



Case 1786-Z/Vitruvian West Phase II and III

October 16, 2018

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on October 16, 2018, voted to recommend approval of a development plan for the development of Vitruvian West Phase II and III, including site plan, landscape plan, utility and drainage plan, building elevations, and floor plans for 767 multifamily units, including amenities, on a 6.854 acre property in an existing Planned Development district (PD O07-034 as amended by O16-017), generally located on the northeast corner of Marsh Lane and Vitruvian Way, and approving waivers to construction materials, without conditions.

Voting Aye: Catalani, Dougan, Groce, Meleky, Resnik, Souers, Wheeler

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none



October 11, 2018

## STAFF REPORT

RE: 1786-Z/Vitruvian West Phase II and III

LOCATION: 6.854 acres of land generally located on the northeast corner of Marsh Lane and Vitruvian Way

REQUEST: Development Plan Approval in an existing Planned Development District (PD O07-034 as amended by O16-017) with waivers regarding requirements related to the number of building materials in order to allow construction of 767 multifamily units on Lots 2 and 3 of Block D of Vitruvian Park Addition.

APPLICANT: UDR, represented by Jamie Mulholland, Wilder Belshaw Architects

## 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 zoning district established development standards and a concept plan, which were subsequently revised in 2016. The zoning district 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. In the current concept plan for the district, the northeast corner of Marsh Lane and Vitruvian Way is envisioned as three multi-family apartment buildings with a centralized amenity center and pool, collectively known as Vitruvian West. The first phase of this development, Vitruvian West I, was approved in 2016 and completed construction earlier this year. UDR is now seeking Development Plan approval for Phase II and Phase III of Vitruvian West.

Proposed Plan: Phase II is located at the corner of Vitruvian Way and Marsh Lane. Phase II is a five-story, 506,210 square foot building with 361 units, with an average unit size of 743 square feet, wrapping a 518-space parking garage and two interior courtyards. Phase III is located at the southeast corner of

Marsh Lane and Westgate Lane. Phase III is a five-story, 585,457 square foot building with 406 units, with an average unit size of 767 square feet, wrapping a 601-space parking garage and four interior courtyards.

Together, Phases II and III will add 767 multifamily residential. The project is 100% residential and does not contain any retail or office space. The design of these buildings is intended to represent a modern Texas Hill Country esthetic and will closely resemble Phase I of this development.

**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.

**Uses:** The applicant is proposing 767 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 a nine-foot setback along Vitruvian Way, a type A street, and between six and nine feet along Westgate Lane, a type B street. Both buildings comply with the requirements. **The proposal meets the build-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

The development plans show 14 unit types ranging from efficiency up to two bedroom units. All comply with the minimum requirements. **The proposal meets the minimum area per dwelling unit standard in the ordinance.**

**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 767 additional units being proposed, the development will have 2,280 units with an assumed resident count of 3,420. This requires that 6.25 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:	767
Parking required:	971 (1,534 maximum)
Parking provided:	1,119

**The proposal meets the parking requirements in the ordinance.**

**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, cementitious panel siding, and metal paneling. The glass, stucco, and stone count towards the masonry requirement. All elevations comply with the 80% standard. The metal paneling is being used as an accent material at certain corners of the building. **The proposal does not meet the exterior appearance requirements in the ordinance relating to the number of building materials. Waiver 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. The applicant is proposing to screen all such areas. **The proposal meets the standards for screening in the ordinance.**

**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 waiver**

- **Maximum number of building materials**

RECOMMENDATION: **APPROVAL**

Vitruvian West II and III represent the next phase of multi-family units in Vitruvian Park and reflect the goals established at the outset of Vitruvian Park to establish a variety of unit types and prices. The plan

shows quality and attractive buildings with an abundance of amenities, which is in keeping with the type of development the Town has seen in the previous four developments at Vitruvian Park.

Staff is supportive of the requested waiver. The same waiver to the number of building materials was approved for Vitruvian West Phase I. 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.

Staff recommends approval subject to no conditions.