

**PLANNING COMMISSION SITE PLAN
RESIDENTIAL INFILL DEVELOPMENT PLAN REVIEW SHEET**

CASE NUMBER: SPC-2016-0028A **PLNNG. COMM. DATE:** 12-13-2016

ADDRESS: 1907 Webberville Rd. **DISTRICT:** 1

WATERSHED: Fort Branch Creek (Urban)

AREA: 11.67 acres

EXISTING ZONING: SF-3

NEIGHBORHOOD PLAN: East MLK Neighborhood Plan

PROJECT NAME: Latitude Webberville

PROPOSED USE: Residential Infill

OWNER: Protestant Episcopal Church
Council of the Diocese of Texas
3204 W. Alabama Street
Houston, TX 77098

AGENT: Big Red Dog Engineering (Ricky DeCamps)
2021 E. 5th St., Ste. 110
Austin, TX 78701
(512) 669-5560

NEIGHBORHOOD ORGANIZATION:

Del Valle Community Coalition
Stonegate Neighborhood association
Truman Heights Neighborhood Assn.
Lincoln Garden Association
Friends of Austin Neighborhoods
East MLK Comb. Neighborhood Contact Team
East MLK Comb. Neighborhood Association
FRS Property Owners Association

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

SUMMARY STAFF RECOMMENDATION: Recommended

PLANNING COMMISSION ACTION: 12-13-2016

CASE MANAGER: Lynda Courtney, 512-974-2810

PROJECT INFORMATION:**EXIST. ZONING:** SF-3**SITE AREA.:** 20.52 Acres (11.67 Acres this development)**EXIST. USE:** Civic (church) and vacant **BLDG. HT.:** 35' (35' Max. allowed)**PROP. USE:** Residential Infill **FAR:** N/A**IMPERV. COVER EXIST:** 0 **BLDG. CVRG:** 40-55%**IMPERV. COVER PROPOSED:** 45-65%**IMPERV. COVER MAXIMUM:** 65%**PARKING REQUIRED:** 172 Spaces**PARKING PROVIDED:** 172 Spaces**SUMMARY COMMENTS ON SITE PLAN:**

The applicant is requesting a development plan approval/ conditional use permit for the land use plan for the development of residential infill in accordance with Residential Infill and Neighborhood Urban Center Special Uses. Land Development Code section 25-2-1521 requires Commission approval of a development plan under this subheading.

The property is owned by the Protestant Episcopal Church of the Diocese of Texas, whose building is constructed on a portion of the overall 20 acre site. The residential infill plan is proposed for 11.6 acres of the property.

The residential infill plan, a land-use-only site plan, shows a conceptual layout of 18 single family homes, 16 urban homes, 4 cottages, 10 townhomes and 38 condo units, totaling 86 units. There are private roads and driveways proposed, along with utilities, sidewalks, grading, detention, and water quality improvements.

A drainage easement runs transverse across the tract. Open space, ponds, trails, and park amenities are provided on either side of this easement.

This conceptual plan has been reviewed and determined to meet the requirements specified in 25-2-1534, Development Requirements, as well as the related regulations, 25-2-1536, Townhouse regulations, 25-2-1537, Multifamily and Condominium regulations.

SURROUNDING CONDITIONS:**Zoning/ Land use****North:** Webberville Road, then SF-3-NP, Single family Residential and Religious Assembly**South:** SF 3-NP, Vacant**East:** Tannehill Rd, then MF-2-NP, vacant**West:** MF-3, Vacant

DEVELOPMENT PLAN APPROVAL CRITERIA:**§ 25-2-1523**

A development plan must:

- (1) demonstrate compliance with the requirements of Division 2 (Residential Infill Special Use) or Division 3 (*Neighborhood urban center Special Use*), as applicable;

Staff comment: The conceptual plans demonstrate compliance with the code sections noted. This article of code is provided as additional information in the support material.

- (2) be designed to promote pedestrian activity and the use of mass transit;

