



CITY COUNCIL COMMUNICATION

October 27, 2015

SUBJECT: Consider a Request for a Site Plan

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

REFERENCE NO: 15-08-SP

ACTION REQUESTED:

Approve a request for a Site Plan for age restricted senior housing project proposed to be located on 5.00 acres of the A.J. Huitt Survey, Abstract No. 709, Block 1, Lots A2 and A3, and a portion of Lot A1, Oak Crest Estates Addition located in the 500 Block of E. Euless Boulevard.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Jervon Harris, representing Gardner Capital.

Location / Zoning: 5.00 Acres located at the southwest corner of E. Euless Boulevard and Dickey Drive. Once platted, this property will be described as Gala at Oak Crest Addition, Block A, Lot 1. The property is zoned Planned Development (PD).

Project Description: The Gala at Oak Crest Estates Planned Development zoning ordinance was approved for this location by the City Council on June 23rd, 2015. This case specifies the development of the age-restricted senior housing project. The development will consist of four (4) separate buildings. The primary structure will be a four story–multi-family building. It will be constructed with its front door facing Dickey Drive, with a porte cochère to cover the front entryway. In addition to the primary building, three (3) cottage residences will be constructed along the southern boundary of the property. These will be setback at least twenty (20') feet from the rear property line as per the PD ordinance. The cottages will be single story structures containing 4 units.

Access – The primary access to the development will be from Dickey Drive on the east side of the development. Located past the guest parking on the east side, the access drive will be gated and will provide private ingress/egress for the residents. An access drive from S.H. 10 / E. Euless Boulevard will provide secondary emergency access to the development.

Parking – The site contains 126 parking spaces. As an age-restricted multi-family development, most residents will not own vehicles and will instead be dependent on the van service provided as a service to the residents. The number of parking spaces provided exceeds the minimum amount required by the Planned Development zoning district.

Landscaping – Landscaping will be placed primarily in the street yard, along the foundations of the cottage buildings, and in areas surrounding the courtyard of the primary building and the pool. Amenities within the courtyard will include the pool, a gazebo and a community garden. Trees will be planted along the western boundary of the property, which will provide a buffer between the senior housing project and the future single-family development. Fencing will be in two formats: a (6') six foot opaque wood fence with masonry columns will be installed along the rear and western sides of the project in accordance with the images provided in the Planned Development zoning. A decorative four (4') foot metal fence will be placed along the eastern and northern boundaries separating the public and private spaces. This fence style was also depicted in the PD ordinance.

Exterior – The buildings will be constructed with a combination of stone, brick, and stucco, consistent with masonry development standards of the City of Euless. The design of the building will contain architectural accents that include: gabling, inset balconies, and non-accessible Juliette balconies. Windows which do not sit within the plane of the primary walls will be incorporated to help break up the massing of the buildings. The placement of the building in relationship to the site faces the primary façade up against SH 10 (E. Euless Blvd). There are no parking areas constructed between the building and the roadway – which highlights the architecture of the project and the landscaping space in-between.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Oak Crest Planned Development Ordinance.

The Planning and Zoning Commission considered this site plan at their October 6, 2015 regular meeting. The Planning and Zoning Commission voted to recommend approval with a vote of 4-0-0.

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