

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0158 (2100 Polaris)

DISTRICT: 4

ZONING FROM: CS-MU-CO-NP

TO: CS-MU-V-CO-DB90-NP

ADDRESS: 2100 Polaris Avenue

SITE AREA: 3.373 acres

PROPERTY OWNER: SB-Polaris Property LLC (Zachary Greenky)

AGENT: Land Use Solutions (Michele Hausmann)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends CS-MU-V-CO-DB90-NP, General Commercial Services-Mixed Use-Vertical Mixed Use Building-Conditional Overlay-Density Bonus 90-Neighborhood Plan Combining District, zoning. The conditional overlay will maintain the following prohibited uses from the current zoning ordinance, Ordinance No. 20211021-039, on the property:

**Automotive repair services
Automotive washing (of any type)
Automotive rentals
Automotive sales
Bail bond services
Commercial off-street parking
Drop-off recycling collection facilities
Equipment sales
Outdoor entertainment
Outdoor Sports and Recreation
Commercial blood plasma center
Construction sales and services
Equipment repair services
Exterminating services
Maintenance and service facilities
Pawn shop services
Service station
Vehicle storage
Veterinary services**

PLANNING COMMISSION ACTION / RECOMMENDATION:

December 10, 2024: Postponed to January 28, 2025 at the applicant's request by consent (11-0, C. Haney-absent, G. Anderson-off dais); A. Azhar-1st, A. Woods-2nd.

January 28, 2025: Postponed to February 25, 2025 at the applicant's request by consent (9-0, A. Phillips and A. Haynes - off dais, A. Woods and G. Anderson-absent); R. Johnson-1st, F. Maxwell-2nd.

February 25, 2025: Approved staff's recommendation of CS-MU-V-CO-DB90-NP zoning by consent (8-0, C. Hempel, R. Johnson, G. Cox, A. Phillips and A. Haynes-absent); C. Hayney-1st, F. Maxwell-2nd.

CITY COUNCIL ACTION:

April 10, 2025

ISSUES:

In December 2023, Ordinance No. 20220609-080, Ordinance No. 20221201-056 and Ordinance No. 20221201-055 were invalidated. On March 11, 2024, Ordinance No. 20240229-073, was enacted to create the “DB90” combining district, which amended City Code Title 25 (Land Development) to create a new zoning district for a density bonus program that grants 30 feet in height above the base zoning district, to a maximum of 90 feet, and modifies site development regulations including compatibility standards. Subsequently, the applicant submitted this new rezoning application to request the -DB90 combining district.

CASE MANAGER COMMENTS:

The property in question is a 3+ acre tract of land located at the terminus of Polaris Avenue. This currently vacant site was previously used as demolition company (Heart of Texas Demolition LLC). To the north, there are commercial and light industrial uses. The lot to the south is developed with a public school (Burnet Middle School). There is a rail line to the east. To the west, there are office/warehouse buildings to the north of Polaris Avenue and a multifamily complex, a townhouse residence, a duplex and single family residences to the south of Polaris Avenue. The applicant is requesting a rezoning the property to add the “V” and “DB90” combining districts to the existing zoning to redevelop the property with approximately 350 multifamily residential units (*please see Applicant’s Request Letter – Exhibit C*). There are transportation options in this area as there are Capital Metro bus routes along Burnet Road (#3 and #803) and a bus stop to the west at the southeast corner of Burnet Road and Colfax Avenue. In addition, there is an Urban Trail (Polaris Ave Connector) to the east along the 550-Metro Rail Red Line. The property is located within the Crossroads and Ohlen ETOD Station areas.

This site under consideration is within the Wooten portion of the Crestview/Wooten Combined Neighborhood Planning Area. The Future Land Use Map (FLUM) calls for this site to be designated as “Mixed Use”. As the proposed zoning is consistent with this land use designation, an NPA is not required.

A development utilizing the “density bonus 90” incentives is permitted with a base CS district and must include an affordability component for residential use in order to obtain incentives, including height maximum of 90 feet in the CS district (60 feet base plus 30 feet incentive) and relaxation of development and compatibility standards, such as FAR, setbacks and building coverage. There are several methods of satisfying DB90 development affordability requirements. There are two options for projects including rental units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or

2) a minimum of 10% of the rental units are affordable for a 40-year period as described above for households earning 50% or less MFI.

