

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0041 – Central East Austin Neighborhood Vertical Mixed Use Building (V) Zoning Opt-In/Opt-Out Process

CC DATE: September 24, 2009; August 27, 2009

P.C. DATE: August 25, 2009; August 11, 2009

AREA: 7 tracts on 27.3 acres

APPLICANT: City of Austin, Planning and Development Review Department (PDRD)

AGENT: City of Austin, Planning and Development Review Department (PDRD),
Minal Bhakta

NEIGHBORHOOD ORGANIZATIONS:

Home Builders Association of Greater Austin	Anberly Airport Association
Urban Renewal Board of the City of Austin	University Area Partners
Anderson Hill Homeowners Association	Robertson Hill Neighborhood Association
Rosewood Neighborhood Contact Team	Old Pecan Street Assn.
East Cesar Chavez Neighborhood Planning Team	Rosewood Courts Neighborhood Association
Sentral Plus East Austin Koalition (SPEAK)	Chestnut Neighborhood Revitalization Corporation
12th Street Business/ Property Owner Assn.	Austin Street Futbol Collaborative
Austin Neighborhoods Council	Swede Hill Neighborhood Assn.
Blackshear Prospects Hills	Tejano Town
Salina Neighborhood Association	East River City Citizens
Central East Austin Business Owners Assn.	League of Bicycling Voters
Buena Vista Neighborhood Assn.	Chestnut Neighborhood Planning Team
Austin Independent School District	Chestnut Addition Neighborhood Assn. (C.A.N.A.)
Blackland Neighborhood Assn.	Rosewood Glen Oaks Neighborhood Association
Guadalupe Neighborhood Development Corporation	Robertson Hill Neighborhood Coalition
Urban Renewal Board of the City of Austin	Foster Neighborhood Association
Homeless Neighborhood Assn.	Martin Luther King Jr./Airport Blvd. Sector
Mueller Neighborhoods Coalition	The University of Texas at Austin
Guadalupe Association for an Improved Neighborhood	Super Duper Neighborhood Objectors and Appealers Organization
Austin Parks Foundation	El Concilio, Coal. of Mex Ameri Neigh. Assn.
East End Merchant's Association	United East Austin Coalition
PODER	Organization of Central East Austin Neighborhoods (OCEAN)
	Upper Boggy Creek Neighborhood Planning Team

AREA OF PROPOSED ZONING CHANGES: The Central East Austin Neighborhood Planning area is bounded by Northwestern Avenue, Chicon Street and Rosewood Avenue to the east, E. 7th Street and the alley between E. 6th Street and E. 7th Street to the south, IH-35 to the west, and Martin Luther King Jr. Boulevard on the north.

WATERSHEDS: Boggy Creek, Waller Creek, Town Lake – Urban Watersheds

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Kealing Junior High School, Kealing Middle School, Huston-Tillotson University.

APPLICABLE CORE TRANSIT CORRIDORS:

E. 7th Street and E. Martin Luther King Jr. Boulevard are Core Transit Corridors.

STAFF COMMENTS:

At the August 11, 2009 public hearing, the Planning Commission requested a letter from Huston-Tillotson University's Board of Directors or the President explaining their desire to remain in the VMU overlay district. Staff provided the Planning Commission with a letter from the President's office at the August 25, 2009 public hearing (also included in Attachment 7) Below is an overview of the Planning Commission recommendations [August 25, 2009]:

- Amend the VMU overlay district to exclude 5.4 acres (tracts 1, 2, 5-7) from the VMU Overlay District.
 - *Same as the neighborhood recommendation*
- Apply Vertical Mixed Use Building (V) zoning with Parking Reduction incentive to 3.3 acres (Tract 3) within the overlay district.
 - *Same as the neighborhood recommendation*
- Apply Vertical Mixed Use Building (V) zoning with Dimensional Standards, Parking Reduction and Additional Ground Floor Uses in Office Zoning District on 18.6 acres (Tract 4) within the overlay district.
 - *Same as the neighborhood recommendation*
- Allow a 60% affordability level for 10% of the residential units available for rental within a VMU building.
 - *Same as the neighborhood recommendation*

The VMU Overlay District in the Central East Austin Plan Area includes 27.3 acres (7 tracts). The total acreage recommended for VMU building zoning is 21.9 acres.

The Central East Austin neighborhood plan was adopted on December of 2001. All tracts shown on the tract map are designated Mixed Use on the Future Land Use Map except for tract 4 which is designated Civic. The Organization of Central East Austin Neighborhoods (OCEAN) submitted their VMU Opt-In/Opt-Out application in August of 2007. The neighborhood recommendations are the same as the Planning Commission recommendation.

