

# **200 Montopolis Rezoning**

**C14-2020-0030**

**200 Montopolis Drive**

# Site: 200 Montopolis Drive



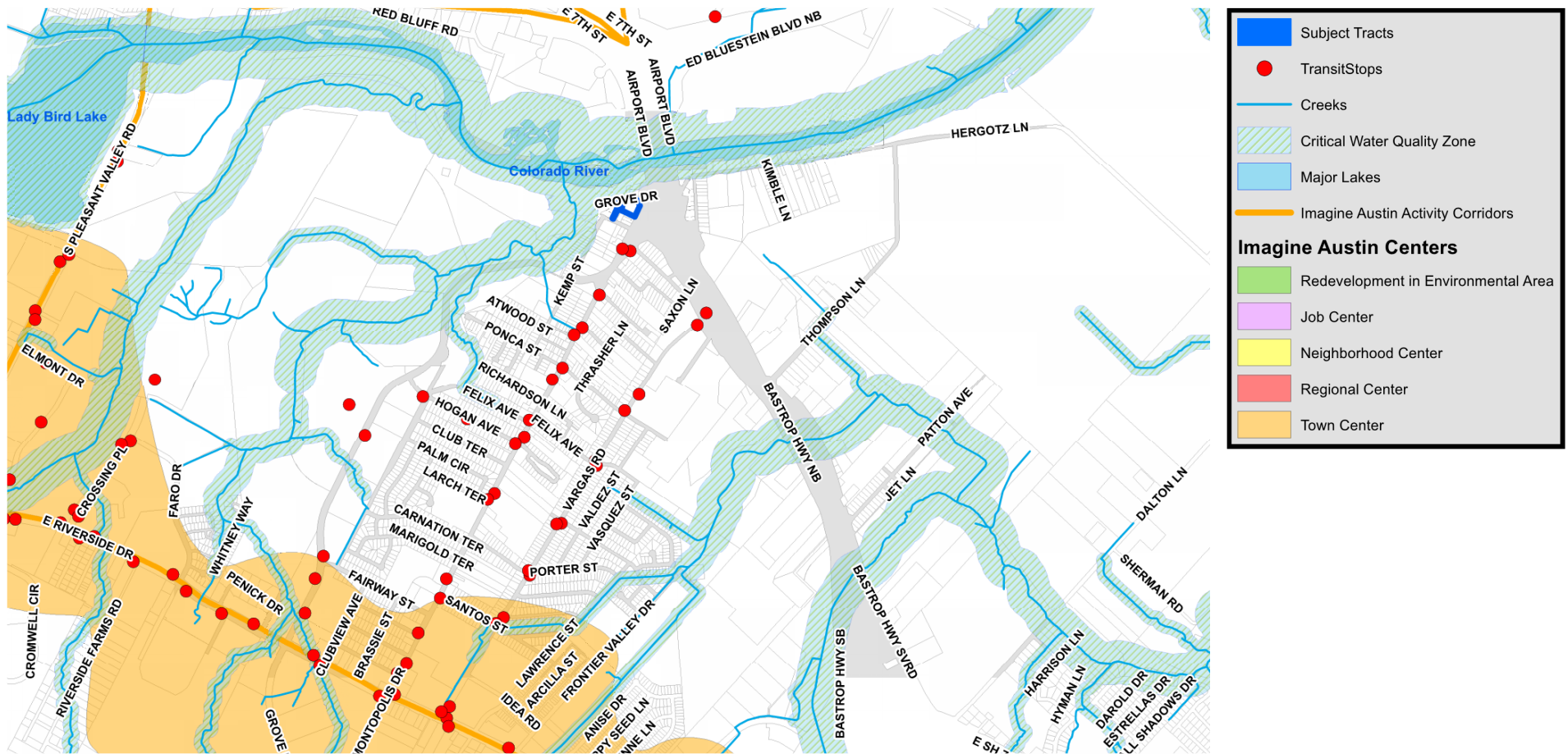
- 1.34 acres

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# Imagine