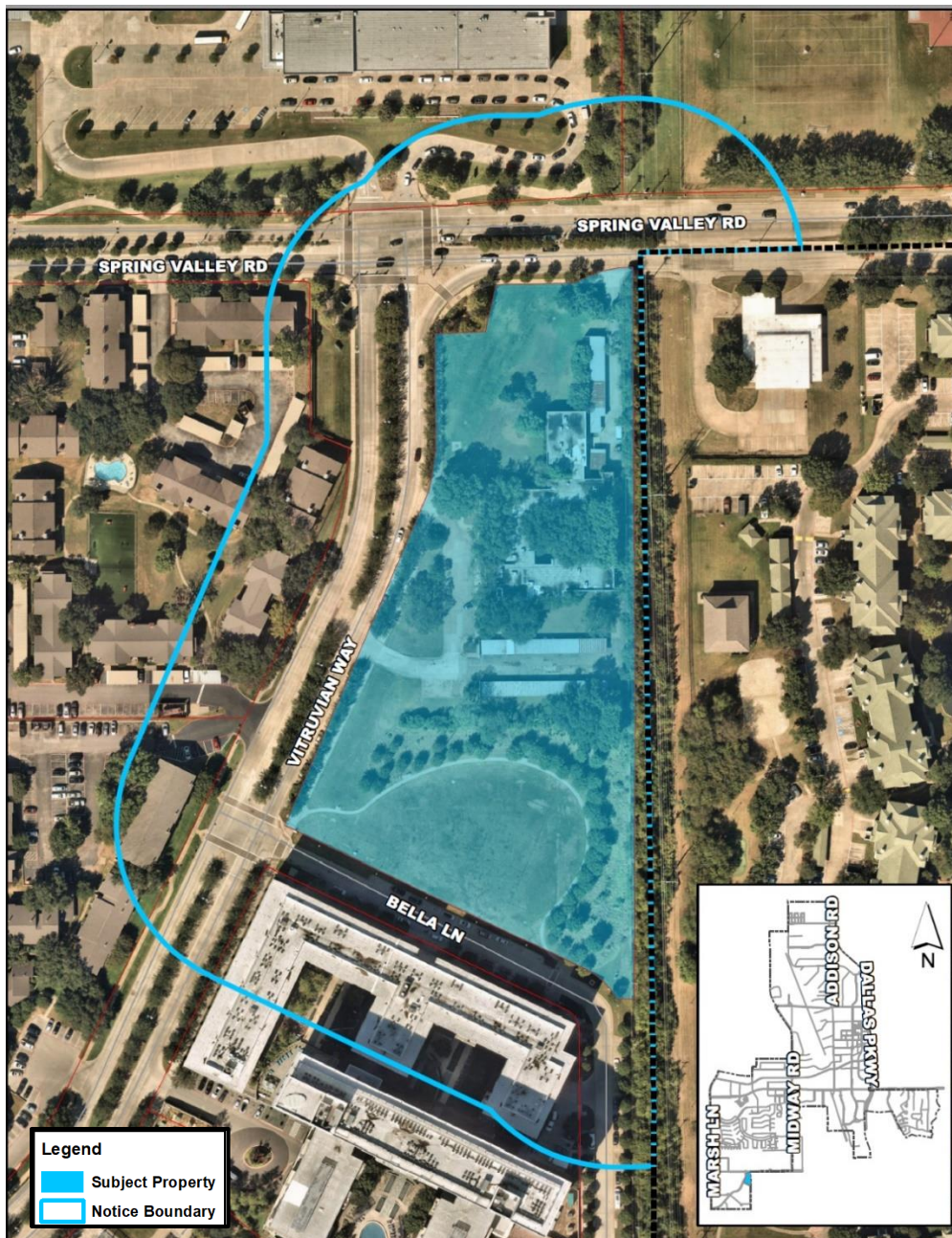


1839-Z

PUBLIC HEARING Case 1839-Z/Vitruvian Townhomes. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance, for a 5.11-acre Property Located at the Southeast Corner of Spring Valley Road and Vitruvian Way, currently zoned Planned Development (PD) through Ordinance No. O07-034 as amended by Ordinance No. O16-017, to Amend the Concept Plan and Approving a Development Plan with Waivers to the Development Standards, including but not limited to, Street Build-To Line, Exterior Building Material, and Building Color Standards for a Multi-Family Development Comprised of 85 Dwelling Units and Associated Amenity Space.

Location Map





November 12, 2021

STAFF REPORT

RE: 1839-Z/Vitruvian Townhomes

LOCATION: 5.11 acres at the southeast corner of Spring Valley Road and Vitruvian Way and north of Bella Lane.

REQUEST: Amendment of the Concept Plan established by Planned Development (PD) District Ordinance No. O16-017 and approval of a Development Plan with waivers to the development standards, including but not limited to, street build-to line, exterior building material, and building color standards.

