




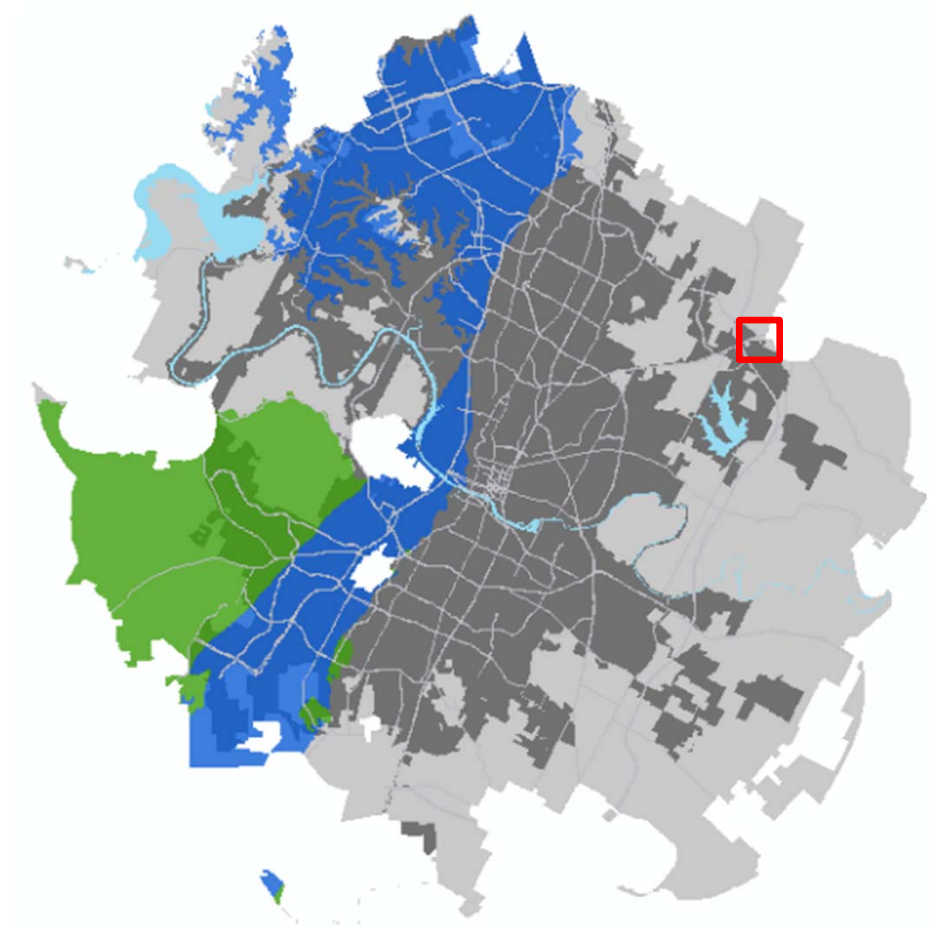
Pamela Abee-Taulli
Environmental Program
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Department

**BLUERIDGE MULTIFAMILY AT
WILDHORSE RANCH**

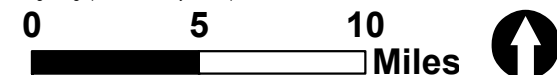
**9825 WILDHORSE RANCH
TRL
SP-2022-0426C.SH**

PROJECT LOCATION

-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY DATA

- Gilleland Creek Watershed
- Suburban Classification
- Desired Development Zone
- Austin Full Purpose Jurisdiction
- 1 Wetland Critical Environmental Feature
- Council District 1



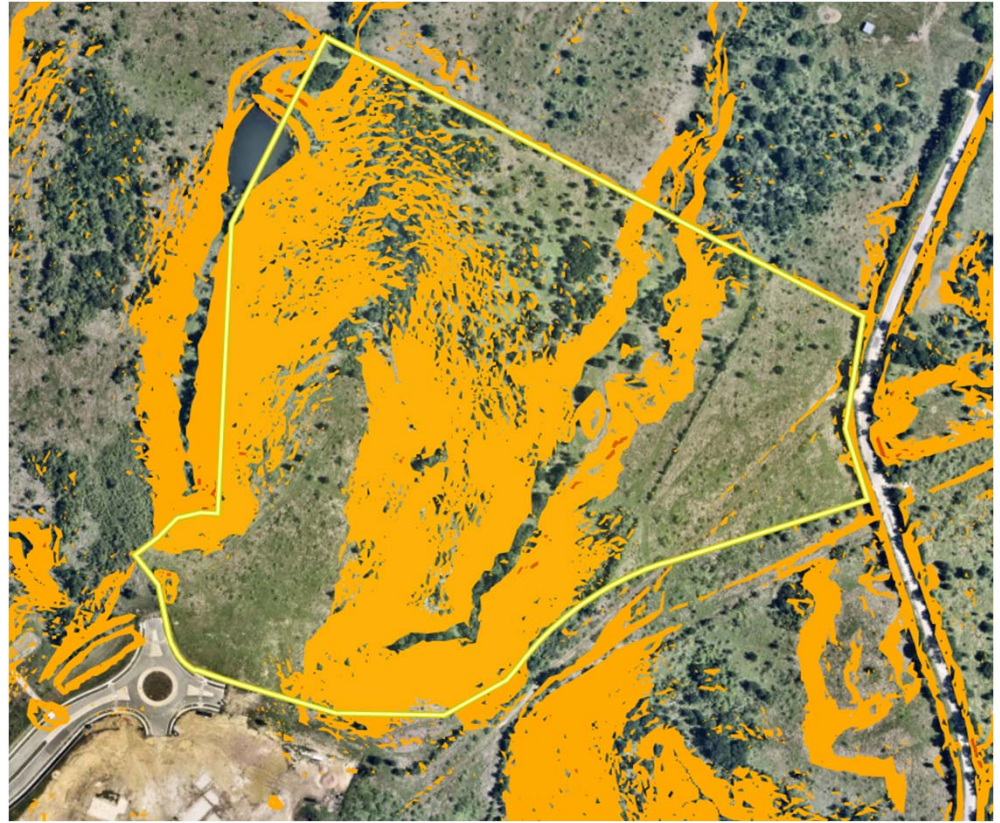
PROPERTY DATA

The site is 27 acres.





