

**Vitruvian Park Concept
Plan Amendment and
Vitruvian Townhomes
Development Plan
(1839-Z)**

The logo for the City of Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes a white diagonal line and a grey triangular corner.

Case 1839-Z Vitruvian Townhomes

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LOCATION:

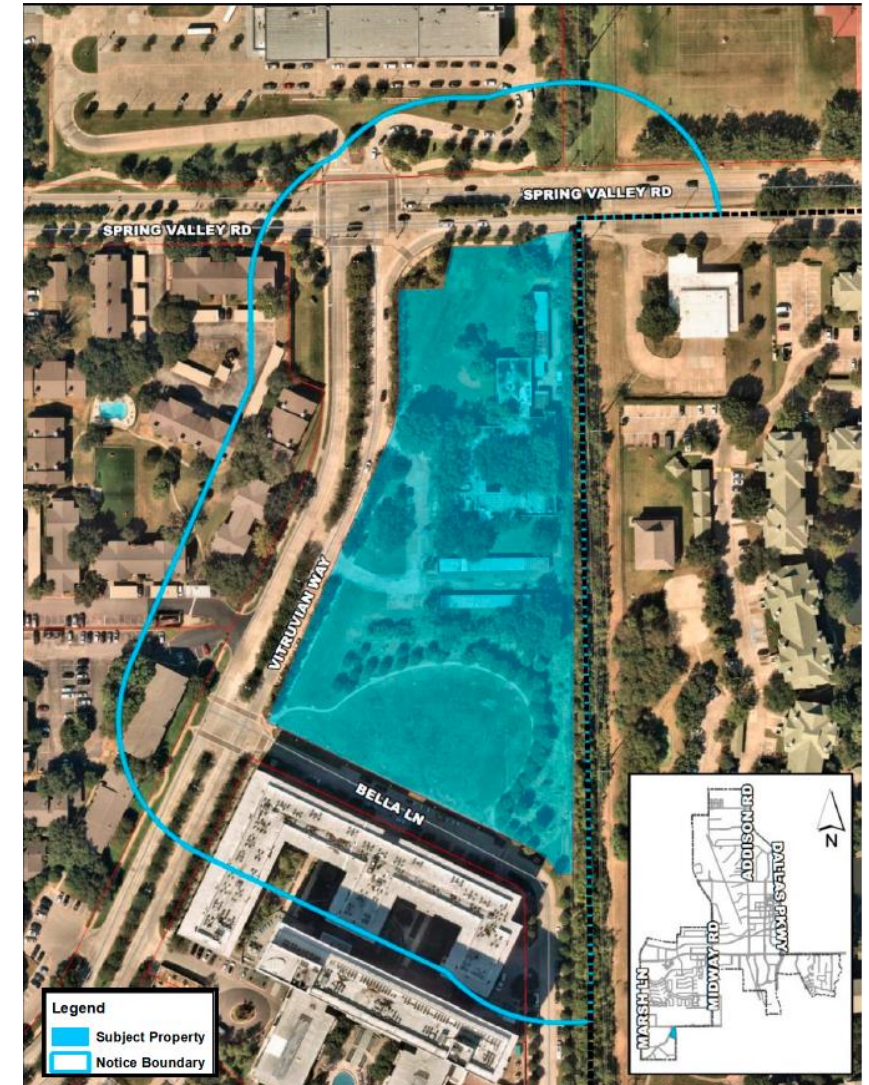
5.1 acres at the southeast corner of Spring Valley Road and Vitruvian Way and north of Bella Lane.

REQUEST:

Amendment of the Concept Plan for the Vitruvian Park neighborhood and approval of a Development Plan with waivers to the design standards for multi-family development.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed site and building design presented by the amended Concept Plan and associated Development Plan.



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PROJECT HISTORY:

2007 – UDR acquired and rezoned 99-acres to PD

2013 – Amendment to PD to include 21.7 acres comprising the southeast corner of Spring Valley and Marsh (Brookhaven Village Shopping Center) and southeast corner of Spring Valley & Vitruvian Way (subject property)

2016 – Concept Plan amended to incorporate additional retail and office uses and development standards amended to allow for a revised concept plan.

