

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**NEIGHBORHOOD PLAN:** Montopolis**CASE#:** NPA-2016-0005.03**DATE FILED:** July 25, 2016 (In-cycle)**PROJECT NAME:** 2509 Montopolis Drive**PC DATE:** April 11, 2017
February 14, 2017
January 10, 2017**ADDRESSES:** 2507, 2509, 2511 Montopolis (plus adjacent tract)**DISTRICT AREA:** 3**SITE AREA:** Approx. 6.36 acres**OWNER/APPLICANT:** John Robert Stratton**TYPE OF AMENDMENT:****Change in Future Land Use Designation****From:** Commercial**To:** Mixed Use**Base District Zoning Change****Related Zoning Case:** C14-2016-0113**From:** CS-NP**To:** CS-MU-CO-NP**NEIGHBORHOOD PLAN ADOPTION DATE:** September 27, 2001**PLANNING COMMISSION RECOMMENDATION:*****April 11, 2017 -******February 14, 2017*** – Postponed on the consent agenda at the request of the applicant to April 11, 2017. [A. De Hoyos Hart – 1st; J. Vela – 2nd] Vote: 10-0 [Commissioners S. Oliver, J. Shieh and N. Zaraoza absent].***January 10, 2017***- Postponed on the consent agenda at the request of staff to February 14, 2017. [N. Zaragoza – 1st; F. Kazi- 2nd] Vote: 13-0.**STAFF RECOMMENDATION:** Not recommended.

BASIS FOR STAFF'S RECOMMENDATION: Staff does not support the applicant's request to change the future land use map from Commercial to Mixed Use because there should be a commercial buffer (with no residential uses allowed) between the industrial zoning directly to the south and property directly across the street with industrial zoning and land uses.

The property is located within a Jobs Center, as identified on the Growth Concept Map in the Imagine Austin Comprehensive Plan. Job centers are not well-suited for residential uses. The applicants proposed zoning change to CS-MU would allow residential uses, which is not support by planning staff. The applicant proposes a 200-unit multifamily development project with no commercial uses.

The Montopolis neighborhood plan supports the creation of homes for all stages of life, but it also wants to ensure compatibility between adjacent land uses. As stated above, residential uses adjacent to industrially zoned property is not compatible land uses.

LAND USE

Goal 1: Improve the Quality of Life in Montopolis through Land Use and Zoning Decisions.

Goal 2: Create Homes for all Stages of Life within Montopolis.

Objective 4: Enhance and protect existing single family housing.

Action 12: Preserve the existing Single Family uses and zoning in the older, established areas of Montopolis. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)

Action 13: Preserve residential zoning in the interior of East Montopolis to allow for new homes to be built. (Please refer to the Figure 4: Future Land Use Map, for specific land uses and locations.)

Action 14: Preserve Single Family zoning in the interior of South Montopolis. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)

Action 15: Provide information in both English and Spanish to homeowners regarding existing methods of preventing increases in their property taxes.

Objective 5: Create multiple housing types of varied intensities.

URBAN DESIGN

GOAL 7: Ensure Compatibility and Encourage a Complimentary Relationship Between Adjacent Land Uses.

In the Future Land Use Map, the neighborhood has expressed a preference for increasing or decreasing the occurrence of certain types of land uses in the neighborhood. The Guidelines show how these uses can be grouped together to create a complimentary mixture of uses while being designed so as to be compatible with each other.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Commercial - Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

Purpose

1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

Application

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

PROPOSED LAND USE ON THE PROPERTY

Mixed Use – An area that is appropriate for a mix of residential and non-residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development; however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - *The property is located within a Jobs Center, as identified in the Imagine Austin Comprehensive Plan's Growth Concept Map. Job Centers are not well-suited for residential uses, which the applicant's zoning change request would allow.*

2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***The proposed zoning would allow for a multifamily development that is best suited for an activity corridor with public transit and services and not to be located within a commercial and industrial node.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***The proposed zoning would allow for a high-density multifamily development that is not compatible for the industrial area where the property is located. Staff recommends the zoning and land use remain commercial to provide a buffer between the industrial uses and the mixed used zoning and land uses to the north of the property.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***Although the proposed zoning and future land use request would allow for residential uses which would expand the variety of housing choices, the property is located within an industrial area that is not well-suited for residential uses. Residential uses adjacent to existing industrial uses, such as the Praxair facility to the south or located adjacent to vacant land zoning industrial where incompatible industrial uses could be built, is not supported by staff.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The proposed zoning would allow the development of a high-density residential use that is not compatible adjacent to industrially-zoning land to the south.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - ***The property is not located within an environmentally sensitive area.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - ***Not applicable.***
8. Protect, preserve and promote historically and culturally significant areas.
 - ***Not applicable.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - ***Not applicable.***

10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.

