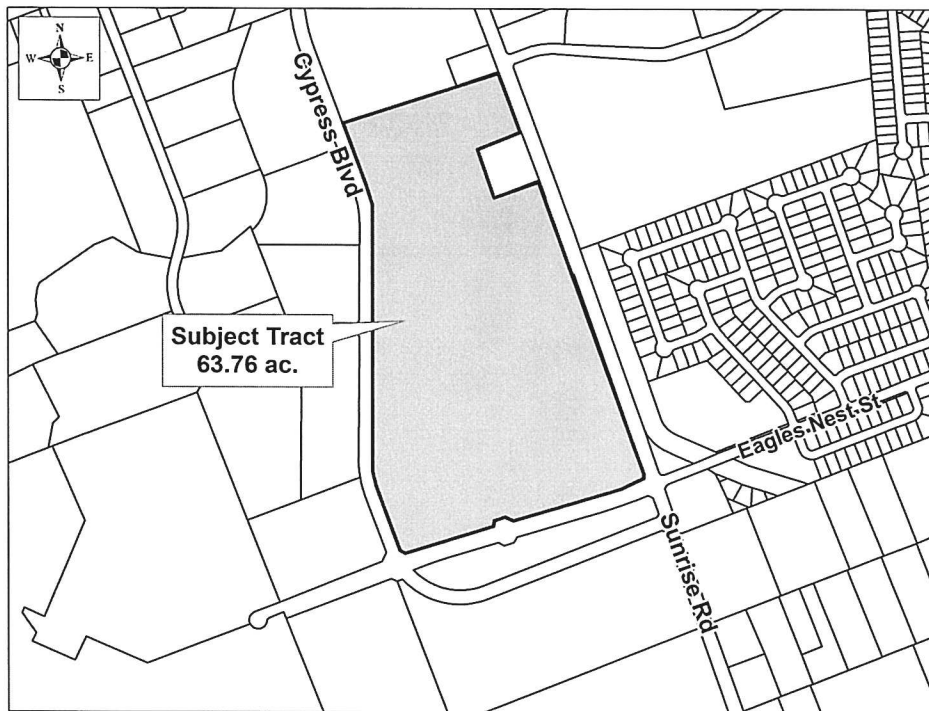


Chandler Creek Business Park (PUD 86 - Amend. No. 4)
ZONING ZON1504-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of PUD 86 (Chandler Oaks Business Park) - Amendment No. 4

ZONING AT TIME OF APPLICATION: PUD 86

CURRENT USE OF PROPERTY: mostly undeveloped; memory care facility

GENERAL PLAN LAND USE DESIGNATION: PUD 86

ADJACENT LAND USE:

North: Existing medical office (C-1a - General Commercial - Limited)

South: LI (Light Industrial) - undeveloped

East: Existing office (C-1a - General Commercial - Limited), existing single family (SF-2, Single Family - Standard Lot), Existing multifamily (PUD #68)

West: LI (Light Industrial) - light industrial

PROPOSED LAND USE: mixed use

TOTAL ACREAGE: 63.76

Owner:

Chandler Creek Parcel G&I, L.P.
David Sour
2590 Oakmont Dr., Ste. 210
Round Rock, TX 78665

Agent

Hagood Engineer Associates, Inc.
Terry Hagood
One Chisholm Trl., Ste. 5200
Round Rock, TX 78681

Chandler Creek Business Park (PUD 86 - Amend. No. 4)**ZONING ZON 1504-001**

HISTORY: The PUD was established in April of 2009, providing for a mixture of uses including offices, medical offices, a hospital, research and development, and senior group living. The PUD has since been amended three times, twice to reconfigure the layout of the development and once to make a minor change to the building appearance standards for a nursing home facility.

DATE OF REVIEW: May 6, 2015

DESCRIPTION: 63.76 acres out of the Ephraim Evans Survey, Abstract No. 212 & David Curry Survey, Abstract No. 130.