There are two options of satisfying DB90 development affordability requirements which include ownership units:

- 1) a minimum of 12% of the residential units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

The staff recommends General Commercial Services-Mixed Use-Vertical Mixed Use Building-Conditional Overlay-Density Bonus 90-Neighborhood Plan Combining District, zoning. The conditional overlay will maintain the following prohibited uses from the current zoning ordinance, Ordinance No. 20211021-039, on the property. The proposed zoning is compatible and consistent with the surrounding uses as there are commercial and light industrial uses/ CS-NP zoning to the north and office/warehouse buildings and multifamily and townhouse developments/ CS-NP and MF-2-NP to the west. CS-MU-V-CO-DB90-NP zoning will permit the applicant to redevelop this site with residential uses or a combination of residential, office, civic and commercial uses near an existing public school and established residential uses on a tract of land that is located near a designated Activity Corridor by the Imagine Austin Comprehensive Plan. The applicant's proposal to maintain the existing conditional overlay will limit more intensive commercial uses at this location and is appropriate for a property that is adjacent to residential uses and public facilities.

A building constructed under density bonus 90 (-DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office,

retail, commercial and residential uses within a vertical mixed use building.

Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

Density Bonus 90 combining district, in exchange for providing affordable housing units and in combination with commercial base zoning districts, allows a mixture of office, retail, commercial, and residential uses with modifications of compatibility standards and site development regulations including increased building height.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed CS-MU-V-CO-DB90-NP zoning will be compatible and consistent with the surrounding uses because there are commercial and light industrial uses (CS-NP zoning) to the north and office, warehouse buildings, multifamily and townhouse developments (CS-NP and MF-2-NP zoning) to the west. The proposed conditional overlay will limit more intensive commercial uses at this location and is appropriate for a property that is adjacent to residential uses. The property is located near a designated Activity Corridor in the Imagine Austin Comprehensive Plan (0.18 from the Burnet Road Activity Corridor) and a regional center (0.10 linear miles from the North Burnet/Gateway Station Regional Center).

3. *The proposed zoning should allow for a reasonable use of the property.*

CS-MU-V-CO-DB90-NP zoning will permit the applicant to redevelop this site with residential uses or a combination of residential, office, civic and commercial uses near an existing public school and established residential uses. There are supporting transportation services in this area as there are Capital Metro bus routes along Burnet Road (#3 and #803) and a bus stop to the west at the southeast corner of Burnet Road and Colfax Avenue. In addition, there is an Urban Trail (Polaris Ave Connector) to the east along the 550-Metro Rail Red Line.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP	Vacant
<i>North</i>	CS-NP	Commercial and Light Industrial Uses (Office/Warehouse Developments)
<i>East</i>	MF-2-NP	Rail Line, Duplex Residences
<i>South</i>	P-NP	School (Burnet Middle School)
<i>West</i>	CS-NP, MF-2-NP, SF-3-NP	Office/Industrial Uses, Multifamily (Polaris Condos), Townhouse, Duplex, Single-Family Residences

AREA STUDY: Crestview/Wooten Neighborhood Planning Area

WATERSHED: Little Walnut Creek

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District,
 Austin Lost and Found Pets,
 Austin Neighborhoods Council,
 Friends of Austin Neighborhoods,
 Homeless Neighborhood Association,
 Neighborhood Empowerment Foundation,
 North Austin Neighborhood Alliance,
 Red Line Parkway Initiative,
 SELTexas,
 Save Our Springs Alliance,
 Shoal Creek Conservancy,
 Sierra Club, Austin Regional Group,
 Wooten Neighborhood Assn.,
 Wooten Neighborhood Plan Contact Team

SCHOOLS: Austin Independent School District

Wooten Elementary School
 Burnet Middle School
 Navarro Early College High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0059 (2100 Polaris Avenue)	CS-CO-MU-NP to CS-MU-NP	6/08/21: Motion to approve the staff's recommendation of CS-MU-CO-NP zoning, with a CO to maintain the following prohibited uses on the site: Automotive repair services, Automotive washing (of any type), Automotive rentals Automotive sales, Bail bond services, Commercial off-street parking, Drop-off recycling collection facilities Equipment sales, Outdoor entertainment, Outdoor Sports and Recreation,	7/29/21: Approved staff's recommendation of CS-MU-CO-NP zoning by consent on 1st reading (11-0); L. Pool-1st, P. Ellis-2nd. 10/21/21: Approved CS-MU-CO-NP zoning by consent on 2nd/3rd readings (10-0, G. Casar-off dais); A. Kitchen-1st, M. Kelly-2nd.