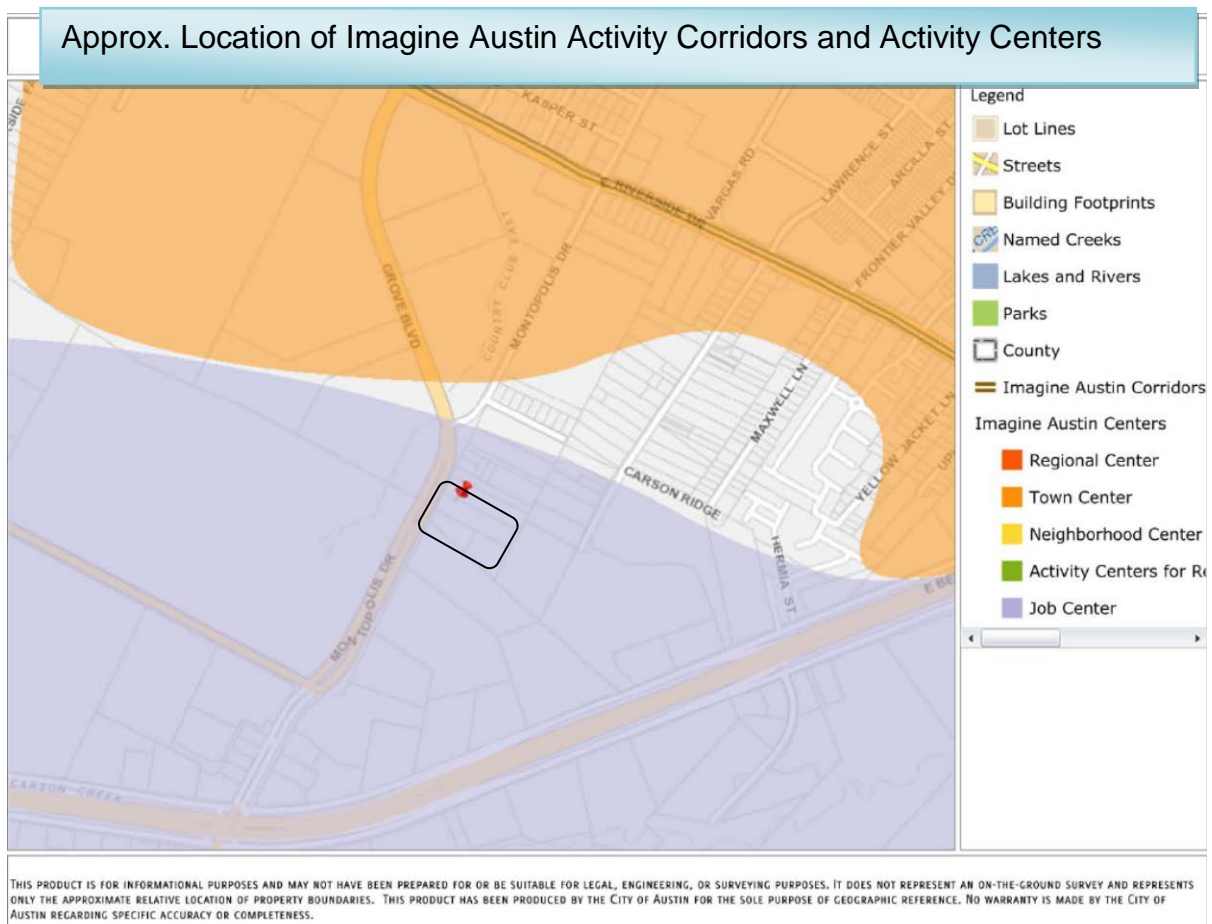
- *The property is located with a Jobs Center where commercial and industrial uses are best suited because of their location near highways and major thoroughfares.*

11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.

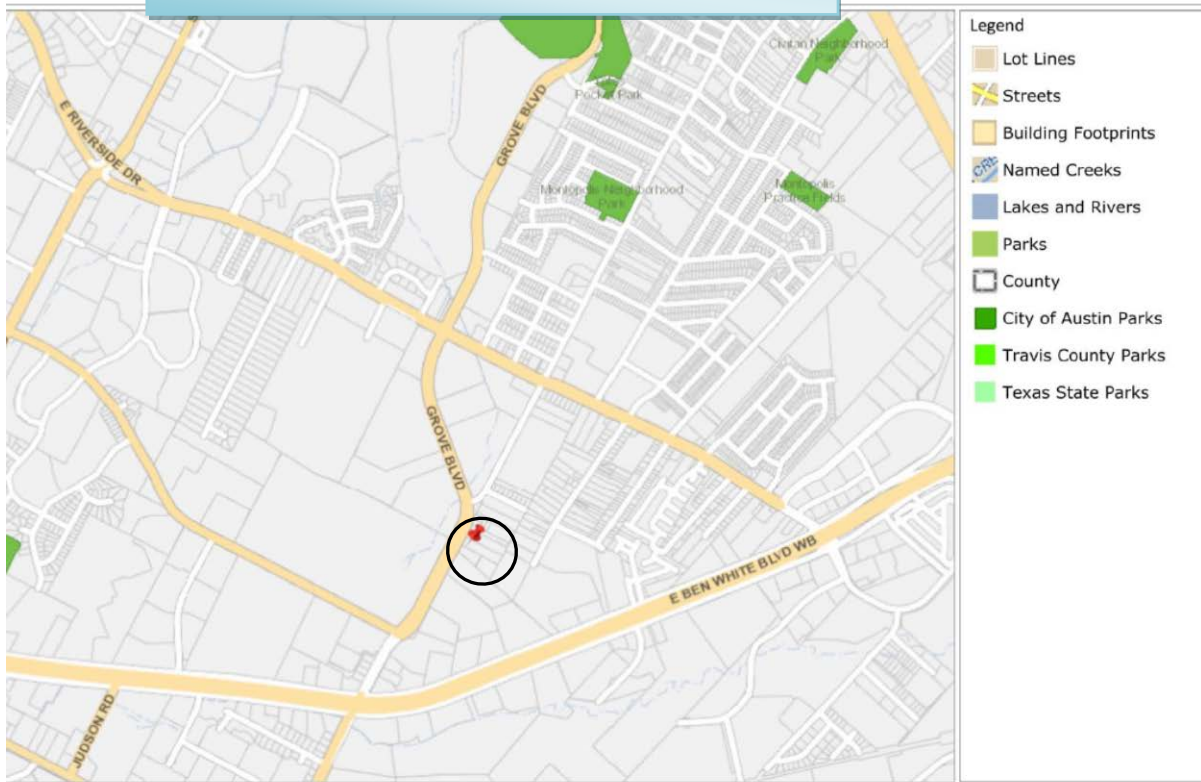
- *Not applicable.*

12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.

