

7713 Burnet

Zoning & FLUM Amendment

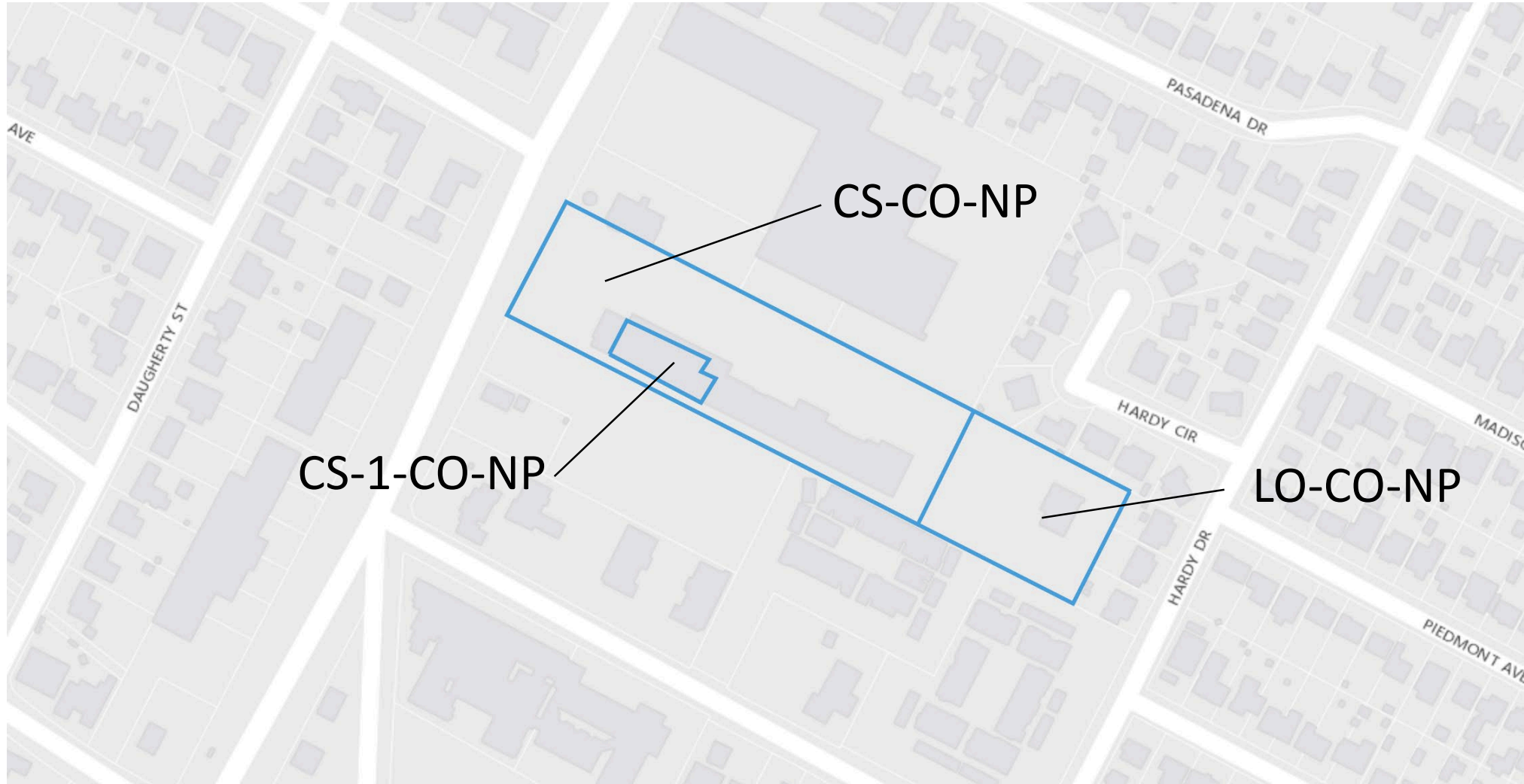
Overview

- **Request:**
 - Rezone from CS-1-CO-NP/CS-CO-NP/LO-CO-NP to MF-6-NP.
 - Amend the Future Land Use Map (FLUM) to reflect multi-family.
 - Terminate an outdated restrictive covenant.
- **Bottom Line:** The applicant is requesting the ability to provide a 360-unit apartment on Burnet, with 10 percent of units affordable at 60 percent MFI.
- **Rationale:** Approving this downzoning would support the City's housing and mobility goals while decreasing overall site development entitlements.

