

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**NEIGHBORHOOD PLAN:** Central Austin Combined**CASE#:** NPA-2019-0019.01 **DATE FILED:** February 28, 2019 (In-cycle)**PROJECT NAME:** 3805 Red River**PC DATE:** August 13, 2019**ADDRESS:** 3805 Red River**DISTRICT AREA:** 9**SITE AREA:** 0.37 acres**OWNER/APPLICANT:** 3805 Red River Preservation LLC**AGENT:** Richard Kooris**TYPE OF AMENDMENT:****Change in Future Land Use Designation****From:** Single Family **To:** Mixed-Use/Office**Base District Zoning Change****Related Zoning Case:** N/A**NEIGHBORHOOD PLAN ADOPTION DATE:** August 26, 2004**PLANNING COMMISSION RECOMMENDATION:***August 13, 2019* – TBD**STAFF RECOMMENDATION:** Recommended for applicant's request for Mixed-Use/Office.**BASIS FOR STAFF'S RECOMMENDATION:** Staff supports the request in order to preserve the historic integrity of the house and the built character of the neighborhood. This property is a local historic landmark, the Red River International House. The house has remained vacant for some time. Approval of the land use change would allow for both office and residential uses, which would economically support the preservation of the house. As with any property, there is a

concern that transitioning to a mixed-use office designation could drastically change the character of the property. However, as a landmark, any exterior or site changes would need to be approved by the Historic Landmark Commission. And while this is a double lot, the placement of the house makes it impossible to subdivide into two lots. Parking restraints would make it difficult to have too many residents or too intensive of an office use on the site. The house is located on the corner of two busy collector streets, with no street parking near the site.

The Central Austin Combined Neighborhood Plan also calls for no new commercial development west of Harmon Avenue. There are no properties designated Mixed-Use/Office immediately adjacent to the property, but there is one on the east side of this block (west of Harmon Avenue). However, this request would facilitate maintaining the original house, and with historic landmark status, a new commercial development could not be built on the lot. The applicant proposes to limit the allowed uses on the lot when the property is rezoned.

Below are relevant sections from the Central Austin Neighborhood plan document:

Vision

The Central Austin Neighborhood Plan shall preserve the historical character and integrity of single-family neighborhoods. It shall allow multifamily development and redevelopment in appropriate areas to reflect the historical nature and residential character of the neighborhood. The plan will address the needs of a diverse, pedestrian-oriented community and provide safe parks and attractive open spaces. The plan will foster and create compatible density in areas that are appropriate for student housing; new development will be appropriately oriented and scaled relative to its neighborhood in the combined planning area.

Goals

Goal One

Preserve the integrity and character of the single-family neighborhoods.

Goal Two

Preserve the historic character and resources of the Central Austin Combined Neighborhood Planning Area neighborhoods

Objective 1.1: Rezone property as needed to ensure that new development is compatible with the desired residential character of each neighborhood.

Recommendation 2 Identify areas where mixed use would enhance the livability of the neighborhoods and rezone accordingly.

Objective 1.11: Preserve the traditional single-family land use in the Hancock Neighborhood.

Recommendation 25 Do not allow non-residential uses along IH-35 north of Concordia Avenue to spread farther into the neighborhood than Harmon Avenue and do not allow new non-residential development on the west side of Harmon Avenue.

Objective 2.1: Protect historic resources including buildings, bridges, gateways and other structures.

Top Ten Priorities

3. Stop the incursion of new commercial and office uses into residential areas.
9. Identify areas where mixed use would enhance the livability of the neighborhoods and rezone accordingly.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single Family Residential - Detached or two family residential uses at typical urban and/or suburban densities

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;

2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

PROPOSED LAND USE ON THE PROPERTY

Mixed Use/Office - An area that is appropriate for a mix of residential and office uses.

Purpose

1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

Application

1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

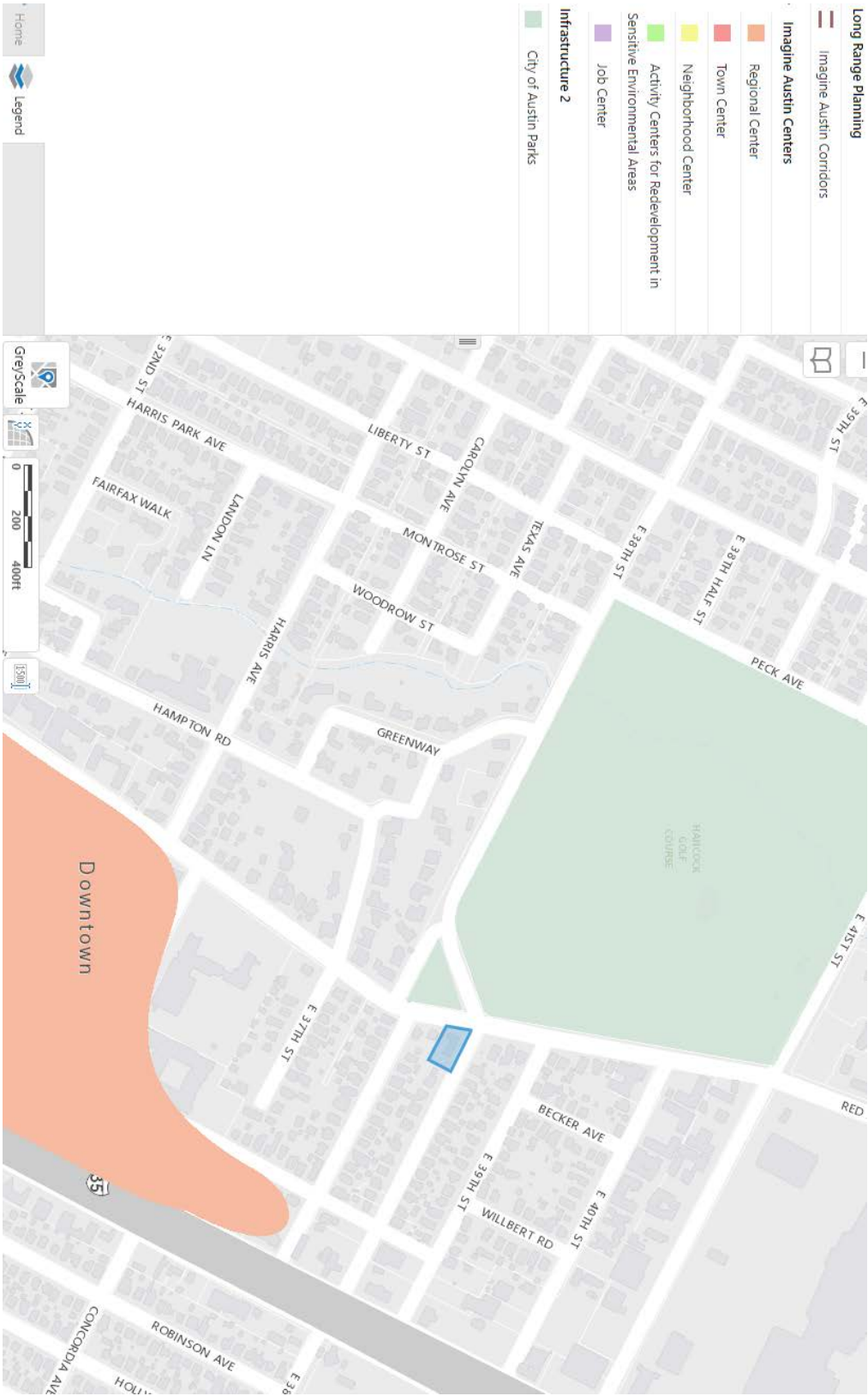
IMAGINE AUSTIN PLANNING PRINCIPLES

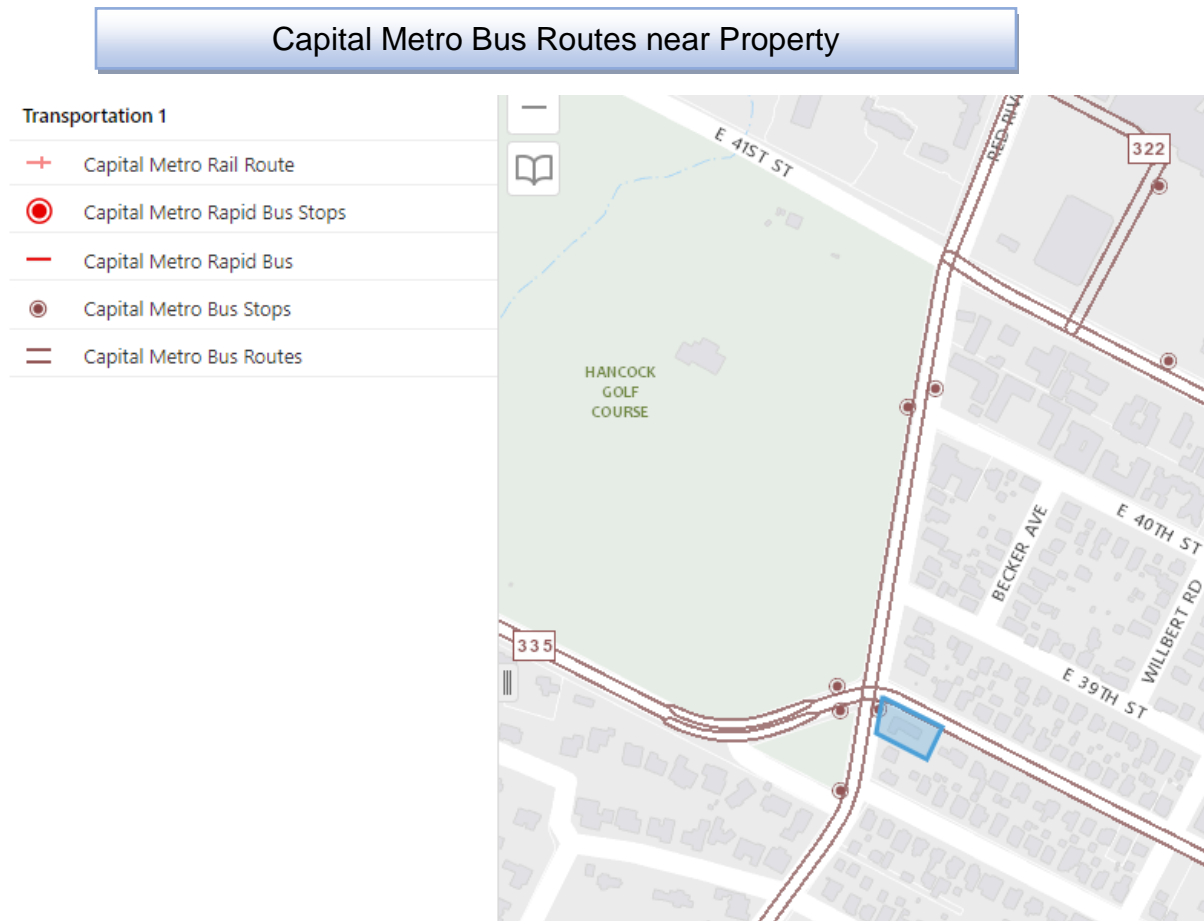
1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.

- ***The applicant proposes to preserve the existing home as an office and residence. This would contribute towards a more complete community.***
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 site is well served by transit and is adjacent to two bike routes. It is not within an Imagine Austin Center or Corridor.***
 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 land use change would protect neighborhood character by making the preservation of the existing house economically viable. Any changes to the building exterior or site would be reviewed by the Historic Landmark Commission to ensure harmony with the existing landmark house.***
 4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The proposed development would potentially increase the amount of housing allowed on the site by allowing more than one dwelling unit.***
 5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The proposed Mixed-Use/Office designation would allow for office and residential uses at a scale compatible with adjacent homes and duplexes.***
 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.
 - ***The proposed land use change would allow for preservation of a local landmark by making the site economically viable.***
 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 proposed change would potentially add job opportunities.*
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.*

Imagine Austin Activity Corridors and Activity Centers
& Nearby Parks





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 February 28, 2019, which is in-cycle for neighborhood planning areas located on the west side of I.H.-35.

The applicant proposes to change the land use on the future land use map (FLUM) from Single Family to Mixed-Use/Office.

The applicant has stated that they will file a rezoning request to allow for use of the existing home as an office and residence. The applicant will also build an accessory dwelling unit.

The applicant proposes to limit the allowed uses on the site through the rezoning application, which is forthcoming.

PUBLIC MEETINGS: The ordinance-required community meeting was held on April 17, 2019. Meeting notices were mailed to 218 addresses of people who own property or have utility accounts within 500 feet of the property, in addition to neighborhood groups and environmental organizations who requested notification for the area. Eleven people signed the attendance sheet, in addition to two staff members.

