

Simon North PUD 61 - Amendment No. 4
ZONING ZON1801-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of Amendment No. 4 to PUD No. 61

ZONING AT TIME OF APPLICATION: PUD 61 - retail uses

DESCRIPTION: 11.58 acres out of the Ephraim Evna Survey, Abstract No. 212

CURRENT USE OF PROPERTY: vacant - PUD (Planned Unit Development) No. 61

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: City of Georgetown

South: planned hotel - PUD (Planned Unit Development) No. 61

East: detention pond for PUD 61 and single family (across N. Mays Avenue) - ETJ - Teravista
MUD (Municipal Utility District)

West: retail - PUD (Planned Unit Development) No. 61

PROPOSED LAND USE: multifamily residential

TOTAL ACREAGE: 11.58

Owner:
SPG Round Rock NS, LP
John Rvlli
PO Box 6120
Indianapolis, IN 46206

Agent
Armbrust & Brown, PLLC
Amanda Morrow
100 Congress Ave., Ste. 1300
Austin, TX 78701

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HISTORY: PUD (Planned Unit Development) No. 61, approximately 55 acres, was approved by the City Council in May of 2005. It allows commercial uses, including retail, office, hotel, restaurants, offices, conference centers, and theaters. It was amended in November of 2013 for elements of the Bass Pro Shop development and an administrative amendment was approved in April of 2016 to clarify sign regulations for several businesses. Most recently, it was amended on January 25, 2018 to change the height requirement to allow six stories for a hotel at the northwest corner of Bass Pro Dr. and N. Mays St.

DATE OF REVIEW: March 7, 2018

LOCATION: North of the intersection of Bass Pro Dr. and N. Mays St.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the site for commercial uses and the property is zoned as PUD No. 61, allowing for a variety of commercial uses.

Proposed Amendment: The proposal adds a multifamily residential component to the area, on an 11.58-acre site. The minimum overall density will be 35 dwelling units per acre. Most of the units will be in a 4 or 5-story, high-density multifamily development with an attached structured parking garage and the remaining units will be in a 2-story multifamily development with tuck-under parking. In addition, mobile food establishments will be permitted on the site. The uses and development standards will conform to the to the MF-3 (Multifamily – urban) zoning district, with some changes. Since this district requires implementation as a PUD, the City has the discretion to waive or alter the standards of the district when creating the PUD.

The MF-3 zoning district requirements include:

1. All required residential parking shall be provided within a parking structure that is directly attached to the residential structure.
2. No less than 25% of all dwelling units shall have a balcony.
3. All stairways shall be located internal to the residential structure.
4. Amenities accessible to all residents shall be provided, with the number of amenities depending upon the number of units.
5. A landscaped open space adjacent to or across from each residential building.
6. A minimum of 4 streetscape and landscape features.

Site Layout: The site layout, **Exhibit “F”** of the amendment, divides the site into three subareas. Subarea ‘A’ will contain the 4 or 5-story multifamily development on 6.8 acres. Subarea ‘B’ will be an open space of 2.4 acres and Subarea ‘C’ will contain the 2-story multifamily development on 2.4 acres. The site layout also identifies two primary driveways and perimeter service driveways.

Subarea ‘A’ will contain the 4 or 5-story multifamily development, with an attached parking structure. At least 75% of the required parking will be in the structure and the remainder can be provided on surface parking lots. Guest parking will be provided, at a rate of 5% of the total amount of required parking. At-grade patios or private yards may be counted as balconies in calculating the balcony requirement.

Subarea ‘B’ will contain the open space, and will include a minimum of 4 amenities, such

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as: a private fitness facility, swimming pool, dog park and picnic areas with outdoor grilling. The property's frontage along N. Mays Avenue will include trees, selected from the City's approved list of species. The driveways within the site will include streetscape and landscape features.

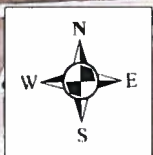
Subarea C will contain the 2-story multifamily development. Two tuck-under garage parking spaces will be required for each unit. Guest parking will be provided, at a rate of 5% of the total amount of required parking.

