

1907 Webberville Road

7/28/2020

storybuilt.

Executive Summary

ZONING:

- SF-3-NP (Residential Urban Infill) – Allows for high density single family and commercial

SIZE:

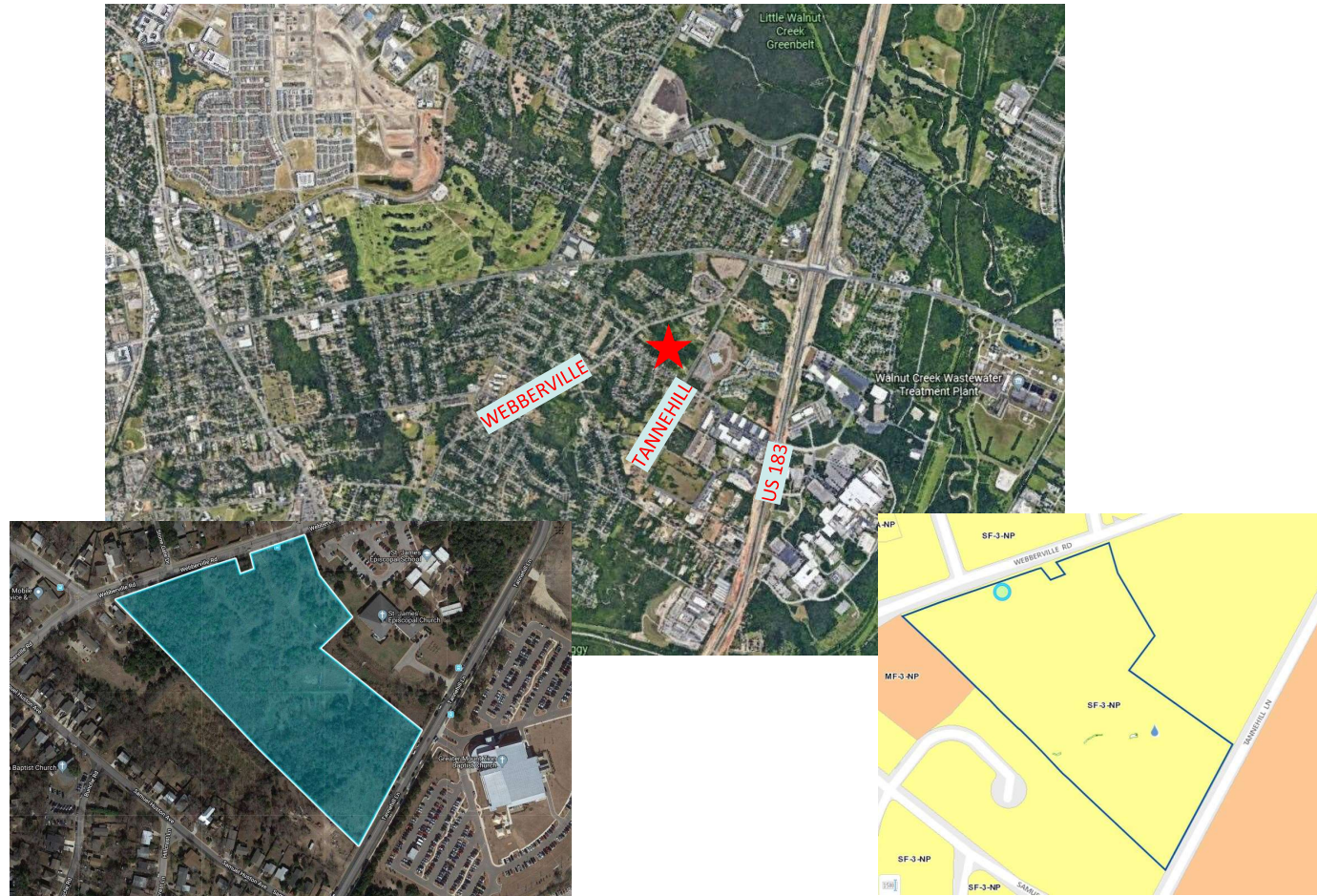
- 11.6 acres
- 8 acres developable (currently)

APPROVED SITE PLAN:

- Approved plan for 86 units-single family residential
- Under current Zoning, could achieve +/-102 units
- Requires right of way dedication, multiple City applications, oversized infrastructure, minimal open space

GOAL:

- Re-zone property to SF-6
- Maintain same use, single family residential with same density as currently entitled
- Create more efficient design, reduce unwarranted infrastructure, more open space, provide affordable units