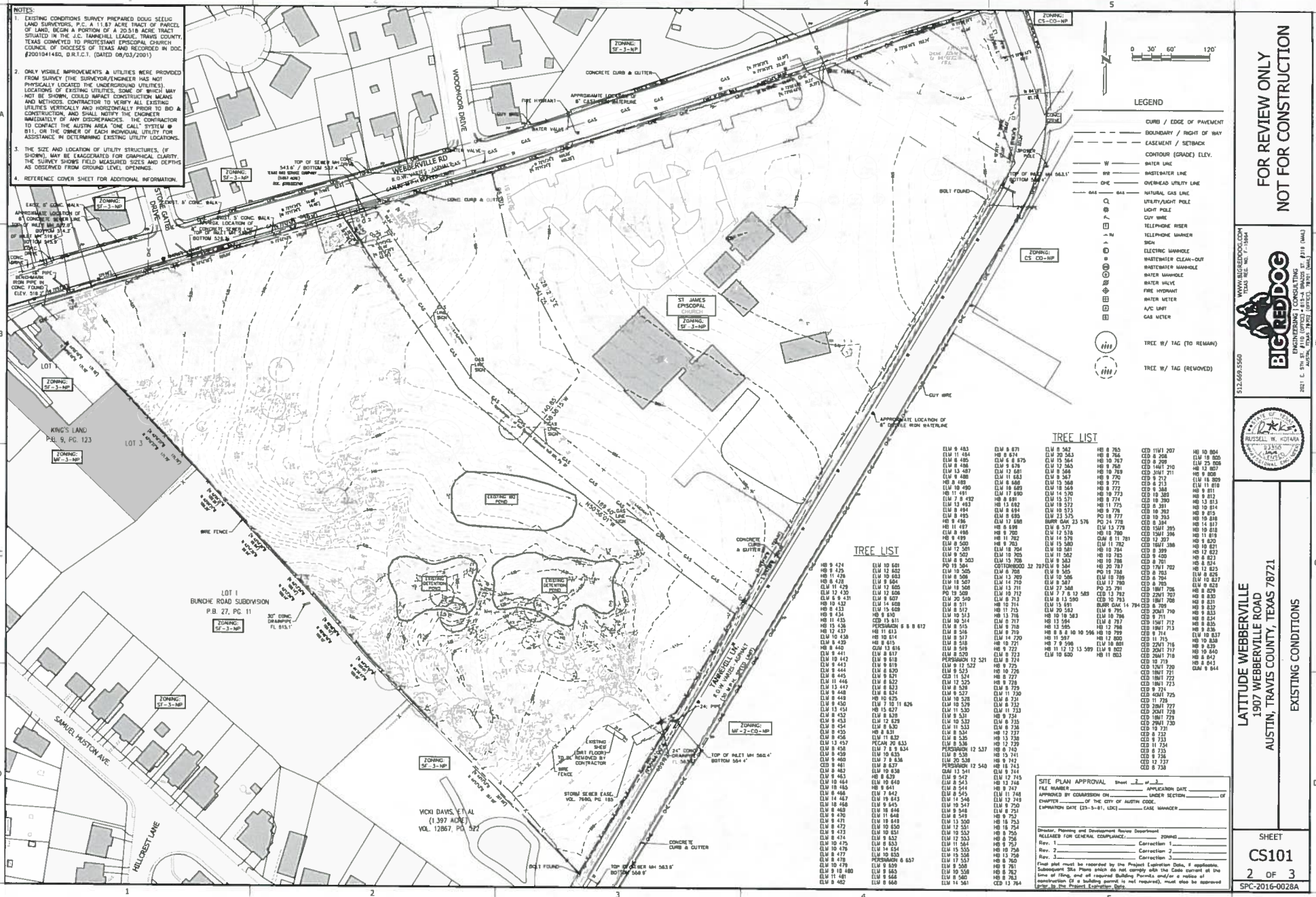
Staff comment: There is an existing Capital Metro bus stop on the Webberville Road side of this project. Access from the Tannehill Road side of the project is proposed via a pedestrian/ bike trail that connects the sides. This would be a ¼ mile walk/ bike connection that did not previously exist.

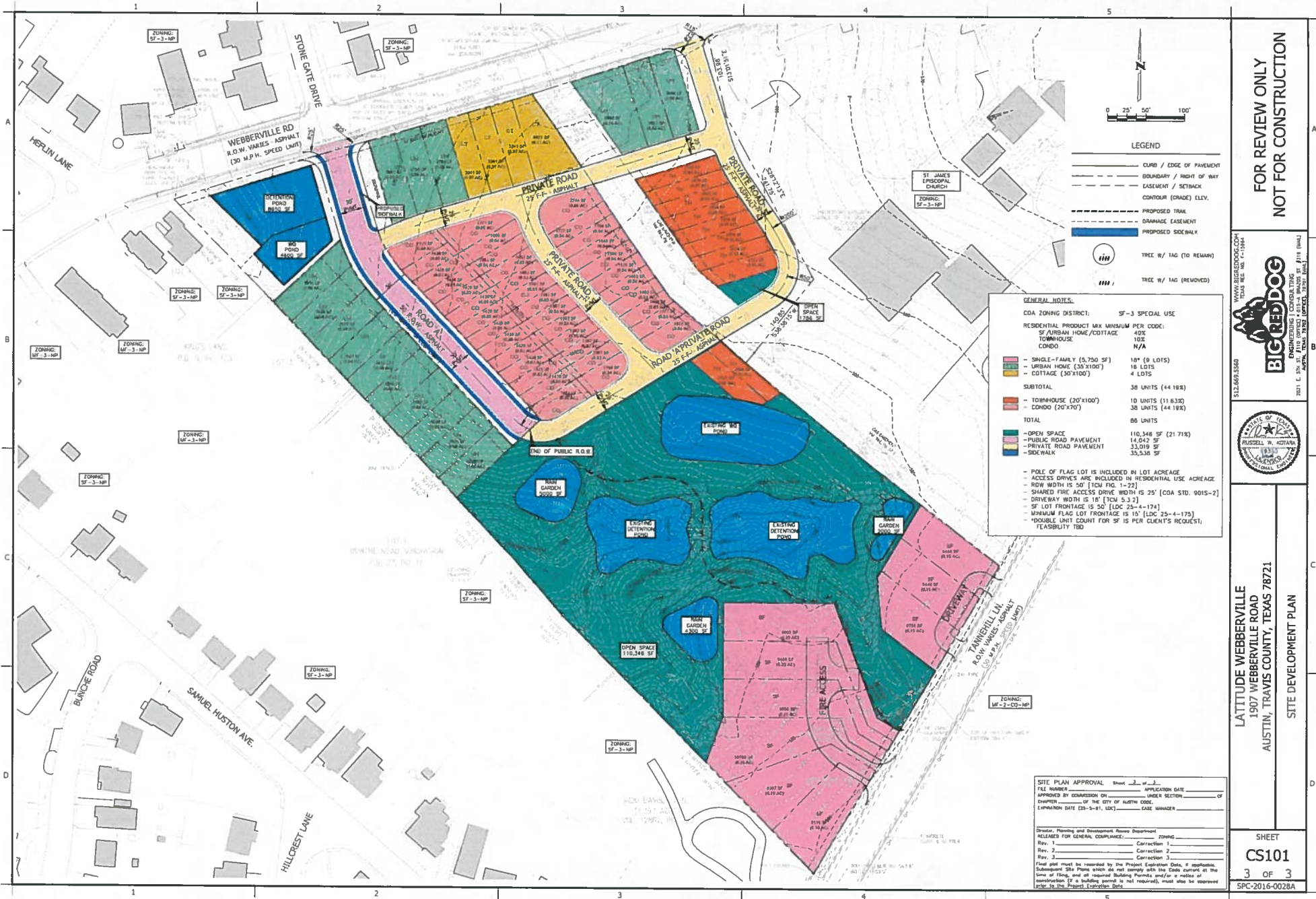
- (3) propose building height, bulk, and scale that is compatible with adjacent single-family development, if any; and

Staff comment: The maximum height proposed on any unit in this project is 35'. Any proposed uses that are denser than standards single family homes are in compliance with compatibility standards when adjacent to single family zoning or use.

- (4) include high quality community open space as an organizing feature.

Staff comment: The central portion of this site is a large open space feature which will be imminently accessible to all residents of this proposed project, and to the public in general. The open space will have trails, seating, tables, ponds and landscaping. It will function like a small neighborhood park.





FOR REVIEW ONLY
NOT FOR CONSTRUCTION



LATITUDE WEBBERVILLE
1907 WEBBERVILLE ROAD
AUSTIN, TRAVIS COUNTY, TEXAS 78721

SITE DEVELOPMENT PLAN

SHEET
CS101
3 OF 3
SPC-2016-0028A

CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: **SPC-2016-0028A**
REVISION #: **00** UPDATE: **U3**
CASE MANAGER: **Lynda Courtney** PHONE #: **512-974-2810**

PROJECT NAME: **Latitude Webberville**
LOCATION: **1907 WEBBERVILLE RD**

SUBMITTAL DATE: **October 20, 2016**
REPORT DUE DATE: **November 3, 2016**
FINAL REPORT DATE: **November 22, 2016**
19 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is March 20, 2017.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake. Updates may be submitted between 8:30 am and 4:00 pm. No appointment is necessary. Updates are now required to be submitted within a specific time period or the project will be considered inactive. A fee is required to return the project to active status and to submit a formal update. Additionally, updates beginning at the 4th (U4) require an update fee prior to submitting a formal update.

Please submit 3 copies of the plans and 3 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services.

REVIEWERS:

Environmental: Taylor Horton
Planner 1: Cindy Casillas
Site Plan: Lynda Courtney
DSD Transportation: Natalia Rodriguez

Environmental Review - Taylor Horton - 512-974-1218

Update 3: 11/22/16
Update 2: 08/16/2016
Update 1: 5/26/2016
Update 0: 3/14/2016

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

NOTE: NO Plans were received with the update: A current tree survey and arborist report is required.

EV 01 PENDINGCOMMENT-Tree mitigation will be required at time of B Site Plan. It is advised that the current site plan be revised to save more protected trees. Please schedule a meeting with this reviewer to discuss the topic.

The tree survey list must include the following:

- (1) Heritage trees must be indicated with an 'H' on the tree survey list;
- (2) Multi-trunk trees must be indicated with an 'M' on the tree survey list; and
- (3) ROW trees must be indicated with an 'R' on the tree survey list.

EV 02 -EV 06 **Cleared**

Site Plan Review - Lynda Courtney - 512-974-2810

Update # 3

SP 1-4. Comments cleared.

SP 5. FYI: This residential infill development site plan requires approval by Planning Commission (LDC 25-2-1521) and will be scheduled for PC after all substantive comments are met. Another notification fee will be assessed and must be paid prior to the scheduling of the public hearing.

SP 6-12. Comment cleared.

DSD Transportation Review - Natalia Rodriguez - 512-974-3099

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

Update 3: 11/4/2016
Transportation Review is Rejected
Informal Update is required.

- FYI – As of October 1, 2015, a fee is required for all requests for transportation waivers and variances from the LDC and TCM.
- FYI – The provided plans for Update 3 were the subdivision plans for C8-2016-0178.0A, not the updated plans for SPC-2016-0028A. All Update 2 comments remain. Please provide the appropriate plans with the next update.

SITE PLAN

- TR12. Identify the location of bicycle parking on the site plan, note the number of spaces to be provided, and show a detail of the bike rack (City of Austin standard detail #710S-1 or S-2, approved 2012). The minimum requirement is 5% of the motor vehicle spaces prior to reductions, or 5 spaces whichever is greater, LDC, 25-6-476, Appendix A. TCM, 9.2.0, #11.
Update 1: Comment outstanding. Revise the bicycle parking location closer to the sidewalk and trail connections. The bicycle parking can be spread across the development to the "amenity" locations throughout the site (i.e. is additional features are being provided within the detention pond/open space area. Also, provide a note indicating bicycle parking shall be required based on the entire proposed development (86 total units), or provide the required bicycle parking within the parking table. The detail will be required at the time of site plan/subdivision.
Update 2: Comment outstanding. Please provide a note indicating bicycle parking shall be required based on the entire proposed development (86 total units), or provide the required bicycle parking within the parking table.
Update 3: Comment outstanding. Please provide a note indicating bicycle parking shall be required based on the entire proposed development (86 total units), or provide the required bicycle parking within the parking table.

Additional comments based on changes with Update 2:

- TR20. It has been brought to staffs attention that the adjacent subdivision will be required to stub out right-of-way to this property. To ensure the required stub out from the adjacent property can be extended through this property. This vehicular and pedestrian/bicycle connection would help the connectivity between the single family homes and the bus stop, and provide an alternative vehicular route for the future tenants, which, we believe, is the intent of Residential Infill and Neighborhood Urban Center Special Use Plans (LDC 25-2-1523.A.2). Please clarify if the proposed extension can be located between the eastern most urban lot and the proposed 5000 SF rain garden (i.e. where the proposed pedestrian bike trail is located). Staff is suggesting a 40 ft. right-of-way with alternative dimensions for the cross section.
Update 3: Comment outstanding. Please provide the plans and comment response letter for review.
- TR21. If the owner is agreeable to the approx. 40 ft. ROW between the UH lot and 5000 SF rain garden, staff suggests an alley in the rear of the urban lots. This can provide access to the rear of the proposed homes (instead of having 5 curb cuts from the right-of-way). An easement can be sufficient for the alley (i.e. it can be similar to what is shown for the proposed alleys).
Update 3: Comment outstanding. Please provide the plans and comment response letter for review.
- TR22. FYI – Per LDC 25-6-451C, a joint-use driveway (i.e. joint use access easement) used as alternative access for a single-family residential use may serve not more than eight dwelling units. For the access for the proposed 6 single family lots (12 units), a JUAЕ will not be allowed at the time of subdivision/site plan review. A public access easement may be necessary to provide access to the 12 units.
Update 3: Comment outstanding. Please provide the plans and comment response letter for review.
- TR23. Additional comments may be provided as a result of information or design changes provided in your update.

End of report



344.002

January 11, 2016
Mr. J Rodney Gonzales
Development Services Department
505 Barton Springs Road, Suite 400
Austin, Texas 78704

RE: Engineer's Summary Letter
Latitude Webberville Development Plan
1907 Webberville Road
Austin, Texas 78721

Dear Mr. Gonzales,

Please accept this Engineer's Summary Letter and report along with the accompanying site plan application materials as our formal submittal for the above referenced project, located at 1907 Webberville Road, in the Full Purpose Limits of the City of Austin.

The subject site is approximately ± 20.52 -acres and is entirely zoned as SF-3-NP. Portion of the site is currently developed as a church, which was permitted and built under City of Austin permit number SPC-05-1216C. The proposed development will be situated on the undeveloped portion of the site totaling ± 11.67 -acres. There are two (2) existing detention ponds and a water quality pond located onsite. The ponds were designed and built to treat storm water runoff from the church. The proposed development will consist of single families (9 lots, 18 units), urban homes (16 lots, 16 units), cottages (4 lots, 4 units), townhouses (10 units) and condos (38 units), totaling 86 units with all associated utility, sidewalk, grading, detention and water quality improvements.

The tract is located within the Fort Branch Creek Watershed, which is classified as Urban for development purposes. No portion of the subject site is located within the Edwards Aquifer Recharge or Contributing Zone nor within a 100-year FEMA designated flood plain as shown on FEMA Map Panel No. 48453C0470J, dated August 18, 2014.

A partial sedimentation/filtration pond is proposed to address the water quality for the site. Stormwater runoff from the site will drain through a proposed storm sewer system to a detention pond located at the southwest corner of the site.

Austin Water Utility (AWU) is the water and wastewater service provider for this property. Water service to the site will be obtained by tapping an existing 6" line that runs parallel to Webberville Road and Tannehill Lane. The waste water from the site will be conveyed to an existing 8" located within Webberville Road and Tannehill Lane.

The design of the site plan and site-engineering improvements has been done with the goal of minimizing the impacts and effects on the natural and traditional character of the land and



BIG RED DOG Engineering and Consulting | 512.669.5560 | www.BIGREDDOG.com

surrounding waterways. Hence, we do not anticipate any adverse impacts as a result of this development.

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the City of Austin requirements. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

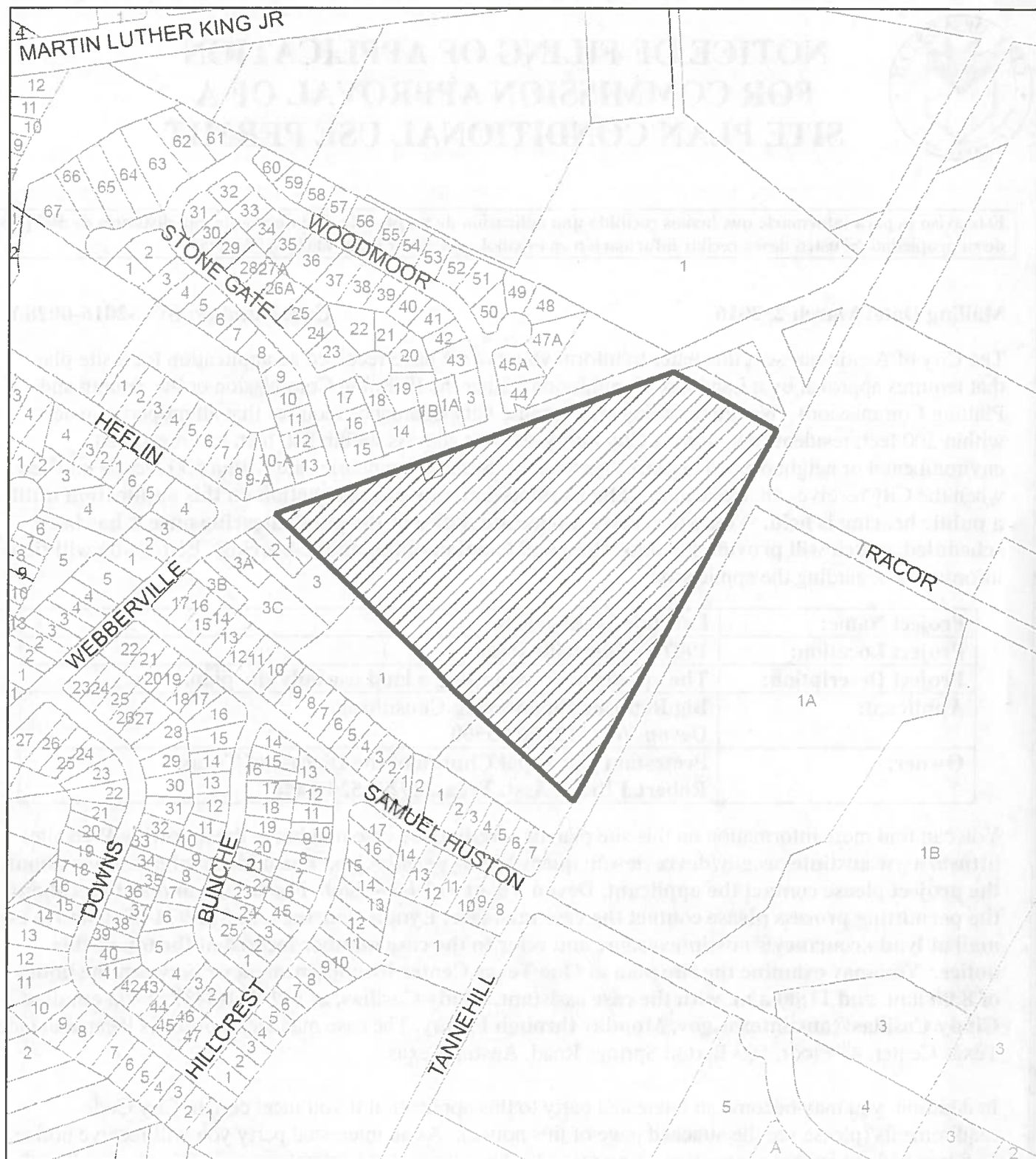
Sincerely,



BIG RED DOG Engineering | Consulting

Texas Engineering Firm No. F-15964

Russell Kotara, P.E.
Project Manager





 Subject Tract
 Base Map

CASE#: SPC-2016-0028A
 ADDRESS: 1907 WEBBERVILLE RD.



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2016-0028A
Contact: Lynda Courtney, 512-974-2810 or
Cindy Casillas, 512-974-3437

☒ I meet the requirements for and request to be an interested party
Note: All contact information is mandatory.

CHRISTOPHER GONZALEZ + MARISA BLORES 956.453.2658
Name (please print) Gonzalez Telephone number

1916 WEBBVIEW RD, AUSTIN, TX 78721
Address(es) affected by this application (Street, City, ZIP Code)

Mailing address (Street, City, ZIP Code)

Christophu Gonzalez 3/7/16
Signature Date

Comments:

Mail comment forms to:
City of Austin
Development Services Department
Attn: Lynda Courtney
P. O. Box 1088
Austin, TX 78767-1088

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Contact: Lynda Courtney, 512-974-2810 or

Cindy Casillas, 512-974-3437

☐ I meet the requirements for and request to be an interested party
Note: All contact information is mandatory.

Name (please print)

Annie R Jones

Telephone number

ANNIE RUTH JONES

512 9262373

Address(es) affected by this application (Street, City, ZIP Code)

1950 Webberville Rd # 2118 (same as before)

Mailing address (Street, City, ZIP Code)

1950 Webberville Rd # 2118 3-4-16

Signature

Date

Comments: *I rely on guide understand*

everything so please give me a
call and explain to me

Mail comment forms to:

City of Austin

Development Services Department

Attn: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088

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Case Number: SPC-2016-0028A
Contact: Lynda Courtney, 512-974-2810 or
Cindy Casillas, 512-974-3437

☒ I meet the requirements for and request to be an interested party
Note: All contact information is mandatory.

Name (please print) Jessica Warden Telephone number 203-545-1850

Address(es) affected by this application (Street, City, ZIP Code) 5400 Samuel Houston Ave Apt 78721

↑ see above

Mailing address (Street, City, ZIP Code)

Signature [Signature] Date 3/6/16

Comments:

Very interested in the development.

Mail comment forms to:
City of Austin
Development Services Department
Attn: Lynda Courtney
P. O. Box 1088
Austin, TX 78767-1088

Entered

Land Development Code References

Article 7

ARTICLE 7. - RESIDENTIAL INFILL AND NEIGHBORHOOD URBAN CENTER SPECIAL USES. :

Division 1. - Development Plan. :

§ 25-2-1521 - DEVELOPMENT PLAN REQUIRED. :

- (A) A person may not use or develop property as a residential infill or neighborhood urban center special use unless the Planning Commission approves a development plan under this division.
- (B) A development plan must include:
- (1) the locations of land uses, number of dwelling units, and approximate gross floor area of each use;
 - (2) the layout of the transportation network;
 - (3) the location, size, and type of each community open space area;
 - (4) the location and type of each drainage or water quality control facility;
 - (5) the location of the 100-year flood plain;
 - (6) the location of each critical environmental feature; and
 - (7) additional information required by the director of the Neighborhood Planning and Zoning Department to demonstrate compliance with this subchapter.

Source: Ord. 000406-81; Ord. 010329-18; Ord. 031211-11.

§ 25-2-1522 - SUBMITTAL AND APPROVAL OF DEVELOPMENT PLAN. :

- (A) An applicant must submit the development plan to the director of the Neighborhood Planning and Zoning Department.
- (B) The director of the Neighborhood Planning and Zoning Department shall review the development plan and make a recommendation to the Planning Commission.
- (C) The Planning Commission shall approve the development plan after a determination that the plan meets the requirements of Section 25-2-1523 (*Development Plan Approval Criteria*).
- (D) If the Planning Commission denies the development plan, the commission shall identify the basis of the denial.

Source: Ord. 000406-81; Ord. 010329-18; Ord. 031211-11.

§ 25-2-1523 - DEVELOPMENT PLAN APPROVAL CRITERIA. :

A development plan must:

- (1) demonstrate compliance with the requirements of Division 2 (Residential Infill Special Use) or Division 3 (*Neighborhood urban center Special Use*), as applicable;
- (2) be designed to promote pedestrian activity and the use of mass transit;
- (3) propose building height, bulk, and scale that is compatible with adjacent single-family development, if any; and
- (4) include high quality community open space as an organizing feature.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1524 - DEVELOPMENT PLAN REVISIONS.

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- (A) Except as provided in Subsection (B), the approval of the Planning Commission is required to revise a development plan. The revision must comply with Section 25-2-1523 (*Development Plan Approval Criteria*).
- (B) The director of the Neighborhood Planning and Zoning Department may approve a minor revision to a development plan if the director of the Neighborhood Planning and Zoning Department determines that the revised plan complies with the applicable requirements of this subchapter. The following are minor revisions:
 - (1) a change in the location of a land use, if the director of the Neighborhood Planning and Zoning Department determines that the basic layout of the development plan remains the same, and that the proposed change does not negatively affect existing adjacent land uses;
 - (2) a reduction in the number of dwelling units;
 - (3) a reduction in the total gross floor area of the commercial uses;
 - (4) a change in the mix of residential uses;
 - (5) a change in the transportation network if the director of the Neighborhood Planning and Zoning Department determines that the basic layout of the development plan remains the same;
 - (6) a change in the size or location of community open space, if the director of the Neighborhood Planning and Zoning Department determines that the quality and functionality of the overall community open space is not reduced;
 - (7) a change in the location or type of a drainage or water quality control facility, if the director of the Neighborhood Planning and Zoning Department determines that the basic layout of the development plan remains the same;
 - (8) a change in the location or type of an critical environmental feature, if the director of the Neighborhood Planning and Zoning Department determines that the revision more accurately describes the feature; and
 - (9) a change in the location of a 100-year floodplain, if the director of the Neighborhood Planning and

Zoning Department determines that the revision more accurately describes the floodplain.

- (C) An interested party may appeal the director of the Neighborhood Planning and Zoning Department's decision under Subsection (B) to the Planning Commission.

Source: Ord. 000406-81; Ord. 010329-18; Ord. 031211-11.

Division 2. - Residential Infill Special Use.

§ 25-2-1531 - APPLICABILITY OF DIVISION.

This division applies to a residential infill special use.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1532 - RESIDENTIAL INFILL PERMITTED IN CERTAIN ZONING DISTRICTS.

A residential infill special use is permitted in the following zoning base districts:

- (1) family residence (SF-3) district;
- (2) urban family residence (SF-5) district;
- (3) townhouse and condominium residence (SF-6) district;
- (4) multifamily residence limited density (MF-1) district;
- (5) multifamily residence low density (MF-2) district;
- (6) multifamily residence medium density (MF-3) district;
- (7) multifamily residence moderate-high density (MF-4) district;
- (8) multifamily residence high density (MF-5) district;
- (9) multifamily residence highest density (MF-6) district; and
- (10) limited industrial services (LI) district.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1533 - RESIDENTIAL INFILL PERMITTED USES.

(A) A residential infill special use is limited to the land uses prescribed by this section.

(B) The following residential uses are permitted:

- (1) single family residential;
- (2) duplex residential;
- (3) townhouse residential;
- (4) condominium residential;
- (5) multifamily residential;
- (6) urban home special use, in accordance with Article 2 (*Urban Home Special Use*);

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- (7) cottage special use, in accordance with Article 3 (*Cottage Special Use*); and
- (8) secondary apartment special use, in accordance with Article 4 (*Secondary Apartment Special Use*).

(C) The following commercial uses are permitted:

- (1) art gallery;
- (2) consumer convenience services;
- (3) consumer repair services;
- (4) food sales;
- (5) general retail sales (convenience);
- (6) personal services;
- (7) restaurant (general) without drive-in service; and
- (8) restaurant (limited) without drive-in service.

(D) The civic uses described in Section 25-2-6 (*Civic Uses Described*) are permitted in accordance with the requirements of the zoning base district.

Source: Ord. 000406-81; Ord. 031211-11; Ord. 031211-41; Ord. 040617-Z-1.

§ 25-2-1534 - DEVELOPMENT REQUIREMENTS.

⋮

(A) A residential infill special use development must have a site area of:

- (1) at least one acre; and
- (2) not more than 40 acres.

(B) This subsection prescribes land use allocation requirements for a residential infill special use development.

- (1) Commercial uses are limited to 1,000 square feet of gross floor area for each full acre included in the residential infill special use development.
- (2) At least 40 percent, and not more than 80 percent, of the dwelling units must be a single-family residential use, cottage special use, or urban home special use.
- (3) Not more than 20 percent of the dwelling units may be cottage special uses.
- (4) Not more than 10 percent of the dwelling units may be duplex residential uses.
- (5) At least 10 percent of the dwelling units must be townhouse or multifamily uses.
- (6) Not more than 20 percent of the dwelling units may be a multifamily use other than a condominium use.
- (7) For a development of not more than five acres, at least 10 percent of the development's area must be community open space.
- (8) For a development of more than five acres, at least 20 percent of the development's area must be

community open space.

- (C) Single-family residential uses are required for the portion of the development that adjoins land that is:
- (1) zoned SF-3 or more restrictive; or
 - (2) used for a use permitted in a SF-3 or more restrictive district.

Source: Ord. 000406-81; Ord. 030424-57; Ord. 031211-11.

§ 25-2-1535 - DUPLEX REGULATIONS.

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For a duplex residential use:

- (1) the minimum lot area is 5,750 square feet;
- (2) the minimum lot width is 50 feet;
- (3) the minimum front setback is 15 feet;
- (4) the minimum street side setback is 10 feet;
- (5) the minimum interior side yard setback is five feet;
- (6) the minimum rear yard setback is five feet;
- (7) the maximum height is 35 feet;
- (8) the maximum building coverage is 50 percent; and
- (9) the maximum impervious coverage is 55 percent.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1536 - TOWNHOUSE REGULATIONS.

