



Development Summary

Site/Community Assets and Development Details

Pedcor Investments, A Limited Liability Company ("Pedcor") is proposing to construct an apartment community, South Station Apartments, located at the northeast corner of Stan Schlueter Loop and Cunningham Road. While subject to change, current plans are for 256 units, consisting of 72 one-bedroom, 160 two-bedroom, and 24 three-bedroom units. The site is adjacent to a new Wal-Mart Neighborhood Store and within less than a mile of several community assets, including a pharmacy, restaurants, churches, convenience stores, retail shops and public schools. It is also just over a mile from the Lions Club park. A map of the site showing the location of some of these community assets is attached. The proximity to these amenities provides not only needed services but opportunities for residents to work close to home.

For those commuting, the site is located on a fixed route of the Central Texas HOP, with a stop at the southwest corner of Stan Schlueter Loop and Cunningham. Pedcor has already had conversations with the HOP about the best way for the residents of South Station Apartments to utilize this public transportation service and will continue to work with them as plans are finalized. Several options are being discussed, including the installation of a shelter, the relocation of the current stop, and/or the installation of a pad in anticipation of a future route change. At the very least, the current route and stop will undoubtedly benefit the residents.

The development consists of twelve 2-and-3-story residential buildings and one 2-story residential building as well as a community center and leasing office. While final determinations regarding common amenities have not been made, the current plan, which is typical of Pedcor properties, includes a pool with a splash pad, covered pavilion with grills and picnic tables, a playground and tot lot, fully furnished clubhouse with business center, perimeter fencing and controlled access gates, a laundry room, and a fitness center. In addition, Pedcor provides common area wi-fi in order to provide the residents greater connectivity.

The units in the development are also amenity-rich and include 9-foot ceilings, self-cleaning ovens, Energy Star refrigerators with icemakers, Energy Star dishwashers and windows, storage rooms, covered patios/balconies and entries, ceiling fans, and laundry connections, amongst others. Proposed floor plans are attached here.

Developer Experience

Pedcor has been developing, constructing and managing affordable rental housing communities since the inception of the tax credit program in 1987. The company has developed over 16,800 units across

17 states, and of these units, just under half were financed with tax-exempt bonds and 4% HTC, with the remaining being financed with either competitive (9%) HTCs or conventionally, providing unrestricted market rate units. Pedcor has raised over \$1 billion in debt and \$640 million in HTC equity proceeds and have successfully closed 127 partnerships. The organization is vertically integrated, managing the architecture and engineering in-house through its plan production and engineering departments. Pedcor serves as a long term partner in the community, continuing to own and manage the properties that they develop throughout the period that they are income and rent restricted, and in many cases even longer. In addition, while affordable housing is its primary business, Pedcor has two financial institutions that are part of our ownership structure.

Conformance with City of Killeen Requirements for PUD Classification

Pedcor is requesting a planned unit development (“PUD”) classification pursuant to Division 8B, Section 31-256.9 of the Code of Ordinances of the City of Killeen (“Ordinance”). Pursuant to Division 8, Section 31-800 of the Ordinance, the parcel must be assigned a standard zoning district classification, and Pedcor is seeking a base zoning of R-3A. The development use regulations for R-3A zoning include multifamily structures containing five or more separate dwelling units, including large apartments complexes. The proposed development will conform with the height and area regulations, architectural design, landscaping, parking regulations, and screening requirements found in Division 8B, Sections 31-256.1 through 31-256.8 of the Ordinance, related to Multifamily Apartment Residential District.

Section 31-802 of the Ordinance includes several requirements of a PUD classification, all of which will be met by the proposed development. The site is L-shaped with access to both an existing minor arterial street (Cunningham Road) and principal arterial (Stan Schlueter Loop), as indicated on the 2015 Thoroughfare Plan, a portion of which is attached here. As stated above, the PUD will conform with the R-3A zoning requirements. The proposed site is approximately 15 acres, so exceeds the general minimum requirement of 5 acres. Landscape buffers and a perimeter fence will separate the PUD from adjacent land uses, and the minimum size requirement of such buffers will be met as shown in the conceptual site plan.

Section 31-803 of the Ordinance states that no PUD shall be approved if it found that the development:

1. Does not conform with applicable regulations and standards established by this article;
2. Is not compatible with existing or permitted uses on abutting sites, in terms of use, building height, setbacks and open spaces, landscaping, drainage, or access and traffic circulation;
3. Potentially create unfavorable effects or impacts on other existing or permitted uses on abutting sites that cannot mitigated by imposed conditions, screening, or other provision of this section;
4. Adversely affects the safety and convenience of vehicular and pedestrian circulation and parking in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses anticipated considering existing zoning and land uses in the area;
5. Fails to reasonably protect persons and property from infrastructure failure, erosion, flood or water damage, fire, odors, dust, noise, fumes, vibrations, glare, and similar hazards or impacts;
6. Adversely affects emergency access, traffic control, or adjacent properties by inappropriate infrastructure standards, location, access, lighting, or type of signs; or

7. Will be detrimental to the public health, safety and welfare, or injurious to property or improvements in the vicinity, for reasons specifically articulated by the planning and zoning commission or the city council.

As stated previously, South Station Apartments will conform to the applicable (R-3A) zoning regulations. The existing adjacent uses include a commercial development (zoned B-5) to the east of the property and vacant land to the south. Although currently zoned for residential use (R-1), the property to the south is anticipated to be re-zoned for commercial use by the owner (not Pedcor). On the west side of the property is Cunningham Road, and on the other side of the road is vacant land zoned B-5. There is one single family home (zoned R-1) to the north of the site, but the proposed PUD includes a 100-foot buffer between the South Station property line and the property line of the home owner. A portion of the Killeen zoning map showing the location of the site is attached here.

The proposed development will provide adequate landscaping, open space, and setbacks as shown in the conceptual site plan attached. The plan also indicates that the site drains partly to the north and partly to the south, and there are two detention ponds included in the plan. There are two access drives, one on Stan Schlueter Loop and one on Cunningham Road, which will serve to mitigate the additional traffic on each individual road and provide for better circulation, as well as giving emergency vehicles two points of ingress/egress. The site as currently designed also exceeds parking requirements. In addition, the on-site amenities such as a pool, fitness room, and playgrounds will allow the residents of the development access to them without having to get in their cars and generate more traffic.

The development will not adversely impact the safety of the surrounding properties or produce odors, dust, noise, fumes, glare, or other hazards. It will have adequate emergency access and will not include any inappropriate lighting, signs, etc. Finally, the development will not be detrimental to the public health, safety, and welfare of the properties in the vicinity. The development will instead provide quality housing for its residents and be an asset to the community.

Attachments

Map with community assets

Proposed Building elevation and Floor plans

Portion of 2015 City of Killeen Thoroughfare Plan map

Portion of City of Killeen Zoning map

Conceptual Site Plan for South Station Apartments