LIST OF ATTACHMENTS:

Attachment 1: Central East Austin VMU – Planning Commission Recommendation Map

Attachment 2: Zoning Map

Attachment 3: VMU Neighborhood Recommendations Chart

Attachment 4: List of Central East Austin VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address for properties in the VMU Overlay District

Attachment 5: Overview of Vertical Mixed Use (VMU) and the VMU Opt-In/Opt-Out Process

Attachment 6: Central East Austin Planning District Report on VMU and (VMU) Opt-In / Opt-Out Application

Attachment 7: Public Comment Forms (including letters from Huston- Tillotson University and Central East Austin Contact Team - OCEAN)

ISSUES: None at this time.

CITY COUNCIL DATE: September 24, 2009

ORDINANCE READINGS: 1st

2nd

3rd

CASE MANAGER: Minal Bhakta

PHONE: 512-974-6453

E-MAIL: minal.bhakta@ci.austin.tx.us

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 C14-2009-0041 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Central East Austin Neighborhood application area.

A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 5.

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.

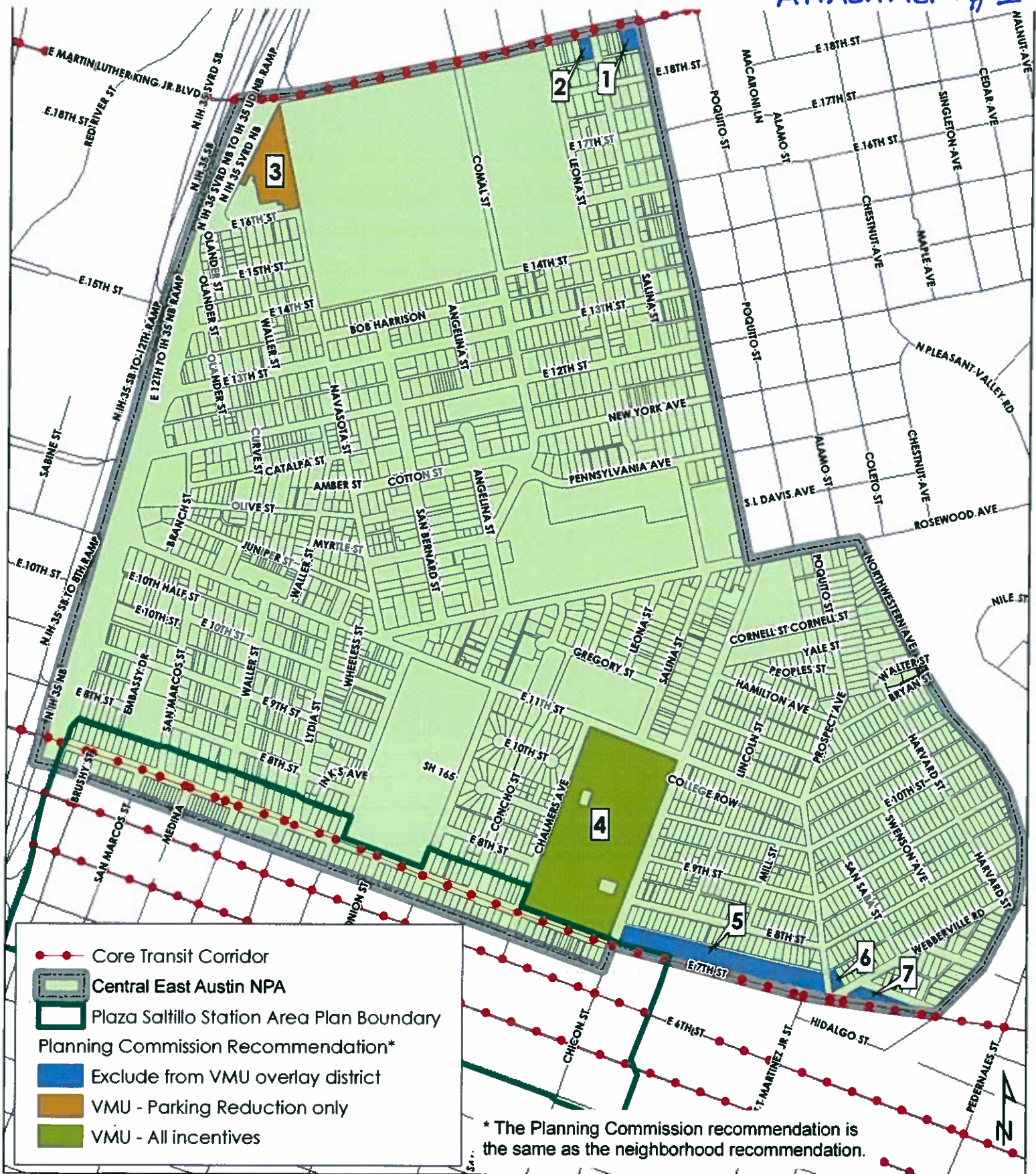
Water and Wastewater

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.



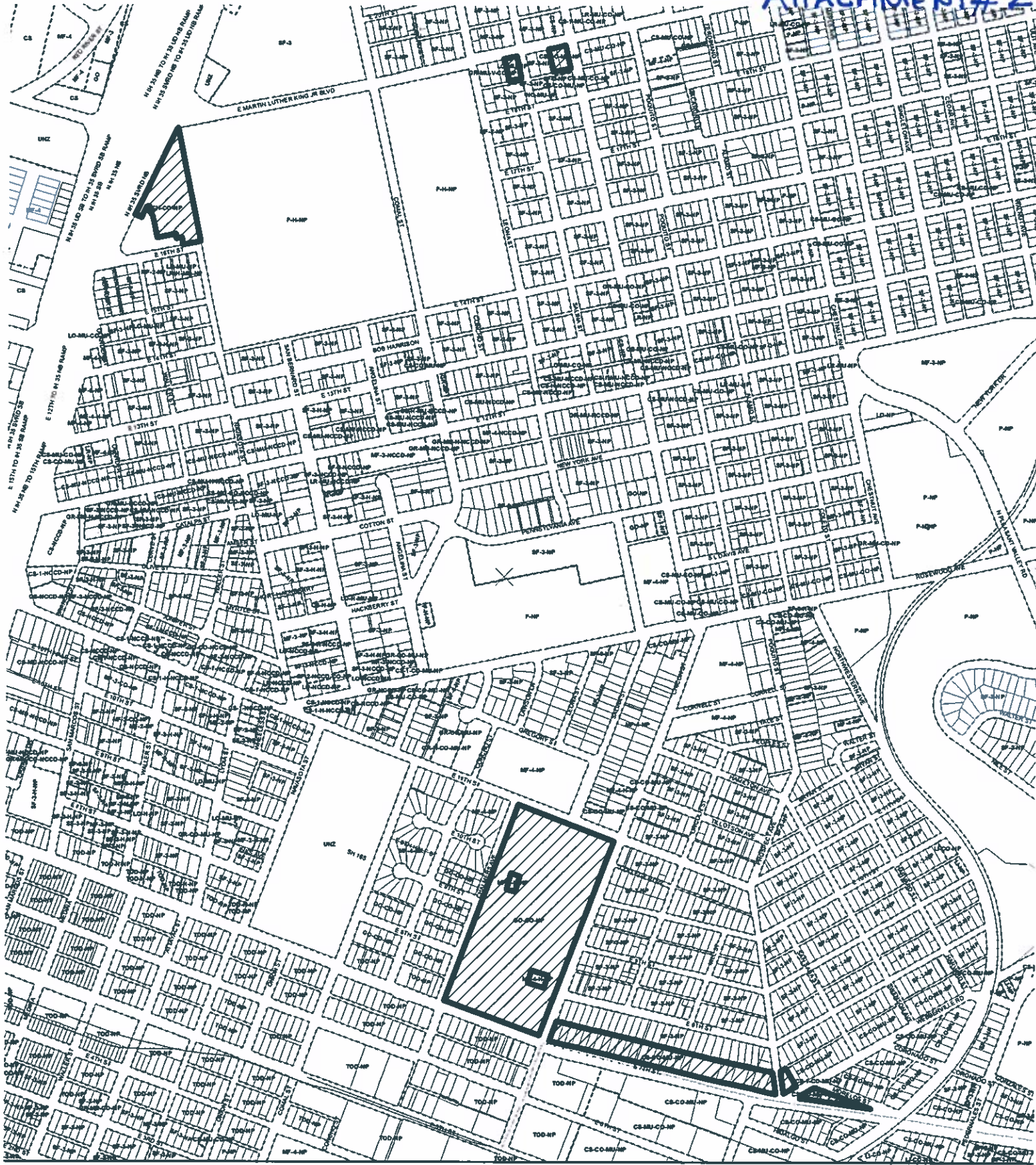
Central East Austin Neighborhood Planning Area Vertical Mixed Use (VMU) Overlay District Opt-In/Opt-Out Process Planning Commission Recommendation Map - C14-2009-0041




Produced by City of Austin
Planning and Development Review Dept.
August 11, 2009




0 375 750 1,500 Feet


This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.





