

# 7713 Burnet

## Zoning & FLUM Amendment

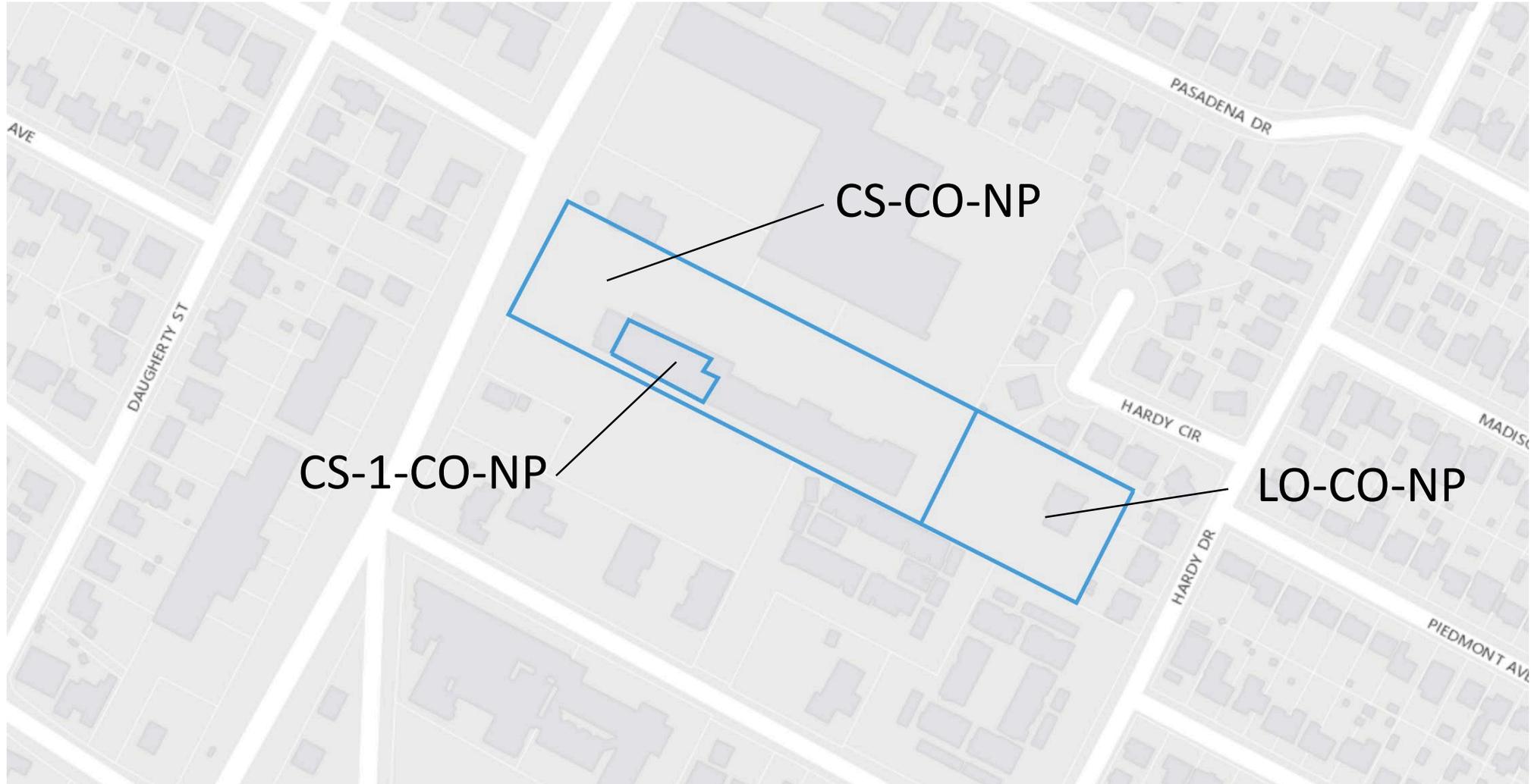
# Overview

- **Request:**
  - Rezone from CS-1-CO-NP/CS-CO-NP/LO-CO-NP to MF-6-NP.
  - Amend the Future Land Use Map (FLUM) to reflect multi-family.
  - Terminate an outdated restrictive covenant.
- **Bottom Line:** The applicant is requesting the ability to provide a 360-unit apartment on Burnet, with 10 percent of units affordable at 60 percent MFI.
- **Rationale:** Approving this downzoning would support the City's housing and mobility goals while decreasing overall site development entitlements.

# 7113 Burnet Rd.



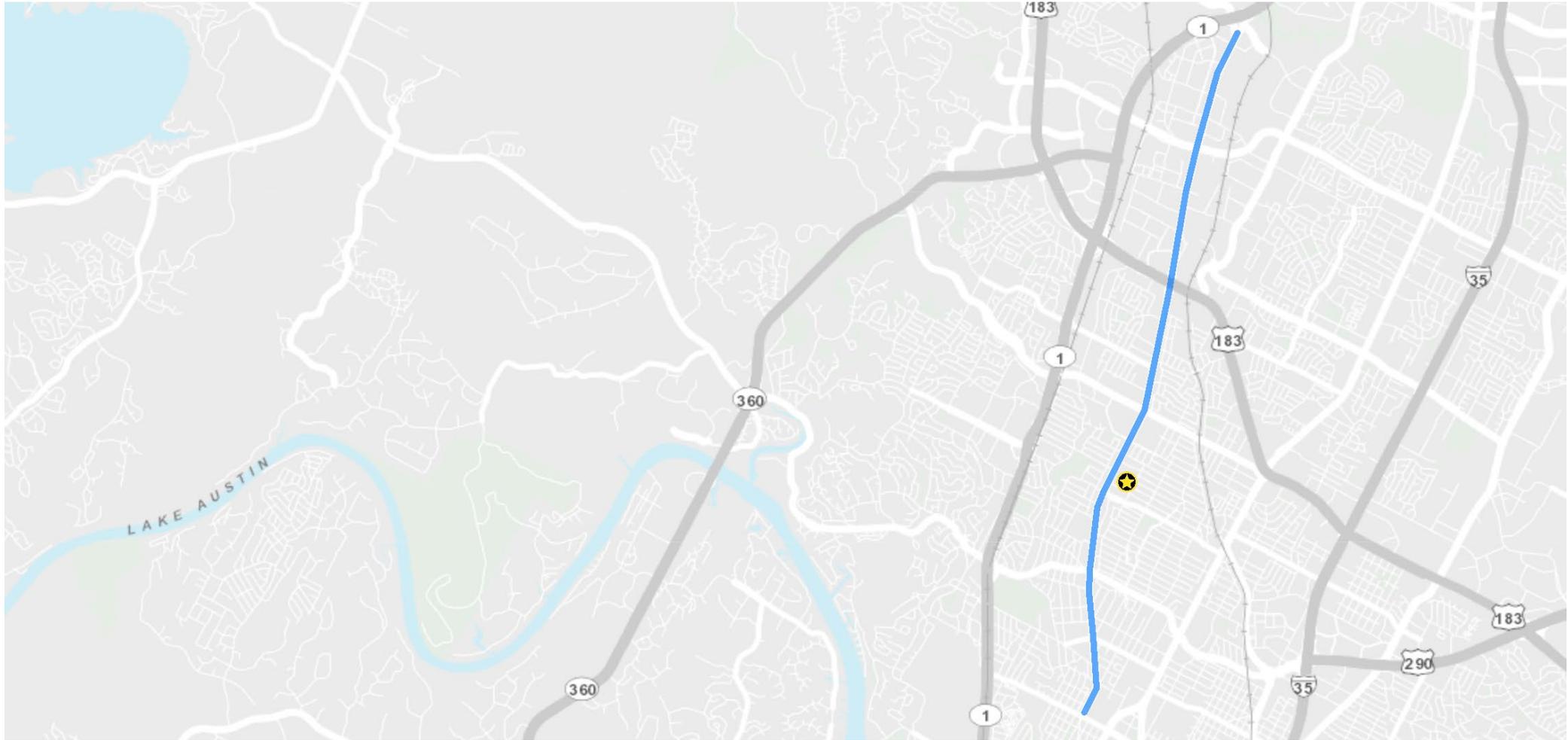
# 7113 Burnet Rd.



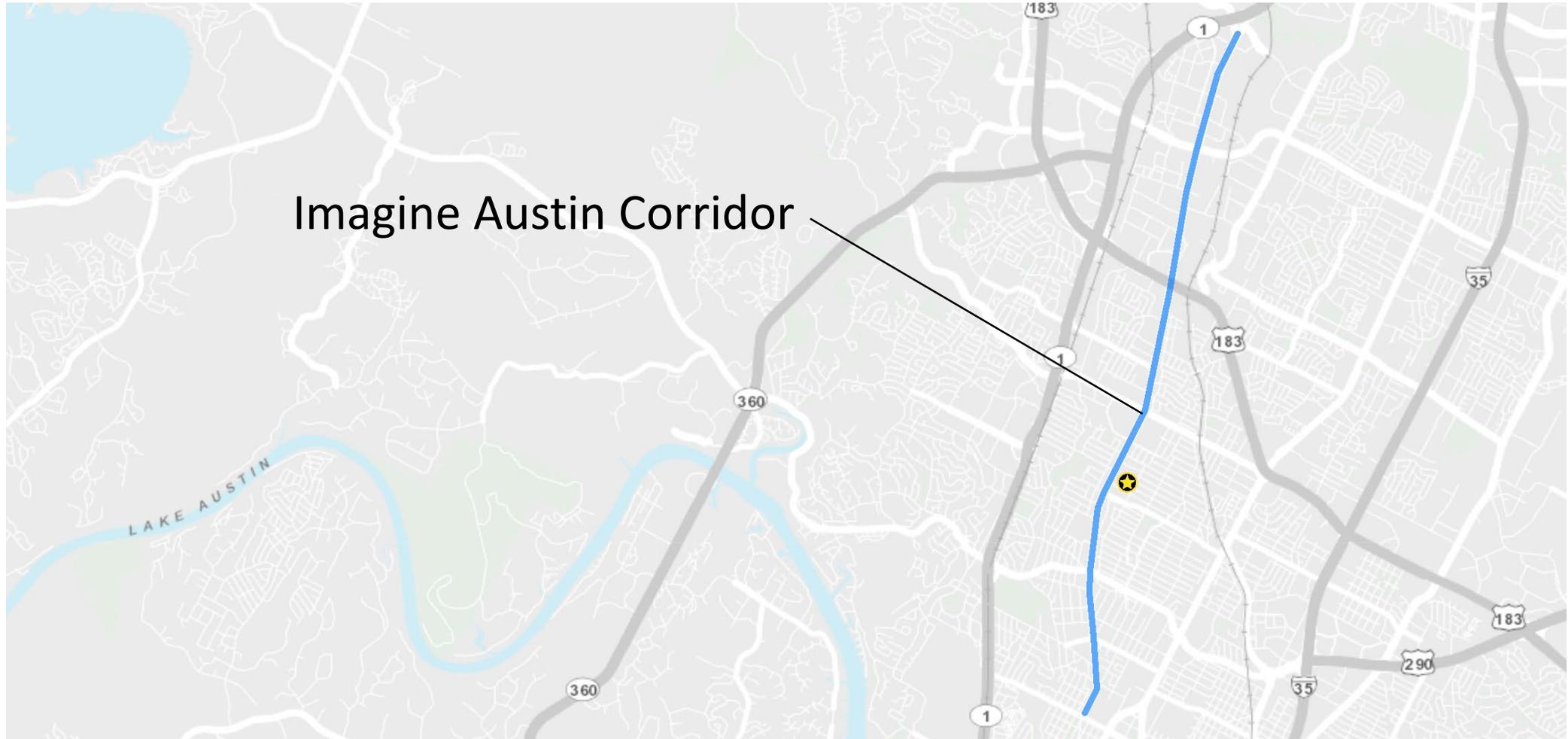
# Existing Use: Outdated Commercial/Bar



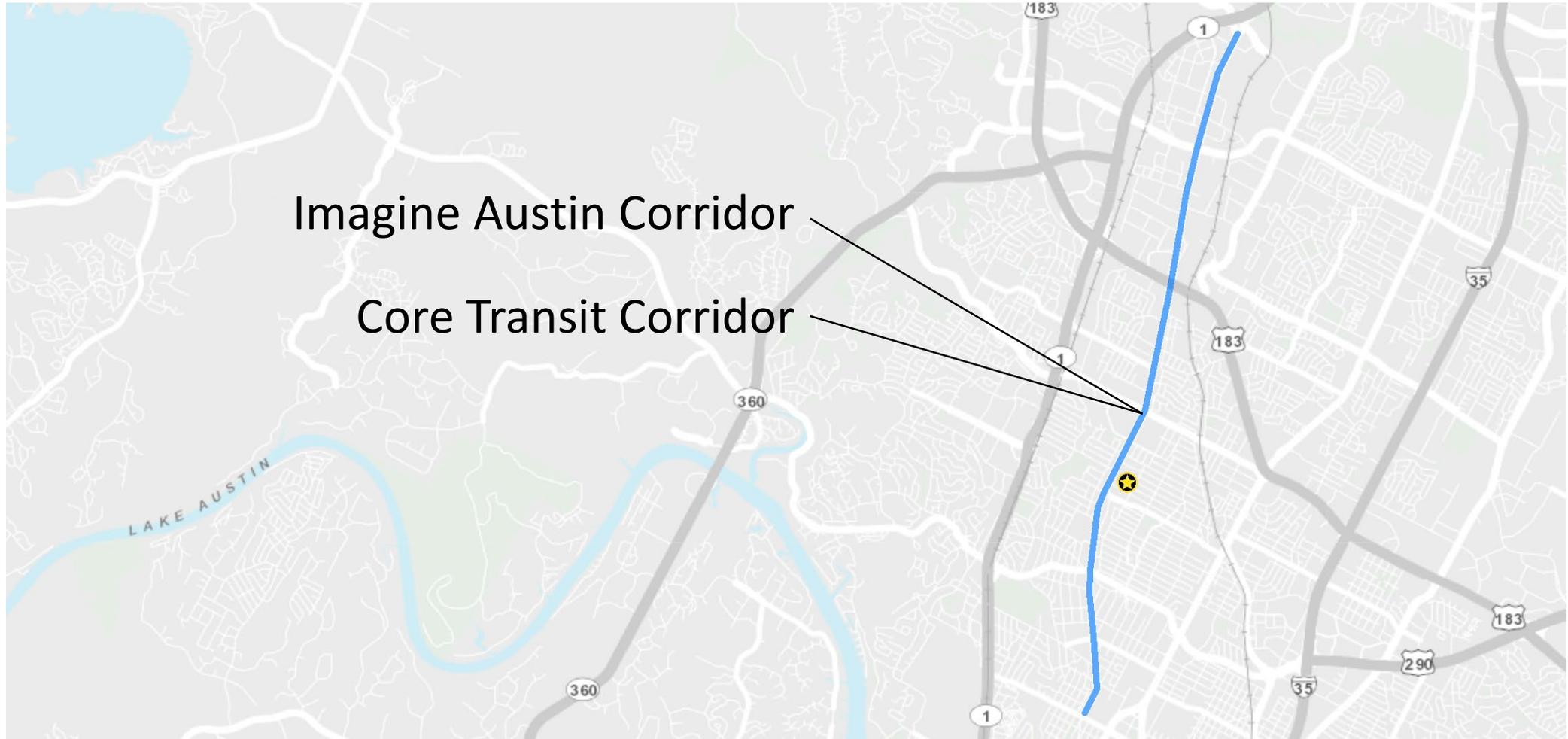
# Burnet Road is Key to City Goals



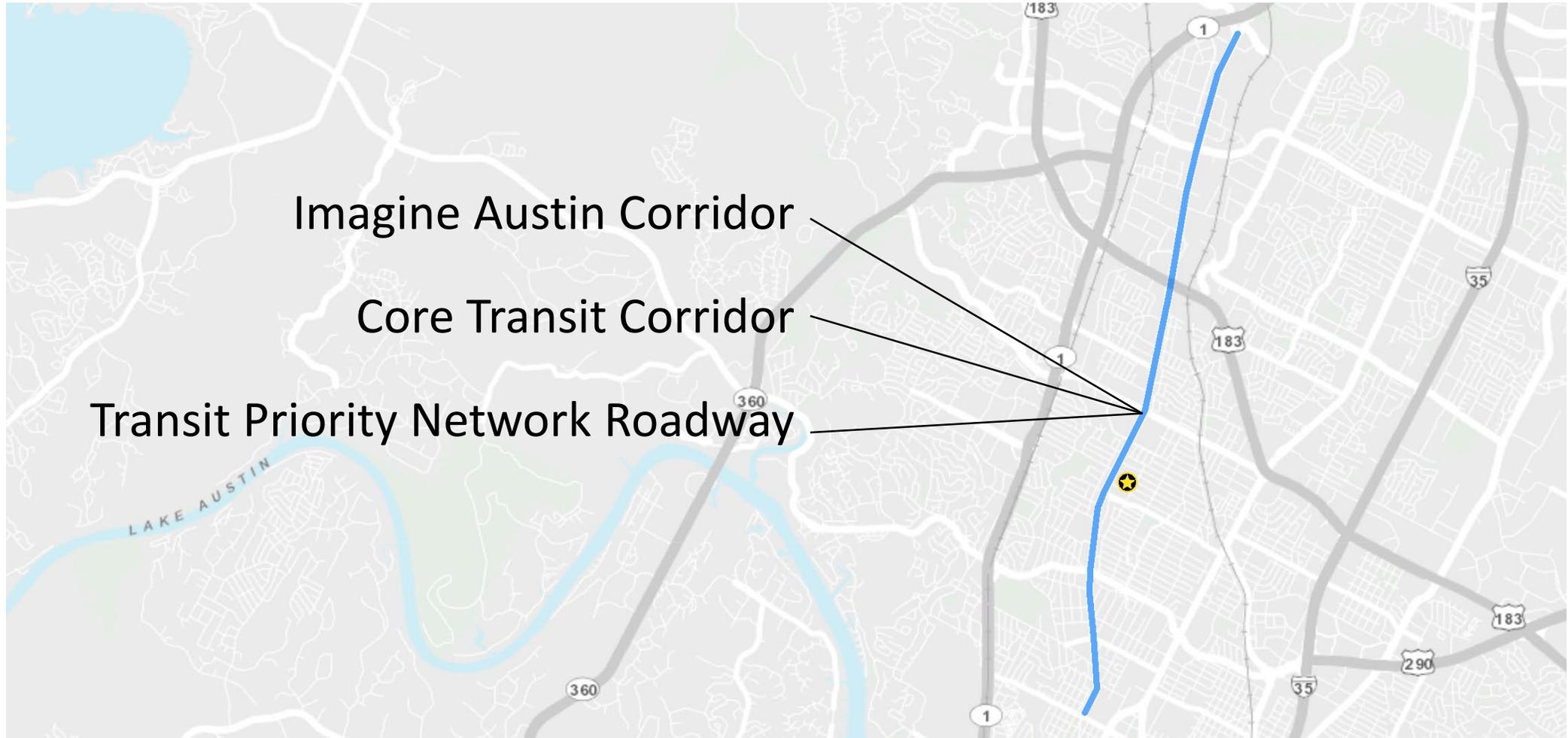
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