



Villebois Village Center Mixed-Use
Special Area Plan (SAP) Central
12C Lot 76, 2C Lot 73, 1C Lot 12

DRB Panel B Public Hearing
September 27, 2021

Presented by: Cindy Luxhoj AICP, Associate Planner

Location



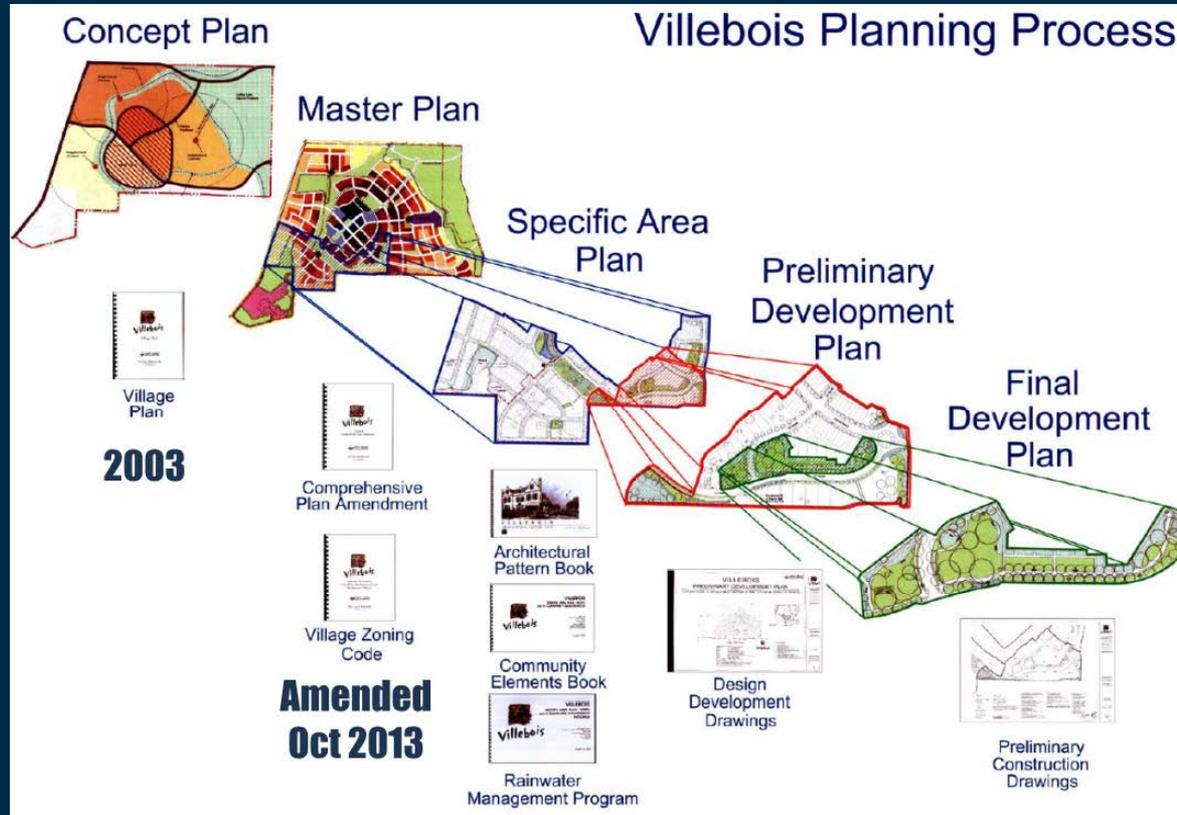
The Requests

- Zone Map Amendment
 - Rezone Lot 76 from Public Facility (PF) to Village (V)
- Specific Area Plan (SAP) Central Amendment
 - Refine Village Center Architectural Standards (VCAS) for the Plaza Address
- Preliminary Development Plans / Modifications
- Final Development Plans
- Type C Tree Plans