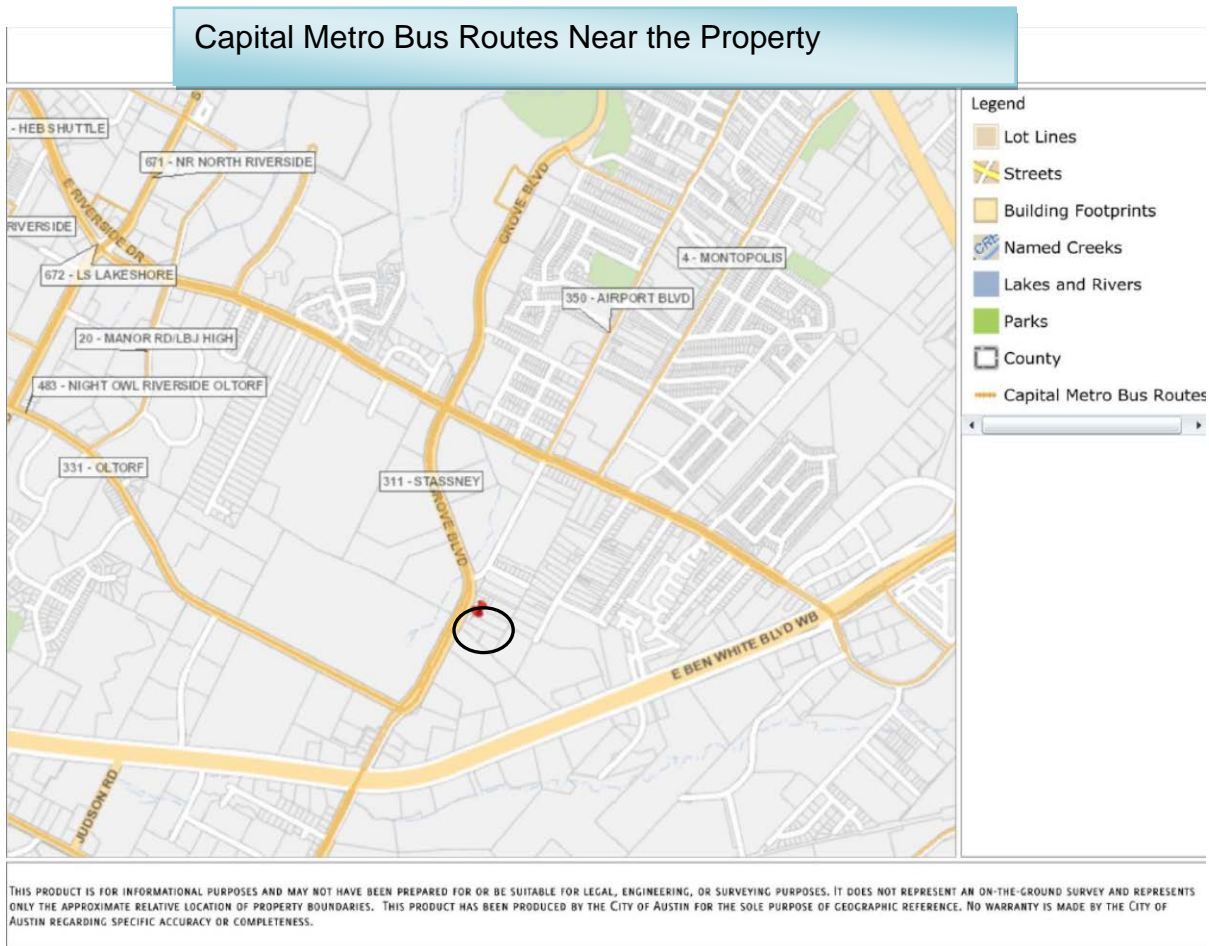
- *Not applicable.*



Location of Parks Near the Property



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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The application was filed on July 25, 2016, which is in-cycle for neighborhood planning areas located on the east side of I.H.-35.

The applicant proposes to change the land use on the future land use map from Commercial to Mixed use for a proposed 200 unit multifamily development.

The proposed zoning change is from CS-NP to CS-MU-CO-NP for a proposed 200-unit multifamily development. For more information on the zoning change request, please see case report C14-2016-0113.

PUBLIC MEETINGS: The ordinance-required community meeting was held on September 12, 2016. Approximately 56 meeting notices were mailed to people who live or own property within 500 feet of the property, in addition to neighborhood and environmental organizations who requested notification for the area.

Zero citizens attended the meeting. The only people who attended the meeting were one city staff member, the owner/applicant John Stratton, Michael Whellan, the applicant's agent and two representatives from Ardent Residential.

CITY COUNCIL DATE:

January 26, 2017

ACTION: Postponed to March 2, 2017 at the request of staff. [D. Garza-1st; P. Renteria-2nd] Vote: 11-0

March 2, 2017

ACTION: Postponed to May 4 at the request of staff. [E. Troxclair-1st; J. Flannigan – 2nd] Vote: 10-0 [A. Kitchen off the dais]

May 4, 2017

ACTION:

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: maureen.meredith@austintexas.gov

Summary Letter Submitted by the Owner/Applicant

July 25, 2016

Greg Guernsey, Director
Planning and Development Review Department
City of Austin
301 W. 2nd Street
Austin, Texas 78701

Re: Neighborhood Plan Amendment for 2507, 2509, and 2511 Montopolis (and adjacent tract) from "Commercial" to "Mixed Use"

Dear Greg:

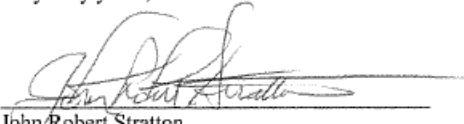
Enclosed is a Neighborhood Plan Amendment Application for four parcels on Montopolis Drive. We are seeking to modify the Montopolis Neighborhood Planning Area from "Commercial" to "Mixed Use" for the four lots that total 6.36 acres and are located at 2507, 2509, and 2511 Montopolis Drive plus the tract adjacent to the rear of 2511 Montopolis Drive. This application is in cycle.

By changing the Neighborhood Plan from "Commercial" to "Mixed Use", these Montopolis Drive tracts will retain the ability for commercial development, while allowing a mix of uses, including multi-family. The change to "Mixed Use" will be consistent with the nature of development in the area.

The four tracts are being redeveloped as a single project. It is anticipated that there will be a total of less than 198 apartment units on the 6.36-acre site. Currently, there are three uninhabitable homes on the lots that have not been occupied for more than a decade.

If there are any questions please feel free to contact me at (512) 904-2216.

Very truly yours,


John Robert Stratton

Enclosures

2595186.1 7/22/2016

Letter Submitted by the Montopolis Neighborhood
Planning Contact Team

December 11, 2016

Via Email:

Stephen Oliver, Chair & Planning Commissioners

Re: Montopolis Neighborhood Contact Team Support for Neighborhood Plan Amendment and Rezoning of 2507, 2509, and 2511 Montopolis ("2509 Montopolis- C14-2016-0113") from "Commercial" to "Mix-use" and the addition "MU" as a combining district.