LOCATION: Northwest corner of Eagles Nest St. and Sunrise Rd.

STAFF REVIEW AND ANALYSIS:

Purpose of the PUD: From its inception, the purpose of PUD No. 86 has been to provide for a business park development with a wider range of land uses than would typically be found in a business park. Initially the expanded land use list included a hospital from the PF-3 (Public Facilities – High Intensity) zoning district and senior group living facilities from the SR (Senior) zoning district. With Amendment No. 1 to the PUD, the remainder of uses allowed in the SR zoning district, including senior apartments and senior townhomes, were added.

The BP (Business Park) zoning district is the base district for the PUD. The building appearance standards in the PUD, however, are more specific and require more features than the straight BP zoning district does. The BP zoning district provides for a 5-story maximum building height. With Amendment No. 1, however, the SR zoning district was added as a base district and the senior uses became subject to the SR district's 2-story maximum building height limit. This change was not consistent with the PUD's original purpose of providing for business park development.

Proposed Amendment: The amendment removes references to the SR zoning district as a base district for the PUD, thereby making all development subject to the 5-story building height limit of the BP zoning district. In addition, standards for senior apartments and senior townhomes have been included in the PUD. Senior apartments must meet the building appearance standards of the MF-2 (Multifamily – medium density) zoning district and senior townhomes must meet the building appearance standards of the SR zoning district. These changes will facilitate a senior apartment project being considered and will ensure that multifamily residential design standards are consistently applied.

RECOMMENDED MOTION:

Staff recommends approval of the Amendment No. 4 to PUD No. 86.

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, City of Round Rock, Texas, as amended, hereinafter referred to as "the Code."

2. PROPERTY

This Plan covers approximately 67.24 acres of land ("Property"), located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning and Subdivision Ordinances

The "Property" shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **BP (Business Park)** zoning district, and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the Code, as amended, shall apply to the "Property", except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PERMITTED USES

5.1. The following uses are permitted with the conditions stated. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Code.

- 1) Day Care
- 2) Office
- 3) Office, Medical
- 4) Hospital
- 5) Rehabilitation Clinic - *A facility which provides bed care and inpatient services for persons requiring regular medical attention, but excluding facilities which provide surgical or emergency medical services.*
- 6) Research and Development
- 7) Amenity center
- 8) Apartments (senior)
- 9) Townhouses (senior)
- 10) Group living (senior)
- 11) Eating Establishment - no drive through facilities
- 12) Athletic & Health Clubs
- 13) Schools, Business & Trade, Post-Secondary School
- 14) Community Services
- 15) Places of Worship
- 16) Park, Community
- 17) Park, Linear/Linkage
- 18) Park, Neighborhood
- 19) Open Space

6. TRANSPORTATION

6.1. A Traffic Impact Analysis (TIA) has been prepared as part of the Plan and shall serve as the TIA requirement for subdivision. Prior to any site development submittals a TIA which has been approved by the Director of Transportation shall be required. The TIA shall analyze the impact of potential development on all of the Property.

6.2. Driveway connections to adjacent development shall be provided parallel and

adjacent to any public right-of-way. Such connections shall be clearly identified on any submitted site plan. All driveway connections shown on a site plan shall be constructed and stubbed, and future development of adjacent property shall complete a connection to any existing stub. Notwithstanding the provisions of this section or of Section 36-107 (f) of the Code, the Zoning Administrator may waive the requirement for a driveway connection in those cases where unusual topography, site conditions or incompatible uses would render such an easement to be of no useable benefit or a detriment to adjoining properties.

6.3. Exhibit "C" illustrates the general location of the future extension of Oakmont Drive through the Property, from Cypress Boulevard to Sunrise Road, in relation to "Development Parcel A" and "Development Parcel B". The Owner shall construct the extension of Oakmont Drive prior to the issuance of a site development permit by the City for any lot within "Development Parcel B", which would either:

- 1) Contain frontage on the south boundary of the Oakmont Drive Extension; or
- 2) Exceed 50% of the cumulative land area within "Development Parcel B".