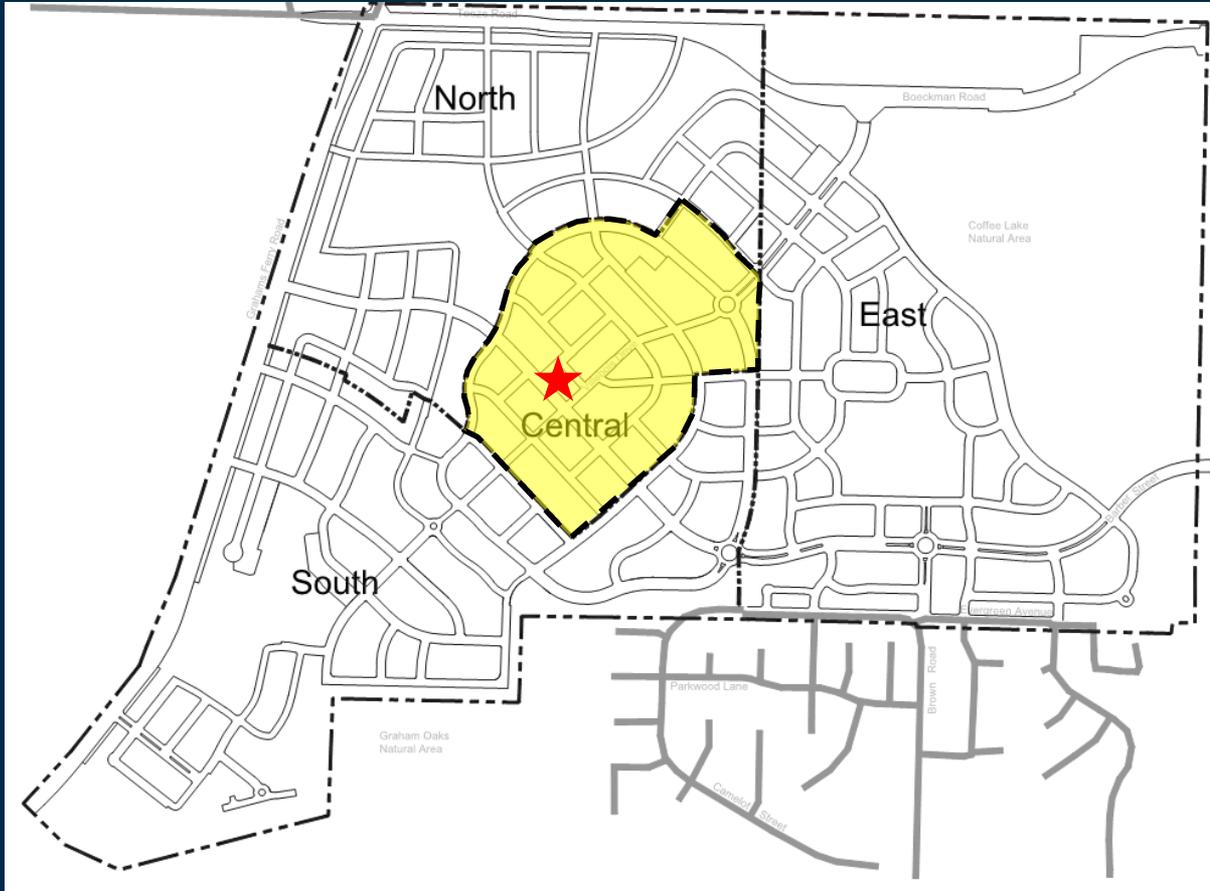
Noticing

- Standard noticing included extra information related to COVID-19
- Comments received

