

Subchapter E Design Standards Amendments



Overview of Proposed Amendments to Subchapter E – Phase II

**Planning Commission
Codes & Ordinance Committee
February 19, 2013**

Design Standards Amendments

Outline of Presentation

- 
- ✓ **Background**
 - ✓ **Overview of Proposed Amendments**
 - ✓ **Next Steps and Timeline**
 - ✓ **Questions & Discussion**

Design Standards - Background

Background to Initial Adoption

Task Force formed and directed to make recommendations



Feb 2004

Council directs: Draft ordinance based on Task Force Report



May '05

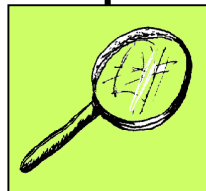
Council adopts Subchapter E



Aug '06

Creation of Subchapter E: Design Standards & Mixed Use

April '05



Task Force Report & recommendations

Oct '05 -
May '06



Consultant drafts ordinance

Jan 2007

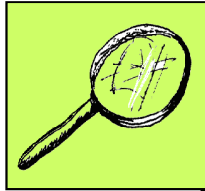


Effective date of Subchapter E

Design Standards – Background

Review of ordinance after first year: Phase I Amendments

Stakeholders review
potential amendments



March
2008

Draft of consensus
ordinance amendments



Aug
2009

Subchapter E: From Adoption to Phase I amendments

Jan 2007



Effective date of
Subchapter E

Dec
2008



Potential
amendments:
consensus &
non-consensus

April
2010



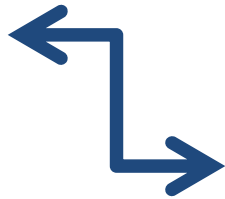
Council
approves
Phase I
amendments

Design Standards: Phase II Amendments

Key for Phase II Amendments



Revised, Rewritten, Reworked



Relocated to different section



New Provisions Added



Provisions removed from Subchapter E

Design Standards: Phase II Amendments

Article 1: General Provisions

- ***Section 1.2 - Applicability*** (pages 3-6)

- *1.2.2 - Full Compliance –*



- new construction on previously undeveloped land or new construction where all buildings are demolished
 - align with current staff practice

- *1.2.3 - Partial Compliance*



- new buildings or additions must comply with Article 2 unless criteria (topography, trees, size or nature of building, etc.) justify waiver. Article 3 applies.



- remodels must comply with Exterior Lighting, and Article 3 if defined as a “Level 3” Alteration or Addition by the Building Code






- *1.2.4 - General Exemptions*



- add exemption for ADA sidewalk and trail projects
 - relocate current exemptions for certain uses

Design Standards: Phase II Amendments

Article 2: Site Development Standards - Reorganize, Clarify, Add & Subtract

Current Numbering		Proposed Numbering
2.2 Relationship of Bldgs. to Streets & Walkways <ul style="list-style-type: none"> 2.2.1 Overview of Roadway Types 2.2.2 Core Transit Corridors 2.2.3 Urban Roadways 2.2.4 Suburban Roadways 2.2.5 ICR's: Sidewalks and Building Placement 2.2.6 Building Entryways 		2.2 Relationship of Bldgs. to Streets & Walkways <ul style="list-style-type: none"> 2.2.1 Overview of Roadway Types 2.2.2 Core Transit Corridors 2.2.3 Urban Roadways 2.2.4 Suburban Roadways 2.2.5 ICR's: Sidewalk and Building Placement <u>+ ICR for Large Sites</u>
2.3 Connectivity <ul style="list-style-type: none"> 2.3.1 Internal Circulation Systems for large Sites 2.3.2 Improvements to Encourage Pedestrian, Bicycle and Vehicular Connectivity 		2.3 Connectivity <u>Between Sites</u> <ul style="list-style-type: none"> 2.3.1 Improvements to Encourage Pedestrian, Bicycle and Vehicular Connectivity
2.4 Parking Reductions 		2.4 Building Entryways
2.5 Exterior Lighting		2.5 Exterior Lighting
2.6 Screening of Equipment and Utilities		2.6 Screening of Equipment and Utilities
2.7 Private Common Open Space and Amenities		2.7 Private Common Open Space and Amenities
3.2.3 Shade and Shelter		<u>2.8</u> Shade and Shelter  

Design Standards: Phase II Amendments

Article 2: Site Development Standards (continued)