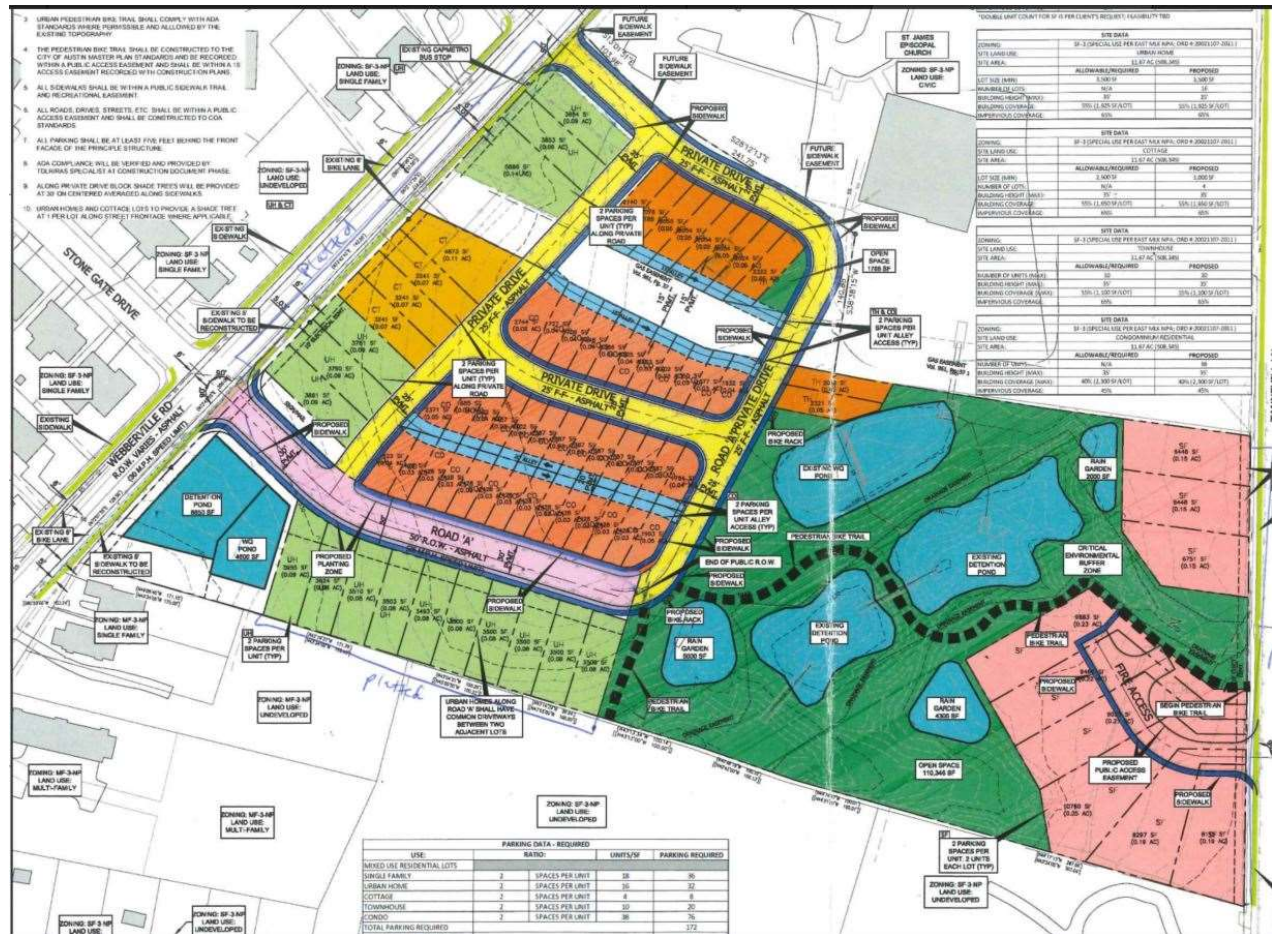
Approved Design; Conforms to Zoning (86 Units)

Zoning Requirements: Urban Infill:

- Single Family*
40-80% total units
- Duplex
0-10% total units
- TH & MF
10-20% total units
- Community open space
20% for infill parcels > 5 acres