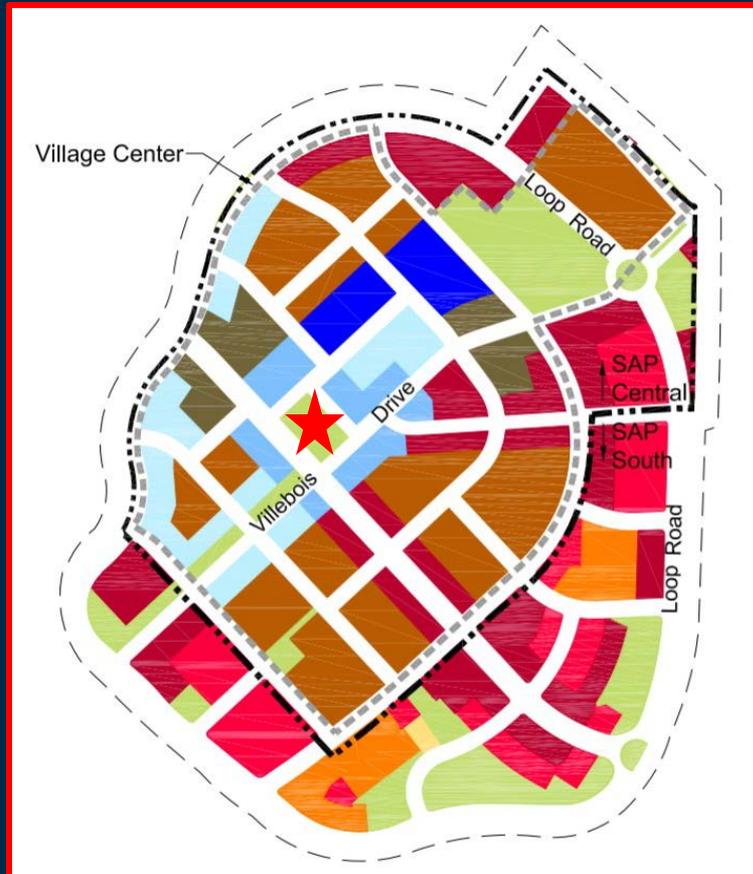
Villebois Process



Specific Area Plan Central



Villebois Master Plan



Master Plan Figure 2A



Current Proposal





BUILDING B



BUILDING C



Building B

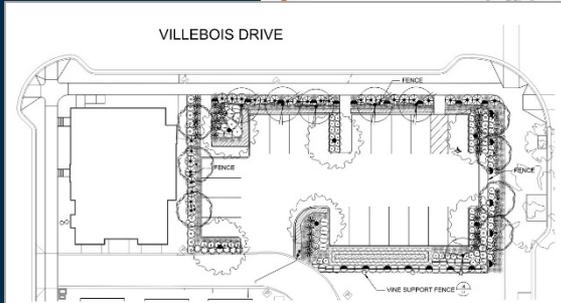
Building A

Parking

Building C



BUILDING A



VILLEBOIS DRIVE



Zone Map Amendment



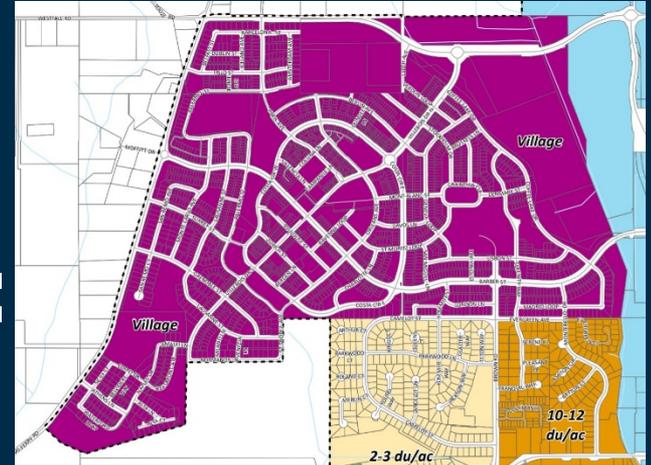
Current



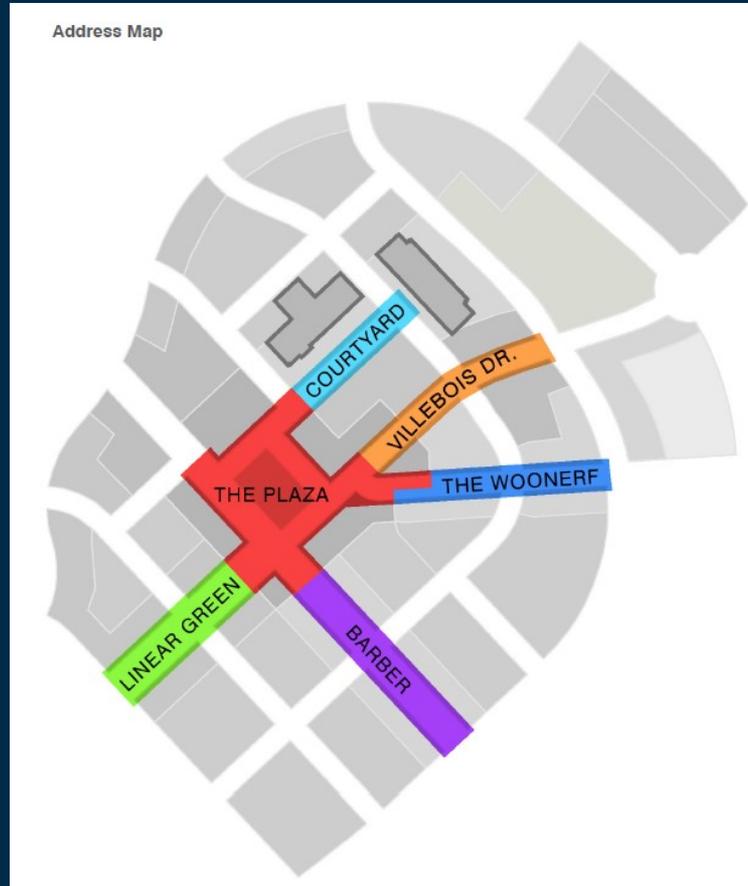
Proposed



Comprehensive Plan



SAP Central Amendment



SAP Central Amendment

- Refine Village Center Architectural Standards (VCAS) for Plaza Address
 - Modify exterior building materials standards
 - Add “stucco board” to façade materials
 - Change percentage calculations from 75% to 30%
 - Provide design flexibility to accentuate ground floors and achieve architectural consistency along the Piazza



SAP Central Amendment

Building A



Building C



Building B



The Domaine
at Villebois



Preliminary Development Plans

- First PDP for Lot 76
- PDP Modifications for Lots 12 and 73
 - Lot 12: Eliminate conceptual range of 8-12 condos to provide surface parking
 - Lot 73: Increase conceptual range of 24-30 units to provide 49 apartments

