

Clovis & Kemp Rezoning

C14-2020-0039

6201 Clovis & 301 Kemp Street

Site: 6201 Clovis & 301 Kemp Street



- 1.16 acres
- Green, undeveloped land
- No displacement

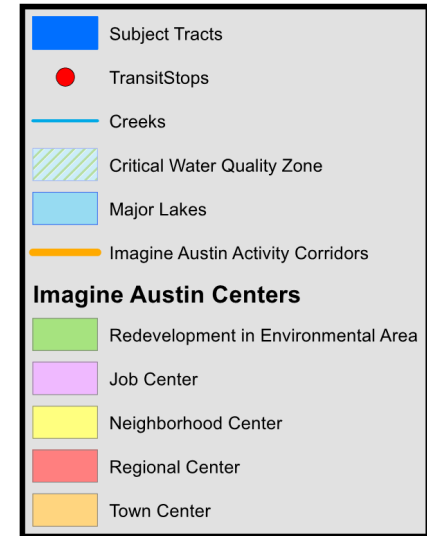
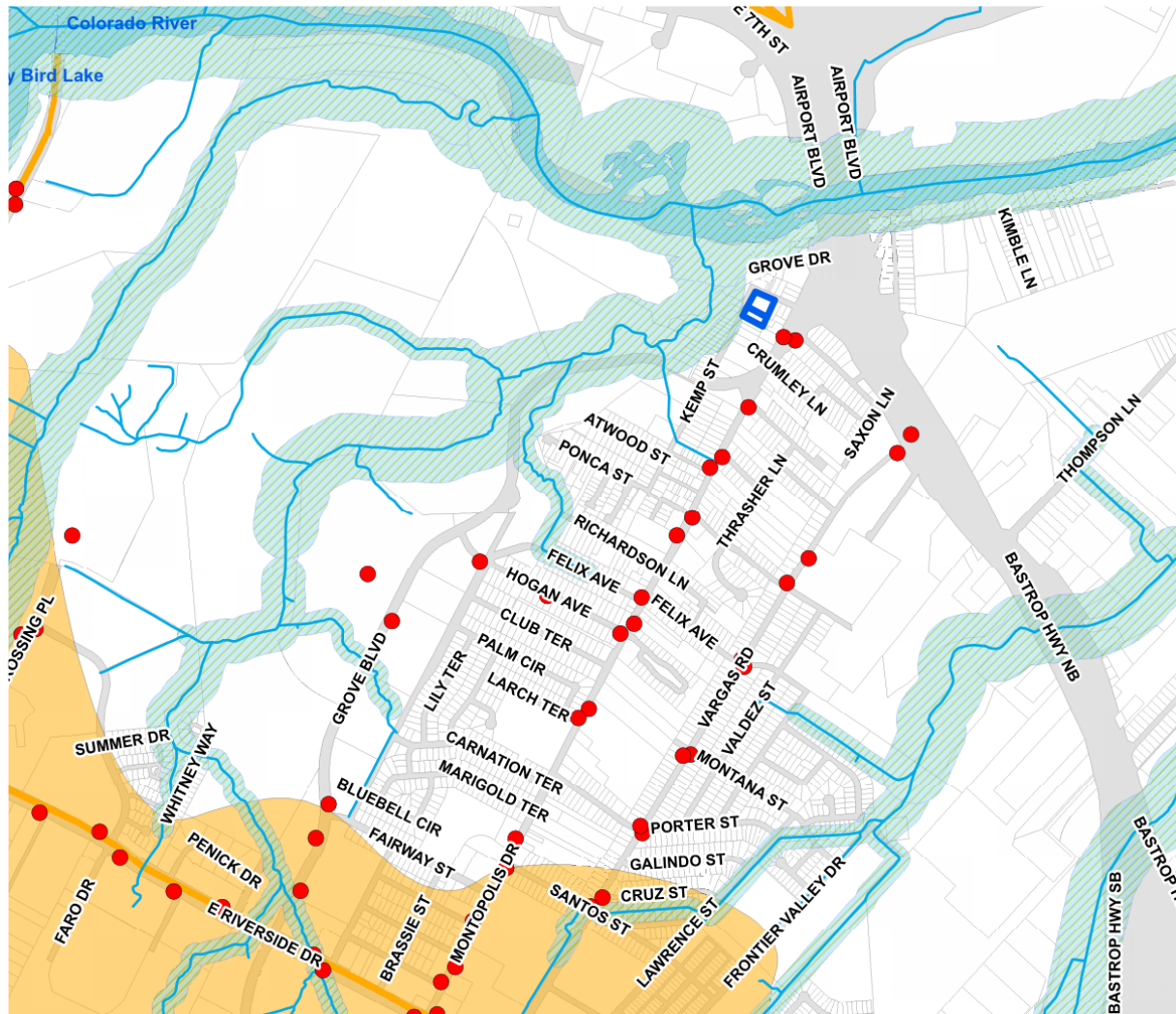
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Context