7113 Burnet Rd.



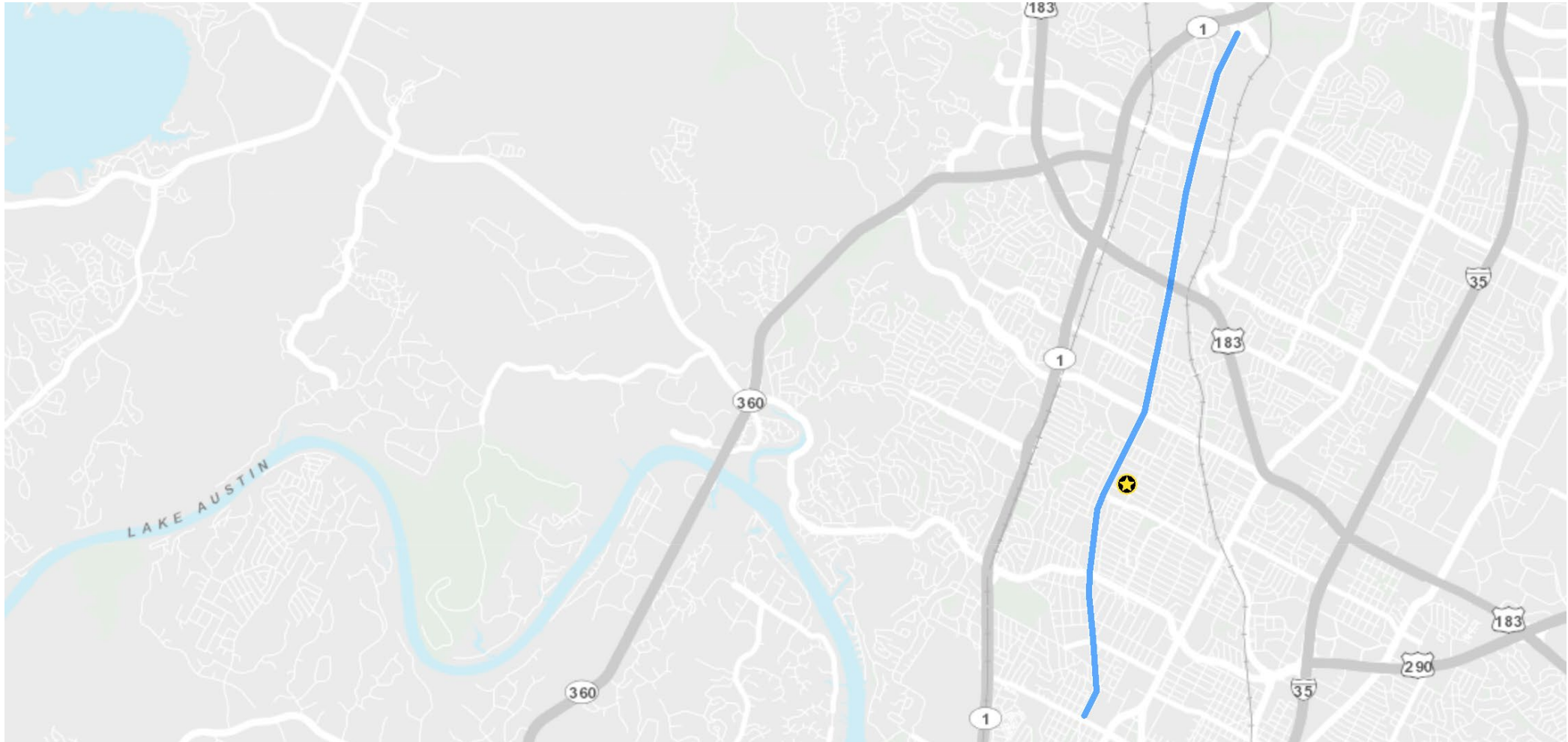
7113 Burnet Rd.