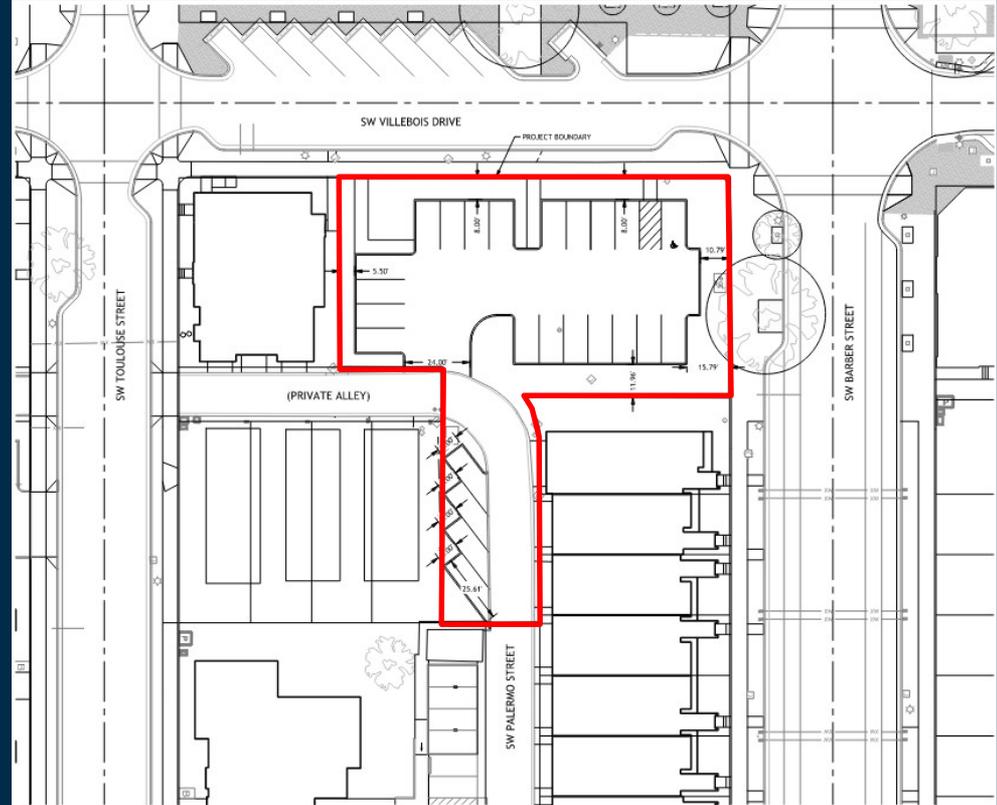
Preliminary Development Plans

- Negligible change to approved unit counts in SAP Central

Housing Type	Original Unit Count in SAP Central	Current Unit Count in SAP Central	Proposed Unit Count in SAP Central	% Change – Original to Proposed	% Change – Current to Proposed
Medium/Standard/Large/Estate	0	0	0	0%	0%
Small Detached/Small Cottage/Row House/Neighborhood Apartment	1,010	933	986	-2.4%	5.9%
Total	1,010	933	986	-2.4%	5.9%

Preliminary Development Plans

- Lot 12 Parking Area
 - Zoning
 - History of uses/land use approval
 - Access to proposed parking via existing alleys



Traffic

- No significant traffic impact anticipated due to Buildings A, B, and C
