

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0194
Morotito's Plan

P.C. DATE: May 12, 2015

ADDRESS: 2901 East 5th Street

DISTRICT: 3

AREA: 0.3115 Acres

OWNER: Michael A. Valdez

AGENT: Lourdes Godoy

FROM: SF-3-NP

TO: GR-MU-NP

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace

TIA: See Department Comments (NTA)

WATERSHED: Lady Bird Lake

SCENIC ROADWAY: No

CAPITOL VIEW CORRIDOR: No

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff does not support the community commercial-mixed use -neighborhood plan (GR-MU -NP) combining district zoning request. Staff offers an alternate recommendation of limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning.

The Applicant supports the LO-MU-NP recommendation.

PLANNING COMMISSION RECOMMENDATION:

May 12, 2015: *TO GRANT LO-MU-NP AS RECOMMENDED BY STAFF (5-2) [J. Nortey- 1st, R. Hatfield- 2nd, D. Chimenti, S. Oliver- Absent]*

ISSUES:

A Valid Petition has been filed on this rezoning request. The petition currently has the signatures of 20.17% of eligible property owners. These petitioners oppose rezoning the property to any classification other than Family Residence (SF-3) district zoning. Please refer to *Exhibit A (Valid Petition)*.

An informal petition in support of the rezoning request has also been filed on this rezoning request, and is attached. Please note that petitions in support of rezonings do not trigger Texas Local Government Code requirements that apply to Valid Petitions. Please refer to *Exhibit B (Support Petition)*.

DEPARTMENT COMMENTS:

The subject property is located at the southeast corner of East 5th Street and Broadway Street. The property is currently zoned SF-3-NP and is developed with a single family house. Properties immediately to the south and east are also zoned SF-3-NP and developed with single family residences. Across Broadway Street to the west are properties zoned CS-MU-CO-NP and developed with an automotive service and repair business. Across East 5th Street to the north is the Capital Metro bus parking facility, which is zoned P-NP. Please refer to *Exhibits C and D (Zoning Map and Aerial View)*.

The subject property has frontage on East 5th Street, a commercial collector street, and Broadway Street, a local residential street. The 5th Street corridor, from Pedernales Street east to its terminus at Airport Boulevard, is developed almost entirely with commercial land uses, excepting this block of single family residential properties.

A Neighborhood Traffic Analysis (NTA) was prepared to determine the potential impact of GR-MU-NP on Broadway Street. If GR-MU-NP is granted, Staff recommends that a Conditional Overlay include a maximum number of 300 vehicular trips per day for the site. If LO-MU-NP is granted, the analysis shows that a vehicular trip limit is not warranted.

Correspondence from neighborhood representatives regarding the rezoning request is attached in *Exhibit E (Correspondence)*.

STAFF RECOMMENDATION:

Staff does not support the community commercial-mixed use -neighborhood plan (GR-MU -NP) combining district zoning request. Staff offers an alternate recommendation of limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning.

As stated above, the subject property is in close proximity to intensive commercial land uses and zoning to the west and north (the automotive repair business and the bus parking facility). However, the property is also immediately adjacent to single family residential. A mixed use zoning designation is appropriate transition between the intense uses and zonings and the area of residential uses and zoning. GR zoning, however, allows a range of land uses that are too intense for the location—gas station, car wash, general restaurant, and many more. Staff recommends LO-MU zoning because it will allow office and other low intensity land uses provide a transition between the commercial corridor and the residential neighborhood.

1. *Zoning should allow for reasonable use of the property.*

The subject property is located on the edge of a single family neighborhood, with frontage on an collector roadway. The current SF-3-NP zoning is not desirable in such close proximity to a busy commercial roadway.

