

CUP-19-11 (Purpose Built Student Housing)

Hold a public hearing and consider a request by 75 Sylvan Street for a Conditional Use Permit to allow a Purpose Built Student Oriented Housing development located on South Guadalupe Street between San Antonio Street and MLK Drive. (W. Parrish)

Map Date: 5/15/2019

- Property is approximately 2.18 acres.
- Requesting Purpose Built Student Housing C.U.P.
- Surrounding is primarily CD-5D



Planning Department Concerns

- Extended Streetscape Improvements;
- Noise from balconies facing neighborhoods;
- Conformance with Development Code standards.

CUP-19-11

Recommended Additional Streetscape Improvements



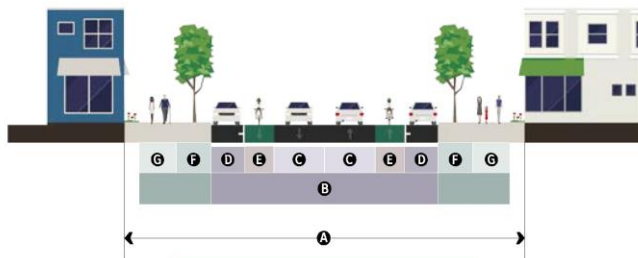
- ★ Site Location
- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

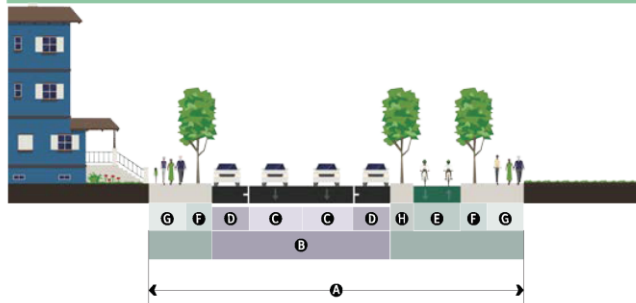
Map Date: 5/16/2019

D. MLK Dr 83'(47'-50')



GENERAL		
Right of Way	83'	A
Motorist Operating Speed	30 mph	
Walkway	Sidewalk	
Bikeway	Bike Lane	
Parking	Parallel (both sides)	
Planting	Tree Grate/ Tree Lawn	
TRAVELWAY		
Pavement Width	47' - 50' max	B
Travel Lane	10.5' - 11' max	C
Parking Lane	7'-8' max	D
Traffic Lanes	2 lanes	
STREETSCAPE		
Bike Lane	5.5' - 6' min	E
Planter	7' min	F
Tree Spacing	30' o.c. avg	
Sidewalk	8' min	G

Z. Guadalupe St 80'-38"



GENERAL		
Right of Way	80'	A
Motorist Operating Speed	25 mph	
Walkway	Sidewalk	
Bikeway	Bike Lane (2-way west side)	
Parking	Parallel (Both sides)	
Planting	Tree Grate / Tree Lawn and Tree Buffer	
TRAVELWAY		
Pavement Width	38' max	B
Travel Lane	11' max	C
Parking Lane	8' max	D
Traffic Lanes	2 lanes	
STREETSCAPE		
Cycle Track	10' (5' each lane)	E
Planter	6' min	F
Tree Spacing	30' o.c. avg	
Sidewalk	7.5' min	G
Buffer	5' min	H

Parking Requirements

- Unit/Bedroom counts.
 - 171 units
 - 545 bedrooms
- CD-5D Purpose Built Student Housing parking requirement is 1.05 parking spaces per bedroom.
 - $545 \times 1.05 = 572$
- Applicant intends to construct .75 parking spaces per bedroom, pay fee in-lieu for remaining spaces.
 - $(545 \times 1.05) \times .75 = 429$ spaces
 - $\$5,150 \times 143 = \$736,450$

UNIT TABULATIONS - 5-STORY RESIDENTIAL WITH 6-LEVEL GARAGE						5/17/19
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	B.R. COUNT	TOTAL AREA	% Breakdown(bdrn)
S1	STUDIO	360	15	15	5,400	2.8%
A1	1br/1ba	550	10	10	5,500	4.0%
A2	1br/1ba	570	6	6	3,420	
A3	1br/1ba	516	6	6	3,096	
B1	2br/2ba	702	18	36	12,636	6.6%
C1	3br/3ba	1,050	2	6	2,100	1.1%
D1	4br/4ba	1,260	51	204	64,260	
D2	4br/4ba	1,330	19	76	25,270	76.3%
D3	4br/4ba	1,266	34	136	43,044	
E1	5br/5ba	1,555	10	50	15,550	9.2%
TOTALS			171	545	180,276	100%

UNIT AVERAGE NET SF :

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :

1,054 S.F.