Staff gave a brief presentation about the applicant's request and the plan amendment process.

Ken Johnson, a representative of the property owner, gave a presentation on the proposed land use change and what they hope to accomplish on the property. Statements from the applicant are shown below in *italics*.

Attendees asked questions and expressed their concerns following the applicant's presentation.

Statements from Applicant:

- *Preservation Austin has purchased the house and is working with the neighborhood groups on preservation of the site. The house has a unique architectural style, one of only two examples in Austin.*
- *The site was zoned historic in opposition to the owner, who wanted to demolish it. The site could not be leased and it was sitting vacant, which was problematic. The applicant saw a potential for a mixed-use /office live work space. Office use would bring revenue and save the house from being demolished.*
- *The project preserves a historic house (even if it changes the use inside), preserving the single family character of the neighborhood. The project also adds a new single family home, helping to contribute the single family fabric. The developer argues this is the best strategy given market conditions to preserve the single family character of the neighborhood and at the same time converting the property into a revenue-generating use. The alternative would be either vacancy and deterioration or eventual demolition.*
- *The purpose of the project is to generate enough revenue from the sale of the single family home (to be built on the site) to provide a revenue stream for preservation and maintenance of the historic house.*
- *The Mixed-Use/Office future land use also limits the future zoning designations you are able to request, especially regarding commercial.*
- *The developer is willing to strike out multiple undesirable uses in the rezoning application. There will eventually be a LO MU Zoning request with a CO to strike out many uses including congregate living, daycares with more than 5 kids, religious assembly, club houses, utility services, massage parlors, (and more to be worked out with neighborhood groups).*

- *The request enhances the livability of the neighborhood by preserving this structure for everyone to enjoy. The Mixed-Use/Office use will preserve the interior of the space as well whereas a residential user would likely gut the interior.*
- *There have been concerns about potential fraternity house in the neighborhood. The proposed rezoning case would prohibit club or fraternity uses. **[The rezoning has not yet been filed.]***
- *More discussion will occur at the zoning committee of the Hancock neighborhood association.*
- *The developer cannot subdivide the lot for a new house because of the configuration and size of the lot.*
- *The house is on the corner of two busy streets, busy intersection, and park across the street, and is problematic as single-family residential.*
- *There is a conditional overlay on entire neighborhood limited building height. The house must be two feet lower than any other building in the City of Austin.*
- *The site is land locked and limited uses by parking requirements.*
- *Historic landmark commission will have to approve any site plans, which is a high bar to set for development.*
- *Parking cannot be added based on the lot configuration so this is one way to ensure that the commercial uses are limited. There is no adjacent street parking.*

Comments & Concerns from Attendees:

- There is too much commercial closing in on both sides of this single-family neighborhood. The plan specifically calls for the preservation of single family homes and this request is in direct opposition to that by converting a single family home into a commercial use.
- Too much emphasis is being placed on the historic designation and preservation versus the importance of preserving single family neighborhoods which is what is directly mentioned in the plan.
- If the change is granted, it will set a precedent that future land owners to request a land use change from single family to mixed-use.
- There were concern about the domino effect of changing land uses gradually over time to more intense uses. For example, this first requests seems minimal (going from SF to MU/O). But then someone else will come along and request a change from MU/O to regular MU. By changing land uses over time incrementally it changes the character of the neighborhood while pretending that the change is small.
- One neighbor was concerned about the noise and activity of an office use relative to a residential use.
- Neighbors were concerned that no traffic study was done
- Neighbors are concerned if the owner cannot find a tenant, will they open it up to less desirable tenants. Currently developer is proposing light office use or live/work space, but there are concerns that could fall through.
- Neighbors suggested keeping it as single family which allows limited home businesses.

CITY COUNCIL DATE:

September 19, 2019

ACTION:

TBD

CASE MANAGER: Jeff Engstrom, Planning & Zoning Dept.

PHONE: (512) 974-1621

EMAIL: Jeffrey.engstrom@austintexas.gov

Summary Letter Submitted by the Applicant

Neighborhood Plan Amendment**SUMMARY LETTER**

We respectfully submit the enclosed Neighborhood Plan Amendment application package. The project is titled 3805 Red River and comprises .3693 acres at the southeast corner of the intersection of Red River and 38 1/2 Streets, within the full purpose jurisdiction of the City of Austin.

