

C14-2013-0107 - 600 Kemp Street

Late Backup



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SIZE OF PROPERTY: 5.383 ACRES

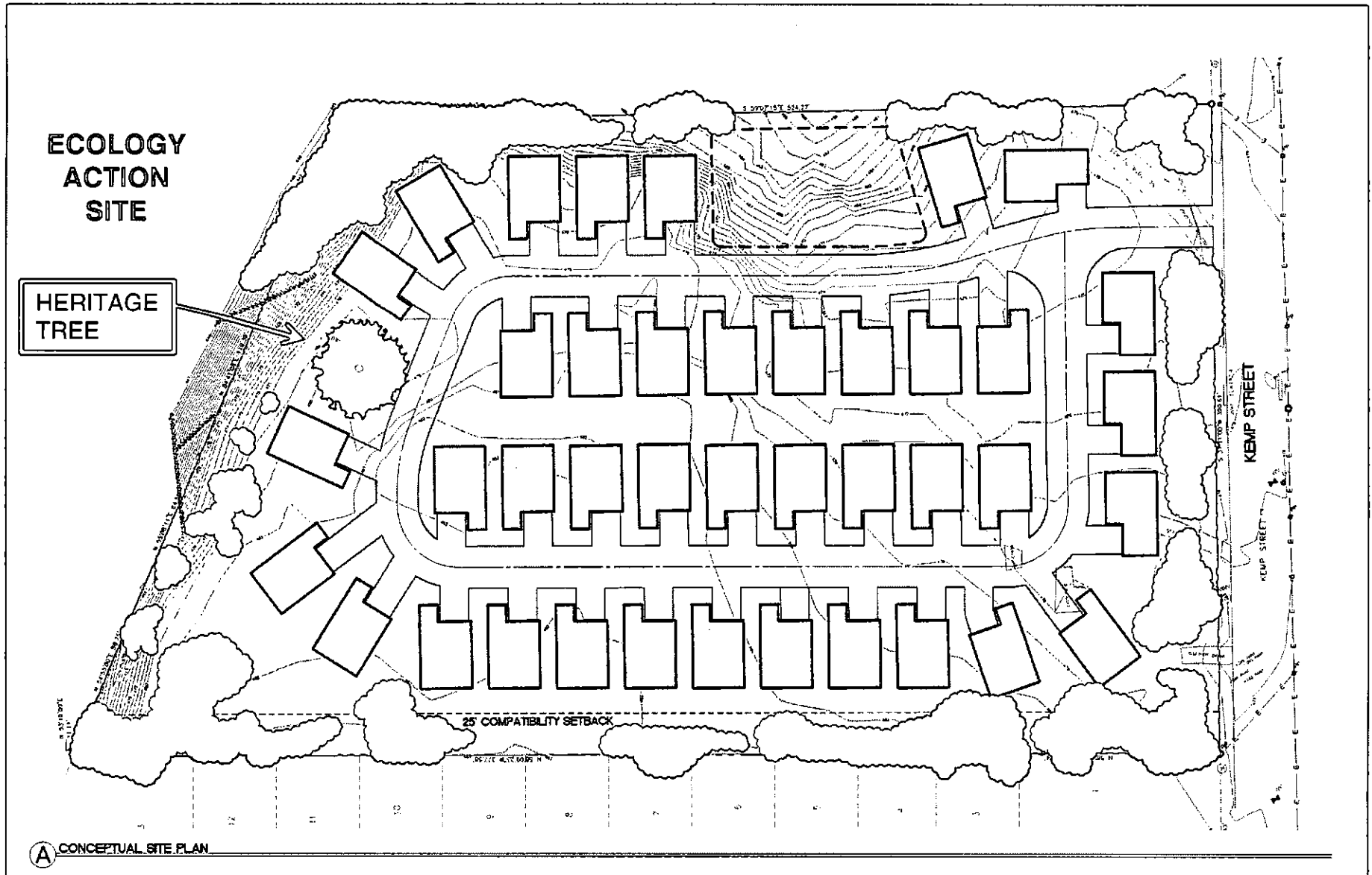
EXISTING ZONING – “SF-3”, FAMILY RESIDENCE

PROPOSED ZONING – “SF-6”, TOWNHOUSE & CONDOMINIUM RESIDENTIAL

DEVELOPMENT PARAMETERS

	<u>EXISTING</u>	<u>PROPOSED</u>
DENSITY (MATHEMATICALLY)	12.44 UPA – 66 UNITS	12.44 UPA – 66 UNITS
DENSITY (ACTUAL)	46 UNITS	<del>66 UNITS</del> —45-50 UNITS
HEIGHT	35'	35'
BLDG COVER	40%	40%
IMPERVIOUS COVER	45%	55%
COMPATIBILITY	DOES NOT APPLY	APPLICABLE

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OTHER CONSIDERATIONS:

	<u>EXISTING</u>	<u>PROPOSED</u>
STREETS	PUBLIC	PRIVATE
POND MAINTENANCE	PUBLIC	PRIVATE
YARD MAINTENANCE	INDIVIDUAL OWNER	COHESIVELY
PRIVATE RESTRICTIONS	NONE	YES
LANDSCAPING	MINIMAL	CODE
PEST MANAGEMENT	NONE	PROGRAMMED
HERITAGE TREE	NOT INCORPORATED INTO ECOLOGY ACTION	INCORPORATED INTO ECOLOGY ACTION
OCCUPANY	LIKELY RENTERS	70% OWNERSHIP

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## MONTOPOLIS NEIGHBORHOOD PLAN

Objective 2: Continue to promote the existing neighborhood pattern of development with new and Smart Growth Infill development.

