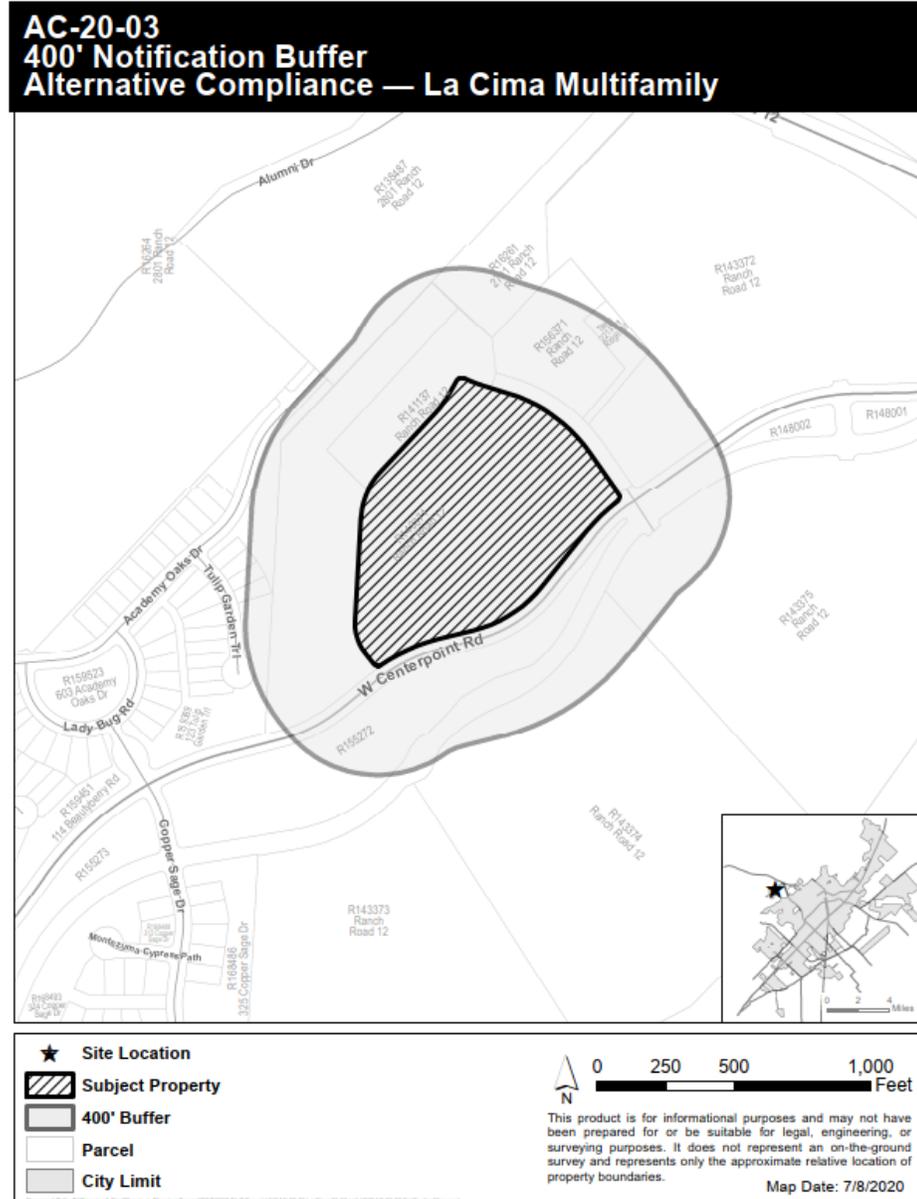


AC-20-03 (La Cima Multifamily Residential Design Standards)

Hold a public hearing and consider a request by Eric Willis for an Alternative Compliance to the various design requirements in Section 4.4.3.2 of the Multifamily Residential Design Standards in Ordinance 2014-35 for a proposed multifamily residential development located at the northwest corner of West Centerpoint Road and Flint Ridge Road, Hays County, Texas (A. Brake)

Location:

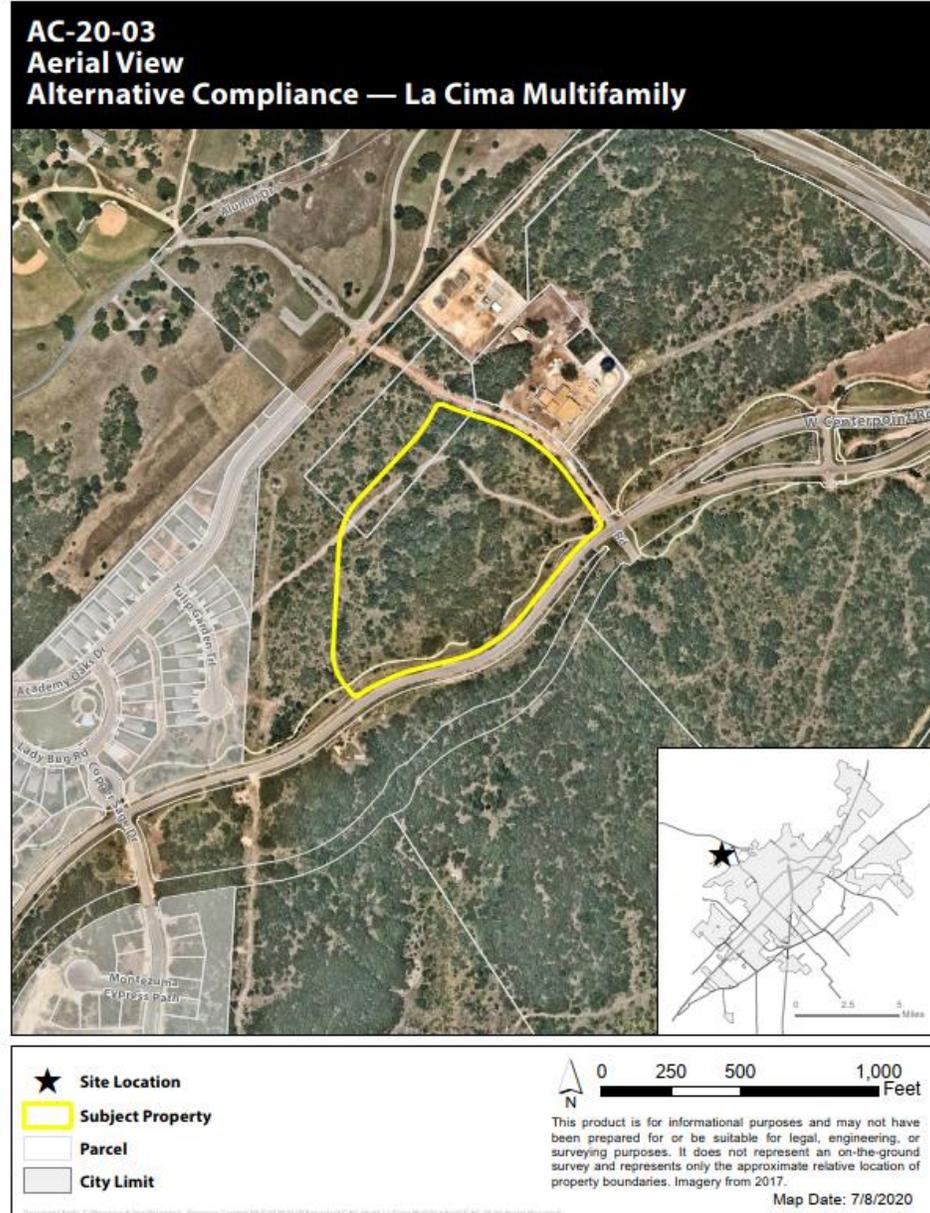
- Approximately 14.5 acres at the intersection of West Centerpoint Road and Flint Ridge Road in La Cima Development
- Proposing various deviations to Multifamily Residential Design Standards (Ord. 2014-35)
- Low Intensity Zone
- **Current Configuration: Vacant**
- Surrounding uses include:
 - vacant and agricultural land
 - Single Family
 - City Facilities (Fire Station #2)