Dear Stephen Oliver, Chair & Planning Commissioners:

The Montopolis Neighborhood Plan Contact Team held two meetings regarding 2509 Montopolis. On December 6, 2016, the Contact team voted unanimously to support the rezoning of 2509 Montopolis to add the "Mixed Use" combining district and, further, to support the change in the FLUM which would modify these four lots from "Commercial (CS)" to "Mixed Use (CS-MU)."

The applicant will be redirecting storm water from more than eight acres of adjacent property into the city's storm water system and preserving the heritage trees on site.

In addition, the contact team has requested that the Parks Department require that the applicant pay a fee in lieu -- instead of dedicating parkland – be used for the underserved existing park space parks in our Montopolis community.

If you have any questions, please feel free to contact me.

Respectfully Submitted,

Susana Almanza
President, Montopolis Neighborhood Plan Contact Team

Letter Submitted by the Montopolis Neighborhood
Planning Contact Team

December 11, 2016

Via email: Sara.Hensley@Austintexas.gov

Ms. Sara Hensley, Director
Parks & Recreation Department

RE: 2507, 2509 and 2511 Montopolis ("2509 Montopolis- C14-2016-0113"); Requests to Require Owner to Pay Fee in-Lieu of Parkland Dedication

Dear Director Hensley:

I am the President of the Montopolis Neighborhood Plan Contact Team and at our December 6, 2016 meeting, the applicant of 2509 Montopolis rezoning sought our feedback concerning the City staff's initial feedback concerning parkland dedication. Specifically, the applicant indicated that staff would be inclined to have the owner dedicate approximately one (1) acre of parkland at 2509 Montopolis, despite the fact that a meaningful setback is required due to Praxair and the existence of numerous heritage trees on the property – both of which create significant site constraints, including a larger detention facility to preserve heritage trees. In addition to preserving heritage trees, the applicant is also redirecting storm water from over 8 acres of adjacent property into the City's storm water system.

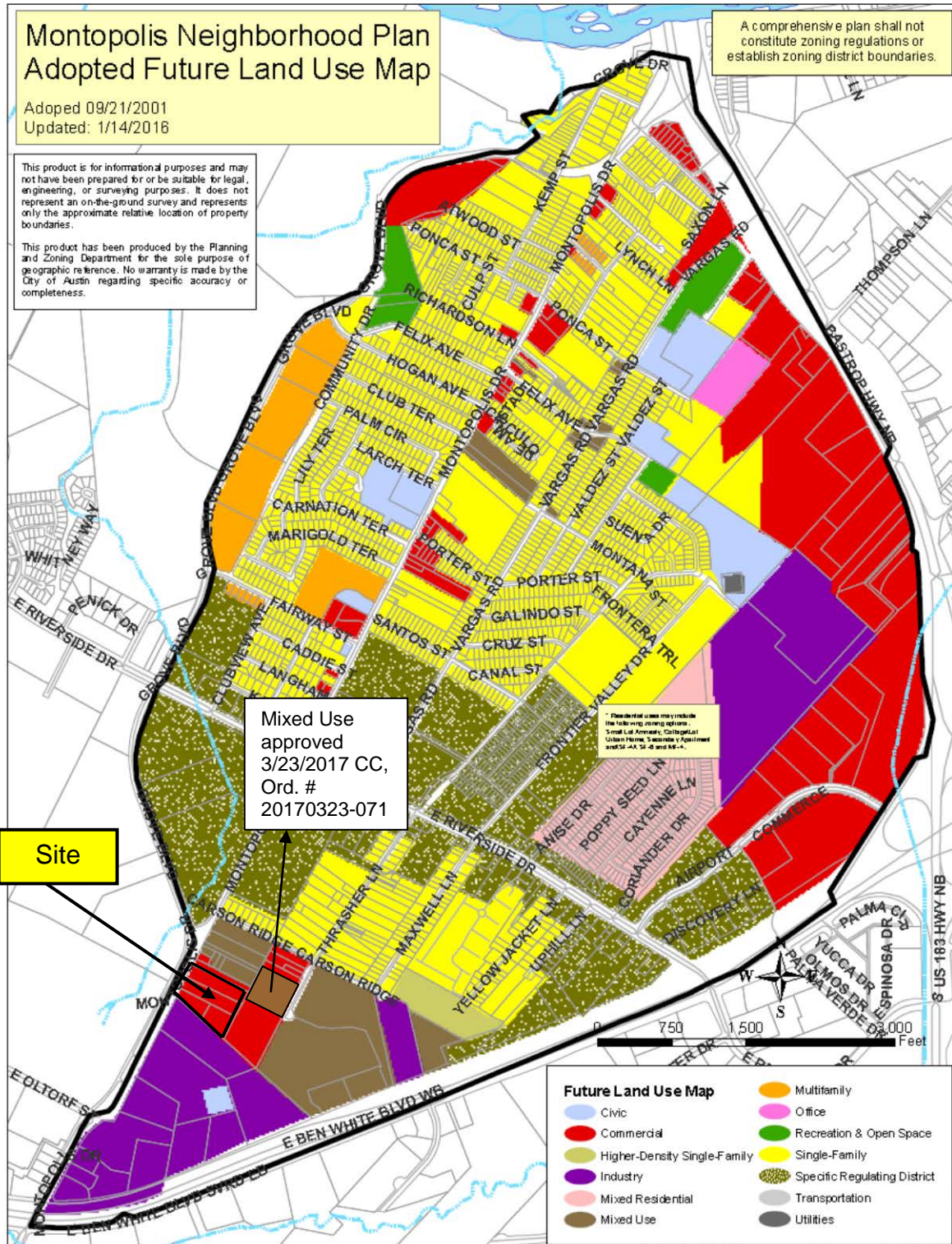
As you well know, we have meaningful maintenance needs in our area parks. Our contact team voted unanimously to request that the City require fee in-lieu to be paid instead of dedicating one acre of parkland. I have personally made a request to the Parks Department for money to help maintain and improve parks in Montopolis. We know that the money from a payment of fee in-lieu would meaningfully help improve several parks in the Montopolis area.