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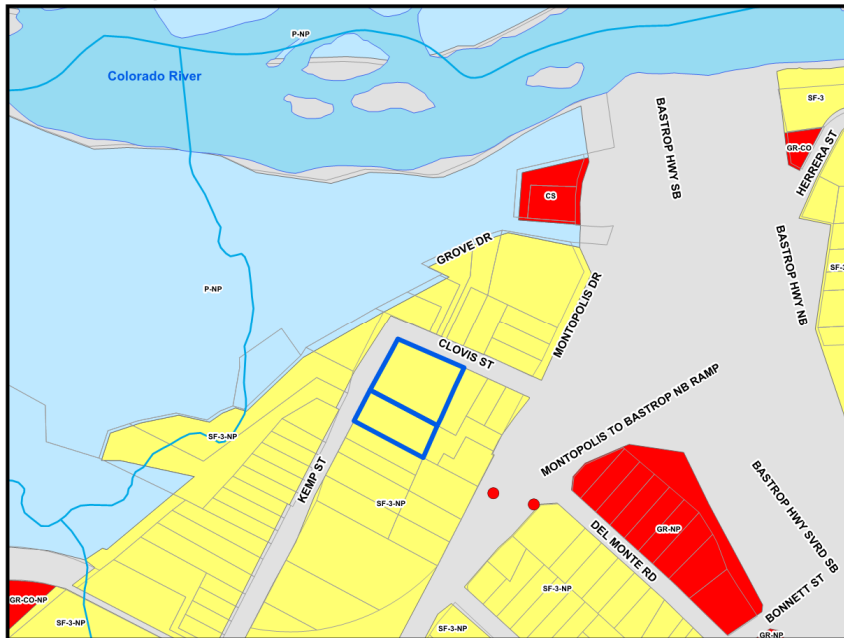
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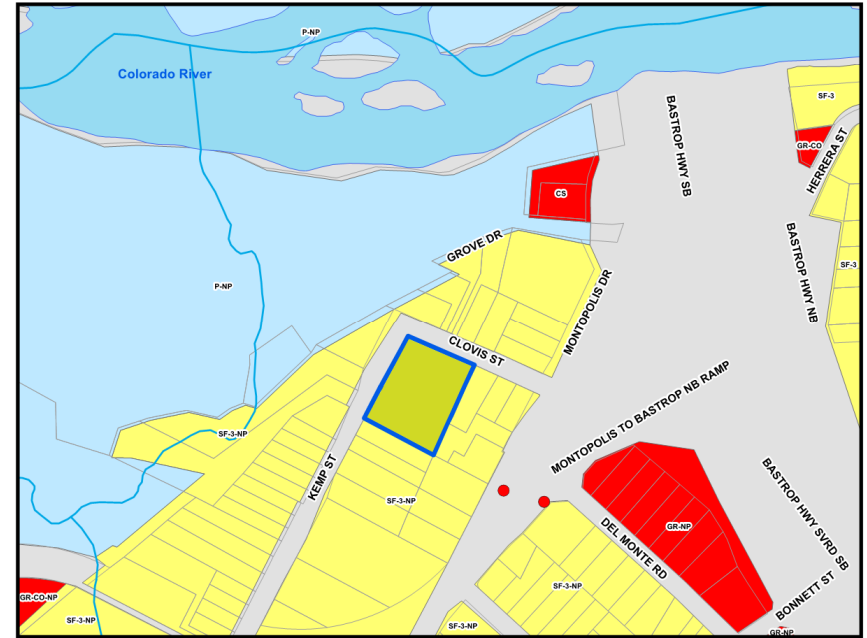
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Zoning & Rezoning Request