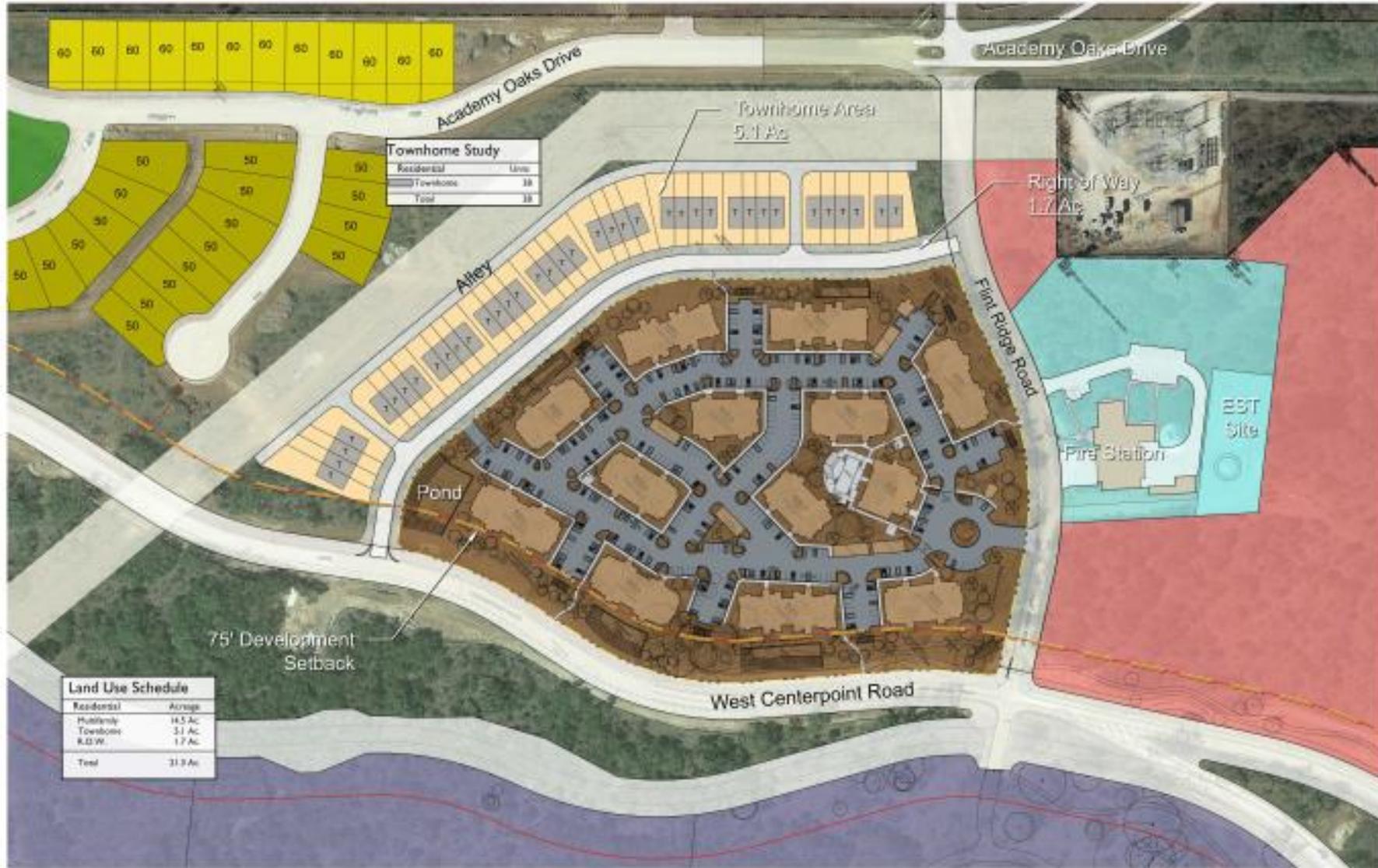
Context & History

- **Alternative Compliance:**
Multifamily Residential Design Standards
 - block size
 - building location
 - fencing and screening
 - pedestrian and circulation
 - refuse and recycling dumpster

