
AVANTI LEGACY PARKVIEW, LP

ZONING CASE #22-03

I. Description of Subject Property

The subject property is an approximately 5.268-acre undeveloped tract located south of Atkinson Drive and west of N. W. S. Young Drive. The property is more particularly described by metes and bounds within the property survey attached as **EXHIBIT A**.

II. Purpose Statement

The purpose of this Planned Unit Development (PUD) is to establish land use and building design concepts for development of a multifamily housing complex which includes a Kitchen that will be occupied by the Killeen Meals on Wheels organization, in partnership with the City of Killeen. The proposed apartment complex will include a single four-story apartment building, surface parking, and a variety of amenities including a pool, fitness center, business center, and resident services space. The community will provide 108 units, which will be dedicated to people 55 years and older. The development is also in the North Killeen Revitalization Area, and has received a resolution of support from the City Council (Resolution No. 22-028R).

III. Amendments and Severability

Boundary changes and other amendments to this ordinance shall follow the same policies and procedures for considering zoning change applications prescribed in the City of Killeen Zoning Ordinance.

IV. General Regulations

The base zoning of this Planned Unit Development (PUD) is R-3A Multifamily Apartment Residential District. All regulations of the R-3A Multifamily Apartment Residential District as set forth in Division 8B of the City of Killeen Code of Ordinances shall apply, except as otherwise specified by the Planned Unit Development (PUD) Conditions.

V. Additional Permitted Use

The development site will also include a large kitchen, which will be used by the Killeen Meals on Wheels program to prepare and distribute meals to the community. Through this PUD, this use will be considered a permitted use and will meet all development requirements as set forth by City of Killeen Code of Ordinances.

VI. Concept Plan

Development shall be in general conformance with the Conceptual Site Plan labeled **EXHIBIT B**. In the event there is a conflict between the approved Conceptual Site Plan and the Specific Regulations below, the Specific Regulations shall apply.

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VII. Building Elevation

Development shall be in general conformance with the building elevation labeled **EXHIBIT C**. In the event there is a conflict between the elevations and the Specific Regulations below, the Specific Regulations shall apply.

VIII. Specific Regulations

- A. Height regulations: The height of the building within this district shall not exceed Four (4) stories. In accordance with the R-3A district regulations, one (1) foot of setback shall be dedicated for every additional Two (2) feet of building height above thirty-five (35) feet.
- B. Roof pitch: Residential buildings shall provide a gable roof with pitch no less than four (4) over twelve (12) and not to exceed nine (9) foot to twelve (12) foot slope. Sections of flat roof are permissible to allow parapet accents on the buildings. Architectural asphalt shingles shall be used to incorporate gables, hips, and undulating massing. Horizontal venting is allowed provided that the vents are painted to match the adjacent facade. A vent hood system will be installed to accommodate the kitchen, rooftop venting for this will be painted or concealed as required.
- C. Site regulations:
 - a. Side and rear elevations of buildings shall incorporate architectural features and exterior materials that are generally consistent with the front elevation.
 - b. All buildings and structures, including accessory structures and dumpster enclosures, must share a common, identifiable, complementary design or style.
 - c. Drainage features such as detention ponds and associated landscaping, screening, and facilities may encroach the front, side, or rear yard setback.
 - d. The property shall meet all the landscaping code requirements and shall be maintained by the use of an irrigation system and adequate maintenance. Additionally, the development will use landscaping to meet the land disturbance code requirements, which are inspected annually through the life of the building.
- D. Density: The development will be permitted to have a unit density of twenty-one (21) units per acre or less. The development will also contain a large kitchen that will be used by the Meals on Wheels program.
- E. Architectural design:
 - a. Building elevations will vary based on building layout, but generally shall be a consistent theme with consistent materials and colors used on all sides of the buildings. Architectural features will be highlighted by using two (2) or more paint colors and two (2) or more materials per building.

- b. Nominal nine (9) foot ceilings will be provided on all residential buildings.
 - c. Building massing shall create visual movement in the facade through the use of projections, recesses, balconies, awnings, canopies, shutters and windows. Exterior wall shall not have an uninterrupted length greater than thirty-six (36) feet in length. Recesses and projections shall be at least thirty (30) inches in depth. Flat facade expanses exceeding thirty-six (36) feet in width are prohibited. Fully recessed balconies and windows can be used to comply with section.
 - d. All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be fully integrated into the architectural design of the building.
 - e. Building shall be elevator served.
- F. Windows and doors: Windows shall be trimmed with fiber cement board. Allowed window materials include vinyl, fiberglass, or aluminum. Covered building entry ways are required.
- G. Amenities: The apartment complex will be provided a fully furnished integrated clubhouse and amenity spaces. The clubhouse shall have a minimum average ceiling height of ten (10) feet. The development will provide a community laundry room, business center equipped with computers and a printer, and a fitness center.
- H. Ancillary Structures/Accessory Buildings: Buildings for storage, maintenance, and equipment shall be consistent with the design and material of the residential buildings.
- I. Open Space: A minimum of five (5) percent of the area shall be maintained as open space, as defined in the Code of Ordinances. The development shall include a standard pool with sitting area in the Open Space calculation.
- J. Fencing: Perimeter fencing shall be a minimum of six (6) feet in height with black, powder-coated metal vinyl chain-link designed or decorative metal fencing. Screening from the adjacent park is not required in order to preserve connectivity and resident views of the parkland. Six (6) privacy fencing will be installed along the adjacent single-family residences.
- K. Dumpster Enclosure: Dumpsters shall be screened from view on all sides by a masonry wall at least eight (8) feet in height with a gate.
- L. Parking regulations: The development site shall have a total of 150 parking spaces. Up to five (5) percent of these shall be designated for the Meals on Wheels facility and used for loading as well as employee parking.
- M. Noise Mitigation: A qualified third party has been engaged to perform a noise assessment and the development site to assess the impact of the railroad and road on the noise levels. Sound mitigation will be provided in accordance with HUD standards based on the findings by the study.