

Code Compliant Study

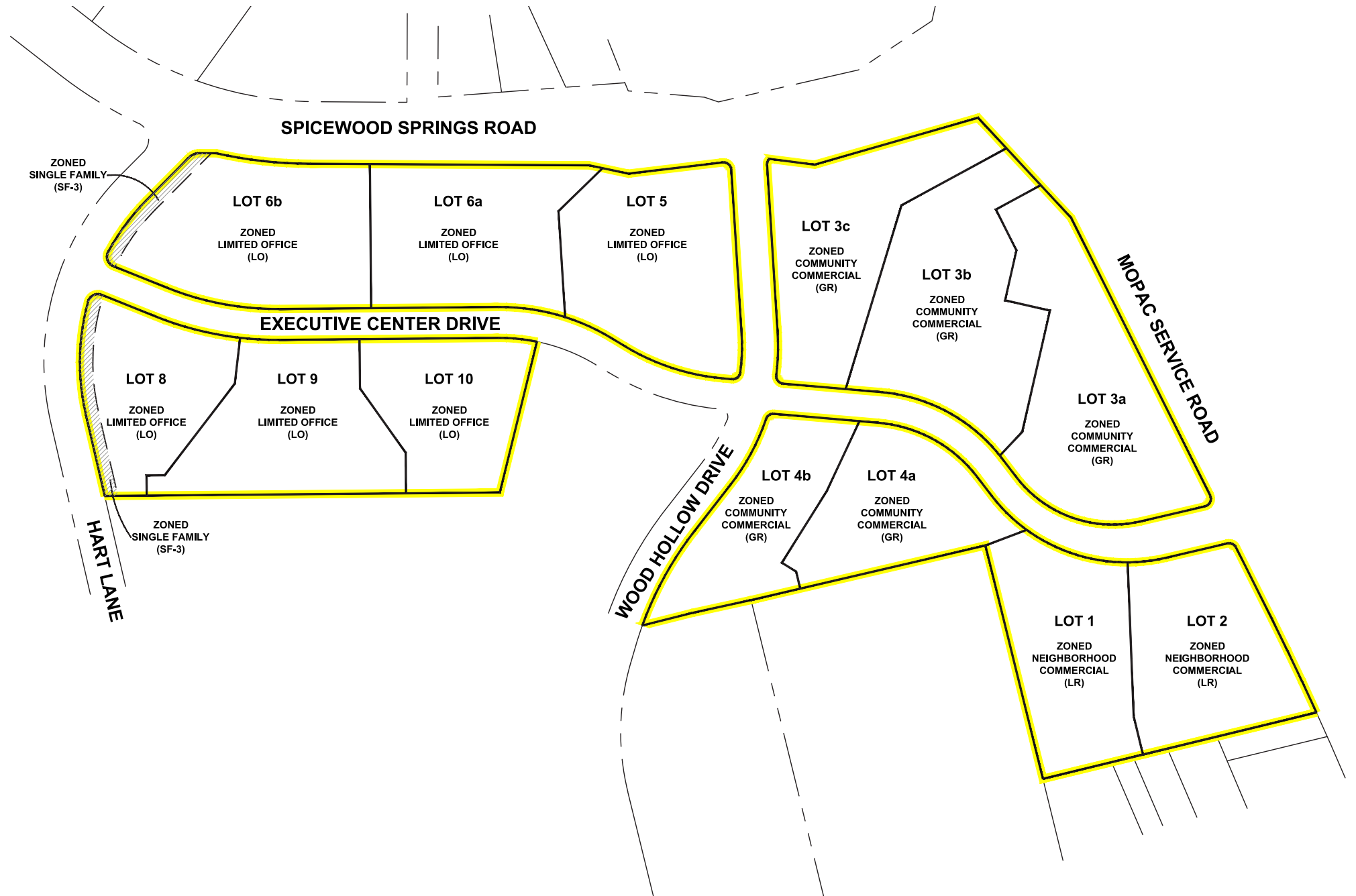
(Not a site development permit level of study)

January 25, 2016

THE ELEMENTS

- » 13 individual tracts (Totalling 31.4 acres)
- » Code applied to each tract separately
- » Applied current code in effect today
- » Assumption: Build out 5-15 years in the future

