

CITY COUNCIL

OCTOBER 16, 2014

Late Backup

AGENDA ITEMS 51 & 52**NPA-2014-0017.01 – Korean United Presbyterian Church FLUM**

From: CIVIC AND MULTIFAMILY

To: MIXED USE / OFFICE

C14-2014-0036 – Korean United Presbyterian Church REZONING

From: SF-3-NP, LO-NP, MF-3-NP

To: GO-MU-NP

PROPERTY SIZE – 2.276 ACRES**EXISTING ZONING**

LO-NP = 1.003 ACRES

SF-3-NP = 1.003 ACRES

MF-3-NP = 0.270 ACRES



**EXISTING
ZONING**

COMMERCIAL
LR, GR, CS

OFFICE
LO, GO

MULTIFAMILY
MF-3

SINGLE FAMILY
SF-3

Request is for GO zoning –

<u>Parameter</u>	<u>“LO”</u>	<u>“GO”</u>	<u>“GO-MU-CO”</u>
Height	40' - 3-Stories	60' - 4-Stories	40' - 3-Stories for western half
Setback – Front	25'	15'	25'
Building Coverage	50%	60%	60%
Impervious Cover	70%	80%	80%
FAR	0.7:1 69,369 s.f.	1:1 99,099 s.f.	0.7:1 69,369 s.f.

EXISTING ZONING

DEVELOPMENT POTENTIAL

LO - Office –	30,583 S.F.
MF-3 - Multifamily –	9 Residential Units
SF-3 – Family Residence –	6 Duplexes / 12 Units

<u>VEHICLE TRIPS</u>	<u>DRIVEWAYS</u>	<u>HEIGHT</u>
1,388 Trips	8 to Cullen & Hardy	40' for LO & MF-3 32' for SF-3

PROPOSED ZONING

PROPOSED DEVELOPMENT

GO - OFFICE –	69,369 S.F. (Maximum allowed with LO)
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<u>VEHICLE TRIPS</u>	<u>DRIVEWAYS</u>	<u>HEIGHT</u>
1,110 Trips	2 To Cullen & Hardy	2-Story Office at Hardy, 3- Story office at west portion only. 2-Story MF with 3 level garage.



Project Tabulations

Site Area: 99,099 SF
 Zoning: LO
 Allowable FAR: 0.7 : 1 = 69,369 SF
 Proposed FAR: 0.7
 Height Limit: 40 Feet
 Proposed Height: 40 Feet
 Setbacks: 25' Front @ Justin Ln.
 15' Street
 5' Side / Interior Lot

Allowable Floor Area: 69,369 SF
 Proposed Floor Area: 59,969 Prof. Office
9,400 Apartments
 Total Gross Square Feet: 69,369 SF
 Proposed Uses: Professional Office
 Apartments

Building & Impervious Coverages:

*GO Building Coverage: 60% allowable
 = 59,459 SF

Proposed Building Cover: 57.4% (56,850 SF)

*GO Impervious Cover: 80% allowed
 (79,279 SF)

Proposed Impervious Cover:
 Driveways, Walks: 19.7% (19,490 SF)
 Buildings: 52.4% (56,850 SF)
 77.1% (76,340 SF)

Parking Tabulations:

Office Parking Ratio: 1 space per 275 SF
 Office Required Spaces: 59,969 SF / 275 = 218
 Apartment Ratio: 1.5 spaces per Unit
 Apartment Req. Spaces: 1.5 x 10 = 15