		<p>Commercial blood plasma center, Construction sales and services, Equipment repair services, Exterminating services, Maintenance and service facilities, Pawn shop services, Service station Veterinary services, Vehicle storage by consent (11-0, Y. Flores and J. Shieh-absent); A. Azhar-1st, J. Mushtaler-2nd.</p>	
<p>C14-2015-0132 (Calvin's Liquor: 8820 Burnet Road)</p>	<p>CS to CS-1</p>	<p>11/10/15: Approved staff's recommendation for CS-1-CO zoning on consent (11-0); N. Zaragoza-1st, P. Seeger-2nd.</p>	<p>10/15/15: Approved CS-1-CO zoning on all 3 readings (9-1, O. Houston-No, S. Adler-absent); D. Zimmerman-1st, D. Garza-2nd.</p>
<p>C14-2014-0157 (8528 Burnet Road)</p>	<p>CS to MF-6-CO</p>	<p>01/13/15: Approved staff's rec. of MF-6-CO zoning with CO to limit the height on the property to 60 feet, limit the number of units to 300 residential units and limit the development intensity for the entire site to less than 2,000 vehicle trips per day; and , with the following additional conditions to state that 15% of the dwelling units shall be reserved for SMART Housing for a minimum of 10 years and 2) limit the FAR on the site 250,000 sq. ft. (6-2, J. Nortey and D. Chimenti-No, S. Oliver-absent); A. Hernandez-1st, B. Roark-2nd.</p>	<p>2/12/15: Approve MF-6-CO zoning on 1st reading only, with the following conditions: Limit the height on the property to 60 feet, 2) limit the number of units to 300 residential units, 3) limit the development intensity for the entire site to less than 2,000 vehicle trips per day and 4) limit the Floor to Area Ratio (FAR) to 2:1 on the property. (Vote: 7-4, Mayor Pro Tem Tovo and Council Members Houston, Kitchen and Pool voted nay); P. Renteria-1st, D. Zimmerman-2nd.</p> <p>4/16/15: Approve MF-6-CO zoning on 2nd reading only (Vote: 7-4, Mayor Pro Tem Tovo and Council Members Houston, Kitchen and Pool voted nay).</p> <p>4/23/15: Approve MF-6-CO zoning on 3rd reading, with conditions for a limit of 300 units, 2.7 floor to area ratio, 60 feet in height and a maximum of 2,000 vehicle</p>

			trips per day (7-4, K. Tovo, O. Houston, A. Kitchen and L. Pool-No).
C14-2011-0167 (8100 Burnet)	CS to MF-6	3/06/12: Approved the staff's recommendation for MF-6-CO zoning, with CO to limit the height on the property to 60 feet and restrict the site to a maximum of 300 residential units, (5-1, J. Meeker-No, B. Baker-absent); G. Bourgeois-1 st , C. Banks-2 nd .	4/05/12 : Approved MF-6-CO on first reading (7-0); B. Spelman-1 st , M. Martinez-2 nd . 4/01/13: Case expired per LDC Sec. 25-2-246.
C14-2008-0032 (North Shoal Creek Planning Area Vertical Mixed Use)	Add V (Vertical Mixed Use Building Combining District) to Certain Tracts	5/13/08: Approved neighborhood's rec. to implement V regulations on selected tracts (9-0)	7/10/08: Approved V (7-0); 1 st reading 8/28/08: Approved V by Ordinance No. 20080828-104 (7-0); 2 nd / 3 rd readings
C14-03-0002 (9325 Burnet Road)	LI to CS	3/26/03: Recommended for approval by consent, with the addition of the following restrictions added to staff's proposed conditional overlay for this case: 1) Use of the property as an adult bookstore shall be restricted to not more than 7,500 square feet of gross floor area and 2)Use of the property as an adult arcade, adult cabaret, adult lounge, adult novelty shop, adult service business and adult theater is prohibited. Vote: 7-0 (Off Dais: Pratt, Absent: Spelman.); M. Armstrong-1 st , M. Casias-2 nd .	6/05/03: Granted CS-CO on all 3 readings (7-0)
C14-01-0037 (North Austin Civic Association Neighborhood Plan)	MF-2, SF-2, SF-3 to NO-NP MF-2, LO, MF-3, CS to GR-NP CS, SF-3 to P-NP	4/17/01: Approved Staff rec. of NO-NP, CS-NP, MF-2-NP, LO-NP, GR-NP, P-NP, LI-NP (9-0); with 25 foot vegetative buffer on south boundary of Tract 19	5/24/01: Approved PC rec. on all three readings, except for Tract 9-1 st reading only (6-0) 8/9/01: Approved CS-NP for Tract 9 (7-0); 2 nd /3 rd readings

RELATED CASES:

- C14-2021-0059 – Previous Zoning Case
- C14-04-0004 - Crestview/ Wooten NP Rezonings

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 2100 POLARIS AVENUE. C14-2024-0158. Project: 2100 Polaris. 3.3730 acres from CS-MU-CO-NP to CS-MU-V-DB90-CO-NP. Wooten NP. FLUM: Mixed Use. Existing: vacant. Proposed: 350 multi-family units. Proposal seeks Density Bonus 90 Combining District (Ordinance No. 20240229-073), which sets affordability minimums on ownership and rental units, and further allows for an increase of up to 30 ft in height above the base zone allowance, with a maximum limit of 90 feet in total height. DB90 additionally releases the site from some base zoning district development standards, including maximum floor area ratio.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • 0.18 miles from Burnet Road Activity Corridor; 0.09 miles from North Burnet/Gateway Station Regional Center
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk present along Polaris Ave
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Goods and Services present along Burnet Rd
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.4 miles to Burnet Middle School
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
Y	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
6	Number of “Yes’s”

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on-site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a full or partial land dedication will be required, as well as any remaining fees in-lieu.

The surrounding neighborhood area is currently park deficient, defined as being outside walking distance to existing parks. The development as proposed will require parkland dedication for the new residential units that will serve the neighborhood through the additional park investment. The Parks and Recreation Department (PARC) would consider space for the Red Line Trail running parallel to the train tracks that provides a connection to either Polaris or Colfax or both toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would improve neighborhood connectivity, and satisfy an acquisition need for the neighborhood, a recommendation identified in the Parks and Recreation Department's Long-Range Plan.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

Site Plan

No comments.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Colfax Ave. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Colfax Ave	Level 1	58'	51'	NA	No	No	yes

