



Legislation Details (With Text)

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Title:	Resolution to Approve The Annex (formerly Woodbury Club Apartments) Revised Elevations, Nixon Road				
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Attachments:	1. 17-0307 - The Annex Exterior renderings-elevations.pdf				

Date	Ver.	Action By	Action	Result
3/20/2017	1	City Council	Held and Closed	
3/20/2017	1	City Council	Approved	Pass

Resolution to Approve The Annex (formerly Woodbury Club Apartments) Revised Elevations, Nixon Road

On September 6, 2016, City Council approved the Woodbury Club Apartments Planned Project Site Plan to construct a three-story, 276-unit residential community on this 54-acre site. The development agreement, also approved by Council on September 6, 2016, included a provision that the construction of the buildings be consistent with the elevation drawings approved as part of the site plan. If the petitioner were to propose material changes to the elevations, setbacks, aesthetics, or materials, City Council approval would be necessary.

Since Council approval, the petitioner submitted an administrative amendment to the approved site plan to eliminate the northern-most building, reduce the number of dwelling units from 276 to 264, reduce the number of parking spaces from 553 to 550 with 15 spaces being deferred, and increase the amount of open space from 74.1% to 76.4%. The petitioner is also asking to modify the façade of the building, which cannot be addressed with an administrative amendment.

The proposed façade will increase the amount of windows from 19.2% to 21.8% of the façade, reduce the height by approximately a half foot, maintain the amount of masonry and balcony space, and maintain the sloped roof.

Staff has reviewed and supports the proposed changes to the building elevations.

If City Council approves these proposed revisions, staff will finalize the administrative amendment that reflects these changes.

Approval of the attached resolution will allow the modifications to the elevations as the petitioner moves forward to obtain building permits.

Attachments: Approved Elevations
 Proposed Revised Elevations

Prepared by: Jeff Kahan, City Planner

Reviewed by: Brett Lenart, Planning Manager
 Derek Delacourt, Community Services Area Administrator

Approved by: Howard S. Lazarus, City Administrator

Whereas, On September 6, 2016, City Council approved the Woodbury Club Apartments Planned Project Site Plan to construct a three-story apartment community on this 54-acre site;

Whereas, On September 6, 2016, City Council also approved the Woodbury Club Apartments Development Agreement, which contained a provision that construction of the buildings be consistent with the approved elevation drawings, and that any changes to the elevations, aesthetics, or materials would require City Council approval; and

Whereas, BRE Nixon Rd. Associates, LLC, petitioner, has requested revisions to the approved elevations for the building;

RESOLVED, That City Council approve the revised elevation drawings for The Annex (formerly Woodbury Club Apartments) as shown on the drawing dated February 16, 2017.