Parking Required: 233 Spaces

Urban Reduction: 20% deduction
 Minimum Required: 187 Spaces
 with deduction

Traffic & Trip Counts

Office: 900 trips per day
 Apartments: 210 trips per day
 Total: 1,110 trips

8 DRIVEWAYS &
 1,388 TRIPS

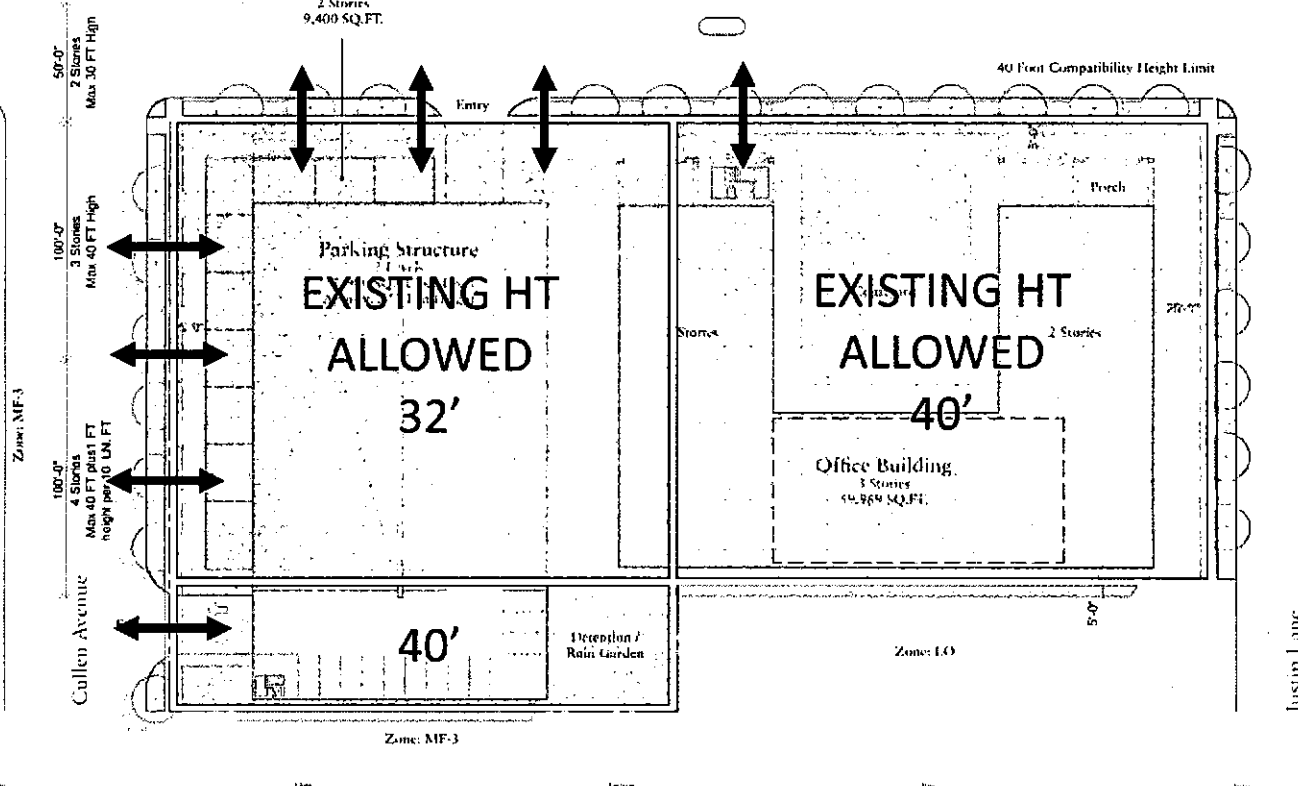
Zone: LO-MU-NP
 Use: Office

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 Use: Office

Residential Walk-Ups
 2 Stories
 9,400 SQ.FT.