APPLICANT: UDR, Inc.

DISCUSSION:

Background: On October 9, 2007, UDR obtained approval to rezone approximately 99-acres south of Spring Valley Road, east of Marsh Lane, and north of Brookhaven College, to Planned Development District (PD), Ordinance No. 007-034. Six years later in 2013, the zoning for the project was expanded to include an additional 21.7 acres, which included the Brookhaven Village Shopping Center and the subject property situated at the southeast corner of Spring Valley Road and Vitruvian Way, with the approval of Ordinance No. O13-026.

Then in 2016, Ordinance No. O16-017 was approved, which amended the concept plan to incorporate additional retail and office within the development. The uses and development standards associated with the PD were also modified to allow for the revised concept plan.

This PD requires that prior to the issuance of a building permit for any development within the district, a development plan for the project must be approved by the Planning and Zoning Commission and the City Council.

This request is two-fold; an amendment to the concept plan to allow for a lower density multi-family development (townhome form) at the southeast corner of Spring Valley Road and Vitruvian Way, designated as block 217 in the Vitruvian Park concept plan, and to consider approval of a development plan for the proposed multifamily development.

Proposed Plan: The proposed development plan includes 85 three-story multifamily units, designed in a townhome form, and an amenity area near the center of the site. The unit mix

ranges from one to three bedrooms units with an average unit size of 1,927 square feet. A two-car garage is provided for each unit at the ground level.

The proposed development meets the intent of the urban form standards of the Vitruvian Park neighborhood by engaging the surrounding street network with buildings and providing patios and stoops at the ground floor. Townhome buildings internal to the site will front onto landscaped common areas to maximize social activity and pedestrian connectivity within the project. Along the eastern boundary of the property, an 8 foot trail connecting Bella Lane to Spring Valley Road will be constructed in accordance with the Town's Trails Master Plan.

The amenity center and pool will be constructed in conjunction with the townhome buildings and is centrally located in the development, with direct visibility from Vitruvian Way. The amenity building is 2,753 square feet and will contain the leasing office, mail room, and workout facility, and will provide access to the community pool amenity that will be accommodated immediately to the east. The design of these buildings is intended to be a modern esthetic with the use of a grey and white color scheme.

Development Plan: As part of this request, the Planning & Zoning Commission must consider approval of the development plan, which is a ministerial process required by the PD. The purpose of the development approval process is to review the proposal in context of the zoning and development standards for the site.

The following sections of the staff report will address development plan compliance with each section of the PD ordinance.

Uses: The applicant is proposing 85 multi-family dwelling units. The proposed use is permitted by right on this property.

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. The development plan complies with these development standards, except as outlined below:

Street Build-to Line: The development standards require that at least 70% of all buildings (including walls and fences) be at the build-to line along Vitruvian Way and Bella Lane. The buildings comply with the build-to zone required along Bella Lane, a type C street, which requires the building to be situated between 6 and 9 feet from the street-facing property boundary. However, along Vitruvian Way, a type A street, there is a build-to line of 9 feet from the property boundary. Due to the curvature of the street and the sidewalk being accommodated within the property, some of these buildings fronting Vitruvian Way are setback further than 9 feet.

The proposal does not fully comply with the street build-to line standard for Vitruvian Way and the applicant is requesting a waiver for this design consideration.

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 4 unit types ranging from one bedroom up to three bedroom units. All unit types comply with the minimum requirements with the smallest unit size being 1,500 square feet and the largest accommodating 2,228 square feet. The proposed development plan 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 ordinance assumes 1.5 persons per unit. This proposal would increase the units to a total of 2,291, which would require 3.19 acres of open space. The applicant has already dedicated 12 acres for Vitruvian Park, which would serve the residents in this proposed development. The proposed development plan meets the minimum open space requirements in the ordinance.

Parking: The ordinance requires that one parking space be provided per bedroom with a maximum required of two spaces per unit. For the proposed 85 units, a minimum of 151 parking spaces are required and a total of 215 parking spaces are being provided. Parking will consist of two spaces in a private garage per unit, 22 tandem spaces, and 23 surface spaces. The proposed development plan complies with the parking requirements in the ordinance.

Streetscapes: The proposal anticipates improvements to Bella Lane with the addition of a 6-foot sidewalk and modifications to on-street parking. Street improvements on Vitruvian Way are existing and according to the type A street standards. The proposed development plan complies with the streetscape requirements in the ordinance.

Exterior Appearance: The buildings are required to have 80% masonry construction on all sides visible or fronting a public street, a maximum of three building materials (excluding glass), and the dominant color be muted colors. The proposed façade plans include four materials: stucco, brick, fiber cement siding, and metal paneling.

