

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-316-MF-2, Roers Coppel

P&Z HEARING DATE: March 21, 2024

C.C. HEARING DATE: April 9, 2024

STAFF REP.: Matthew Steer, AICP, Development Services Administrator

LOCATION: Northwest Corner of Canyon Drive and North Coppel Road

SIZE OF AREA: 9.9 acres of property

CURRENT ZONING: HC (Highway Commercial)

REQUEST: A zoning change request from HC (Highway Commercial) to PD-316-MF-2 (Planned Development 316-Multi-Family-2) and land use map amendment from Freeway Special District to Residential Urban Neighborhood to allow a 232-unit, four (4) story, age restricted 55+ senior living facility on approximately 9.9 acres located on the west side of North Coppel Road and north of Canyon Drive.

APPLICANT:

Owner:

SSAE Development LLC

Scott Schwob

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Coppel, Texas 75019

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Developer:

Roers Companies

Jackie Page

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Engineer:

Kimley-Horn

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HISTORY: This property has never been developed.

HISTORIC COMMENT: This property does not have any historic significance.

TRANSPORTATION: Canyon Drive is a 44-wide concrete two-lane street built within a 60-foot right-of-way south of this property. A sidewalk was recently installed on the southside of the road. North Coppel Road is a two-lane undivided road with 37 feet of pavement

within a 50-foot right-of-way east of this property. A 5' sidewalk runs along the east side of the road.

SURROUNDING LAND USE & ZONING:

North: Vacant (Powerlines) and Patio Homes; Commercial (C) and PD-244-TH-2
South: Professional Office; Highway Commercial (HC)
East: Apartment Complex (315 Units); PD-160-MF-2
West: Five-story office building; PD-171R2-HC

COMPREHENSIVE PLAN: The *Coppell 2030 Comprehensive Master Plan* shows this property as Freeway Special District.

DISCUSSION: This is a two-part request. Part one is a Detail Planned Development for a four story, 232-unit, age restricted (55 years of age or greater), multi-family product on approximately 9.9 acres. The second part is a change to the future land use map from Freeway Special District to Urban Residential Neighborhood, in order to allow the multi-family request.

Detail Site Plan – Roers Coppell Senior Living

This proposed four story, 232-unit apartment complex (50' in height) is to be age restricted to persons aged 55 and over. The property is triangular in shape. The proposed building has a long corridor running northeast/southwest with two additional segments extending from that corridor to the southeast. It is setback approximately 223-feet from N. Coppell Road on the east; 102-feet from Canyon Drive on the south and 67-feet from the midrise office lot on the northwest. The eastern portion of the property has a drainage channel and 100-foot Brazos Electric Transmission Line Easement that runs north/south, parallel to N. Coppell Road. The entrance will be from Canyon Drive with two driveways. There are several PD conditions being requested, one of them being the amount of parking to be provided on-site. The typical MF-2 apartment is required to provide two parking spaces per unit plus 1/2 space for guest parking per unit. They are proposing to provide 348 parking spaces, which amounts to 1.5 spaces per unit. This is higher than Roers previously approved project in Wylie, Texas currently under construction which has a 1.26 parking ratio and a project in Maple Grove, Minnesota that has a 1.43 parking ratio (See Attachment 13).

Another PD condition is the allowable number of stories and density. Two stories and 22 units/acre are the maximum allowed by ordinance in the MF-2 District. Roers is proposing four stories and 23.4 units/acre, which is higher and denser than other MF properties currently in the city. They are providing covered parking for 1/2 of the proposed parking which is a requirement of MF-2.

The unit breakdown is as follows:

- 4 studio units (616 square feet in size),
- 82 one-bedroom (average size of 807 square feet), and
- 146 two-bedroom units (average size of 1,082 square feet).

Each unit will be accessed from air-conditioned interior corridors. There are two elevators proposed with a backup generator. According to Roers Companies, all the units will have solid surface counter tops, stainless-steel appliances, resilient flooring and carpet, in-unit washer and dryer, patios/balconies, energy efficient

lighting and energy efficient appliances. The project is 100% affordable housing. Those that are age 55 and over qualify if their income level is 60% of the area median income as defined by the Department of Housing and Urban Development (HUD). (See Attachment 10).

