

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0068

PC Date: April 8, 2008

ADDRESS: 2205 Alexander Avenue

OWNER: Redeemer Presbyterian Church (Barry McBee)

AGENT: MWM DesignGroup (Amelia Lopez-Phelps)

ZONING FROM: CS-MU-CO-NP **TO:** CS-MU-CO-NP (The zoning request is to modify the CO on Tract 3 per Ordinance 20061214-076 allowing the 60 foot height entitlement to be relocated south of the current location. The area will not increase in size).

SITE AREA: .835 acres (36,372 square feet)

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the request to modify the CO on Tract 3 per Ordinance 20061214-076 allowing the 60 foot height entitlement to be relocated south of the current location.

PLANNING COMMISSION RECOMMENDATION:

April 8, 2008: PC APPROVED STAFF'S RECOMMENDATION OF CS-MU-CO-NP DISTRICT ZONING -to modify the CO on Tract 3 per Ordinance 20061214-076 allowing the 60 foot height entitlement to be relocated south of the current location; BY CONSENT.
[P. Cavazos, S. Kirk 2ND] (7-0) P. Hui – Absent / D. Sullivan – Not yet arrived.

DEPARTMENT COMMENTS:

In 2005, Staff recommended an approval of a request to modify the Conditional Overlay to allow for a height of 60 feet, and to limit the vehicle trips to 2000 per day. This Conditional Overlay was approved per Ordinance 20061214-076. A request has now been made to modify the approved CO to relocate the 60 foot height entitlement south of the current location. All other provisions of the existing conditional overlay would remain.

The site is currently vacant. This request will allow for more land on the north and south portions of the site to be utilized for development. The requested amendment of the height entitlement is needed prior to the adoption of the MLK Station Area Plan because the Station Area Plan will trigger affordable housing requirements in exchange for an increase in height. The church is not planning to incorporate an affordable housing component as a part of their development, and only wants to use the existing height entitlement for the sanctuary. Therefore the request is just to relocate the existing entitlement south of its current location approved per ordinance.

Staff recommends approval of the request to modify the CO on Tract 3 per Ordinance 20061214-076 allowing the 60 foot height entitlement to be relocated south of the current location. All other provisions of the conditional overlay would remain in place.

The existing conditional overlay makes the following uses conditional uses of Tract 1 and Tract 2:

- Private primary educational facilities
- Private secondary educational facilities
- Community recreation (private)
- Day care services (commercial)
- Day care services (general)
- Day care services (limited)
- Religious assembly

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP	Undeveloped
<i>North</i>	CS-MU-CO-NP	Distribution Center
<i>South</i>	CS-MU-CO-NP	Undeveloped
<i>East</i>	CS-MU-CO-NP	Undeveloped
<i>West</i>	SF-3; LR-MU; LI-CO (all NP)	Single Family Homes, Freight, Newspaper Agency

NEIGHBORHOOD PLAN AREA: The property lies within the Rosewood Neighborhood plan adopted in 2003, and is designated as Mixed Use. The request would not change the adopted future land use map, and therefore does not require a plan amendment. This area also lies within the MLK Transit Oriented District.

TIA: A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

WATERSHED: Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED COMMUNITY ORGANIZATIONS:

- League of Bicycling Voters
- First American Commercial Property Group
- Austin Independent School District
- Austin Heights Neighborhood Assn.
- Rosewood Neighborhood Planning Team
- Home Builders Association of Greater Austin
- Anberly Airport Assn.
- Austin Neighborhoods Council
- Mueller Neighborhoods Coalition
- Keep the Land
- Martin Luther King Jr./Airport Blvd. Sector
- Upper Boggy Creek Neighborhood Planning Team Contact
- UBC Neighborhood Planning Team Contact
- PODER People Organized in Defense of Earth & Her R

- Homeless Neighborhood Organization

SCHOOLS: (AISD)

Campbell Elementary School

Kealing Middle School

McCallum High School

CASE HISTORIES:

The Ordinance 20061214-076 which amended the CO which allowed for the 60 ft. height entitlement for Redeemer Presbyterian Church (sanctuary) was approved by Council on December 14, 2006 (C14-05-0145).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Manor Road	70'	Varies (43'-56')	Collector	8349 (COA, 09/29/03)
FM 969 East Martin Luther King Blvd	67'	40'	Arterial (MAU4)	13455 (COA, 08/03/05)
Alexander Avenue	Varies (50'-67')	Varies (32'-36')	Local	Not available

CITY COUNCIL DATE:

April 24, 2008

ACTION:

N/A

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

ZONING CASE MANAGER: Joi Harden, NPZD

PHONE: 974-2122

E-mail: joi.harden@ci.austin.tx.us

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of the request to modify the CO on Tract 3 per Ordinance 20061214-076 allowing the 60 foot height entitlement to be relocated south of the current location.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The site lies within the Transit-Oriented Design special purpose base district, in which the city is encouraging increased development.

