

CODE AMENDMENT REVIEW DIRECTOR SIGN-OFF AND COMMENT FORM

PROPOSED CODE AMENDMENTS: C2O-2011-011: Flag lot Code Amendments to Chapter 25-2, 25-4 of the Land Development Code

COMMENTS OR SIGN-OFF DUE: December 9, 2011

SEND TO: Don Perryman, Planning and Development Review Dept.
E-Mail: don.perryman@austintexas.gov
Interdepartmental Mail: One Texas Center, PDR, 5th Floor

CHECK ONE BELOW:

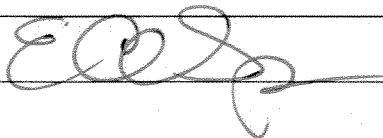
- ☐ THIS DEPARTMENT APPROVES OF THE PROPOSED CODE AMENDMENTS.
COMMENTS OR SUGGESTIONS: Allow lots to use the existing 15 foot "flag" requirement if the applicant can demonstrate access through the proposed lot configuration or through an access easement/ agreement
- ☒ THIS DEPARTMENT **DOES NOT** APPROVE OF ALL OR A PORTION OF THE PROPOSED CODE AMENDMENTS (PCAs) BECAUSE OF: (check all that apply and explain, with suggested changes that will address the issues)

- ☐ Does the PCA conflict with departmental goals or plans?
We do not support a requirement for a fire lane for emergency responders. The requirement would increase development costs.

- ☐ Does the PCA conflict with existing regulations or policies?

- ☐ Will the PCA significantly impact departmental resources (staff time, budget, etc)?

DIRECTOR SIGNATURE:



DATE: 12/21/11

DEPARTMENT:



AFFORDABILITY IMPACT STATEMENT
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
CITY COUNCIL AGENDA: PENDING CASE NUMBER: PENDING

PROPOSED RULES POSTING::	PROPOSED AMENDMENT C20-2011-011:CHANGE IN FLAG LOT REQUIREMENTS FOR RESIDENTIAL SUBDIVISION APPLICATIONS
IMPACT ON REGULATORY BARRIERS TO HOUSING DEVELOPMENT	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
IMPACT ON COST OF DEVELOPMENT	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
IMPACT ON PRODUCTION OF AFFORDABLE HOUSING	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	<p>NHCD CAN SUPPORT A MINIMUM 20 FOOT WIDE FLAG LOT IF THE "FLAG POLE" WILL BE USED AS THE POINT OF ACCESS. A DRIVEWAY PLAN IS ACCEPTABLE TO ASSURE COMPLIANCE FOR ACCESS. NHCD SUPPORTS THE REQUIREMENT FOR ADDRESS IDENTIFICATION FOR FIRST RESPONDERS AND ENFORCEMENT OF PRIVATE DEED RESTRICTIONS REGARDING ACCESS.</p> <p>WE DO NOT SUPPORT A REQUIREMENT FOR A FIRE LANE FOR EMERGENCY RESPONDERS AS IT COULD IMPACT THE BUILDABILITY OF THE LOT AND ADD TO CONSTRUCTION COSTS.</p>
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	<p>ALLOW LOTS TO USE THE EXISTING 15 FOOT "FLAG POLE" IF THE APPLICANT CAN DEMONSTRATE ACCESS THROUGH ANOTHER ROUTE VIA EASEMENT/AGREEMENT.</p> <p>ALSO, DELETE REQUIREMENT FOR DESIGNATED FIRE LANE</p>
OTHER HOUSING POLICY CONSIDERATIONS:	BECAUSE THE PROPOSAL DOES NOT APPLY TO EXISTING FLAG LOTS , THERE SHOULD BE "NO IMPACT" ON PRODUCTION OF AFFORDABLE HOUSING.
DATE PREPARED:	DECEMBER <u>21</u> , 2011

DIRECTOR'S SIGNATURE: _____

ELIZABETH A. SPENCER