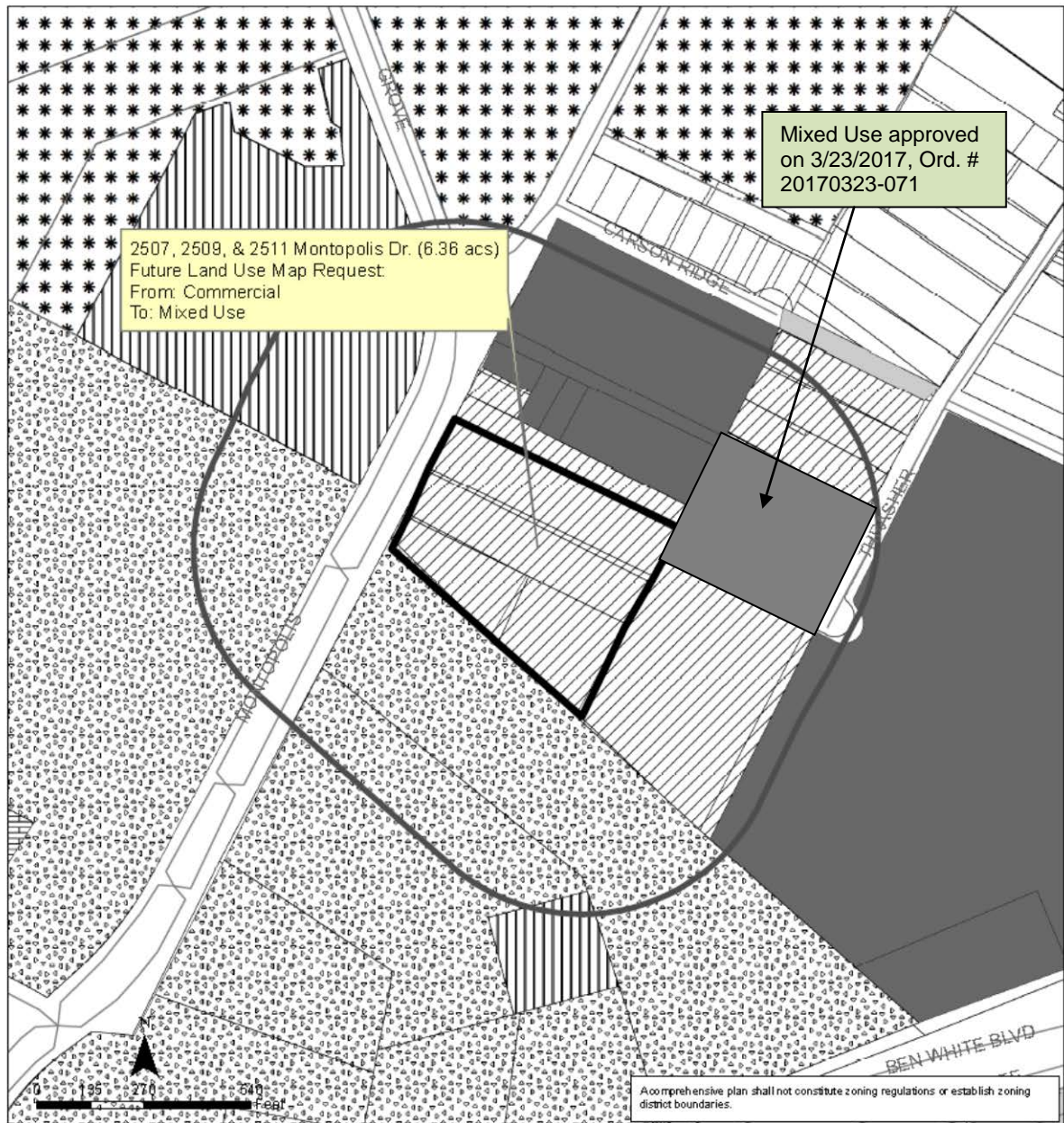
Please accept this letter as the contact team's request that you, as the Director, issue an early determination letter which allows the applicant for 2509 Montopolis to pay a fee in-lieu and that the Park's Department will work with the contact team and neighborhood stakeholders to identify specific priority projects in our community for which this money could be used.

Respectfully submitted,

Susana Almanza, President, Montopolis Neighborhood Plan Contact Team

XC: Stephen Oliver, Chair & Planning Commissioners





Montopolis Neighborhood Planning Area NPA-2016-0005.03

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.