Building Elevations: All building elevations facing N. Mays Avenue and the two primary driveways will be at least 50% masonry. Other materials allowed are stucco, fiber cement siding, fiber cement panels, and architectural steel and metal. A minimum of two materials are required, with architectural steel limited to 33% and fiber cement siding or panels limited to 50%. Horizontal building facades longer than 150 feet must include be offset or inset at least two feet in depth. Buildings on Subarea B can be 100% masonry. At least (25%) of all units will have a balcony, which includes at-grade patios or private yards.

All building elevations facing the service driveways shall be masonry, stucco, fiber cement siding, fiber cement panels, and architectural steel and metal. Horizontal building facades longer than 150 feet must include be offset or inset at least two feet in depth. At least (25%) of all units will have a balcony, which includes at-grade patios or private yards.

RECOMMENDED MOTION:

Staff recommends approval of Amendment No. 4 to PUD (Planned Unit Development) No. 61.



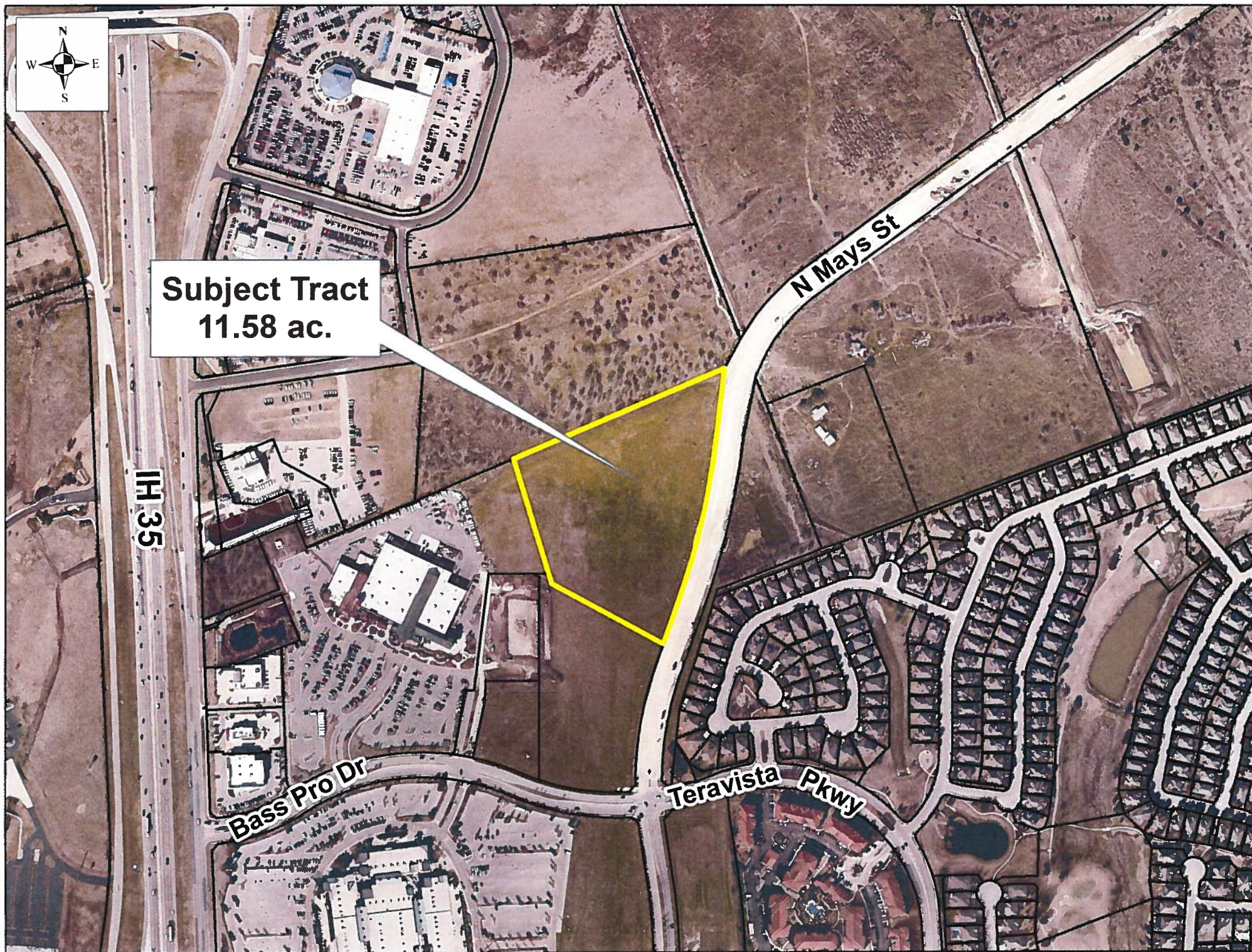
**Subject Tract
11.58 ac.**

IH 35

N Mays St

Bass Pro Dr

Teravista Pkwy



II.

That Section II.17 of the Development Plan of PUD No. 61, is hereby added:

17. PARCEL 4

17.1 Parcel Description

Parcel 4 is indicated on **Exhibit "C-1"** and further described by metes and bounds on **Exhibit "C-5"**. Parcel 4 is further described by **Exhibit "F"**, which describes three subareas for development.

17.2 MF-3 (Multifamily – urban) zoning district

The development shall conform with requirements of the MF-3 district, unless otherwise specified by this Plan, and shall be developed in accordance with Exhibit "F" and Section 17.4 below.

17.3 Permitted Uses on Parcel 4

- 1) All uses permitted in the MF-3 (Multifamily – urban) zoning district.
- 2) 2-story multifamily development, with tuck-under garage parking.
- 3) Mobile Food Establishments, subject to the regulations specified in Section 17.12.

17.4 Development Subareas

- 1) Subarea A: 4 or 5-story multifamily development, with a structured parking garage; and leasing office (if not located in Subarea B).
- 2) Subarea B: Landscaped open space, leasing office (if not located in Subarea A) and a minimum of four of the following amenities:
 - (i) Private fitness facility
 - (ii) Picnic areas with outdoor grilling
 - (iii) Swimming pool
 - (iv) Business center
 - (v) Dog park
 - (vi) Dog wash station
- 3) Subarea C: 2-story multifamily development, with tuck-under garage parking.