THE ELEMENTS



THE ELEMENTS

- » Existing Development Conditions
 - Built in 1970's-80's
 - Pre-dates many environmental codes
 - Located in urban watershed
 - Applied code provision for redevelopment, if needed

ZONING

- » Current zoning on tracts (% of Austin Oaks Property)
 - 44% LO - Limited Office
 - 15% LR - Neighborhood Commercial
 - 41% GR - Community Commercial

ZONING



ZONING

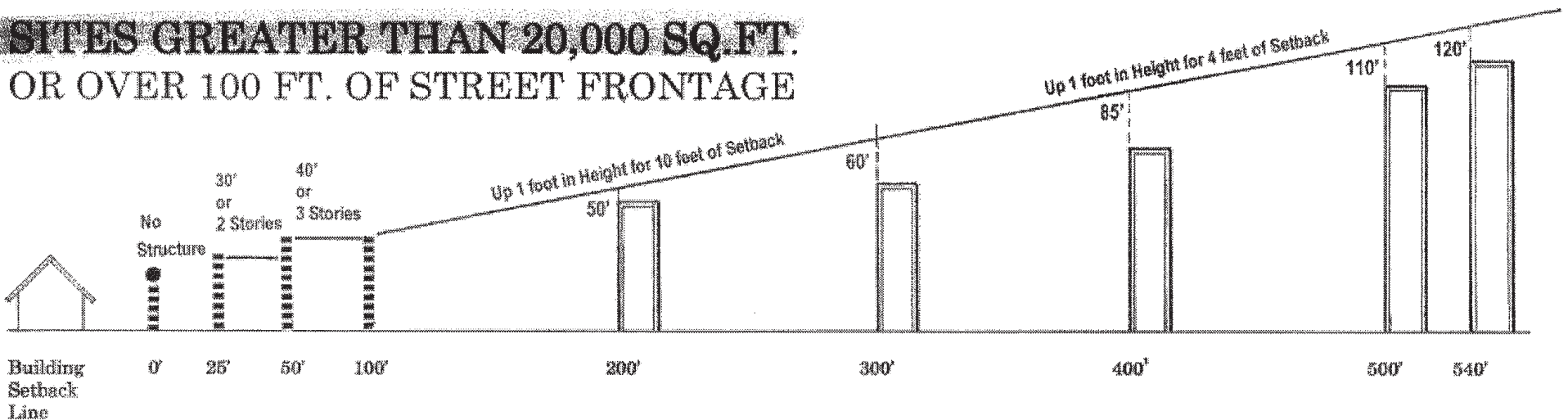
» Each zoning categories has specified site development regulations

- FAR (Floor to Area Ratio)
- Maximum Height
- Setbacks
- Maximum Impervious Cover

ZONING

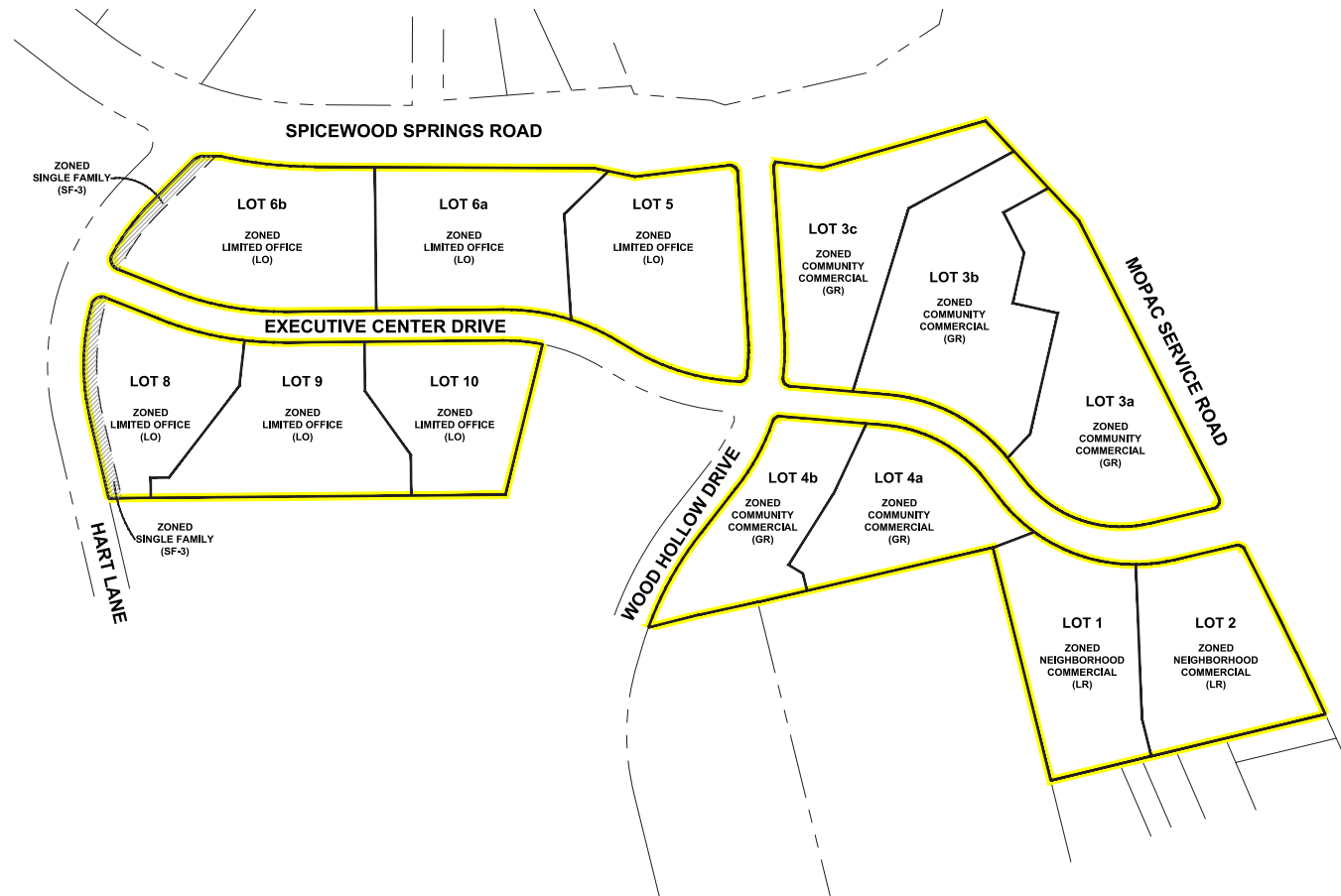
» Compatibility standard setbacks applied from adjacent single family zoned lots.

**SITES GREATER THAN 20,000 SQ. FT.
OR OVER 100 FT. OF STREET FRONTAGE**



PARKING

» All code-required parking provided on-site for each tract.



PARKING

» Each Zoning Category permits for a wide variety of uses.

- Applied a blended parking ratio of 1 space / 275 sf to reflect permitted uses
- Redevelopment provision permits 20% reduction to 1 space / 330 sf

ENVIRONMENT

- » Existing development intrudes upon current environmental setbacks.
- » City code is specific to redevelopment in urban watershed; as opposed to a greenfield site.
- » More allowance for administrative variance

ENVIRONMENT

- » 6 Critical Environmental Features (CEF)
(Identified in consultant's Environmental Study)
- » Existing Development is built close to existing CEFs.
 - Code ranges from 150 ft to 50 ft setback from CEF
 - Reduction to 50 ft setback is an administrative variance

ENVIRONMENT

» Site contains FEMA 100-yr Floodplain



ENVIRONMENT

» Trees

- 71 Existing Heritage Trees, 106 Protected trees on site
- In plan, 6 Heritage Trees relocated on-site
- Analysis of Protected trees not studied at this point (19"-23" caliper trees)

ENVIRONMENT

» Watershed Protection

- Water quality and detention provided on site in structured facilities
- Critical water quality zone respected
- Respects a minimum of 50 ft setback from CEFs

CODE COMPLIANCE FINDINGS

- » Buildable square footage: 980,283sf
- » Range of 3-story to 5-story buildings
- » LR/GR/LO Zoning:

Commercial	531,500sf
Office	448,783sf

- » Impervious Cover
 - Existing: 66% impervious cover
 - Proposed: 46% impervious cover