ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0158 – Ethos Riverside   **P.C. DATE:** January 24, 2012

ADDRESS: 2209 Maxwell Lane

OWNER/APPLICANT: Marbella Development, LP (Mitchell Kalogridis)

AGENT: Granite Development Services (Keith Parkan)

ZONING FROM: SF-3-NP   **TO: SF-6-NP**

AREA: 8.629 acres (375,879 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of SF-6-CO-NP (Townhome & Condominium – Conditional Overlay – Neighborhood Plan) combining district zoning. The conditional overlay will prohibit vehicular access to Maxwell Lane and limit the total allowable vehicle trips per day to 680.

DEPARTMENT COMMENTS: This 8.6 acre tract is currently zoned SF-3-NP and is undeveloped. The applicant seeks to rezone the property to SF-6-NP for the development of 99 townhomes. The project will take access to Riverside Drive through an associated site plan for a commercial retail development fronting Riverside Drive.   A Traffic Impact Analysis and Neighborhood Traffic Analysis have been waived as the applicant has agreed to prohibit vehicular access to Maxwell Lane and limit the property to 680 vehicle trips per day.   The proposed rezoning does not require a neighborhood plan amendment to the Montopolis Neighborhood Plan future land use map, and the Montopolis Neighborhood Contact Team have endorsed the request for rezoning on this property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	Undeveloped
North	GR-MU-NP	Undeveloped
South	GR-MU-NP	Undeveloped
East	SF-3-NP	Single Family
West	SF-3-NP	Single Family

NEIGHBORHOOD PLAN: Montopolis Neighborhood Plan

TIA: Waived

WATERSHED: Carson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Montopolis Neighborhood Association
Del Valle Community Coalition
Montopolis Community Alliance
Montopolis Area Neighborhood Alliance
Southeast Austin Neighborhood Alliance
Carson Ridge Neighborhood Association
Crossing Garden Home Owners Association

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-01-0060	Montopolis Neighborhood Plan	Approved; 8/7/2001	Approved; 8/30/2001

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

    Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate.

2. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

    The proposed rezoning is compatible and consistent with surrounding neighborhood characteristics and residential density. An associated site plan for retail will be located on the frontage of Riverside Drive, a major core-transit corridor.

EXISTING CONDITIONS

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Carson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:
- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Water and Wastewater

If the landowner intends to serve the site with City of Austin water and wastewater utilities, the landowner, at own expense will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation:

No additional right-of-way is needed at this time.

A Neighborhood Traffic Analysis (NTA) is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114.

A traffic impact analysis (TIA) was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 680 vehicle trips per day. [LDC, 25-6-117]

Capital Metro bus service is not available along Maxwell Street.

Maxwell Street is not classified in the Bicycle Plan.

There are no existing sidewalks along Maxwell Street.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT	Bike Route	Capital Metro
Maxwell Street	50'	30'	Local	N/A	No	No

CITY COUNCIL DATE: March 1, 2012   **ACTION**:

ORDINANCE READINGS: 1st   2nd   3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye   **PHONE**: 974-7604
                                         stephen.rye@ci.austin.tx.us

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Montopolis Neighborhood Plan Contact Team (MNPCT)

January 11, 2012

Mr. Stephen Rye
Neighborhood Planning & Zoning Department
P O Box 1088
Austin, TX 78767

RE: Case Number: C14-2011-0158 – 2209 Maxwell Lane from SF-3 –NP to SF-6-NP

Dear Mr. Rye,

The Montopolis Neighborhood Plan Contact Team (MNPCT) held its meeting on January 5th, 2012 to discuss several zoning request. The MNPCT reviewed Mr. Keith Parkan's zoning change request. Mr. Parkan was representing Granite Development Services and owner Marbella Development, Lp & Mitchell Davis Kalogridis. After a lengthy discussion the MNPCT voted to approve the zoning change. The MNPCT requested that Keith Parkan keep the MNPCT involved in all stages of the development. The MNPCT also requested that this zoning request be reviewed by the Environmental Board.