Water Utility

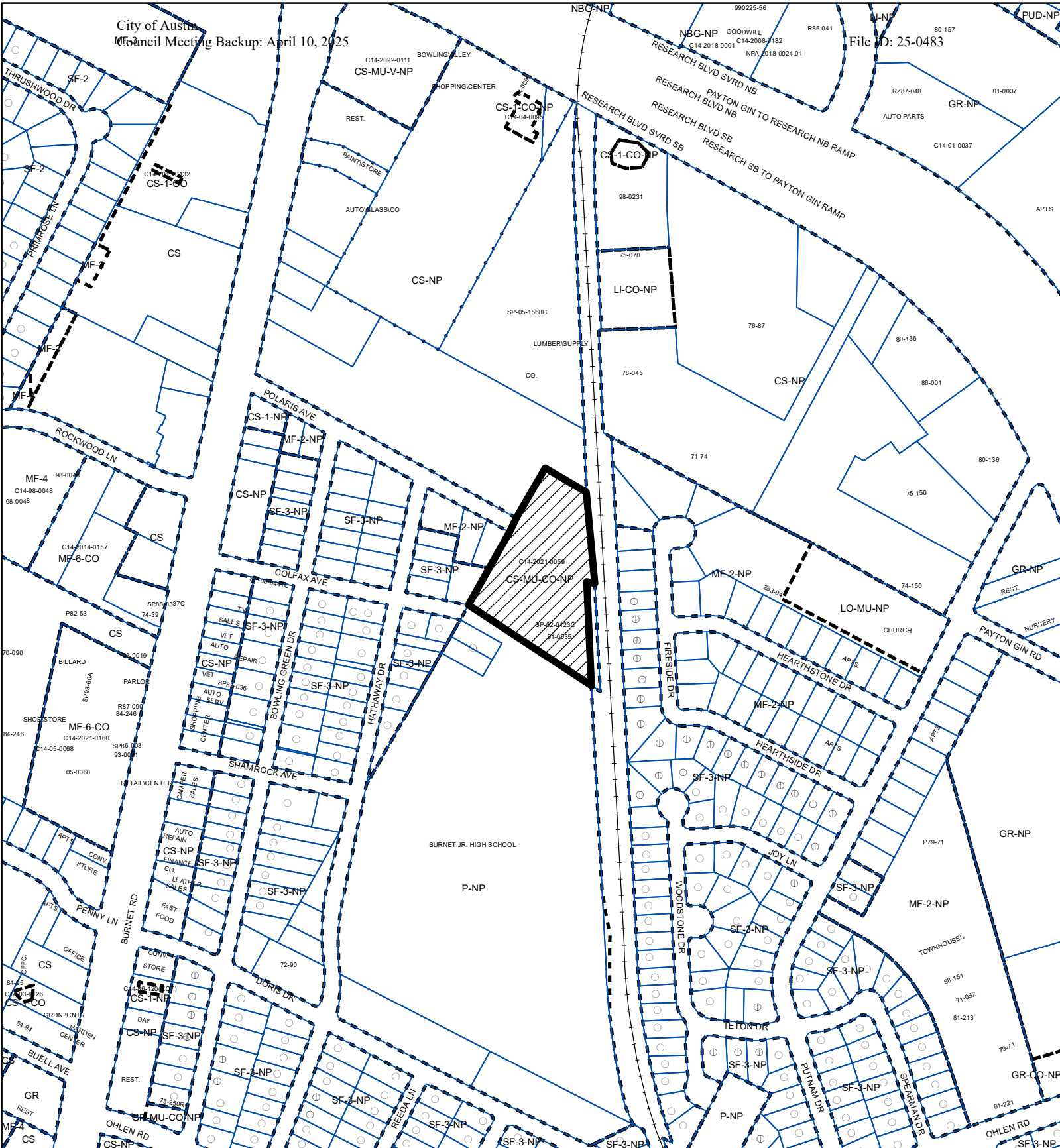
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS TO FOLLOW




- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter



ZONING

ZONING CASE#: C14-2024-0158



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/24/2024



Michele Haussmann
PRINCIPAL
Michele@LandUseSolutionsTX.com

October 10, 2024

Ms. Joi Harden, Zoning Officer
Planning Department
City of Austin
[VIA Electronic Mail Joi.Harden@AustinTexas.gov](mailto:Joi.Harden@AustinTexas.gov)

Re: Zoning Application – Approximately 3.372 acres located at 2100 Polaris Ave, in the City of Austin (“City”), Travis County, Texas (“Property”)

Dear Ms. Harden:

As representatives of the owner and developer of the above stated Property, SB-POLARIS LLC (“Applicant”), we respectfully submit the enclosed zoning application and submittal package. The Property consists of approximately 3.372 acres and is vacant. The Property is in the Wooten Neighborhood planning area. The request is to rezone the Property from CS-MU-CO-NP to CS-MU-V-DB90-CO-NP. The Applicant agrees to keep the existing Conditional Overlay to prohibit certain conditional and permitted uses.

The Property is designated as Mixed Use in the Crestview/Wooten Combined Neighborhood plan. Maureen Meredith confirmed a plan amendment is not required. The Property was rezoned to CS-MU-CO-NP with the adoption of the Crestview/ Wooten Combined Neighborhood plan on April 1, 2004 with Ordinance No. 040401-32A. In 2021, the Property was rezoned to CS-MU-CO-NP to remove the Conditional Overlays that limited impervious cover, height and density. The rezoning was approved on the consent agendas.

The Property is surrounded by compatible land uses including commercial and office to the north and Burnet Middle school to the south. To the east is the location of the proposed Redline Trail. To the west are commercial, multifamily and single family. The Property is surrounded by compatible zoning districts including CS-NP to the north, P-NP to the south, MF-2-NP and SF-3-NP to the west, and SF-3-NP to the east across the rail line. The proposed DB90 combining district is consistent and compatible with the surrounding zoning and land uses.

The Property is located near a designated Activity Corridor in the Imagine Austin Comprehensive Plan (0.18 from the Burnet Road Activity Corridor) and a regional center (0.10 linear miles from the North Burnet/Gateway Station Regional Center). The Property is perfectly

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located to support individuals and families as it is within walking distance of a bus stop and is less than half a mile away from Burnet Middle School and Pillow Elementary School Park.