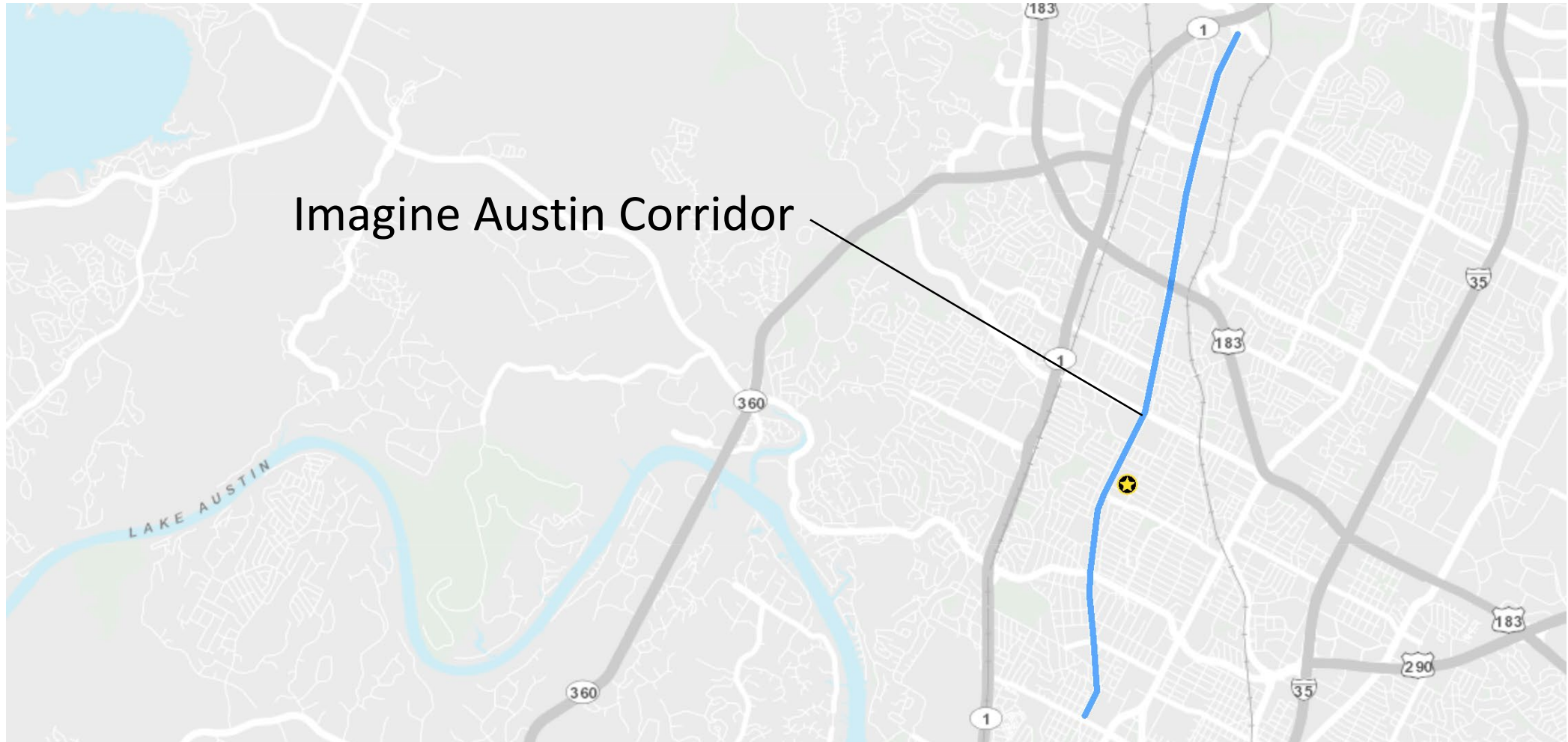
Existing Use: Outdated Commercial/Bar



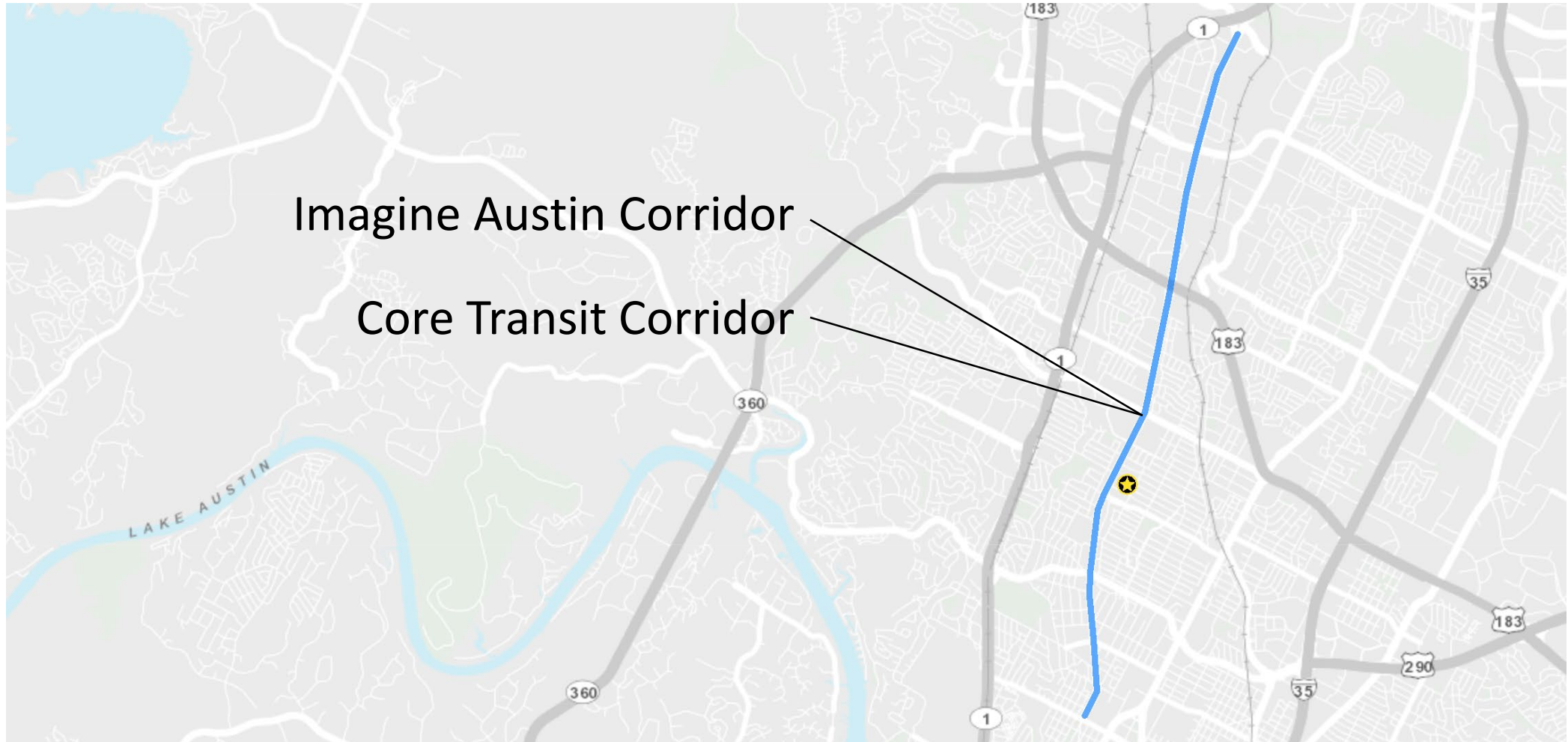
Burnet Road is Key to City Goals



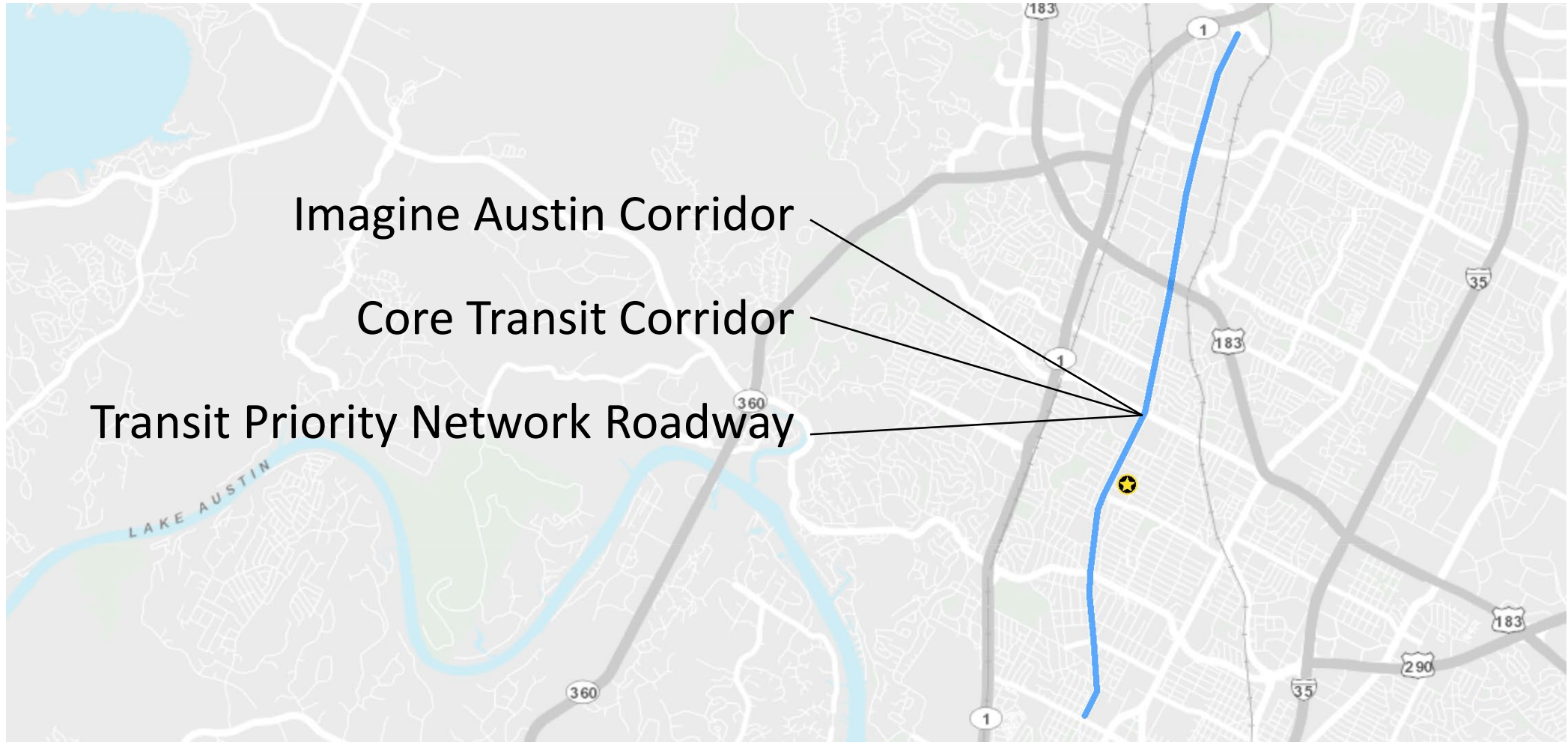
