

The North Lamar Combined Neighborhood Planning Area

Zoning Workshop 4

September 14, 2009



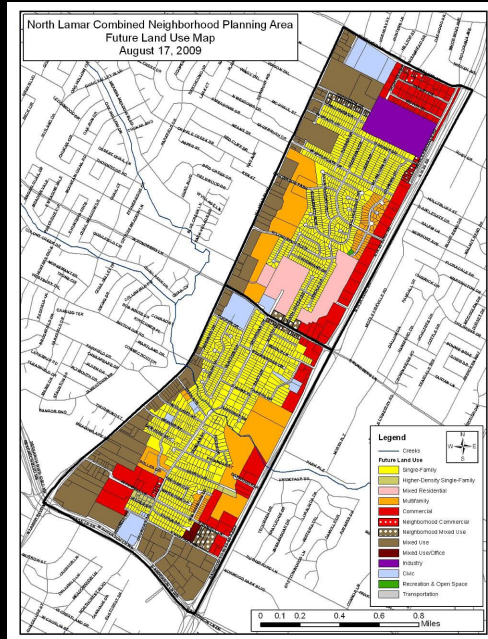
Tonight's Presentation

- Process Update
- Future Land Use Map Update
- Zoning Recommendations – Wahoo!



FLUM Update

Complete as of
August 17, 2009



REMINDER

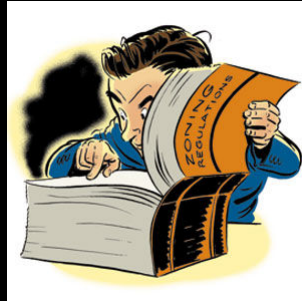
NLCNPA Contact Team
First Bylaws Meeting

Next Monday, September 21, 2009

Austin Revival Center, 305 Deen Avenue

6:30 p.m.

ZONING RECOMMENDATIONS



Zoning 101—Short Course

Zoning Principles & Considerations

- Zoning should result in an equal treatment of similarly-situated properties or grant of special privilege to an individual owner—no spot zoning
- Zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.
- Zoning should allow for a reasonable use of the property.

Zoning 101—Short Course

Zoning Principles & Considerations

- **Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to neighborhood character.**
- **Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.**
- **Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.**

Zoning 101—Short Course

Zoning Principles & Considerations

- **Zoning should promote clearly identified community goals such as creating employment opportunities or providing for affordable housing.**
- **Zoning should be consistent with the proposed Future Land Use Map (FLUM) or**
- **adopted neighborhood plan.**
- **The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.**

Zoning 101—Short Course

Zoning in your neighborhood

SF-2 Allows house

SF-3 Allows house, duplexes, and garage apartments

SF-6 Allows townhouses

MF-2 Intended for apartments located near SF areas

MF-3 Intended for apartments near major roads and commercial areas

MF-4 Intended for areas near

- Major roads and commercial areas or;
- Downtown and major institutions or employment centers or;
- Areas where moderate-high density apartments are desirable

Zoning 101—Short Course

Zoning in your neighborhood

LO (Limited Office) offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods..

GO (General Office) Allows offices and selected commercial uses that serve community or citywide needs, such as medical or professional offices.

Zoning 101—Short Course

Zoning in your neighborhood

LR (Neighborhood Commercial) Allows neighborhood-serving retail and small offices. Does not allow automobile-related uses.

GR (Community Commercial) Allows for commercial and office uses that can serve a neighborhood or larger section of the city such as a grocery store. This also allows for automobile-related uses such as sales, washing, repair, and rental.

Zoning 101—Short Course

Zoning in your neighborhood

CS (General Commercial) Allows for most commercial uses as well as some warehouse and “light” industrial uses. These uses are generally not compatible with residential uses due to operating characteristics or traffic generation.

CS-1 (Commercial-Liquor Sales) Same as CS, except allows for the sale of liquor in either a bar or liquor store.

LI (Limited Industrial) Allows a commercial use or limited manufacturing use that is generally located on a moderately sized site.