7. GENERAL PLAN

This Development Plan amends the Round Rock General Plan 2020 for the land use on the Property.

8. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Director of Planning and Development Services, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground.

9. STORM WATER MANAGEMENT

Storm water management (detention or water quality) shall be provided by a maximum of four (4) storm water facilities located on the Property. Any combined facility serving multiple functions (e.g., a detention and water quality facility) shall be counted as a single facility for the purposes of this section. Notwithstanding the provisions of this Section, any underground facilities shall be excluded for purposes of determining this limit.

10. TREE PROTECTION AND PRESERVATION

- 10.1. For the purpose of applying Section 43-25 of the Code, the entire Property shall be considered the development site with regard to the tree survey, tree protection plan, and tree replacement plan. The Owner shall prepare the required survey and plans for the Property and shall provide updated information as necessary to the City as development occurs on the Property.
- 10.2. Section 43-25 of the Code regarding tree replacement requires that each replacement tree be planted on the same subdivision or development site from which the tree was removed. For the purposes of this Plan, the entire Property shall be considered as the same development site and, as such, shall be eligible for the planting of replacement trees from any portion of the site being developed. The Owner shall cause a cumulative record to be maintained of the location of any replacement trees, a current copy of which shall be submitted with each site development permit submittal.

11. PRIVATE OPEN SPACE AND PARKLAND DEDICATION

11.1. Private Open Space

Private open space containing three (3) acres or more, generally located as indicated on **Exhibit "B"**, shall be provided for the common use of the residents and other users of the development. The private open space may contain only storm water management facilities (limited to a maximum of 30% of the private open space), pedestrian trails, site furnishings, pedestrian shade arbors and other similar amenities.

11.2. Parkland Requirement

The parkland requirement for any residential component of the Plan shall be met by a contribution of cash in lieu of parkland. The parkland requirement for any non-residential component of the Plan shall also be met through payment of a parkland fee. The calculation of such fees shall exclude any Open Space lots described in Section 12.1.

12. BUILDING DESIGN CRITERIA (for all buildings except for Senior Apartments or Senior Townhomes)

12.1. Building Articulation and Scale

- 1) All buildings shall have vertical and horizontal articulation. Any wall facing a public right-of-way in excess of one-hundred feet (100') in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending a minimum of twenty feet (20') in length. No façade shall

have an uninterrupted length exceeding one hundred (100) horizontal feet.

- 2) Buildings that exceed forty feet (40') in height shall incorporate a change in material application that creates an architectural delineation between the base of the building, the upper levels and the roof silhouette. Such base delineation shall be not less than 30 percent or more than 40 percent of the overall height of the building.

12.2. Exterior Wall Finish

- 1) Materials utilized on all buildings within the Property shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
- 2) The exterior finish of all sides of the building shall be constructed of stone (limestone or sandstone), brick, glass, traditional 3-coat Portland cement stucco, composite metal panels, or concrete tilt-wall with a sandblast finish.
- 3) A minimum of 20% of all exterior surfaces, excluding the roof, must be covered by stone or brick.
- 4) All pitched roofs exposed to public view shall utilize one of the following materials:
 - (a) Standing seam metal roofing with a non-reflective finish.
 - (b) Composition shingles, shadow line style with a minimum 30-year warranty. These shingles shall be limited to buildings of three (3) stories or less.
 - (c) Clay or Concrete tile.
- 5) The following materials are prohibited on the exterior walls and roofs of all buildings and structures:
 - (a) Asbestos
 - (b) Mirrored Glass (reflectivity of 20% or more)
 - (c) Corrugated metal
 - (d) Unfinished sheet metal (except for trim or minor decorative features approved by the Zoning Administrator, or as otherwise provided herein)

- 6) Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color scheme.
- 7) All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.
- 8) Horizontal and vertical elements of exterior walls shall vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:
 - (a) Arcades
 - (b) Cornices
 - (c) Eaves
 - (d) Sloped or unique roof features (e.g. parapets, mansard)
 - (e) Architectural focal points (e.g. entry ways, window treatments)
- 9) Entries and Windows:
 - (a) Entries shall be recessed or covered with canopies.
 - (b) Windows shall be recessed a minimum of four inches (4") from the face of the building. (This shall not apply to Senior Group Living facilities.)
 - (c) Windows shall also contain mullions appropriate to the scale of the building.
 - (d) Large uninterrupted expanses of glass are prohibited.