In terms of amenities, Roers is proposing to have the following interior amenities: a theater (840 sq. ft.), a fitness center (1,000 sq. ft.), a community room (1,030 sq. ft.), a business center (1,030 sq. ft.), an activity room & library (850 sq. ft.), a multi-function learning center (1,040 sq. ft.), as well as on-site management and supportive services. Staff asked that they provide a community room on each floor, but the applicant requested to keep the large amount of amenity spaces on level 1. Exterior amenities are proposed to include a dog park, a putting green, a pool and grilling area.

Building Elevations and Signage

The building elevations and material board show a variety of materials and colors proposed for the building. There are two bricks colors proposed – buff and red/brown. Additionally, there are arctic white and charcoal fiber cement panels, and buff and warm gray fiber cement lap siding. There will be a flat roof with a black coping used on the parapets. As depicted in the color elevations and renderings, the materials will be used in different sections and articulations. The covered parking will have a grey standing seam metal roof and the pillars will have a concrete base. No specific building signage was proposed. Any proposed building signage will need to conform to City requirements. A 60-square-foot monument sign was shown on Canyon Drive 27 feet from the right-way at the main entry. It is depicted on the monument sign details of the Architectural Plans attachment.

Traffic Study

A memo from Kimley-Horn (Attachment 9) was submitted, demonstrating that a Traffic Impact Analysis was not needed. The memo took into consideration 248 dwelling units which is actually higher than the 232 units currently being proposed.

Landscape Plans & Tree Mitigation

There are 67.8 inches of trees proposed to be removed. Given the tree preservation and landscape credits, no tree mitigation fees will be required.

The Landscape Plans provided show that the site meets the minimum area requirements of 23%. Approximately 39% of the site is proposed to be landscaped. The drainage channel was not included in the landscape area calculations. The remaining area of the Brazos Electrical Easement, not including the drainage channel, accounts for 13% of the 39%, leaving 26% outside of the easement. All and all, the plan meets the landscape area requirements even without including the easement area. Permission from the easement holder has been granted to allow the construction of a curvilinear sidewalk and fenced in area for a private dog park.

Roers is proposing to plant 109 overstory trees (29 Live Oak, 30 Cedar Elm and 50 Shumard Red Oak) and 24 accent trees (15 Crape Myrtle, 6 Mexican Plum and

3 Yaupon Holly). The proposed trees in combination with the 12 existing trees meet the minimum tree requirements.

Land Use Amendment

The second part of this request is a land use amendment. The *2030 Master Plan* currently calls for this area to be Freeway Special District. The purpose of this designation was “to provide areas within the community for conventional high intensity regional commercial uses and office development dependent upon good transportation access to highway interchanges and frontage roads. These areas are primarily intended for medium to large scale developments serving travelers and clientele from the region and typically high volumes of ingress and egress by vehicular traffic.” Uses appropriate for Freeway Special District include “hotels, multi-story office buildings, medium-to-large scale regional commercial uses, restaurants, and other uses dependent upon high volumes of vehicular traffic.”

Roers’ request (Attachment 8) is to amend the Future Land Use Plan for this site to Urban Residential Neighborhood, which allows for higher density residential uses that serve the needs of residents seeking alternatives to low and medium density single-family detached housing. Although, the Urban Residential Neighborhood land use in the Master Plan calls for a mix of housing with the majority being owner-occupied and not all rentals, this was the best match for the proposed use.

RECOMMENDATION:

Staff is recommending approval of the request with the following conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. A replat is required to be approved prior to engineering review and recorded prior to building permit.
3. Park fees of \$1,285 per unit shall be collected prior to plat recordation.
4. Site lighting shall meet City of Coppell requirements.
5. To restrict the age of the residents within the development to persons aged 55 and older in accordance with the Fair Housing Act.
6. To allow for 1.5 parking spaces per unit.
7. To allow for four stories (50’ maximum height) and a density of 23.4 units/acre.
8. To allow for the balconies to have decorative metal railings and not be completely screened from view.
9. Amend the Future Land Use Plan from Freeway Special District to Urban Residential Neighborhood.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Site Plan
2. Tree Survey & Mitigation Plan
3. Landscape Plan

4. Architectural Plans (Project Data, Architectural Site Plan, Floor Plans)
5. Architectural Plans (Elevations, Renderings Material Board)
6. Architectural Plans (Carport, Dumpster and Monument Sign Details)
7. Comment Response Letter (Project Description/Amenities/Roers History)
8. Future Land Use Master Plan Amendment Request
9. TIA Determination Memo
10. Roers Presentation
11. Turning Exhibit
12. Comment Response – Age 55+
13. Comment Response – Parking Ratio