EXISTING CONDITIONS

The site is vacant and currently zoned General Commercial Services-Mixed Use-Conditional Overlay-Neighborhood Plan (CS-MU-CO-NP) combining district. The request is to modify the approved conditional overlay per Ordinance 20061214-076 to relocate the 60 foot height entitlement south of the current location. Additionally, the conditional overlay would limit the generated vehicle trips to 2000 per day.

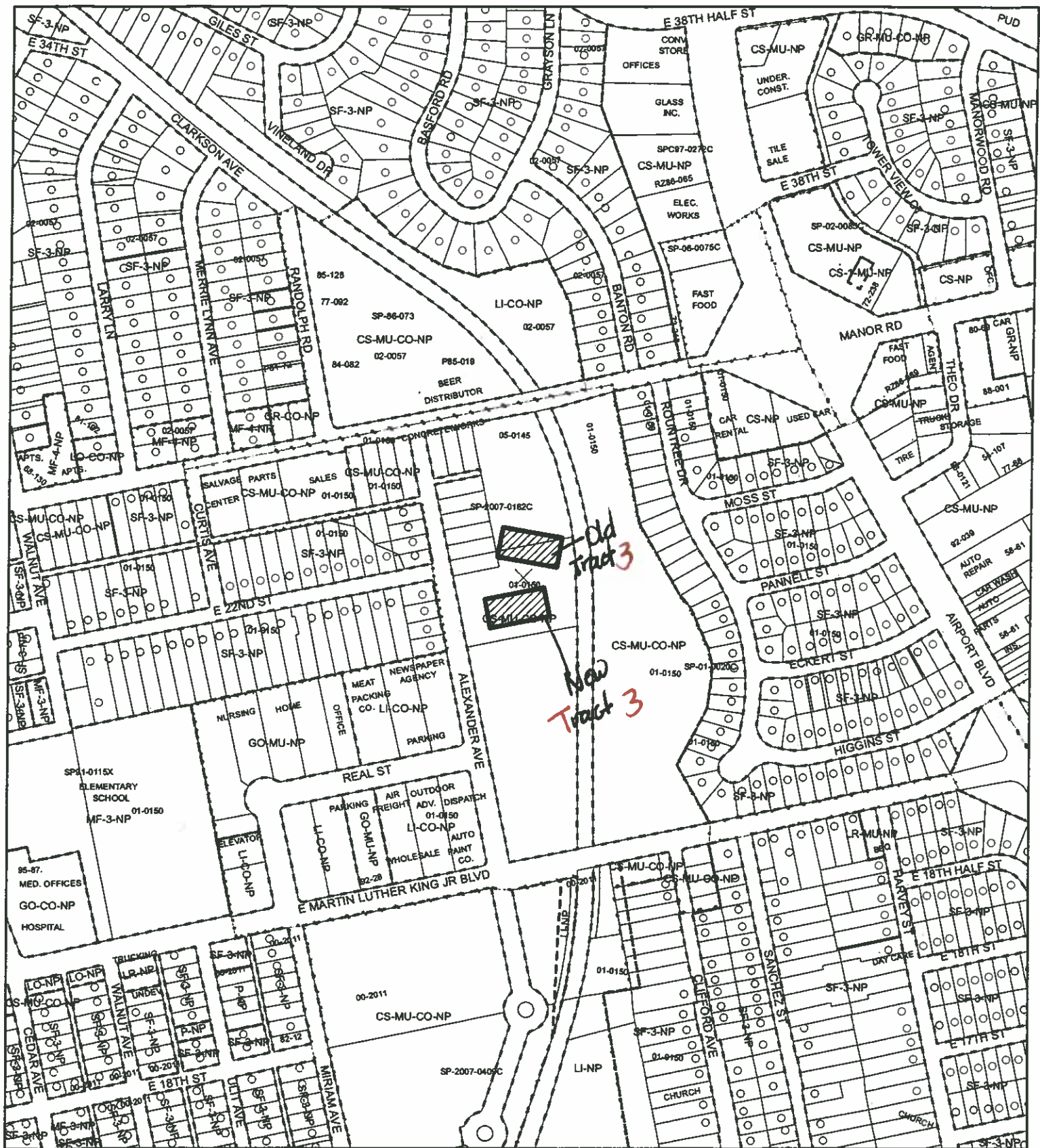
Staff recommends approval of the request to modify the CO on Tract 3 per Ordinance 20061214-076 allowing the 60 foot height entitlement to be relocated south of the current location. All other provisions of the conditional overlay would remain in place.