Hardy Drive

40 Foot Compatibility Height Limit



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ColinaWest

2000 Justin Lane
 Austin, Texas

2014 October 9

Site Plan
 2-Story Office Building and MF Wrap
 LO Zoning with
 GO Impervious and Building Coverages

Existing Zoning Development Parameters

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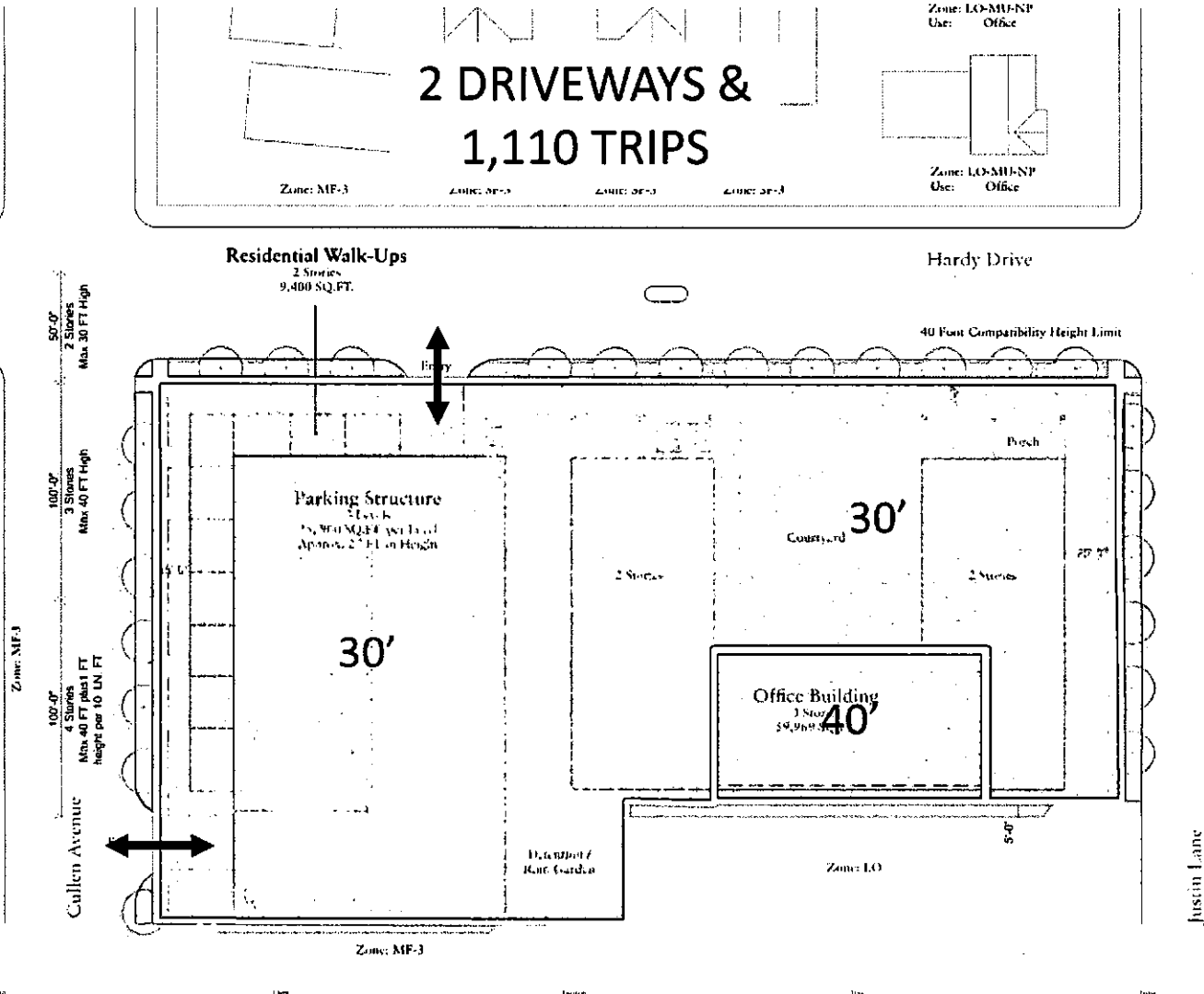
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2-Story Office Building and MF Wrap
LO Zoning with
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"GO" ZONING OPTION
w/ 2 GO Site Development Parameters

Request for Rezoning

“GO-MU-CO”, General Office - Mixed Use – Conditional Overlay

Conditions –

A) “LO” Site Development Regulations other than

- 1) Building Coverage;**
- 2) Impervious Cover.**

B) Limit Vehicular trips to 1,110 trips per day.