Zoning 101—Short Course

Zoning Terms

CO (Conditional Overlay) Can make a use provisional and requires a public hearing before the Planning Commission; can be appealed to the City Council

Prohibited Use Not allowed.

Spot Zoning Rezoning a parcel of land in a fashion that is significantly different to surrounding comparable properties.

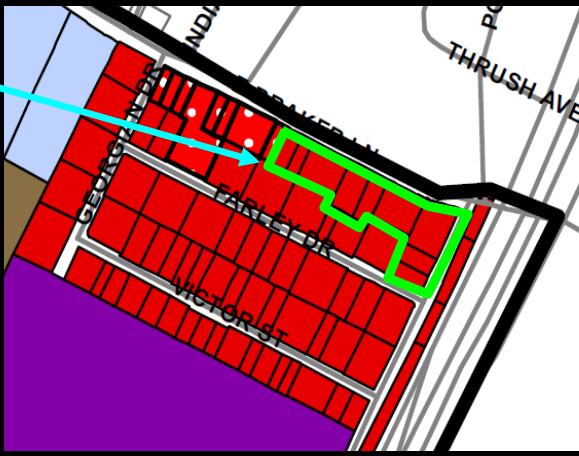
FLUM & Zoning

A zoning recommendation must match the FLUM.

FLUM		Zoning
Office (pink)	→	GO, LO, NO
Commercial (red)	→	LR, GR, CS,
Multi-Family (orange)	→	MF1 thru MF-6

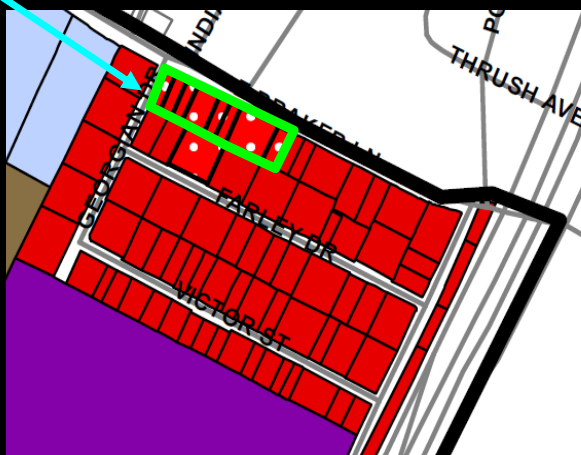
- **NE Corner of NLCNPA** (commercial properties on FLUM fronting Braker Lane)

- LO, LR-CO to **GR-CO**
- Conditional Uses: auto-related businesses (sales, washing)
- Others?



- **NE Corner of NLCNPA** (neighborhood commercial properties on FLUM fronting Braker Lane)

- LO, to **LR**

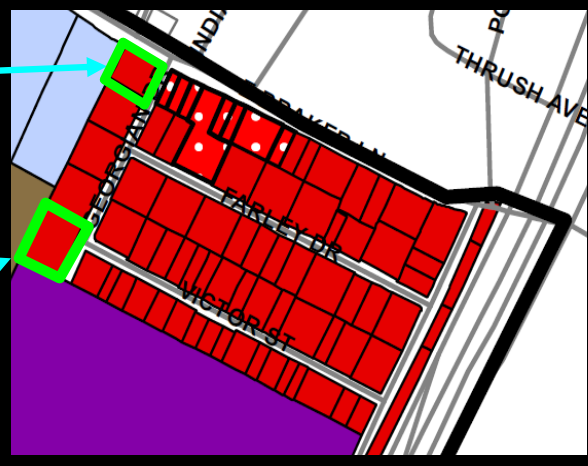


- **NE Corner of NLCNPA** (commercial properties on FLUM fronting Georgian Drive)

- LO to CS-CO

Conditions: auto-related businesses, access must be taken off of Georgian Dr., maintain a 6' fence along Braker