Burnet Road is Key to City Goals



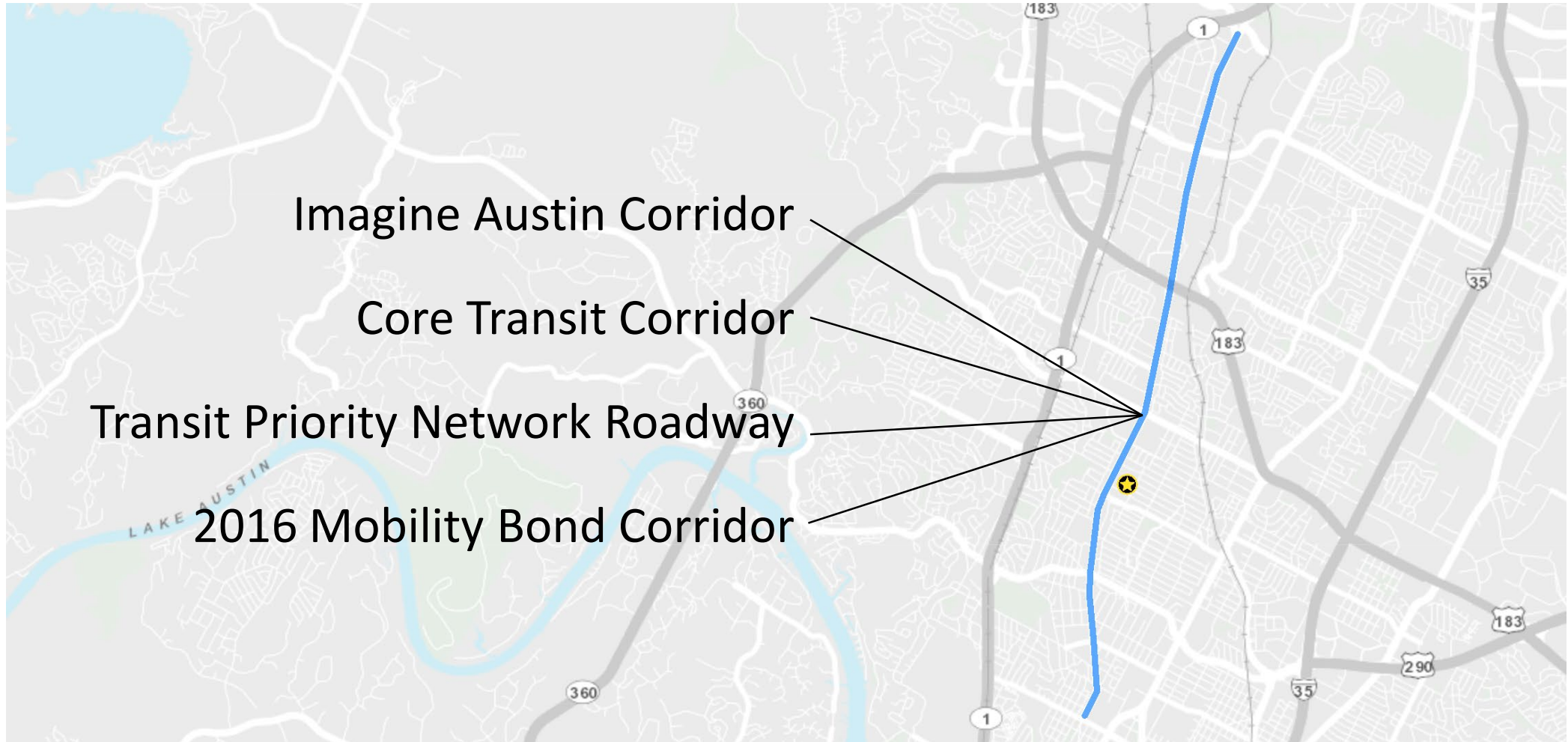
Burnet Road is Key to City Goals



Burnet Road is Key to City Goals