- 4) Primary driveways: Surface parking and a minimum of four of the following streetscape and landscape features:
 - (i) Benches
 - (ii) Bike racks
 - (iii) Public art
 - (iv) Courtyards or plazas

- (v) Decorative paving
- (vi) Water features such as fountains
- (vii) Decorative trash receptacles

17.5 Density, Units and Building Height

- 1) Minimum density for the Plan area shall be 35 dwelling units per net acre, as indicated on **Exhibit "F"**;
- 2) Subarea A: 5-story maximum building height; structured parking facility shall not exceed the height of the building it serves.
- 3) Subarea B: 2-story maximum building height.
- 4) Subarea C: 2-story maximum building height.

17.6 Setbacks

- 1) The building setback from N. Mays Street right-of-way shall be a minimum of 45'.
- 2) The building setback from the remaining Parcel 4 boundaries shall be a minimum of 10'.

17.7 Trees along N. Mays Street

- 1) Trees, selected from the tree technical manual, as referenced in Section 46-195 of the Code, shall be provided along N. Mays Street, located outside of the right-of-way, in the minimum quantity of one per 30 linear feet of frontage.
 - a) Driveway and sight visibility triangle areas are excluded from the linear footage calculations.
 - b) Street trees may be clustered if approved by the Director of Planning as part of the site plan approval process to facilitate creative design or a similar valid reason.

17.8 Parking

- 1) Subarea A:
 - a) Parking shall be provided at a minimum ratio of one (1) parking space per bedroom. At least 75% of this required parking shall be provided within the structured parking garage. The remaining 25% may be surface parking.

- b) The parking structure will be directly attached to the residential structure.
 - c) Additional parking for guests shall be provided in the amount of five percent (5%) of the total required by Section (a). This additional parking may be provided within the structured parking garage or may be surface parking located on any Subarea or driveway.
- 2) Subarea B: Landscaped open space and amenities
 - a) No parking requirement.
- 3) Subarea C: 2-story multifamily
 - a) Tuck-under garage parking shall be provided at a minimum of (2) parking spaces per unit.
 - b) Additional parking for guests shall be provided in the amount of five percent (5%) of the total required by Section (a). This additional parking may be provided within the structured parking garage or may be surface parking located on any Subarea or driveway.

