

STAFF REPORT

Planning and Zoning:	3/2/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-3723	E-mail:	jeremyf@pflugervilletx.gov
Case No.	ARB1410-01	Phone:	512-990-6300

SUBJECT: Consider an architectural waiver to the residential design requirements for The Village at Wuthrich Hill project.

LOCATION:

The Village at Wuthrich Hill is a proposed multi-family project to be located at the northeast corner of Dessau Rd. and Wells Branch Pkwy.

ZONING:

With the recent update to the Unified Development Code, the property is zoned Multi-Family 20 (MF-20), formerly known as Multi-Family Urban and allows up to 20 units per acre. The proposed development anticipates a medium density of approximately 14 units per acre.

ANALYSIS:

The proposed multi-family development is being designed in a form that is characteristic of a traditional neighborhood development rather than a traditional multi-family apartment complex. Current plans anticipate 79 cottages/bungalows, 62 townhomes, and 140 unit flats. The flats are proposed near Dessau Rd and are not included in the proposed architectural waiver. The applicant is proposing an alternative architectural appearance for the cottage/bungalows and the townhomes.

The cottage and townhome products proposed for the development maintain the aesthetic appeal of an older traditional neighborhood development, with architecture inspired by Arts and Crafts style bungalows and Colonial Revival homes. The proposed elevations and desired locations are a supplement to this report and reflect similar elements as provided in portions of the Highland Park subdivision and Mueller development. The architectural variation and alternative structural forms will provide housing diversity within the neighborhood, and the proposed configuration and style will help to maintain the look and feel of a traditional neighborhood. All units will have rear loaded garages accessed from an "alley".

In lieu of addressing material percentages per structure as required by the code, the applicant has proposed to design to the overall streetscape with a variety of material styles ranging from all fiber cement, to other units with a majority of masonry. Corner lots have been designed with sensitivity to prevent blank walls and to ensure the streetscape interest is maintained. Interior side walls of the structures will generally have consistent fiber cement materials, but will be designed with side court yards offering privacy. Additional interest are found through the clusters of homes facing court yards and parks, which will offer opportunities for community engagement, but also reduce the visual appearance of the side and rear elevations.

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The proposed request is therefore to allow the specific cottage/bungalow and townhome elevations as proposed by the applicant within the proposed development. The request is a reduction in the amount of brick/stone required per structure type, and instead utilizes a streetscape approach to maintain the masonry appearance, but also retain the architectural style that is desired and typical in a traditional neighborhood development. The assurance that structures will be constructed in the capacity as proposed is afforded to the community and applicant due to the common ownership of the entire development.

STAFF RECOMMENDATION:

Through the design process for the proposed project, the Unified Development Code was being updated. One item that was proposed for amendment was establishing specific percentages to the masonry requirement for single family urban structures, which is the architectural requirements followed for the proposed form in the current zoning district. While the applicant could have added an element of masonry to each elevation in order to meet the former code requirement, the applicant discussed the importance for maintaining the look and feel of the desired project vs. establishing a hybrid approach.

The applicant has worked diligently with staff through the code updates and recognizes the intent of the masonry material requirement from a city wide development code standpoint. The common ownership will enable an opportunity for flexibility while maintaining the streetscape appearance. The applicant has made many adjustments to the layout to ensure the streetscape establishes a walkable neighborhood that is park like with visual interest and variety. The recent updates to the Unified Development Code adds percentage requirements to help clarify the quantity of material required and to close “loop holes”, and allows for the Planning and Zoning Commission to consider architectural waiver requests for all structure types when an architectural design is proposed that does not specifically meet the “letter of the code” (UDC 2.2.4(G)(2)). The applicant is prepared to move forward with the design and layouts as provided with this proposed waiver and has expressed comfort if the Commission was to approve as provided and require further review if changes are proposed.

Staff recognizes the uniqueness of the proposed project and finds that the intent of the architectural requirements is generally upheld through the proposed streetscape approach, as currently presented. Staff recommends approval of the proposed elevations and the site layout as proposed for the cottage/bungalows and townhomes.

ATTACHMENTS:

- Location Map
- Letter of request (separate attachment)
- Renderings and support information (separate attachment)
- Proposed site plan (separate attachment)

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LOCATION MAP:

