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ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0179 **Z.A.P. DATE:** December 16, 2014
Copperfield IV

ADDRESS: 1312-1/2 E. Parmer Lane **AREA:** 1.467 Acres

OWNER: Rodgers D. Wilson

AGENT: RJ Madden (Amy Torres)

FROM: DR **TO:** MF-2

SUMMARY STAFF RECOMMENDATION:

Staff supports the request for multifamily residence-low density (MF-2) zoning.

TIA: N/A

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

Z.A.P. COMMISSION RECOMMENDATION:

December 16, 2014:

DEPARTMENT COMMENTS:

The rezoning tract is located on the east side of Parmer Lane north of the intersection with Dessau Road. The property is currently zoned DR and is undeveloped. East and southeast of the rezoning tract is an undeveloped property zoned MF-2. The Applicant has requested this rezoning so the 1.467 acre tract can be combined with the 19.69 acre multifamily tract for development. West and northwest of the property is Parmer Lane; across Parmer is a residential neighborhood with SF-2 and SF-4 zoning, as well as undeveloped property zoned DR. North of the rezoning tract is a mostly undeveloped property known as the Oertli PUD. Approved in 2008, the approximately 95-acre mixed use PUD is comprised of multifamily, business park, retail and restaurant land uses. *Please refer to Exhibits A and B (Zoning Map and Aerial Map).*

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	PUD	Undeveloped
<i>South</i>	MF-2	Undeveloped
<i>West</i>	DR, SF-2, SF-4	Single family residential, Undeveloped
<i>East</i>	MF-2	Undeveloped

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CASE HISTORIES:

NUMBER / NAME	REQUEST	COMMISSION	CITY COUNCIL
C814-2008-0146 Oertli PUD	DR, SF-2 to PUD	1/20/2009: ZAP approved Staff rec on consent (4-0)	3/5/2009: Approved PUD 1 st reading only w/conditions (6-0) inc. TIA; 4/2/2009: Approved Ord. 20090402-045 for PUD w/conditions (7-0); 2nd/3rd readings
C14-2007-0225 Parmer Place	DR, SF-2-CO to MF-2 (Tract 1) & GR (Tract 2)	4/1/2008: ZAP approved Staff rec on consent (4-0), inc TIA	5/8/2008: Approved MF-2 (Tract 1) & GR (Tract 2) 1 st reading only w/conditions (7-0) inc. TIA & signalization fiscal notes; 6/5/2008: Approved Ord. 20080605-063 for PUD w/conditions (6-0); 2nd/3rd readings

RELATED CASES

The adjoining MF-2 property was zoned under City File # C14-2007-0225. See table above for details.

ROADWAY CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
FM 734/ Parmer Lane	200'	2 @ 30'	Arterial	Yes	Yes	No

NEIGHBORHOOD ORGANIZATIONS:

North Growth Corridor Alliance
Techridge Neighbors
Copperfield Neighborhood Organization

CITY COUNCIL DATE: January 29, 2015

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

PHONE: 974-2122

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/3**STAFF RECOMMENDATION:**

Staff supports the request for multifamily residence-low density (MF-2) zoning. The proposed rezoning would allow the 1.467 acre tract to be combined with the adjacent 19.69 acre MF-2 tract for development. The existing DR zoning does not allow for redevelopment of the property, and the location of the property does not lend itself to stand-alone development as a commercial, office, or single family site. The best use of the property is to combine with the adjacent MF-2 tract for a cohesive development.

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
MF-2 will allow low density multifamily development, which is the intended land use.

2. *The rezoning should allow for reasonable development of the property.*

The existing DR zoning does not allow for redevelopment of the property, and the location of the property does not lend itself to stand-alone development as a commercial, office, or single family site. The best use of the property is to combine with the adjacent MF-2 tract for a cohesive development.

COMPREHENSIVE PLANNING

This zoning case is located on the east side of E. Parmer Lane, on a 1.46 acres vacant tract of land. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the north, apartment complexes to the south and west, and a fire station and single family houses to the east. The proposed use is multi-family apartments.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this portion of E. Parmer Lane as being located along an Activity Corridor. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. However, based on apartments adjoining the subject property and all along this corridor, and the scale of this project, this project falls below the scope of Imagine Austin; consequently, the plan is neutral on the proposed rezoning.

SITE PLAN

SP1. Site plans will be required for any new development other than single-family or duplex residential.