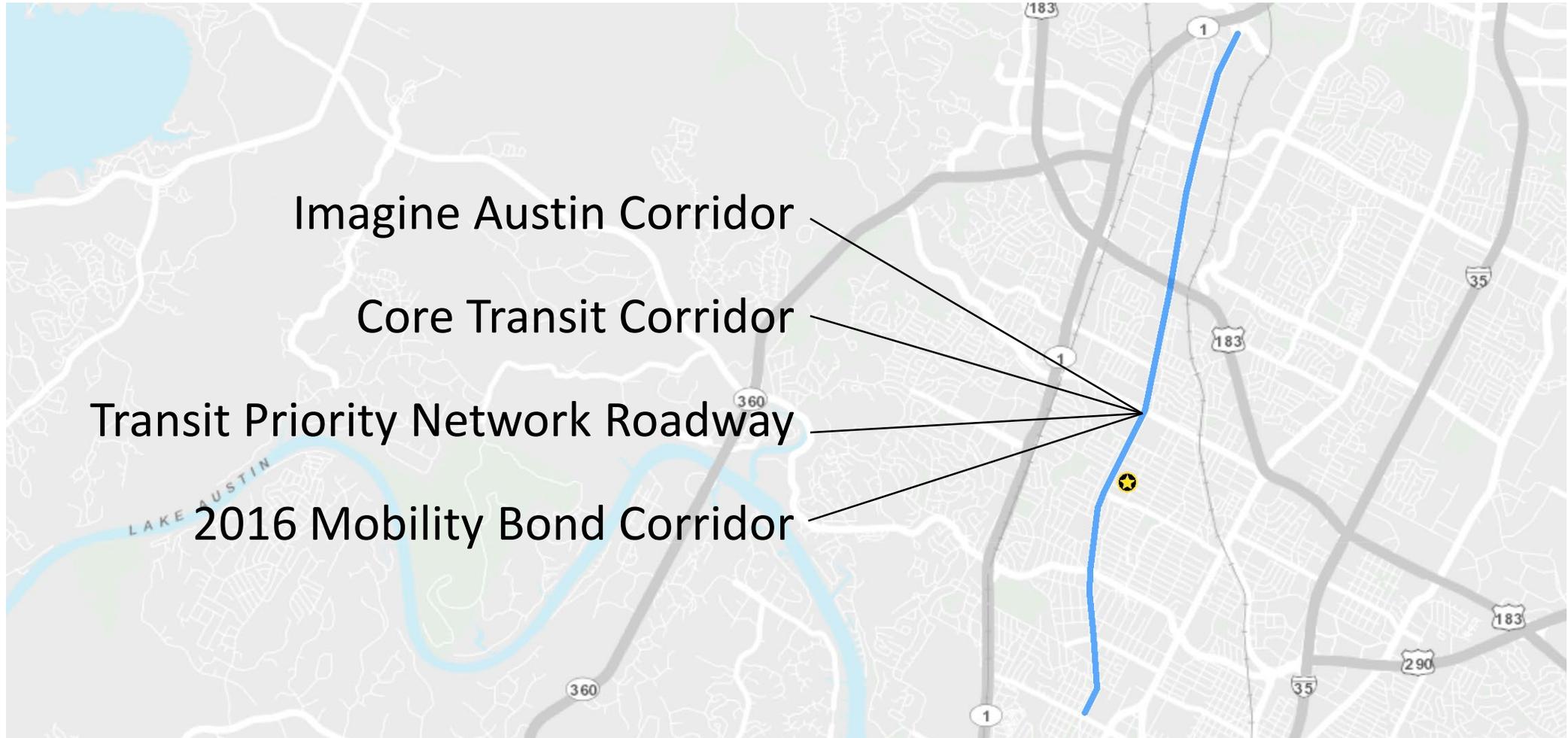
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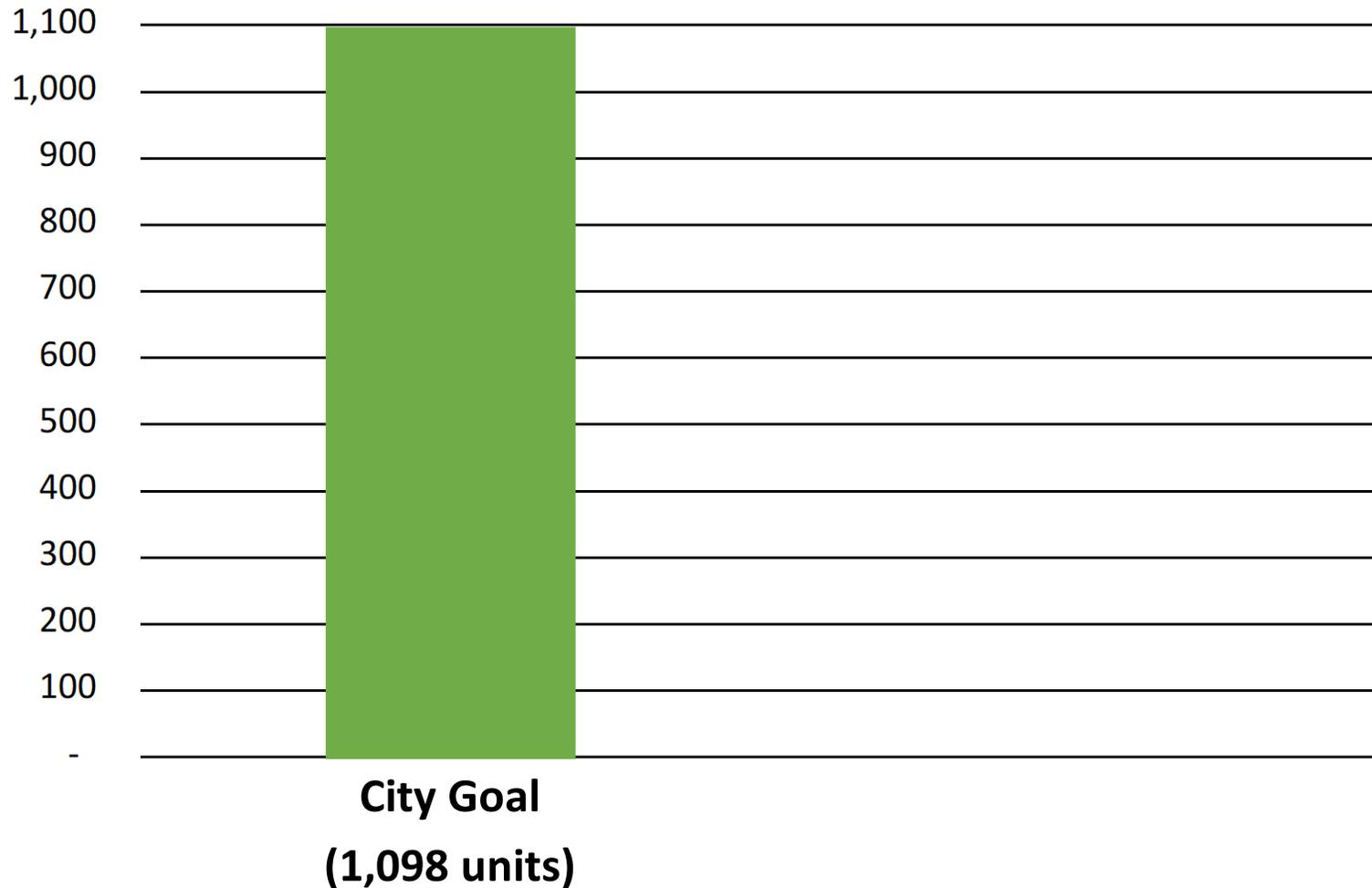


