



## **Resolution in Opposition to the PUD Zoning at 218 S. Lamar**

**WHEREAS**, Planned Unit Development (PUD) district is the designation for a large or complex single or multi-use development that is planned as a single contiguous project and that is under unified control, but the proposed development is neither large (other than the one building) nor complex; and,

**WHEREAS**, The purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD, but the proposed PUD will not preserve the natural environment and does little to encourage high quality development or ensure adequate facilities; and,

**WHEREAS**, Development under the site development regulations applicable to a PUD must be superior to the development that would occur under conventional zoning and subdivision regulations, but the proposed PUD is not providing significantly superior development through greater design flexibility and modification of site development regulations and is producing inferior development in several aspects; and,

**WHEREAS**, A PUD district must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints, but the proposed PUD will not include at least 10 acres of land, and is significantly (87%) smaller than 10 acres.

**NOW THEREFORE,**

**BE IT RESOLVED THAT** the Austin Neighborhoods Council Executive Committee calls on the City Council to deny the PUD zoning at 218 S. Lamar specifically because it exceeds height, floor area, and natural appearance requirements of the Waterfront Overlay, and because the proposal is not superior to nearby projects

that have been built in compliance with the Waterfront and Vertical Mixed Use Overlays.

**BE IT FURTHER RESOLVED THAT** the Austin Neighborhoods Council Executive Committee calls on the City Council to reject the use of the Waterfront Overlay or any other overlay as a "special circumstance" in order to satisfy **§ 25-2-144 (D)** *A PUD district must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints* in the PUD rezoning at 218 S. Lamar or in any other PUD.

**Date presented to ANC Executive Committee:** August 17, 2020

**Date approved by ANC Executive Committee:** August 19, 2020

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