- Parking area expected to generate 17 p.m. peak hour trips into and out of parking spaces; all existing trips

Parking

Vehicle Parking Requirements per Section 4.125 Table V-2	167 spaces
Vehicle Parking Off-Set Allowed *1	18 spaces
Total Vehicle Parking Spaces Required	149 spaces
Off-Street Vehicle Parking Provided	138 spaces
Adjacent On-Street Parking Counted Per Code *2	45 spaces
Total Spaces Provided to Meet Code Requirement	183 spaces

Notes:

*1 Off-set allowed for excess bicycle parking (1 vehicle space per 5 non-required bicycle spaces) and motorcycle parking (1 vehicle space per 4 motorcycle spaces)

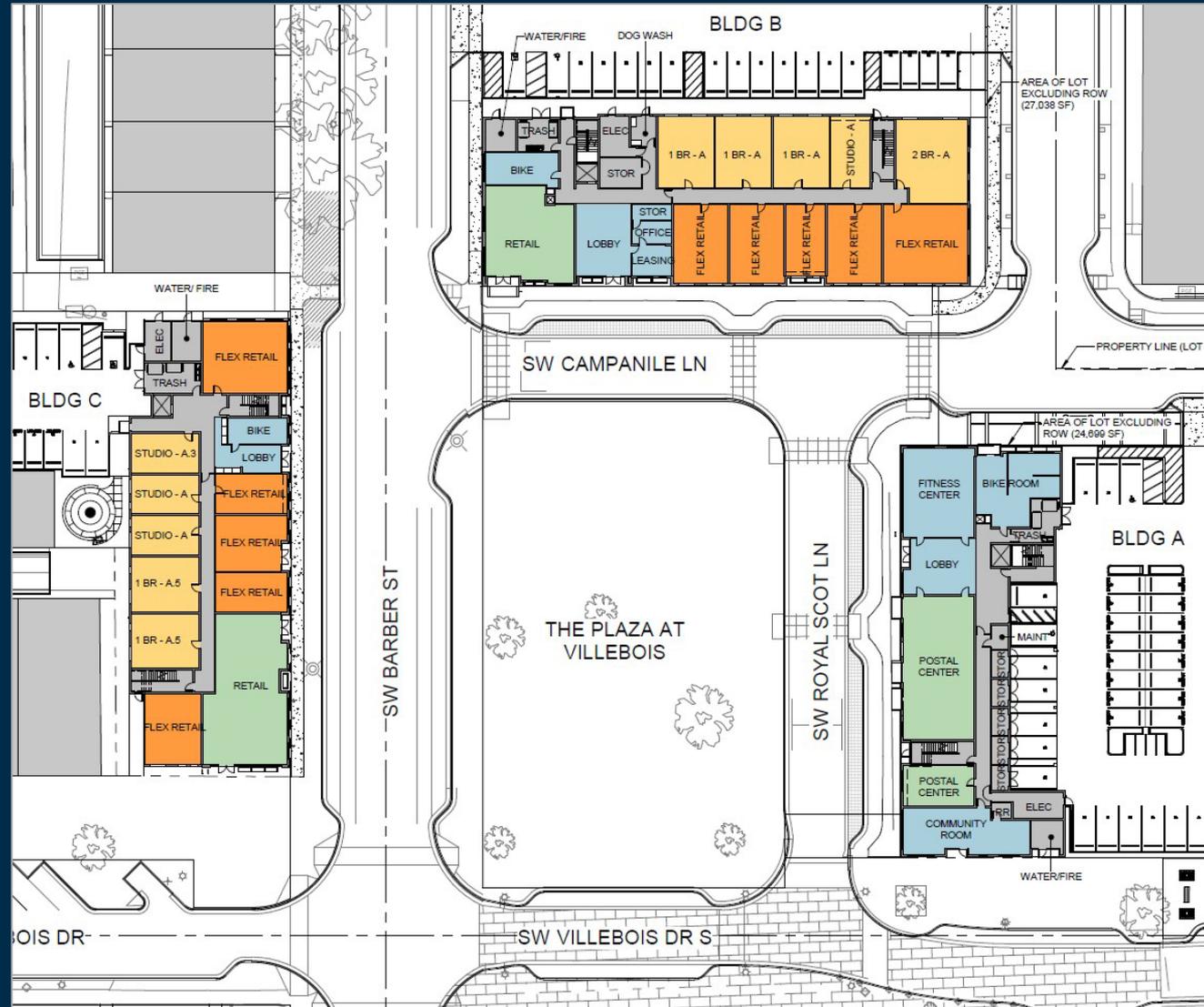
*2 On-street parking spaces directly adjoining and on the same side of the street as the property may be counted toward requirements