1" = 800'

<p> SUBJECT TRACT</p> <p> ZONING BOUNDARY</p> <p> PENDING CASE</p> <p>OPERATOR: S. MEEKS</p>	<p style="text-align: center;">ZONING</p> <p>ZONING CASE#: C14-2009-0041</p> <p>ADDRESS: CENTRAL EAST AUSTIN PLANNING AREA</p> <p>SUBJECT AREA: 27.3 ACRES</p> <p>GRID: J23 & K21-23</p> <p>MANAGER: M. BHAKTA</p>
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**Central East Austin Neighborhood Planning Area
Neighborhood Recommendations - VMU Overlay District
C14-2009-0041**

VMU Overlay District					
Tract # (1)	All VMU-Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
1, 2, 5-7					X
3		X		X	
4	X				

(1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Maps.

(2) Please refer to attached information for explanations of Opt-In and Opt-Out options.

**Central East Austin Neighborhood Planning Area, C14-2009-0041
VMU Tract Table**

Tract # (1)	TCAD Property ID # (2)	COA Address (3)	Current Zoning
1	198467	1809 E MARTIN LUTHER KING JR BLVD	CS-CO-MU-NP
	198468	1810 CHICON ST	
2	198454	1709 E MARTIN LUTHER KING JR BLVD	LO-MU-NP
		1812 SALINA ST	
3	198334	1002 E 16TH ST	CH-CO-NP
		1617 1/2 N IH 35 SVRD	
		1617 N IH 35 SVRD NB	
4	portion of 193101	portion of 900 CHICON ST	GO-CO-NP
		portion of 1803 1/2 E 11TH ST	
5	193273	2008 E 7TH ST	CS-CO-MU-NP
	193274	2006 E 7TH ST	
	193275	2004 E 7TH ST	
	193276	2002 E 7TH ST	
	193277	2000 E 7TH ST	
	193278	1922 E 7TH ST	
	193279	1920 E 7TH ST	
	193280	1918 E 7TH ST	
	193285	1912 E 7TH ST	
		1910 E 7TH ST	
		1908 E 7TH ST	
	193286	LOT 16 OLT 8 DIV B OIL MILL	
	193287	1900 E 7TH ST	
	193518	2136 E 7TH ST	
	193519	2126 E 7TH ST	
		2120 E 7TH ST	
	193521	2012 E 7TH ST	
	193522	2010 E 7TH ST	
	193523	2100 1/2 E 7TH ST	
		2020 E 7TH ST	
	193524	2150 E 7TH ST	
	193525	2142 E 7TH ST	
6	193544	2202 WEBBERVILLE RD	CS-CO-MU-NP
7	192054	2206 E 7TH ST	CS-CO-MU-NP
		2200 E 7TH ST	
	192056	N 54.46FT OF LOT 5 BLK 12 OLT 23 DIV A LINCOLN PLACE	
	192057	2314 E 7TH ST	CS-1-CO-MU-NP
	192055	2214 E 7TH ST	

(1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map

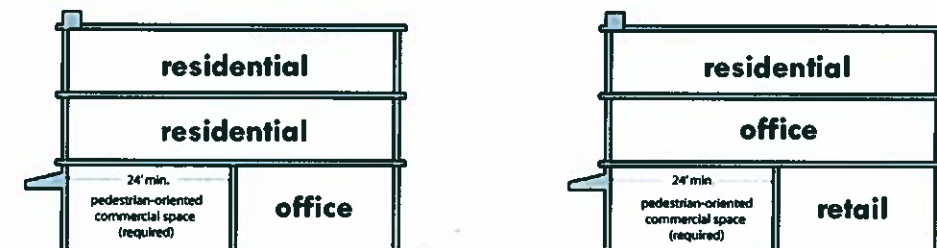
(2) Each TCAD Property ID number represents a separate property, as recorded by the Travis Central Appraisal District.

(3) The COA Addresses listed for each property are those addresses on file with the city pertaining to that property. If a COA address was not available for a property the TCAD address and/or legal description was used.