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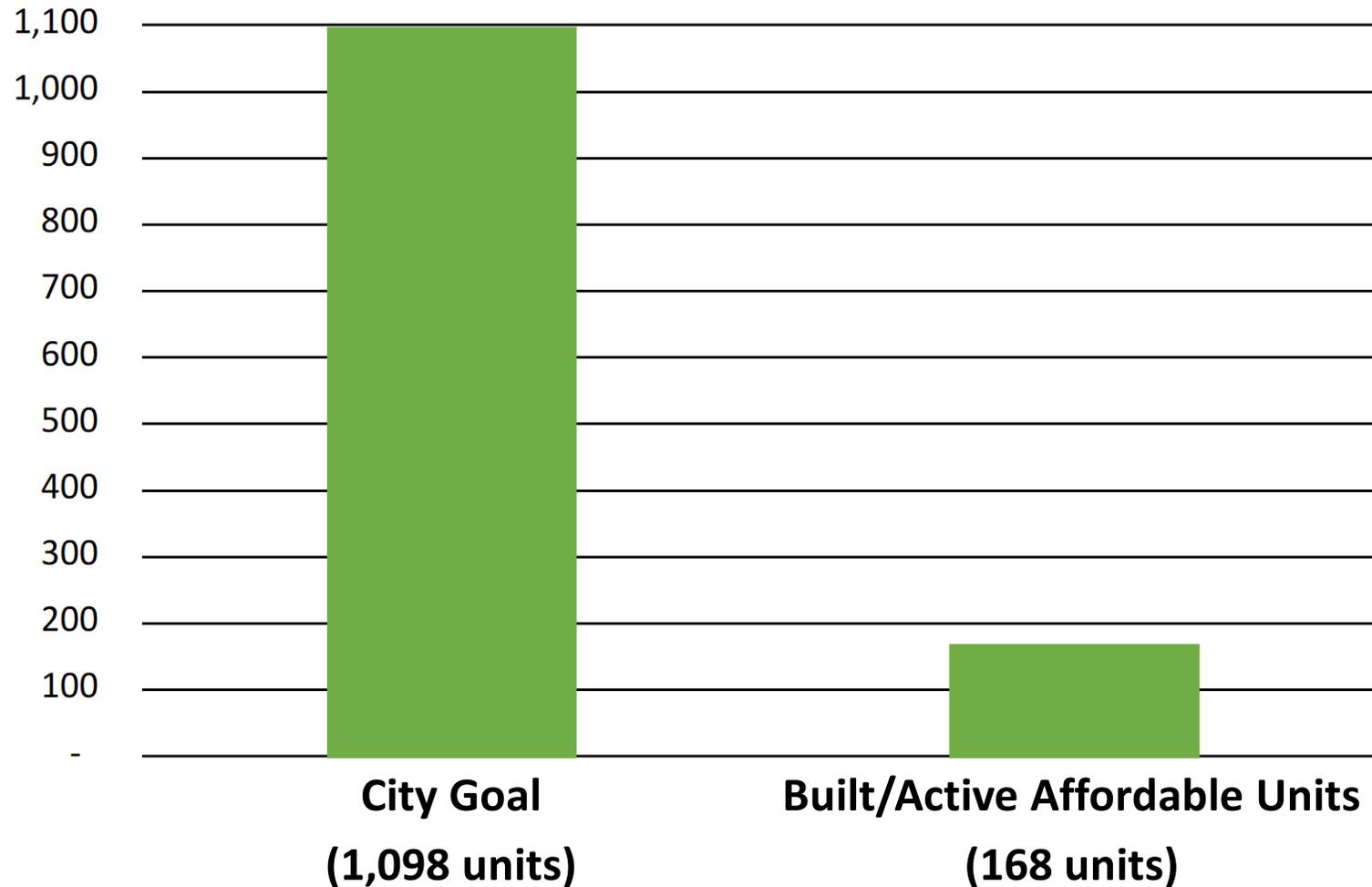
# Affordable Housing Along Burnet

The City has a goal of 1,098 units up to 80 percent MFI by 2027 for Burnet Road...



