

**MANAGED GROWTH AGREEMENT
REVIEW SHEET**

CASE NUMBER: SP-06-0095C(XT2).MGA **CITY COUNCIL DATE:** 1/13/2011

PROJECT NAME: Shire's Court

ADDRESS: 1910 ½ Wickshire Lane

APPLICANT: Benchmark Development Inc. (David Mahn)
6001 W. William Cannon Dr., Suite 201
Austin, TX 78749

AGENT: Axiom Engineers Inc. (Alan Rhames P.E.)
13276 Research Blvd., Suite 208
Austin, TX 78750

CASE MANAGER: Nikki Hoelter Phone: 974-2863
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DATE FILED: June 22, 2010

PROPOSED DEVELOPMENT:

The proposed development will consist of 290 condo units, with attached and detached garages, private drives, detention and water quality pond, utilities, sidewalks and associated improvements. The developer has constructed the ponds, a majority of the private drives and approximately 55 units.

APPLICANT'S REQUEST:

The applicant is requesting an 8 year extension of a previously approved site development permit through the Managed Growth Agreement (MGA) process. A Managed Growth Agreement is intended for large projects, long term projects, or other projects which have special benefits that are in the public interest. The purpose of this agreement is to provide certainty that this project will not be required to undergo design changes as a result of changes to City regulations over a long period of time. This amount of time is required in order for the owner to obtain buyers for each unit, pull building permits and complete construction. This would extend the life of the permit to March 21, 2019.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the 8 year request, based on the requirements for an MGA. The site plan meets current code, and it is a large, long term project. The site plan complies with all requirements of the Land Development Code.

PROJECT INFORMATION

TOTAL SITE AREA	1,132,560 square feet	26.024 acres	
EXISTING ZONING	SF-6-CO-NP		
WATERSHED	Country Club East		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Wickshire Lane, Metcalfe Road and Parker Lane		
SF-6-NP	Allowed	Existing	Proposed
FLOOR-AREA RATIO	N/A	0	N/A
BUILDING COVERAGE	40%	0	27%
IMPERVIOUS COVERAGE	55%	0	49%

SUMMARY COMMENTS ON SITE PLAN:**Land Use:**

Approximately 55 units have been constructed. The amenity center and pool have been built and the water quality and detention facilities are operating. All the infrastructure has been installed and accepted. The applicant plans to continue construction of the remaining 3 phases, which contain about 245 units.

The entire site is zoned SF-6-CO-NP and is within the East Riverside/Oltorf Combined Neighborhood Plan. The development complies and is compatible with the standards outlined within the plan.

Transportation: Access will be taken from Wickshire Lane, Metcalfe Road and Parker Lane. A traffic impact analysis was not required because the traffic generated by the proposed development does not exceed the thresholds established in the Land Development code.

Environmental: An administrative variance for cut greater than 4 feet associated with a water quality pond was approved with the original approval of SP-06-0095C. There are no critical environmental features on the site.

COMPATIBILITY:

Compatibility standards are triggered from the properties to the north and east. The development meets the setback, height and screening requirements along this portion of the property.

PREVIOUS APPROVALS:

September 27, 2009 - One year administrative extension approved, to September 27, 2010.
December 14, 2010 – Planning Commission approved a 6 month extension to March 21, 2011.
Only a 6 month extension was granted by Commission due to Project Duration expiration of projects within the Desired Development Zone [LDC Sec. 25-1-535(C)(3)]

LEGAL DESCRIPTION: Lot 1, Block 1 of the Shire's Court Subdivision

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	SF-6-CO-NP	Condominiums
<i>North</i>	SF-3-NP	Single family homes, duplexes
<i>South</i>	MF-2-CO	Apartments
<i>East</i>	P-NP, SF-3-NP	Elementary school, duplexes
<i>West</i>	MF-2-NP, SF-3-NP, PUD-NP	Duplexes, four plexes

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Wickshire Lane	60 feet	44 ft	Collector
Metcalfe Road	60 feet	44 ft	Collector
Parker Lane	Varies	44 ft	Collector

NEIGHBORHOOD ORGNIZATIONS:

511—Austin Neighborhoods Council
 742—Austin Independent School District
 786—Home Builders Association of Greater Austin
 1037—Homeless Neighborhood Assn.
 1075—League of Bicycling Voters
 1200—Super Duper Neighborhood Objectors and Appealers Organization
 1224—Austin Monorail Project
 1113 - Austin Parks Foundation
 1228 – Sierra Club Austin Regional Group
 694 – Burleson Parker Neighborhood Association
 189 - Southeast Austin Neighborhood Alliance
 972 – PODER
 299 – Crossing Garden Homeowners Association
 781 – Southeast Coalition
 1258 – Del Valle Community Coalition