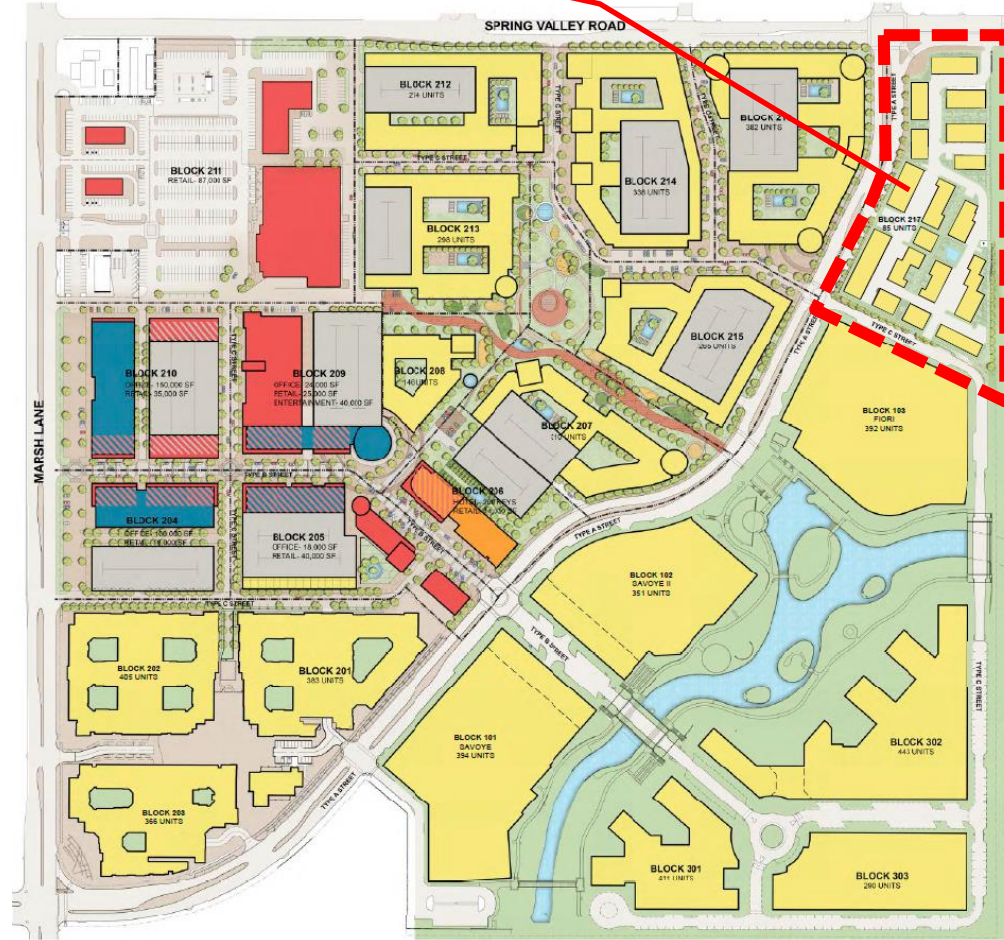
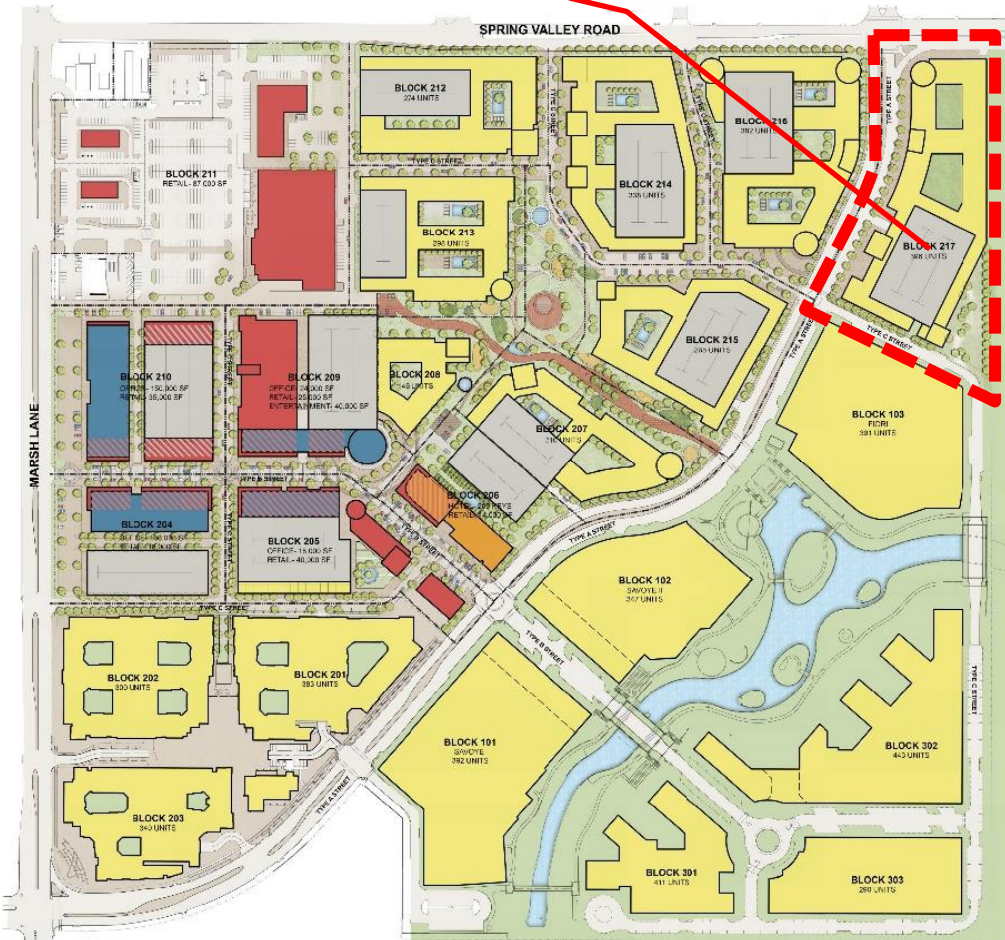
Present – Concept Plan amendment to allow a reduction of density for a multi-family development (townhome form) on Block 217 and approval of Development Plans

