

DRAINAGE & ENVIRONMENTAL REVIEW REQUIREMENTS FOR “RESIDENTIAL HEAVY”

Briefing to Environmental Commission – Development Committee

October 25, 2017

Residential Heavy

- What is it?
- What are the goals?
- Where might this type of development occur and how much might occur?
- What are the issues considered in developing the staff proposal?
- Review of the staff proposal to be included in draft 3 of CodeNEXT

Residential Heavy

What is it?

- Proposed new review process for “missing middle” development
- Requested by City Council to address lack of 3-9 unit development in Austin
- Currently, this type of multi-family development undergoes full site plan review and then a separate building permit review
- Proposal would provide a single review and permitting process for 3-6 unit residential development similar to 1-2 unit development

Residential Heavy

Staff goal is to balance:

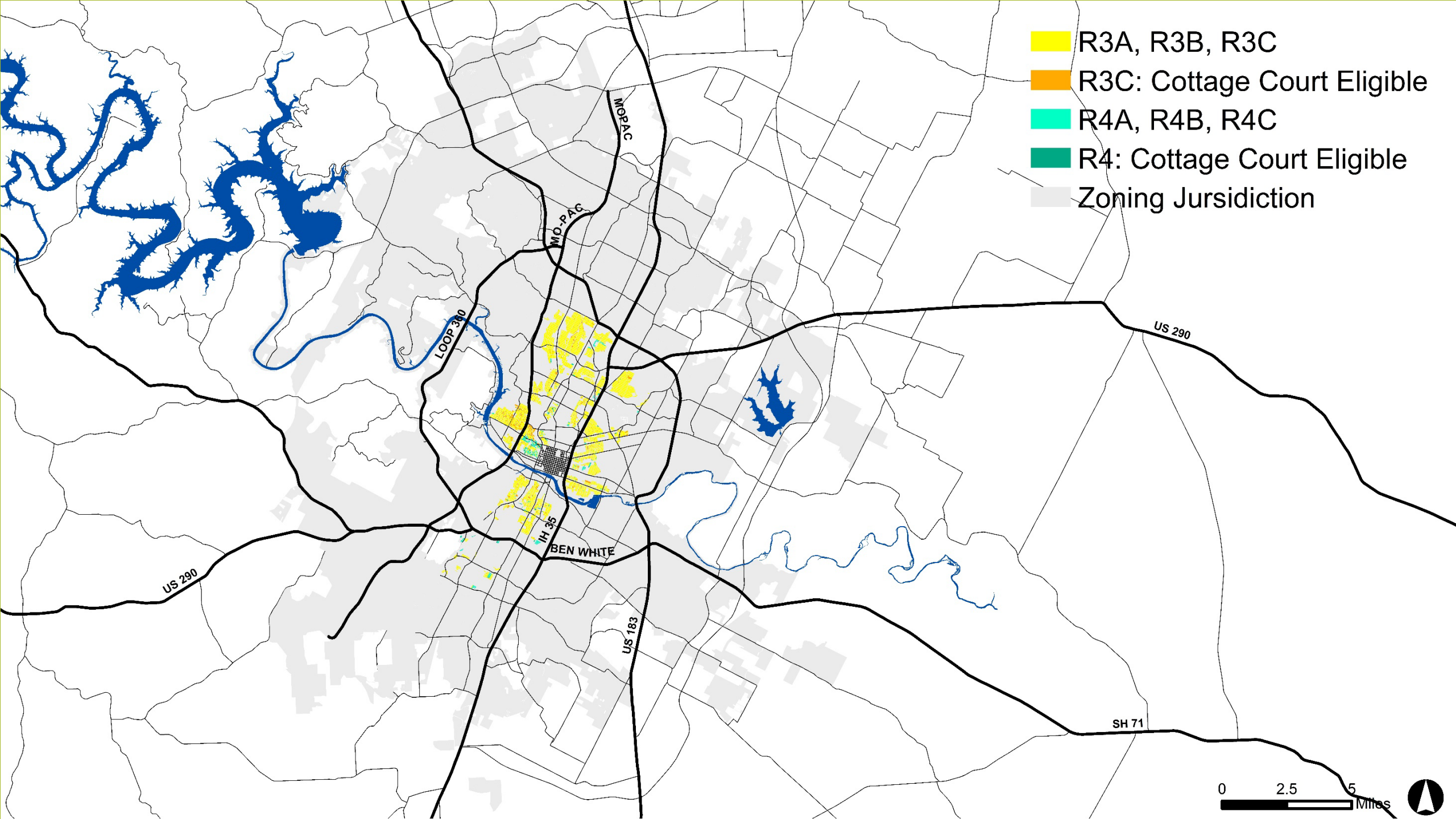
- Permitting cost and time
- Staff resources required to review permits