Austin Context



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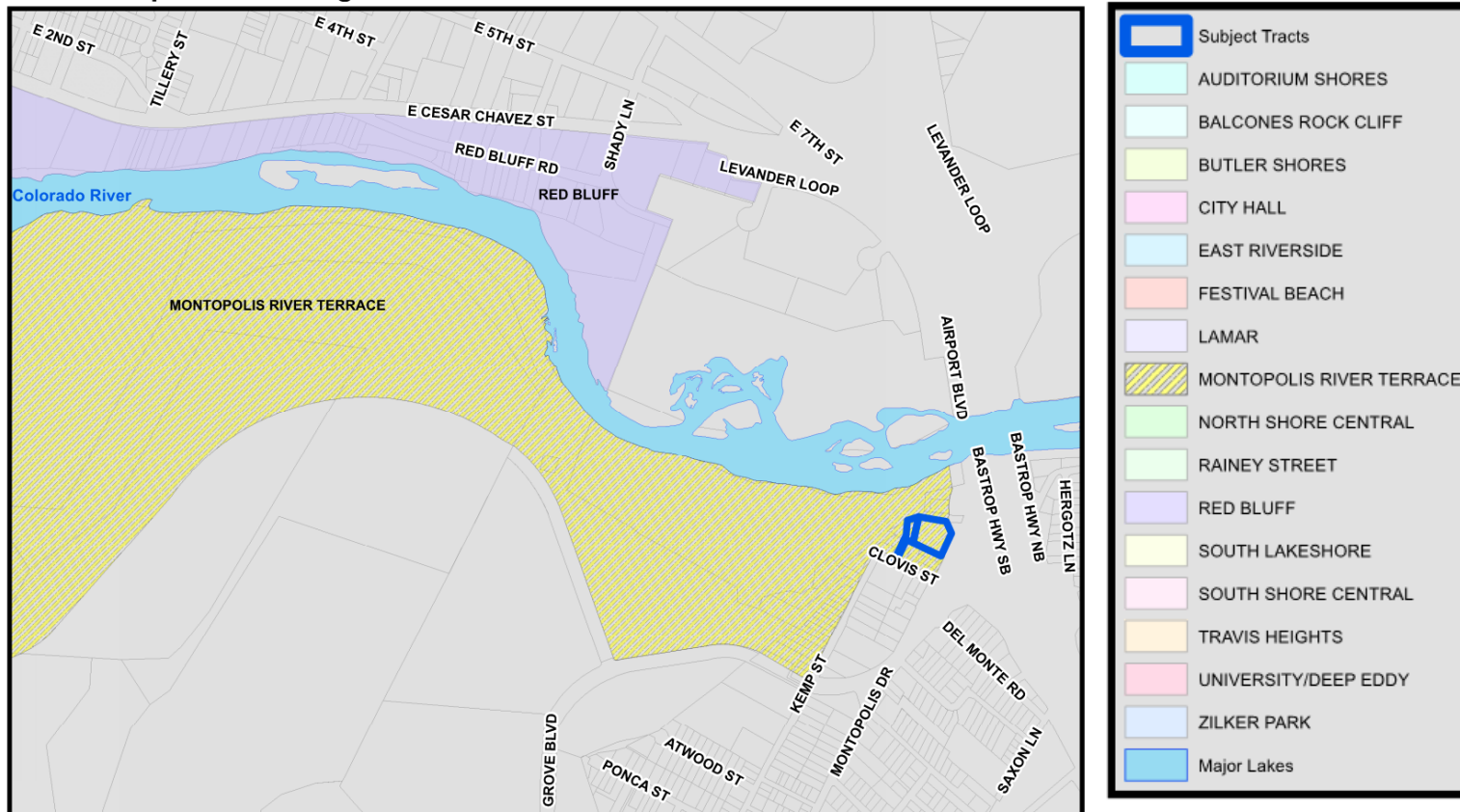
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# Waterfront Overlay

