

# Austin Oaks Planned Unit Development

## Conventional Zoning vs. PUD Zoning

11.17.2014

	Grayco Conventional Zoning	Grayco PUD as approved	Austin Oaks Conventional Zoning	Austin Oaks PUD as submitted
Base District	MF-3, MF-3-NP and GR-NP	PUD	GR, LR, LO and SF-3	PUD
Modifications to Code and Site Development Regulations - Allowances	None.	<p>Modifications:</p> <ol style="list-style-type: none"> <li>1. Consideration of PUD on a contiguous basis rather than tract by tract (This allows flexibility in the location of impervious cover. i.e., allowed one entire parcel to serve as a regional wet pond)</li> <li>2. Consideration of PUD as one zoning application. (This simplifies the process. Under conventional zoning a zoning application is not permitted to cross public ROW)</li> <li>3. Allocation of construction of a regional wet pond within the boundaries of the critical water quality zone.</li> <li>4. Allocation for maximum heights to exceed 60 feet or the height of the existing base district.</li> <li>5. Modification to increase the minimum lot size.</li> <li>6. Removed standard setback requirement to allow compliance with Design Standards.</li> <li>7. Allocation of additional permit uses.               <ol style="list-style-type: none"> <li>a. Administrative and Business Offices</li> <li>b. Art Gallery</li> <li>c. Art Workshop</li> <li>d. Business or Trade School</li> <li>e. Business Support Services</li> <li>f. Cocktail Lounge</li> <li>g. Commercial Off-Street Parking</li> <li>h. Communication Services</li> <li>i. Consumer Convenience Services</li> <li>j. Consumer Repair Services</li> <li>k. Financial Services</li> <li>l. Food Sales</li> <li>m. General Retail Sales (Convenience)</li> <li>n. General Retail Sales (General)</li> <li>o. Hotel-Motel</li> <li>p. Indoor Entertainment</li> <li>q. Indoor sports and Recreation</li> <li>r. Medical Offices</li> <li>s. Off-Site Accessory Parking</li> <li>t. Outdoor Sports and Recreation</li> </ol> </li> </ol>	None.	<p>Modifications:</p> <ol style="list-style-type: none"> <li>1. Consideration of PUD on a contiguous basis rather than tract by tract (This allows flexibility in the location of impervious cover. i.e., concentrating development along Mopac and away from residential uses and allowing for larger portion of open space)</li> <li>2. Consideration of PUD as one zoning application. (This simplifies the process. Under conventional zoning a zoning application is not permitted to cross public ROW)</li> <li>3. Allow alternative equivalent compliance to Subchapter E (This allows for a modification to sidewalk standards to allow for the preservation of heritage trees)</li> <li>4. Modification to the maximum height to exceed the existing base district.</li> <li>5. Remove standard setback requirements to allow compliance with Design Standards.</li> <li>6. Increase in floor to area ration (FAR) to 1.2:1 (vs 1:1 allowed under the GR base district)</li> <li>7. Allocation of additional permitted uses               <ol style="list-style-type: none"> <li>a. Club or Lounge *</li> <li>b. Cocktail Lounge *</li> <li>c. Condominium Residential</li> <li>d. Duplex Residential</li> <li>e. Food Preparation *</li> <li>f. Liquor Sales *</li> <li>g. Multi-family Residential</li> <li>h. Retirement Housing (Large and Small Site)</li> <li>i. Telecommunication Tower</li> <li>j. Townhouse Residential</li> <li>k. Two-Family Residential</li> </ol> </li> </ol> <p>* These uses are prohibited on Areas A and G.</p>

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		<ul style="list-style-type: none"> <li>u. Personal Improvement Services</li> <li>v. Personal Services</li> <li>w. Research Services</li> <li>x. Restaurant (General and Limited)</li> <li>y. Software Development</li> <li>z. Theater</li> <li>aa. College and University Facilities</li> <li>bb. Community Recreation (Private &amp; Public)</li> <li>cc. Counseling Services</li> <li>dd. Cultural Services</li> <li>ee. Day Care Services (Commercial)</li> <li>ff. Funeral Home</li> <li>gg. Group Home, Class II</li> <li>hh. Guidance Services</li> <li>ii. Hospital Services (Limited)</li> <li>jj. Local Utility Services</li> <li>kk. Private Primary Education Facility</li> <li>ll. Private Secondary Education Facility</li> <li>mm. Safety Services</li> <li>nn. Administrative Services</li> <li>oo. Pet Services</li> <li>pp. Printing and Publishing</li> <li>qq. Professional Office</li> </ul>		
<p>Modifications to Code and Site Development Regulations - Additional Restrictions</p>	<p>None.</p>	<p>Modification:</p> <ol style="list-style-type: none"> <li>1. Reduction in Building Coverage to 70% (vs 75% in Code).</li> <li>2. Limitation on impervious cover to 74% of the gross site area (vs 90% in Code).</li> <li>3. Cap on residential units within the PUD at 1200 units (vs unlimited).</li> <li>4. Additional prohibited uses.             <ol style="list-style-type: none"> <li>a. Drive Through Services</li> </ol> </li> </ol> <p>The total square footage of cocktail lounges of liquor sales in the PUD may not exceed 1/3 of the total square footage of the commercial uses. Cocktail lounges and liquor sales uses may be divide among no more than five sites not exceeding 5,000 sf each. The total combined square footage of cocktail lounge and liquor sales uses in the PUD may not exceed 20,000 sf.</p>	<p>None</p>	<p>Modifications:</p> <ol style="list-style-type: none"> <li>1. Limitation on impervious cover to 65% (vs. 90% in code).</li> <li>2. Cap on residential uses within the PUD at 610 units.</li> <li>3. Additional prohibited uses             <ol style="list-style-type: none"> <li>a. Automotive Repair Services</li> <li>b. Automotive Sales</li> <li>c. Automotive Washing (of Any Type)</li> <li>d. Extermination Services</li> <li>e. Funeral Services</li> <li>f. Drive Thru Uses</li> </ol> </li> </ol>

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Retail	Retail uses were not permitted on the MF zoned tracts thus true mixed use buildings were not allowed by City code.	30,000 sf of retail or other commercial uses were required in the PUD. The square footage of the retail and residential was required to be proportionately balanced on a tract by tract basis.	Retail is a permitted use but not required to be built.	A minimum of 11,000 sf of restaurant uses are required within the PUD.
Local Businesses	None.	At least one independent retail or restaurant small business shall have usable space within the PUD at a rent of 15% below the prevailing market rent.	None.	At least one independent retail, restaurant or local franchisee shall have usable space within the PUD at a rent of 15% below the prevailing market rent for a term of 25 years.
Public Services	None.	A minimum of 1,000 sf of rent-free space shall be provided for fire protection, emergency services or law enforcement for a minimum of 25 years.	None.	A minimum of 1,500 sf of rent-free space shall be provided for the Austin Fire Department for use as a wildfire monitoring station or other use as deemed necessary by AFD for a minimum of 25 years. In addition, ___ parking spaces shall be made available to AFD for the term of the lease.
Community Space	No requirement.	A minimum of 1,000 sf of rent-free space shall be provided within the PUD for community meetings, daycare facilities, non-profit organizations or similar uses for a period of 25 years.	No requirement.	A meeting room of at least 500 sf shall be made available rent-free to tenants, community neighborhood groups and area non-profit organizations for a period of 25 years.
Structured Parking	No requirement.	Parking for buildings 2, 3 and 4 shall be located either sub-grade or partially sub-grade, or be wrapped by living units or space usable for retail or office or other amenities within the building or any pedestrian oriented use.	No requirement.	All parking for the PUD shall be provided in structured parking facilities with the exception of surface parking for leasing offices, visitors and in on-street locations.
Pedestrian Improvements	Compliance with Subchapter E based on roadway designation.	Arena Drive must comply with the Core Transit Corridor requirements under Subchapter E.	Compliance with Subchapter E based on roadway designation.	The PUD will comply with the Core Transit Corridor sidewalk requirements of Subchapter E for Executive Center Drive, Wood Hollow Drive and the eastern edge of Hart Lane including a 7-foot clear zone (sidewalk) and 8-foot tree/furniture zone.
Mobility/Bicycle Improvements	None.	Contribution of \$25,000 to Capital Metropolitan Transportation Authority that provides for improvements to bus stops in the immediate area of the PUD.  For every 10 vehicle parking spaces in the PUD, the owner shall provide one bicycle parking space. At least half of the total spaces shall be either Class I racks/parking spaces or spaces in a locked bicycle storage room with a means to secure individual bicycles within the room.  A building containing one or more GR uses, including cocktail lounge, totaling 5,000 sf or more shall include shower facilities for bicycle riders. Such a building containing 20,000 sf or more of GR uses shall provide one facility for each gender. The facility shall be separately accessible from commercial/retail toilet facilities and include an	None.	The PUD shall construct bicycle lanes on all roadways within the PUD.

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Vehicular Access & Improvements	Compliance with Code.	<p>Dedication of land and construction of the extension of Arena Drive for improved connectivity.</p> <p>Three vehicle parking spaces dedicated for use by Austin Careshare, or another non-profit organization with a similar mission, to be provided free of charge.</p> <p>Gated roadways are prohibited on all roadways, access easements and any driveways that are dedicated for public use.</p>	Compliance with Code.	<p>No additional driveway cuts are permitted along MoPac Boulevard.</p> <p>The project will contain 40 parking spaces available to tenants and visitors within the project, for electric vehicle charging within the Project. A minimum of 25% of the charging infrastructure will be level 2 (240V), and, the Project will participate in Austin Energy's Plug-In Everywhere network for electric vehicle charging. The electric vehicle charging spaces will be distributed throughout the project.</p> <p>Gated roadways within the PUD are not allowed. However, such prohibition shall not be deemed applicable to access points designed for use by emergency vehicles. Additionally, private resident or commercial parking areas may be secured with a gate.</p>
Affordable Housing Contribution	None.	<p>Thirteen residential units within the PUD shall be set aside for occupancy by households whose income is equal to or less than 60% MFI for 40 years. These units shall comprise of 8 one bedroom units and 5 two bedroom units.</p> <p>A fee of \$2,038,666 is payable to the City of Austin Housing Assistance Fund to be used solely for the development or preservation of affordable housing units. \$1,019,333 of the fee shall be used for affordable housing within the Ease Riverside/Oltorf Combined Planning Area with priority given to ownership housing, and \$1,019.333 shall be used for affordable housing for senior citizens.</p> <p>The owner must submit to the Director of the Neighborhood Housing and Community Development Department an agreement that provides for at least \$90,000 in displacement and relocation assistance for displaced tenants.</p>	None.	The project shall comply with the requirements for affordable housing options in accordance with the established PUD regulations calculated on the residential portion of the project only. Participation will be provided by either providing on-site units or by paying a fee-in-lieu.

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Environmental Benefits	Compliance with code.	<p>Construction and maintenance of a Regional Stormwater Pond is required. The pond shall capture approximately 100 acres of offsite drainage area.</p> <p>Submittal of a stormwater management plan for the PUD is required. The plan shall provide for use of the Stormwater pond, vegetative filter strips, rain gardens, berms, or other innovative water quality methods, or any combination thereof to treat the stormwater from the PUD and the additional 100 acres.</p> <p>An Integrated Pest Management Plan shall be required on the property.</p>	Compliance with code.	<p>The PUD shall meet or exceed onsite water quality treatment in accordance with the standards outlined in Chapter 25-6 of the City Code for the 31.37 acres of the PUD that is currently untreated.</p> <p>An Integrated Pest Management Plan shall be required on the property.</p> <p>The PUD shall remove the one acre of impervious cover that is currently within the Critical Water Quality Zone.</p>
Trees	Compliance with Heritage Tree Ordinance.	<p>Mitigation for tree removal in the PUD shall exceed the requirements of City Code by 10%.</p> <p>Heritage trees shall be preserved on site with the exception of those trees permitted for removal by the City arborist. Two trees shall be transplanted using methodology approved by the City arborist. The owner shall ensure survivability of the two transplanted trees for two years.</p>	Compliance with Heritage Tree Ordinance.	<p>The PUD shall provide for removal of ___ impervious cover situated within the critical root zone of existing trees.</p> <p>The project will develop and adopt a formal tree care plan as part of the site development permit process. The development and adoption of the tree care plan shall be done in concert with a certified arborist. All mitigation rates shall be based upon City code standards existing as of the effective date of this ordinance.</p> <p>The developer of the project will voluntarily eliminate and remove invasive species, as identified in the City of Austin Invasive Species Management Plan, from the Critical Water Quality Zone.</p>
Landscaping	Compliance with City minimums.	<p>A Landscape Compliance Plan must be submitted to the Director for approval with each site plan. Landscaping in the PUD shall exceed the requirements of Code.</p> <p>80% of the landscaped area shall use plant materials recommended by the City of Austin Grow Green Native and Adapted Landscape Plant Guide. The remaining 20% shall be non-invasive species.</p>	Compliance with City minimums.	<p>The PUD shall exceed the minimum City of Austin landscape requirements.</p> <p>100% of the landscaping on site shall be designed and installed as described in the City of Austin Grow Green Native and Adapted Plant Guide. The Environmental Criteria Manual Appendix N or in accordance with City of Austin Green Storm Water Quality Infrastructure Criteria for Bio-filtration, rainwater harvesting and rain gardens as provided in the Environmental Criteria Manual Section 1.6.7.5.</p>
Building Design Options	One point per Subchapter E.	<p>The project shall exceed by at least one point the minimum points required by Subchapter E.</p> <p>For Areas 2, 3 and 4, a building shall have a base wall less than 40 feet high. Any part of a structure that is 40 feet or more shall fit within an envelope delineated by a 70 degree angle starting at 40 feet above the property boundary line</p>	One point per Subchapter E.	<p>The project will achieve a minimum of five points under the building design options of Subchapter E.</p> <p>A pedestrian oriented use as defined by the Waterfront Overlay District Uses section of the Code shall be provided on the first floor of the multi-story commercial or mixed use buildings in Areas B, C, D, E and F of the PUD. These uses include:</p> <ul style="list-style-type: none"> <li>• Art Gallery</li> </ul>