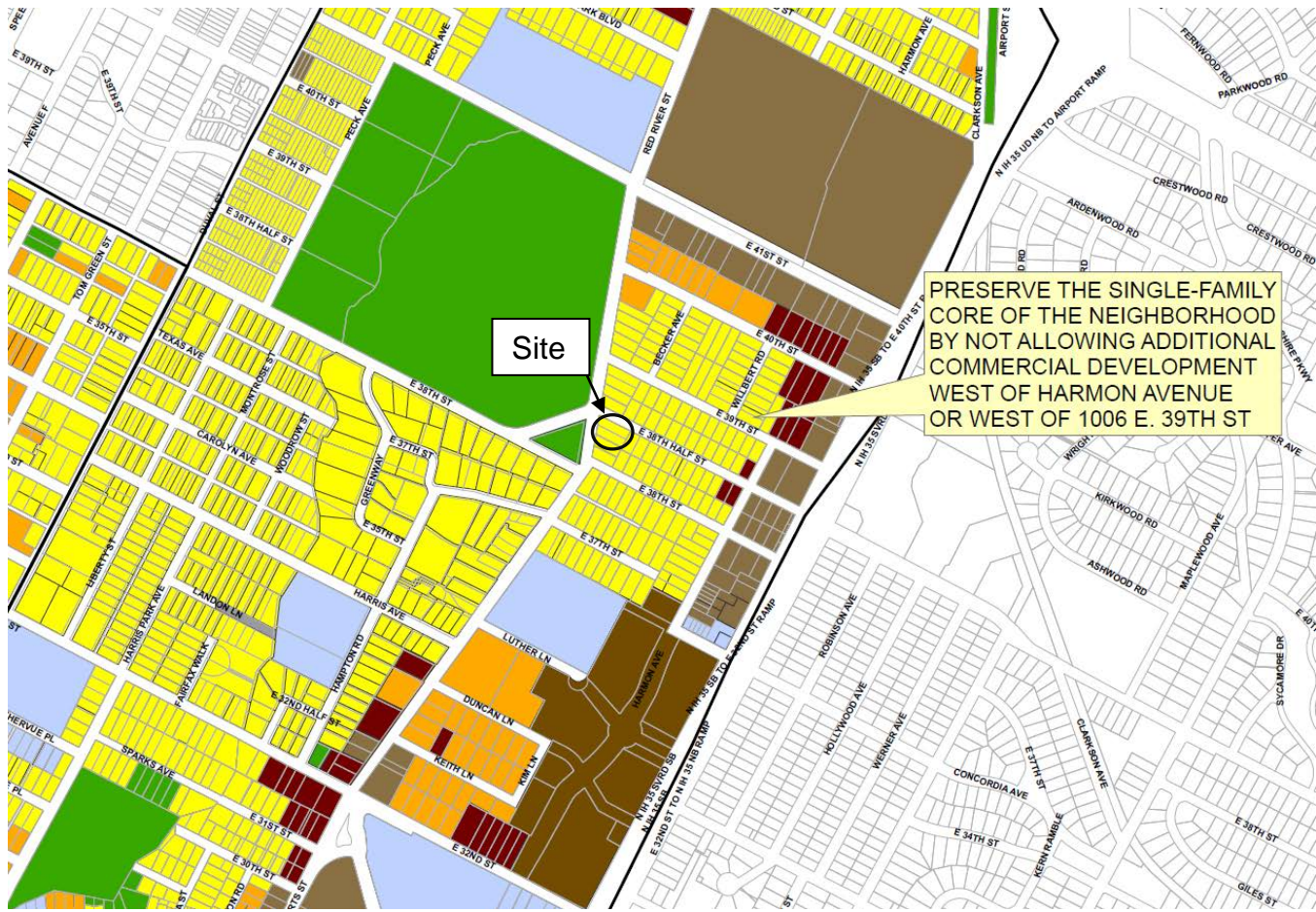
Currently, the property is occupied with a single-family house that was designated Historic in 2014 and, as such, is zoned SF-3-H-CO-NP. It has been used as a rental property for decades and is currently vacant.