## Montopolis River Terrace



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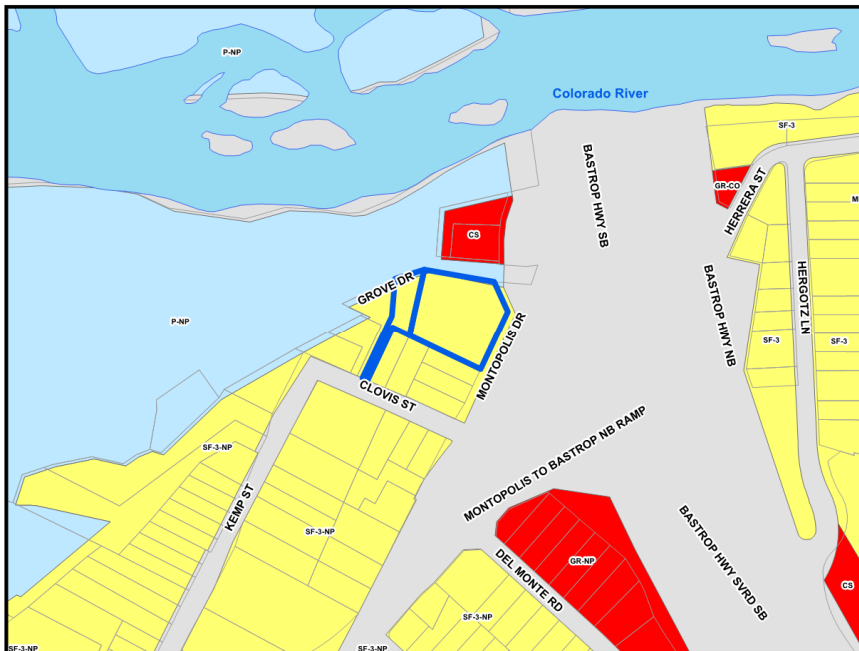
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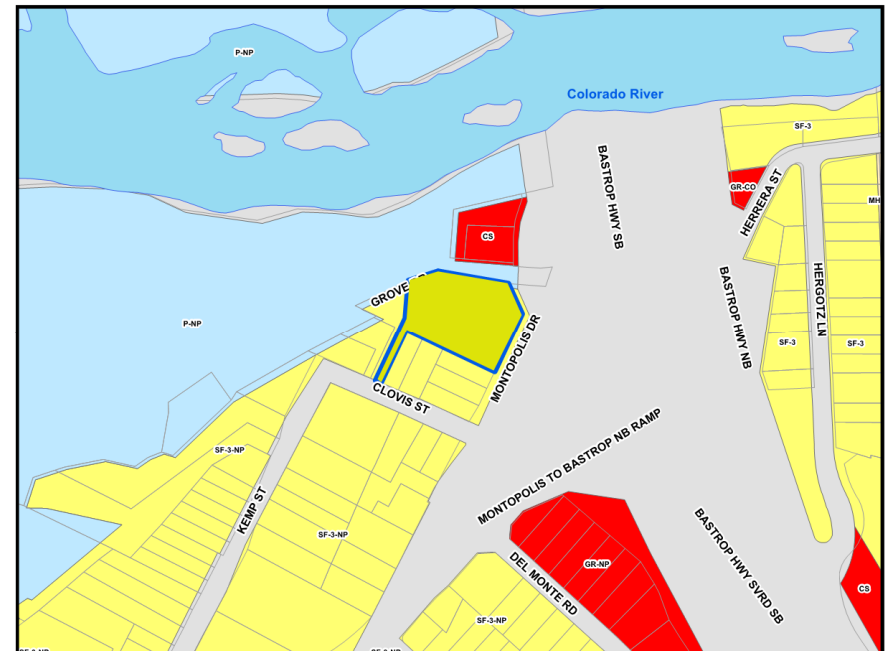


# Rezoning Request

**From: SF-3-NP**



**To: SF-6-NP**



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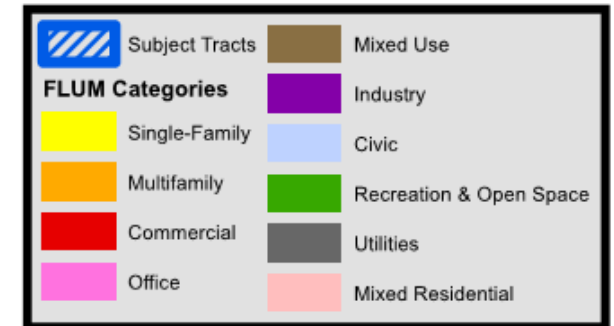
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# Neighborhood Plan & FLUM

Montopolis Neighborhood Plan – September 2001



Single Family FLUM category includes:

- SF-1
- SF-2
- SF-3
- SF-4
- SF-5
- SF-6

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# Neighborhood Plan

## Montopolis Neighborhood Plan – September 2001

**Objective 2:** Continue to promote the existing neighborhood pattern of development with new and Smart Growth Infill development.