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368 urban multifamily units

85 townhome multifamily units



Existing Concept Plan

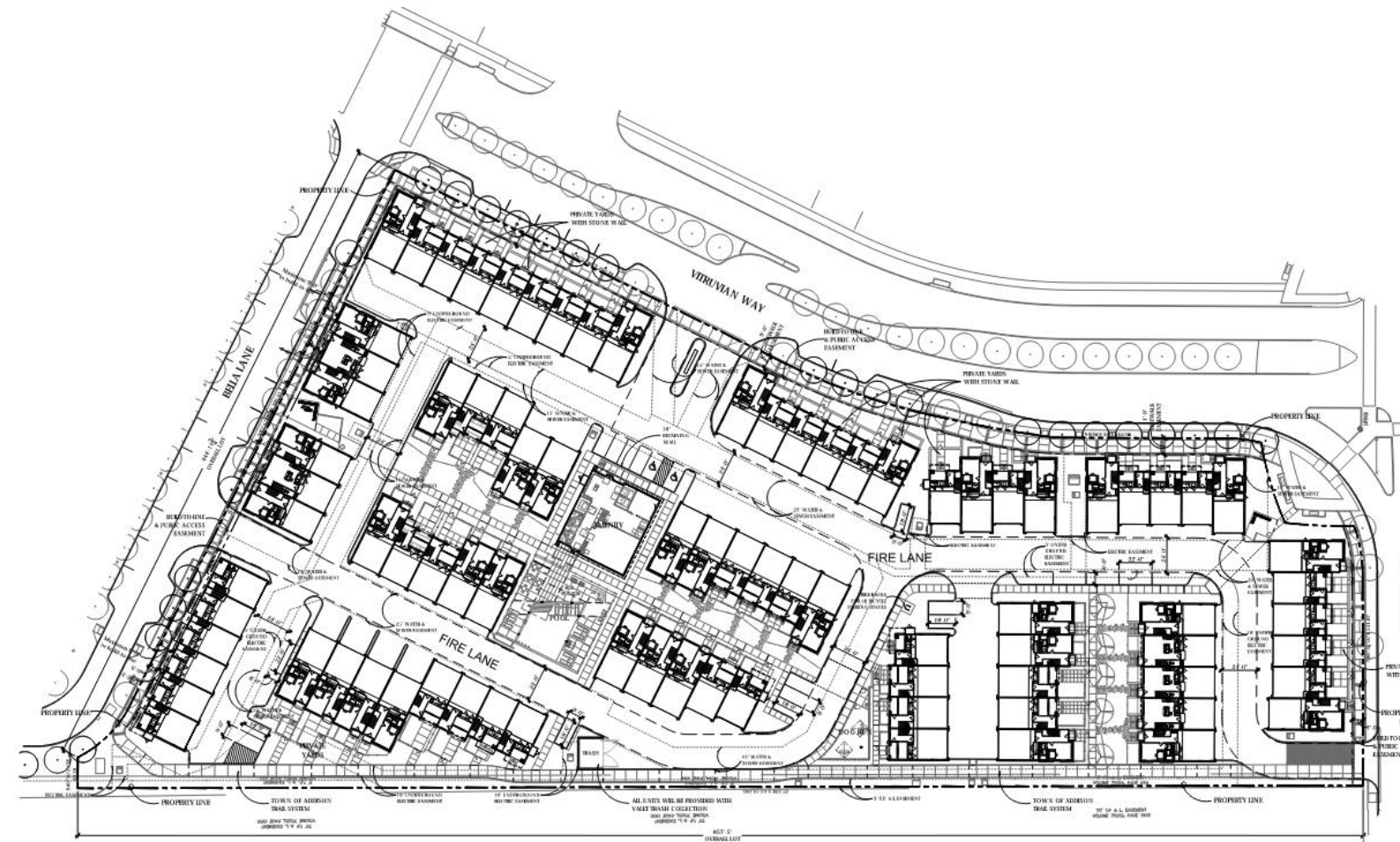
Proposed Concept Plan

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DEVELOPMENT PLAN:

- 85 multi-family dwelling units designed as 3 story townhome building types.
- Each unit will front on a public street or private open space and will have ground floor access through a private patio area or stoop.