Per the Hancock Neighborhood Plan, the Future Land Use Map (FLUM) designates the Property as Single-Family. The purpose of this request is to amend the FLUM to change the designation to Mixed Use-Office and allow for the existing structure to be used as an office, live/work or as a residence - as well as allow for an additional residential unit to be built and contribute to the neighborhood fabric. This request is consistent with other locations in the Neighborhood at busy intersections and promotes the restoration and long term viability of the Historic house.

Letter from the Central Austin Neighborhood
Plan Contact Team

(Letter is pending and will be added to backup as soon as it is received.)

Central Austin Combined Neighborhood Planning Area: Future Land Use Map

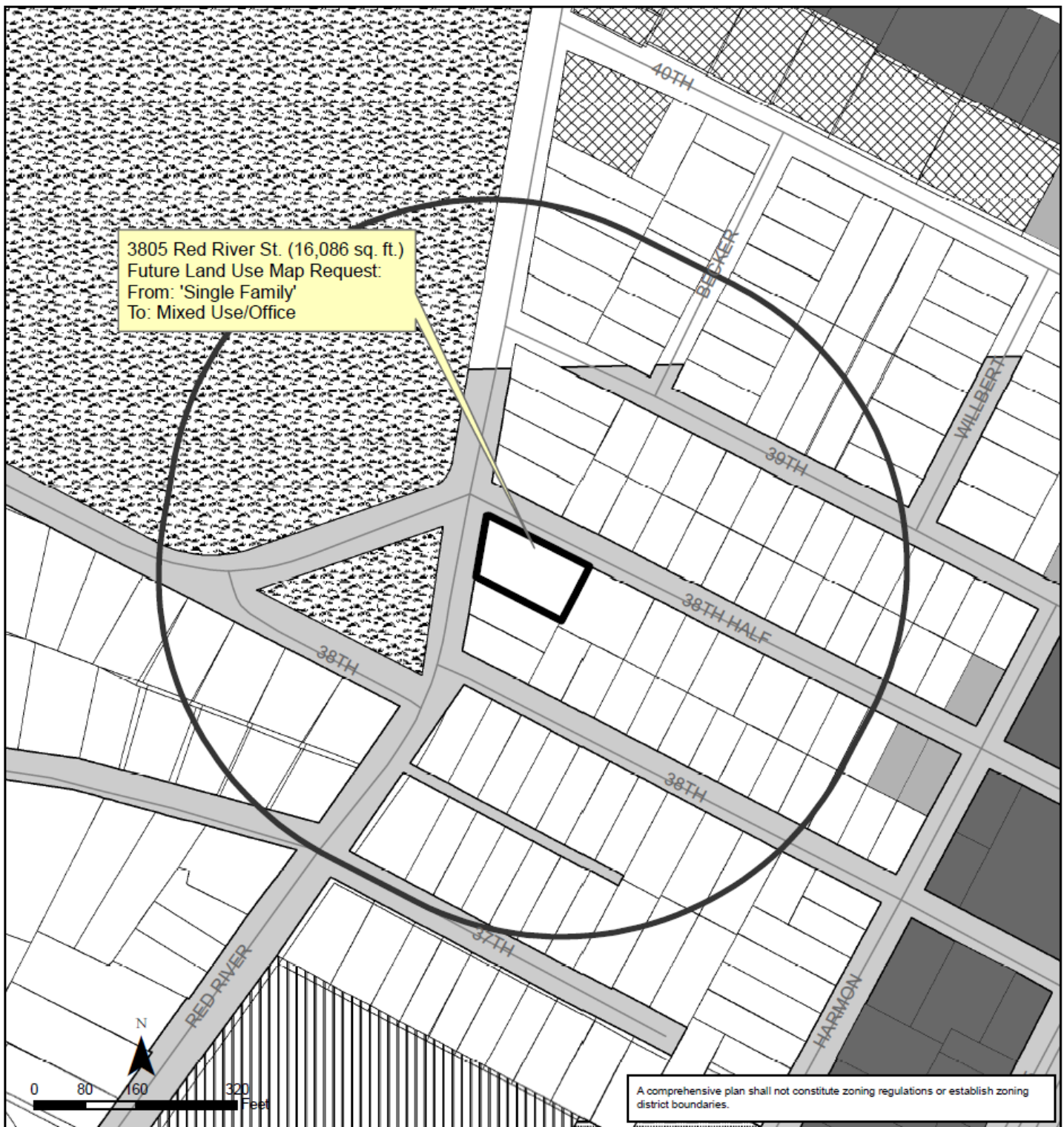


Legend

Single-Family	Mixed Use	Industry
Higher-Density Single-Family	High Density Mixed Use	Civic
Commercial	Office	Recreation & Open Space
Multifamily	Mixed Use/Office	Transportation
Neighborhood Mixed Use	Major Planned Development	

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.