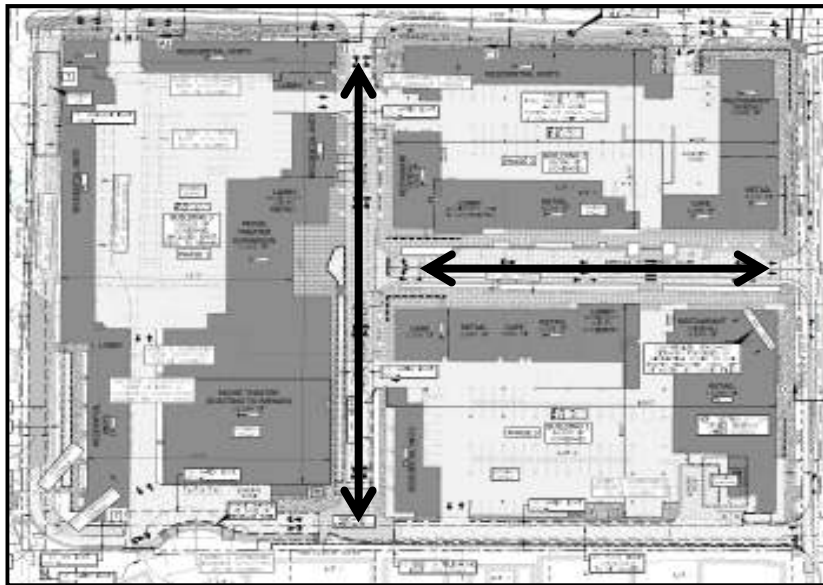
- **Section 2.2.5 - Internal Circulation Routes: Sidewalk and Building Placement** (pages 32-36)



- combined, revised and renumbered to a new *Section 2.2.5 - Internal Circulation Routes: Sidewalk and Building Placement for Large Sites*



- *added provision for Project Circulation Plan*



Design Standards: Phase II Amendments

Article 2: Site Development Standards (continued)

- ***Section 2.4 – Parking Reductions*** (pages 43-45)



- deleted current *Section 2.4 - Parking Reductions*

- provisions to be integrated with parking amendment to LDC 25-6-478, being processed by Public Works Neighborhood Connectivity Division



- renumbered current *Section 2.2.6 - Building Entryways* as new 2.4

Design Standards: Phase II Amendments

Article 2: Site Development Standards (continued)

- ***Section 2.5 - Exterior Lighting*** (pages 45-46)



- Clarified *Section 2.5.B.3 - Lighting of Building Facades*



- added flexibility for replacement of existing building-mounted lighting

- Section 2.5 needs significant additional work



Design Standards: Phase II Amendments

Article 2: Site Development Standards (continued)

- ***Section 2.7 - Private Common Open Space and Pedestrian Amenities***
(pages 48-52)



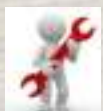
- revised to reflect open space amendments approved by City Council in Dec. 2011 (Ordinance 20111215-096)



Design Standards: Phase II Amendments

Article 3: Building Design Standards

- **Section 3.2 - Glazing and Façade Relief Requirements** (pages 55-57)



- section renamed to reflect distinction between glazing and façade relief

- requires glazing on a facade facing a roadway or ICR where building frontage is provided