ACREAGE:

2.09 ACRES

DENSITY:

261 BEDS / ACRE

PARKING:

RESIDENTIAL REQUIRED

409 SPACES

(0.75 space / bed)

RESTAURANT REQUIRED

9 SPACES

(3 spaces per 1000 GSF)

TOTAL REQUIRED

418 SPACES

TOTAL PROVIDED

452 SPACES

GARAGE PARKING

422 SPACES

INCLUDING COMPACT CAR

93 SPACES

20.6% (MAX 25% ALLOWED)

STREET PARKING

30 SPACES

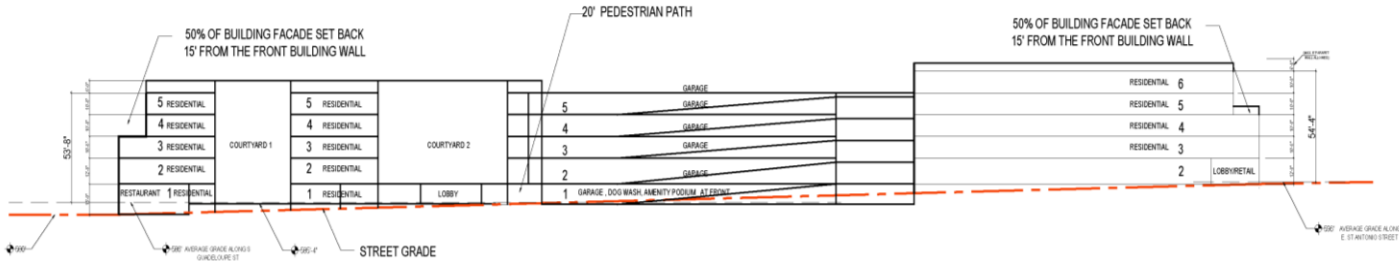
0.81 SPACES/Bedroom



VIEW FROM MLK DR & S. GUADALUPE



Fire Department Concerns



Fire Department Concerns

- Size of building
 - Length of proposed building hinders Fire Departments ability to search and evacuate building in a timely manner during an emergency;
 - Fire Department would like to see enhanced fire protection standards.
- Access
 - Adequate access in and around the building in order to fight fire or evacuate building



MARTIN LUTHER KING DR ELEVATION



S GUADALUPE ST ELEVATION

Section 2.8.3.4 Criteria For CUP Approval

- **Consistency with the policies in the comprehensive plan.**
 - Vision San Marcos envisions a vibrant Downtown in which density is encouraged and supported.
- **Consistency with any adopted neighborhood character study.**
 - Studies were not complete at time of request.
- **Consistency with the applicable zoning district regulations.**
 - The intent of the CD-5D district is to provide mixed use, pedestrian oriented development in Downtown and to promote walkability and street level retail activity.
- **Compatibility with and preservation the character and integrity of adjacent developments and neighborhoods.**
 - If approved with the recommended conditions and constructed to meet Code requirements the impacts to the surrounding uses will be mitigated.

Section 2.8.3.4 Criteria For CUP Approval (Cont.)

- **Generation of hazardous or conflicting pedestrian and vehicular traffic.**
 - If approved with the recommended conditions related to streetscape and alley improvements, and the Fire Department's recommendations, traffic impacts will be mitigated.
- **Incorporation of roadway adjustments, traffic control devices or mechanisms to control traffic flow**
 - If approved with the recommended conditions related to streetscape and alley improvements, traffic impacts will be mitigated.

Section 2.8.3.4 Criteria For CUP Approval (Cont.)