Burnet Road is Key to City Goals



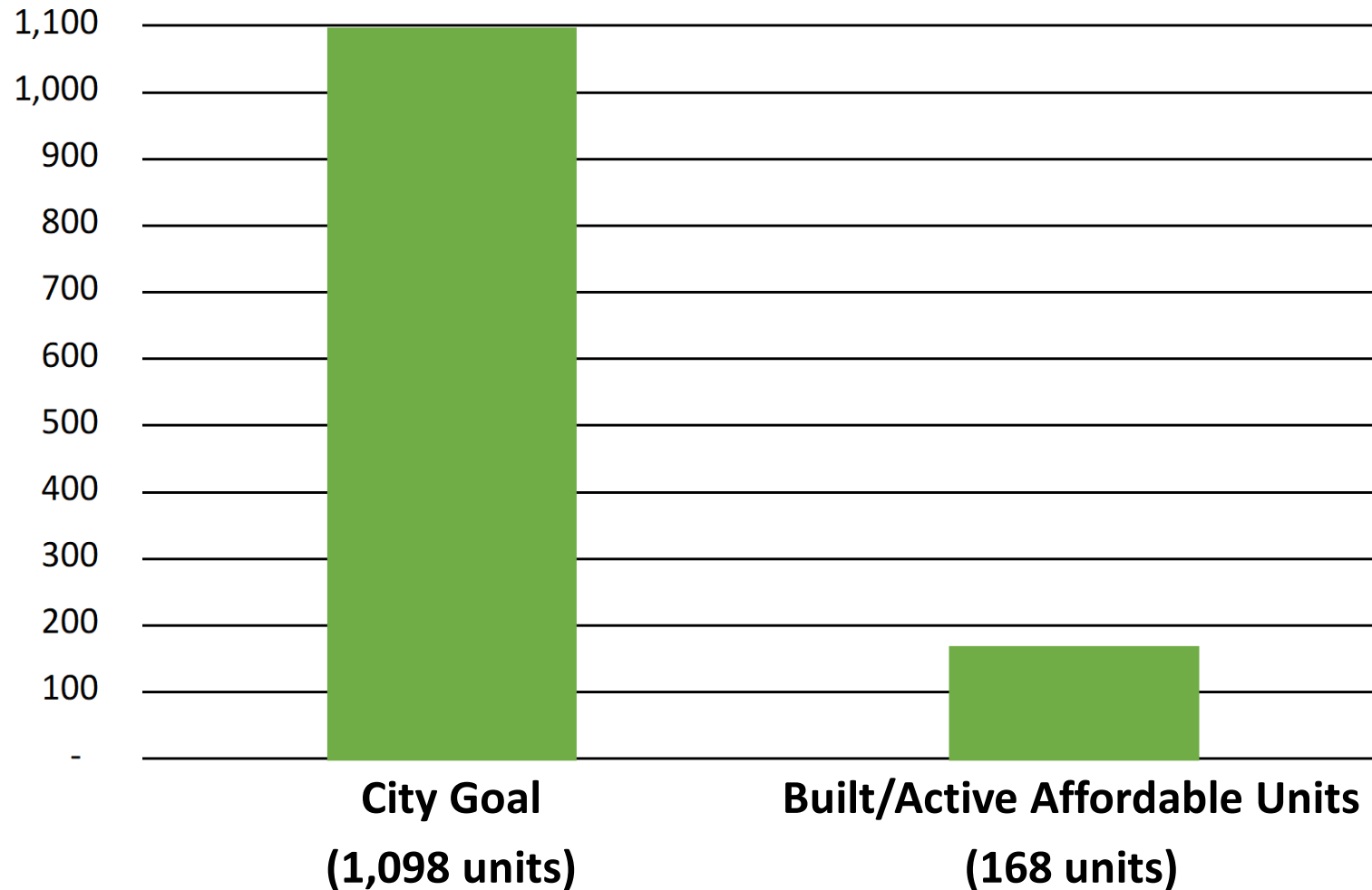
Affordable Housing Along Burnet

The City has a goal of 1,098 units up to 80 percent MFI by 2027 for Burnet Road...