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- (A) For a townhouse residential use:
- (1) the minimum lot area is 2,000 square feet;
 - (2) the minimum lot width is 20 feet;
 - (3) the minimum front setback is five feet;
 - (4) the maximum front setback is 10 feet;
 - (5) the minimum street side setback is 10 feet;
 - (6) the minimum interior side yard setback is zero feet;
 - (7) the minimum rear yard setback is five feet;
 - (8) the maximum building height is 35 feet;
 - (9) the maximum building coverage is 55 percent; and
 - (10) the maximum impervious coverage is 65 percent.

- (B) The finished floor elevation of the first floor of a townhouse must be at least 18 inches above the elevation of the sidewalk at the front lot line.

- (C) A townhouse group is limited to 10 townhouses.
- (D) Vehicular access to a townhouse group must be:
 - (1) through a public alley or dedicated access easement at the rear of the group; or
 - (2) through a single front driveway that provides access to the rear of the group.
- (E) Other than in a garage, parking is permitted only at the rear of a townhouse. A parking area must be screened from the street.
- (F) A lot may contain not more than one townhouse.
- (G) Two hundred square feet of private open space is required for each townhouse.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1537 - MULTIFAMILY AND CONDOMINIUM REGULATIONS.

- (A) For a multifamily residential use, including a condominium residential use:
 - (1) the minimum lot area is 5,750 square feet;
 - (2) the minimum lot width is 50 feet;
 - (3) the maximum front setback is 10 feet;
 - (4) the minimum front setback is five feet;
 - (5) the minimum street side yard setback is 10 feet;
 - (6) the minimum interior side yard setback is five feet;
 - (7) the minimum rear yard setback is 10 feet;
 - (8) the maximum building height is 35 feet;
 - (9) the maximum building coverage is 55 percent;
 - (10) the maximum impervious coverage is 65 percent;
 - (11) the maximum building footprint is 4,000 square feet; and
 - (12) a building may contain not more than 12 dwelling units.
- (B) One hundred square feet of private open space is required for each multifamily dwelling.
- (C) Two hundred square feet of private open space is required for each condominium dwelling.
- (D) Parking is not permitted in a front yard.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1538 - COMMERCIAL REGULATIONS.

- (A) For a commercial use:
 - (1) the minimum lot area is 2,500 square feet;
 - (2) the minimum lot width is 30 feet;
 - (3) the maximum front yard setback is 10 feet;

- (4) the minimum front yard setback is five feet;
 - (5) the minimum street side yard setback is 10 feet;
 - (6) the minimum interior yard setback is five feet;
 - (7) the minimum rear yard setback is 10 feet;
 - (8) the maximum building height is 35 feet;
 - (9) the maximum building coverage is 55 percent;
 - (10) the maximum impervious cover is 65 percent; and
 - (11) the maximum building footprint is 5,000 square feet.
- (B) A commercial use may not be open to the public between the hours of 11:00 p.m. and 6:00 a.m.
- (C) The outdoor seating area, if any, for a restaurant (limited) use may not exceed 50 percent of the indoor seating area.

Source: Ord. 000406-81; Ord. 031211-11; Ord. 031211-41.

§ 25-2-1539 - COMMUNITY OPEN SPACE.

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Not more than 50 percent of the community open space may be plazas or squares.

Source: Ord. 000406-81; Ord. 031211-11.

Division 4. - Additional Development Requirements.

§ 25-2-1561 - APPLICABILITY OF DIVISION.

This division prescribes additional development requirements for residential infill and neighborhood urban center special uses.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1562 - COMMUNITY OPEN SPACE.

In addition to other community open space requirements prescribed by this subchapter:

- (1) each community open space area must be at least 500 square feet in size and at least 20 feet across in each direction;
- (2) the aggregate impervious cover for all community open spaces may not exceed 50 percent; and
- (3) a plaza or square may not exceed 90 percent impervious cover.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1563 - DRIVE-THROUGH FACILITIES PROHIBITED.

Drive-through facilities and other facilities that allow people to remain in vehicles while receiving products or services are prohibited. This prohibition does not apply to the fueling facilities of a service station.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1564 - COMPATIBILITY STANDARDS.

- (A) The compatibility standards of Chapter 25-2, Article 10 (*Compatibility Standards*) apply only to property along the perimeter of an area used or developed as a residential infill or neighborhood urban center special use.
- (B) Within an area used or developed as a residential infill or neighborhood urban center special use, the compatibility standards of Section 25-3-86 (*Compatibility Standards*) apply.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1565 - ROADWAY DESIGN.

- (A) A new road within a residential infill or neighborhood urban center special use project must comply with the roadway design standards of the Traditional Neighborhood District Criteria Manual.
- (B) The director of the Neighborhood Planning and Zoning Department may approve the use of an innovative roadway design that is not described in the Traditional Neighborhood District Criteria Manual.

Source: Ord. 000406-81; Ord. 010329-18; Ord. 031211-11.