- **Incorporation of features to minimize adverse effects of the proposed use on adjacent properties**
 - If approved with the condition that patios and balconies are prohibited along the Telephone Alley frontage it will mitigate adverse impacts on the neighborhoods.
- **Meets the standards for the applicable district**
 - If approved with the recommended conditions and constructed to meet Code requirements the development will meet the CD-5D district standards.

Section 5.1.4.9 Criteria for Purpose Built Student Housing

- **The ability for the development to transition in the future to accommodate a more diverse population**
 - The applicant is proposing a rent by the bedroom product with multiple rooms per unit. This type of development does not allow for an easy transition for a more diverse population.
- **The durability, energy efficiency and longevity of the building**
 - The applicant has committed to a building that will be certified under the National Green Building Standard Silver Program.

Section 5.1.4.9 Criteria for Purpose Built Student Housing

- **The location of the development in relation to alternative transportation networks to and from the University, including sidewalk, bike lanes and transit**
 - Guadalupe Street is a bus route for both the University and CARTS, the development would be required to construct a streetscape with wide sidewalks and street trees, and a two-way bike facility is planned to connect to the University along Guadalupe Street.

Section 5.1.4.9 Criteria for Purpose Built Student Housing (Cont.)

- **The project must comply with all San Marcos Development Code standards. Mitigation of any adverse impacts on adjacent property or neighborhoods**
 - The conditions recommended by Staff regarding patios and balconies on the alley frontage, as well as street and alley improvements, will help mitigate adverse impacts of noise and traffic on adjacent neighborhoods
- **Compliance with adopted City Plans or policies**
 - The proposed use and density are consistent with the Downtown Intensity Zone.

Staff Recommendation

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

Recommended Conditions

- 1. Approval of this request for “Purpose Built Student Housing” does not waive any development code regulations, whether or not they are represented in the submitted back up material.**
- 2. Any proposed building must meet the requirements of all City Codes and Ordinances.**
- 3. Streetscape improvements shall be required to extend to the intersection of San Antonio and Guadalupe Street.**
- 4. There shall be no balconies or patios permitted on the building facing Telephone Alley;**
- 5. The Pedestrian Passage shall be a minimum of two stories in height, with pedestrian level entrances on both sides, sufficient internal lighting, and a minimum glazing requirement of 70% on the club house and lobby walls facing the Pedestrian Passage.**
- 6. The applicant shall work with the City to mitigate noise and light nuisances associated with the parking garage.**

Recommended Conditions

- 7. There shall be a minimum of one operable building entrance / exit every 100 feet (on average) along the street frontage;**
- 8. Smoke barriers shall be provided to subdivide every story that contains R-2 occupancies, into no fewer than two smoke compartments. Such stories shall be divided into smoke compartments of not more than 22,500 square feet.**
- 9. A means of egress shall be provided from each smoke compartment created by smoke barriers without having to return through the smoke compartment from which means of egress originated.**
- 10. All plans shall be reviewed, at the expense of the permit applicant, by a third party, as approved by the COSM, for compliance with the fire codes as adopted by the COSM. Any expenses for the plans review shall be the responsibility of the permit applicant and paid directly to the third party. The cost of these expenses are in addition to any permit fees required by the COSM. Final approval of the submitted plans shall remain the authority of the COSM.**

Recommended Conditions

- 11. Full dedication and construction of Telephone Alley adjacent to this project shall be required at the time of development;**
- 12. All perimeter roadways shall be fully repaired after construction;**
- 13. Double occupancy of bedrooms shall be prohibited;**
- 14. The project will construct a minimum parking ratio of .75 spaces per bedroom, and pay the fee in-lieu for the remaining parking space per bedroom requirement in order to meet the full 1.05 parking spaces per bedroom requirement;**
- 15. The project will provide an annual report of the number of students vs the number of non-student residents by ratio of bedrooms; and**
- 16. The project shall meet the Green Building Standard Silver Program**

Planning and Zoning Commission Recommendation

At their regularly scheduled meeting on May 28, 2019
the Planning and Zoning Commission voted to
recommend **denial** of the Conditional Use Permit 7-1