OVERVIEW OF VERTICAL MIXED USE (VMU) AND THE VMU OPT-IN/OPT-OUT PROCESS

WHAT IS A VERTICAL MIXED USE BUILDING?

A vertical mixed use building contains a mix of residential and commercial uses. Typically, commercial uses (i.e. retail shops, restaurants, offices) are located on the ground floor, while residential units (condominiums or apartments) are located on upper levels. Below, are some examples of a vertical mixed use building:



WHAT IS THE VERTICAL MIXED USE (VMU) OVERLAY DISTRICT?

In an effort to encourage vertical mixed use buildings, the City Council established a vertical mixed use (VMU) overlay district. The district includes most commercially zoned and used properties along Core Transit Corridors and Future Core Transit Corridors as defined in the Commercial Design Standards. Core Transit Corridors include roadways that have or will have a sufficient population density, mix of uses, and transit facilities to encourage and support transit use. Examples include sections of South Congress Avenue, Riverside Drive, North and South Lamar Boulevard, and Guadalupe Street. Properties within this district have the additional option to develop a vertical mixed use building subject to specific design standards.

WHY VERTICAL MIXED USE BUILDINGS?

- Encourages density on commercial corridors with higher levels of transit service
- Focused on the creation of a high quality pedestrian and transit-supportive environment
- Consistent with Envision Central Texas (ECT) Preferred Scenario
- Provides a more sustainable development pattern

WHAT ARE THE STANDARDS FOR A BUILDING?

- Must have a mix of uses
- Must have pedestrian-oriented spaces on the ground floor
- Must contain residential dwelling units
- Possibility for relaxed site development standards—some of which require a residential affordability component

WHAT ARE THE RELAXED SITE DEVELOPMENT STANDARDS?

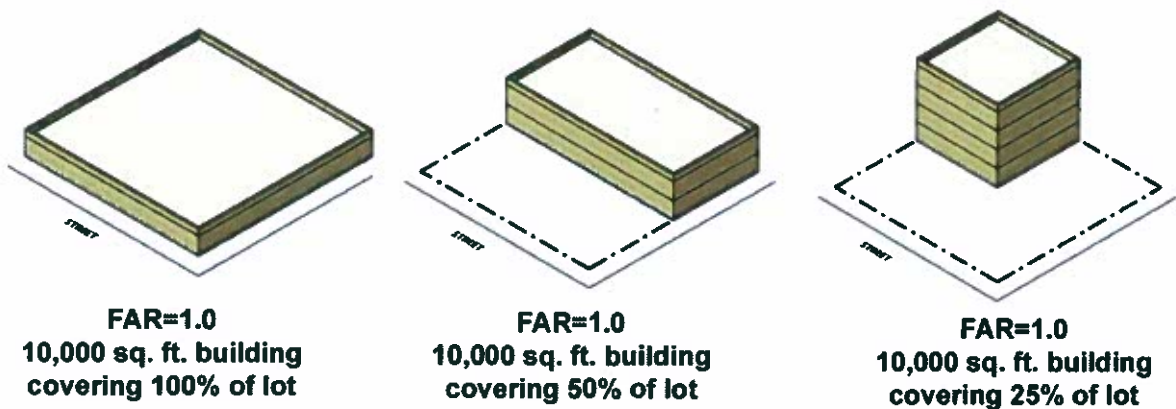
Dimensional Standards

These dimensional standards listed below are a “package” and must be accepted or rejected as such in the opt-in/opt-out process.

- **Setbacks**—no minimum front, street side or interior side yard setbacks. A setback refers to how far a building must be placed from a particular property line.
- **Floor to Area Ratio**—no floor to area ratio (FAR) limit.

The floor area ratio (FAR) is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building floor area in relation to the area of its zoning lot. Each zoning district has an FAR control which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable in a building on the zoning lot.

For example, on a 10,000 square-foot zoning lot in a district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.



- **Building Coverage**—no building coverage limit. Most zoning districts place a percentage limit on the amount of a lot that may be covered by a building. This provision would not change the amount of impervious cover allowed on site. Impervious cover is anything that stops water from being absorbed into the ground and includes such things as buildings, driveways, and sidewalks.
- **Minimum Site Area**—no “minimum site area” requirements. Site area requirements limit the number of dwelling units on a site by requiring a certain amount of square footage at a site for a specific type of multi-family unit (efficiency, one-bedroom, two-bedroom, etc.). For example, if a zoning district for a 10,000 square foot lot requires 2,500 square feet for each two-bedroom unit, then four two-bedroom units can be built on that lot.