*Action 4:* The properties north of Riverside and east of Lawrence should be built out with commercial uses along the corridors of Riverside and 183. Residential uses are recommended on the remaining undeveloped land where permissible. Residential uses may include Smart Growth infill options and zoning designations that would allow the development of affordable housing. Appropriate residential zoning designations may include the following zoning options: Small Lot Amnesty, Cottage Lot Infill, Urban Home Lot Infill, Secondary Apartment Infill, SF-4A, SF-6, and MF-4. (Please refer to the Proposed Future Land Use Map for specific land uses and locations.)



# Neighborhood Plan

## Montopolis Neighborhood Plan – September 2001

**Objective 5: Create multiple housing types of varied intensities.**

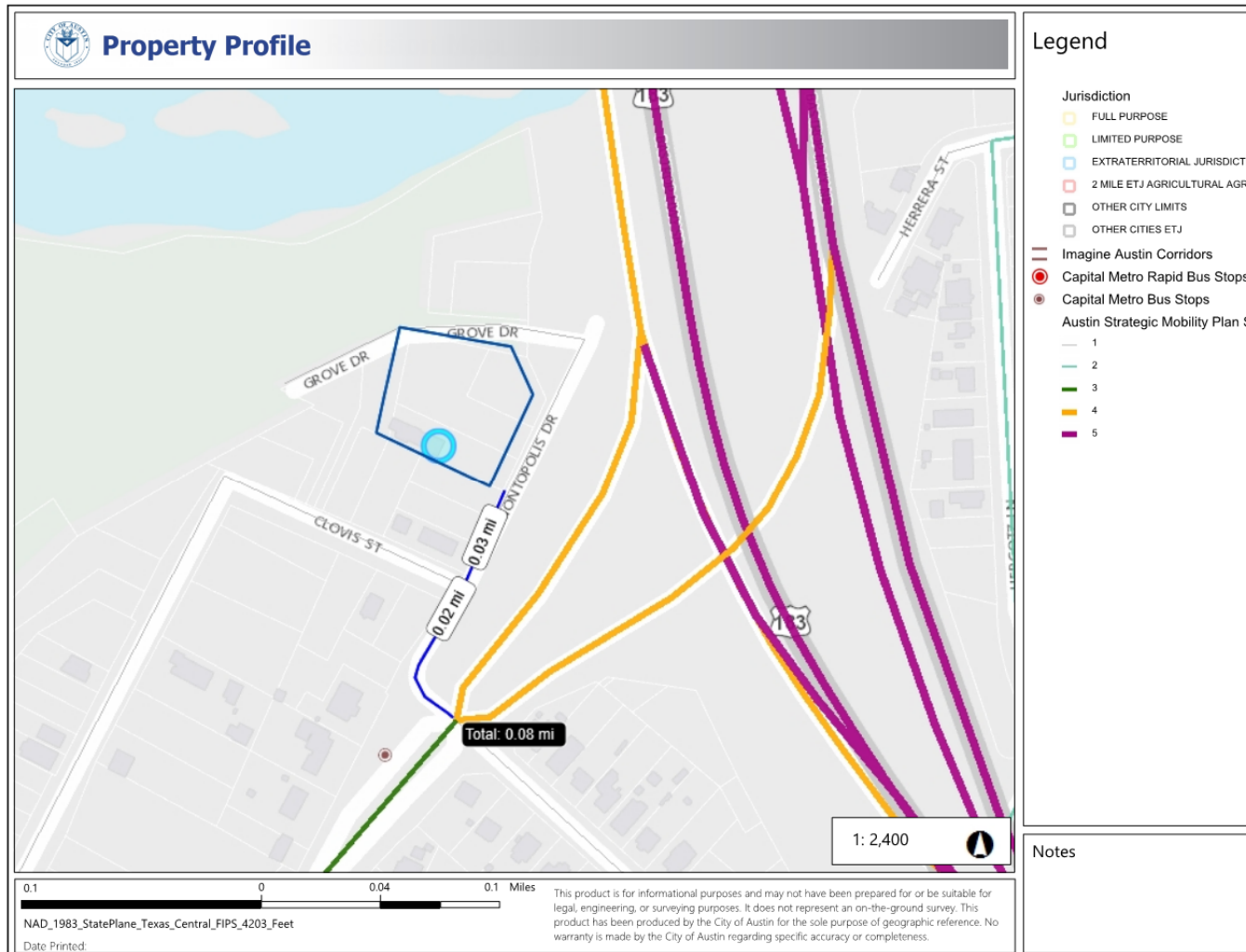
*Action 16:* Allow "**Small Lot Amnesty**" throughout the entire Montopolis neighborhood as described in the Smart Growth Infill proposals, permitting new single-family development on existing lots of 2,500 square feet or greater.

*Action 17:* Allow **garage apartments** and secondary residential units throughout the Montopolis neighborhood on lots of 5,750 square feet or greater with MF-6 or less restrictive zoning. Other site development standards would apply, as specified in the Smart Growth Infill "Secondary Apartment" option.

*Action 18:* Allow "**Cottage Lot**" development - single-family units on lots of 2,500 square feet or greater with MF-6 or less restrictive zoning. Other site development standards would apply, as specified in the Smart Growth Infill "Cottage Lot" option.

*Action 19:* Allow "**Urban Home**" development - single-family units on lots of 3,500 square feet or greater with MF-6 or less restrictive zoning.

# Transportation & ASMP



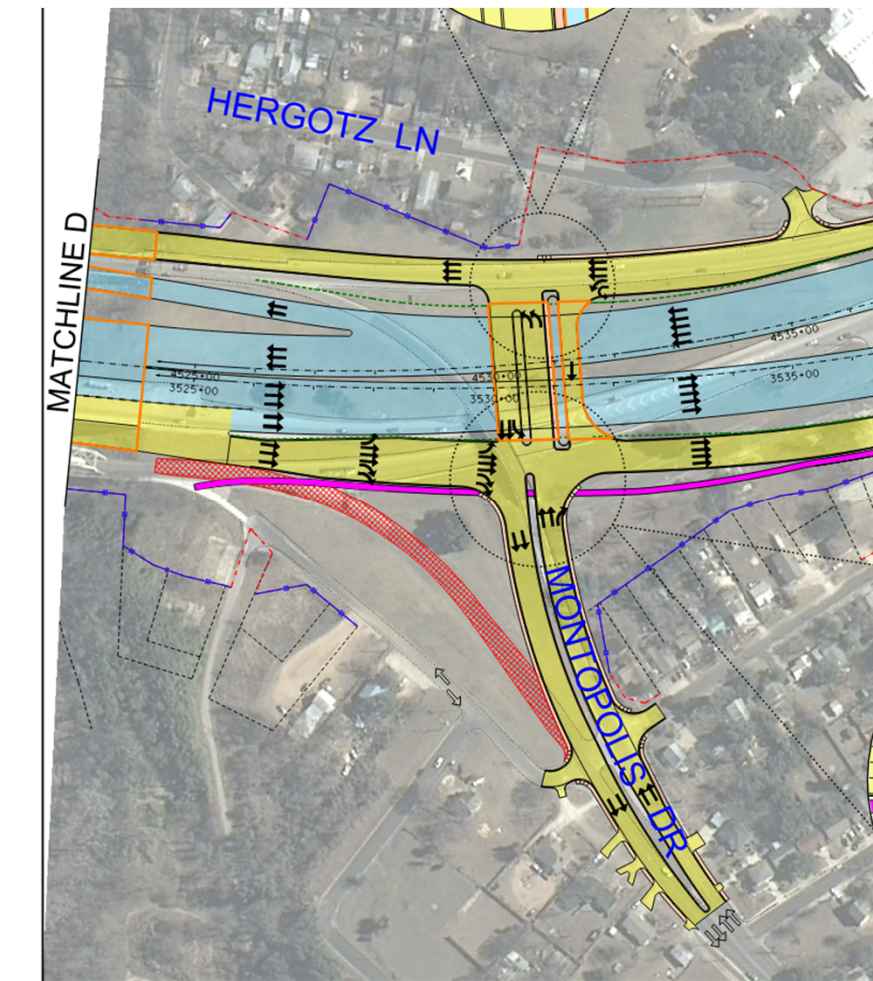
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# Transportation & ASMP