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

Limited office land use is an appropriate transition between the single family neighborhood and a commercial street corridor. Community commercial, GR, on the other hand, is too intense for the small lot.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single family residence
<i>North</i>	P-NP	Capital Metro bus facility
<i>South</i>	SF-3-NP	Single family residences
<i>East</i>	SF-3-NP	Single family residences
<i>West</i>	CS-MU-CO-NP	Automotive repair services

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Broadway	54'	25'	Local	No	Yes	No
E 5 th Street	60'	40'	Collector	Yes	No	No

RELATED ZONING CASES:

CITY FILE # / NAME	ZONING FROM	ZONING TO	CITY COUNCIL
C14-02-0183.001 <i>2805 and 2811 E. 5th Street</i>	CS, LI	CS-MU-CO-NP	May 8, 2003: ORDINANCE NO. 030508-26 for CS-MU-CO-NP approved. Conditional overlay prohibits the following uses: Adult oriented businesses, Automotive rentals, Campground, Construction sales and services, Equipment sales, Exterminating services, Laundry services, Residential treatment, Vehicle storage, Drive-in service as an accessory use to commercial uses, Agricultural sales and services, Automotive sales, Commercial off-street parking, Drop-off recycling collection facility, Equipment repair services, Kennels, Pawn shop services, Service station. The following uses are conditional: Conditional Automotive washing (of any type), Building maintenance services.

A Neighborhood Plan Amendment (NPA) is currently under review for the subject tract, requesting a change from single family residential to mixed use.

NEIGHBORHOOD ORGANIZATIONS:

Del Valle Community Coalition
 Tillery Square Neighborhood Association
 Tejano Town
 El Concilio Mexican- American Neighborhoods
 Buena Vista Neighborhood Association
 Govalle/ Johnston Terrace Plan Neighborhood Team
 A.N.T. Artists and Neighbors Together
 Friends of the Emma Barrientos MACC
 Guadalupe Neighborhood Development Corporation
 Sierra Club, Austin Regional Group

East Austin Conservancy
 Austin Heritage Tree Foundation
 Barrio Unido Neighborhood Association
 Cristo Rey Neighborhood Association
 Austin Neighborhoods Council
 The Real Estate Council of Austin
 United East Austin Coalition
 Preservation Austin
 Holly Neighborhood Coalition
 SELTexas

CITY COUNCIL DATE/ACTION:

June 11, 2015:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-2122

ADDITIONAL STAFF COMMENTS:**SITE PLAN**

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

SP2) 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.

Compatibility Standards

The site is subject to compatibility standards. Along the south and east 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.
- 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.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.

A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

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

TRANSPORTATION

- TR1. If the requested zoning is recommended for this site, 35 feet of right-of-way should be dedicated from the centerline of E 5th Street in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.
- TR2. A Neighborhood Traffic Analysis (NTA) is required for Broadway 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. Please provide traffic counts on Broadway for the NTA to be conducted.
- TR3. This project is adjacent to a street where the curb is proposed to be moved to achieve superior bicycle facilities. Staff will contact Nathan Wilkes, Bicycle Program, ATD for guidance for the proper alignment.
- TR4. If the requested zoning is granted, it is recommended that joint access be provided for the 2 lots along E 5th Street.
- TR5. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is identified on E. 5th Street. A dedicated bike lane exists and a bike boulevard is recommended.

TR6. A Capital Metro bus stop is available on Pleasant Valley, approximately 700' northwest from the property.

TR7. Existing Street Characteristics:

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Colorado River Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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 information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. 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

FYI: 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 proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

4541

P E T I T I O N

Date: 4/14/15

File Number: C14-2014-0194

Address of

Rezoning Request: 2901 E 5th St, Austin, TX, 787

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than residential - single family (SF-3)

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<u>H. Falvo</u>	Heather Falvo	2900 E. 4th St. Austin TX 78702
<u>David Reed</u>	David Reed	2900 E 4th St. Austin, TX 78702
<u>Alvinos B. Mendoza</u>	Alvinos B. Mendoza	2905 E. 4th St Austin TX 78702
<u>Felicitas O. Cant</u>	Felicitas O. Cant	2901 E 4th St Austin, TX
<u>Ignacio B. Pulido</u>	Ignacio B. Pulido	2903 E 4th St 78702
<u>Gracie Nichols</u>	Gracie Nichols	2907 E 5th St Austin, TX 78702
<u>Gilbert Rodriguez</u>	Gilbert Rodriguez	304 Prudham Dr
<u>Gilbert Velasquez</u>	Gilbert Velasquez	2902 E 4th St
<u>Baldemar Deluna</u>	Baldemar Deluna	2904 E 4th St
<u>Joe Zepeda</u>	Joe Zepeda	2907 E 4th St
<u>BENIGNO GONZALEZ</u>	BENIGNO GONZALEZ	2906 E. 4th St
<u>Laura Alonso</u>	Laura Alonso	305 Linden St
<u>Winnie Hsiang</u>	Winnie Hsiang	401 N Pleasant Valley Rd.
<u>Carol Castillo</u>	Carol Castillo	2806 E 4th St