Off-Street Parking Reduction

Minimum off-street parking for the commercial uses within a VMU building can be reduced to 60% of the normal Land Development Code requirements. Residential uses within a VMU building receive this parking reduction by right and cannot be changed through this process. The parking reduction cannot be used in addition to any other parking reduction allowances

such as the one for properties within the Urban Core. Below are some typical uses and the amount of parking required.

- A small restaurant or bar, billiard parlor—one space per 100 sq/ft of floor space
- Convenience Store, bank, bowling alley, liquor store, barber shop, yoga studio, pet shop—one space per 275 sq/ft of floor space
- Furniture or carpet store—one space per 500 sq/ft of floor space

Additional Ground Floor Commercial Uses in Office Districts

If approved through the opt-in/opt-out process, the following commercial uses will be allowed in a VMU building in an office zoning district (**NO, LO, GO**):

- Consumer convenience services (allows private postal boxes, safety deposit boxes, and ATMs)
- Food Sales (allows grocery stores, delicatessens, meat markets, retail bakeries, and candy shops),
- General Retail Sales Convenience and General (allows a full range of retail establishments)
- Restaurants Limited and General (without drive-thrus).

Zoning use information can be found starting on page 45 of the following document:
http://www.ci.austin.tx.us/zoning/downloads/np_guide.pdf.

WHAT IS THE OPT-IN/OPT-OUT PROCESS?

The City Council established a one-time process whereby neighborhoods provided recommendations on the location and the development characteristics of Vertical Mixed Use (VMU) buildings. Application materials were sent to each registered neighborhood planning team, or neighborhood association if there was not an established planning team.

The Neighborhood Planning & Zoning Department is currently in the process of reviewing the application submittals and forwarding the neighborhood recommendations to Planning Commission and City Council. The Planning Commission reviews the neighborhood requests and forwards a recommendation to City Council. After considering the Neighborhood's and Planning Commission's recommendations, the City Council makes a decision on the vertical mixed use application.

WHAT TYPES OF RECOMMENDATIONS CAN BE MADE BY THE NEIGHBORHOOD?

- 1) Amend the boundaries of the vertical mixed use overlay district to remove a property from the overlay district. If a property is removed from the overlay district, a vertical mixed use building is not permitted on the property.
- 2) Allow for the vertical mixed use building option on properties outside of the VMU Overlay. A neighborhood can recommend to opt-in a commercially zoned property with any of the relaxed dimensional standards.
- 3) VMU Overlay District Opt-Out—the neighborhood can recommend to remove some or all of the relaxed site development standards to the VMU eligible properties within the overlay district.

- 4) **Affordability Level**—If VMU Buildings are approved through the opt-in/opt-out process and take advantage of the dimensional and/or parking exemptions they are subject to certain affordability requirements.

Owner-Occupied Units—Five percent of residential units shall be affordable for households earning no more than 80 percent of the current Median Family Income (MFI). Five percent of the residential units shall be affordable for households earning no more than 100 percent of the MFI. The affordability period is 99 years.

Rental Units—Ten percent of the residential units shall be affordable for households earning no more than 80 percent of the current MFI. As part of the opt-in/opt-out process, a neighborhood association or neighborhood planning team may request that the affordable rental units be available for renters earning a lower percentage of the median family income. This percentage can range from 80% to as low as 60 percent of the median family income. The affordability period is 40 years.

OTHER FREQUENTLY ASKED QUESTIONS:

DO I HAVE TO BUILD A VERTICAL MIXED USE BUILDING IF I GET REZONED THROUGH THE OPT-IN/OPT-OUT PROCESS?

The vertical mixed use combining district adds an additional development *option* to a property. Any property owner that gets their property rezoned through the opt-in/opt-out process to add the vertical mixed use building “V” combining district will still have the right to (re)develop under their existing base zoning district.

HOW HIGH CAN A VERTICAL MIXED USE BUILDING BE BUILT?

A vertical mixed use building cannot be built any higher than the base zoning district. For example, if your zoning is GR-V (community commercial-vertical mixed use building-combining district), the height limit would be 60 feet which is permitted under GR zoning.

IF THERE IS NO MINIMUM FRONT, STREET SIDE OR INTERIOR SIDE YARD SETBACKS CAN A VMU BUILDING BE BUILT RIGHT ON MY PROPERTY LINE?