Please contact me if you or your team members have any questions or need additional information. Thank you for your time and assistance with the request.

Respectfully,

A handwritten signature in blue ink that reads 'Michele Haussmann'.

Michele Haussmann

Enclosures

CC: Wendy Rhoades, Development Services Department, *via electronic mail*
Maureen Meredith, Planning Department, *via electronic mail*
Ryan Nill, Wooten Neighborhood Contact Team, *via electronic mail*
Zachary Greenky, SB-POLARIS LLC, *via electronic mail*
Jarrad Thierath, SB-POLARIS LLC, *via electronic mail*
Dylan Coons, Land Use Solutions, *via electronic mail*

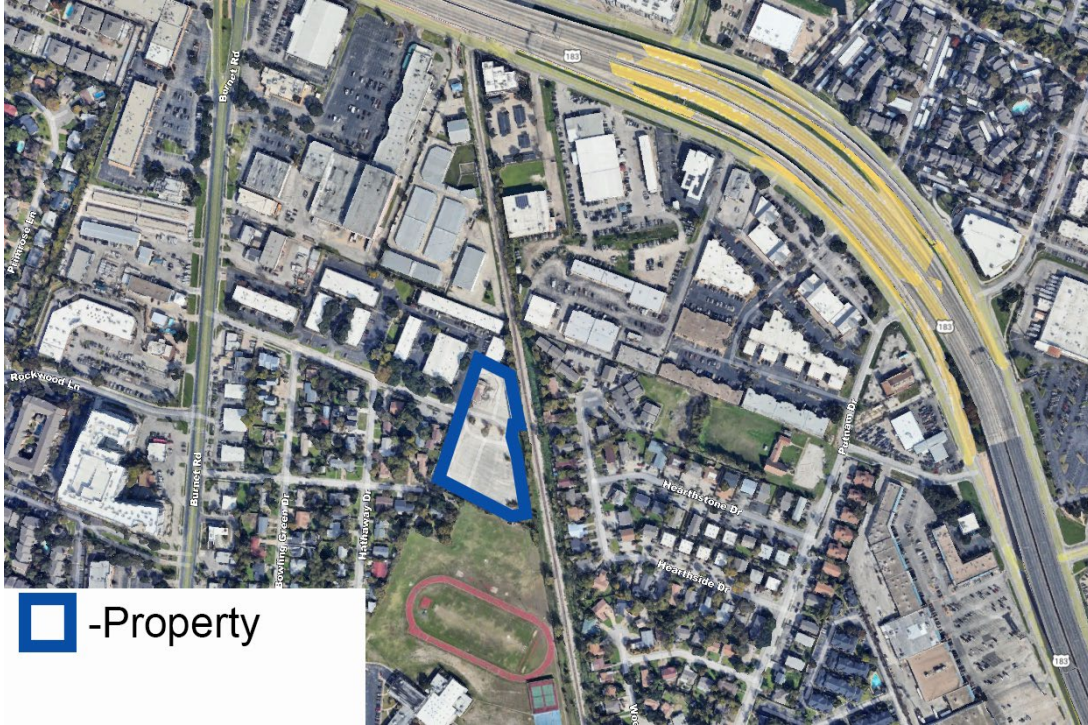
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LANDUSE SOLUTIONS

