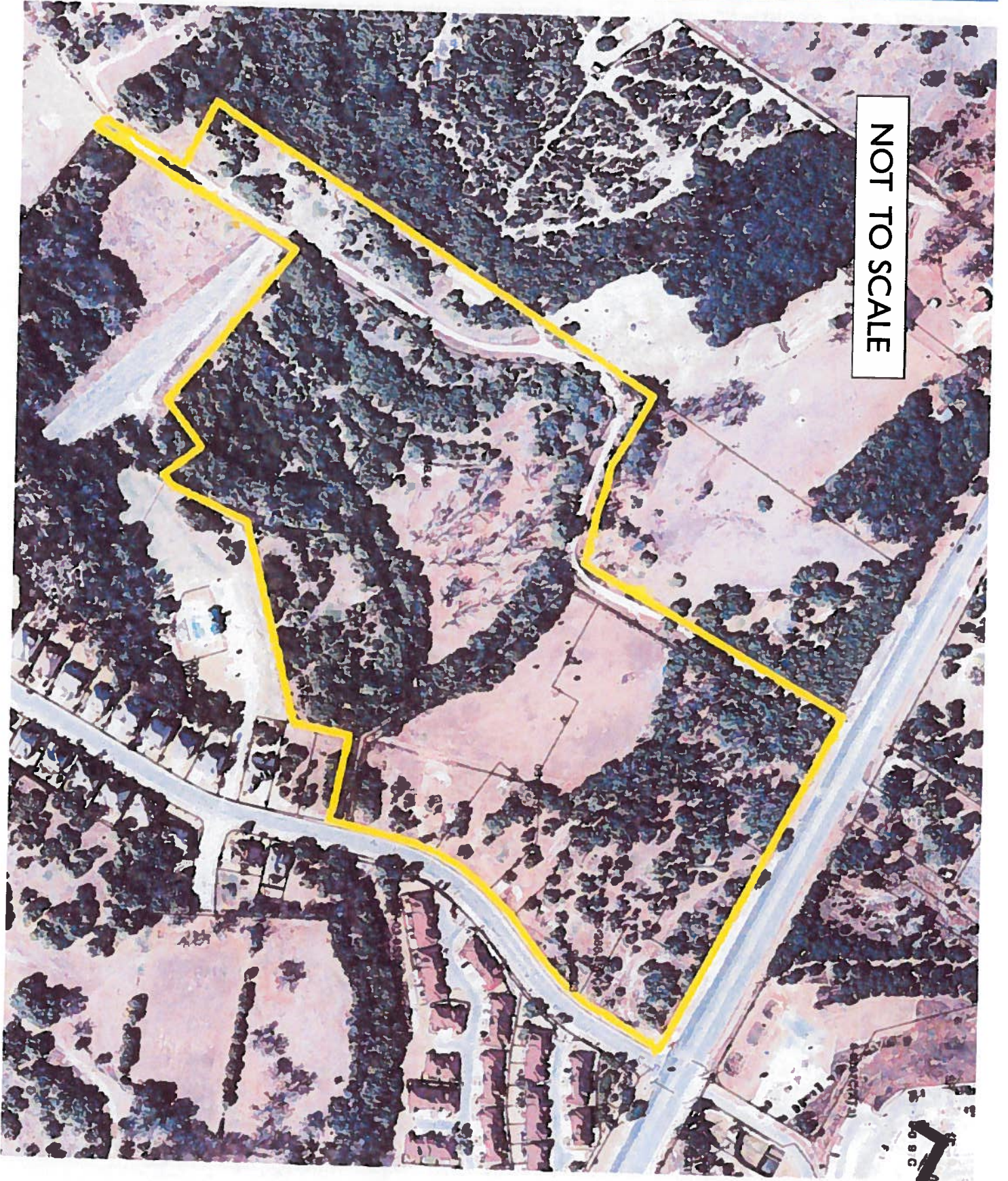


Covered Bridge Planned Unit Development (PUD) C814-2012-0055

WATERSHED: Williamson Creek
CLASSIFICATION: Barton Springs Zone / Edwards Aquifer Contributing Zone

6714 Covered Bridge Drive

NOT TO SCALE



Covered Bridge Planned Unit Development

- Located at Southwest corner of S.H. 71 West & Covered Bridge Drive
- Proposed Planned Unit Development-Neighborhood Plan (PUD-NP) combining district zoning. The 38.122 acre property is currently zoned GR-NP, GR-CO-NP, MF-1-NP, SF-6-NP, and RR-NP and is undeveloped.
- The PUD land uses are consistent with community commercial-mixed use (GR-MU) zoning district, the Oak Hill Combined Neighborhood Plan, and Imagine Austin.
- The project proposes the following specific uses: 250 multifamily units, 8,000 square feet of general retail, 8,000 square feet of restaurant, 16,000 square feet of administrative/ business office, and a 105-bed congregate living facility.





Covered Bridge Planned Unit Development

- The PUD exceeds Tier One requirements for open space, trails, parkland, and several Tier Two provisions. For example, almost 30% of the PUD boundary is set aside for open space and trails. It is also projected that the PUD will generate significantly less traffic than previously approved developments on the properties.
- Several approved subdivisions, restrictive covenants, and site plans establish development parameters for the majority of the property included in the PUD application.

NOT TO SCALE