The City of Austin requires compatibility standards to help minimize negative impacts between low-intensity and high-intensity uses. Any lot zoned for condominium, multifamily, office, commercial, or industrial uses must comply with compatibility standards if it is adjacent to, across the street from, or within 540 feet of a single-family zoning district or use.

HOW WILL I KNOW IF/WHEN A VERTICAL MIXED USE BUILDING IS BEING CONSTRUCTED?

Any property owner/developer who chooses to construct a vertical mixed use building must submit a site plan to the City. Filing of a site plan requires a notice of application be sent to all property owners and registered neighborhood organizations within 300 feet of the site via US Mail.

WHAT CAN I DO IF I DO NOT AGREE WITH THE NEIGHBORHOOD RECOMMENDATION?

The Opt-In/Opt-Out process includes two public hearings, first at Planning Commission and then at City Council. If you do not agree with the neighborhood recommendations you can submit a public comment form or email the zoning case manager with your comments. All comments will be forwarded to both Planning Commission and City Council. There is also an opportunity to attend the public hearings and state your comments directly to the Commissioners and City Council members.

HOW CAN I GET A VMU BUILDING ON MY PROPERTY IF I AM NOT IN THE OVERLAY DISTRICT?

Any property owner can apply for a rezoning of their property to add the vertical mixed use building "V" combining district. The Planning Commission reviews the applicant's request and forwards a recommendation to City Council.

IF THERE IS NOT A MINIMUM BUILDING COVERAGE REQUIREMENT, ARE THERE ANY OTHER LIMITATIONS ON BUILDING COVERAGE ON A LOT?

The City's impervious cover limits and compatibility standards will still apply.

WHERE CAN I FIND MORE INFORMATION ABOUT THE COMMERCIAL DESIGN STANDARDS AND VMU?

http://www.ci.austin.tx.us/planning/downloads/Subchapter_E_Design_Standards.pdf

<http://www.ci.austin.tx.us/planning/verticalmixeduse.htm>

ATTACHMENT # 6
Revised 8-6-07

VERTICAL MIXED USE (VMU) OPT-IN/OPT-OUT APPLICATION

The purpose of this application is to provide recommendations on the location and standards for Vertical Mixed Use within the below named area.

Detailed instructions for completing this application can be found by clicking on this link: ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu_instructions.pdf. Please read these instructions prior to completing this application. A "Submittal Checklist" is provided at the end of this document to help ensure that all application materials are included in the neighborhood submittal.

If you have questions or need additional information please contact the VMU Help Line at:

vmu@ci.austin.tx.us or (512) 974-2150

1. IDENTIFY YOUR NEIGHBORHOOD PLANNING OR APPLICATION AREA AND PROVIDE THE FOLLOWING INFORMATION:

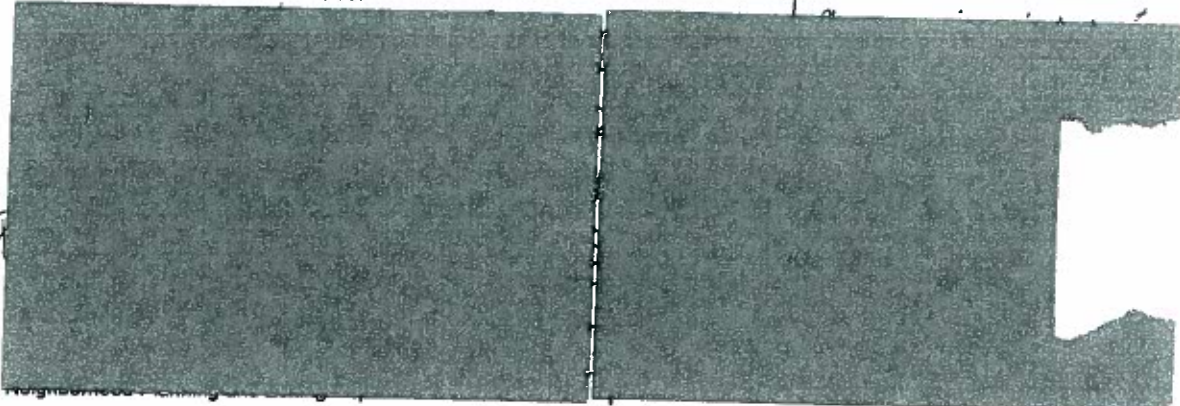
A. NAME OF NEIGHBORHOOD PLANNING AREA OR VMU APPLICATION AREA*: CENTRAL EAST AUSTIN

Organization of Central East Austin
Neighborhoods (O.C.E.A.N.)