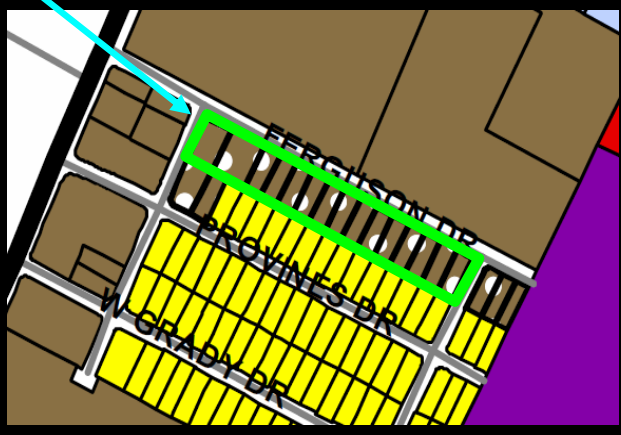
Conditions: 5' vegetative buffer on western prop. line



- **Ferguson Drive** (neighborhood mixed-use properties on FLUM)

- CS-MU-CO

- Neighborhood Mixed-Use Building Option



- Conditions: auto-related businesses, others?

- **Provinces Drive** (neighborhood mixed-use properties on FLUM)
 - GR, GR-CO to LR-MU

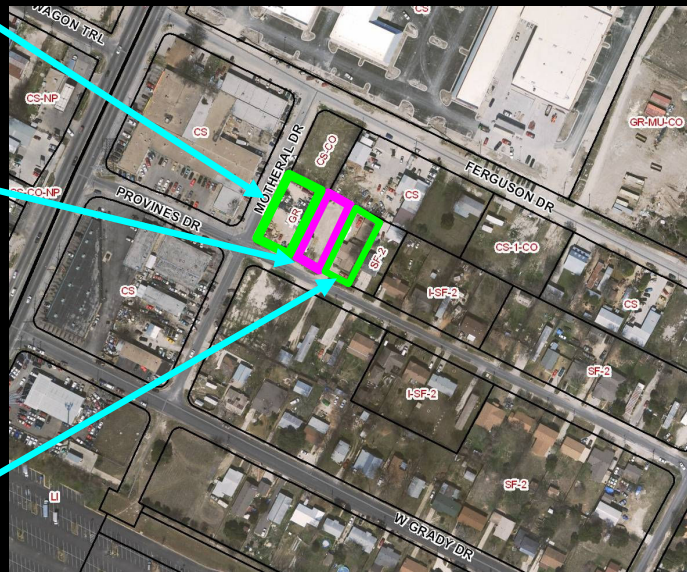
I-SF-2 to SF-2



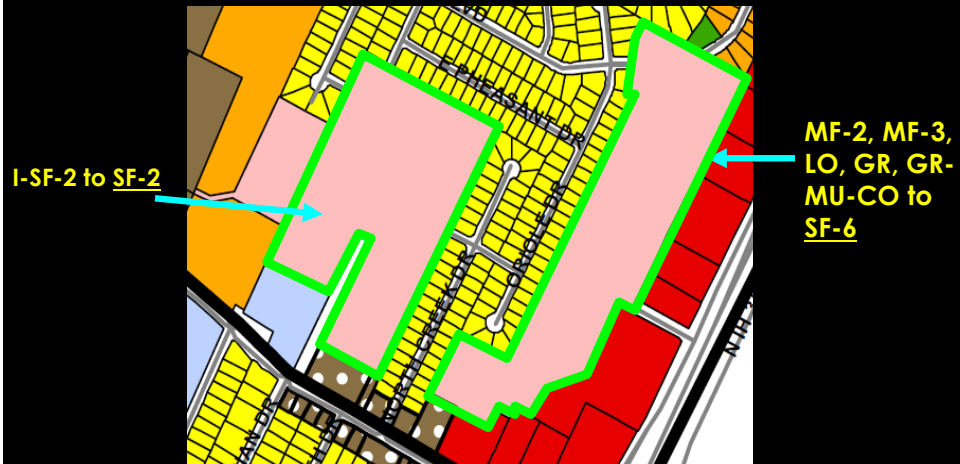
GR to LR-MU

GR-CO to LR-MU
or
LO-MU
(would require a FLUM change)