- 8' trail accommodated on the east side of the site in accordance with the Town's Master Trails Plan.
- Improved streetscape on Bella Lane, to include 6' trail. Amenity center at terminus of Vitruvian Way entry.
- Public access at Bella Ln and Vitruvian Way, emergency access at Spring Valley.



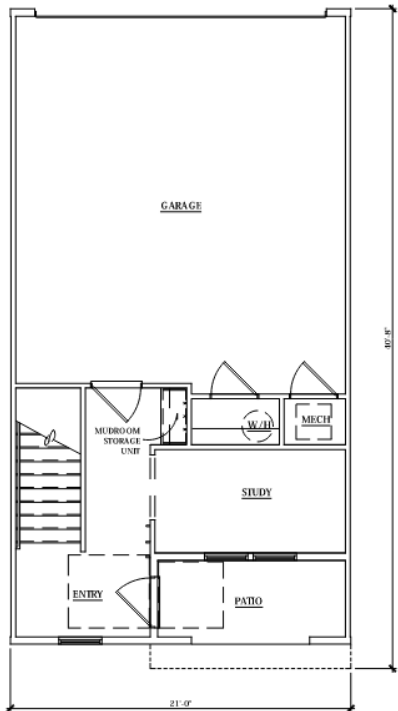
Proposed Development Plan

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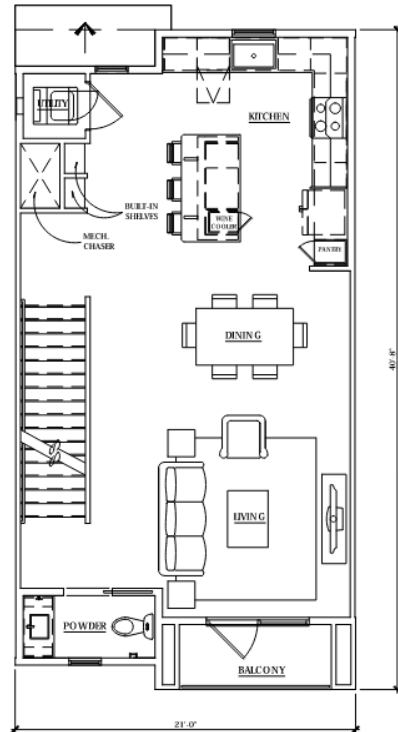
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TOWNHOME BUILDING TYPES:

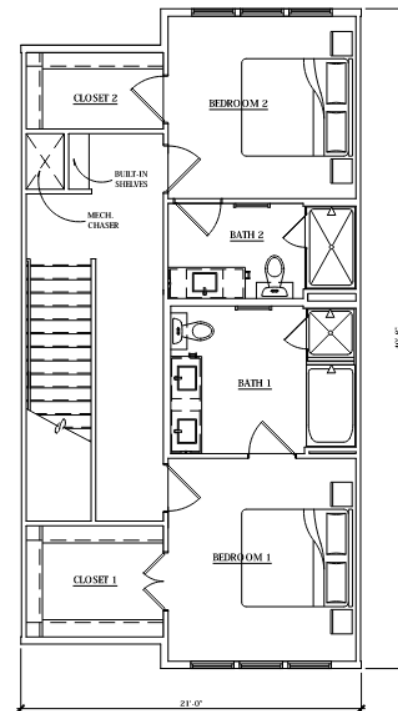
- Three story units with a maximum building height of 43'-8"
- Four different unit types are proposed throughout the development, ranging from one to 3 bedrooms.
 - 78% of the units are 2-bedroom units or larger
- Building floor plans exceed minimum unit sized required.
 - Smallest unit size is 1,500 SF
 - Largest unit size is 2,228 SF
 - Average unit size is 1,927 SF
- Each unit will have a two-car garage with interior access to the unit.



02 UNIT B2Level 01 SQUARE FOOTAGE:282 S.F.



04 UNIT B2Level 02 SQUARE FOOTAGE:773 S.F.



06 UNIT B2Level 03 SQUARE FOOTAGE:822 S.F.

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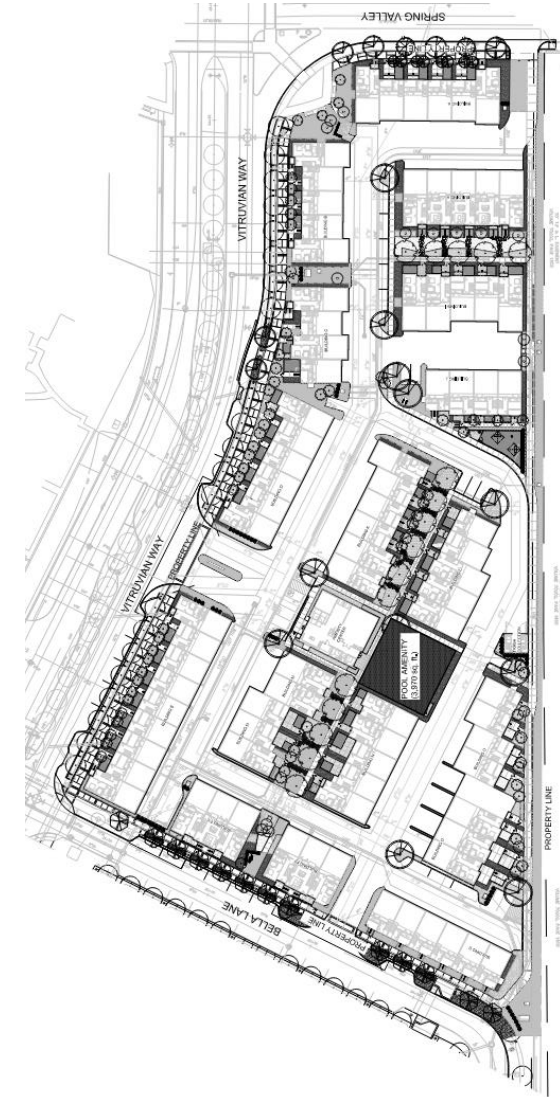
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PARKING:

- 151 parking spaces required
- 215 parking spaces provided

OPEN SPACE, LANDSCAPE, AND STREETScape:

- Open space requirements satisfied by Vitruvian Park.
- Landscape standards address the streetscape and private landscape areas
 - 629 caliper inches of tree removal to be fully mitigated through 686 caliper inches of plantings
- Street trees and lighting along the public street frontages
- Base landscape and private common areas achieves an overall landscape area of 27% of the site (20% minimum required)
- Enclosed private outdoor patios for each unit will be artificial turf, which will be fully designed during civil review.



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BUILDING MATERIAL REQUIREMENTS:

- Buildings required 80% masonry construction on all sides visible or fronting a street, a maximum of three building materials, and muted paint colors
- Proposed building materials consist of stucco and brick with accents of fiber cement siding and architectural metal; 4 materials on elevation facing the street frontage
- Stucco is utilized as primary façade material in this project; however, it is not specifically defined as masonry construction in the Vitruvian Park PD zoning.
- Stark white is allowed to be used as an accent color (less than 1%)
- Balcony or patio enclosure required to be constructed of wrought iron or metal.