- +/- 12 Buildings
 - 288 Units



Proposed Concept



Schematic Site Plan



UNIT CALCS:

A1	11-REPCOAS	171 SQ. FT.	26 UNITS	80%
A2	11-REPCOAS	171 SQ. FT.	26 UNITS	80%
A3	11-REPCOAS	188 SQ. FT.	36 UNITS	112%
B4	11-REPCOAS	188 SQ. FT.	36 UNITS	112%
B2	11-REPCOAS	1190 SQ. FT.	46 UNITS	141%
B4	11-REPCOAS	1190 SQ. FT.	46 UNITS	141%
C1	11-REPCOAS	1190 SQ. FT.	46 UNITS	141%

TOTAL UNITS:

TYPE 1 BLDG(A) & A3	10 BUILDINGS
TYPE 2 BLDG(A), B1 & B2	10 BUILDINGS
TYPE 3 BLDG(A) & C1	10 BUILDINGS
TYPE 4 BLDG(A) & B4	10 BUILDINGS

ONE BEDROOM	120 UNITS (40%)
TWO BEDROOM	120 UNITS (40%)
THREE BEDROOM	26 UNITS (10%)

BUILDING CALCS:

BUILDING 1
A1 - 12 UNITS
A2 - 12 UNITS
BUILDING 1 = 24 UNITS = 4 UNITS

BUILDING 2
A1 - 12 UNITS
B1 - 6 UNITS
B2 - 6 UNITS
BUILDING 2 = 24 UNITS = 10 UNITS

BUILDING 3
C1 - 12 UNITS
B1 - 12 UNITS
BUILDING 3 = 24 UNITS = 12 UNITS

BUILDING TYPE 4
A2 - 12 UNITS
B4 - 12 UNITS
BUILDING 4 = 24 UNITS = 12 UNITS

TOTAL UNITS = 200 UNITS
TOTAL BUILDINGS = 12 BUILDINGS

PARKING CALCS:

TOTAL BEDROOMS = 186 (12%)
TOTAL APARTMENT PARKING NEEDS = 186

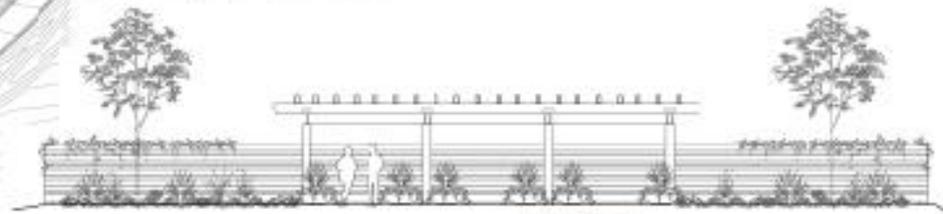
TOTAL PARKING REQUIRED = 186 SPACES

PARKING PROVIDED
STANDARD = 186 SPACES
HANDICAP = 10 SPACES

TOTAL PARKING PROVIDED = 196 SPACES

APPROXIMATE UNPAVED COVER: 8%

LA CIMA apartments
CADENCE MULTI-FAMILY PROJECT



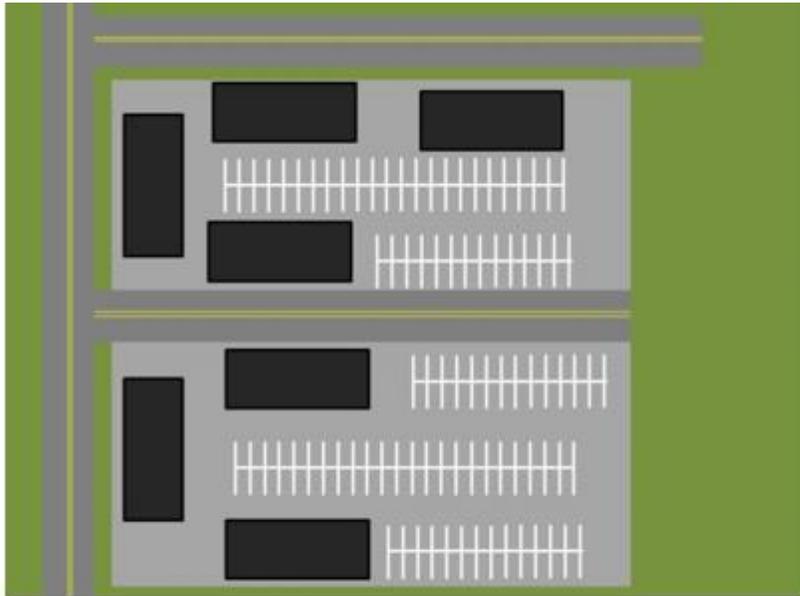
ARCHITECTURAL
TRELLIS SCREEN WALL SCHEMATIC
SCALE: 8" = 1'-0"

SCHEMATIC SITE DEVELOPMENT PLAN
SCALE: 1" = 10'

Alternative Compliance Request

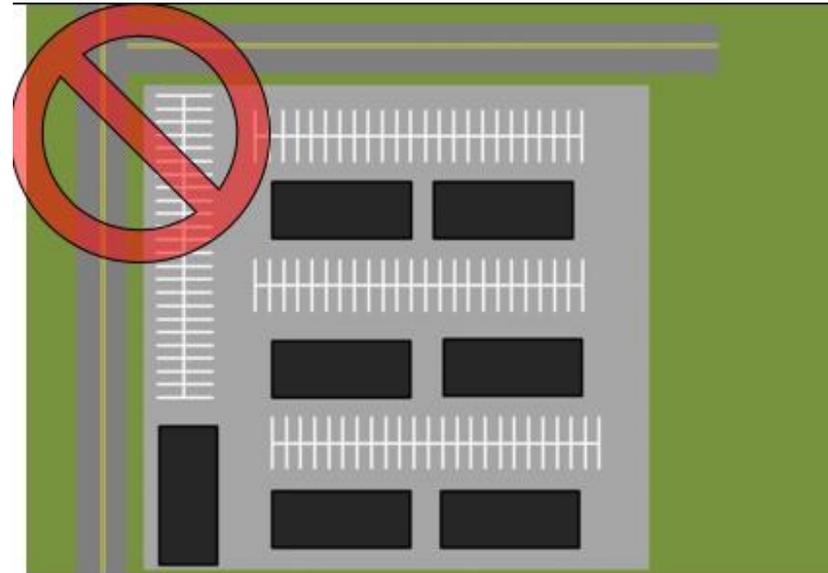
Section 4.4.3.2(1)(a)(iii) Block Requirements / Block Size

Code Requirement: All blocks shall be limited to a maximum size of seven (7) acres



A street providing block structure and potential for future connection: *appropriate*

Applicant Request: A maximum block size of 14.5 acres.



A tract over seven acres without blocks: *inappropriate*

Alternative Compliance Request

Section 4.4.3.2(1)(b)(i) Building Location

Code Requirement: At least 50% of the frontage along streets shall consist of principal buildings, publicly accessible plazas, transit stops, or other functional open space focused on the corners of the block.



*Building is Parallel to and Oriented toward the street with more than 50% of the frontage consisting of buildings:
appropriate*