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		<p>abutting Lakeshore Boulevard with the base of the angle being a horizontal plane extending from a line parallel to and away from the surface to Lady Bird Lake.</p> <p>Buildings in Areas 2 and 3 shall have the following requirements:</p> <ul style="list-style-type: none"> <li>• The primary public front entrance shall be oriented towards Arena Drive.</li> <li>• Buildings shall include pedestrian oriented uses at the northernmost ends, including but not limited to kiosks or areas for the sale and consumption of refreshments with indoor or outdoor seating.</li> <li>• In the area between the primary waterfront overlay setback and 180 feet south of the PUD's northern boundary, building coverage shall not exceed 70% in Area 2 and 60% in Area 3.</li> <li>• The northern façade of a building shall open to a courtyard or private amenity deck that is either at grade or on top if a parking structure. The maximum height of a parking structure with a courtyard on top shall be 32 feet as measured by City code.</li> </ul> <p>Buildings in Area 4 shall have the following requirements:</p> <ul style="list-style-type: none"> <li>• The primary public front entrance may not be oriented towards Lakeshore Boulevard and the building shall generally have a north/south orientation, except along the southern portion adjacent to Arena Drive.</li> <li>• Buildings shall be set back 100 feet from the PUD's northern boundary.</li> <li>• In the area between the primary waterfront overlay setback and 300 feet south of the PUD's northern boundary, building coverage may not exceed 60%.</li> <li>• In the part of Area 4 fronting Lakeshore Boulevard that is below 35 feet height, no more than 40% of the net frontage length of the property may consist of continuous building façade.</li> </ul>		<ul style="list-style-type: none"> <li>• Art Workshop</li> <li>• Cocktail Lounge</li> <li>• Consumer Convenience Services</li> <li>• Cultural Services</li> <li>• Day Care Services</li> <li>• Food Sales</li> <li>• General Retail Sales (Convenience or General)</li> <li>• Park and Recreation Services</li> <li>• Residential Uses</li> <li>• Restaurant (Limited or General) without drive-in service</li> <li>• Other uses as determined by the Land Use Commission.</li> </ul>
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Accessibility	Code standards.	2.5% of residential units in the PUD shall be fully accessible Type A dwelling units under the 2003 International Building Code as amended locally by the City.	Code Standards.	2.5% of residential units in the project shall be fully accessible Type A dwelling units, as defined in the 2009 International Building Code, and will meet the technical requirements defined in Section 1003 of the International Code Council A117.1. To the extent the forgoing calculations results in a fraction, the number shall be rounded up.
Green Builder	None.	Development in the PUD shall comply with a minimum 3-star rating with 25% above energy code requirements.	None.	Development in the PUD shall comply with Austin Energy Green Building ratings for a minimum 3-star rating.
Parkland	Parkland Dedication Payment of \$650 per door.	Compliance with the Parkland Dedication requirements.  Construction of amenity benches, a trail, landscaping and educational signage surrounding the Water Quality Pond.	Parkland Dedication Payment of \$650 per door.	Compliance with the Parkland Dedication requirements.
Open Space	3% of the project		5% of the project	The Tier 1 PUD requirement is 10% for the residential portion of the PUD and 20% for the non-residential portion of the PUD.  The minimum amount of open space within the PUD shall be 25% above the Tier 1 PUD requirement equaling 12.5% for the residential portion of the PUD and 25% for the non-residential portion of the PUD.
Art in Public Places	None.	Owner shall place art of a total not to exceed \$20,000 in five public locations on the site. Owner shall select the art and its location in consultation with the City's Art in Public Places Program.	None.	The applicant shall provide art approved by the Art in Public Places Program in a prominent open space by providing the art directly or by making a contribution to the City's Art in Public Places Program, or successor program.