Aerial Zoomed Out



Aerial Zoomed In



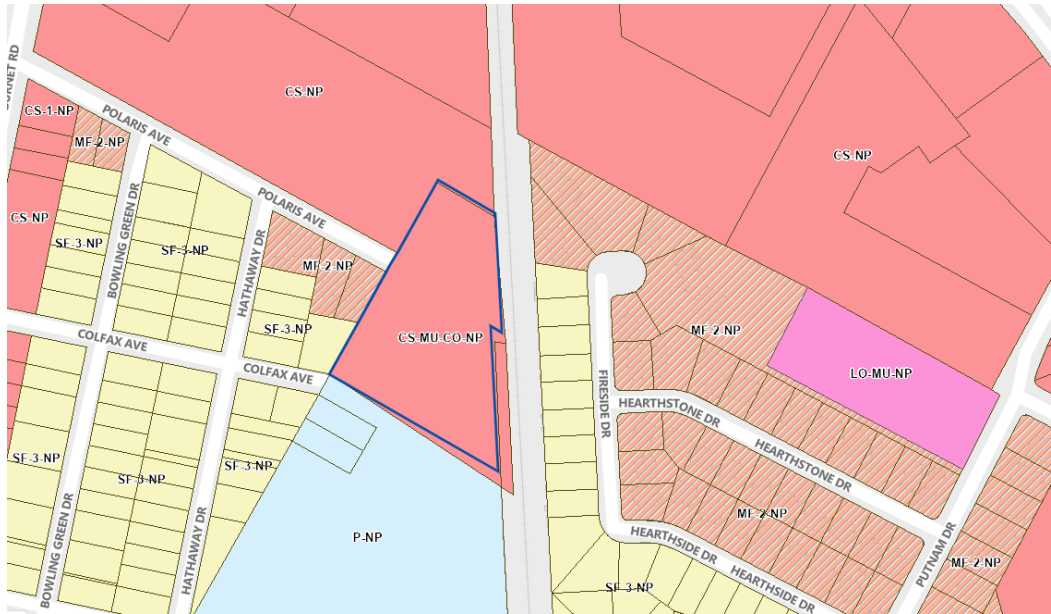
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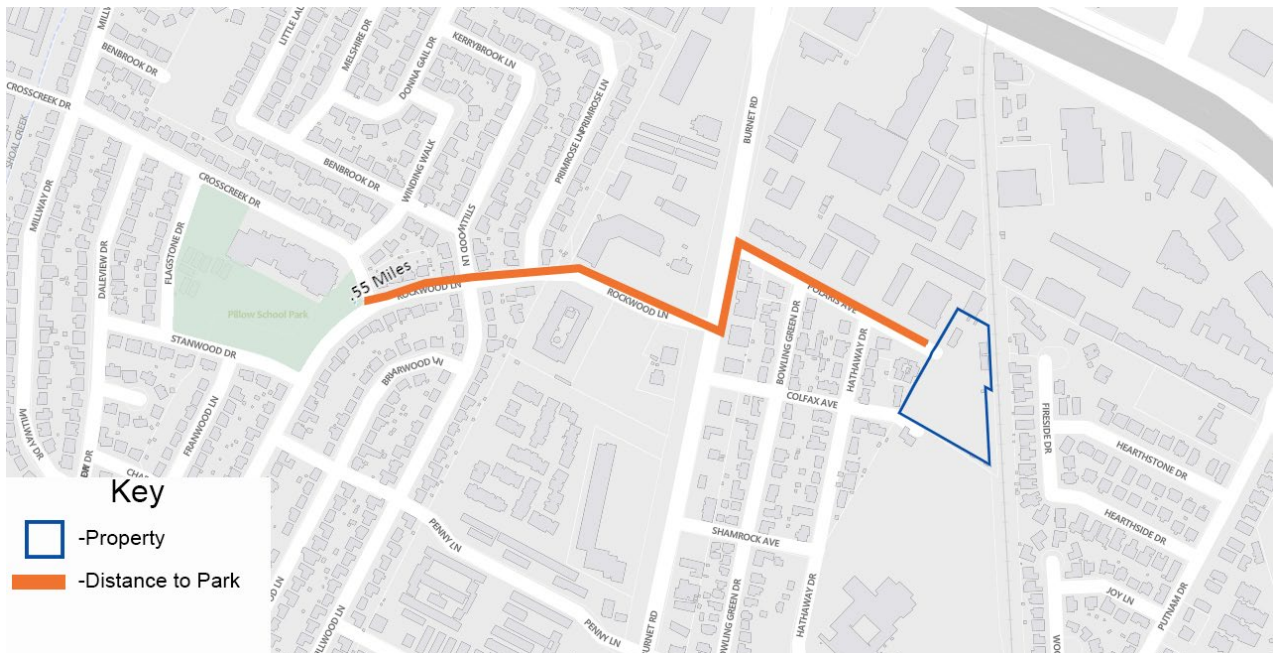


