

Late Backup

ZONING CHANGE REVIEW SHEET

#121

CASE: C14-2009-0159 - 2807 Del Curto Road

P.C DATE: 4/27/10
5/25/10

ADDRESS: 2807 Del Curto Road

OWNER/APPLICANT: Ace Bartlett and Polly Family Living Trust (Tim Bartlett)

AGENT: Thrower Design (Ron Thrower)

ZONING FROM: SF-3 **TO:** SF-6

AREA: 2.787 acres (121,096 sq. ft.)

SUMMARY STAFF RECOMMENDATION: Staff recommends SF-6-CO (Townhouse and Condominium – Conditional Overlay). A conditional overlay is recommended for this property to limit the allowable development density to 6 units per acre, or a maximum of 16 units. 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.

PLANNING COMMISSION RECOMMENDATION: 5/26/10 – The Planning Commission recommended SF-6-CO with the conditional overlay limiting the property to SF-3 site development standards (5-2; Chimenti, Tovo – nay).

6/22/10 - The Planning Commission reconsidered the rezoning request and with neighborhood and applicant agreement, capped the density at 7.2 units per acre for a total of 20 units with SF-3 site development standards. (8-0; Anderson absent).

DEPARTMENT COMMENTS:

The property is a 2.78 acre tract currently developed with a single family house. The applicant seeks to rezone the property in order to develop a condominium regime. The applicant has requested a density of 8 units per acre to accommodate 22 units. Staff recommends limiting the density to match that of the property to the immediate South, which was limited to 6 units/acre by a 2007 zoning case (C14-2007-0233).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single Family
<i>North</i>	SF-3	Duplex
<i>South</i>	SF-5-CO	Condominium
<i>East</i>	SF-3	Single Family
<i>West</i>	SF-3/SF-6-CO	Single Family/Undeveloped/Mixed Use

NEIGHBORHOOD PLAN: South Lamar Combined Neighborhood Plan

TIA: Waived

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

South Lamar Neighborhood Association
South Central Coalition
Austin Neighborhoods Council

SCHOOLS:

Zilker Elementary School
O'Henry Middle School
Austin High School

CASE HISTORIES

NUMBER	REQUEST	YEAR
N/A		

RELATED CASES

NUMBER	REQUEST	YEAR
C14-2007-0233	SF-3 to SF-5-CO	2007
C14-2007-0083	SF-3 to SF-6-CO	2007

BASIS FOR RECOMMENDATION

- 1. Granting of the request should result in an equal treatment of similarly situated properties.*

The recommended zoning is consistent with adjacent properties and densities to the South and East of the tract.

- 2. Zoning changes should promote a balance of intensities and densities.*

The recommended zoning will promote a transition between adjacent and nearby zoning districts, land uses, and development intensities from high-density commercial on the core transit corridor to single family zoning towards the interior of the neighborhood.

EXISTING CONDITIONS

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin 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 within the project area.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding 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

If 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.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation:

Additional right-of-way may be required at the time of subdivision and/or site plan.

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Del Curto Rd	50'	20'	Collector	Yes	No	No

Site Plan:

The site is subject to compatibility standards. Along the north and east 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.
 - 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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use, Sec. 2.5 Exterior Lighting. Additional comments will be made when the site plan is submitted.

CITY COUNCIL DATE: May 27, 2010 (postponed by staff)
June 10, 2010 (postponed by staff)
June 24, 2010

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

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