

Planning Commission Process Working Group

Report on LDC Revision Draft

October 22, 2019

Discussions

- ▶ Site Plan Lite
- ▶ Parking Maximums
- ▶ Alternative Compliance
- ▶ Back to Greenfield
- ▶ Sunset F25

Site Plan Lite

Size of Project

- Currently 3-8
- Transition Area Bonus 5-10
- Should 1 - 4 Require only

Timing

- For residential developers, time dealing with city approval is highest risk/cost phase of project
- For Affordable units time for Permits + Site Plan Lite need to be equal to Permits only or developers will be reluctant to take the bonus

Scope

- Trees are the only listed increase in scope
- Should we list areas of focus? E.g. Safety (flood, fire) but not Traffic Impact.

Subdivision Light

- Would this be useful for division of current lots?

Parking Maximums

Current:

- Downtown: 1.10

Proposed:

- Corridors and Centers: 1.25 Min
- City-wide: 1.75 Min



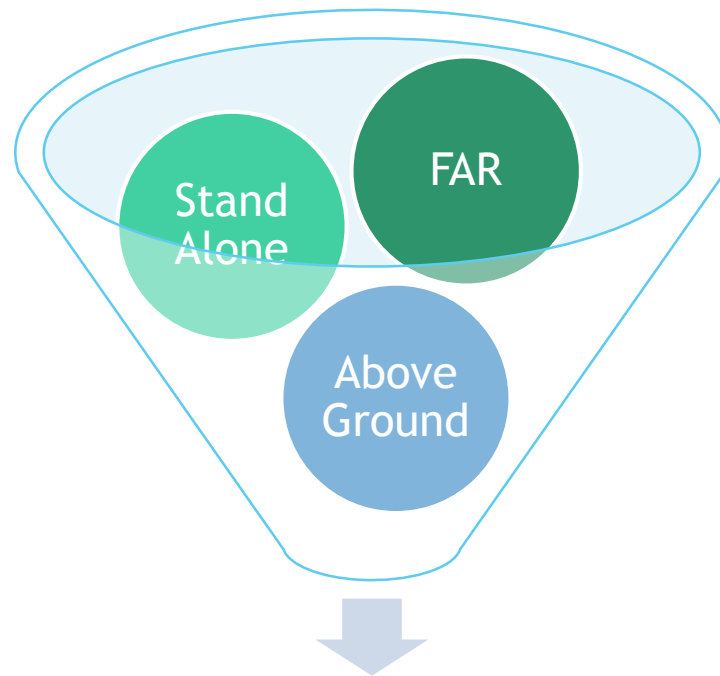
Pros

- Banks currently require, but may rework formulas to do work in Austin

Cons

- Could push development out of corridors or out of city

Parking Maximums: Inputs to Consider



e.g. All above ground parking over maximum counts against FAR in Corridors and must be in a stand-alone structure

Alternative Compliance

Clear Priority of Alternatives

- Safety- Mandatory
- Trees - Critical
- Set Back - Optimal

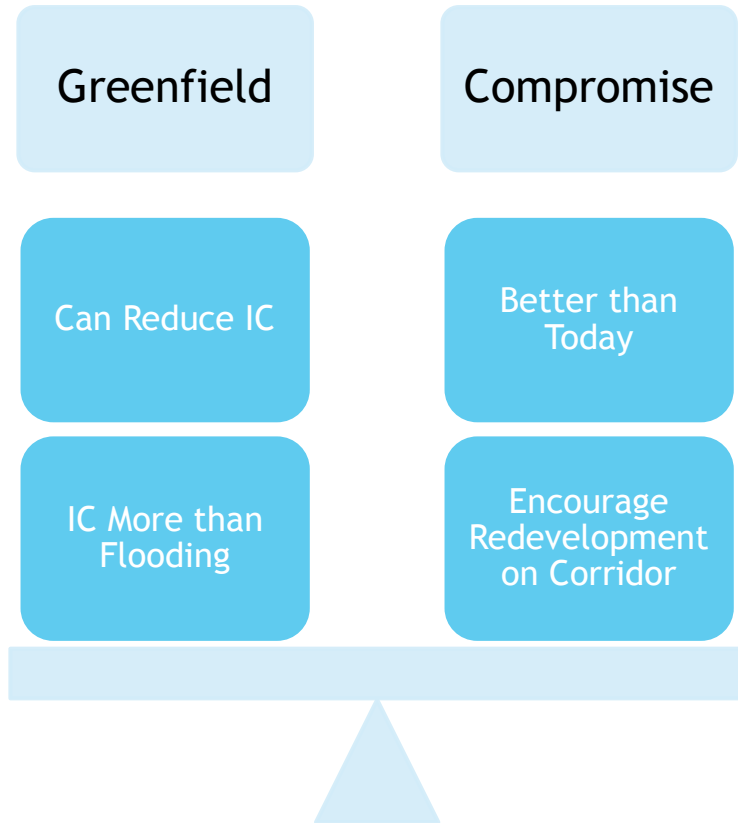
Clear Formulas

- Clear Qualifications
- Percent Deviation
- Affordable Bonus?

Minimal
Development
Yield

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graph TD; A[Clear Priority of Alternatives] --> C((Minimal Development Yield)); B[Clear Formulas] --> C;
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Back to Greenfield



- Can discourage redevelopment
- Can discourage walkability
- Compromise options
 - 50% of difference between Greenfield and Today
 - Exempt Surface Parking
 - Exempt Corridors
 - Exempt Affordable

Sunset F25

Will become harder over time

- Staff will lose expertise in less used code
- Old code unlikely to get updates for best practice

Limited Impact

- As areas are rezoned, F25 will become reduce in footprint

Sunset Process

- Table of nearest equivalents
- Provide fee waiver for re-zoning requests

Concerns for Staff

- ▶ No Land Status Determination
- ▶ No appeal of Building Permit
- ▶ Quasi Judicial Appeal does not offer ability to negotiate among stakeholders
- ▶ Illegal lots
- ▶ Future of Conditional Overlays