C) Limit the height to 30’ for entire site other than a 10,000 s.f. area of 40’ height.

D) Limit the height in stories for habitable buildings to 2-stories other than area allowed for 40’ height = 3-stories.

E) Prohibit Medical Office Use.

F) Residential uses facing Cullen & ½ of Hardy.

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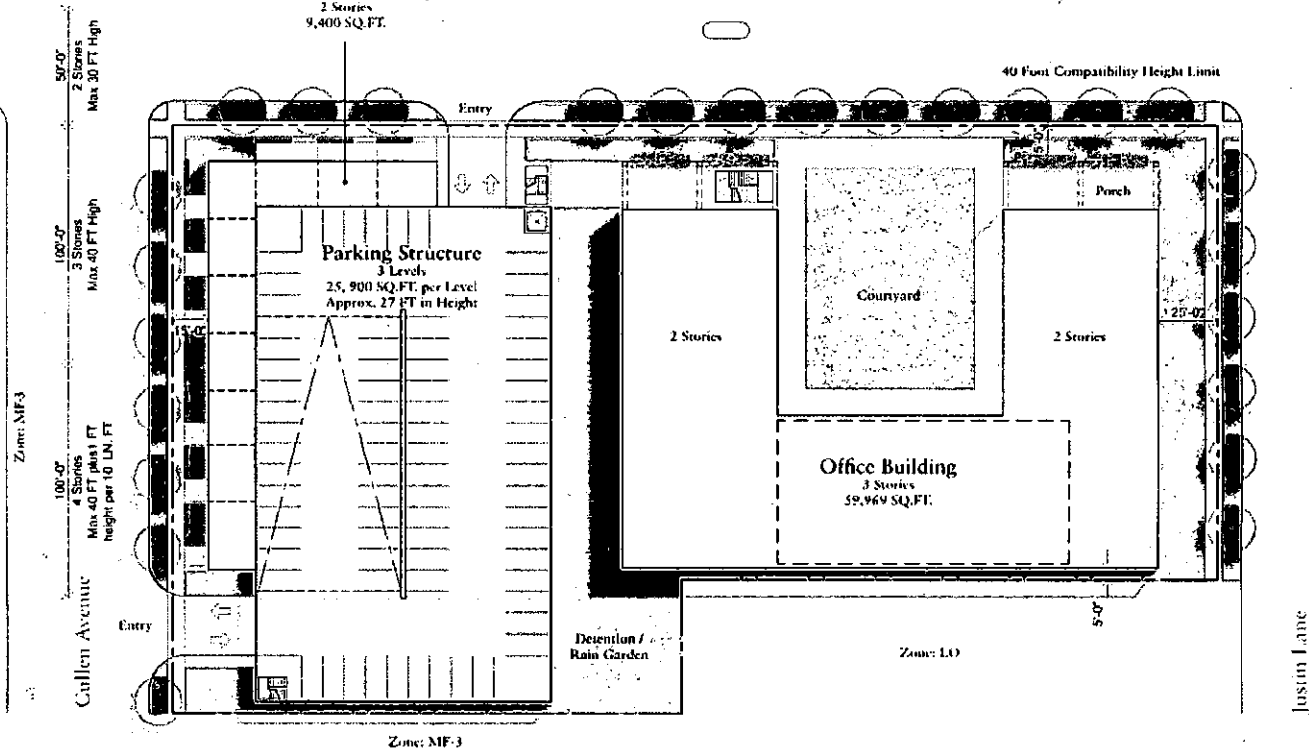
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