Date: 4/14/15

Contact Name: Heather Falvo

Phone Number: 512-217-7303

Case Number:

C14-2014-0194**PETITION**

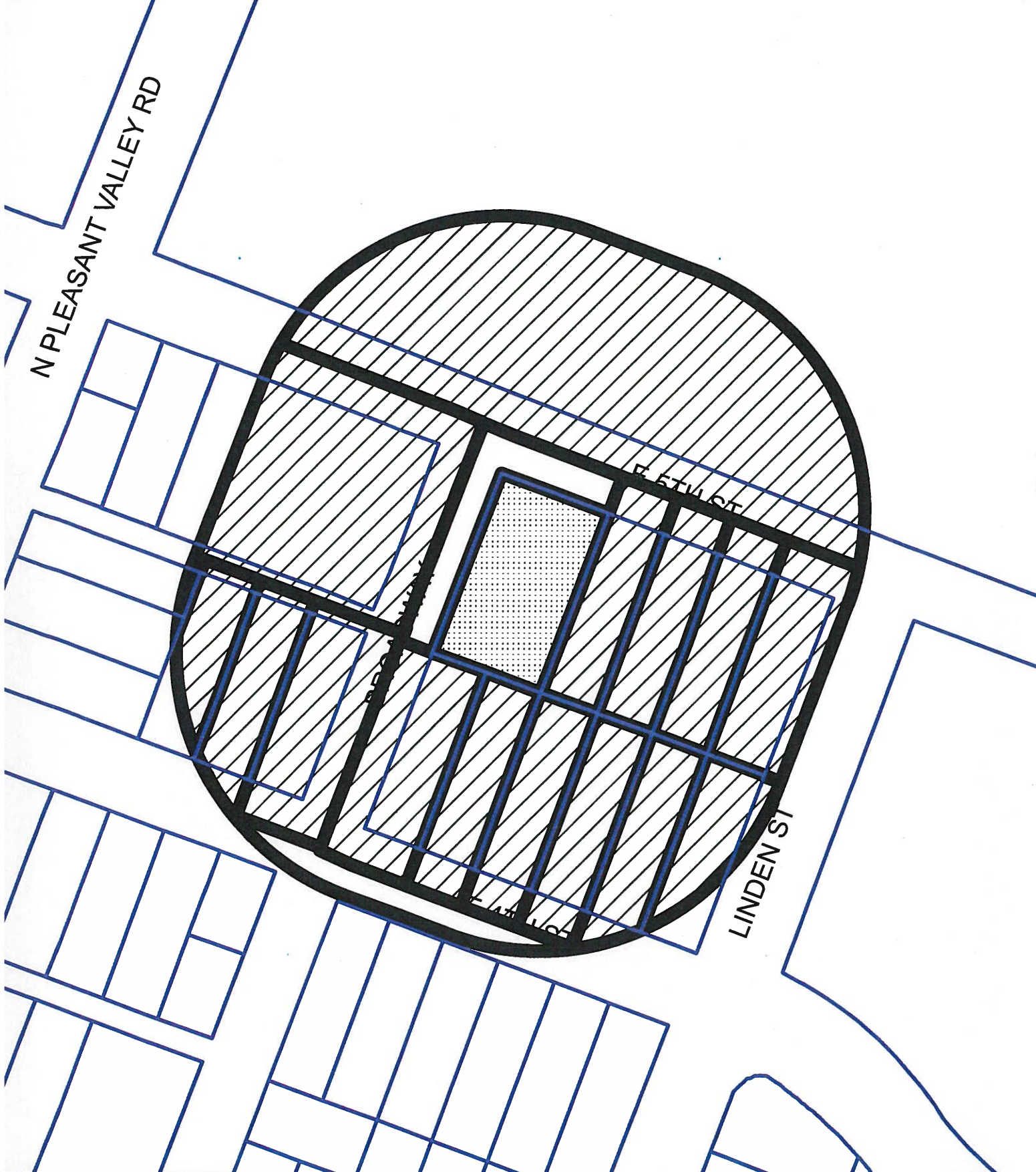
Date: 5/26/2015


Total Square Footage of Buffer: 220994.4053

Percentage of Square Footage Owned by Petitioners Within Buffer: 20.17%


Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.




TCAD ID	Address	Owner	Signature	Petition Area	Percent
0202120313	2900 E 5 ST 78702	CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY	no	65470.81	0.00%
0202120210	2806 E 4 ST 78702	CASTILLO CAROLANNE	yes	7460.95	3.38%
0202120207	2805 E 5 ST 78702	DCW PROPERTIES LTD DAVID C WOODLAND JR	no	30576.69	0.00%
0202120709	2904 E 4 ST 78702	DELUNA BALDEMAR & MARIA DELALUZ DELUNA	yes	8279.76	3.75%
0202120708	2906 E 4 ST	GONZALEZ BENIGNO & DOLORES DELORES GONZALES	yes	8085.12	3.66%
0202120202	403 N PLEASANT VALLEY RD 78702	GRIFFITH DYLAN	no	29.02	0.00%
0202120203	405 N PLEASANT VALLEY RD 78702	GUERRERO JANIE PEREZ ESTATE	no	324.15	0.00%
0202120706	2910 E 4 ST	LUGO CRISPIN R	no	6182.19	0.00%
0202120704	2909 E 5 ST	RAMIREZ LOUIS	no	8144.45	0.00%