LANDUSE SOLUTIONS

Zoning Map



Park distance map



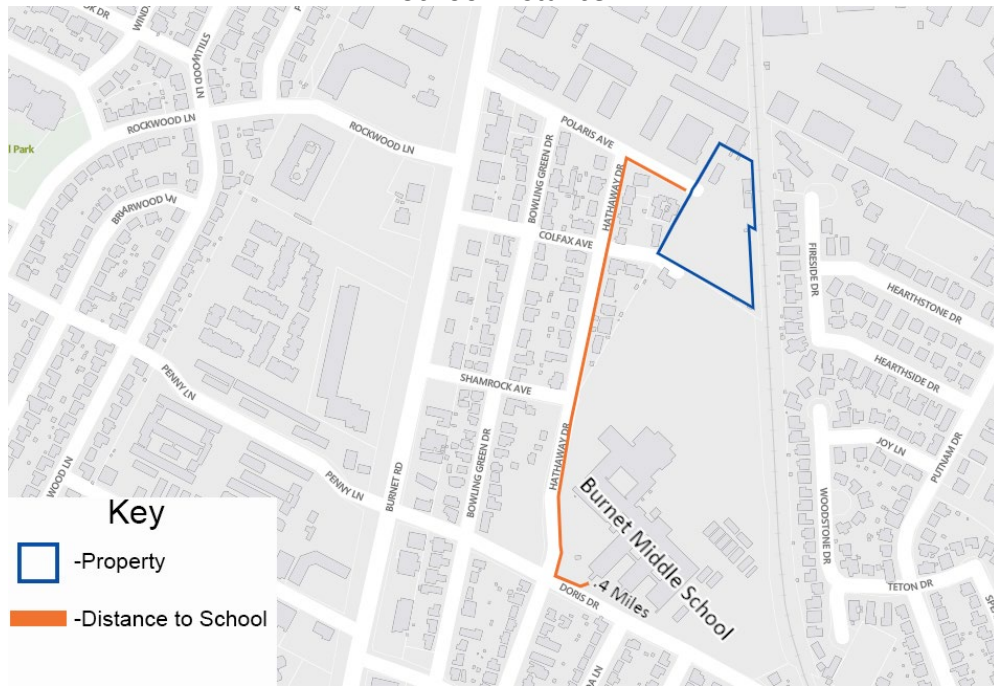
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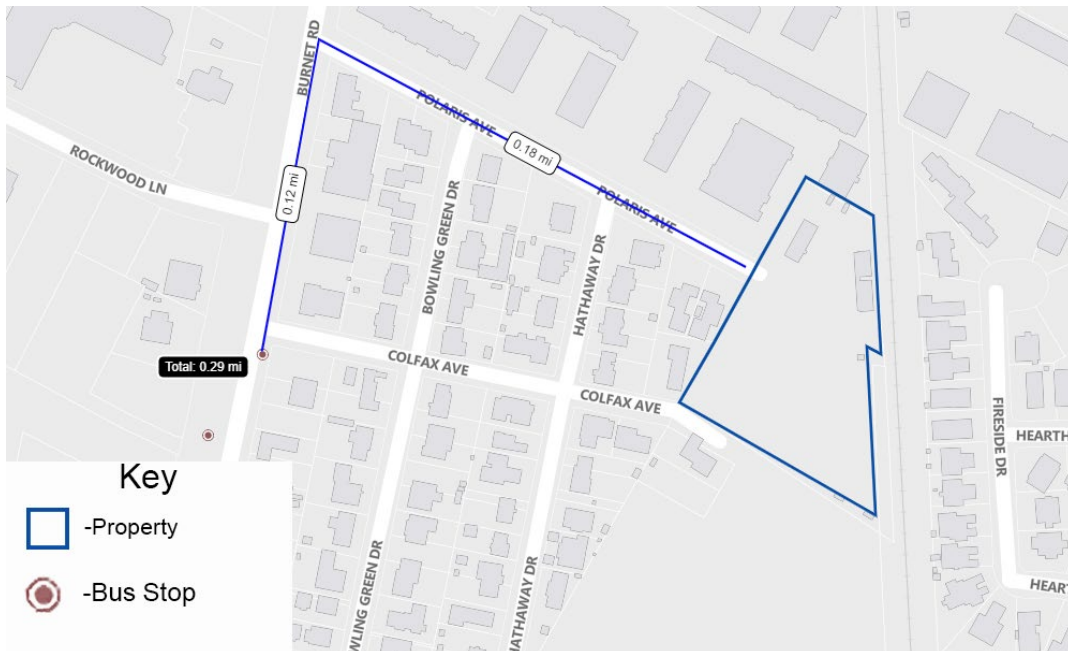


LANDUSE SOLUTIONS

School Distance



Bus Stop



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