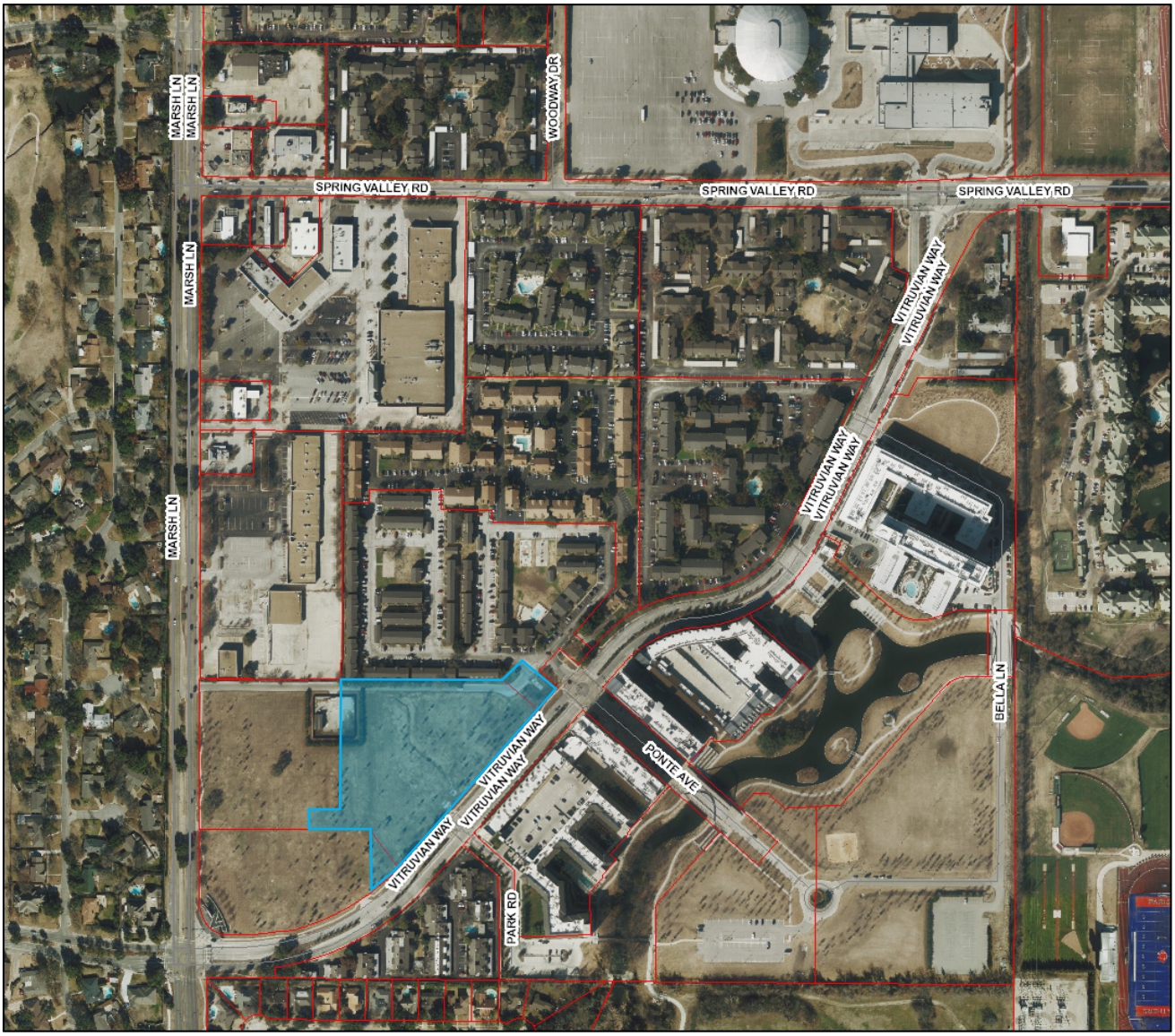
1734-Z

PUBLIC HEARING Case 1734-Z/Vitruvian West I. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of 383 multi-family units and an amenities center in an existing Planned Development District (PD O07-034) located on approximately 5.2 acres addressed at 3737 Vitruvian Way and 3801 Vitruvian Way and approving waivers to unit size, construction materials, and building setback requirements.