Central Austin (Hancock) Combined Neighborhood Planning Area NPA-2019-0019.01

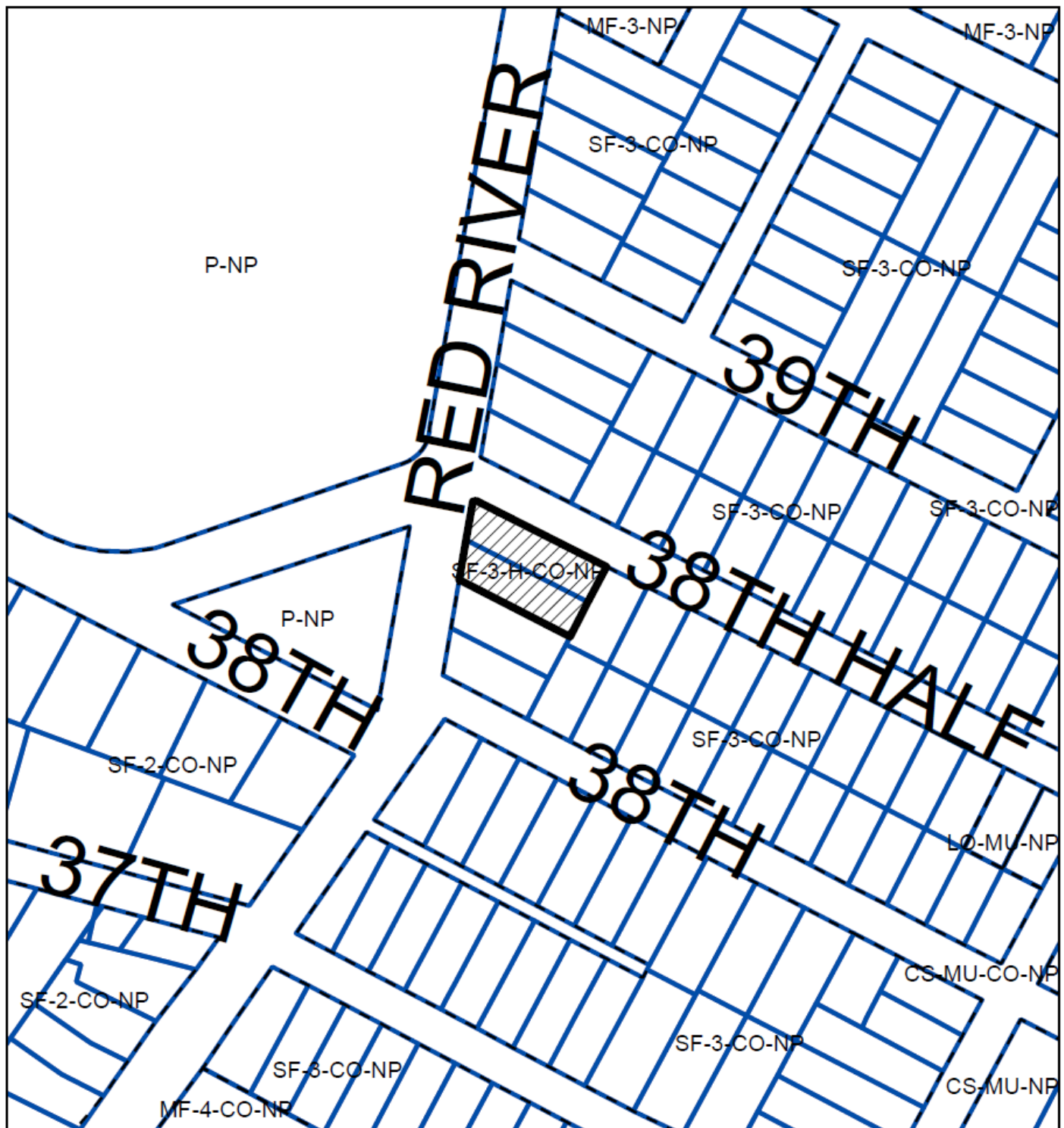
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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