From: SF-3-NP



To: SF-6-NP



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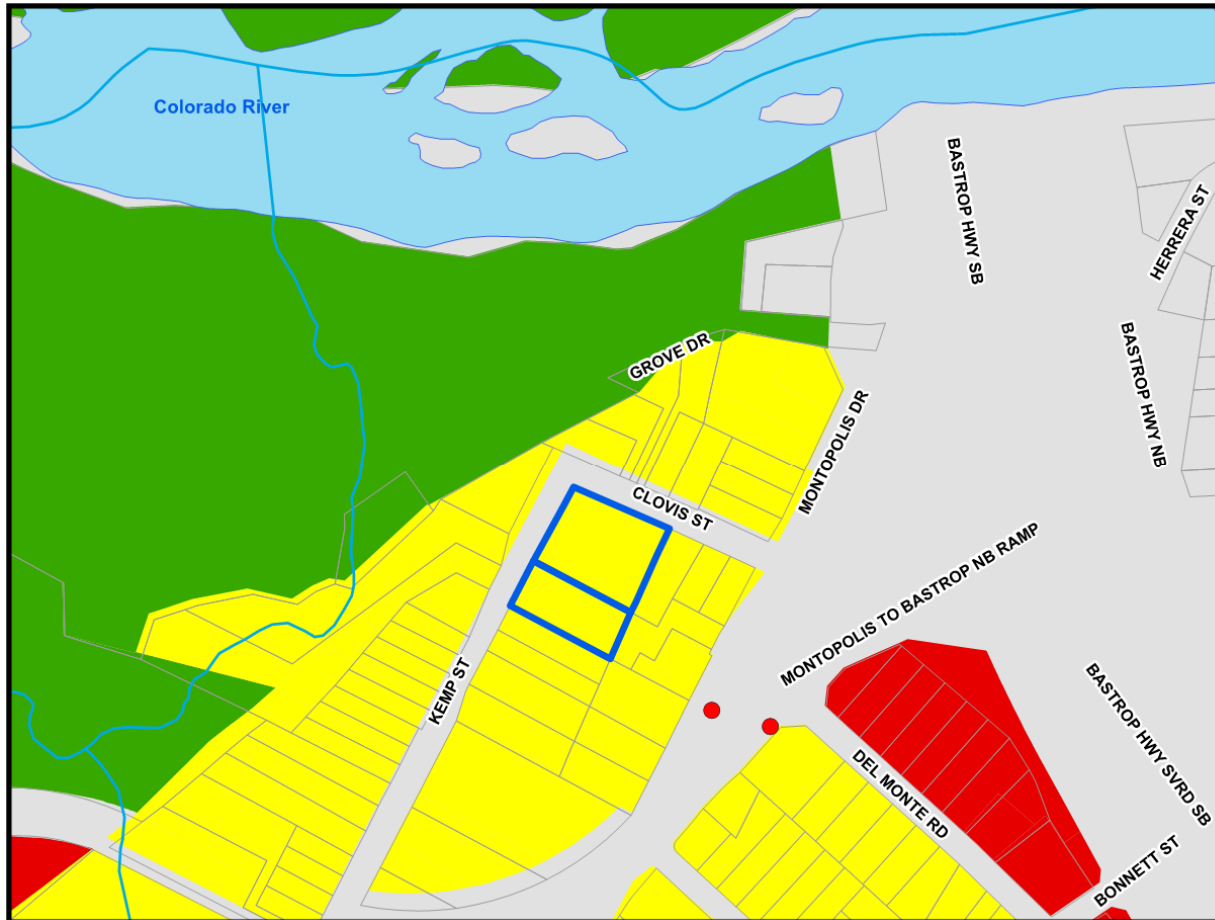
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









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Neighborhood Plan & FLUM

Montopolis Neighborhood Plan – September 2001



	Subject Tracts		Mixed Use
FLUM Categories			Industry
	Single-Family		Civic
	Multifamily		Recreation & Open Space
	Commercial		Utilities
	Office		Mixed Residential

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.