The existing conditional overlay makes the following uses conditional uses of Tract 1 and Tract 2:

- Private primary educational facilities
- Private secondary educational facilities
- Community recreation (private)
- Day care services (commercial)
- Day care services (general)
- Day care services (limited)
- Religious assembly

Site Plan

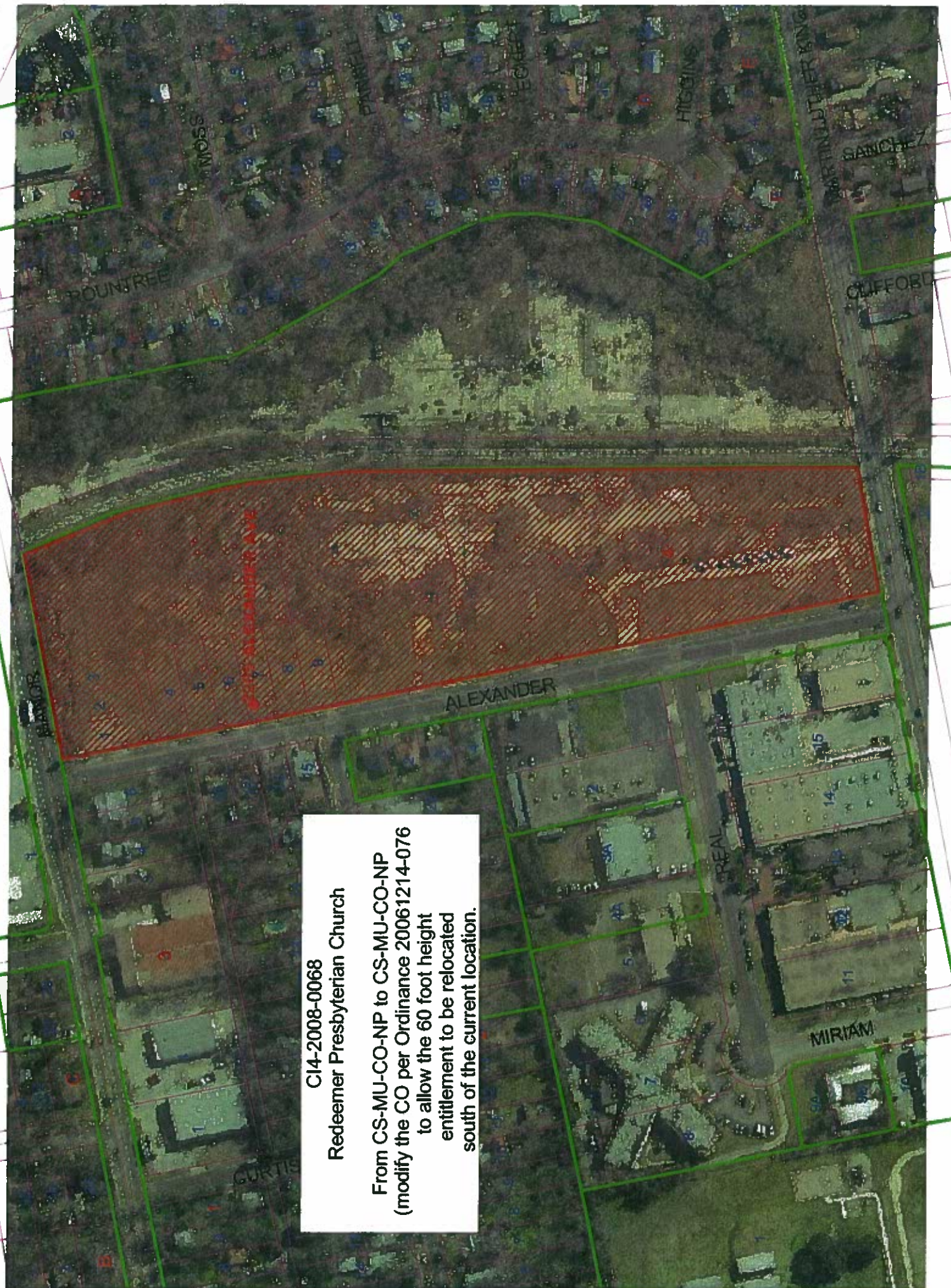
1. There is a site plan application under review for this site, Redeemer Church, SP-2007-0702C, which proposes a one story, 6,890 square foot sanctuary building and a two story, 15,914 square foot religious education building.
2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.



C14-2008-0068

Redeemer Presbyterian Church




From CS-MU-CO-NP to CS-MU-CO-NP
(modify the CO per Ordinance 20061214-076
to allow the 60 foot height
entitlement to be relocated
south of the current location.



ZONING

New Tract 3 Location



-  **SUBJECT TRACT**
 **ZONING BOUNDARY**
 **PENDING CASE**

ZONING CASE#: C14-2008-0068
ADDRESS: 2205 ALEXANDER AVE
SUBJECT AREA: 0.835 ACRES
GRID: K23
MANAGER: J. HARDEN

OPERATOR: S. MEEKS

$$1'' = 400'$$

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Compatibility Standards

3. The site is subject to compatibility standards. Along the west property line, the following standards apply:
 - No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
 - No parking or driveways are allowed within 25 feet of the property line.
 - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection. Additional design regulations will be enforced at the time a site plan is submitted.
 - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Transportation

1. No additional right-of-way is needed at this time.
2. 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]
3. Manor Road and East Martin Luther King Boulevard are classified in the Bicycle Plan as a Priority 1 bike route.
4. Capital Metro bus service is available along Manor Road (Route # 20) and East Martin Luther King Boulevard (Route #18).

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is a flood plain adjacent to the project area.

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.

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

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. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.