



CITY COUNCIL COMMUNICATION

May 12, 2015

SUBJECT: Consider a Request for a Site Plan

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 15-03-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Urban Loft development proposed on 15.25 acres out of the Jesse Doss Survey, Abstract 441 located northeast of Heritage Ave at Cheek-Sparger Road.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: David Sukenik and Adam Auensen, representing Tonti Properties

Location/Zoning: Northeast of Heritage Ave. and Cheek-Sparger Road/Planned Development District (PD).

Project Description: Tonti Properties is an urban loft developer and property management company seeking to develop 478 dwelling units as part of the Glade Parks South Development. The development will feature a primary four-story building with structured parking and eight apartment home buildings which surround the primary structure on three sides.

The Glade Parks South Planned Development was recommended approval by the Planning and Zoning Commission and approved by the City Council on January 27, 2015.

The Planned Development contemplated the development of urban lofts within the proposed location. Standards allow for up to 65 units per gross acre. The proposed development includes approximately 15.25 acres to construct the urban loft development. Gross density would be about 30.8 units to the acre.

Parking for the development will be handled in multiple ways. Primary parking will be located within the parking structure which will be wrapped by the four-story urban loft building itself.

Appropriate design and ventilation will keep the garage safe and reduce vehicle fumes. There will be surface parking within the development as well. The three (3) story apartment home buildings will contain garages for a portion of the premium units and feature tandem parking. Two points of primary access to the development will be established from Heritage Ave., which will provide site circulation.

Building architecture will match the design palette approved through the Planned Development District. The primary building will have a majority brick exterior with cast stone accents. Windows will be offset from the primary wall surface. The roofline of the building will be architecturally different from the rest of building. There will be access points from the building to the surrounding sidewalks. These sidewalks will provide connections to other areas of the site, the rest of the Glade Parks South Development, and to the larger Glade Parks Development.

Access to units within the primary building will be secured at each of the entrances and through the main entrance on the southern end of the building. Access to the parking garage will be controlled as well.

Architecture of the apartment buildings across from the primary four story building will be of Georgian character with dormers and windows featuring appropriately proportioned aesthetic shutters. Common stairwells will be hidden within the building enclosure so as to not be a prominent feature of the building. The ground floor units will have direct access to sidewalks connecting to the remainder of the site.

Because of the significant grade difference, the buildings facing Heritage Avenue will actually be 2/3 splits. Visually, the units facing Heritage Avenue will appear as two-story buildings as the ground floor in these buildings will be only the garage facades as the buildings are constructed into the grade of the property.

Landscaping will be provided throughout the community. Street trees will be planted along the sidewalk system and throughout the internal street network of the development. Ground plantings will be predominantly native species or drought tolerant species that should thrive on less water.

A sign plan is also presented as part of this site plan showing where a sign for the urban loft project will be located adjacent to the intersection of Cheek-Sparger and Heritage Avenue. The urban loft sign will be located off-site within a dedicated easement for the sign. A sign permit will be required to be reviewed by the Building Department prior to issuance of the sign.

The Development Services Group has reviewed the site plan and found that it is in substantial accordance with the Planned Development ordinance and City of Euless standards. If approved, the developer intends to submit utility construction drawings and building plans subsequently for review.

The Planning and Zoning Commission considered this site plan at their March 3, 2015 regular meeting. The Planning and Zoning Commission voted to recommend approval with a vote of 6-0-0.

SUPPORTING DOCUMENTS:

- Exhibit(s)
- Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office