Zoning District Comparison

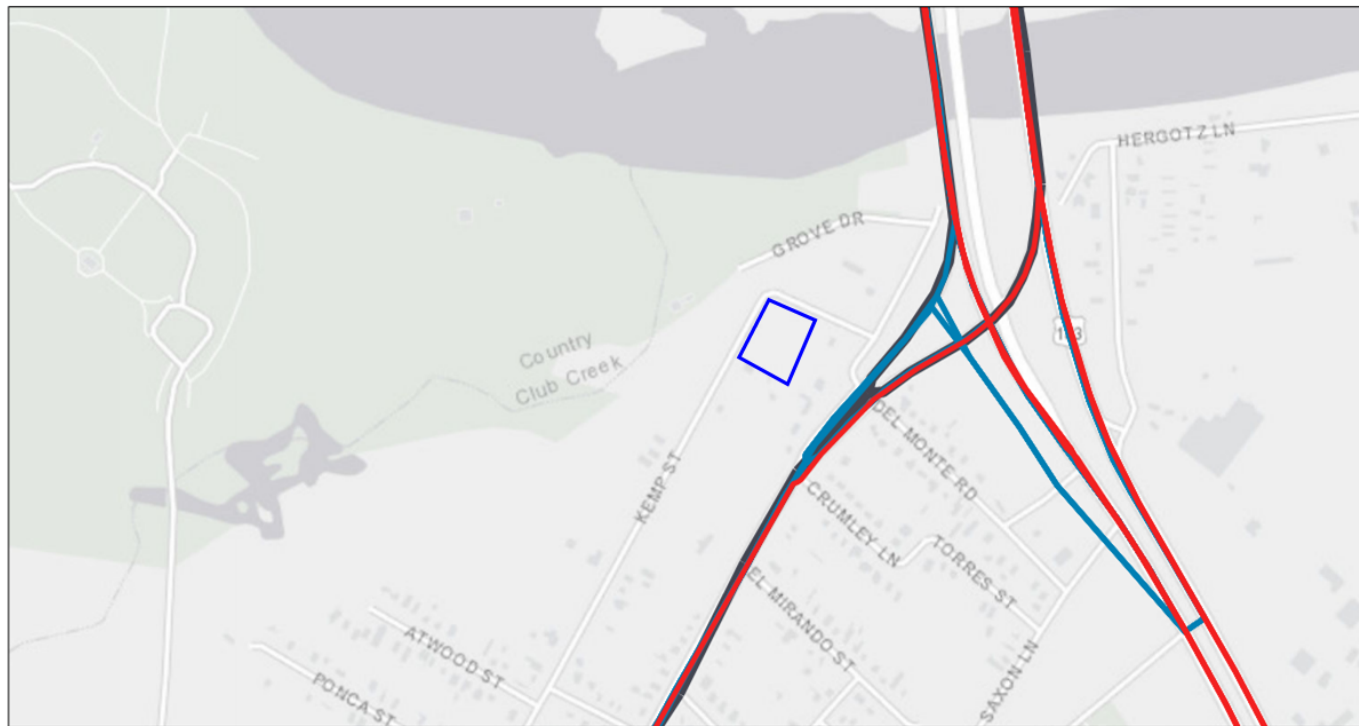
	SF-3	SF-6	Proposed Development @ 14 DU's
Min. Lot Size (sf)	5,750	5,750	1.16 ac
Min. Lot Width:	50 ft.	50 ft.	
Max. DU's/Acre	15 **	12.5	12
Max. Height:	35 ft.	35 ft.	35 ft.
Min. Setbacks:			
Front:	25 ft.	25 ft.	25ft.
Street Side:	15 ft	15 ft.	25ft.
Interior Side:	5 ft.	5 ft.	25ft.
Rear:	5 ft.	10 ft.	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)
- Private drives – privately maintained
- Greater tree protections
- Greater protections for storm water and detention – privately maintained

Transportation & ASMP

Public Transportation System Map



June 16, 2020

— Commuter Transit Service
— Local Transit Service
— Transit Priority Network

1:4,514
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Montopolis Drive:

- Existing Bus Service
- Transit Priority Network
- Commuter Transit Service

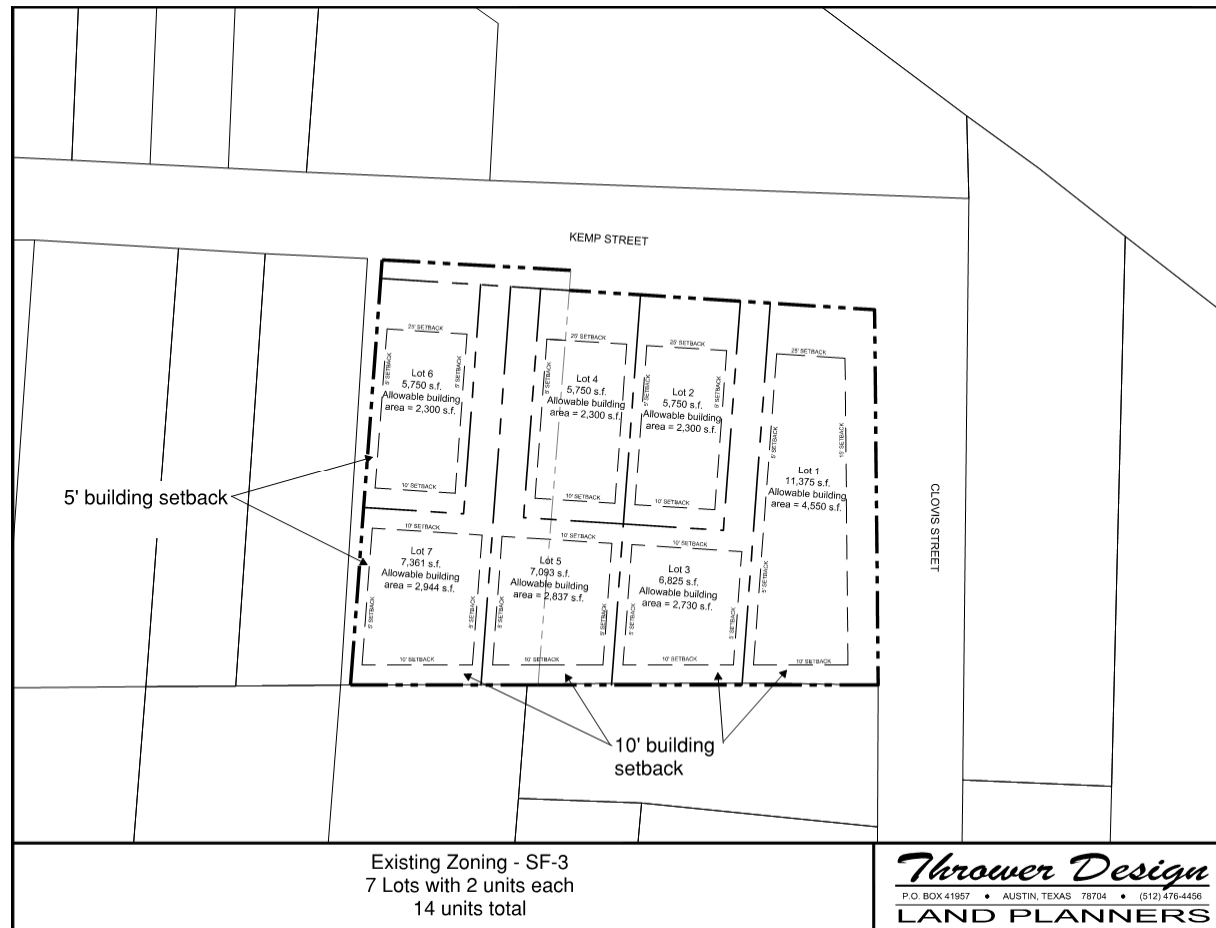
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Conceptual Layout – SF-3



Montopolis Drive:

- Existing Bus Service
- Transit Priority Network
- Commuter Transit Service

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Conceptual Layout – SF-3



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Conceptual Layout – 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