PROPERTY DATA

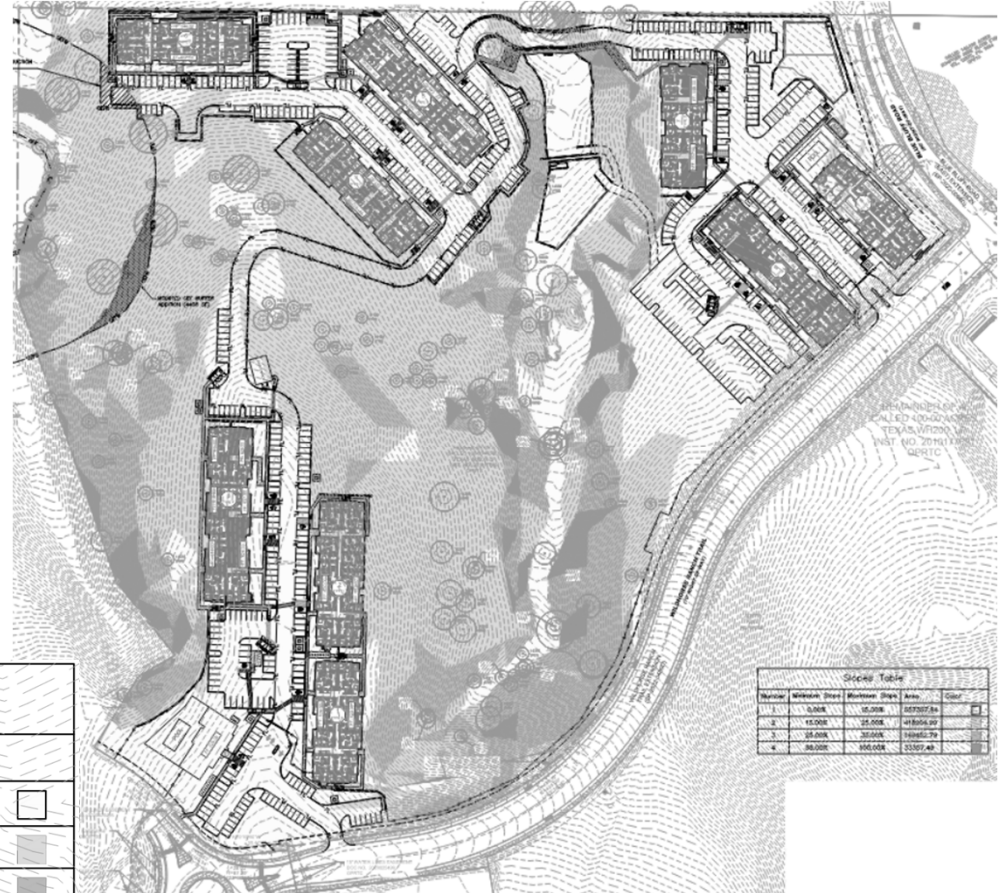
50% has slopes over 15%



THE DEVELOPMENT

- Multi-family, residential
- Layout concentrates development in the 0-15% slope areas.

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	557357.84	
2	15.00%	25.00%	418904.99	
3	25.00%	35.00%	149452.79	
4	35.00%	100.00%	33357.49	



THE DEVELOPMENT

- The initial design did not propose grading over 8 feet.
- The revised, ADA compliant plan has minimal grading over 8 feet.

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area (CU. YD.)	Color
1	-11.70	-10.00	33.17	Red
2	-10.00	-8.00	688.47	Yellow
3	-8.00	-4.00	7819.53	Green
4	4.00	8.00	2682.20	Blue
5	8.00	10.00	75.64	Purple



VARIANCE REQUESTS

When the project was changed to be a SMART Housing project, the grading had to be redesigned to meet ADA requirements.

As a result, two variances are necessary.

§ 25-8-341 - CUT REQUIREMENTS. (A) Cuts on a tract of land may not exceed four feet of depth.

1. The variance request is to allow cut over 4 feet to 12 feet.

§ 25-8-342 - FILL REQUIREMENTS. (A) fill on a tract of land may not exceed four feet of depth.

2. The variance request is to allow fill over 4 feet to 10 feet.

VARIANCE RECOMMENDATION

- Variances for grading have been granted for projects with similar site constraints, specifically topographic conditions that constrained the ability to comply with ADA regulations.
- The variance
 - Is necessitated by topographic features, not design choice;
 - Is the minimum deviation from the code; and
 - Is unlikely to result in harmful environmental consequences.
- Water quality will be equal to water quality without the variance.

VARIANCE CONDITIONS

Staff recommends the variances, with the following conditions.

1. Water quality to be provided with biofiltration ponds instead of the standard sand-bed ponds.
2. Containment of fill with walls or terracing.
3. Revegetation of cuts with native seeding and planting (see Standard Specifications Manual 609S.5)

THANK YOU

Questions?