0202120703	2907 E 5 ST	RAMIREZ LUIS	no	8123.06	0.00%
0202120711	2900 E 4 ST 78702	REED DAVID W	yes	12681.08	5.74%
0202120702	2905 E 5 ST 78702	RUIZ LINDA	no	8275.92	0.00%
0202120705	2911 E 5 ST 78702	SANCHEZ JOHN	no	10912.61	0.00%
0202120209	2812 E 4 ST 78702	SANCHEZ NATIVIDAD CARMONA	no	12746.45	0.00%
0202120211	2804 E 4 ST	STREET OLIVER II	no	5023.41	0.00%
0202120710	2902 E 4 ST 78702	VELASQUEZ GILBERT (REN)	yes	8057.57	3.65%
0202120707	2908 E 4 ST	YESCAS VICTORIO & YOLANDA	no	7496.41	0.00%
Total				207869.65	20.17%





N



-  BUFFER
-  PROPERTY_OWNER
-  SUBJECT_TRACT

PETITION
CASE#: C14-2014-0194

" = 100 '

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.



November 17, 2014

I have no problem with Michael A Valdez changing his property from Residential to Commercial

NAME:

DATE:

Hilbert Rodriguez

11-17-14

304 Broadway 7870.

Farid

11-17-14

Feliciana P. Cortez

11-17-14

2901 E. 4th St. 78702

Atenea Cortez

11-17-14

" " " " "

Dora Pulido

11-17-14

2903 E. 4th St. 78702

Ignacia Pulido

11-17-14

" " " " "