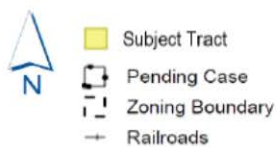
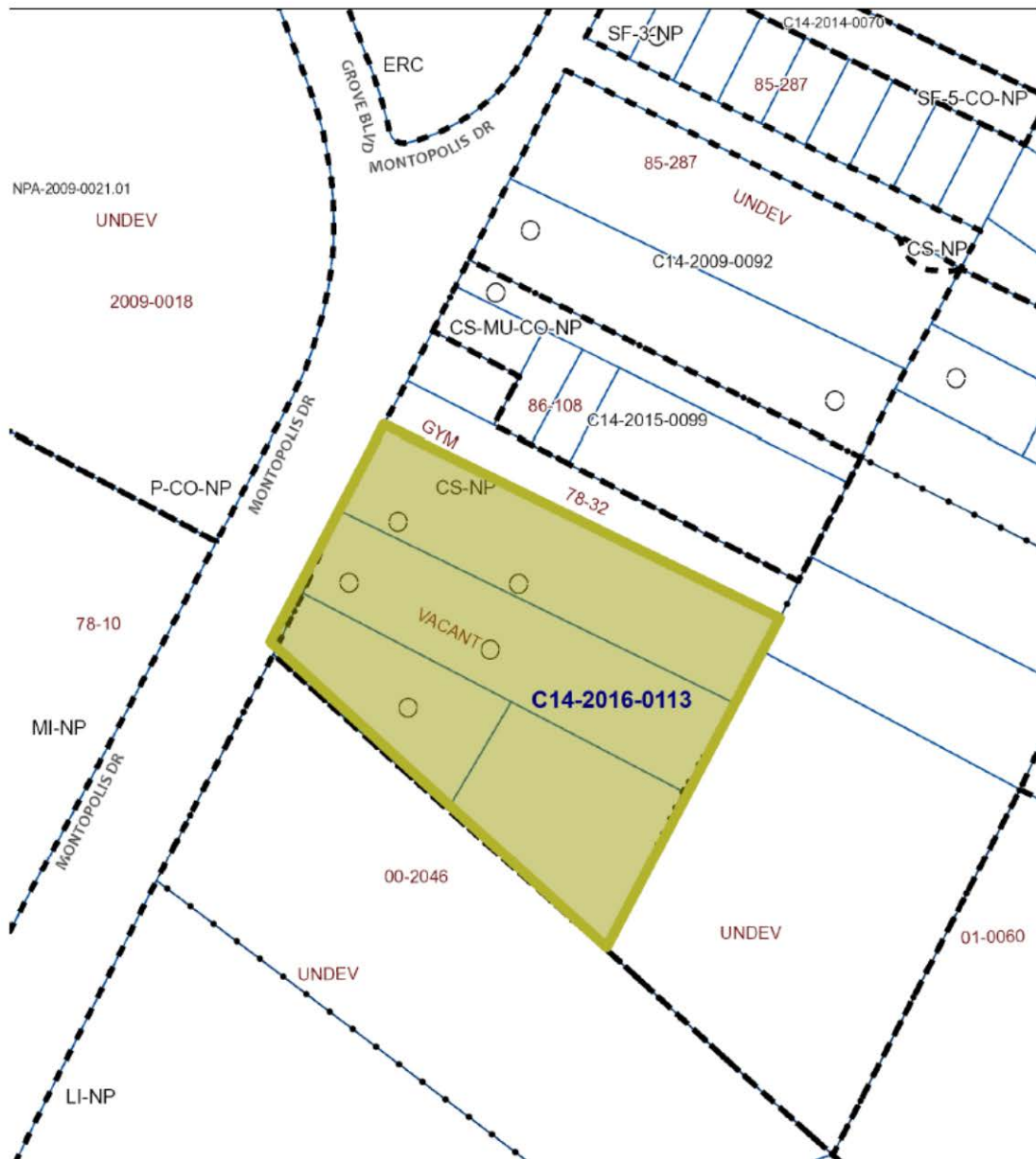
This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin
Planning and Zoning Department
Created on 8/30/2016, by: meredithm

Future Land Use

500 ft. Notif. Boundary	Specific Regulating District
Subject Property	Major Planned Development
Single-Family	Industry
Higher-Density Single-Family	Civic
Commercial	Transportation
Mixed Use	Utilities



100 200 Feet

1" = 200'

