

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0234 South Urban Lofts

PC. DATE: January 29, 2008

ADDRESS: 4367 South Congress Avenue **AREA:** 2.680 acres

OWNER: South Urban Lofts (E. Mitch Ely)

AGENT: Mike McHone Real Estate (Mike McHone)

ZONING REQUEST: FROM: CS-MU-CO-NP (first 60 vertical feet) and MF-6-CO-NP (60-90 vertical feet)

TO: CS-MU-CO-NP (first 15 vertical feet) and MF-6-CO-NP (15-90 vertical feet)

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the request for CS-MU-CO-NP and MF-6-CO-NP with the following conditions:

- The CS-MU-CO-NP would be for the first 15' of height.
- A maximum of 25 surface parking spaces.
- Maximum daily vehicle trips of no more than 2000.
- Maximum impervious cover of 90%
- In the CS zoned are the following uses are prohibited
 - Adult-Oriented Businesses
 - Automobile Rental
 - Automotive Repair
 - Automobile Sale
 - Automobile Washing
 - Bail Bond Services
 - Convenience Storage
 - Pawn Shop Services
 - Vehicle Storage

PLANNING COMMISSION RECOMMENDATION:

January 29, 2008: Approved staff recommendation of GR-MU-CO-NP and MF-6-CO-NP on consent (8-0)

DEPARTMENT COMMENTS:

The site is currently developed with a motel, with a vertical mix of zoning of CS-MU-CO-NP (60') and MF-6-CO-NP (60'-90'). The intent is to develop the site with a 90' mixed use project.

A previous case on this property was heard in March of 2007 by Planning Commission, and approved by City Council in June of 2007. At that time Council approved the Planning Commission's recommendation changing the zoning from CS-NP to CS-MU-CO-NP and MF-6-CO-NP with a vertical height for the CS of 60' and all of the conditions included in the current recommendation.

The current request is for CS-MU-CO-NP adjust the vertical boundary, lowering the height of the CS to 15', and maintaining MF-6-NP for elevations above 15'.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-NP	Motel
<i>North</i>	CS-MU-NP	Mini-storage
<i>South</i>	CS-MU-NP and LI-NP	Auto Rental, Warehouse, Vehicle storage
<i>East</i>	CS-CO-NP	Shipping Company
<i>West</i>	CS-CO-NP and CS-1-NU-CO-NP	Lounge, Apartments, and Auto Repair

AREA STUDY: The property lies within the East Congress Avenue Neighborhood Planning Area, adopted in 2005.

TIA: A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Far South Austin Community Association
- SCAN (South East Corner Alliance of Neighborhoods)
- Barton Springs/Edwards Aquifer Conservation District
- Terrell Lane Interceptor Association
- Onion Creek Homeowners Association
- Homebuilders' Association of Greater Austin
- Austin Neighborhoods Council

SCHOOLS: (AISD)

Galindo Elementary School Bedichek Middle School Travis High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
S. Congress Ave	105'	70'	Major Arterial	Yes	Yes	1 South Congress 101 Sout Congress Express
E St. Elmo Rd	72'	39'	Arterial	No	No	No

CITY COUNCIL DATE:**February 14, 2008:****March 20, 2008:****ACTION:.**

Postponed to March 20, 2008

ORDINANCE READINGS: 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER: Robert Heil****PHONE: 974-2330**

e-mail address: robert.heil@ci.austin.tx.us



C14-2007-0234
4367 S. Congress Avenue

SUMMARY STAFF RECOMMENDATION

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BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

CS and MF-6 zoning would promote the objective of the City Council to provide additional housing opportunities in the desired development zone and central city within a mixed use project.

2. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Multi-family highest density (MF-6) is the designation for multi-family group residential use. AN MF-6 district is the designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an are adjacent to the central business district or major institutional or employment center, or an area for which the high density multifamily use is desired.

Site Plan

If this zoning request change includes lots south of E. St. Elmo Rd., compatibility standards will likely be triggered by the existing SF-2-NP zoned lots to the southeast. Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as a SF-5 or more restrictive or within 540 feet from the lot zoned SF-5 or more restrictive. No structure in excess of 60 feet in height may be constructed within 300 feet of the SF property line. Beyond 300 feet from the SF property line, the proposed building may increase up to 1 foot in height for 4 feet of setback: maximum of 85 feet height at 400 feet from the SF zoned lot; maximum of 90 feet height at 420 feet from the SF zoned lot, etc.

Additional design regulations, including Subchapter E: Design Standards, will be enforced at the time a site plan is submitted.

Please be aware that documentation must be provided to show that parkland fees were paid with the subdivision or at time of site plan (\$650/unit).

FYI - This site is located in the East Congress Neighborhood Plan. Please contact this reviewer for a copy of the recommended design guidelines.

This site is located in the Desired Development Zone. Expiration for this site plan will be three years from the date of approval however; under Project Duration [25-1-535(C)(3)] the site plan can only be extended to a maximum of five years from initial submittal date of the site plan. No other extensions will be allowed under Project Duration for projects in the DDZ. For questions concerning Project Duration please contact Susan Scallan at 974-2659.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
S. Congress Ave	105'	70'	Major Arterial	Yes	Yes	1 South Congress 101 Sout Congress Express
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The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for South Congress Avenue. If the requested zoning is granted for this site, then 5 feet of right-of-way from the existing centerline should be reserved for South Congress Ave. when a subdivision or site plan application is submitted according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]

The trip generation under the requested zoning is estimated to be approximately 7,500 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.