

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0071 – D. West Tract

Z.A.P. DATE: August 16, 2011

ADDRESS: 707 West Slaughter Lane

OWNER: Alma Kay West

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: DR

TO: GO-MU-CO

AREA: 3.946 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – mixed use – conditional overlay (GO-MU-CO) combining district zoning. The Conditional Overlay limits the number of vehicle trips to no more than 2,000 per day.

ZONING & PLATTING COMMISSION RECOMMENDATION:

August 16, 2011: *APPROVED GO-MU-CO DISTRICT ZONING AS STAFF
RECOMMENDED*

[S. BALDRIDGE; B. BAKER – 2ND] (6-0) G. ROJAS – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property is located along West Slaughter Lane, contains one single family residence and is zoned development reserve (DR) district. The Buckingham Estates subdivision is located across Slaughter Lane to the north (DR, SF-3), a shopping center with retail and restaurant uses is to the east (GR-CO; CS-1-CO), and undeveloped DR zoned property to the south and west (proposed for MF-3 zoning). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has proposed to rezone the property to the general office – mixed use – conditional overlay (GO-MU-CO) district in order to construct a memory care facility, which is a type of assisted living facility and classified as a convalescent services use. Staff supports the Applicant's request as the convalescent services use is compatible with the single family residential subdivision to the north, and the proposed apartments to the west and south, and it is in proximity to supporting commercial services on West Slaughter Lane and South 1st Street.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	One single family residence
<i>North</i>	DR	Pond; Undeveloped
<i>South</i>	DR	Undeveloped and proposed for MF-3 zoning by C14-2011-0081
<i>East</i>	GR-CO; CS-1-CO	Commercial shopping center that includes restaurant and retail uses
<i>West</i>	DR	Undeveloped and proposed for MF-3 zoning by C14-2011-0081

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** Slaughter Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association
 242 – Slaughter Lane Neighborhood Association
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
 1113 – Austin Parks Foundation
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc.

SCHOOLS:

Williams Elementary School

Paredes Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0081 – Platinum Slaughter Lane – 715 West Slaughter Lane	DR to MF-3	To be scheduled upon completion of the TIA	Pending
C14-2011-0042 – Toro Negro Lounge – 615 West Slaughter Lane	GR to CS-1	To Grant CS-1-CO with the CO prohibiting commercial off-street parking,	Approved CS-1-CO as ZAP recommended (6-23-11).

		exterminating services, guidance services and residential treatment	
C14-05-0181 – Verde Stone Creek – 700 Block of West Slaughter Lane	DR to MF-2	To Grant MF-2-CO with CO for 2,000 trips per day	Approved as Commission recommended (12-15-05).
C14-01-0106 – Jack Moore – 800 West Slaughter Lane	DR to MF-2	To Grant MF-2-CO with CO limiting to 2,000 trips, 17 u.p.a., 25' wide vegetative buffer on east side, RC that would restrict development within 25' of a drainageway	Approved MF-2-CO with CO for 2,000 trips and 17 u.p.a. (8-31-02).
C14-97-0027 – Red Barn Garden Center – 620 West Slaughter Lane	GR-CO to CS-CO	To Grant CS-CO with conditions	Approved CS-CO with CO for max. F.A.R. of 0.25 to 1; 60% max. impervious cover, list of prohibited uses (6-5-97).

RELATED CASES:

The rezoning area was annexed on November 15, 1984. There are no related subdivision or site plan cases on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
West Slaughter Lane	114 feet	MAD 4	Arterial	Yes	No	Yes

CITY COUNCIL DATE: September 22, 2011 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719



EXHIBIT A
NORTH

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – mixed use – conditional overlay (GO-MU-CO) combining district zoning. The Conditional Overlay limits the number of vehicle trips to no more than 2,000 per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The general office (GO) district is intended for offices and selected commercial uses predominantly serving community or City-wide needs, such as medical or professional offices. A building in a GO district may contain more than one use.

- 2. Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff supports the Applicant's request as the convalescent services use is compatible with the single family residential subdivision to the north, and the proposed apartments to the west and south, and it is in proximity to supporting commercial services on West Slaughter Lane and South 1st Street.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area is developed with one single family residence, moderately treed and relatively flat. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the GO zoning district is 80%, a consistent figure between the *zoning and watershed* regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Slaughter 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.

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.

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

No additional right-of-way is needed at this time.

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 property is in the City's water and wastewater service area. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

Site Plan and Compatibility Standards

Any new development is subject to Subchapter E. Design Standards and Mixed Use. West Slaughter Lane is classified as a Core Transit Corridor. Additional comments will be made when the site plan is submitted.

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.

Along the north property line (across the street from DR zoned property), 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.
- A landscape area at least 25 feet wide is required along 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.
- 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.
- 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.

Along the west and south property lines (adjacent to the existing DR zoned property), a compatibility setback would not apply, however, compatibility standards regarding screening, lighting and dumpster placement would be triggered. *However*, compatibility standards would not apply if the property is rezoned to MF-3 as proposed by C14-2011-0081 – Platinum Slaughter Lane.

Additional design regulations will be enforced at the time a site plan is submitted.