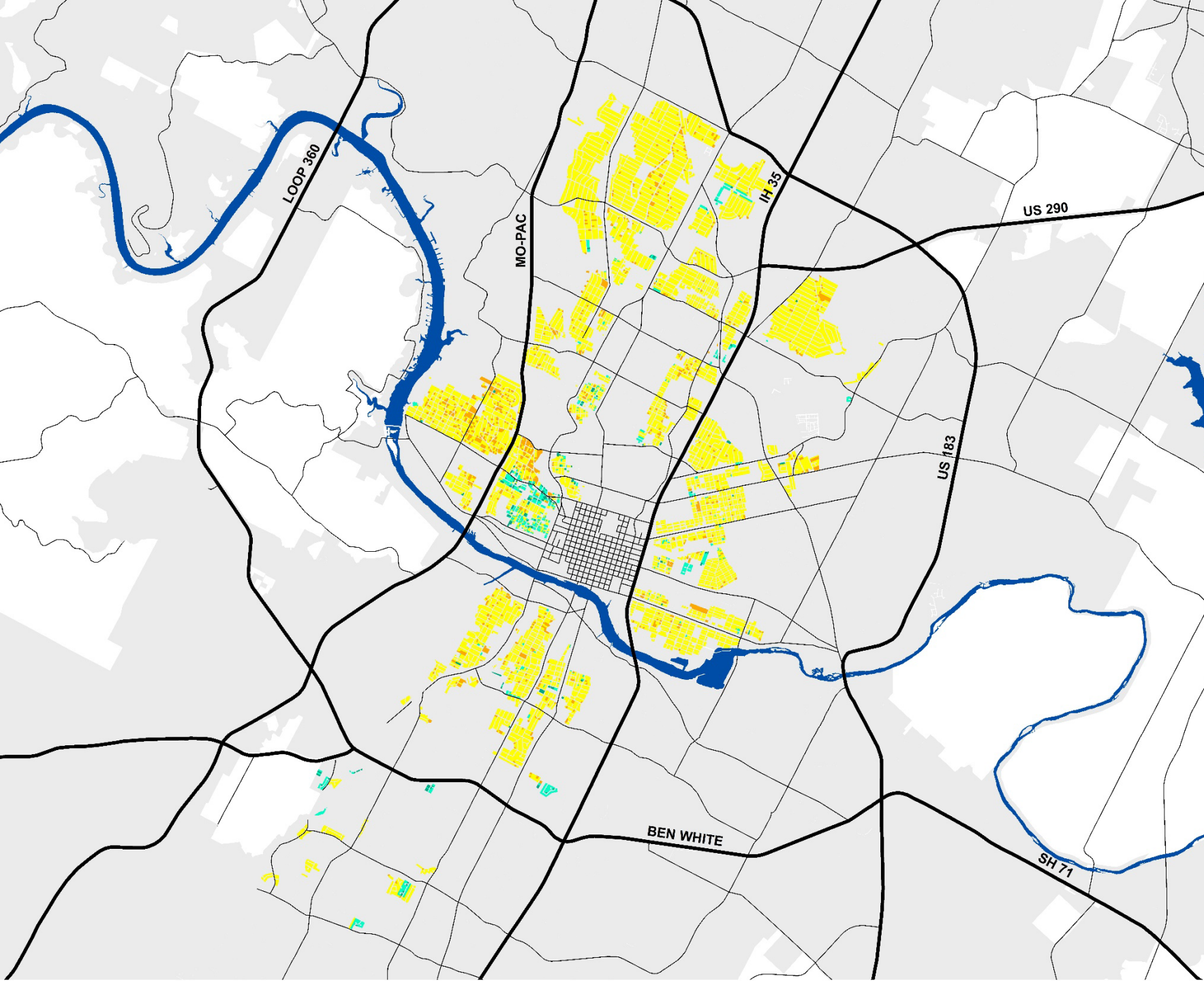
And

- Maintain key environmental and drainage requirements that currently apply to multi-family development and are included in current site plan review

Residential Heavy – Lot Distribution

| < 45% limit: 3 - 6 units | Parcels | Acres | Pct of RH (parcels) | Max IC |
|--|---------------|--------------|---------------------|------------|
| R3A, R3B, R3C: 3 units only | 24,670 | 4,236 | 67.60% | 45% |
| R3C eligible for 6 units | 750 | 357 | 2.10% | 45% |
| R4A, R4B, R4C: 4 units only | 1,531 | 195 | 4.20% | 45% |
| R4A, R4B, R4C eligible for 6 units | 123 | 52 | 0.30% | 45% |
| 45% IC limit: 3-6 units total | 27,074 | 4,840 | 74% | 45% |
| | | | | |
| >45% limit: 6 - 9 units | Parcels | Acres | Pct of RH (parcels) | Max IC |
| RM1A under 3/4 acre (12 units/acre) | 2,138 | 290 | 5.90% | 55% |
| RM1B: 3 - 12 units | 1,068 | 429 | 2.90% | 60% |
| RM2A under 1/2 acre (18 units/acre) | 1,692 | 197 | 4.60% | 60% |
| RM2B: 3 - 12 units | 117 | 70 | 0.30% | 60% |
| MU1A, B, C, D: 1 - 12 units | 1,232 | 244 | 3.40% | 60% |
| MU2A under 3/4 acre (12 units/acre) | 1,636 | 222 | 4.50% | 60% |
| MU2B under 1/2 acre (18 units/acre) | 377 | 36 | 1.00% | 80% |