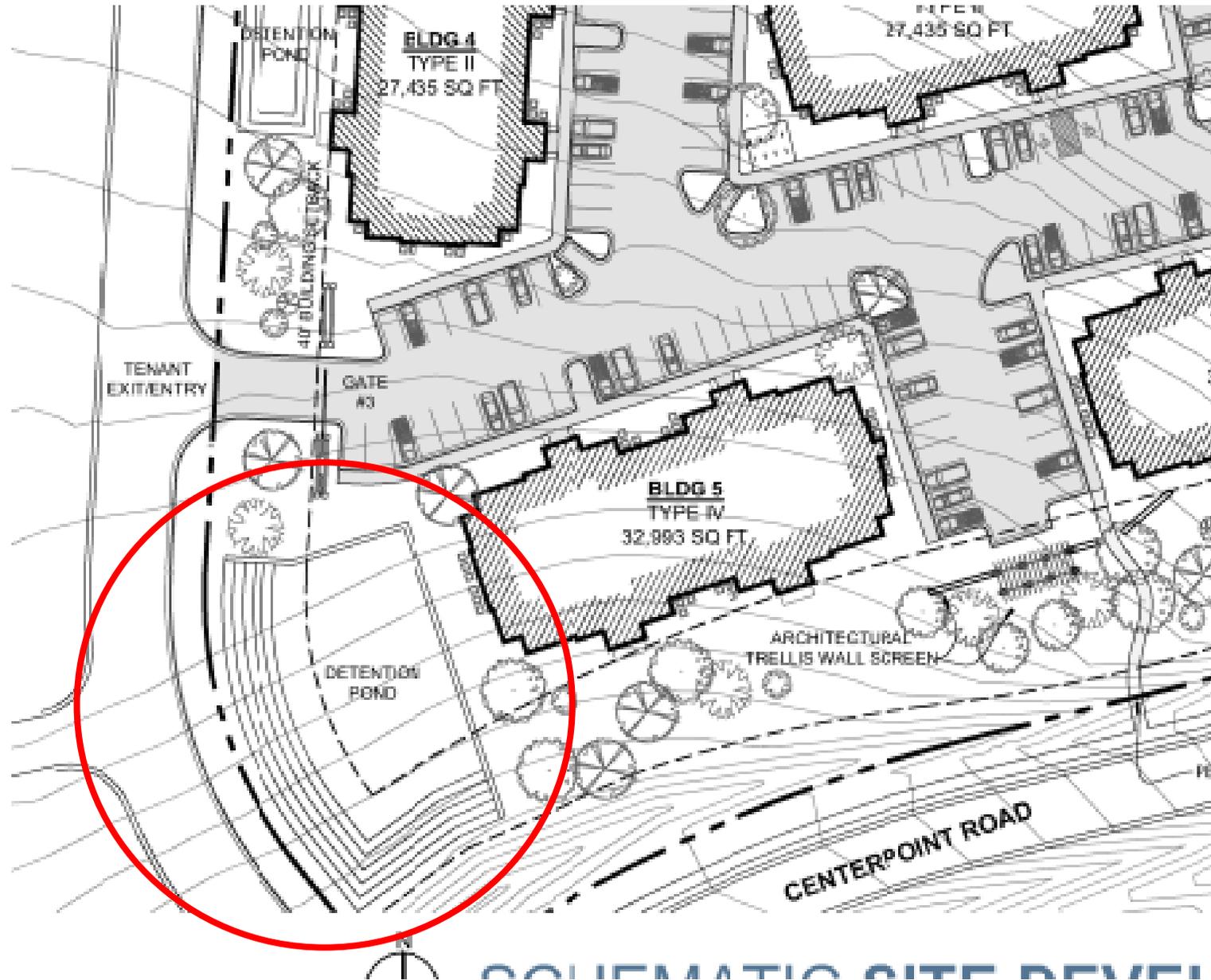
Applicant Request: Building 5 is adjacent to a detention pond*. This particular pond, according to applicant, is at the lower end of the site and best location to catch runoff.

**location shown on next slide*



Building is setback from the street with parking along the frontage: inappropriate

Building Location



Alternative Compliance Request

Section 4.4.3.2(1)(h) Fencing and Screening

Code Requirement: Perimeter fences around multifamily developments, if used, shall be at least 50% transparent. The location and height of fencing shall be subject to Section 6.1.3.3. Fence cannot exceed 4' in height and must be located behind or even with the face of the buildings



Perimeter fence which is more than 50% transparent with masonry columns and pedestrian access: appropriate

Applicant Request: 6' tall, 50% transparent fence that will be located halfway between the property line and the building setback lines.



Solid perimeter fence: inappropriate

Alternative Compliance Request

Section 4.4.3.2(1)(i)(i) Pedestrian Access and Circulation

Code Requirement: Pedestrian entrances shall connect sidewalks to the internal walkway network and shall be open and not gated.