13. BUILDING DESIGN CRITERIA (Senior Apartments)

13.1. Building elevation variation - Any wall in excess of 60 feet in length shall include offsets of at least two feet. There shall be no less than one offset for every 40 feet of horizontal length.

13.2. Exterior wall color finishes - Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.

13.3. Exterior wall finish

- 1) The exterior finish of all buildings shall be masonry, 3-step hard coat stucco, fiber cement siding, glass, architectural steel or metal with a minimum 30-year warranty, or a combination thereof, except for doors, windows, accents and trim.
- 2) Masonry shall be defined as stone, simulated stone, or brick.
- 3) The ground floor of all buildings shall be a minimum of 75 percent masonry.
- 4) A minimum of two different materials shall be used on each structure, and each material used shall comprise no less than 20 percent of the exterior wall finish.
- 5) No more than 33 percent of the building facade may be fiber cement siding or architectural steel or metal.
- 6) The use of materials such as wood shingles or wood siding shall be limited to accent features.
- 7) Other wall finishes, accent materials, or recognized architectural styles, as approved by the Zoning Administrator.

13.4. Exterior stairwells - Exterior stairwells facing the public right-of-way shall comply with the following standards:

- 1) They shall be concealed within a fully enclosed structure, except for appropriately sized cutouts to allow for ventilation and pedestrian access;
- 2) The landing shall be recessed a minimum of five feet into said structure; and
- 3) The stairwell structure shall not protrude more than eight feet beyond the facade of the residential structure.

13.5. Glass - Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

13.6. Orientation requirements

- 1) Buildings adjacent to a public street shall be oriented such that their longest facade faces the street, unless a building is located on the corner of a lot where two streets intersect.
- 2) Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows, balconies and/or stairwells.
- 3) Alternative orientation due to physical site constraints such as topography may be approved by the Zoning Administrator.

13.7. Windows - Windows shall be provided with trim and shall not be flush with exterior wall treatment unless approved by the Zoning Administrator as part of a recognized architectural style.

13.8. Roofing materials

- 1) Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the Zoning Administrator.
- 2) Portions of the roof shall be permitted to be flat to provide for mechanical equipment wells or roof decks, provided that such flat areas are screened by pitched sections of the roof that meet the roofing material requirements.
- 3) Alternative roof designs associated with recognized architectural styles may be permitted by the Zoning Administrator.

13.9. Special design features. A minimum of five features from the following list shall be incorporated into the building design:

- 1) Bay window.
- 2) Arched window.
- 3) Gable window.
- 4) Oval or round windows.
- 5) Shutters.
- 6) Arched entry, balcony or breezeway entrance.
- 7) Stone or brick accent wall.

- 8) Decorative stone or brick band.
- 9) Decorative tile.
- 10) Veranda, terrace, porch or balcony.
- 11) Projected wall or dormer.
- 12) Variation of roof lines on the building.
- 13) Decorative caps on chimneys.
- 14) Entry onto the public facade for ground floor units facing the public ROW.
- 15) Other feature as approved by the Zoning Administrator.

13.10. Compatibility standards. Compatibility standards are intended to protect adjacent properties and residential neighborhoods from the adverse impacts sometimes associated with higher intensity development.

