



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
November 19, 2013

**SUBJECT:** Consider a Request for a Site Plan  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 13-06-SP

---

**ACTION REQUESTED:**

Approve a request for a Site Plan for Urban Loft development proposed to be located on 11.505 acres out of the A. Bradford Survey, Abstract No. 152 located east of Bear Creek Parkway and south of Midway Drive.

**ALTERNATIVES:**

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

**SUMMARY OF SUBJECT:**

**Applicant:** Mark Johnson, representing The NRP Group

**Location / Zoning:** 11.505 acres out of the A. Bradford Survey, Abstract No. 152 located east of Bear Creek Parkway, south of Midway Drive. The property is zoned Planned Development (PD) through Ordinance No. 1904.

**Project Summary:** The NRP Group is a urban loft developer and management company seeking to develop a three hundred (300) dwelling unit product as part of the Riverwalk Master Development. The project will be known as “The Preserve at Bear Creek” and will feature seven (7) buildings.

The proposed project is located within the T5a sub-district of the Riverwalk Planned Development. This sub-district allows for straight multi-family development to occur and is restricted by ordinance to a maximum of twenty (20) acres within the Planned Development

zoning district. Urban lofts without a mixed use component are limited by the ordinance to a maximum total of five hundred (500) dwelling units for the entire district. The proposed project represents the first phase of the urban loft development. NRP owns an additional 11 acres north of Grange Hall Road, east of Bear Creek Parkway.

**Development Impact.** The Riverwalk development contemplated the intensity of the number of dwelling units to be constructed in this area. The developer has produced a traffic impact study which took into account the impact of the urban loft project and the new single family development on the existing road network. The findings showed that no significant reduction in service level to the existing roads would occur.

**Site Standards** Six of the seven proposed buildings will face onto public right-of-way. There will be new roads constructed to the north, east and south sides of the development. These roads will tie into Bear Creek Parkway and be aligned to further the accessibility to the remainder of the southeast quadrant of the Riverwalk development for commercial development. The seventh building, which will contain the leasing office, pool, amenity center and dwelling units will be constructed interior to the lot.

The Preserve at Bear Creek is to be constructed on a M1 lot style which requires that the buildings of the urban lofts be constructed at a five (5') foot minimum setback to a sixteen (16') foot maximum setback distance from the property line. Buildings fronting onto the realignment of Minter's Chapel and Bear Creek Parkway will meet this standard. Two (2) open space lots, which will be platted along the north side of the development, will be used for the development of a tree-lined trail and allow the M1 setback distance to be in compliance. An existing natural gas pipeline easement is located along the southern boundary of the development. No permanent structures can be placed within the easement so the buildings are set back from the edge of the easement.

Sidewalks will be installed on all four sides of the development. Along the northern street, Grange Hall, the pedestrian trail will connect directly to the established trail connection from the Dominion at Bear Creek single family development on the west side of Bear Creek Parkway. Staff is working with the Master Developer to design a pedestrian street crossing which will link the two trails. The sidewalks and planting areas between the buildings and the streets will meet the intended street frontages of the Planned Development.

Parking for the development will exceed the minimum standards for the Planned Development district. Garage parking, tandem parking, covered parking and at-grade open parking will be provided through the site. Additionally, for the three new streets to be constructed, there will be on-street parallel parking constructed on the side of the development. Future development on the opposite sides of the street will construct additional on-street parking.

**Buildings.** Each of the seven buildings will be three (3) stories and will have internally constructed stairwells and landings. Controlled access entrances to the streets will allow the buildings to have front doors to the public space and walking trails. Units will have cantilevered balconies that are not just treatments to the front facades. The balconies on the

ends of the buildings will wrap-around and bring the architecture around the sides of the buildings. The materials utilized in the façade meet the masonry standards of the City of Euless and the PD Ordinance. A specially designed masonry unit with a treated limestone exterior finish will make up a portion of the base materials. In some areas of the façade this will be two stories tall and in others one story. Stucco finishes will be used in higher elevations and in some of the articulated balcony and entryway features. Standing seam metal awnings over some windows and the covers to the pedestrian access to the buildings will be featured.

The top of the building facades feature horizontal projections, providing visual interest and shade to the balconies on the ends of the buildings. The height of the façade is not a false parapet, but indicates the actual height of the interior space of the living unit. As required in the PD Ordinance, windows are proportional to the height of the wall and have definable sills and lintels. These design elements create visual interest and ensure the window units are not simply flush-mounted with the plane of the building.

The southeast portion of the Urban Loft project will be highly visible as a significant transition into the commercial portion of the Riverwalk Development occurs at this primary intersection. The corner structure will feature a unique architectural design that will make a signature statement about the quality of the project.

**Landscaping.** Street trees will be installed along all right-of-way frontages to the project. A double row of trees will be planted along the trail connection on Grange Hall. Internal open spaces will be landscaped and additional trees planted. Along the southern boundary of the property throughout the gas well line easement, a “front yard” approach will be installed. This front yard will be comprised of sidewalks, pedestrian connections between the buildings and the street, crushed granite pathways, native grasses, and ornamental trees. Street furniture such as limestone seating will be installed to complement the buildings. Additional landscaping will surround the private pool area internal to the site.

Staff has worked extensively with the developer to meet and exceed the standards of the Riverwalk Planned Development. The Development Services Group has certified that the site plan meets the technical requirements of the City of Euless and recommends approval of the site plan.

**SUPPORTING DOCUMENTS:**

- Application
- Exhibits
- Map 1, Map 2, Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner

