



## Legislation Text

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**File #:** 2018-5966, **Version:** 2

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Consider an ordinance approving Amendment No. 2 to Planned Unit Development (PUD) No. 9 to allow for a high-density multifamily land use on a 2.75-acre tract of land, located northwest of the intersection of S. Mays St. and Mays Crossing Dr. (Second Reading)

Planned Unit Development (PUD) No. 9, totaling 29.39 acres, was originally approved for multi-family development in 1993. No development occurred, and the PUD was amended to provide for commercial uses in 1998. The property is currently developed for commercial uses, except for the 2.75 acres owned by the applicant, TI Shopping Center, LLC.

The general plan designates this site for commercial uses. Approval of this amendment to PUD No. 9 serves as an amendment to the general plan. PUD No. 9 allows for C-1 (General Commercial) uses, except for flea markets, sexually oriented businesses, amusements parks or carnivals, portable building sales, recreational vehicle parks, wholesale nurseries or outdoor shooting ranges.

The amendment provides for MF-3 (Multifamily - urban) uses on 2.75 acres, which currently contains a parking lot and an undeveloped pad site. The multifamily development will have a minimum density of 45 dwelling units per acre, with 245 units planned. The maximum building height is 5-stories, with an allowance that the structured parking facility may exceed the height of the residential building it serves, so long as the additional height is effectively screened from view using compatible building materials. The MF-3 zoning district requires that:

1. All required residential parking be provided within a parking structure that is directly attached to the residential structure.
2. At least 25% of all dwelling units have a balcony.
3. All stairways are located completely within the residential structure.
4. At least three amenities are provided. Potential amenities include: a private fitness facility, picnic area, swimming pool, business center, rooftop patio or garden, and a kitchen or social room available for resident use.
5. A landscaped open space is provided immediately adjacent to or across a local street from each residential building containing 100 or more dwelling units.
6. A minimum of four of the following streetscape and landscape features are provided along the public right-of-way: benches, bicycle racks, public art to be installed or displayed along the primary street frontage, courtyards or plazas, decorative paving, water features such as fountains, or other features as approved by the City.

The exterior materials on the sides of the building that face S. Mays Ave. and Mays Crossing will consist of 60% masonry - stone, simulated stone or brick - with the remainder of the materials consisting of stucco, fiber cement panels, fiber cement siding, glass or architectural steel or metal. At least two different materials must be used on each elevation and building facades longer than 150 feet must have offsets. On the other two sides of the building, masonry is required on 30% of each elevation, with the remainder consisting of the same additional materials. Building facades longer than 150 feet must have offsets.

The landscaped open space requirement will be met by the location of two interior courtyards. In addition, a sidewalk connection will be made to Buck Egger Park to the north.

The Planning and Zoning Commission held a public hearing on September 5, 2018 and there were no speakers. The Commission voted 7-0 to recommend approval of the rezoning.