ZONING

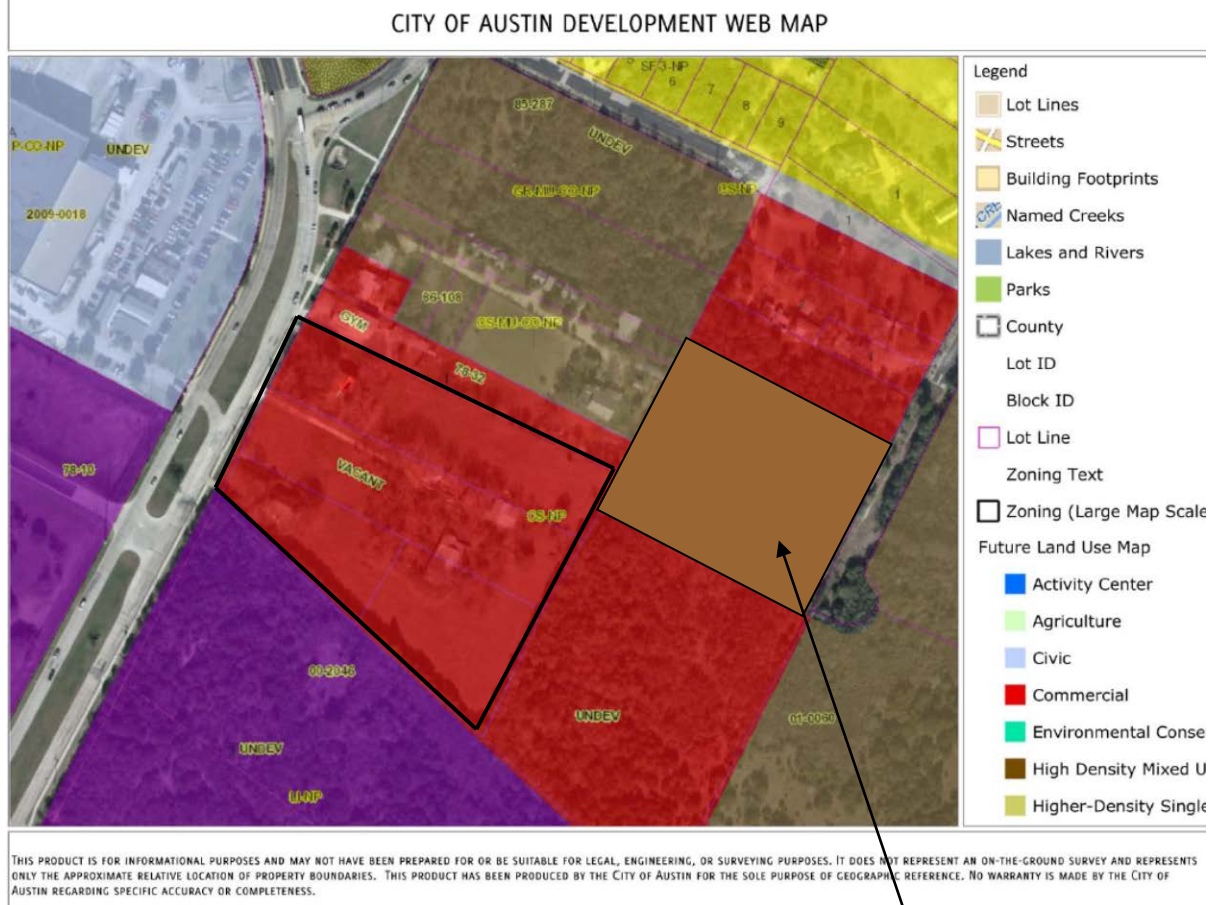
ZONING CASE#: C14-2016-0113

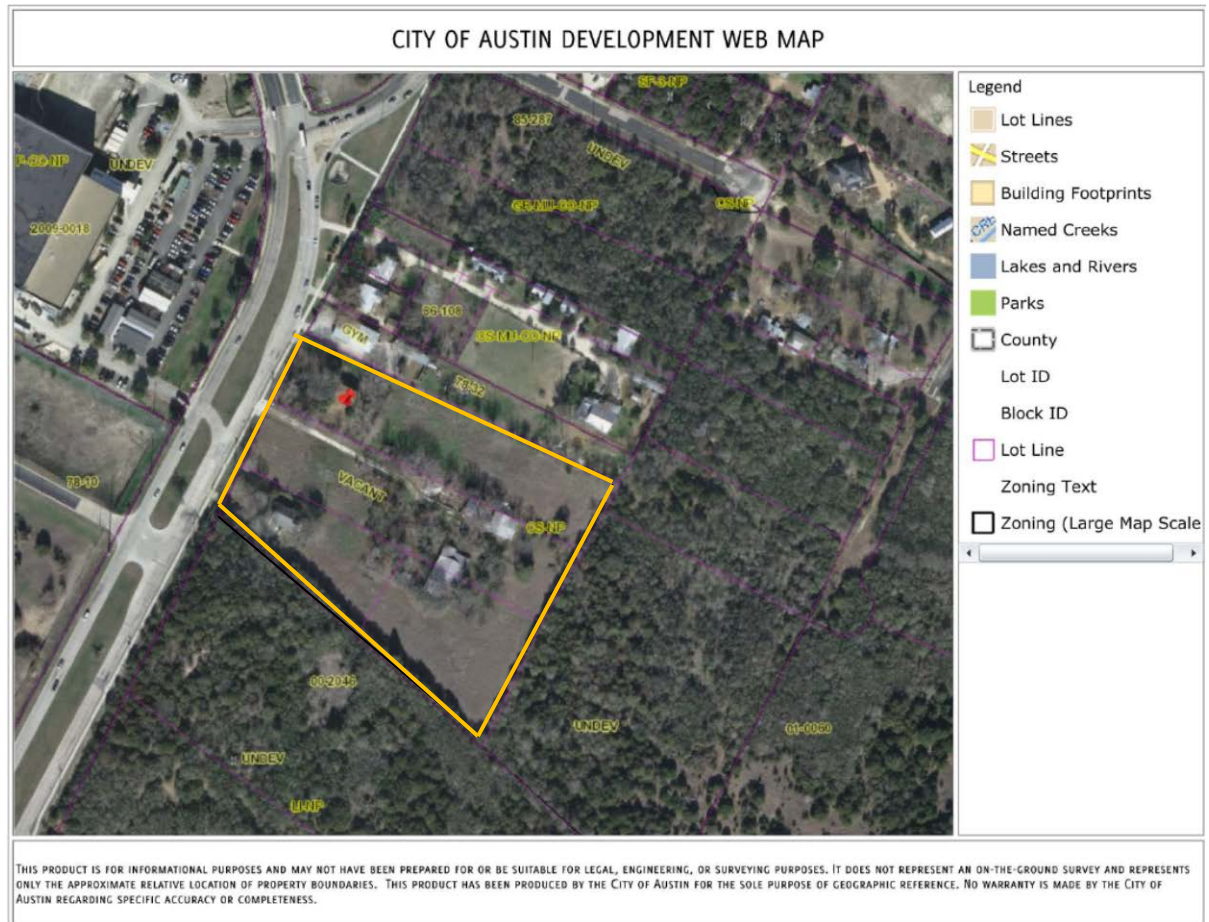
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.



Created 10/17/16





Applicant Criteria Worksheet Submitted by the Applicant

NPA-2016-0005.03

Provide this information with your plan amendment application.

Taken From: Article 16: Neighborhood Plan Amendment Ordinance

§ 25-1-810 - RECOMMENDATION CRITERIA.

(A) The director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) and (C) are satisfied.

(B) The applicant must demonstrate that:

- (1) the proposed amendment is appropriate because of a mapping or textual error or omission made when the original plan was adopted or during subsequent amendments;

Does this criterion apply to your proposed plan amendment application? ___ Yes X No

If there was a mapping error, explain here and provide documentation: _____

- (2) the denial of the proposed amendment would jeopardize public health, safety, or welfare;

Does this criterion apply to your application? ___ Yes X No

If this condition applies, explain here _____

- (3) the proposed amendment is appropriate:

(a) because of a material change in circumstances since the adoption of the plan; and

(b) denial would result in a hardship to the applicant;

Does this criteria apply to your application? X Yes ___ No

If yes, explain here Nearby properties have been designated Mixed Use on the FLUM and this will continue to promote a greater variety of uses in the area, rather than limiting future uses to commercial.

- (4) the proposed project:

(a) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations;

Does this criterion apply to your application? X Yes ___ No

If yes, explain here Changing the future land use map from Commercial to Mixed Use is a down zoning that will allow less intensive use of the property than a commercial use.

Currently, there are no water quality or storm water detention facilities on the property. Mixed use projects contain amenities sought by neighborhoods, and the project's proximity to downtown allows for residents to bike to work, reducing pollution and congestion on roadways. or

- (b) promotes the recruitment or retention of an employment center with 100 or more employees;

Does either one of these criterion apply to your application? ____ Yes X No

If yes, explain here _____

- (5) the proposed amendment is consistent with the goals and objectives of the neighborhood plan;

List the goals and objectives from the plan that you feel support your plan amendment request, along with your rationale for why it meets these goals/objectives. Use separate document if necessary:

Objective 1, Action 1, of the Neighborhood Plan is to support a variety of business and residential uses along Montopolis Drive. Objective 2 is to promote the existing pattern of neighborhood development. Examples include 2407-2409 Montopolis, 2101 Montopolis (mixed use development in progress), and 2500, 2508 and 2514 Thrasher. The neighborhood plan, as modified by the East Riverside Corridor Zoning District regulating plan recommends neighborhood mixed use (NMU) for the tracts along the portion of Montopolis that are south of Riverside Drive and that lie just north of the subject property. This mixed use 6.4 acre project will add approximately 200 apartment units, eliminating the probability of intense commercial use.

