

## Project Narrative – Vistera Multi-Family Conditional Use

The subject property is a 28 +/- acre parcel located adjacent to and south of Laurel Road within the GCCF PUD. It is south of the Willow Chase subdivision, west of the Milano PUD and east of Vistera Boulevard, the spine road through the GCCF PUD which connects Border Road and Laurel Road.

A Site & Development Plan, Conditional Use for height above 35' and Special Exception for reduction in the number of required parking spaces are proposed to allow for a multi-family development of 665 units within two separate phases of approximately 330 units each. All access to the site will be from Vistera Boulevard and there will be no direct access to Laurel Road. The proposed multi-family development will incorporate a mix of two story townhouses located along the perimeter of Laurel Road and Vistera Boulevard, with four story multi-family units located towards the interior of the development. Parking will be provided by a mix of surface parking and garage parking. Laurel Road buffers will meet or exceed the standards approved for the GCCF PUD.

Permitted building height for multi-family units in the GCCF PUD is 35' with an allowance for up to 10' of understructure parking or a total of 45'.

At the time of approval of the GCCF PUD, the property also received a Conditional Use/Variance approval (Development Order No. 19-38VZ) for buildings up to 42' for three-story buildings with no understructure parking.

Pursuant to Sec. 86-42(a)(1) a Conditional Use for building height is proposed for the four-story buildings without understructure parking, located internal to the site. The proposed Conditional Use will allow for development of all two-story buildings, substantially below the permitted 35' height, along Laurel Road and Vistera Boulevard, thereby limiting building height impacts on the neighborhood.

Specifically, the proposal is for four-story buildings of 54.7', or 19.7', in excess of the 35' height limitation, 9.7' above the potential building height of a three story building with 10' of understructure parking, or 12.7' above the height authorized by the previously approved Conditional Use/Variance.

The proposed Conditional Use for height above 35' is consistent with all applicable elements of the Comprehensive Plan and is consistent with Policy 8.2 of the Comprehensive Plan as evaluated below:

*Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.*

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

- A. *Land use density and intensity.*  
**The proposed density is consistent with the density approved for the GCCF PUD.**
- B. *Building heights and setbacks.*  
**The building heights have been tiered to allow for two story buildings adjacent to existing neighborhood and four-story building internal to the site in order mitigate any potential impacts to existing neighborhoods.**
- C. *Character or type of use proposed.*  
**The proposed residential use is consistent with the approved GCCF PUD master Development Plan.**
- D. *Site and architectural mitigation design techniques.*  
**Building heights have been tiered to provide for lower building heights along the Laurel Road, substantial landscape buffers are provided along Laurel Road and access has been limited to Vistera Boulevard in order to ensure compatibility with the existing neighborhoods.**

*Site and architectural mitigation design techniques, if necessary, will be established through the Zoning, and Site & Development Plan process. Considerations for determining compatibility shall include, but are not limited to, the following:*

- D. *Protection of single-family neighborhoods from the intrusion of incompatible uses.*  
**The proposed use is compatible with single-family neighborhoods. Nevertheless, mitigation efforts as described above have been included to further ensure compatibility.**
- E. *Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.*  
**Not applicable.**
- F. *The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.*  
**Not applicable.**
- H. *Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.*  
**The density of the proposed use is consistent with the GCCF PUD Master Plan.**

*Potential incompatibility shall be mitigated through techniques including, but not limited to:*  
**No incompatibility exists, nevertheless please see the below responses.**

- I. *Providing open space, perimeter buffers, landscaping and berms.*  
**The GCCF PUD provides 50% opens space and substantial landscaped buffers/berms in order to mitigate any potential impacts.**

- J. *Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.*  
**Sources of light noise, mechanical equipment and refuse areas have been located to mitigate any potential impacts.**
- K. *Locating road access to minimize adverse impacts.*  
**Access has been limited to Vistera Boulevard in order to mitigate any potential impacts.**
- L. *Adjusting building setbacks to transition between different uses.*  
**Not applicable.**
- M. *Applying step-down or tiered building heights to transition between different uses.*  
**Building heights have been tiered to reduce building heights on the perimeter of the property below the permitted height of 35'.**
- N. *Lowering density or intensity of land uses to transition between different uses.*  
**The proposed density is consistent with the approval of the GCCF PUD Master Plan.**