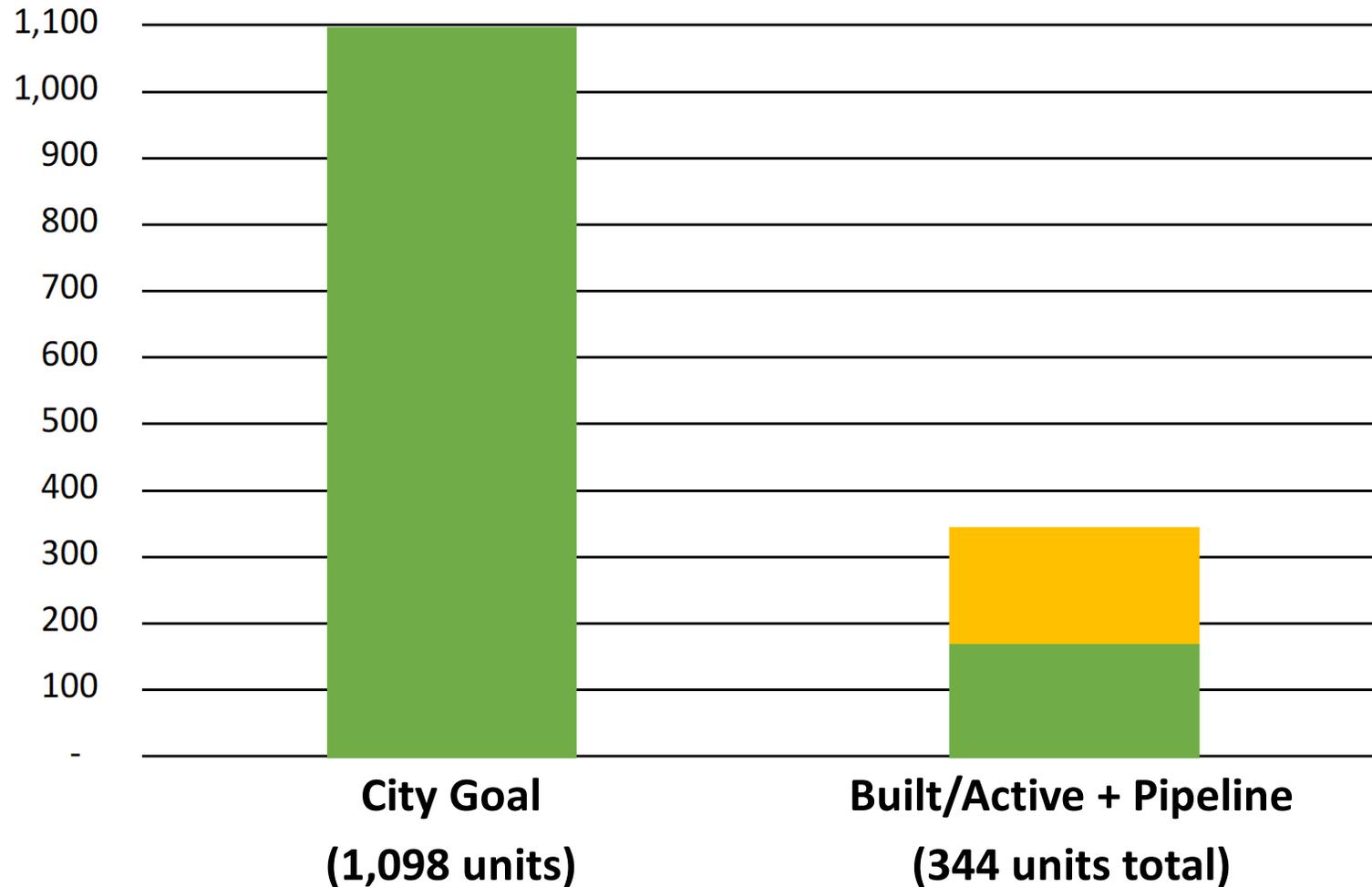
# Affordable Housing Along Burnet

...but is starting with only a limited stock of affordable units...



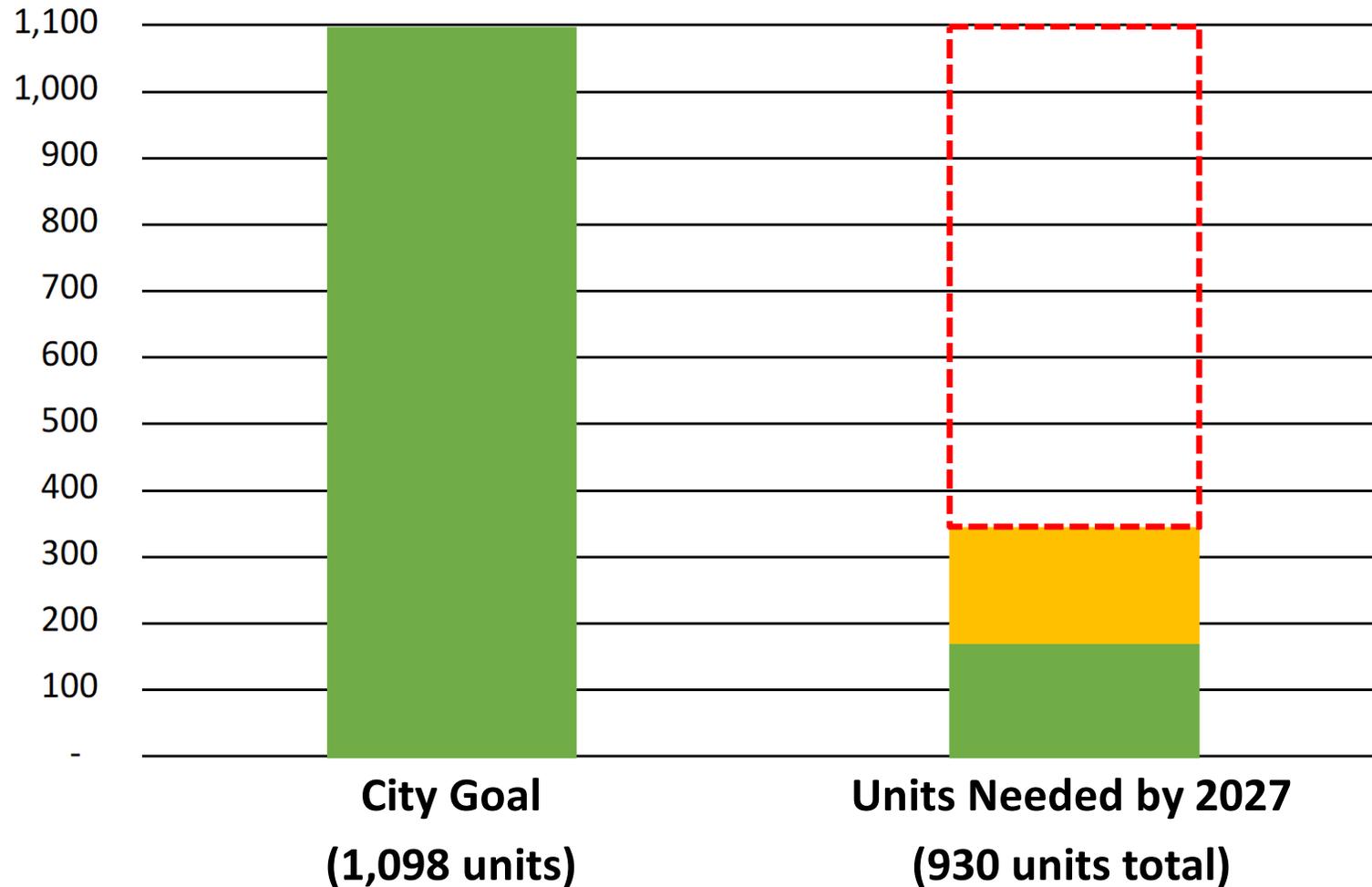
# Affordable Housing Along Burnet

...and only has a limited number of projects in the pipeline...