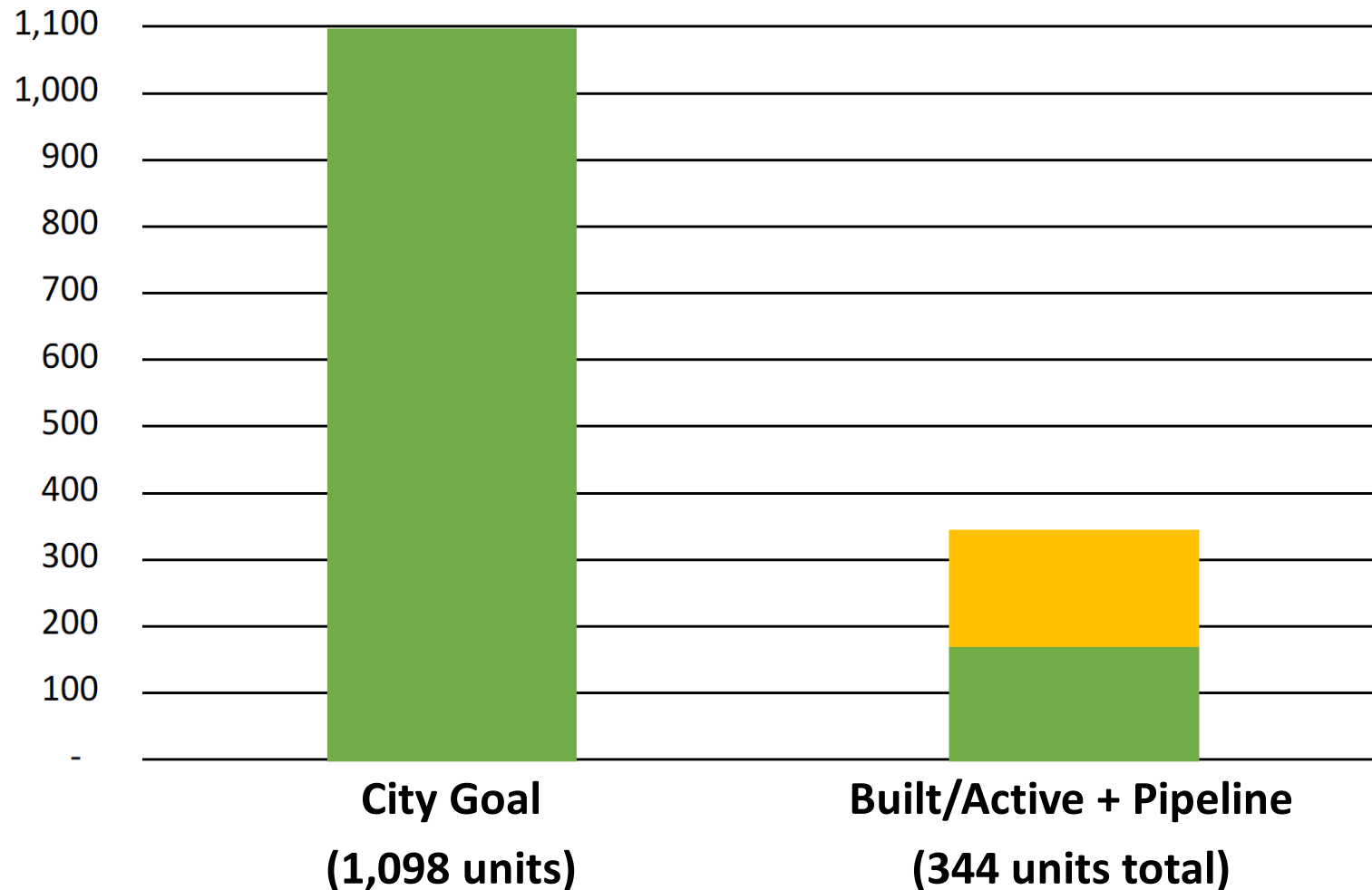
Affordable Housing Along Burnet

...but is starting with only a limited stock of affordable units...



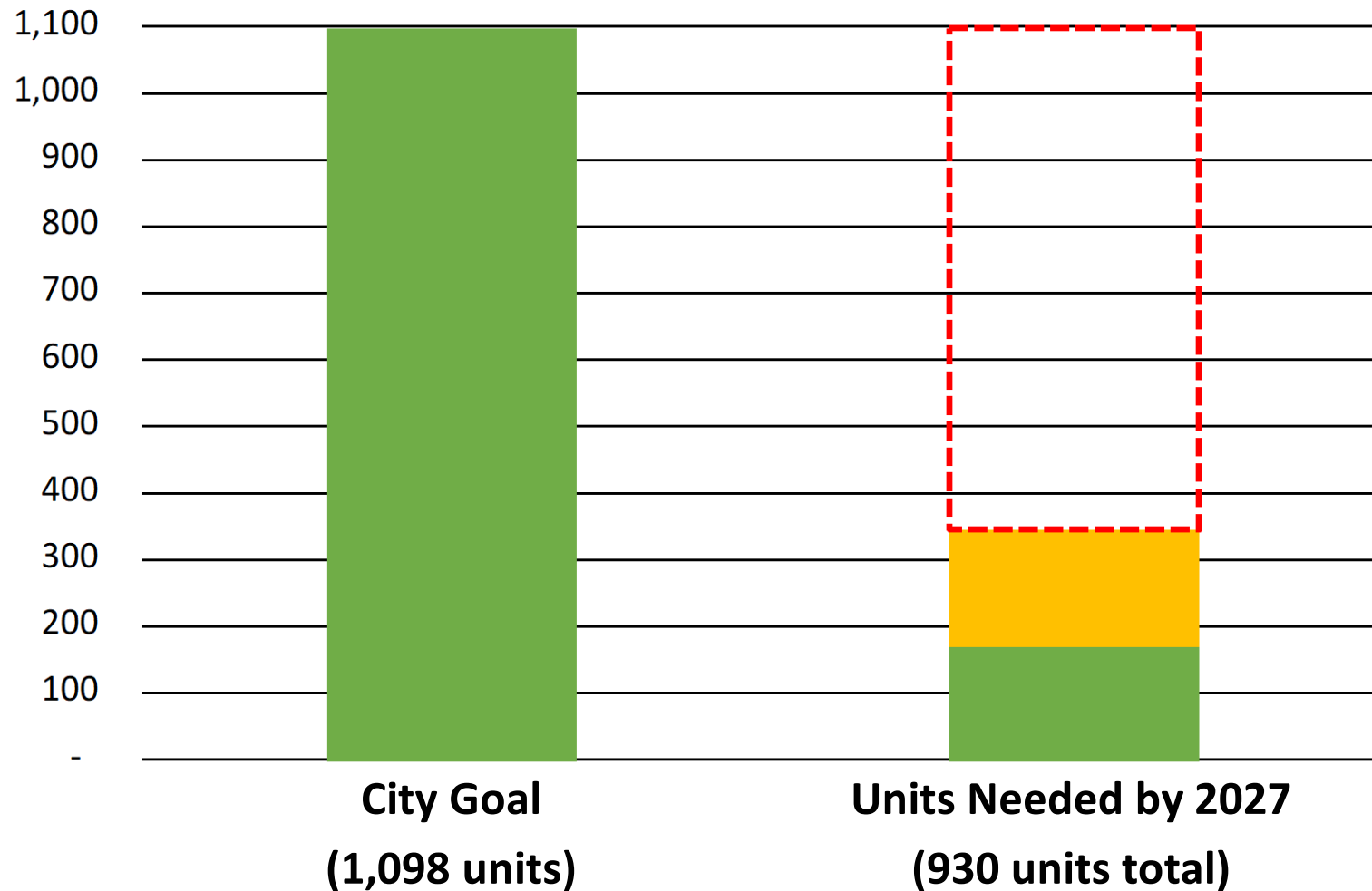
Affordable Housing Along Burnet

...and only has a limited number of projects in the pipeline...



Affordable Housing Along Burnet

...leaving a meaningful gap that will need to be filled to hit the City's goals.



7113 Burnet Supports Affordability Goals

ON-SITE

60% MFI

**10% OF
ALL UNITS**

Total Proposed Housing:

~360 units

Proposed Affordable Housing:

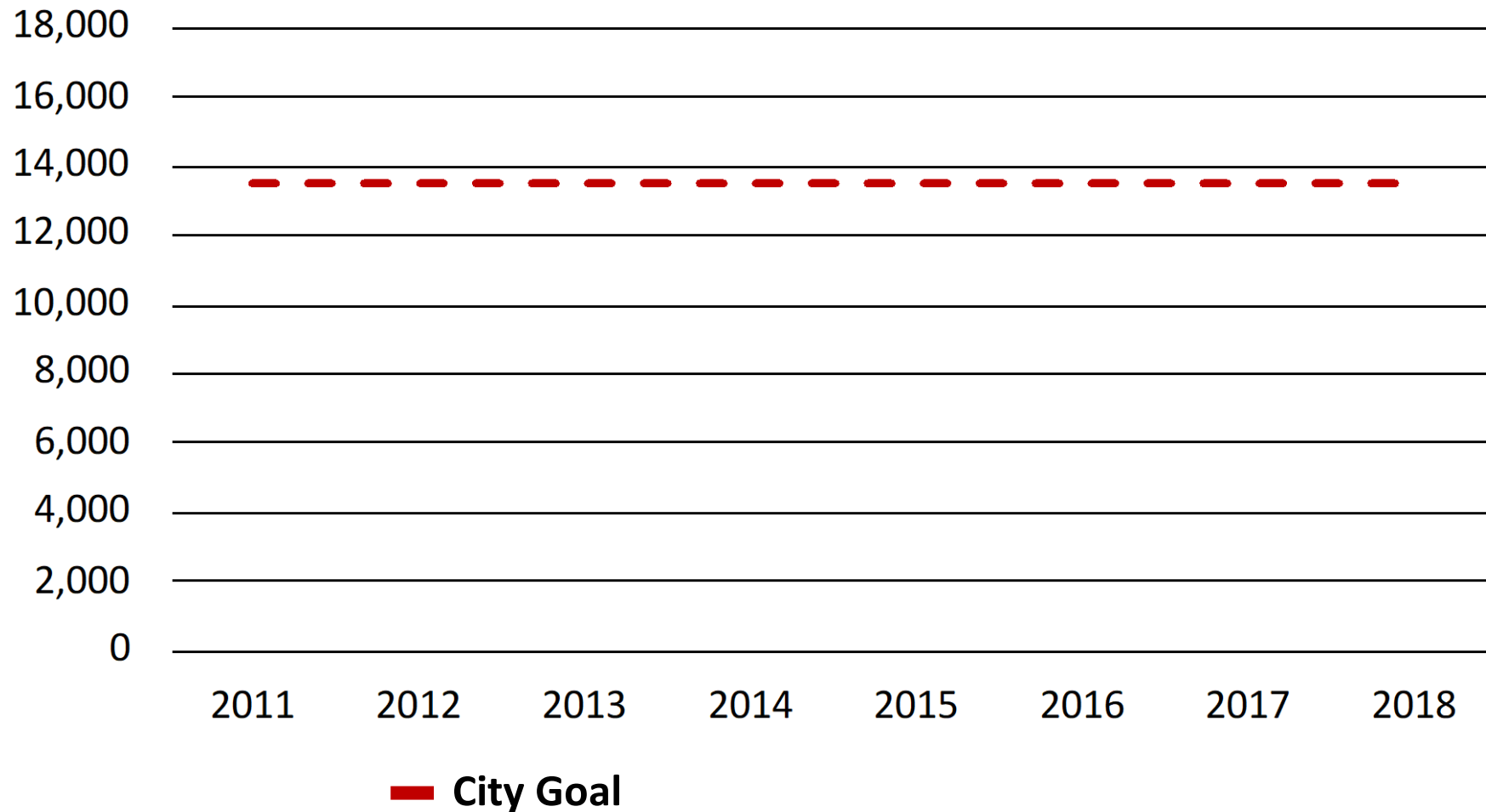
~36 units

Average Annual Affordable Unit Production (Burnet):

~15 units

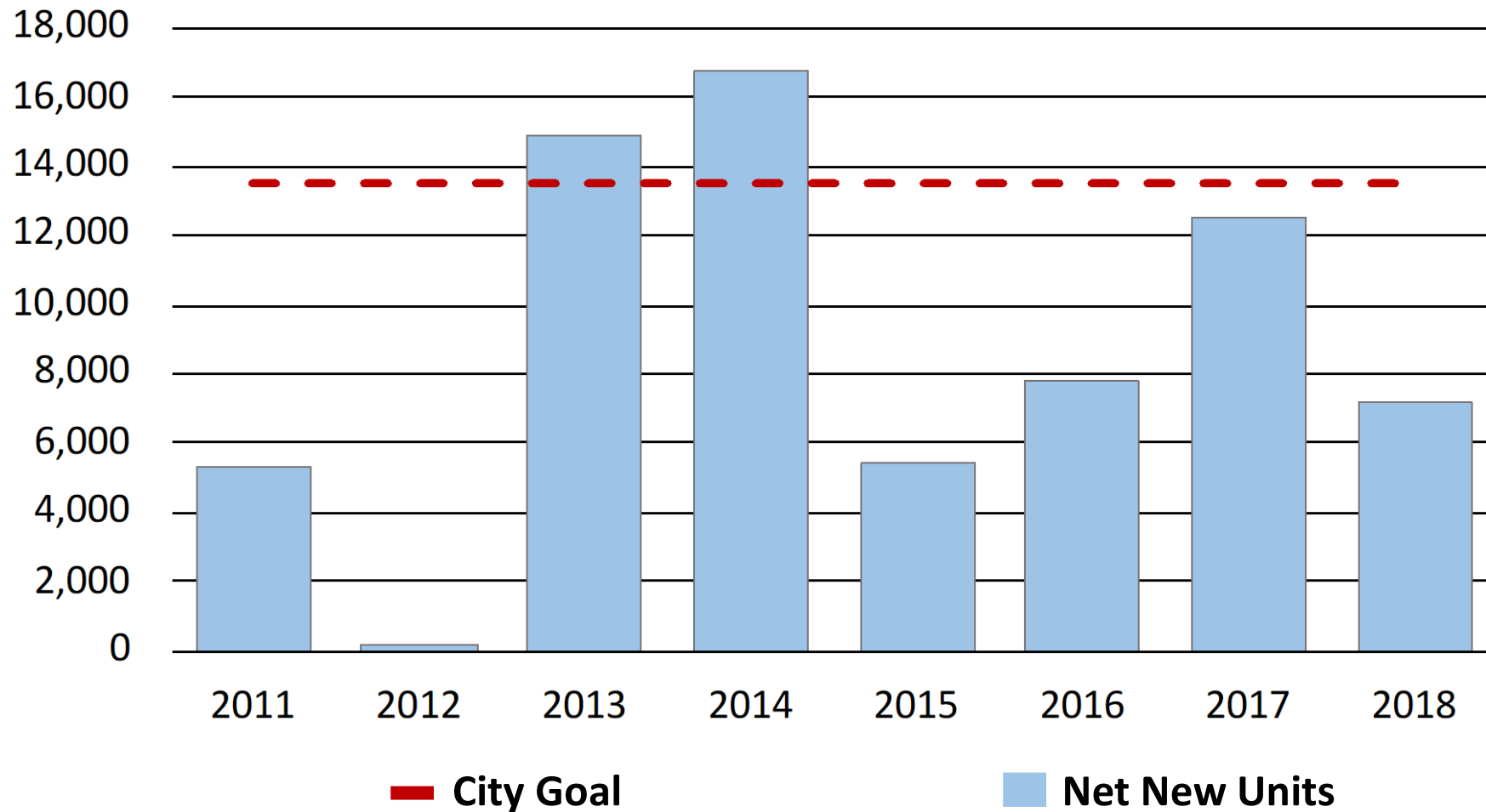
Housing Goals

The City has a goal of 135,197 new units by 2027, or 13,520 per year on average...



Housing Goals

...but has not been on track to meet its goal.



7113 Burnet Supports Mobility Goals

TRANSIT-SUPPORTIVE DENSITY.

"Establishing transit-supportive densities along planned high-capacity transit is essential to its success." (p. 36)



SUPPORTING AFFORDABILITY.

"Increase the percentage of affordable housing available at 30%, 50%, 60%, and 80% MFI within 1/2 mile of transit and bicycle priority networks." (p. 221)



REDUCING CURB CUTS.

"We should require and incentivize reducing the number and size of curb cuts." (p. 21)



MF-6 Lowers Site Intensity Overall

Regulation	MF-6
Height	
Up to 300 ft. from SF	Step Up to 60 ft.
300 ft. to 420 ft.	Step Up to 90 ft.
Impervious Cover	80%
Building Cover	70%
FAR	-
Trip Generation	1,960
Uses	Multi-Family

MF-6 Lowers Site Intensity Overall

Regulation	Existing Zoning	MF-6	
Height			
Up to 300 ft. from SF	Step Up to 60 ft.	Step Up to 60 ft.	≈
300 ft. to 420 ft.	Remain at 60 ft.	Step Up to 90 ft.	↑
Impervious Cover	88%	80%	↓
Building Cover	83%	70%	↓
FAR	1.6	-	↑
Trip Generation	2,160 to 3,752	1,960	↓
Uses	Bar/Commercial/Office	Multi-Family	↓

MF-6 Lowers Site Intensity Overall

Regulation	Existing Zoning	MF-6	
Height			
Up to 300 ft. from SF	Step Up to 60 ft.	Step Up to 60 ft.	≈
300 ft. to 420 ft.	Remain at 60 ft.	Step Up to 90 ft.	↑
Impervious Cover	88%	80%	↓
Building Cover	83%	70%	↓
FAR	1.6	-	↑
Trip Generation	2,160 to 3,752	1,960	↓
Uses	Bar/Commercial/Office	Multi-Family	↓

MF-6 Lowers Site Intensity Overall

Regulation	Existing Zoning	MF-6
Height		
Up to 300 ft. from SF	Step Up to 60 ft.	Step Up to 60 ft. ≈
300 ft. to 420 ft.	Remain at 60 ft.	Step Up to 90 ft. ↑
Impervious Cover	88%	80% ↓
Building Cover	83%	70% ↓
FAR	1.6	- ↑
Trip Generation	2,160 to 3,752	1,960 ↓
Uses	Bar/Commercial/Office	Multi-Family ↓

MF-6 Lowers Site Intensity Overall

Regulation	CS-V-MU	MF-6	
Height			
Up to 300 ft. from SF	Step Up to 60 ft.	Step Up to 60 ft.	≈
300 ft. to 420 ft.	Remain at 60 ft.	Step Up to 90 ft.	↑
Impervious Cover	95%	80%	↓
Building Cover	95%	70%	↓
FAR	-	-	=
Trip Generation	2,107 to 4,189	1,960	↓
Uses	Commercial/Office/MF	Multi-Family	↓

**VMU allows the applicant to waive FAR by providing affordable housing, as is already proposed here.*

MF-6 Lowers Site Intensity Overall

Regulation	CS-V-MU	MF-6	
Height			
Up to 300 ft. from SF	Step Up to 60 ft.	Step Up to 60 ft.	=
300 ft. to 420 ft.	Remain at 60 ft.	Step Up to 90 ft.	↑
Impervious Cover	95%	80%	↓
Building Cover	95%	70%	↓
FAR	-	-	=
Trip Generation	2,107 to 4,189	1,960	↓
Uses	Commercial/Office/MF	Multi-Family	↓

**VMU allows the applicant to waive FAR by providing affordable housing, as is already proposed here.*

MF-6 Lowers Site Intensity Overall

Regulation	CS-V-MU	MF-6
Height		
Up to 300 ft. from SF	Step Up to 60 ft.	Step Up to 60 ft. =
300 ft. to 420 ft.	Remain at 60 ft.	Step Up to 90 ft. ↑
Impervious Cover	95%	80% ↓
Building Cover	95%	70% ↓
FAR	-	- =
Trip Generation	2,107 to 4,189	1,960 ↓
Uses	Commercial/Office/MF	Multi-Family ↓

**VMU allows the applicant to waive FAR by providing affordable housing, as is already proposed here.*

Recap

The City has set goals for improving affordability and mobility for our community – and Burnet Road is a key part of those goals.

Recap

The City has set goals for improving affordability and mobility for our community – and Burnet Road is a key part of those goals.

This Burnet Road project – on a site with outdated bar/commercial – would help meet these goals and provide the first income-restricted units in Crestview to date.

Recap

The City has set goals for improving affordability and mobility for our community – and Burnet Road is a key part of those goals.

This Burnet Road project – on a site with outdated bar/commercial – would help meet these goals and provide the first income-restricted units in Crestview to date.

MF-6 is the only existing zoning tool to achieve this project as envisioned, and would provide a *decrease* in intensity in most respects.

7713 Burnet

Zoning & FLUM Amendment

Compatibility Distance

Compatibility standards build in meaningful distance prior to allowing height.