MARIA DELA LUISA DELUNA

11-17-14

2904 E. 4th St. 78702

Baldemar Deluna

11-17-14

2904 E. 4th St. 78702

Barbara

11/18/2014

2804 E. 4th St. 78702

Alfonso

11/19/2014

2809 E. 4th St. 7870

Catharine Juan

11/19/2014

2807 E. 4th St. 7870

Isabel Matamoros

11/19/2014

renter 303 Broadway 7870

Victorio Xeres

11-19-2014

2908 E. 4th St. 78702

Drew Zapata

11-19-2014

X Enriqueta Contreras

11-20-2014

2904 E 3rd 7870

Luis C. Ramirez

5-16-15

2907 E. 3rd 7870

Luis C. Ramirez

5-16-15

2909 E. 5th 7870

AGWHSE
CS-MU-CO-NP C14-01-0166.004
01-0166.004
01-0166

STORAGE
ICE &
STORAGE
SF85-081
SANTA ROSA ST
01-0166
SF-3-NP
C14-01-0166
PACEST
DRIVE
THRU
CS-1-CO-MU-NP
CS-CO-MU-NP
GR-MU-NP
CS-1-CO-MU-NP
CS-MU-CO-NP
STORAGE
AUTO REPAIR
SF-3-NP
MF-2-NP
SF-3-NP
BROADWAY
SF-3-NP
C14-02-0173
M.H.
LINDEN ST
SF-3-NP
SF-3-NP
MF-2-NP
SF-3-NP
MF-2-NP
SF-3-NP
E 3RD ST
SF-3-NP
GR-MU-NP
REPAIR
SF-3-NP
BATTERY
AUTO
GR-MU-NP
SF-3-NP
E 2ND ST
SF-3-NP
SF-91-0038C
LO-MU-NP

BUS PARKING
86-298/P86-040

P-NP

TRANSPORTATION
TERMINAL
86-298/P86-40

01-0003
LO-CO-NP

BROOKE
PARK

BROOKE
ELEM.
SCHOOL

ELEMENTARY SCHOOL

E 5TH ST

P-NP

E 4TH ST

SF-3-NP

80-25

TILLERY SQ

TILLERY ST

NO-NP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

CASE#: C14-2014-0194

1" = 200'

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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.





01-016650

CS-MU-CO-NP

N PLEASANT VALLEY RD

BUS PARKING

88-298/P86-040

P-NP

CS-1-CO-MU-NP

GR-MU-NP

CS-MU-CO-NP

STORAGE

AUTO REPAIR

E 5TH ST

MF-2-NP

SF-3-NP

BROADWAY

SF-3-NP

MF-2-NP

SF-3-NP

E 4TH ST

SF-3-NP

LINDEN ST

P-NP

SF-3-NP

Govalle/Jonston Terrace Neighborhood Contact Team
"Strength Through Unity"

November 24th, 2014

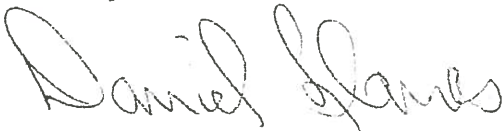
Ms Godoy,

Given that the Govalle/ Johnston Terrace Neighborhood Contact Team approved your zoning change request for your project at 2109 E. 5th Street in June of this year,

Please accept this letter as confirmation that the Govalle/Johnston Terrace Neighborhood Contact Team will support and initiate an out of cycle plan amendment application for you when you are ready to do so.

Please let me know if you need anything else from us.

Thank you,



Daniel Llanes, Chair
Govalle/Johnston Terrace Neighborhood Contact Team
512-431-9665

SCANNED

Chaffin, Heather

From: Meredith, Maureen
Sent: Monday, March 02, 2015 12:44 PM
To: Nick
Cc: Chaffin, Heather
Subject: RE: Zoning Case C14-2014-0194

Nick:

Thank you for your comments. We will add them to our case reports once the cases are scheduled for Planning Commission and City Council.

Maureen.

-----Original Message-----

From: Nick [REDACTED]
Sent: Friday, February 27, 2015 2:45 PM
To: Meredith, Maureen
Subject: Zoning Case C14-2014-0194

Maureen,

I'm emailing today in regard to the zoning case # C14-2014-0194

I'm opposed to this zoning change. This small community, although separated from the rest of the bulk of East Austin between Pleasant Valley and I-35, is part of it as well. I believe changing the zoning will congest these small neighborhood roads. Issues of parking will arise as well. Already I have seen a rise in people parking in front of my house and all down Broadway Street. Yes, this affects me personally more than the other neighbors because the land is basically in my "backyard," but the bigger picture here is the community. Having a tight knit community around Brooke Elementary promotes community and family around those children. Right now they are able to walk to school with their parents, or play on the play ground on the weekends, and I feel as if moving big business into all of these people's backyards doesn't help the community as much as it will harm it. What else can I do to show my opposition aside from this email?