(You can find the plan document here: <http://austintexas.gov/page/adopted-neighborhood-planning-areas-0>)

or

- (6) the proposed amendment promotes additional S.M.A.R.T. Housing opportunities.

Is this a S.M.A.R.T. Housing project? ____ Yes x No

If yes, explain here and provide the letter from Neighborhood Housing and Community Development _____

- (C) The applicant must demonstrate that:

- (1) the proposed amendment complies with applicable regulations and standards established by Title 25 (Land Development), the objectives of Chapter 25-2 (Zoning), and the purposes of the zoning district proposed for the subject property;

https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE

By changing the Neighborhood Plan from "Commercial" to "Mixed Use", the four tracts located at 2507, 2509 and 2511 Montopolis will be more consistent with the nature of development in the area. The four tracts will be developed as one project. It is anticipated there will be a total of approximately 200 apartments units on the 6.4 acre site. The project will be developed in compliance with Subchapter E requirements and will result in an aesthetic that compliments and enhances the Montopolis neighborhood.

and

- (2) the proposed amendment is consistent with sound planning principles. (See attached)

LAND USE PLANNING PRINCIPLES

You can find the Guide to Land Use Standards here:

<http://www.austintexas.gov/department/neighborhood-planning-resources>

Please **DESCRIBE** how your proposed plan amendment request will meet these principles. If you believe a principle does not apply to your proposed plan amendment application, write "Not applicable".

1. Ensure that the decision will not create an arbitrary development pattern;

Provide your analysis here: Allowing a mixed used designation to the base zoning will not create an arbitrary development pattern. The proximity of the Montopolis neighborhood to downtown encourages mixed developments and several have been approved in the last few years. These new developments all comply with current regulations, resulting in developments that meet water quality and storm water detention regulations.

2. Ensure an adequate and diverse supply of housing for all income levels;

Provide your analysis here: Without the addition of mixed use to the FLUM, no residential component would be allowed at this site. Adding mixed use encourages a greater variety of housing choices in the area.

3. Minimize negative effects between incompatible land uses;

Provide your analysis here: This 6.4 acre site is in proximity to existing multiple sites with a mixed use designation and is just south of the areas designated by the East Riverside Corridor Zoning District as neighborhood mixed use (NMU).

4. Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas;

Provide your analysis here: The base CS zoning allows for hospitals and schools, but the mixed use designation would allow for a creative mix of residential, commercial, and civic uses.

5. Discourage intense uses within or adjacent to residential areas;

Provide your analysis here: The mixed use designation would allow a residential component to co-exist with uses allowed in the base CS zoning. The site is surrounded by CS-MU-NP, P-CO-NP, CS-NP and LI-NP; all adjacent, contiguous sites are currently used for commercial purposes or are vacant.

6. Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;

Provide your analysis here: While it is unlikely the property will contain any businesses, the residents of the multifamily units will frequent area businesses.

7. Minimize development in floodplains and environmentally sensitive areas;

Provide your analysis here: The property is not in the floodplain. The owner is unaware of any Critical Environmental Features on site. Any environmental issues will be handled according to the City's Code and Environmental Criteria Manual.

8. Promote goals that provide additional environmental protection;

Provide your analysis here: By meeting the current regulations for water quality and storm water detention, this new project will be providing additional environmental protections.

9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development);

Provide your analysis here: The property owner is amenable to restricting those uses the Neighborhood finds objectionable.

10. Ensure adequate transition between adjacent land uses and development intensities;

Provide your analysis here: The subject property is bounded on the east and south by vacant land; a small commercial business lies to the immediate north of the property. The use directly across the divided Montopolis roadway is Austin Energy's operation center, zoned public (P-CO-NP) and the FLUM has identified this City-owned property as "Specific Regulating District-Civic". The subject property is approximately 150 yards south of the East Riverside Corridor Zoning District area that is designated neighborhood mixed use area (NMU). The divided Montopolis roadway provides adequate transition between the existing uses.

11. Protect and promote historically and culturally significant areas;

Provide your analysis here: Maintaining the Montopolis neighborhood's historical and cultural significance via this one small project would be difficult. There are no historic or culturally significant areas near the subject property, as it lies ½ mile south of the original historic Montopolis neighborhood.

12. Recognize current City Council priorities; (Look at the Imagine Austin Comprehensive Plan Document found here: <http://austintexas.gov/department/imagine-austin-download-center>. Appendix E. Framework for Decision Making, pages A-57 through A-58.)

Provide your analysis here: This project is in a location to be bike and transit friendly, which is one of the eight core goals of the IACP.

13. Avoid creating undesirable precedents;

Provide your analysis here: This project would not set any undesirable precedents.

14. Promote expansion of the economic base and create job opportunities;

Provide your analysis here: Adding approximately 200 units of housing in a transit friendly area close to downtown and area businesses would add to the economic base. These residents would spend money in local restaurants and retail businesses.

15. Ensure similar treatment of land use decisions on similar properties;

Provide your analysis here: There have been multiple mixed use zonings and development projects planned for this area. See Answer (B)(5) under Recommendation Criteria.

16. Balance individual property rights with community interests and goals;

Provide your analysis here: Mixed use developments are desired by the City of Austin. Referring to Site Development and Building Design Standards as well as Mixed Use, the City's Planning and Zoning Department website states: "The regulations foster a built environment of aesthetic and sustainable value, enhance economic development efforts, promote Austin's unique character and natural environment, and ensure an efficient development review process."

17. Consider infrastructure when making land use decisions;

Provide your analysis here: Proximity to downtown, the Austin Bergstrom International Airport, schools, shopping, and multiple transportation options were all considered and deemed favorable for this project.

18. Promote development that serves the needs of a diverse population.

Provide your analysis here: The City of Austin's residents are a diverse group of people and this project will hopefully serve them well as a home
