.

Parking:

Parking will be provided through a combination of surface parking, on-street parking, and garages within each building. Garages within the townhome buildings are attached with each unit (a mix of one and two-car garages), whereas the garages proposed within the apartment-building (one-car garages), can be rented separately by the tenants.

PD-90 requires 1.25 parking spaces for each one-bedroom unit and 1.75 parking spaces for each two-bedroom unit. The proposed Phase II conceptual site plan includes 49 one-bedroom apartment units, 96 one-bedroom townhome units and 16 two-bedroom townhome units. Required parking for this phase is as follows:

Rental Unit Type	# of Units	Required Ratio	Required # of Parking
1-BR Apt	49	1.25/unit	61
1-BR TH	96	1.25/unit	120
2-BR-TH	16	1.75/unit	28
Total	161		209

Additionally, 13 on-street parking spaces (along Blue Lake Circle) are proposed and 31 on-site (head-in) surface parking spaces are proposed along the east-west spine road, north of the apartment building (Building #2).

Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
209 spaces (see table above)	282 spaces	22 one-car garage spaces; 216 two-car garage spaces; 13 on-street spaces; and 31 surface parking spaces	Yes

The proposed conceptual site plan complies with the parking requirements of PD-90 ordinance.

Landscaping:

The site for Phase II has 41 existing trees, out of which the applicant proposes to save six trees. PD-90 requires 10% of each phase to be landscaped. Approximately 22% of the site for Phase II is proposed to be landscaped. 42 Live Oaks, 10 Red Oaks, and 12 Crepe Myrtles are proposed. Shade trees will be planted along the perimeter of the site, along Blue Lake Circle and McEwen Drive. Townhome buildings #3, #4, #5, #8, and #10 will have small landscaped yard spaces with 3.5-foot tall metal private yard fencing. Landscaping is proposed surrounding the fitness center and pool. A landscaped open area is proposed at the corner of McEwen Drive and Blue Lake Circle, that can be accessed from some of the private yards of buildings #8 and #10, as well as through the on-street sidewalks.

Signage:

Signage can be requested and approved during the Detailed Site Plan approval process. Currently the applicant has not requested or proposed any signage for Phase II.

Building Elevations:

Variations of color, material, depth and building projections have been utilized to create attractive street facades in the proposed conceptual building elevations. Sloped roofs are proposed for each building.

Townhome building #8 will face McEwen Drive and townhome building #10 will face Blue Lake Circle. Both buildings will have entry porches for each unit and second floor balconies facing the street. Stairwells on top of the entry porch will be projected, resulting in depth variation in the façade. Townhome buildings #3, #4, and #5 will have similar façade treatments on the east elevations containing entry porches, second floor balconies, and projected stairwells.

Townhome buildings #6, #7, and #9 are internal to the site and face interior driveways. These buildings will have two rows of townhome units, therefore garages will be visible on both primary facades, on the ground floor. Balconies are proposed on the second and third floors of each townhome unit.

Building #2 (apartment building) will have 18 garages on the first floor facing south. Leasing office and amenity center will be located at the east end of the building on first and second floors. Balconies are proposed on the second, third and fourth floors, with the apartment units facing south. The north building elevation faces the interior spine road and parking. Differences in color, materials, window openings, and wall projections are proposed on the north façade.

Proposed Development Regulations Amendment:

The applicant is proposing certain minor amendments to the development standards applicable to PD-90 as it governs the design of Midway Urban Village. Section B.3 Building setbacks are being amended to clarify the language and reduce the percentage of building façade that will have to

comply with setback requirements in Phase II. The following redlined text shows the proposed changes:

3. Building setbacks

- a. The minimum front setbacks shall be 15 feet, and maximum setback shall be 25 feet, measured from building wall to the nearest back-of-curb.
- b. The setback requirements in a., above, shall apply to ~~a minimum of~~ not less than 70% of the overall building façade of Phase 1 and not less than 50% ~~60%~~ of the length of the street facing façade of Phase 2 in accordance with the Conceptual Site Plan.