LOCATION MAP



April 15, 2016

STAFF REPORT

RE:	1734-Z/Vitruvian West I
LOCATION:	Approximately 5.2 acres of land located at 3737 Vitruvian Way and 3801 Vitruvian Way
REQUEST:	Development Plan Approval in an existing Planned Development District (PD O07-034) with a waiver regarding limits to the number of building materials.
APPLICANT:	UDR, represented by Mr. Michael Smith of Humphreys and Partners

DISCUSSION:

Background: On October 9, 2007, UDR obtained approval to rezone a 99-acre neighborhood. Six years later in 2013, the zoning for the project was expanded to include 4 additional tracts totaling 21.7 acres. The planned development district zoning established development standards and a concept plan. It also established that prior to the issuance of a building permit for any project within the PD district, a development plan for the project must be approved by the Planning and Zoning Commission and the City Council.

This property held some of the oldest apartments that were part of the previous development. These were taken down at the outset of the project. The broader site at the northeast corner of Marsh Lane and Vitruvian Way will hold three multi-family apartment buildings with a centralized amenity center and pool, collectively known as Vitruvian West.

Proposed Plan: Vitruvian West I will sit at the northeast corner of the site. The plan contemplates a five story multi-family apartment building with 383 units. The project is 100% residential and does not contain any retail or office space. The building itself is almost triangular in shape wrapping a parking garage with three interior courtyards. The units in this phase will have an average unit size of 811 square feet and will be at a slightly lower price point than the existing phases. The design of the building is intended to represent a modern Texas Hill Country esthetic.

The amenities center and pool would also be constructed in conjunction with this building. The amenities building is 16,283 square feet and will house the leasing office, game room, and television room for this phase as well as a two story 6,115 square foot workout facility.

The project is bounded by Vitruvian Way to the southeast and along a new street that will be named Westgate Lane to the north. Construction is expected to start within 90 days and be completed in 18 months.

Staff Review: Development Plan approval differs from a typical zoning case. While zoning is a legislative decision with wide latitude given during the consideration process, development plan approval is a ministerial function more like plat approval. The purpose of the development plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved.

The remainder of the staff report will address each section of the ordinance and how the proposed plan complies. This case is being taken forward in conjunction with various amendments to the governing ordinance detailed in case 1735-Z. During the meeting, the Commission will consider case 1735-Z prior to hearing this case. For the sake of this analysis, staff will include the new requirements as if they were approved.

Uses: The applicant is proposing 383 multi-family units. **The proposed uses meet the standards in the ordinance.**

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. The development plan is in compliance with all development standards, except as noted below.

Street Build-to Line: The development standards require that at least 70% of the building be at the build-to line along Vitruvian Way. The building is in compliance. Along Westgate Lane, a type B street, there is a build-to zone of between 6 and 9 feet. The building complies with the requirement. **The proposal meets the building to line standard in the ordinance.**

Minimum area per dwelling unit. The development standards establish the following minimum unit size criteria:

- Efficiency: 450 square feet
- One-Bedroom: 600 square feet
- Two-Bedroom: 850 square feet
- Three-Bedroom: 1,000 square feet

The development plans show 18 unit types ranging from efficiency up to three bedroom units. All comply with the minimum requirements, except for one of the one-bedroom floor plan, A1. This unit is 577 square feet, which is 23 square feet below the minimum. There are only 4 of this sized unit in the development. **The proposal does not meet the minimum area per dwelling unit standard in the ordinance. Waiver requested.**

Open Space: Open space is required with residential uses and is calculated to require two acres for every 1,000 residents up to 2,250 and then 1.5 acres per 1,000 residents above 2,250. The code assumes 1.5 persons per unit. With the 383 additional units being proposed, the development will have

1,513 units with an assumed resident count of 2,269.5. This requires that 4.53 acres of open space be provided. The applicant has already dedicated 12 acres with Vitruvian Park. **The proposal exceeds the standard for open space dedication at this phase.**

Parking: The ordinance requires that one space be provided per bedroom with a maximum of two spaces per unit.