- 1) Visual screening - Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground-mounted equipment; and other similar structures shall comply with the requirements located in subsection 46-195(i).
- 2) Mechanical equipment
 - a) All roof-mounted mechanical equipment shall be screened from public view.
 - b) Screening shall utilize the same or similar materials as the principal structure.
 - c) All ground-mounted mechanical equipment shall be screened with opaque fencing, a masonry wall, or landscaping in the form of one large shrub every four linear feet around the boundary of the equipment.
 - d) Wall- or window-mounted mechanical equipment shall not be permitted.
- 3) Lighting - External lighting shall be arranged and controlled so as to deflect light away from any residential district.

4) Site lighting design requirements:

- a) Fixture (luminaire) - The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
- b) Light source (lamp) - Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
- c) Mounting - Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
- d) Height of fixture - The height of a fixture shall not exceed 20 feet in parking areas and 12 feet in pedestrian areas.
- e) Additional setback restriction - Recreational uses with overhead illumination such as swimming pools, tennis courts, ball fields or playground areas shall not be permitted within 50 feet of any SF-R, SF-1, SF-2, TF or TH district lot line.

5) Excessive illumination:

- a) Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
- b) Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

14. BUILDING DESIGN CRITERIA (Senior Townhomes)

14.1. Building elevation variation - Any wall in excess of 60 feet in length shall include offsets of at least two feet, to preclude a box design. There shall be no less than one offset for every 40 feet of horizontal length.

14.2. Exterior wall color finishes - Day-glow, luminescent, iridescent, neon or similar types of color finishes are not permitted.

14.3. Exterior wall finish

- 1) The exterior finish of all buildings shall be masonry, except for door, windows and trim.
- 2) Masonry shall mean stone, simulated stone, brick, stucco, or horizontally installed cement-based siding.
- 3) Horizontally installed cement-based siding or stucco shall not comprise more than 50 percent of the exterior finish (breezeways and patio or balcony insets are not included in this calculation), except that 100 percent stucco may be permitted in conjunction with tile roofs.

14.4. Glass - Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

14.5. Orientation requirements - Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.

14.6. Windows - Windows shall be provided with trim. Windows shall not be flush with exterior wall treatment. Windows shall be provided with an architectural surround at the jamb, header and sill.

14.7. Roofing materials

- 1) Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the Zoning Administrator.
- 2) Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.

14.8. Special design features - All buildings, other than garages, shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings. The following list contains a partial list of features that may be used as part of an integrated, comprehensive design:

- 1) Bow window.
- 2) Bay window.
- 3) Arched window.

- 4) Gable window.
- 5) Oval or round windows.
- 6) Shutters.
- 7) Arched entry, balcony or breezeway entrance.
- 8) Stone or brick accent wall.
- 9) Decorative stone or brick band.
- 10) Decorative tile.
- 11) Veranda, terrace, porch or balcony.
- 12) Projected wall or dormer.
- 13) Variation of roof lines on the building.
- 14) Decorative caps on chimneys.

14.9. Alternative design standards - Alternative design standards may be approved by the Zoning Administrator in order to permit a more flexible or creative design.

15. OFF-STREET PARKING AND LOADING (Senior Apartments, Senior Townhomes and Senior Group Living)

Parking requirements shall be determined by the Zoning Administrator to reflect the mobility needs of the targeted population of a specific development.

16. CHANGES TO DEVELOPMENT PLAN

16.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the City Engineer, the Director of Planning and Community Development, and the City Attorney.

16.2. Major Changes

All changes not permitted under Section 15.1 above shall be resubmitted following the same procedure required by the original PUD application.

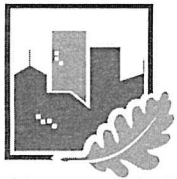
LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Legal Description of "Property"
Exhibit "B"	Private Open Space (Plan View)
Exhibit "C"	Oakmont Extension (Plan View)

EXHIBIT "A"

