



PLANNING COMMISSION RECOMMENDATION 20210112-C-01

Date: January 12, 2021

Subject: Affordability Unlocked – Limited Site Plan Process

Motioned By: Commissioner Shieh

Seconded By: Commissioner Seeger

Recommendation:

Motion to forward recommendations to Council directing the City Manager to proceed with the amendments regarding a modified site plan process initiated in Resolution No. 20190221-027 (Affordability Unlocked Density Bonus Program).

Please see attachment.

Vote: 12-0

For: Chair Shaw, Vice-Chair Hempel and Commissioners Anderson, Azhar, Connolly, Flores, Howard, Llanes Pulido, Schneider, Seeger, Shieh, and Thompson.

Attest:

Andrew D. Rivera

Land Use Commissions Liaison

Motion to forward recommendation to Council to direct the City Manager to proceed with the amendments regarding a modified site plan process initiated in [Resolution No. 20190221-027](#) (*Affordability Unlocked Density Bonus Program*).

In the case of developments participating in the Affordability Unlocked program 'The Council intends for this program to: 8. require a modified site plan process that more closely resembles residential site plan while still addressing health and safety and addressing and reviewing drainage in the same way that drainage is addressed and reviewed for non-multifamily structures with the same impervious cover, including any adjustments to fee schedule as necessary, for developments with 12 or fewer units' (page 6-7)

If a development meets all other program requirements 'but in addition has:

1. between 75% and 100% of its units at rates affordable as defined above;
2. at least 50% of the affordable units have two or more bedrooms;
3. at least 10% of the affordable units serve households with incomes 30% MFI or below; or
4. is located within **1/4 mile** of an Imagine Austin Corridor that is served by a bus or transit line,

then, in addition to the bonuses described above, the development may also:

3. require a modified site plan process that more closely resembles residential site plan while still addressing health and safety and addressing drainage in the same way that drainage is addressed for non-multifamily structures with the same impervious cover, including any adjustments to fee schedule as necessary, for developments with 16 or fewer units.' (page 8)