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FLEXIBLE STANDARDS – STREET BUILD-TO LINE:

- Intended to shape an urban street edge with building fronting the sidewalk for pedestrian comfort and visual interest
- Vitruvian Way Build-to Line (Type “A” Street)
 - 9 feet from street tree planting zone
 - Places building frontage at edge of sidewalk

STAFF RECOMMENDATION ON WAIVER REQUEST:

- Approve, waiver need is largely driven by curvature of Vitruvian Way
- Additional landscape adds visual interest to this street frontage

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FLEXIBLE STANDARDS – BUILDING FAÇADE DESIGN:

- Stucco is a dominant façade material with this project and the project employs one additional façade material beyond what is permitted by the PD
- White is one of the primary façade colors used throughout the project, while the PD only allows white to be used as an accent color
- Patio enclosures are proposed to be constructed of masonry materials in lieu of a more transparent metal fence

STAFF RECOMMENDATION ON WAIVER REQUEST:

- Façade colors and materials are consistent with current design themes in Vitruvian and allows the applicant to maintain their desired modern design aesthetic



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PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property and DISD in accordance with Town and State law.

NOTICE RECIPIENTS: 6.

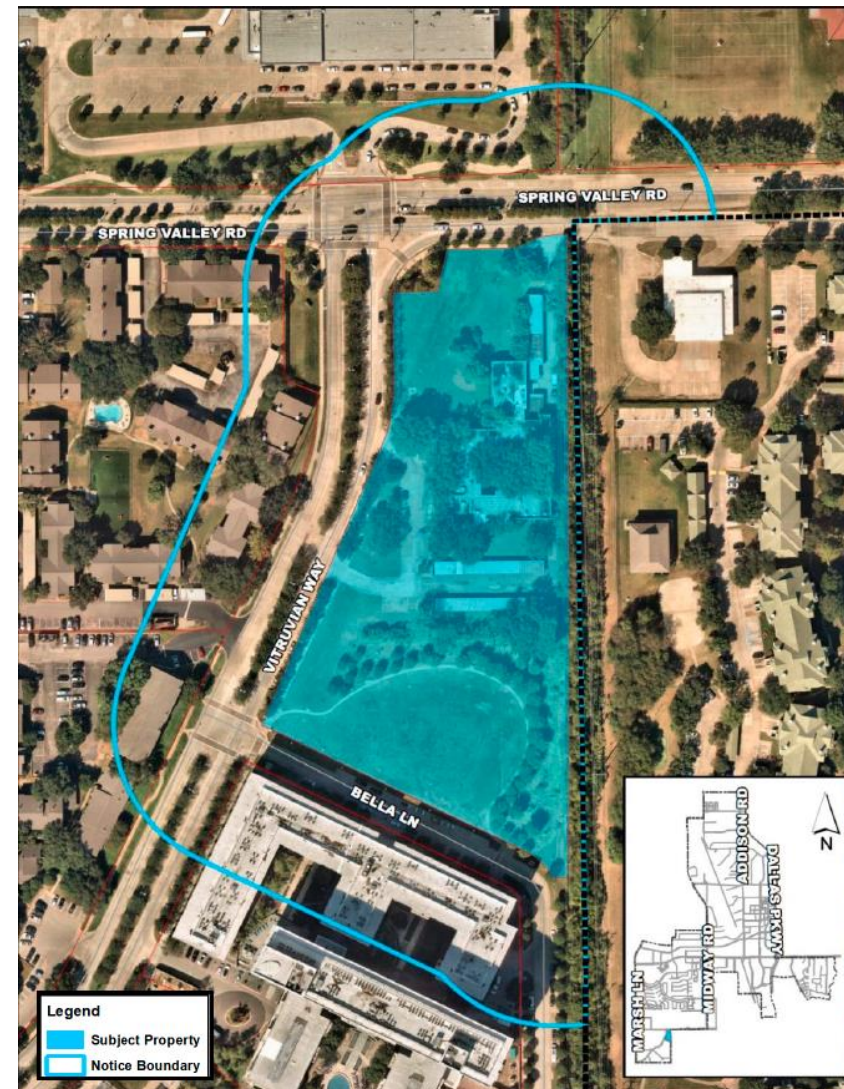
FOR: None.

AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION

Approval: 6 – 0 (one Commissioner recused due to a conflict of interest)



RECOMMENDATION:

Staff recommends **approval of the request.**

The proposed Development Plan is consistent with the character and quality of design in the Vitruvian Park neighborhood.