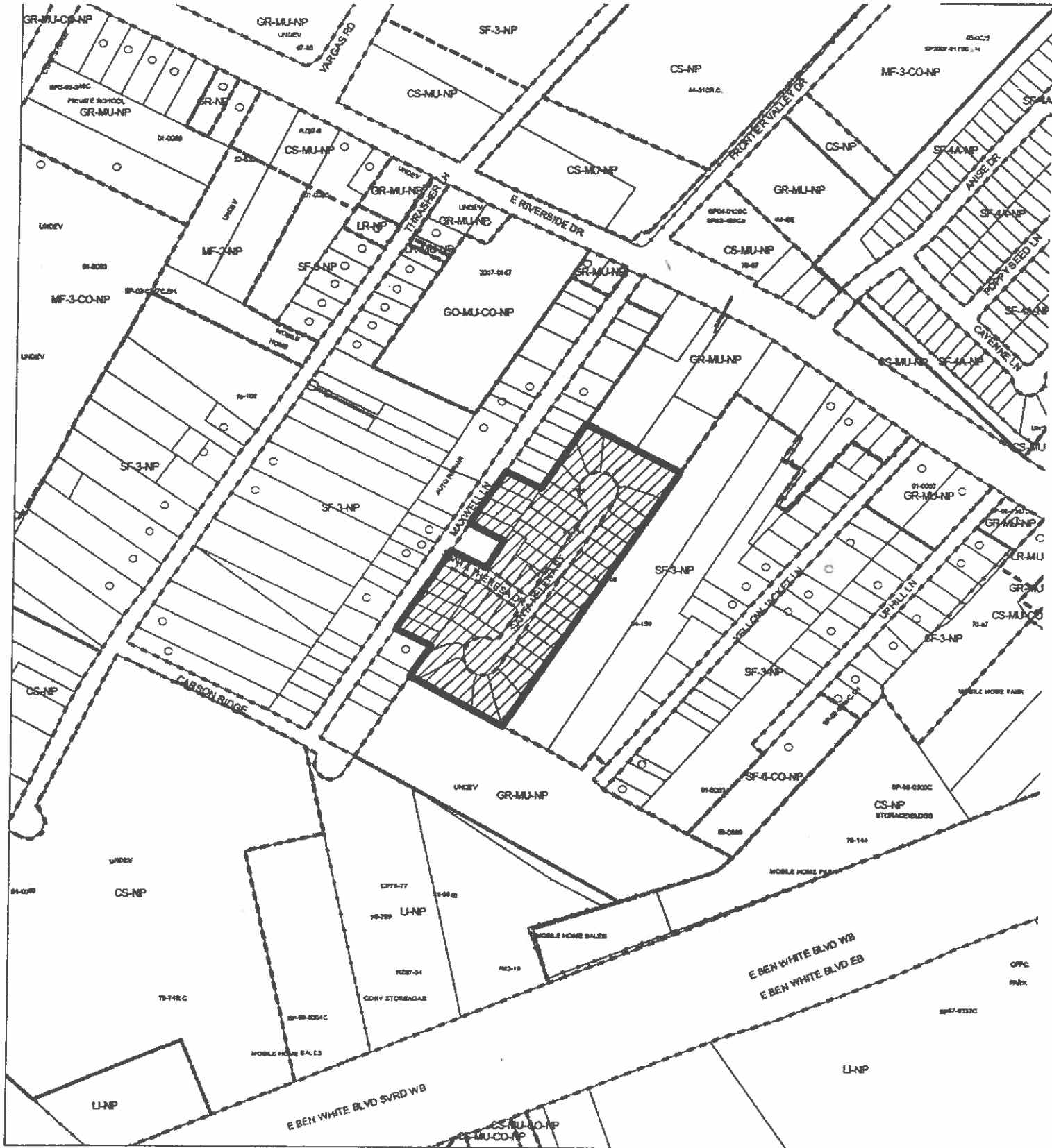Sincerely,

Susana Almanza

Susana Almanza
Vice Chair- Montopolis Neighborhood Plan Contact Team
1406 Vargas Road
Austin, TX 78741
512/472-9921

Cc: MNPCT

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2011-0158

N

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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