Additionally, Section B.4 regarding Multi-Family Density is being introduced to the development regulations. This is to retain the density and quality of this development in the long-run, so that density may not be reduced due to change in ownership. The proposed addition is provided below:

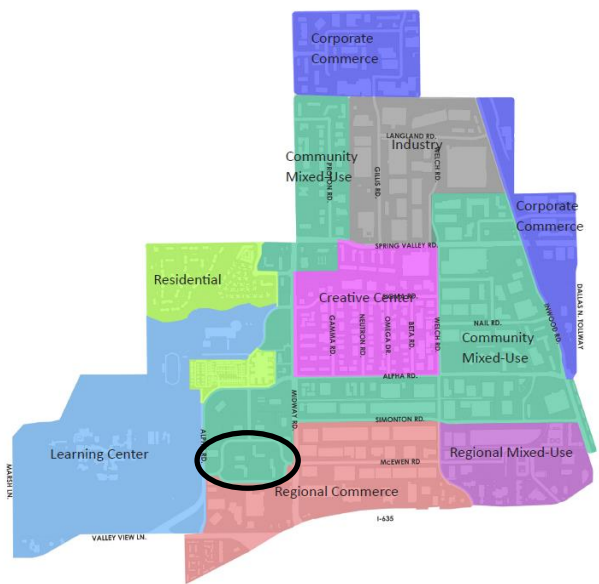
4. Multi-Family Density

- a. The density of multi-family dwelling units in Phase I shall be not less than 22 multi-family dwelling units per acre.
- b. The density of multi-family dwelling units in Phase II shall be not less than 36 multi-family dwelling units per acre.

Comprehensive Plan Recommendation:

The subject property is located within the Community Mixed-Use District as designated by the East Side Plan - Future Land Use Map. This District is suitable for multi-story mixed uses, transitioning from high-intensity form and use to less intense forms and uses towards the interior of the east side.

The Community Mixed-Use Future Land Use Designation serves a vital role to the vision of East Side's form and development. With the high intensity frontages of LBJ Freeway and the Dallas North Tollway providing two perimeters of the East Side Plan area, it is necessary and appropriate to ensure a strategic transition in intensity to the inner core.



This transition in intensity should be in the form of buildings (e.g. height) and in use (i.e. uses should be compatible with residential uses to allow for mixed-use developments and high-quality

workforce housing). The proposed zoning amendment of PD-90 and the associated Conceptual Site Plan support the core proposals and implementation goals of the East Side Plan.

Public Response:

On September 4, 2020, 15 zoning notification letters were mailed to the surrounding property owners in addition to Carrollton-Farmers Branch and Dallas Independent School Districts. Four zoning notification signs were also placed on the site on September 4, 2020. As of the writing of this report, no written correspondence has been received by the city.

Staff Recommendation:

Staff recommends approval of the zoning request.

Applicable Zoning and Development Case History: *(most recent to oldest)*

Date Approved	Case Number	Description
12/10/2019 Resolution No. 2019-183	19-SP-15	Signage for Midway Urban Village Ph I
10/7/2019 Administrative Approval	19-SP-05	Revised site layout for a carport, sidewalk changes, and a dog park for Midway Urban Village Phase I
07/17/2019 Administrative Approval	19-SP-05	Revised site layout and building elevations for Midway Urban Village Phase I
11/14/2017 Resolution No. 2017-120	17-SP-13	Detailed Site Plan approval for the multi-family and office development for Midway Urban Village Phase I
10/02/2017 Ordinance No. 3474 (PD-90)	17-ZA-07	Amendment to the Conceptual Site Plan for the subject multi-family and office development, named Midway Urban Village within PD-90
09/06/2016 Ordinance No. 3377 (PD-90)	16-ZA-04	Amendment of PD-90 creating Midway Urban Village.
August 2007 Ordinance No. 2921 (PD-90)	-	Adoption of Planned Development District No. 90 (PD-90)