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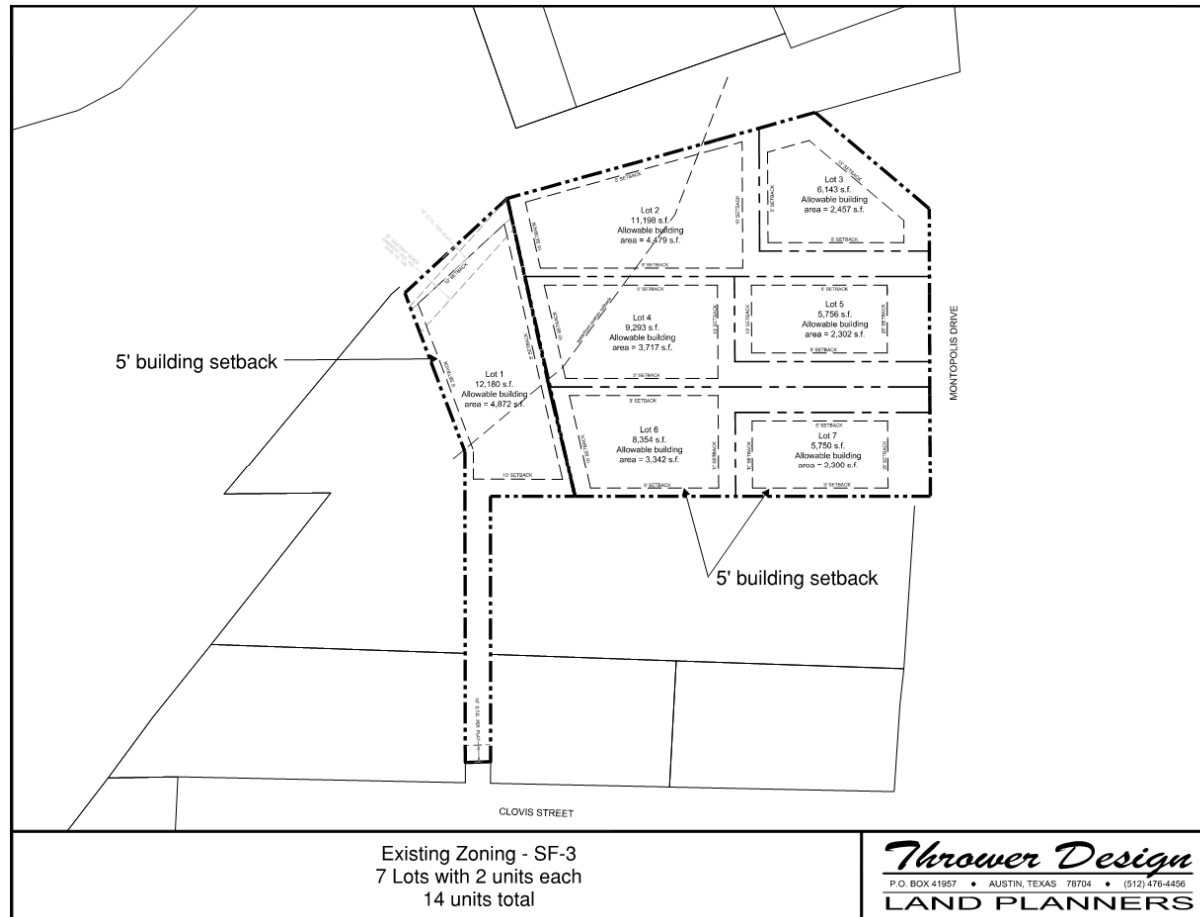
# Zoning District Comparison

	SF-3	SF-6	Proposed Development @ 16 DU's
Min. Lot Size (sf)	5,750	5,750	1.34 ac
Min. Lot Width:	50 ft.	50 ft.	
Max. DU's/Acre	15 **	12.5	12
Max. Height:	35 ft.	35 ft.	35 ft.
Min. Setbacks:			
Front:	25 ft.	25 ft.	25ft.
Street Side:	15 ft	15 ft.	25ft.
Interior Side:	5 ft.	5 ft.	25ft.
Rear:	5 ft.	10 ft.	25ft.
Max. Bldg Cover:	40%	40%	40%
Max. Imp. Cover:	45%	55%	55%

## Benefits of SF-6:

- Does not require subdivision into individual lots
- 25ft. setback from existing single-family (compatibility)
- Greater tree protections
- Private drives – privately maintained
- Private maintenance of open space and storm water detention facilities