Future Land Use

	500 ft. notif. boundary		High Density Mixed-Use
	Subject Property		Mixed Use/Office
	Single-Family		Civic
	Higher-Density Single-Family		Recreation & Open Space
	Multi-Family		Transportation
	Mixed Use		<Null>



**ZONING MAP**

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  500ft Notification Boundary

Case Number: NPA-2019-0019.01
Address: 3805 Red River Street
Aces/Sq. Ft: 0.37 acs/16,086 sq. ft.

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.











Looking North (across 38 ½ St):



Looking Northwest:



Looking
West:



Looking South:



Correspondence Received from Citizens

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Zoning Department
Jeffrey Engstrom
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0019.01

Contact: Jeffrey Engstrom, Phone: 512.974.1621

Public Hearings: August 13, 2019 - Planning Commission
September 19, 2019 - City Council

☒ I am in favor
☐ I object

KRISTOPHER ALI

Your Name (please print)

1002 E 38 1/2 ST

Your address(es) affected by this application


Signature

27 July 2019
Date

Comments: The Red River & 38th 1/2 ST intersection is one of the heaviest trafficked & highly visible in the area. The property in question is begging to be mixed use and would help integrate our neighborhood into the Austin fabric. We would love to be neighbors with an office on our intersection.

—Kris

Applicant Criteria Worksheet

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 Since the adoption of the plan, the property was rezoned Historic. This NPA promotes the restoration and long term viability of the Historic house.

(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? ___Yes _X_ No

If yes, explain here _____

_____ 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: From the Central Austin Combined Neighborhood Plan:

"Goal Two: Preserve the historic character and resources of the Central Austin Combined Neighborhood Planning Area neighborhoods." This NPA promotes the restoration and long term viability of the Historic house.

"Goal One: Preserve the integrity and character of the single-family neighborhoods." By amending the FLUM to Mixed Use – Office, the existing structure may be used as an office, live/work or as a residence - as well as allow for an additional residential unit to be built and contribute to the neighborhood fabric.

(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

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: This lot is on a busy corner and is consistent with similar small office use in existing houses on Red River.

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

Provide your analysis here: By amending the FLUM to Mixed Use – Office, the existing structure may be used as an office, live/work or as a residence - as well as allow for an additional residential unit to be built and contribute to the neighborhood fabric.

3. Minimize negative effects between incompatible land uses;

Provide your analysis here: This lot primarily fronts Red River, which allows for entry from 38 ½, the lower speed street and allows parking behind the building. After meeting with the Hancock Neighborhood Association Zoning sub-committee, further uses that they recommended as incompatible were proposed to be removed from the allowable use table for the property.

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

Provide your analysis here: n/a

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

Provide your analysis here: By amending the FLUM to Mixed Use – Office, the existing structure may be used as an office, live/work or as a residence - as well as allow for an additional residential unit to be built and contribute to the neighborhood fabric.

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

Provide your analysis here: After meeting with the Hancock Neighborhood Association Zoning sub-committee, further uses that they recommended as incompatible were proposed to be

removed from the allowable use table for the property.

7. Minimize development in floodplains and environmentally sensitive areas;

Provide your analysis here: n/a

8. Promote goals that provide additional environmental protection;

Provide your analysis here: n/a

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: n/a

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

Provide your analysis here: n/a

11. Protect and promote historically and culturally significant areas;

Provide your analysis here: This property is zoned Historic and this NPA promotes the restoration and long term viability of the Historic house.

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

Provide your analysis here: n/a

13. Avoid creating undesirable precedents;Provide your analysis here: n/a

14. Promote expansion of the economic base and create job opportunities;Provide your analysis here: n/a

15. Ensure similar treatment of land use decisions on similar properties;Provide your analysis here: This encourages creative use of Historic properties to promote their restoration and long term viability.

16. Balance individual property rights with community interests and goals;Provide your analysis here: n/a

17. Consider infrastructure when making land use decisions;Provide your analysis here: n/a

18. Promote development that serves the needs of a diverse population.Provide your analysis here: n/a