| >45% IC limit: (6-9 units typical) total | 9,442 | 1,584 | 26% | |
| | | | | |
| Residential Heavy Total | 36,516 | 6,424 | 100% | |





- R3A, R3B, R3C
- R3C: Cottage Court Eligible
- R4A, R4B, R4C
- R4: Cottage Court Eligible
- Zoning Jursidiction

Residential Heavy – 3-9 vs 1-2 Unit Zones

| | Parcels | Acres | Pct of SF & RH (parcels) | Pct of SF & RH (area) | Max IC |
|------------------------------------|----------------|---------------|-----------------------------|--------------------------|-----------|
| < 45% IC limit: 1 - 2 units | 118,512 | 40,838 | 76% | 86% | 45% |
| < 45% IC limit: 3-6 units possible | 27,074 | 4,840 | 17% | 10% | 45% |
| > 45% IC limit: 6-9 units possible | 9,442 | 1,584 | 6% | 3% | 55% - 80% |
| Residential Heavy Total | 36,516 | 6,424 | 24% | 14% | |
| | | | | | |
| Grand Total (SF & RH) | 155,028 | 47,262 | 100% | 100% | |

Residential Heavy – Considerations

- 3-9 unit eligible lots = 26% of all 3-9 unit lots outside the BSZ
- 3-6 unit, 45% IC lots = 74% of all 3-9 unit eligible lots
- 7-9 unit development **only allowed** on commercial/multifamily/MU lots >45%IC
- 7-9 unit lots only makeup 26% of 3-9 unit lots