Number of units:	383
Parking required:	521 (766 maximum)
Parking provided:	599

The proposal meets the parking requirements in the ordinance.

Streets: The proposal anticipates the addition of a new Type B street as well as improvements to Vitruvian Way to add on-street parking. **The proposal meets the standards for streets in the ordinance.**

Exterior Appearance: The amenity center meets all requirements regarding exterior appearance.

The multi-family building is required to have 80% masonry construction on all sides visible from a public street and a maximum of three building materials, excluding glass. The building is proposed to include four materials: stucco, stone, siding, and metal paneling. The glass, stucco, and stone count towards the masonry requirement. While all other elevations comply with the 80% standard, the northeastern elevation is at 76% masonry. The metal paneling is being used as an accent material at certain corners of the building. There is a main entry feature and architectural element that is especially prevalent in the northeastern elevation, which is causing the building to not comply at this corner. **The proposal does not meet the exterior appearance requirements in the ordinance relating to the masonry requirement and the number of building materials. Waivers requested.**

Landscape: The landscaping regulations in the ordinance govern the street edge as well as private landscaping. The plan has been reviewed by the Parks Department and no issues were identified. **The proposal meets the standards for landscape in the ordinance.**

Sustainability: The zoning ordinance includes a variety of suggestions for a more environmentally conscious development. The applicant has indicated that the building will qualify for LEED certification and will incorporate many of the sustainable aspects noted in the ordinance. **The proposal meets the standards for sustainability in the ordinance.**

Screening: The ordinance requires that mechanical equipment as well as loading, service, and trash storage areas be screened from view of all public roadways. Staff cannot determine whether screening is adequate at this time because equipment has not been designed and located. However, staff will check building permit plans to see that all mechanical equipment is screened. **The proposal will comply prior to the issuance of a building permit.**

Flexible standards: The ordinance grants the Planning and Zoning Commission and City Council the authority to approve waivers from the standards included in the ordinance. **The applicant is requesting the following waivers**

- **Minimum area per dwelling unit for 1 bedroom units**
- **Masonry percentage requirement for northeastern elevation**
- **Maximum number of building materials**

RECOMMENDATION: **APPROVAL**

Vitruvian West I represents the next phase of multi-family units in Vitruvian Park. These will be a slightly smaller unit size with a slightly lower price point. This reflects the goals established at the outset of Vitruvian Park to establish a variety of unit types and prices. The plan shows a quality and attractive building with an abundance of amenities, which is in keeping with the type of development the Town has seen in the previous three phases.

Staff is supportive of the waivers requested. The waiver regarding the minimum area per dwelling unit only impacts 4 units and does not impact the livability of the unit. The intent behind the masonry requirement is to ensure a certain construction quality. While not included in the definition of masonry, the metal paneling being proposed is actually of higher quality and cost than the masonry materials. This gives the building an attractive modern look and should age well. Because of this, staff is not concerned with the slightly low masonry percentage on the northeastern elevation or the number of building materials.

Staff recommends approval subject to no conditions.

Land Use Analysis

Attributes of Success Matrix

Vitruvian West I, 3801 Vitruvian Way **1734-Z**

Attribute	Comment	Score
Competitive	Vitruvian Park is a desirable location. These units will be at a slightly lower price point, which will hit a broader market segment than previous phases.	
Safe	Vitruvian Park continues to be a safe development. Staff is working with UDR to finalize a police store front to establish a permanent police presence in the area.	
Functional	The site plan is functional.	
Visually Appealing	The design of the building is a modern Texas hill country esthetic. The site will be well landscaped and the parking garage will be mostly hidden.	
Supported with Amenities	The Vitruvian Park development is a high quality mixed use development with many amenities.	
Environmentally Responsible	The building will be LEED certified and is part of a high density, mixed use development. This is an environmentally responsible development pattern.	
Walkable	The site will be bounded by wide sidewalks with connections to other areas of the development.	
Overall Assessment	**This project represents a continuation of the high quality development seen in previous phases by UDR and will serve Vitruvian Park and the Town well.**	