SP2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP4. The site is subject to compatibility standards. Along the west property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

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- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

TRANSPORTATION

- TR1. The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for FM 734/Parmer Lane. TxDOT may request the reservation of additional right-of-way in accordance with the Transportation Plan when the site is rezoned/redeveloped [LDC, Sec. 25-6-51 and 25-6-55]. Please provide written documentation from TxDOT indicating if additional ROW is required to be reserved at this time. *NOTE: TxDOT sign-off has been provided to City Staff—no ROW is required at this time.*
- TR2. Please contact Nadia Barrera, Urban Trails, Public Works Department regarding pedestrian connectivity per the Council Resolution.
- TR3. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut 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:

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

2. According to floodplain maps there is no floodplain within or adjacent to the project location.
3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
4. 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 512-974-1876. At this time, site specific

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information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

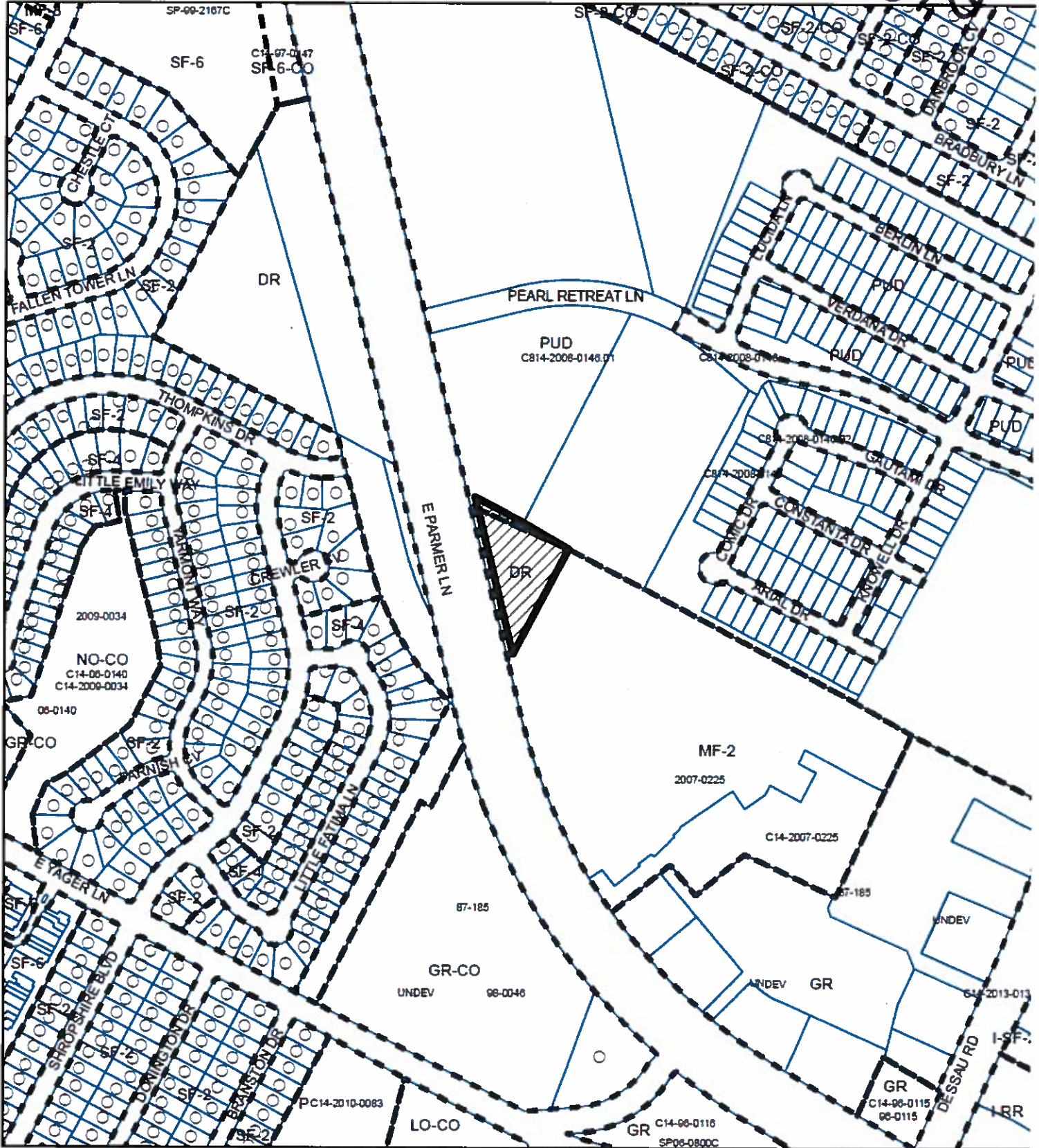
5. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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

WATER UTILITY





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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