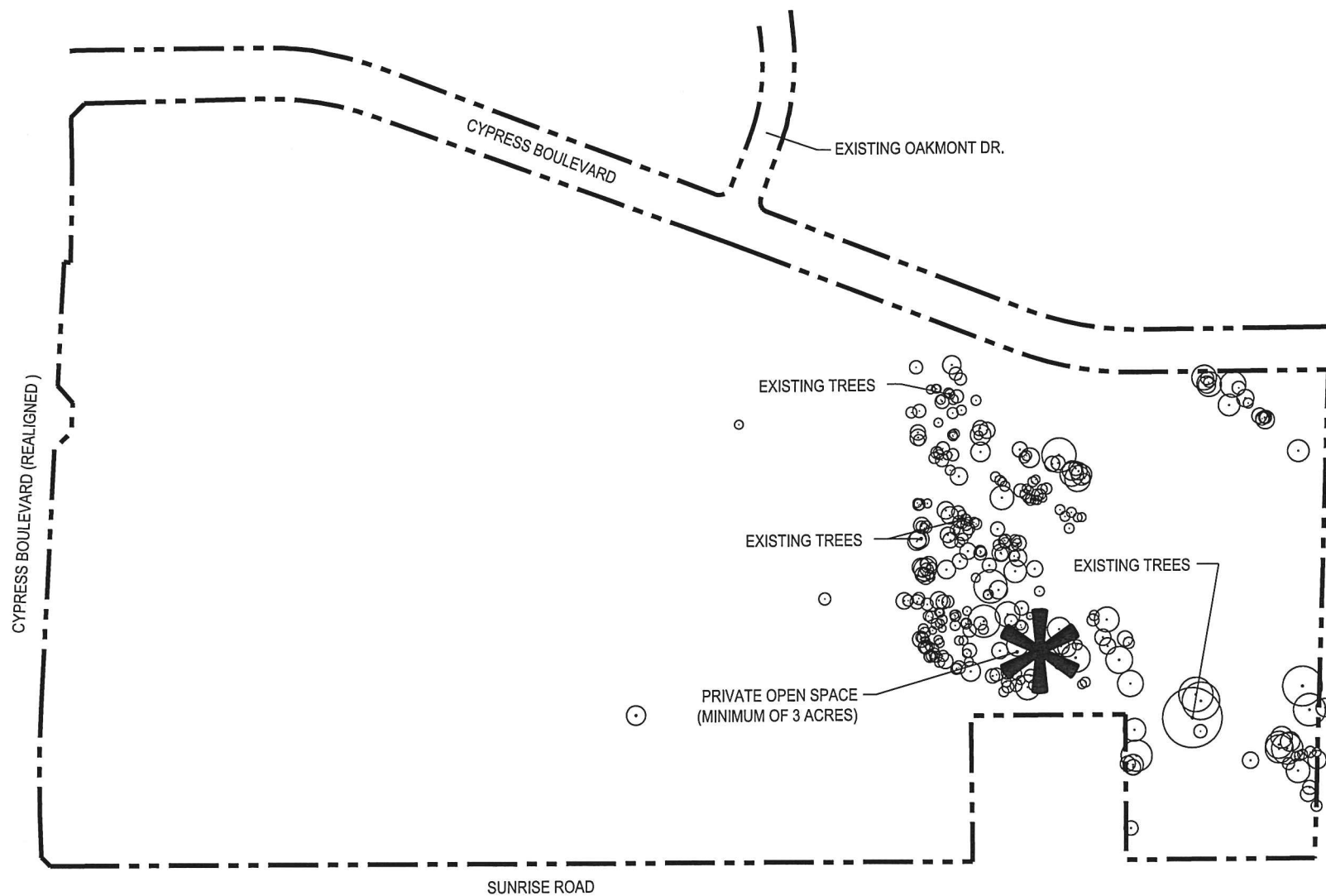
LEGAL DESCRIPTION

1. The first section of the legal description is a reference to the original plat of the land, which is located in the public records of the county of [] and state of [].