*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking on this link: <ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf>. This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT.

NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT INFORMATION:



SECONDA

NAME _____

PHONE _____

E-MAIL _____

MAILING ADDRESS

2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA

Detailed maps for each application area can be found by going to the map located at the bottom of www.ci.austin.tx.us/planning/verticalmixeduse.htm.

3. IF YOUR AREA HAS PROPERTIES IN THE VMU OVERLAY DISTRICT COMPLETE THE ATTACHED VMU OVERLAY DISTRICT FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail.

A blank copy of the VMU Overlay District form is provided below. Please print additional copies as needed.

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 1 of 4	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
OPT OUT					
701 East 7th	OPT OUT PER Neighbors Request				
814 East 7th					
816 East 7th					
900 East 7th					
902 East 7th					
916 East 7th					
918 East 7th					
920 East 7th					
922 East 7th					
1000 East 7th					
1006 East 7th					
1008 East 7th					
2004 East 7th					
2008 East 7th					

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 2 of 4	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
OPT OUT					
2010 East 7th	OPT OUT PER Neighbors Request				
1300 East 7th					
1304 East 7th					
1308 East 7th					
1602 East 7th					
1604 East 7th					
1606 East 7th					
1601 East 7th					
1614 East 7th					
1616 East 7th					
1620 East 7th					
1900 East 7th					
1908 East 7th					
1910 East 7th					

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 3 of 4	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
OPT OUT					
1912 East 7th	OPT OUT PER Neighbors Request				
1918 East 7th					
1920 East 7th					
1922 East 7th					
2000 East 7th					
2002 East 7th					
2004 East 7th					
2006 East 7th					
2008 East 7th					
2010 East 7th					
2012 East 7th					
2020 East 7th					
2120 East 7th					
2126 East 7th	↓		↓		↓

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 4 of 4	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
OPT OUT					
2136 East 7th	OPT OUT PER Nieghbors Request				
2142 East 7th	↓		↓		↓
2150 East 7th					
2200 East 7th					
2214 East 7th					
2316 East 7th					
2206 Weberville Rd.					
2314 Morelos	↓		↓		↓
1709 East MLK	AS PER Nieghbors Request				
1812 East MLK					
1809 East MLK	↓		↓		↓
1810 East MLK					
	↓		↓		↓

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE <u>1</u> of <u>4</u>	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
LEAVE IN					
619 East 7th			Leave IN	OPT OUT	Leave IN
813 East 7th			↓	↓	↓
901 East 7th					
903 East 7th					
905 East 7th					
907 East 7th					
909 East 7th			↓	↓	↓
911 East 7th			Leave IN	OPT OUT	Leave IN
1001 East 7th			↓	↓	↓
1003 East 7th					
1007 East 7th					
1021 East 7th					
1109 East 7th					
1121 East 7th			↓	↓	↓

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VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 2 of 4	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
LEAVE IN					
1201 East 7th			Leave IN	OPT OUT	Leave IN
1203 East 7th			↓	↓	↓
1205 East 7th					
1211 East 7th					
1301 East 7th					
1303 East 7th					
1305 East 7th			↓	↓	↓
1307 East 7th			Leave IN	OPT OUT	Leave IN
1309 East 7th			↓	↓	↓
1311 East 7th					
1401 East 7th			↓	↓	↓
1403 East 7th					
1405 East 7th			↓	↓	↓
1409 East 7th			↓	↓	↓

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VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 3 of 4	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
LEAVE IN					
1411 East 7th			Leave IN	OPT OUT	Leave IN
1501 East 7th			↓	↓	↓
1505 East 7th			↓	↓	↓
1507 East 7th			↓	↓	↓
1509 East 7th			↓	↓	↓
1511 East 7th			↓	↓	↓
1601 East 7th			↓	↓	↓
1605 East 7th			Leave IN	OPT OUT	Leave IN
1607 East 7th			↓	↓	↓
1611 East 7th			↓	↓	↓
1613 East 7th			↓	↓	↓
1615 East 7th			↓	↓	↓
1617 East 7th			↓	↓	↓
1621 East 7th			↓	↓	↓

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VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 4 of 4	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
LEAVE IN					
1625 East 7th			Leave IN	OPT OUT	Leave IN
1703 East 7th					
1701 East 7th					
1707 East 7th					
1709 East 7th					
1711 East 7th					
1713 East 7th					
1715 East 7th					
1805 East 7th					
1809 East 7th					
1823 East 7th					

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

4. IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.