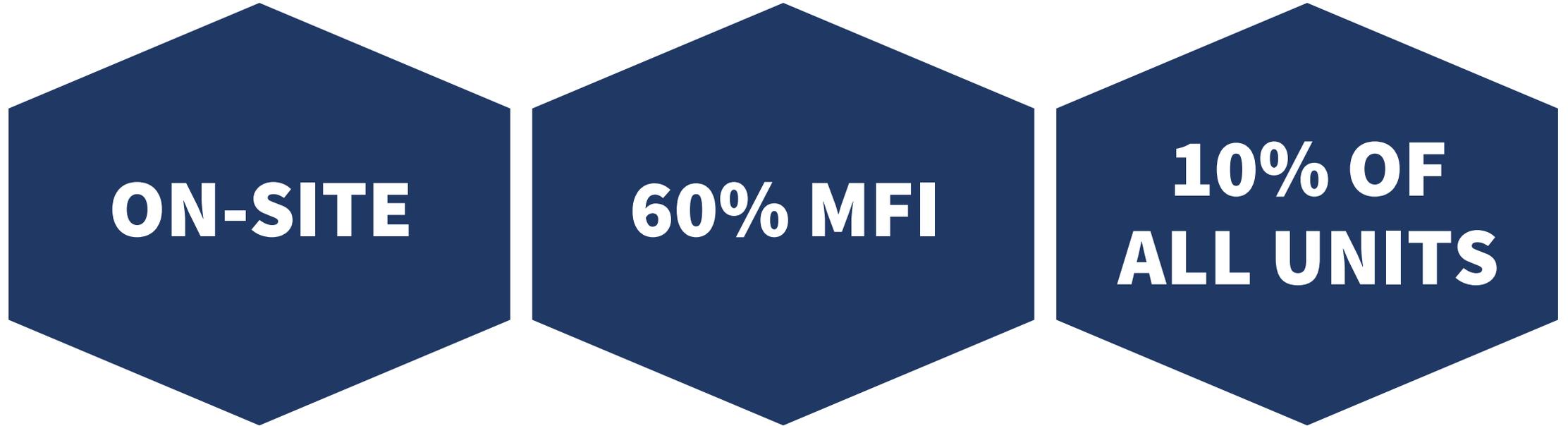


# Affordable Housing Along Burnet

...leaving a meaningful gap that will need to be filled to hit the City's goals.