17.9 Exterior Materials and Design

- 1) Building elevations facing N. Mays Street or a Primary Driveway
 - a) The exterior finish materials, except for doors, windows, accents and trim shall consist of:
 - (i) Masonry: stone, simulated stone, or brick
 - (ii) 3-step hard coat stucco
 - (iii) Fiber cement panels
 - (iv) Fiber cement siding
 - (v) Glass
 - (vi) Architectural steel or metal with a minimum 30-year warranty
 - b) Fifty percent (50%) or more of the elevation shall be masonry, as defined in Section (a).
 - c) A minimum of two different materials listed in Section (a) shall be used. Architectural steel or metal shall be limited to thirty three percent (33%) of the elevation and fiber cement panels/siding shall be limited to fifty percent (50%) of the elevation.

- d) One hundred percent (100%) masonry, as defined in Section (a), except for doors, windows, accents and trim, is allowed on buildings located in Subareas B and C.
- e) Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards, excluding corporate architecture.
- f) Horizontal building facades longer than 150 feet shall be segmented into smaller sections by a structural or ornamental minor façade offset or inset of a minimum two feet deep.
- g) Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
- h) Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs.
- i) No less than twenty five percent (25%) of all dwelling units shall have a balcony. At-grade patios or private yards shall be included in the requirement.
- j) Exterior stairwells shall comply with the following standards:
 - (i) They shall be concealed within a fully enclosed structure, except for appropriately sized cutouts to allow for ventilation and pedestrian access;
 - (ii) The landing shall be recessed a minimum of five feet into said structure; and
 - (iii) The stairwell structure shall not protrude more than eight feet beyond the facade of the residential structure.

2) Building elevations facing a Service Driveway

- a) The exterior finish materials, except for doors, windows, accents and trim shall consist of:
 - (i) Masonry: stone, simulated stone, or brick
 - (ii) 3-step hard coat stucco
 - (iii) Fiber cement panels
 - (iv) Fiber cement siding

- (v) Glass
 - (vi) Architectural steel or metal with a minimum 30-year warranty
- b) Horizontal building facades longer than 150 feet shall be segmented into smaller sections by a structural or ornamental minor façade offset or inset of a minimum two feet deep.
 - c) Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
 - d) Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs.
 - a) No less than twenty five percent (25%) of all dwelling units shall have a balcony. At-grade patios or private yards shall be included in the requirement.

17.10 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). All roof-mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure. Wall- or window-mounted mechanical equipment shall not be permitted.

17.11 Site Lighting

- 1) 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.
- 2) Light source (lamp). Only incandescent, fluorescent, compact fluorescent (CFL), light-emitting diodes (LED), 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.
- 3) Mounting. Fixtures shall be mounted in such a manner that the cone of light does not exceed one (1) foot candle at any property line shared with a non-residential use and two (2) foot-candles at any property line abutting a public street (right-of-way). Fixtures shall be mounted in such a manner that the cone of

light does not cross any property line of the site.

- 4) All site and building lighting shall be accomplished with light that does not flash, blink, or pulse.
- 5) Height of fixture. The height of a fixture shall not exceed 20 feet in parking areas and 12 feet in pedestrian areas.
 - a) Excessive illumination:
 - (i) 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.
 - (ii) 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.
 - (iii) Exterior shielding of light fixtures or other light mitigation measures shall be required if deemed necessary by city staff during the site plan review process.

17.12 Mobile Food Establishments:

- 1) Mobile food establishments shall be a permitted use within the Plan area. Section 46-161 (c) of the Code, which applies to mobile food establishments as accessory uses, shall not apply to mobile food establishments within the Plan area.
- 2) Each mobile food establishment shall have valid current mobile food establishment approvals for fire safety and food handling/health safety.

