Discussions

- Site Plan Lite
- Parking Maximums
- Alternative Compliance
- Back to Greenfield
- Sunset F25
## Site Plan Lite

### Size of Project
- Currently 3-8
- Transition Area Bonus 5-10
- Should 1 - 4 Require only

### Timing
- For residential developers, time dealing with city approval is highest risk/cost phase of project
- For Affordable units time for Permits + Site Plan Lite need to be equal to Permits only or developers will be reluctant to take the bonus

### Scope
- Trees are the only listed increase in scope
- Should we list areas of focus? E.g. Safety (flood, fire) but not Traffic Impact.

### Subdivision Light
- Would this be useful for division of current lots?
Parking Maximums

Current:
- Downtown: 1.10

Proposed:
- Corridors and Centers: 1.25 Min
- City-wide: 1.75 Min

Pros
- Banks currently require, but may rework formulas to do work in Austin

Cons
- Could push development out of corridors or out of city
Parking Maximums: Inputs to Consider

e.g. All above ground parking over maximum counts against FAR in Corridors and must be in a stand-alone structure
Alternative Compliance

**Clear Priority of Alternatives**
- Safety - Mandatory
- Trees - Critical
- Set Back - Optimal

**Clear Formulas**
- Clear Qualifications
- Percent Deviation
- Affordable Bonus?

**Minimal Development Yield**
Back to Greenfield

- Can discourage redevelopment
- Can discourage walkability
- Compromise options
  - 50% of difference between Greenfield and Today
  - Exempt Surface Parking
  - Exempt Corridors
  - Exempt Affordable

Greenfield
- Can Reduce IC
- IC More than Flooding

Compromise
- Better than Today
- Encourage Redevelopment on Corridor

Exempt Surface Parking
Exempt Corridors
Exempt Affordable
## Sunset F25

<table>
<thead>
<tr>
<th>Will become harder over time</th>
<th>Limited Impact</th>
<th>Sunset Process</th>
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<tbody>
<tr>
<td>• Staff will lose expertise in less used code&lt;br&gt;• Old code unlikely to get updates for best practice</td>
<td>• As areas are rezoned, F25 will become reduce in footprint</td>
<td>• Table of nearest equivalents&lt;br&gt;• Provide fee waiver for re-zoning requests</td>
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Concerns for Staff

- No Land Status Determination
- No appeal of Building Permit
- Quasi Judicial Appeal does not offer ability to negotiate among stakeholders
- Illegal lots
- Future of Conditional Overlays