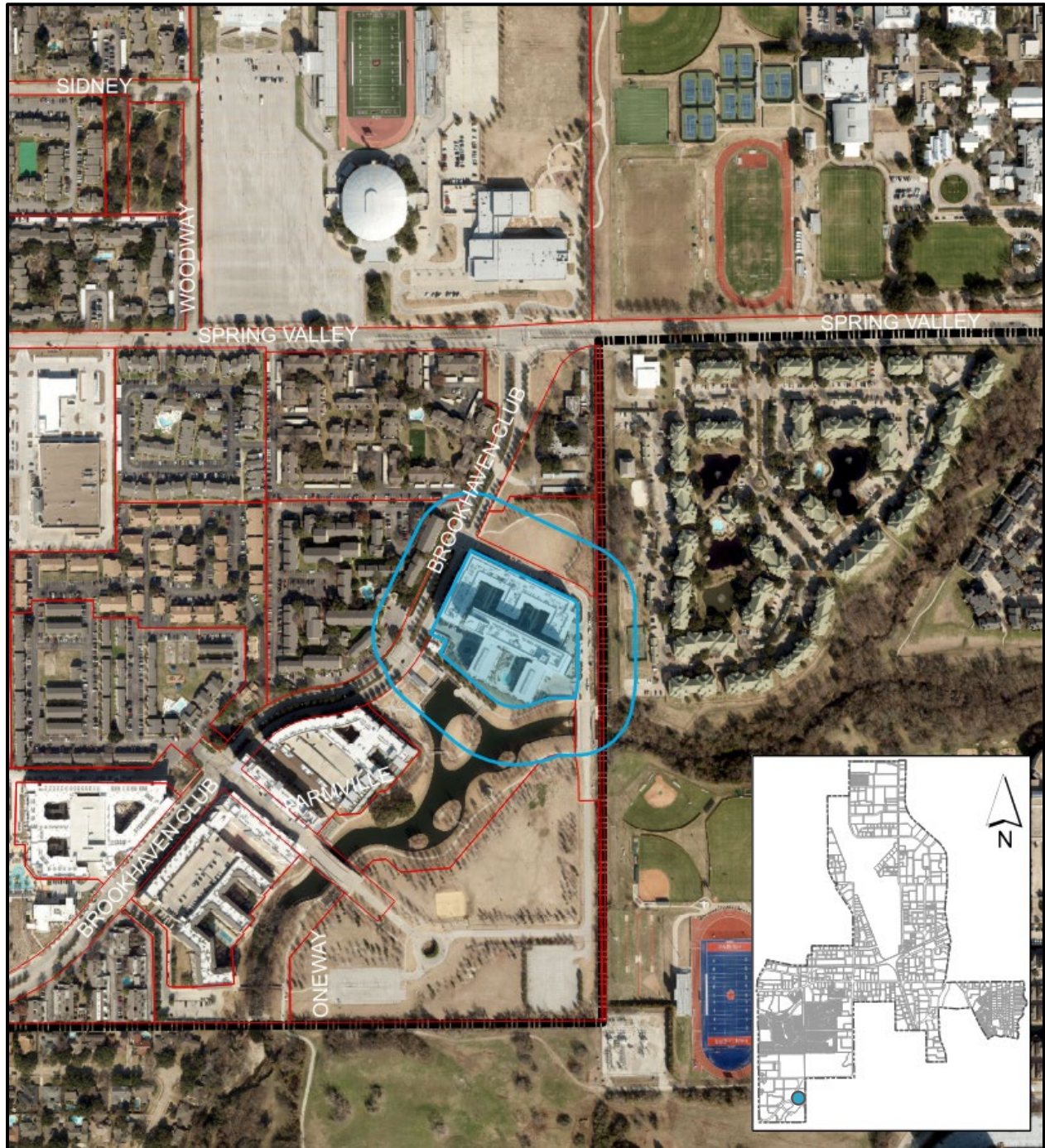


1817-Z

PUBLIC HEARING Case 1817-Z/UDR Fiori. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 4.40-acre property located at 3990 Vitruvian Way, which property is currently zoned PD, Planned Development, through Ordinance O07-034, as previously amended by ordinances O13-026, O16-017, and O19-06, by changing the density of the residential development.

LOCATION MAP





August 12, 2020

STAFF REPORT

RE: Case 1817-Z/UDR Fiori

LOCATION: 3990 Vitruvian Way

REQUEST: Approval of an ordinance changing the zoning from Planned Development (PD) district, through Ordinance O07-034, as previously amended by ordinances O13-026, O16-017, and O19-06, by changing the density of the residential development to allow the conversion of an existing 819 square foot amenity space to one 819 square foot residential unit.

APPLICANT: Matt Crittenden, MSC Design

DISCUSSION:

Background: This 4.4016 acre property is the Fiori multifamily development and is part of Vitruvian Park. The whole area is zoned PD, Planned Development, through Ordinance O07-034, as previously amended by ordinances O13-026, O16-017, and O19-06, and the development plans for this specific multifamily development were approved through Ordinance O11-032 in 2011.

The applicant, UDR, also the property owner and operator of the multifamily development, has re-evaluated some of the amenities on the property and found that one of the amenity spaces was significantly underutilized. As a result, they are requesting to convert this amenity space into one dwelling unit, however, because this changes the total number of residential units on the property, as previously approved by Ordinance O11-032, this action requires a zoning process.

Proposed Plan: The applicant is proposing to convert an existing 819 square foot amenity space on the fourth floor of the existing multifamily development, into a one bedroom 819 square foot residential unit. This increases the total residential unit count in this specific development from 391 to 392, and decreases the total available amenity spaces from eight to seven, from a total square footage of 14,975 to 14,156 square feet of amenity space. The only exterior change being proposed is an additional of a patio door on the south facade, the rest of the facades will remain unchanged.

Building Elevations: The majority of the facades remain unchanged, with the exception of a new glazed patio door addition where there was previously only window glazing on the south elevation.

Parking: This PD district requires that one parking space be provided per bedroom with a maximum of two parking spaces per dwelling unit. With the increase of units from 391 to 392 the parking requirement goes up to 560 parking spaces. There are currently 580 parking spaces on site.

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 one additional unit being proposed, the development will have an assumed resident count increase of 1.5 and require an additional .003 acres of open space. The applicant has already dedicated 12 acres with Vitruvian Park, which exceeds the required open space dedication for the residential units provided in this area. Therefore, the proposed conversion will not require any additional open space dedication.

RECOMMENDATION: APPROVAL

Being part of Vitruvian Park, multifamily development in this area is held to a higher standard in terms of quality and amenities. While the applicant is proposing to remove one of the existing amenity spaces in this particular development, Staff believes that there is still sufficient amenity space remaining in the building to maintain the original intent of the zoning ordinance for this area.

Staff recommends approval of the request without conditions.



Case 1817-Z/UDR Fiori

August 18, 2020

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on August 18, 2020, voted to recommend approval of an ordinance changing the zoning from Planned Development (PD) district, through Ordinance O07-034, as previously amended by ordinances O13-026, O16-017, and O19-06, by changing the density of the residential development to allow the conversion of an existing 819 square foot amenity space to one 819 square foot residential unit, without conditions.

Voting Aye: Catalani, Craig, DeFrancisco, Meleky, Resnik, Souers, Wheeler

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none