EXHIBIT C-1 SIMON NORTH TRACT

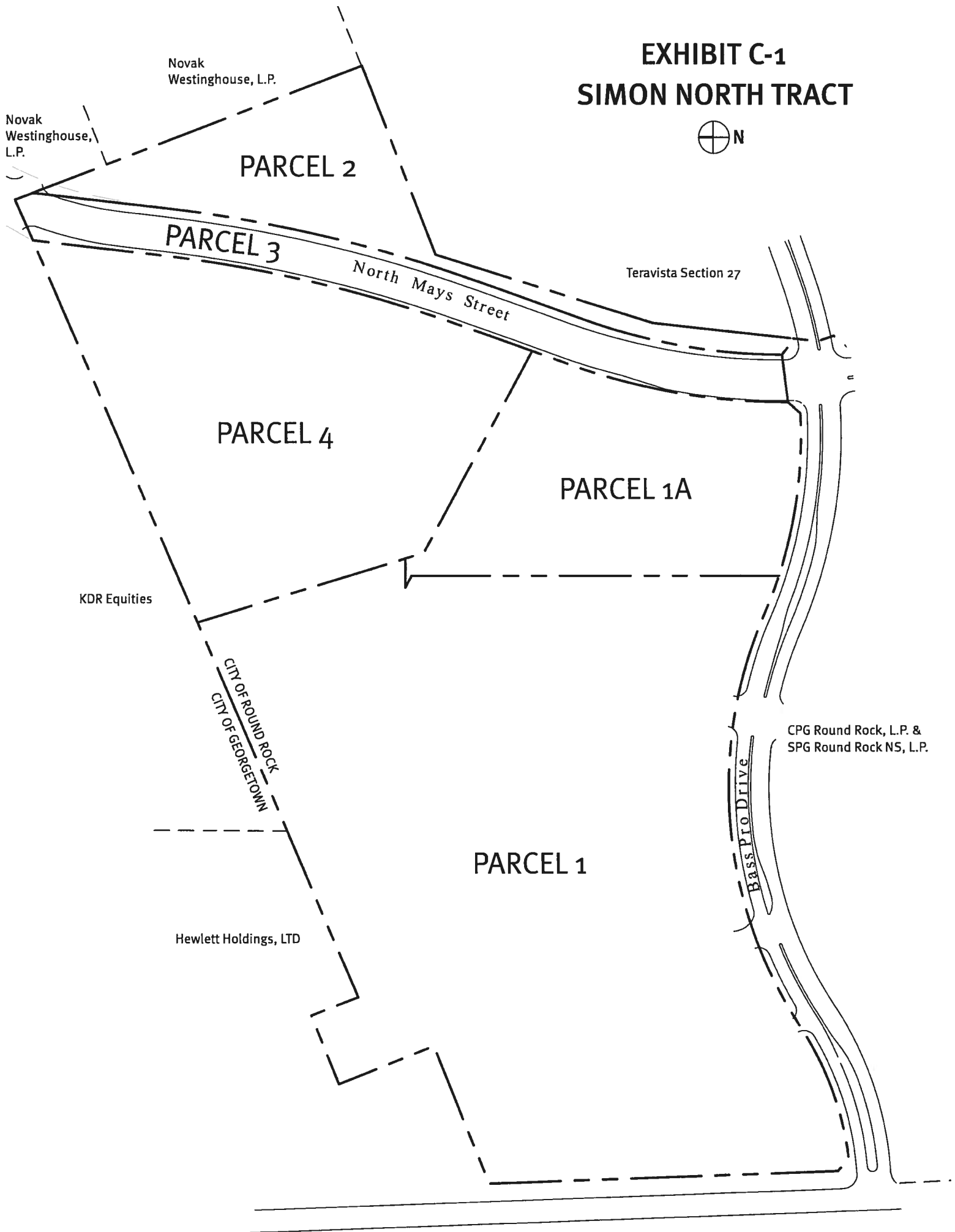
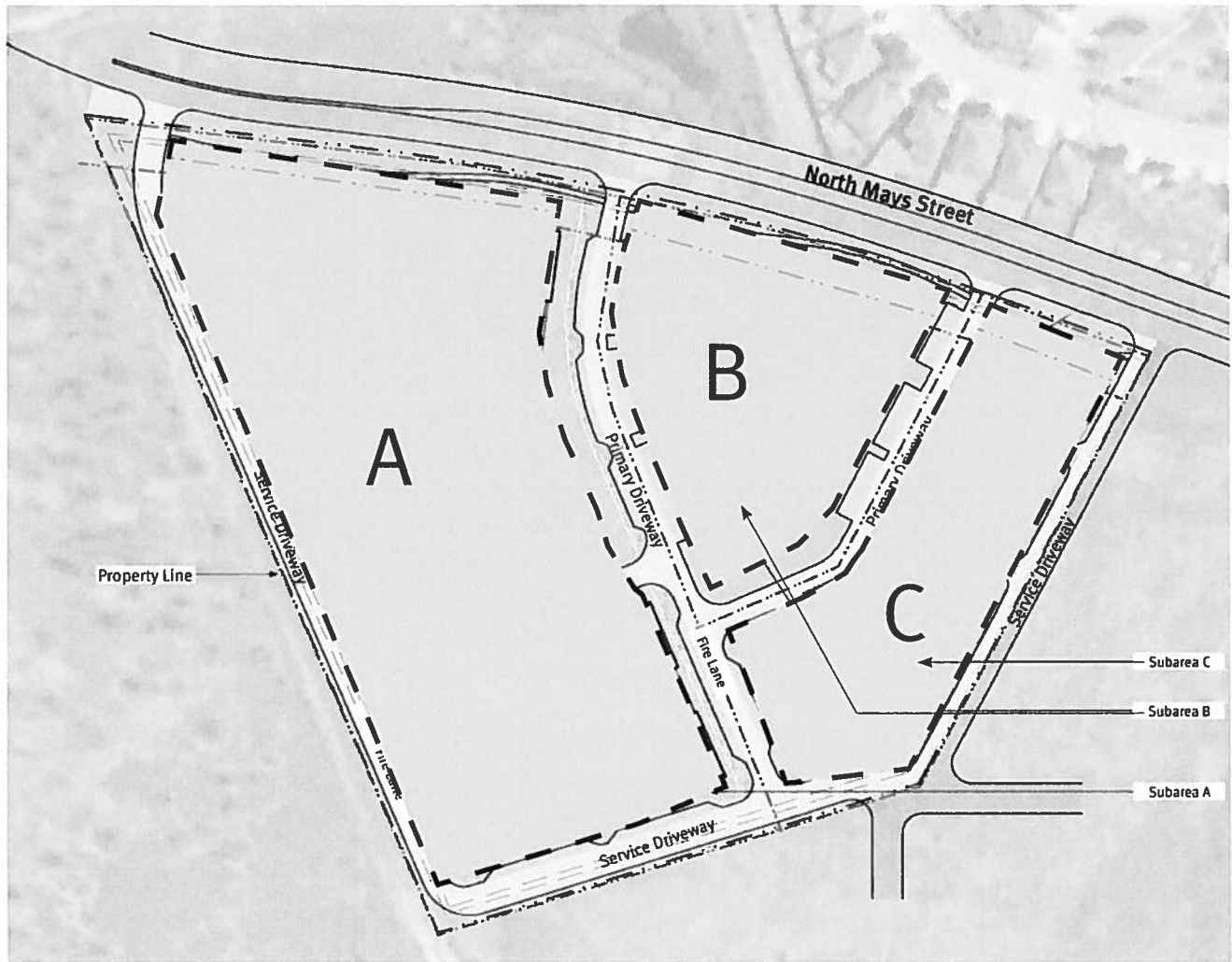


Exhibit F Site Layout



P R O J E C T D A T A	
SUB AREA A:	Approx. 6.80 Ac. Gross 4 or 5 Story Multifamily with Structured Parking Garage and Leasing Office. (If not located in Subarea B)
SUB AREA B:	Approx. 2.40 Ac. Gross Open Space and Amenties or Leasing Office
SUB AREA C:	Approx. 2.40 Ac. Gross 2 Story Multifamily
Total Site :	11.60 Ac. Gross
Developable Site :	Approx. 9.30 Ac. Net