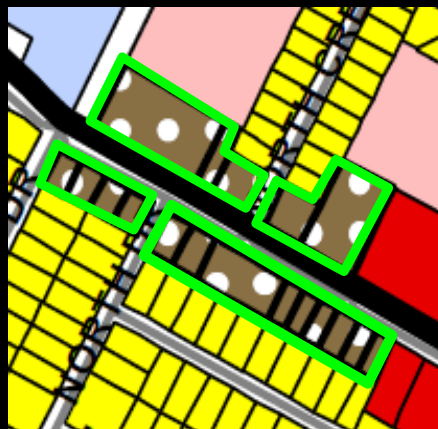
GR-CO to LO-MU
(would require a FLUM change)



- **Rundberg Lane** (mixed residential properties on FLUM)
 - **Urban Home Residential Infill Option**



- **Rundberg Lane** (all neighborhood mixed-use properties on FLUM)
 - SF-3, GR, LO, LO-MU-CO, GO-CO, GO to **LR-V**



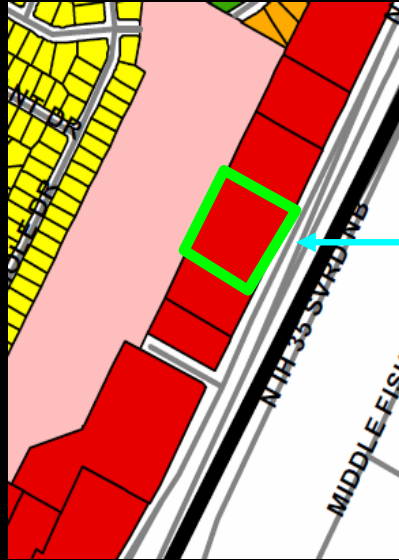
- **I-35** (most commercial properties on FLUM)
 - **Base Zoning District + Conditional Overlay (CO)**
- **Conditions (CO):**
 - **Hotels/Motels will have to file a site plan before construction**



- **I-35 / Middle Fiskville** (neighborhood commercial on FLUM)
 - **CS to LR** (all but one parcel have existing zoning of LR)

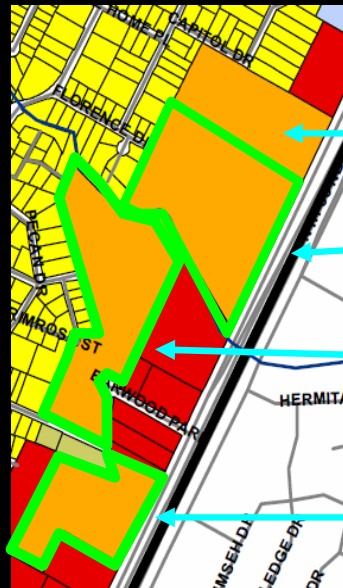


• I-35



SF- 2 to CS-CO

• I-35 (multi-family properties on FLUM)



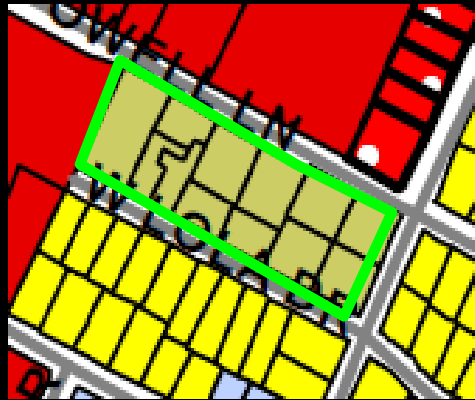
MF-4-CO
(existing zoning)