Note: Analysis is based on CodeNEXT (draft 2) zoning for 3-9 unit development

Residential Heavy – Considerations

- Most 1-2 family subdivisions since 1986 should meet current environmental, water quality, and drainage (including flooding) requirements
 - Limited to 45% impervious cover
 - 1986-91 Barton Springs Zone won't meet SOS water quality or impervious cover
 - Older subdivisions may not be laid out in a way that would allow them to meet modern environmental requirements
 - Water quality and detention would likely have to be on individual lots, which is difficult to install, inspect, and maintain
- Environmental, water quality, and drainage for multi-family (>2 units) and commercial properties are enforced at time of site plan
 - Impervious cover varies from 55-100% depending on watershed

Residential Heavy – Considerations

- Although all environmental and drainage regulations currently apply*, 1-2 unit residential construction is only reviewed for: development in the floodplain, tree protection, and erosion hazard zone
 - No review for creek buffer, CEF, floodplain modification, cut/fill, steep slope, and adverse drainage impacts
- Development Services Department has indicated that Residential Review is currently understaffed and staff impacts of review requirements are a critical issue for permitting time and cost

*Since 1986 these requirements have only been applied to 1-2 unit development at subdivision and not at time of building construction.

Residential Heavy - Proposal

Staff will propose changes to current code to allow some “missing middle” development to be permitted as part of the residential review process.

- **Limit to 3-6 units** on lots with **45% impervious cover** or less
 - 75% of total 3-9 unit eligible lots outside the BSZ
 - These lots are currently 1-2 family lots so would **only increase number of units, not amount of allowed impervious cover**
 - Maintain key environmental and drainage requirements
 - No change in impervious cover minimizes potential for reduction in water quality treatment or increase in drainage impacts compared to 1-2 unit development under current regulations

Residential Heavy - Proposal

- Will not apply in the Barton Springs Zone in order to maintain compliance with SOS regulations
- Keep current 7-9 unit development requirements and review process (site plan then building permit)
- Revise code for 1-2 unit development to be consistent with current and historical practice regarding drainage and environmental review, which **does not include**:
 - Watershed requirements (creek buffer, cut/fill, CEFs, etc.) except for erosion hazard zone and erosion/sedimentation controls
 - Drainage impact analysis, except for development in the 100 yr. floodplain

Residential Heavy – Environmental Requirements

| Watershed | Urban | | Non-Urban | |
|---------------------------|--------|---------------|-----------|---------------|
| Subdivision Date | pre-86 | post-86, 2013 | pre-86 | post-86, 2013 |
| Impervious cover | X | X | X | X |
| Creek buffers | | X | | X |
| Creek erosion hazard zone | X | X | X | X |
| Floodplain modification | | | | |
| Env. Resource Inventory | | | | |
| CEFs/Wetlands | | | | |
| Grading (cut/fill) | | | X | X |
| Steep slopes | | | | X |
| Tree protection | X | X | X | X |
| Erosion controls | X | X | X | X |

Residential Heavy – Drainage & Water Quality Requirements

| Watershed | Urban | | Non-Urban | |
|--|--------|---------------------|-----------|---------------------|
| Subdivision Date | pre-86 | post-86 & post-2013 | pre-86 | post-86 & post-2013 |
| Water quality | | | | |
| Floodplain | X | X | X | X |
| Drainage analysis by P.E. certifying no additional impact to private property and show flow to public easement | X | X | X | X |
| Adverse impact detention analysis or on-site detention per DCM | | | | |