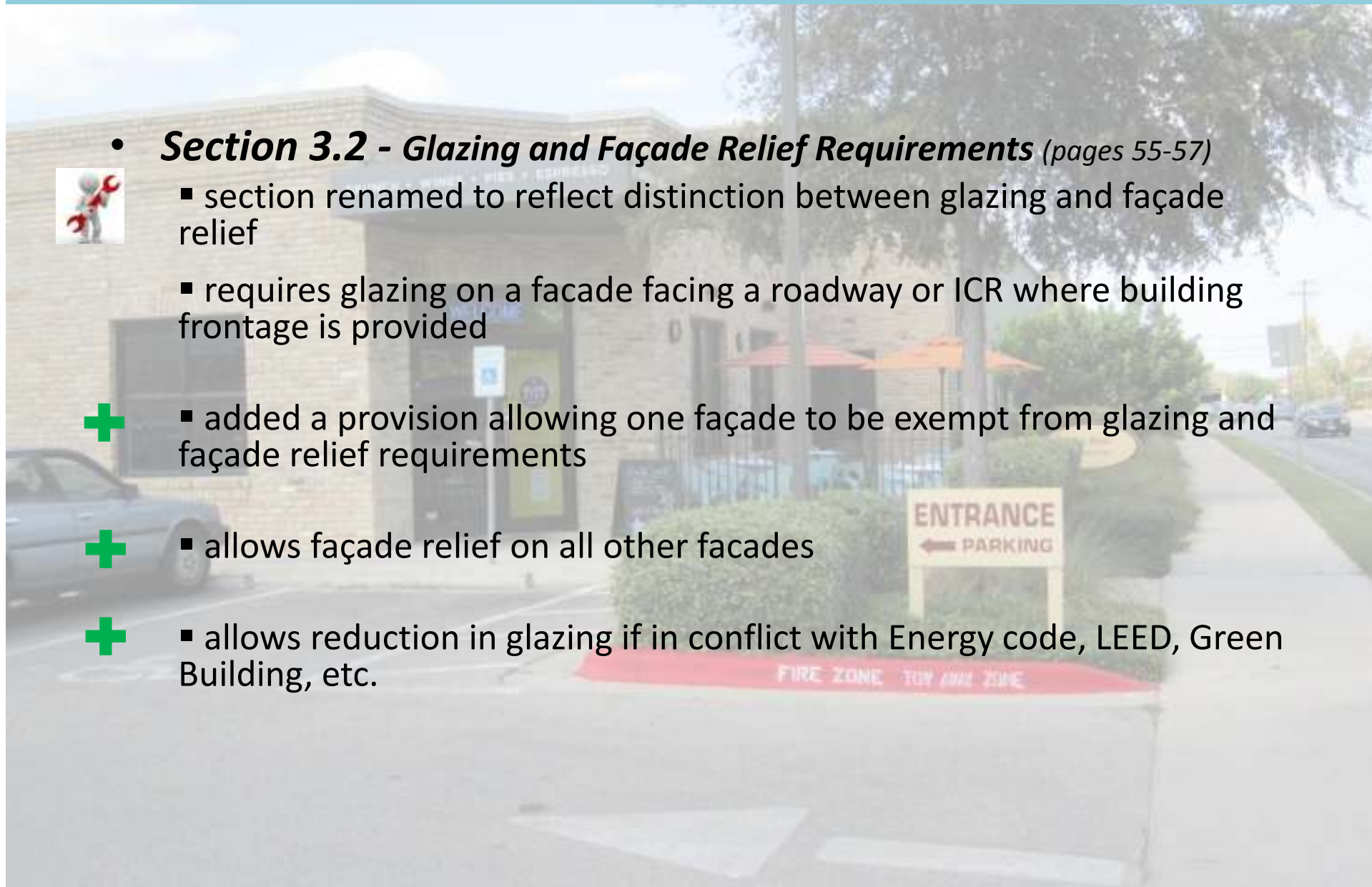
- added a provision allowing one façade to be exempt from glazing and façade relief requirements



- allows façade relief on all other facades



- allows reduction in glazing if in conflict with Energy code, LEED, Green Building, etc.



Design Standards: Phase II Amendments

Article 4: Mixed Use

- ***Section 4.3.3.D - Compatibility and Neighborhood Design Standards*** (pages 72-73)



- added provisions for design compatibility between VMU buildings and adjacent single family use or zoning
- certain design enhancements required
- menu of options for other standards

Design Standards: Phase II Amendments

Article 4: Mixed Use



- ***Section 4.3.4.B - Expedited Review of Residential Permit Parking Districts*** (pages 76-77)
 - Neighborhood Association(s) must endorse request for RPP
 - Parking studies waived
 - Once all information provided application acted on within 2 weeks
 - revised section to align with current staff practice for review of RPP

Design Standards: Phase II Amendments

Article 4: Mixed Use



- **Section 4.3.5.5.a - Individual Neighborhood Consideration of VMU Requirements (“Opt-In/Opt-out Process”)** (page 78)

- Current language of *Section 4.3.5.C.1.b. VMU Overlay District Opt-Out* states:

*“If **no opt-out application is submitted on a property**, or an opt-out application is submitted and denied, the dimensional and parking standard exemptions in Section 4.3.3.E.2. and 3. and the ground-floor commercial use provisions in Section 4.3.3.C.2. shall apply to all VMU buildings on that property.”*

- added provision authorizing Director to indicate “V” zoning for neighborhoods with properties in the VMU Overlay District that did not file an opt-in/opt-out application received VMU zoning
- added provision noting property owner can file VMU zoning application with or without neighborhood plan combining district to clarify current practice

Design Standards: Phase II Amendments

Article 5: Definitions



- Added new definition of Façade Relief



- Revised definition of Glazing



- Revised definition of Internal Circulation Route



- Deleted definition of Publicly Visible



- Shaded Sidewalk definition moved to new Section 2.8 (Shade and Shelter) and revised

Design Standards: Phase II Amendments

Proposed Schedule Moving Forward

- ***Aug - Nov 2012*** – Overview Presentations
- ***Feb 2013*** - PC Codes & Ordinance stakeholder meetings
- ***Mar 2013*** – Planning Commission
- ***April 2013*** – City Council

Design Standard: Phase II Amendments

Thank You

Questions & Discussion

Next presentation: Sept. 5, 2012

1:00-2:30 PM

OTC, Room 325

Link to Draft Proposed Amendments:

ftp://ftp.ci.austin.tx.us/npzd/Austingo/sub_e_amend_web.pdf