Ground Floor Spaces

- Conditions of Approval
 - Units designed for future conversion shall be converted to live/work units or retail or office facing the Piazza
 - Units shall have exterior entries facing the Piazza and entry canopies meeting the VCAS standards
 - Applicant may refine location and mix of uses so long as other specified conditions are met

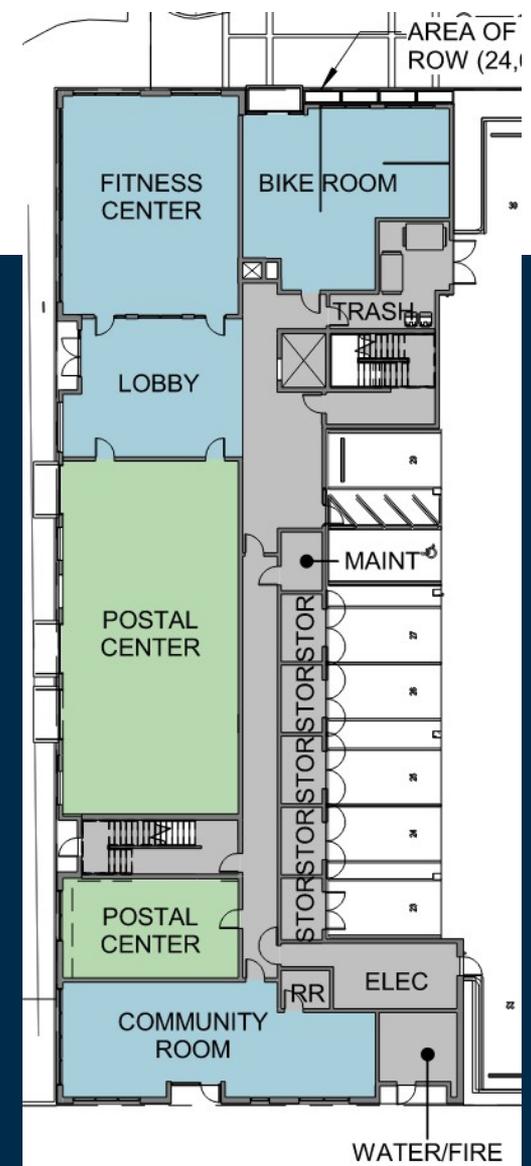
Proposed changes:

- Relocate retail space in Building, add 760 sf
- Relocate Postal Center from Building C to A
- Relocate Community Room in Building A
- Relocate Fitness Center in Building A
- Distinctly identify ground floor Flex Retail/ Residential spaces in Buildings A, B, and C
- One less apartment overall



Postal Center Restroom

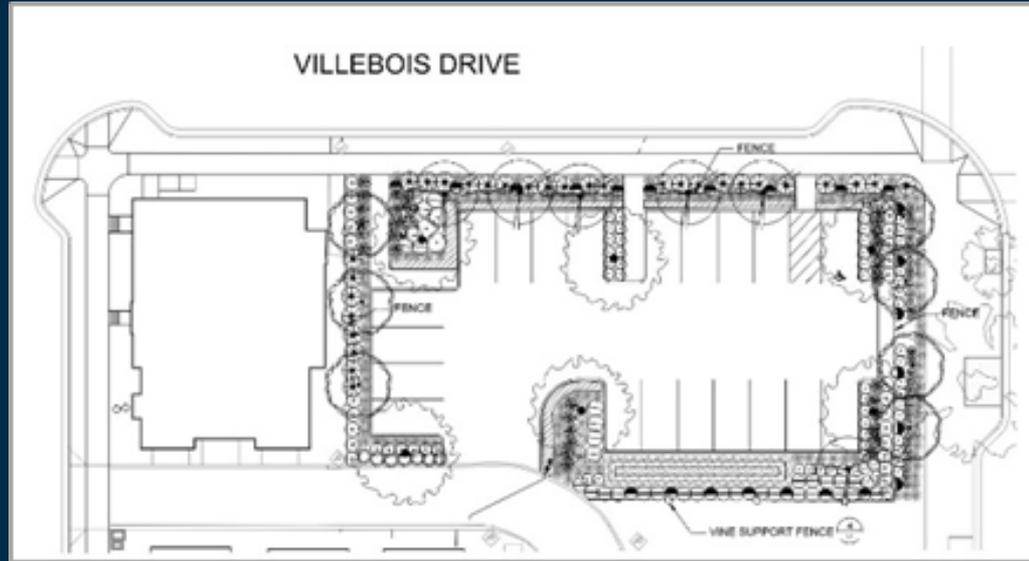
- Recommended Condition of Approval PDC 4:
 - In the final configuration of the ground floor, pursuant to the Parks Programming Matrix in the Villebois Village Master Plan and Condition of Approval PDB 2 of Case File DB12-0057, at least one restroom shall be placed in a ground-floor location with access to the general public from the postal center.



Final Development Plans

- Meet all requirements of applicable standards or will meet with conditions of approval
- Points for consideration:
 - Landscaping/screening of surface parking area
 - Solid waste and recyclables storage

Parking Area Fence



Trash and Recyclables Storage

- Recommended Condition of Approval PDD 5:
 - The applicant shall demonstrate that the solid waste and mixed recyclables storage rooms in Buildings A, B, and C meet the requirements of Section 4.179(.06), which specify that multi-unit residential buildings containing more than 10 residential units shall provide a minimum storage area of 50 square feet plus an additional 5 square feet per unit for each unit above ten, plus an additional 10 square feet per 1,000 square feet of gross floor area (GFA) of retail use in each building.

Type C Tree Plans

- All 12 existing on-site trees proposed for removal:
 - 4 on Lot 76
 - 6 on Lot 73
 - 2 on Lot 12, including Tree 333
- All trees adjacent to lots and street trees will be retained and protected



Recommendations

- Recommend Approval to City Council:
 - Zone Map Amendment (DB21-0008)
- Approve with Conditions, Contingent on City Council Approval of the Zone Map Amendment:
 - PDP 12C Lot 76 (DB21-0011)
 - FDP (DB21-0012)
 - Type C Tree Plan (DB21-0013)
- Approve with Conditions:
 - SAP Central Amendment (DB21-0010)
 - PDP Modifications 2C Lot 73 and 1C Lot 12 (DB21-0014 and DB21-0022)
 - FDPs (DB21-0015 and DB21-0023)
 - Type C Tree Plan (DB21-0016 and DB21-0024)

Questions?