CHANDLER OAKS

EXHIBIT "B"



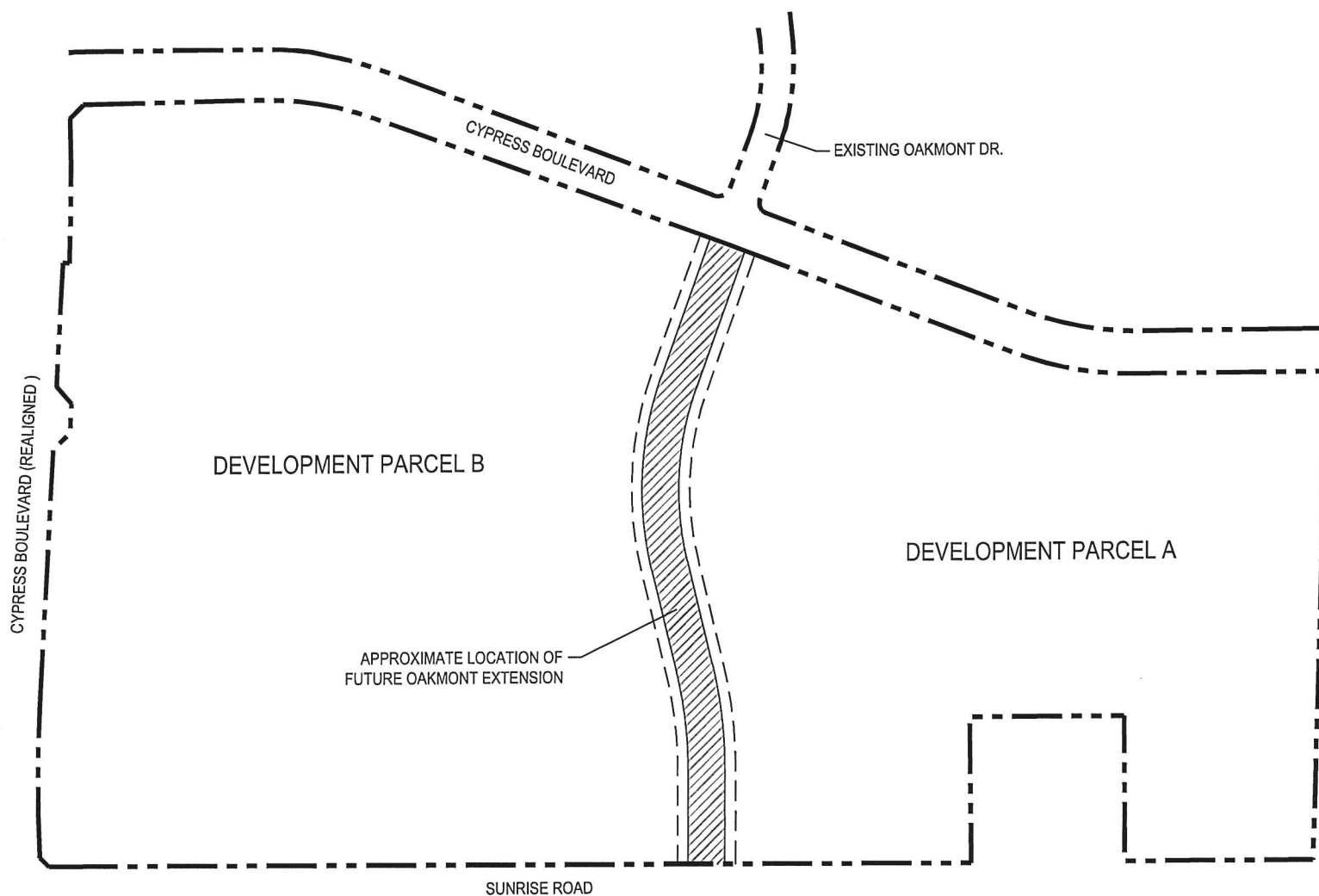
Private Open Space Concept (plan view)



EXHIBIT "C"



CHANDLER OAKS



Oakmont Extension (plan view)



studio | 16:19





Gypress Blvd

Subject Tract
63.76 ac.

Eagles Nest St

Sunrise Rd