*Perimeter fence which is more than 50% transparent with masonry columns and pedestrian access: **appropriate***

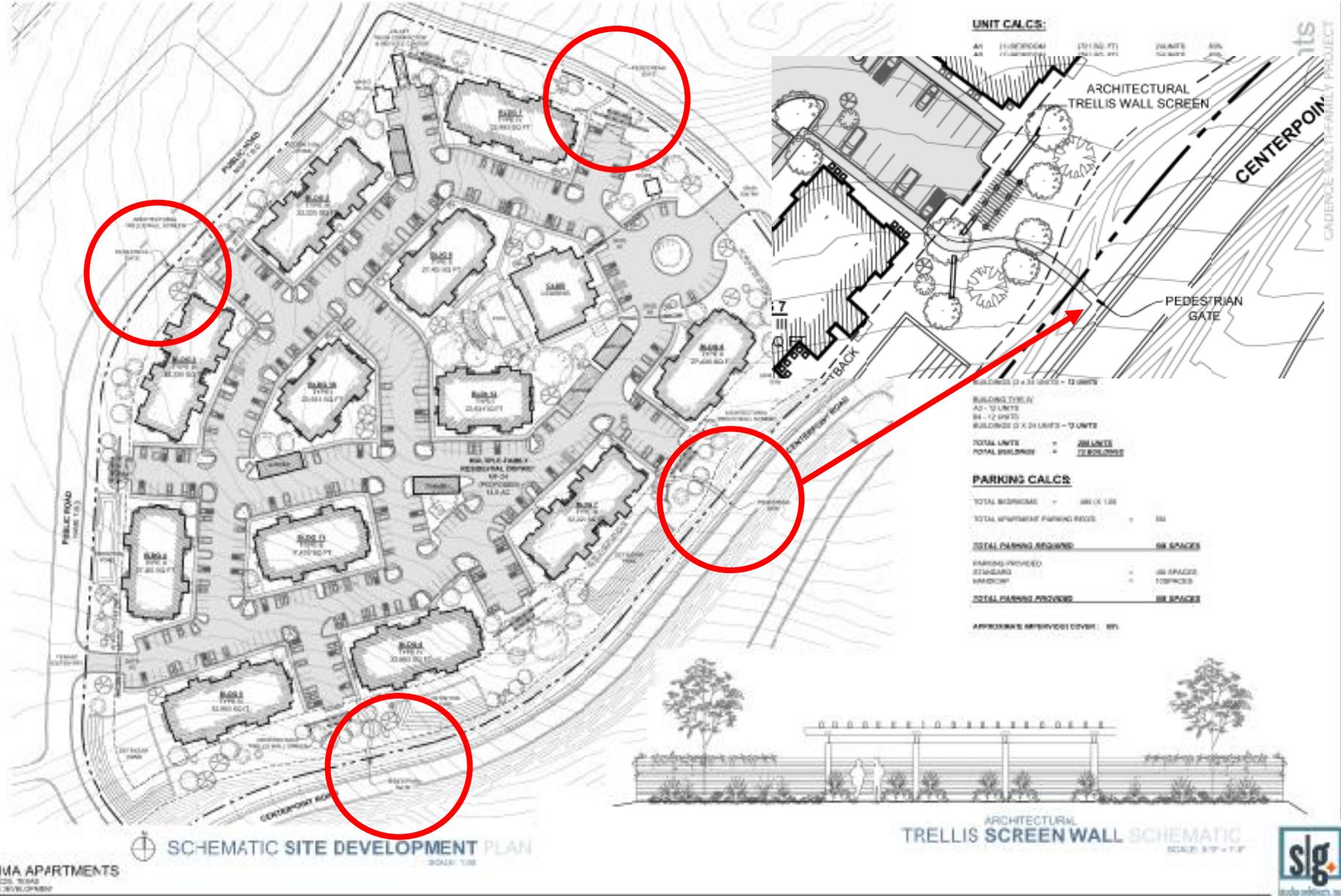
Applicant Request: Gated pedestrian entrances with keypads*