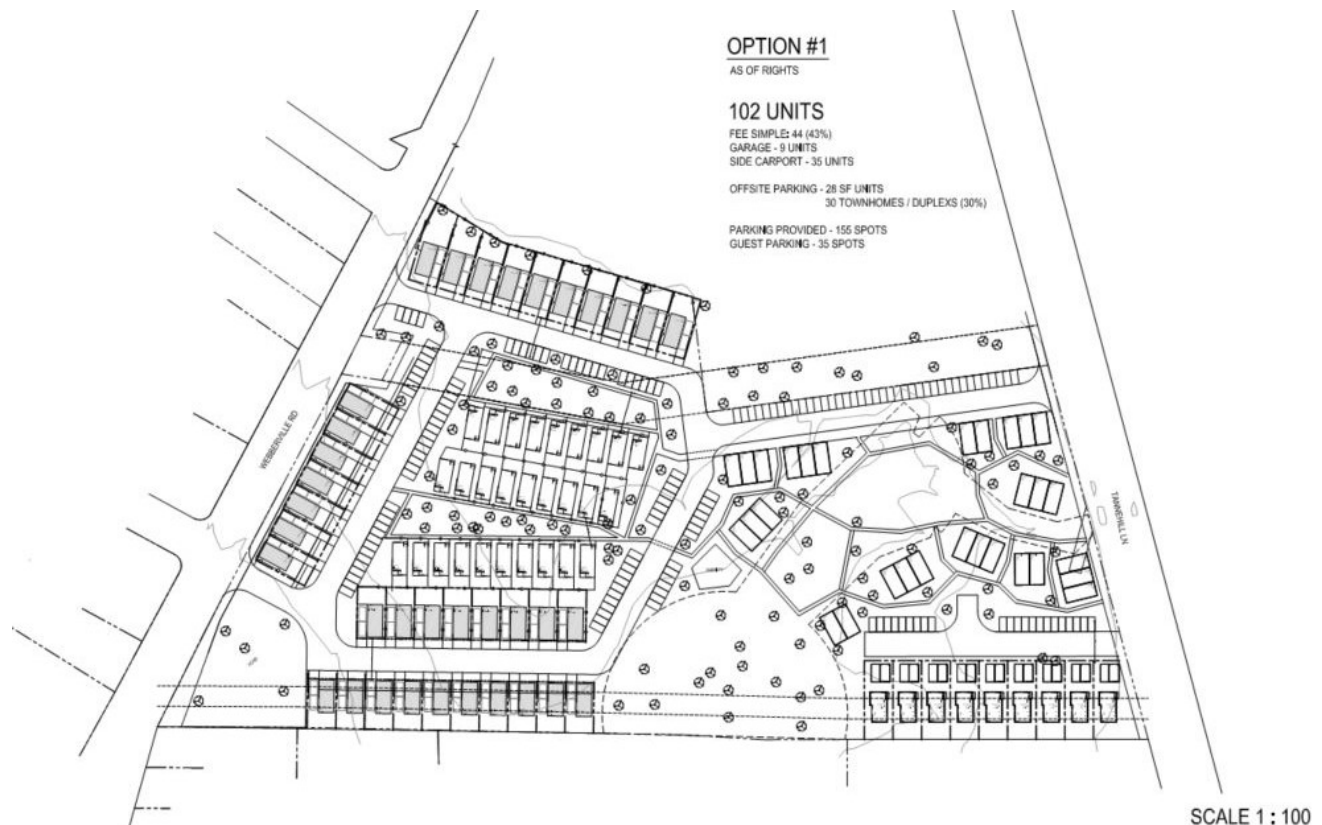
Design Cons:

- Layout of homes placed against topography as opposed to “with it”
- Lot configuration, reduced efficiency
- Alienated west side of the project
- Minimized community green space
- Minimized pedestrian and vehicular connections
- Requires Right of Way dedication and multiple City permitting applications



Option 1A: Allowed by Current Zoning (102 Units)

- This plan would require “Site Revision” application to be approved by City of Austin and Planning Commission
- Does allow for better vehicular and pedestrian connections
- More community green space but still not as connected as desired
- Too much infrastructure (Still requires Right of Way dedication), City maintained streets on a portion of site, City owned ponds
- Fee simple lot creation limits design efficiencies



Proposed Option: Rezone to SF-6 (~103 Units)

Benefits

- Reduced site infrastructure by creating private streets and not Publicly owned streets
- “Intentional” design elements around open space
- Pedestrian and vehicular connections improved
- Design of units to work with topography as opposed to against it
- Creates more diverse Unit Mix (2-4 BRs)
- Open space increased
- 15% of all Units entitled above 86 units will be reserved for affordability and conveyed @ 70% MFI
- Parkland Fees generated to be earmarked for Red Bluff Nature Preserve during site plan review with the COA
- Impervious cover reduced by approx. 5-10%
- NO 3 story Units