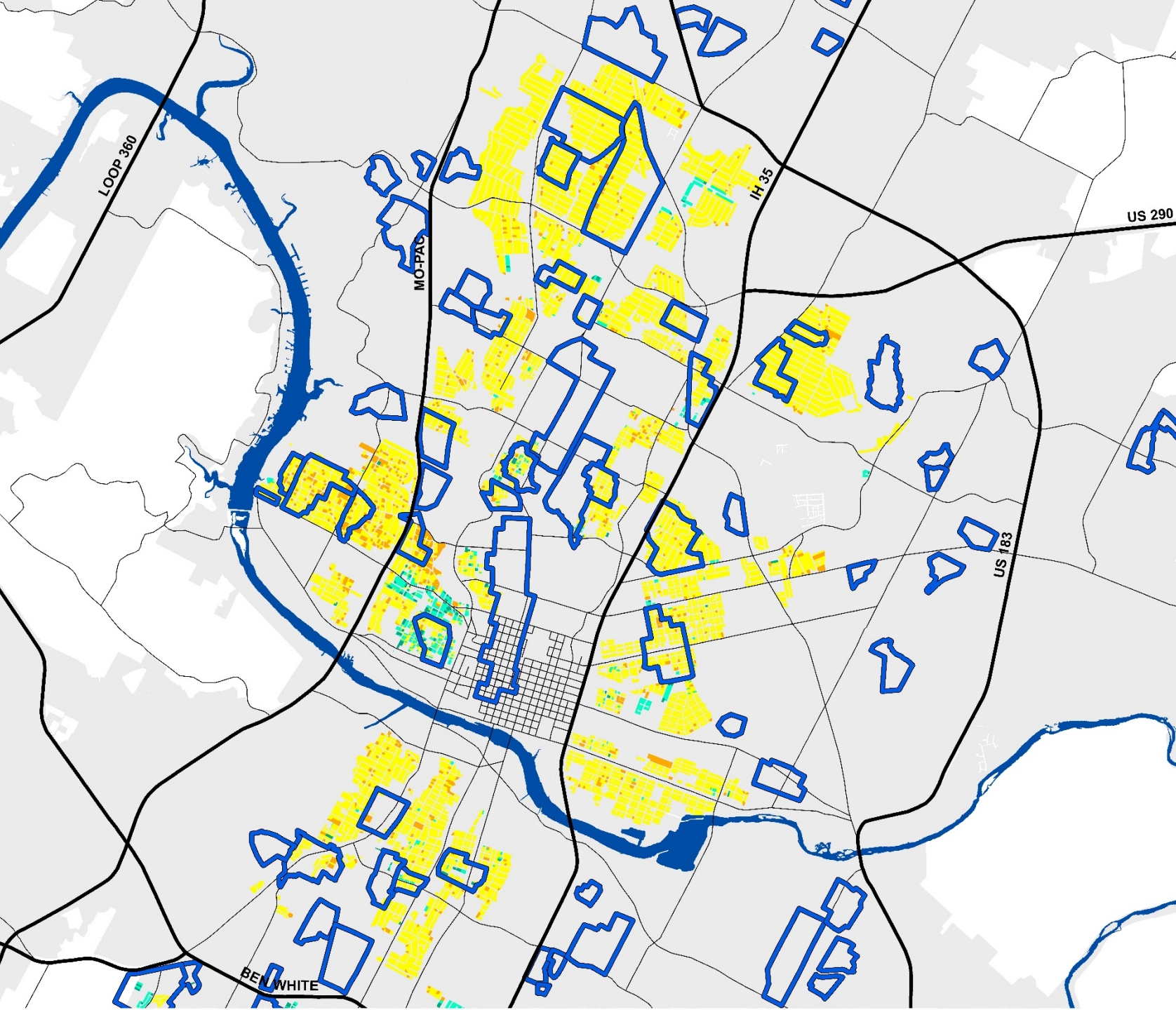
Summary

Staff proposal attempts to:

- Provide relief for the significant cost associated with development of relatively small number of units on small lots
- Maintain key environmental and drainage requirements currently applied to all multi-family development
- Increase environmental and drainage protection on existing residential lots that would become eligible for 3-6 unit lots under CodeNEXT
- Reduce the need for additional staff to review missing middle development

Note: Additional review requirements will require additional staff within DSD

Questions



- R3A, R3B, R3C
- R3C: Cottage Court Eligible
- R4A, R4B, R4C
- R4: Cottage Court Eligible
- Localized Flood Identified Areas
- Zoning Jursidiction

