Item C-11

ZONING REVIEW SHEET

CASE: C14-2015-0100
Cameron Skilled Nursing Facility

P.C. DATE: October 27, 2015

DISTRICT: 3

AREA: 6.909 Acres

ADDRESS: 8324 Cameron Road

OWNER: Madison Valley Mortage-Cameron Industrial Park, LLC (Larry Vineyard)

AGENT: Cunningham-Allen, Inc.

FROM: Limited Industrial-Neighborhood Plan (LI-NP)

TO: General Office-Neighborhood Plan (GO-NP)

SUMMARY STAFF RECOMMENDATION:

Staff supports the Limited Industrial-Neighborhood Plan (LI-NP) rezoning request.

TIA: Not required

WATERSHED: Little Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

PLANNING COMMISSION RECOMMENDATION:

October 27, 2015:

ISSUES:

Although Industrial zoning districts are dominant in the immediate area, the wider area includes a mix of zoning districts. Also, several Civic and Social Service land uses have been developed and are planned in the immediate area. Although there have not been any rezonings in the area in approximately 15 years, it appears that the character of the area may be changing.

DEPARTMENT COMMENTS:

The subject property is located on the northwest corner of Park Center Drive and Cameron Road. The property is composed of two lots that are undeveloped and zoned LI-NP. Immediately west of the property is a distribution center that is zoned LI-NP, and immediately north is a former light industrial property that in design to be a Religious Assembly campus. Across Cameron Road to the east is the Asian American Resource Center (AARC), which is zoned P- Public. Also directly across Cameron Road is another City of Austin property that houses Austin Police Department and Austin Health Department services. This property is zoned IP- Industrial Park. Across Park Center Drive to the south is a multi-tenant office/warehouse park that is zoned LI-NP. Tenants include Electrical contractors, IT consultants, and more. Moving further out from the subject property is a broad variety of land uses and zoning classifications. Please refer to ***Exhibits A and B (Zoning Map and Aerial Map).***

Within approximately 1,000 feet from the property boundary are the following zoning classifications and land uses:

GR-CO-NP	Building maintenance services	SF-3	Duplex residential
CS	Retail & Commercial	IP	Counseling & other social services

The number of Civic and social service-oriented land uses in the area is unique. In addition to those named previously, the following area located in the area:

Cross Creek Hospital
Food Stamp Office
Family Eldercare
Texas Music Educators Association
Texas Municipal League
Hart Elementary
Austin Area Urban League
Catholic Charities of Central Texas
Austin Partners in Education
The ARC of Texas
Tactix of Austin (Technology Education)

The Applicant is proposing a 120-bed skilled nursing facility for the property. The facility will provide approximately 100 job positions to care for approximately 120 residents. The facility will care for permanent residents, physical rehab patients, and temporary residents (recovering from surgery, accidents, etc.). Approximately 80 beds will be provided for Medicaid residents. There will be private and semi-private rooms. This facility will not be certified for memory care. This land use is defined as Convalescent Services by the City of Austin, and is permitted in three zoning categories: Limited Office (LO), General Office, and Warehouse/Limited Office (W/LO). The land use requires additional approval/review to be permitted in other zoning categories ranging from MF-3 to R&D.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LI-NP	Undeveloped
North	LI-NP	Religious assembly (proposed)
South	LI-NP	Office/warehouse/repair services
East	P, IP	Civic
West	LI-NP	Warehouse/distribution center

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Cameron Road	112 ft.	70 ft.	Arterial	Yes	Route 59.05	Yes
Park Center Drive	80 ft.	55 ft.	Local	Yes	N/A	Yes

NEIGHBORHOOD ORGANIZATIONS:
Austin Heritage Tree Foundation
Austin Neighborhood Council
Friends of Austin Neighborhoods
Friends of the Emma Barrientos MACC
Heritage Hills/Windsor Park Combined Neighborhood Plan Contact Team
Harris Branch Master Association, Inc.
North Growth Corridor Alliance
Walnut Creek Improvement Association
Sierra Club, Austin Regional Group
SEL Texas

CITY COUNCIL DATE/ACTION: November 12, 2015:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

PHONE: 512-974-2122

STAFF RECOMMENDATION:

Staff supports the GO-NP zoning request. The property is in an area that is transitioning from light industrial land uses to a mix of uses that features a large number of civic and social service land uses. The Applicant is proposing a Convalescent services facility, which is permitted in a limited number of zoning categories (LO, GO, and W/LO). GO zoning and the proposed land use are compatible with the surrounding uses and zoning.

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

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses. Convalescent services land use meets that definition.

2. Zoning changes should promote an orderly relationship among land uses.

GO zoning is in line with the industrial zoning and the wider mix of zoning in the area. The proposed land use is reflective of the growing civic and social service character of the area.