# Conceptual Site Plan – SF-3



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# Conceptual Site Plan – SF-3



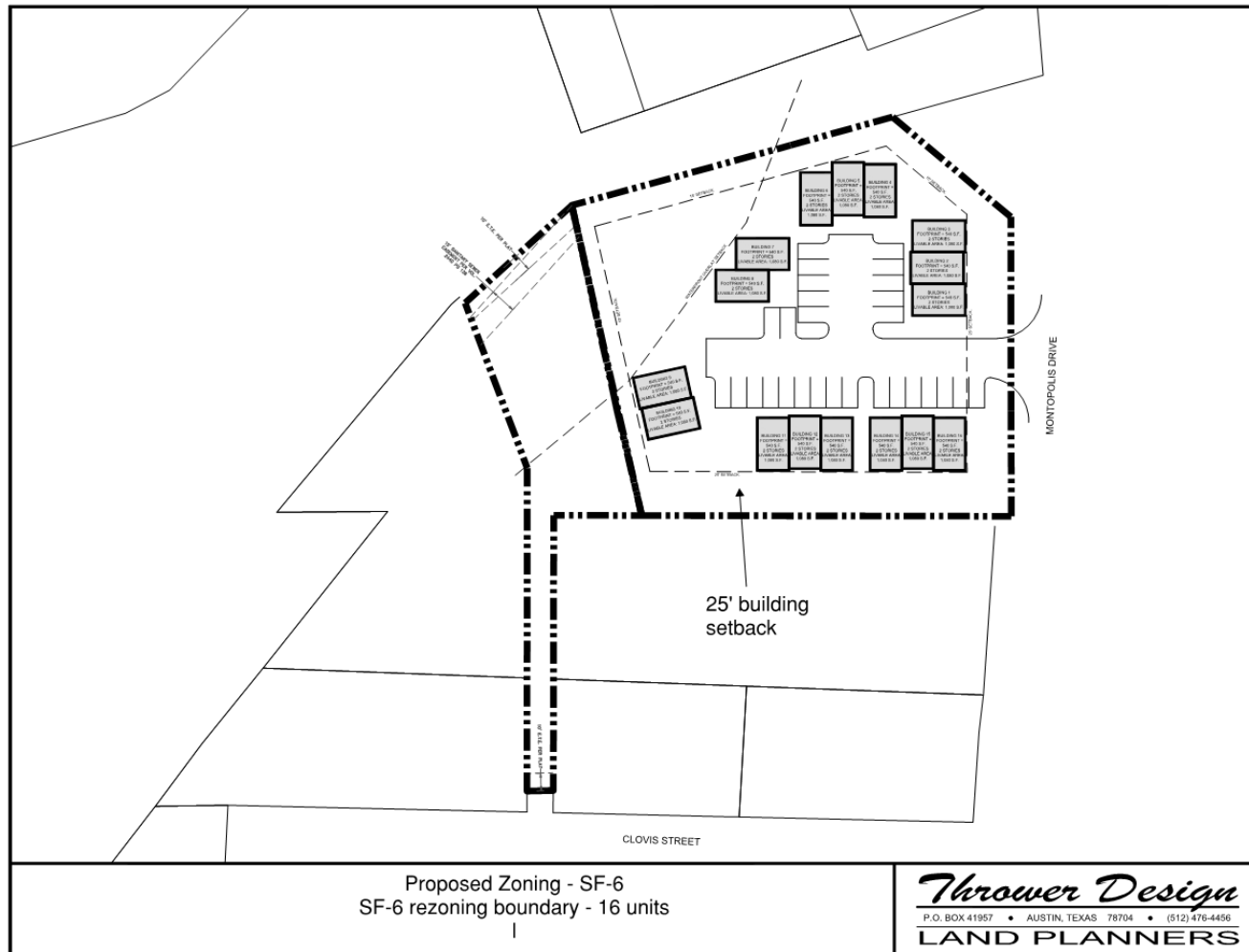
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# Conceptual Site Plan – SF-6



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# Reasons to Support

- Austin needs more homes
- Austin needs a variety of homes
- Is supported by the Montopolis Neighborhood Plan
- Will allow for less trees to be impacted
- Will have private maintenance of infrastructure
- Will provide units that are more affordable than traditional SF-3 development
- Will provide sidewalks
- Will provide privately maintained street & drainage infrastructure