CS to MF-4

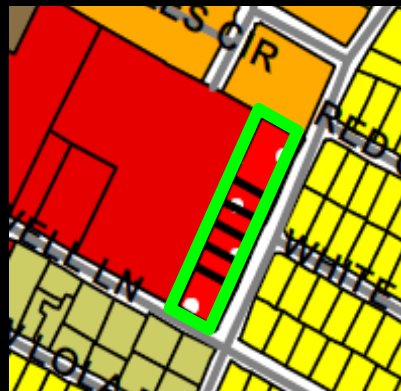
LO to MF-4

CS to MF-4

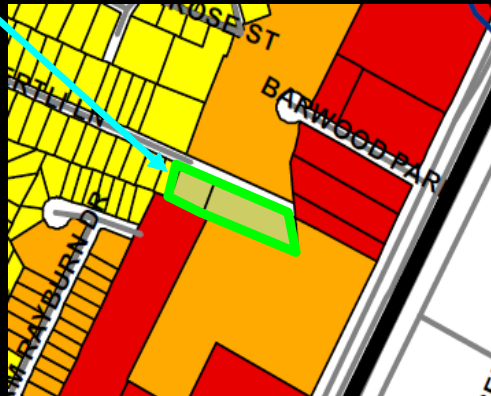
- **W Lola Drive** (all high-density single-family properties on FLUM)
 - MF-3, SF-3, LR to SF-6



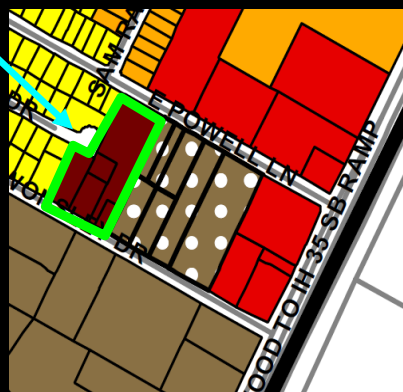
- **Georgian Drive** (all neighborhood commercial properties on FLUM)
 - GR to LR



- **Oertli Lane** (high-density single-family properties on FLUM)
– SF-3 to SF-5



- **Powell Lane / Wonsley Drive**
(office mixed-use properties on FLUM)
– MF-3 to LO-MU



- **Powell Lane / Wonsley Drive**

(neighborhood mixed-use properties on FLUM)

- MF-3, SF-3 to LO-MU



- **North Lamar Boulevard** (all mixed-use properties on FLUM)

- Base Zoning District + Vertical Mixed-Use (V) (where applicable)
- Neighborhood Urban Center Option
- Neighborhood Mixed-Use Building Option

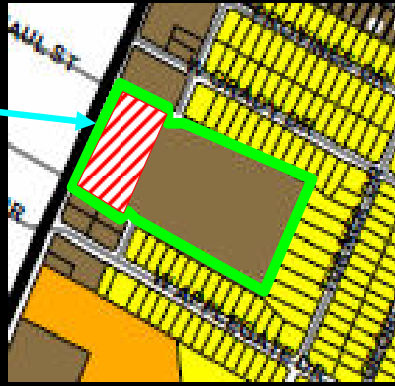


- **Conditions (CO):**

- Auto-related businesses (including sales, repair, rental, and washing)
- Hotels/Motels
- Drive-Thru's

- North Lamar Boulevard
 - Crockett Center

LI to
CS-CO

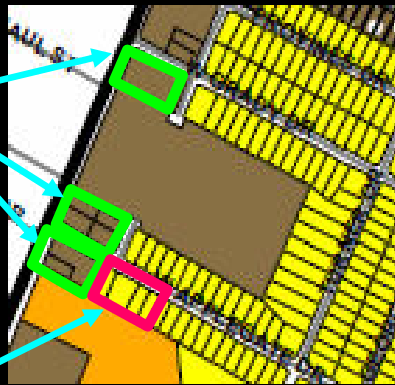


- CS-V-CO and Neighborhood Urban Center Option
 - Additional Conditions (CO): Prohibit access to/from Motheral Drive

- North Lamar Boulevard/Applegate

LI to
CS-CO

CR to
LO or
NO
(would
require a
FLUM
change)



- Deen Avenue

Keep
SF-3
(would
require a
FLUM
change)



NO to
SF-3
(would
require a
FLUM
change)

QUESTIONS?

Next Meeting

Zoning Workshop 5:
Residential Design & Visioning Exercise

Tuesday, October 6, 2009

Little Walnut Creek Library

6:30 p.m. to 8:45 p.m.