

Regulating Plan for the EAST RIVERSIDE CORRIDOR ZONING DISTRICT



DATE ADOPTED: May 9, 2013

DATE EFFECTIVE: May 20, 2013

Revised November 17th, 2014 - Ordinance 20141106 - 084

Revised October 26th, 2015 - Ordinance 20151015 - 070

BASED ON THE EAST RIVERSIDE CORRIDOR MASTER PLAN:

Adopted February 25, 2010

G. Public Dedication

Instead of providing on-site private common open space or pedestrian amenities as required in this section, the developer of a property may request approval of the Director of the Parks and Recreation Department (PARD) to dedicate on-site public open space in partial or complete fulfillment of the private common open space requirement. The applicant shall pay all costs of transferring the land to the City, including costs set out in the LDC Section 25-1-602(G). All land dedicated to the City under this section shall be permanently maintained by the owners of the development, unless waived by the Director.

4.10. PUBLIC OPEN SPACE AND TRAILS

4.10.1. Applicability

Standards	Applies if ERC Subdistrict is:					Applies if the adjacent street is:				Applies to the following:
	CMU	IMU	NMU	UR	NR	CTC	PPC	UR	HWY	
Section 4.10 Public Open Space and Trails	●	●	●	●	●	●	●	●	●	- All development
See Article 1 for maps and Sections 2.3.4 & 3.2.2 for descriptions of ERC Subdistricts and ERC Roadway Types.										

4.10.2. Purpose

Because of the urban form of development envisioned for the ERC Zoning District, it is important to provide public open space and parks facilities for local residents. Some development sites will be better suited than others to provide on-site parkland for reasons including, but not limited to, the location of the site within the ERC Zoning District and to core activity areas, site constraints, and size of site.

Parks should be distributed throughout the planning area to properly serve ERC residents, employees, and visitors.

4.10.3. Parkland Dedication

A. On-site Parkland Dedication Allowance

If, as part of a development project, the parkland dedication requirement established in Section 25-1 Article 14 of the LDC is met in part or in full with a dedication of public parkland on site, FAR calculations for the non-dedicated portion of the site shall be made based on the total site area prior to the dedication.

B. Sites 20 acres or Larger

If a site is 20 acres or larger and requires a dedication of public parkland according to Section 25-1-601 of the LDC, a minimum of five percent of the gross site area shall be dedicated to public open space or parkland on-site in partial or complete fulfillment of the parkland dedication requirement.

- a. If more than five percent of the gross site area is required to be dedicated, a property owner may request to pay a fee-in-lieu payment for the remainder of the requirement, in accordance with Subsection C. below.
- b. If less than five percent of the gross site area is required to be dedicated as public parkland, private common open space requirements described in Section 4.9 must still be fulfilled in the remainder of the five percent gross site area.

C. Fee In Lieu

As described in the parkland dedication requirements in Section 25-1 Article 14 of the LDC, instead of, or in combination with, meeting parkland dedication requirements on site, a property owner may request approval to deposit with the City a nonrefundable cash payment, based on a formula established in Section 25-1-605 of the LDC. The Director of the PARD shall review the request and accept or deny the request.

4.11. STORMWATER MANAGEMENT

4.11.1. Applicability

Standards	Applies if ERC Subdistrict is:					Applies if the adjacent street is:				Applies to the following:
	CMU	IMU	NMU	UR	NR	CTC	PPC	UR	HWY	
Section 4.11 Stormwater Man- agement	●	●	●	●	●	●	●	●	●	- All development
See Article 1 for maps and Sections 2.3.4 & 3.2.2 for descriptions of ERC Subdistricts and ERC Roadway Types.										

4.11.2. Purpose

The East Riverside Corridor area is challenged with an existing development pattern that was in some cases built prior to Austin's current stormwater management policies. As a result, stormwater management is an important issue influencing the future sustainability of the ERC area. All new development and redevelopment is required to comply with the City's current stormwater management regulations. Redevelopment of this area also presents an opportunity to integrate innovative stormwater management techniques into an urban development pattern.