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ZONING

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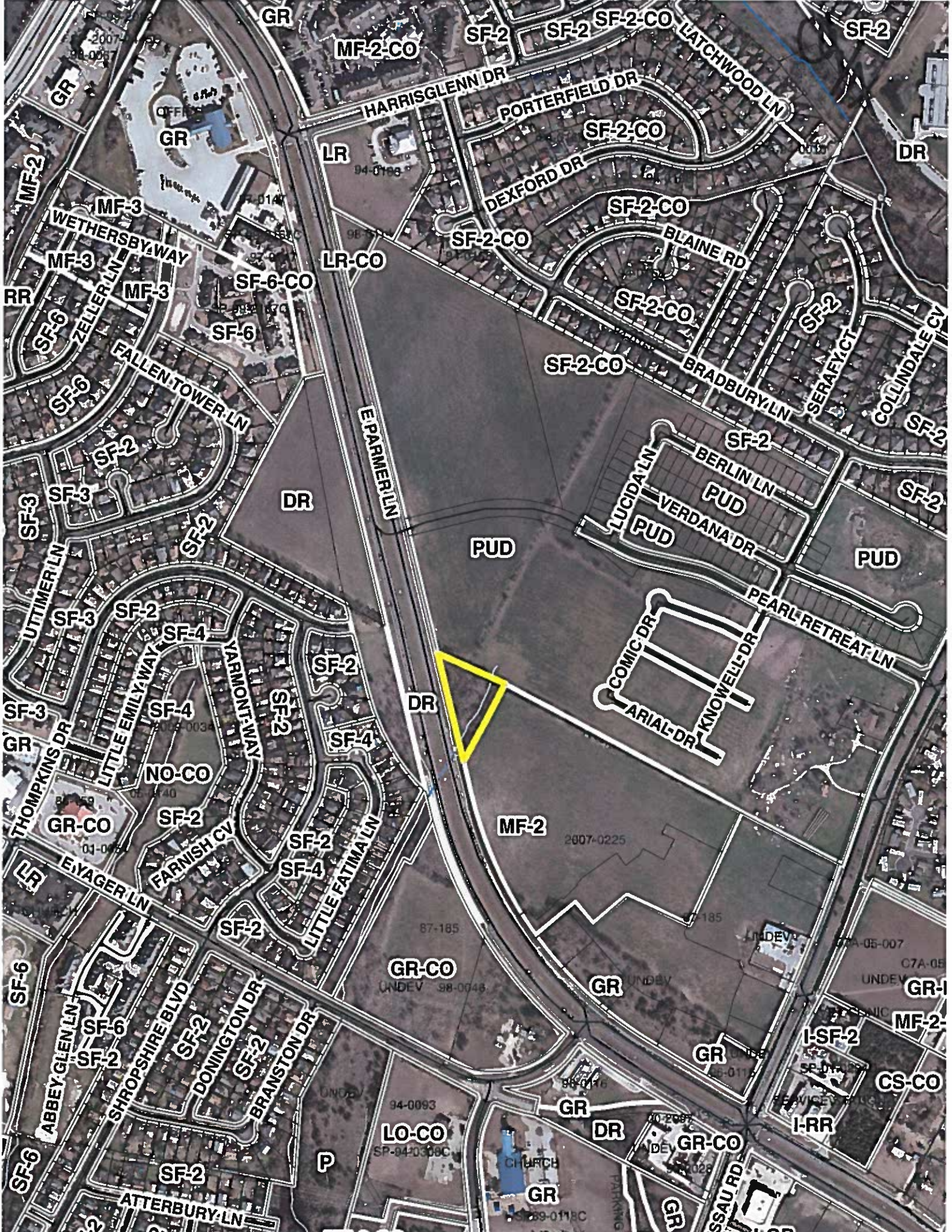
-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





GR

MF-2-CO

SF-2

SF-2 SF-2-CO

SF-2

GR

GR

HARRISGLENN DR

PORTERFIELD DR

LATCHWOOD LN

DR

LR

SF-2-CO

SF-2-CO

SF-2-CO

BLAINE RD

MF-3

MF-3

WETHERSBY WAY

SF-6-CO

LR-CO

RR

MF-3

FALLEN TOWER LN

SF-6

SF-2-CO

SF-2-CO

SF-2-CO

BRADBURY LN

SERAFYCT

COLLINDALE CV

SF-2

DR

E. PAMPERLIN LN

PUD

SF-2

BERLIN LN

PUD

VERDANA DR

PUD

PUD

SF-2

SF-3

SF-3

SF-2

SF-4

SF-3

SF-3

GR

SF-2

SF-4

SF-2

SF-4

DR

MF-2

2607-0225

COMIC DR
ARIAL DR
KNOWELL DR

PEARL RETREAT LN

GR

GR-CO

LR

NO-CO

SF-2

SF-2

SF-4

SF-6

SF-6

SF-2

SF-2

SF-6

SF-2

SF-2

SF-2

SF-2

SF-2

GR-CO

UNDEV 98-0048

87-185

GR

GR

GR-1

MF-2

I-SF-2

CS-CO

I-RR

LO-CO

SP-0420308C

94-0093

GR

DR

GR-CO

GR

GR

ATTERBURY LN

CHURCH

89-0116

90-2087

UNDEV 98-028

SSAU RD