

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0004 – Rosedale **P.C. DATE:** January 29, 2008
Vertical Mixed Use Building (V) Rezoning

AREA: 28 tracts on 32.8 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Andrew Holubeck

NEIGHBORHOOD ORGANIZATIONS:

West Austin Neighborhood Group
Brentwood Neighborhood Planning Contact Team
Allandale Neighborhood Association
Brentwood Neighborhood Assn.
Bryker Woods Neighborhood Assn.
Oakmont Heights Neighborhood Assn.
North Austin Neighborhood Alliance
M.K. Hage
Rosedale Neighborhood Assn.
Highland Park West Balcones Area Neighborhood Assn
Austin Independent School District
Central Austin Neighborhoods Planning Area Committee
5702 Wynona Neighbors
Home Builders Association of Greater Austin
Taking Action Inc.
Austin Neighborhoods Council
Westminister Manor Residents Association
Brentwood/Highland Combined Neighborhood Planning Team - COA Liaison
Save Barton Creek Assn.
Homeless Neighborhood Organization
2222 Coalition of Neighborhood Associations
Ridgelea Neighborhood Assn.

AREA OF PROPOSED ZONING CHANGES: The Rosedale Neighborhood Planning Area is bounded by Burnet Rd and 45th St to the east, West 35th St and West 38th St to the south, N MoPac Expwy to the west, and Hancock Dr and W North Loop Blvd on the north. Please refer to attachments.

WATERSHEDS: Town Lake, Lake Austin (urban)

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Rosedale Elementary School

APPLICABLE CORE TRANSIT CORRIDORS : N Lamar Ave., Burnet Rd., W. 38th St.

STAFF COMMENTS:

The VMU Overlay District in the Rosedale Neighborhood Planning Area includes 32.8 acres. The Rosedale, Ridglea and Oakmont Heights Neighborhood Associations are recommending excluding properties from the Overlay District totaling approximately 4.29 acres. For those properties recommended to remain in the Overlay District, the neighborhood associations have recommended that 27.45 acres be opted out of the Parking Reduction incentive (but the other incentives apply). The remaining 1.06 acres are recommended with all incentive applicable. The net acreage of the neighborhoods' recommendations for properties to be given the Vertical Mixed Use (V) zoning designation is 28.51 acres.

LIST OF ATTACHMENTS:

Attachment 1: Rosedale VMU Neighborhood Recommendations

Attachment 2: List of Rosedale Neighborhood VMU Application
Properties by Tract #, TCAD Property ID and City of Austin Address for
properties in the VMU Overlay District and for Opt-In Properties

Attachment 3: Rosedale Neighborhood Planning Area VMU Overlay District Tract Map

Attachment 4: Zoning Map

Attachment 5: Rosedale Neighborhood Planning Area Vertical Mixed Use (VMU) Opt-In
/ Opt-Out Application

Attachment 6: Overview of Vertical Mixed Use (VMU) and the VMU Opt-In/Opt-Out
Process

Attachment 7: Planning Commission Comment Forms

PLANNING COMMISSION RECOMMENDATION:

January 29, 2008: Postponed to **February 26, 2008**

ISSUES: None at this time.

CITY COUNCIL DATE: February 14, 2007

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Andrew Holubeck
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PHONE: 974-2054

NEIGHBORHOOD RECOMMENDATION

In addition to the recommendations detailed in the Rosedale VMU Neighborhood Recommendations table (Attachment 1), the neighborhoods have requested various traffic and parking improvements. Because the requested improvements are not related to a specific development and would be difficult to include as part of a vertical mixed use building rezoning ordinance, staff is not presenting these recommendations for consideration. It is staff's understanding that the Public Works department is in discussion with neighborhoods in the Rosedale area concerning traffic calming.

In their application, the neighborhoods also recommend certain screening requirements for parking facilities and utility and service equipment on properties adjacent to single-family residential uses. However, the city's design standards for commercial development already provide the following screening requirements:

“Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscape so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Screening materials for solid waste collection and loading areas shall be the same as, or of equal quality to, the materials used for the principal building.”

Additionally, the City's compatibility standards require that developments screen mechanical equipment, storage, refuse collection, and off-street parking by providing a yard, fence, berm, or vegetation. Also, a permanently placed refuse receptacle, including a dumpster, may not be located 20 feet or less from a single-family property. And compatibility standards require a setback for parking areas that is 25 feet for sites greater than 125 feet wide, with a gradually decreasing setback requirement for more narrow sites.

Staff feels that these existing standards and requirements address neighborhood concerns for screening.

Please see Attachment 1 for additional information concerning Neighborhood Recommendations.

BACKGROUND

On August 31, 2006, the City Council adopted the “Design Standards & Mixed Use” ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use.

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors; however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless “opted-out”. Properties not fronting on the Core Transit Corridors are not eligible for VMU unless “opted-in”.

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2008-0004 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Rosedale Neighborhood application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

Representatives of the Rosedale, Ridglea and Oakmont Heights Neighborhood Associations submitted a Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City on June 4, 2007. The neighborhood associations submitted an amended application on August 9, 2007.

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u>)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.