Action 4: The properties north of Riverside and east of Lawrence should be built out with commercial uses along the corridors of Riverside & 183. **Residential uses are recommended on the remaining undeveloped land where permissible.**

Residential uses may include Smart Growth infill options and zoning designations that would allow the development of affordable housing. **Appropriate residential zoning designations may include the following options:** Small Lot Amnesty, Cottage Lot Infill, Urban Home Lot Infill, Secondary Apartment Infill, SF-4A, **SF-6**, and MF-4. (Please refer to the Proposed Future Land Use Map for specific land uses and locations.)

# Montopolis Neighborhood Plan Adopted Future Land Use Map

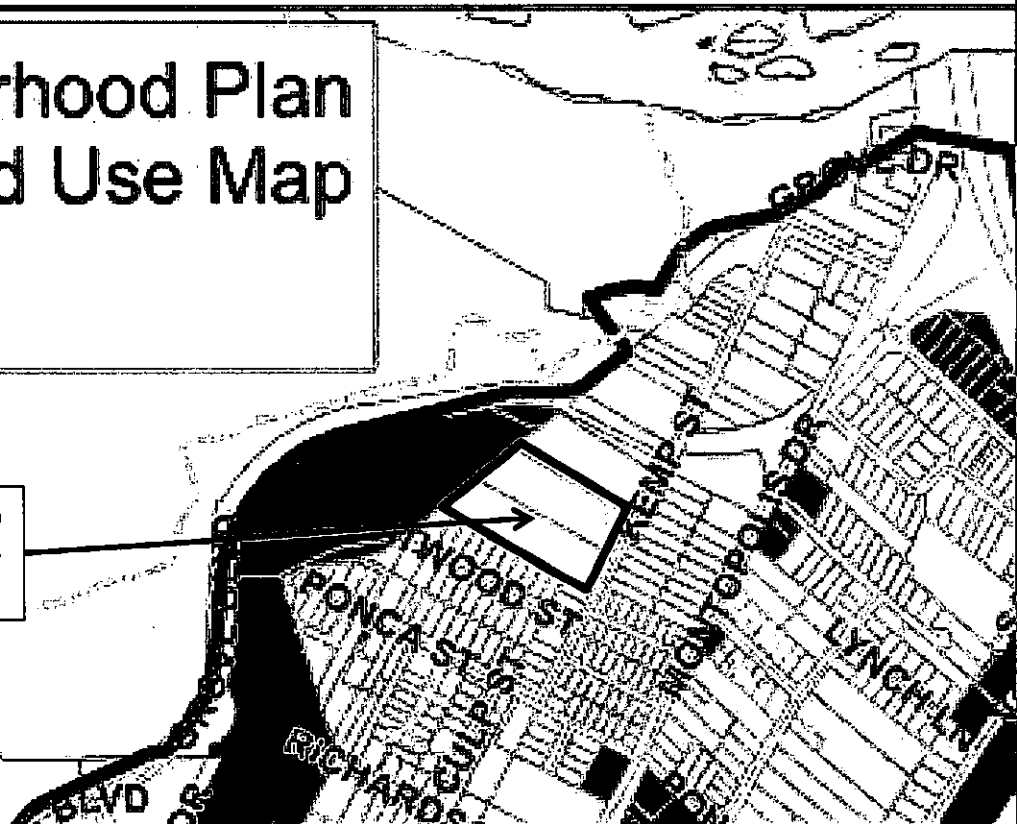
Adoped 09/21/2001

Updated: 08/19/2013

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It represents an on-the-ground survey and only the approximate relative location boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**600 KEMP  
STREET**



\* Residential uses may include the following zoning options:  
Small Lot Amenity, Cottage/Lot Urban Home, Secondary Apartment and SF-4A SF-6 and MF-4.

The request to modify the zoning to "SF-6" is directly aligned with the neighborhood plan.

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## MONTOPOLIS NEIGHBORHOOD PLAN

### Montopolis Neighborhood Plan

The Montopolis Future Land Use Map classifies this portion of Kemp Road as single family. For all plans adopted prior to January 2002, zones SF-5 and SF-6 are permitted in the "Single Family" land use designation. The Montopolis Plan was approved in 2001. The following objectives and actions are taken from the Montopolis Plan.

**Objective 4:** Enhance and protect existing single family housing. (p 14)

- **Action 12:** Preserve the existing Single Family uses and zoning in the older, established areas of Montopolis.
- **Action 13:** Preserve residential zoning in the interior of East Montopolis to allow for new homes to be built.

## IMAGINE AUSTIN – COMPREHENSIVE PLAN

### Imagine Austin

The Montopolis neighborhood has a mix of single-family houses and larger apartment complexes. The addition of townhouses allowed under the SF-6 (Townhouse & Condominium Residence) increases housing options in the Montopolis neighborhood. The following Imagine Austin policies support the zoning change:

- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.