The ordinance defines masonry construction as including, but not limited to, brick, stone, cultured stone, glazing/plate glass, and split face CMU. While all buildings accommodate brick on all sides of the buildings, the primary façade material is stucco, which accounts for over 50 percent of most elevations facing the street. The color of the proposed stucco is primarily SW Extra White. The PD ordinance only allows the use of stark white as an accent color, limiting its use to less than 1% of the building face. The applicant desires to use SW Extra White to provide a contrast with the gray building materials, creating a modern esthetic.

Stucco has previously been considered as masonry construction for other multi-family developments in the Vitruvian Park neighborhood. With the “masonry construction” definition not calling out stucco as a masonry material, this condition should be formally addressed through the waiver process. Staff believes that stucco should be considered as masonry construction, as it is prominent material in Vitruvian and the design of this project is compatible with the overall character of the district. Stucco is typically viewed as an acceptable building façade material by other municipalities in the region as well.

Additionally, the PD ordinance requires any balcony or patio railing/fencing to be constructed of wrought iron or metal. The proposal shows the patio for each unit being enclosed by a 3.5-foot tall stone wall with a metal entry gate.

The development plan does not fully comply with the exterior appearance requirements in the ordinance and the applicant has requested the following waivers:

- Exceeding the maximum number of façade materials
- Accounting for stucco as masonry construction
- Utilizing SW Extra White as a primary façade color
- Utilizing masonry materials in lieu of wrought iron or metal, for the patio enclosure

Landscape: The landscaping regulations in the ordinance govern the street edge as well as private landscaping. The proposal anticipates installation of street trees, street lighting, and street furnishings in accordance with the designated street types. The ground floor frontages for each unit will be landscaped between the edge of sidewalk and building and private outdoor patios will use artificial turf. Further design consideration will be required to account for maintenance of the artificial turf, during civil plan review. The plan has been reviewed by the Parks Department and no issues were identified. The proposed development plan complies with the landscape requirements in the ordinance.

Sustainability: The PD ordinance includes a variety of suggestions for a more environmentally conscious development. The proposal indicates that it will incorporate many of the sustainable aspects noted in the ordinance. The proposed development plan complies with the sustainability guidelines in the ordinance.

Screening: The PD ordinance requires that mechanical equipment as well as loading, service, and trash storage areas be screened from view of all public roadways. The applicant’s landscape plan accommodates required screening for mechanical equipment throughout the site. The dumpster is oriented away from the street and will be in a masonry enclosure with a metal gate and additional landscape screening. The proposed development plan complies with the screening requirements of 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 waivers:

- Exceeding the 9 foot street build-to-line for segments of Vitruvian Way
- Exceeding the maximum number of façade materials
- Accounting for stucco as “masonry construction”
- Utilizing SW Extra White as a primary façade color
- Utilizing masonry materials in lieu of wrought iron or metal, for the patio enclosure

RECOMMENDATION: APPROVAL

The proposed Vitruvian Townhomes will provide a unique housing option in Vitruvian Park through the introduction of rental townhome units. The proposed character and quality of design is consistent with the Vitruvian Park neighborhood and will provide a strong gateway to the development.

Staff is supportive of the waivers to the development standards requested with this development plan based on the following considerations:

- The build-to line requirement is difficult to achieve due to the existing curvature of Vitruvian Way. Having the buildings setback further at this location creates additional landscaped area, adding visual interest to the project.
- Stucco is an appropriate façade material for this building type and categorizing it as masonry construction is consistent with past treatment of Vitruvian Park projects. Municipalities in the region typically consider stucco to be an acceptable building façade material.
- The proposed white coloring as a primary façade color as well as the use of four or more materials is targeted towards achieving a more modern design aesthetic, which is compatible with the adjacent Fiore development.
- While the use of masonry materials in lieu of a metal fence reduces transparency for the patio enclosure, the impact of that will be limited, as the fences are only 3.5 feet tall. The masonry cladding achieves a unique design that will add visual interest to the streetscape.

Staff recommends approval subject to no conditions.



Case 1839-Z/Vitruvian Townhomes

November 16, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 16, 2021, voted to recommend approval of an Ordinance amending Planned Development (PD) District Ordinance O07-034 (as amended) to approve a revised Concept Plan and provide for approval of a Development Plan and waivers to the Development Standards, including but not limited to, street build-to line, exterior building material and building color standards for a multifamily development comprised of 85 dwelling units and associated amenity space on a 5.1-acre property located at the southeast corner of Spring Valley Road and Vitruvian Way, subject to the following Development Standard waivers:

- The street build-to-line for Vitruvian Way may exceed 9 feet;
- The maximum number of façade materials may be four instead of three;
- Stucco façade materials shall be categorized as masonry construction;
- White shall be permitted and categorized as a primary façade color; and
- Masonry shall be a permitted alternative to wrought iron or metal fencing for patio enclosure construction.

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

Voting Nay: none

Absent: Fansler (recused)

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none