Regards,
Nick

Chaffin, Heather

From: Dave Reed [REDACTED]
Sent: Thursday, May 07, 2015 10:19 PM
To: Meredith, Maureen
Cc: Chaffin, Heather; Heather Falvo
Subject: Re: NPA-2014-0016.03 - 2901 E. 5th Street

Maureen,
Thanks for asking.

A number of neighbors did download and sign a petition regarding the cases mentioned below. I believe that was mailed approximately 1 week ago. The neighbors are against the property being zoned anything other than residential. There would be some willingness to allow higher density residential, but we would want to understand before any agreements were made. The current neighborhood plan has the property designated as Single Family.

When discussed during the community meeting, there was not a specific business idea or business plan in place to help us evaluate the impact to the neighborhood. The neighbors are concerned that any agreement on initial commercial use could change, even if a restrictive covenant were identified.

As discussed in the community meeting, the neighborhood is already experiencing significant traffic and parking overflow from Pleasant Valley, 5th Street, and 2nd Street. Any additional movement towards commercial would risk increasing these issues. Some informal discussion has begun concerning a neighborhood street parking permit application.

Some examples of the traffic and parking congestion:

- A significant number of vehicles from the Capital Metro administrative offices (at Broadway and 5th Street) park in the neighborhood. Sometimes these cars overlap driveways or prevent older residents from having visitors park near their homes.
- Auto mechanic and body shop business at the corner of 5th and Broadway use the street as a significant portion of the parking for their customers during the daytime as well as an adjacent residentially zoned vacant lot.
- Churches and health clinics are along Broadway near the 2nd street and 3rd street intersections. These entities sometimes require overflow parking.
- Lustre Pearl is in the process of re-opening at the corner of 2nd and Linden. That property has little to no off street parking. If anything similar to Rainey street develops, we would be very concerned.

Rezoning Application Case: C14-2014-0194 2901 E 5th St
From: SF-3
To: GR-MU-NP

Neighborhood Plan Amendment: NPA-2014-0016.03 2901 E 5th St
From: Single Family
To: Mixed Use

Please include our comments within the case.

Thanks,
David Reed

Heather Falvo
2900 E 4th Street

Chaffin, Heather

From: Dave Reed [REDACTED]
Sent: Wednesday, June 03, 2015 5:08 PM
To: Meredith, Maureen; Chaffin, Heather
Cc: Heather Falvo
Subject: Additional comments for NPA-2014-0016.03 and C14-2014-0194

Follow Up Flag: Follow up
Flag Status: Flagged

Heather/Maureen,

I'm writing about cases NPA-2014-0016.03 and C14-2014-0194, scheduled for the June 11, 2015 City Council meeting. I am not sure if you are able to include additional resident comments in the supporting documentation at this point. If yes, please include this email.

I do appreciate the work and diligence your offices have placed on this case. However, I respectfully disagree with the staff recommendations and the Planning Commission's approval for change in land use and zoning. As discussed in the Planning Commission meeting, several neighbors and myself would support higher density residential, but not mixed use or commercial uses.

A major justification for the staff recommendation is that 1.) the change would be a valid transition space between adjacent zoning and land uses and 2.) it will happen eventually anyway. It only happens if the City allows it to happen in conflict with the Neighborhood Plan.

The staff report quotes sections of the Govalle/Johnston neighborhood plan that encourage higher density residential near major intersections and allowing commercial properties to transition to mixed use to allow for additional residential uses. Instead of recommending higher density residential as an alternative transition, the staff has gone straight to mixed use, which introduces commercial elements.

The Neighborhood Plan also includes recommended Land Use Actions to use conditional overlays where single family residential abuts more intensive uses in order to protect the residential uses. The staff recommendation appears to be in conflict with the goal of protecting existing residential uses.

In addition to these points, I still have concerns over increased traffic and parking congestion that would come with mixed use/commercial. Though a Neighborhood Traffic Analysis was done, I don't believe it accounts for the existing over-usage from existing adjacent businesses (auto mechanics and Capital Metro administrative offices)

Respectfully,

David Reed