# 7113 Burnet Supports Affordability Goals



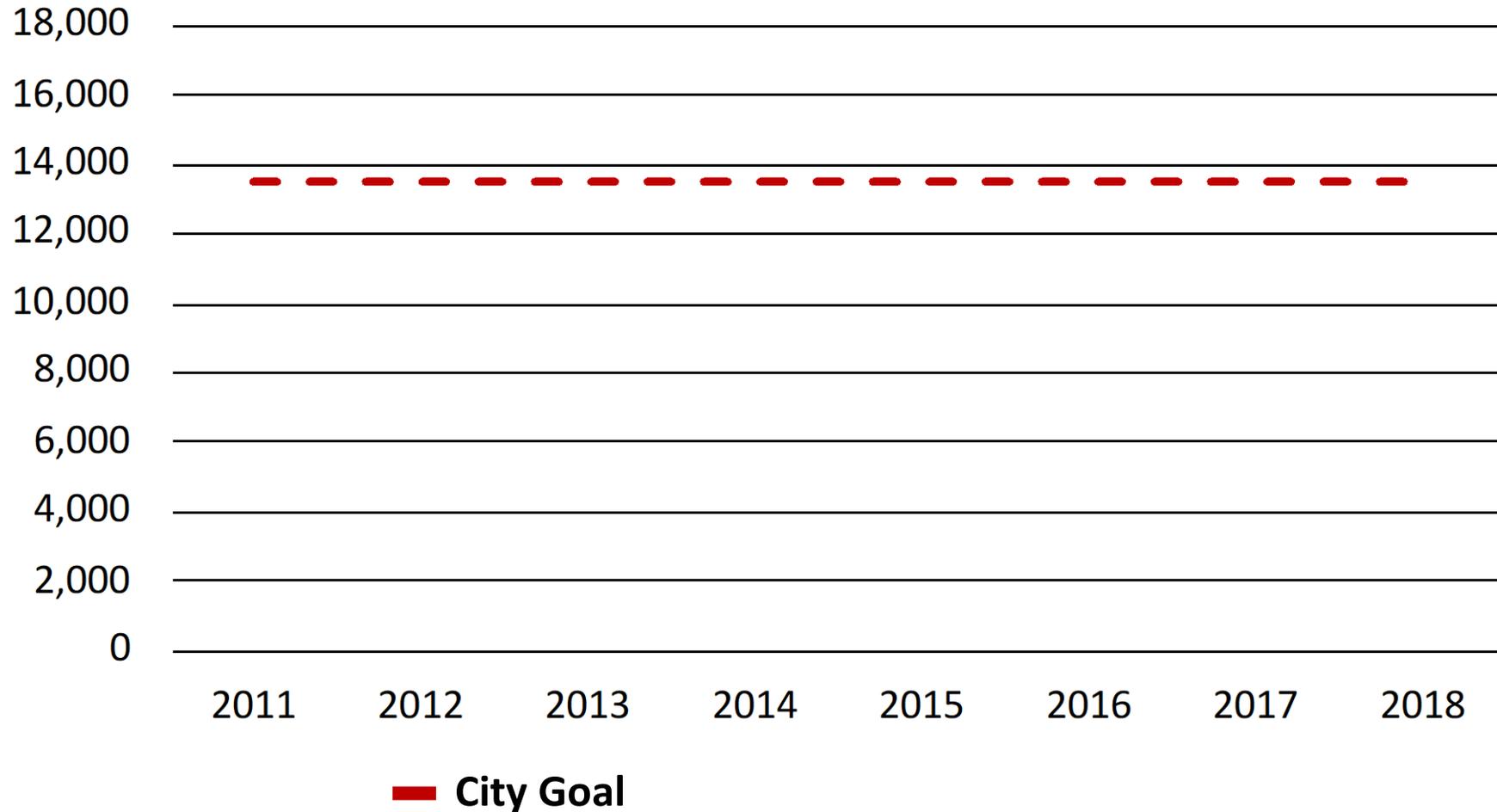
**Total Proposed Housing:** ~360 units

**Proposed Affordable Housing:** ~36 units

*Average Annual Affordable Unit Production (Burnet):* ~15 units

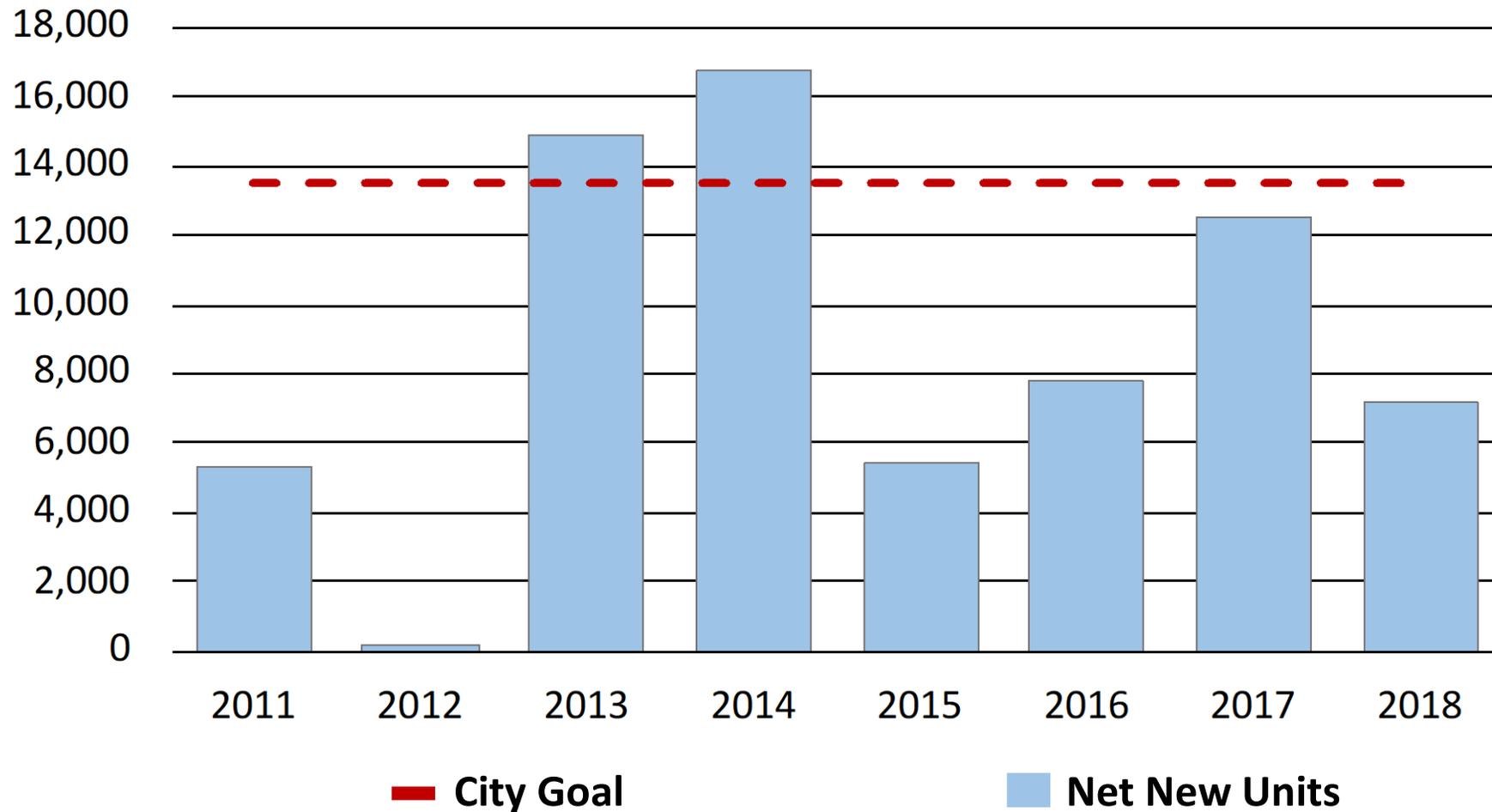
# Housing Goals

The City has a goal of 135,197 new units by 2027, or 13,520 per year on average...



# Housing Goals

...but has not been on track to meet its goal.



# 7113 Burnet Supports Mobility Goals

## **TRANSIT-SUPPORTIVE DENSITY.**

*"Establishing transit-supportive densities along planned high-capacity transit is essential to its success." (p. 36)*



## **SUPPORTING AFFORDABILITY.**

*"Increase the percentage of affordable housing available at 30%, 50%, 60%, and 80% MFI within 1/2 mile of transit and bicycle priority networks." (p. 221)*



## **REDUCING CURB CUTS.**

*"We should require and incentivize reducing the number and size of curb cuts." (p. 21)*



# MF-6 Lowers Site Intensity Overall

Regulation	MF-6
Height	
Up to 300 ft. from SF	Step Up to 60 ft.
300 ft. to 420 ft.	Step Up to 90 ft.
Impervious Cover	80%
Building Cover	70%
FAR	-
Trip Generation	1,960
Uses	Multi-Family

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300 ft. to 420 ft.	Remain at 60 ft.	Step Up to 90 ft.	↑
Impervious Cover	88%	80%	↓
Building Cover	83%	70%	↓
FAR	1.6	-	↑
Trip Generation	2,160 to 3,752	1,960	↓
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*\*VMU allows the applicant to waive FAR by providing affordable housing, as is already proposed here.*

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This Burnet Road project – on a site with outdated bar/commercial – would help meet these goals and provide the first income-restricted units in Crestview to date.

MF-6 is the only existing zoning tool to achieve this project as envisioned, and would provide a *decrease* in intensity in most respects.

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## Zoning & FLUM Amendment

# Compatibility Distance

Compatibility standards build in meaningful distance prior to allowing height.