**locations shown on next slide*



*Solid perimeter fence: **inappropriate***

Pedestrian Access

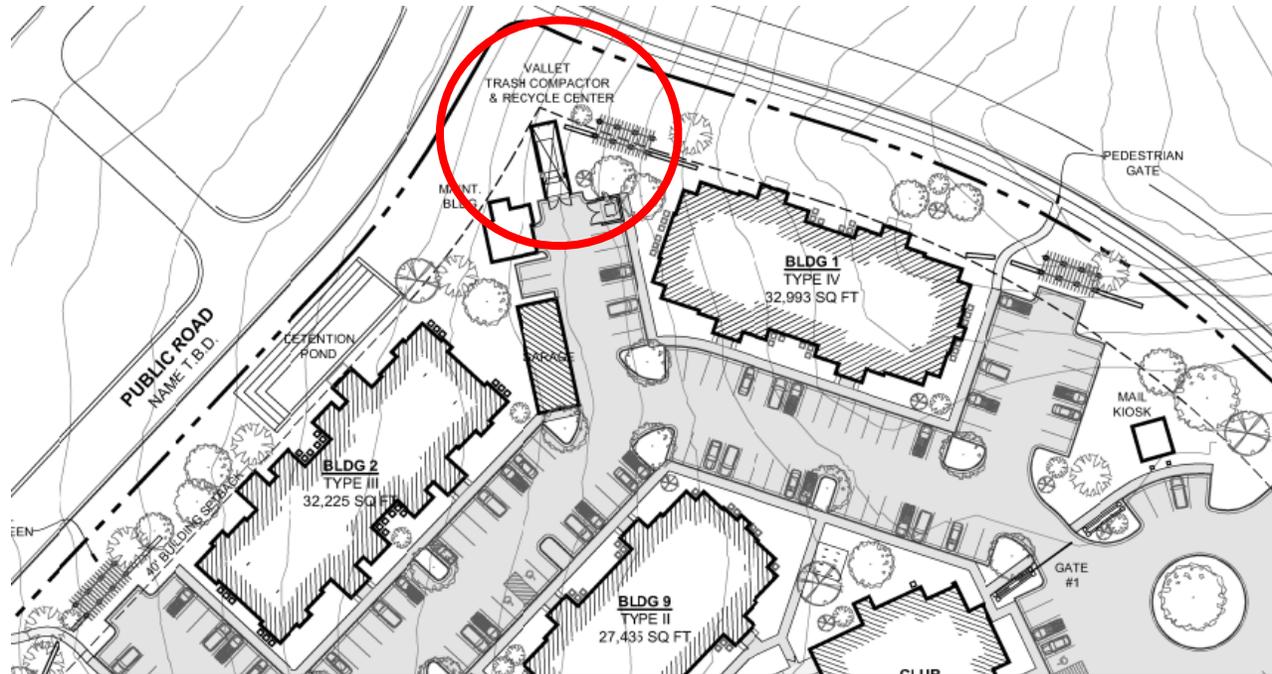


Alternative Compliance Request

Section 4.4.3.2(1)(m) Refuse and Recycling Dumpsters

Code Requirement: All multifamily developments shall provide both trash and recycling dumpsters located next to each other. Both shall be located within 500 feet of the entrance to each ground floor unit measured from the front of the entrance of the unit and along improved pedestrian paths.

Applicant Request: Utilize a single valet trash compactor and recycle center – between Buildings 1 and 2



Staff Recommendation

Staff is providing a **neutral** recommendation and leaves a decision of approval or denial up to the Planning and Zoning Commission and City Council.

Should the Commission choose to recommend approval of the Alternative Compliance, Staff recommends the following conditions:

General:

1. This Alternative Compliance applies to multifamily constructed on the subject property. The remainder of the property shall follow the regulations outlined in the La Cima Development Agreement (2020-50R);
2. Alternative Compliance is contingent on MF-24 zoning change request; and
3. This Alternative Compliance shall not expire.