ADDITIONAL STAFF COMMENTS:

TRANSPORTATION:

TR1. The Austin Metropolitan Area Transportation Plan calls for a total of 200 feet of right-of-way for Cameron Road. If the requested zoning is granted, then 75 feet of right-of-way should be dedicated and 25 feet of right-of-way reserved from the existing centerline of Cameron Road in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55). Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR2. A conditional overlay for a trip limit is not required for this zoning change. A traffic impact analysis was not required for this case because the traffic generated by the proposed development does not exceed the threshold of 2,000 vehicle trips per day. A TIA may be required at the time of site plan review. [LDC, 25-6-113]

TR3. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

TR4. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bike lane is recommended along Cameron Road.

SITE PLAN

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 2. It would appear the project is over 5 acres in size. Projects with a site area of 5 acres or more have a principal roadway or an internal circulation route. All Subchapter E requirements will be based on this roadway type.

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut 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.

2. Zoning district impervious cover limits apply in the Urban Watershed classification.

3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

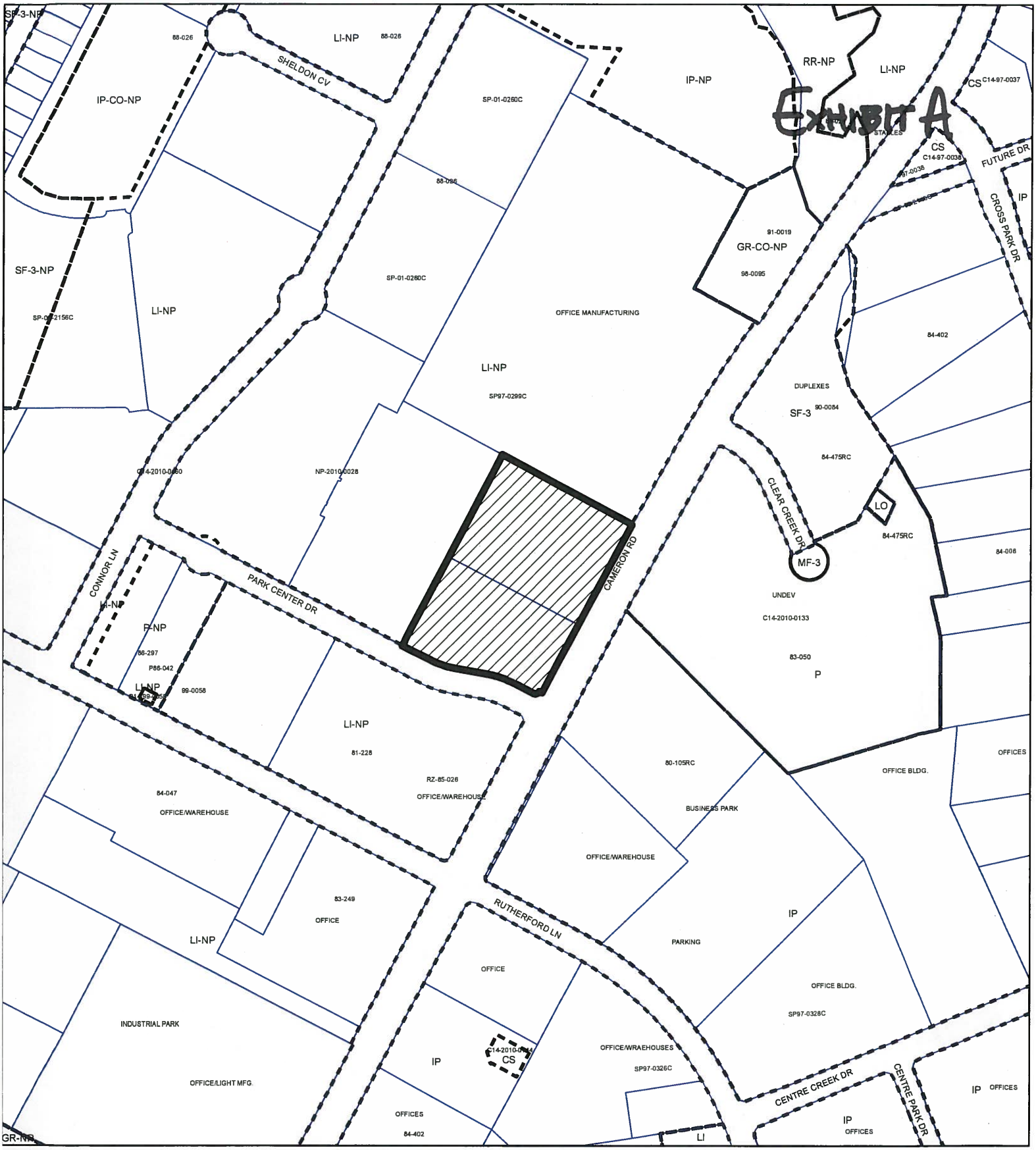
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please 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.

6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

WATER UTILITY

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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2015-0100

1 " = 400 '

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

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

CITY OF AUSTIN FOUNDED 1839

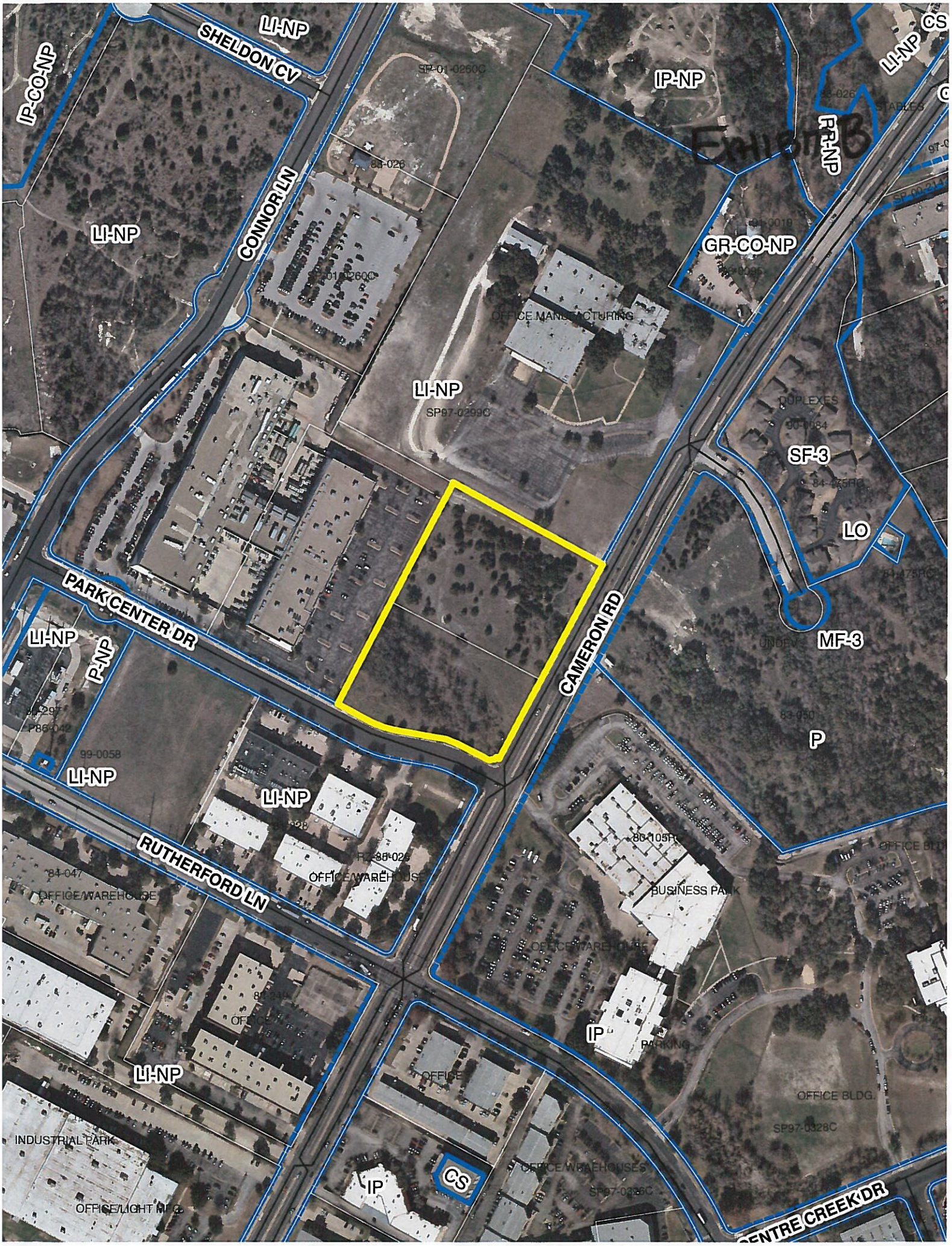
Exhibit B
LI-NP
SHELDON CV
IP-CO-NP
IP-NP
LI-NP
CS
FR-NP
CONNOR LN
LI-NP
GR-CO-NP
OFFICE MANUFACTURING
LI-NP
SP97-0299C
DUPLEXES
SF-3
LO
PARK CENTER DR
CAMERON RD
LI-NP
P-NP
MF-3
P
LI-NP
LI-NP
RUTHERFORD LN
OFFICE/WAREHOUSE
OFFICE/WAREHOUSE
BUSINESS PARK
IP
PARKING
LI-NP
OFFICE
OFFICE BLDG.
INDUSTRIAL PARK
OFFICE/LIGHT MFG
IP
CS
OFFICE WAREHOUSES
CENTRE CREEK DR