

ZONING CHANGE REVIEW SHEET

CASES: C14-2023-0001-University Park North
C14-2023-0012-University Park South

DISTRICT: 9

ADDRESSES:

North – 3800, 3808, 3810 N IH 35 Service Road SB; 1015, 1017 E 38th Half Street; 1014, 1016 E 38th Street

South – 1015 E 38th Street; 3703 Harmon Avenue

ZONING FROM: CS-MU-CO-NP; CS-MU-NP

TO: CS-MU-V-NP

SITE AREA:

North – 1.24 acres South – 0.5897 (25,687 square feet) TOTAL: 1.8297 acres

PROPERTY OWNER: GDC-NRG IH35 LLC and 3703 Harmon LP (Adam Moore)

AGENT: Land Use Solutions (Michele Haussmann)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMEDATION:

The Staff recommendation is to grant general commercial services – mixed use – vertical mixed use building – conditional overlay – neighborhood plan (CS-MU-V-CO-NP) combining district zoning.

The Conditional Overlay designates the following as conditional uses:

Automotive Repair Services, Automotive Washing (of any type), Building Maintenance Services, Funeral Services, Commercial Blood Plasma Center, Hotel-Motel, Commercial Off-Street Parking, Outdoor Sports and Recreation, Custom Manufacturing, Research Services, Residential Treatment and Drive-in service is a conditional use as an accessory use to commercial uses.

The Conditional Overlay designates the following as prohibited uses:

Agricultural Sales and Services, Automotive Rentals, Automotive Sales, Campground, Construction Sales and Services, Convenience Storage, Drop-Off Recycling Collection Facilities, Equipment Repair Services, Equipment Sales, Kennels, Limited Warehousing and Distribution, Maintenance and Service Facilities, Monument Retail Sales, Outdoor Entertainment, Pawn Shop Services, Service Station and Vehicle Storage.

For a summary of the basis of Staff's recommendation, see pages 2 - 4.

PLANNING COMMISSION

**July 25, 2023: APPROVED CS-MU-V-CO-NP DISTRICT ZONING AS STAFF
RECOMMENDED, BY CONSENT**

**[A. WOODS; J. CONNOLLY – 2nd] (11-0) J. MUSHTALER, A. PHILLIPS –
ABSENT**

June 27, 2023: APPROVED a POSTPONEMENT REQUEST by staff to JULY 25, 2023

**[A. AZHAR; F. MAXWELL – 2nd] (9-0) N. BARERRA-RAMIREZ, P. HOWARD, G.
ANDERSON – ABSENT**

CITY COUNCIL ACTION:

September 14, 2023:

ORDINANCE NUMBER:ISSUES:

The Applicant has agreed to keep the conditional and prohibited land uses that were adopted with the Hancock Neighborhood Plan Area (Ordinance No. 040826-59).

Currently University Park North has 16 multifamily units that are occupied and University Park South has 14 multifamily units that are occupied. The applicant is proposing to redevelop both sites with a mixed-use development that includes multifamily units and ground floor commercial uses. The developer will comply with the Tenant Notification and Relocation Assistance requirements in the City of Austin Land Development Code. [LDC 25-1-712, 25-1-713 and 25-1-715].

CASE MANAGER COMMENTS:

The subject rezoning area is approximately 1.83 acres located in the Hancock Neighborhood Plan Area between the southbound North IH 35 Service Road and Harmon Avenue along East 38th Street and East 38th Half Street. It is composed of two tracts of land separated by East 38th Street and is currently zoned general commercial services – mixed use – neighborhood plan (CS-MU-NP and CS-MU-CO-NP) combined district zoning.

University Park North is 1.24 acres and consists of 16 multifamily units that are occupied and two single family residences that are not occupied. A portion of the site is undeveloped and there is also an abandoned building that was previously an auto service business. The applicant is proposing to build 210 multifamily residential units.

University Park South is 0.5897 acre and consists of 14 multifamily units that are occupied and one single family residence that is not occupied. The applicant is proposing to build 50 multifamily residential units.

There is a fuel station and day care center as well as single family residences to the north (CS-MU-NP; SF-3-NP). Single family residences are all along Harmon Avenue to the west of both properties (SF-3-CO-NP). To the south are multifamily units (PUD-NP). The southbound North IH 35 service road is directly to the east. ***Please refer to Exhibits A & B (Zoning Maps) and A-1 & B-1(Aerial Exhibits).***

Although these are two separate zoning cases, the Applicant is requesting to rezone both parcels to general commercial services – mixed use – vertical mixed use building – neighborhood plan (CS-MU-V-NP) combining district zoning. The applicant is proposing a unified development that will include approximately 260 multifamily residential units as well commercial uses. The proposed project will have access from Harmon Avenue.

The applicant also intends to participate in the City’s Vertical Mixed-Use program, which requires that 10 percent of units be made affordable to households making no more than 60 percent of the Median Family Income. A building constructed under vertical mixed use building (–V) standards is required to contain a mix of residential and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on the upper levels.

Staff is recommending (CS-MU-V-CO-NP) with a Conditional Overlay that consists of the same conditional and prohibited uses that are currently listed in the Hancock Neighborhood Plan Area.

BASIS OF RECOMMENDATION:

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

The proposed general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. The 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. The Conditional Overlay (CO) 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. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *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 collectors.*

Staff is recommending (CS-MU-V-CO-NP) zoning for the subject property based on the following considerations: 1) general commercial services – mixed use (CS-MU) is appropriate due to its location along North IH 35 service road and its location at intersections of a major arterial street and collectors, 2) commercial uses would be available to serve residents of the adjacent neighborhoods, as well as the wider community, and 3) there are several existing multifamily units (PUD-NP) located directly to the south of the property.

3. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more intensive uses and additional residential density on major corridors as well as allowing vertical mixed use building (-V) combining district on major corridors.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-NP; CS-MU-CO-NP	North: 16 multifamily units (occupied) 2 single family units (not occupied) Undeveloped portion Abandoned building South: 14 multifamily units (occupied) 1 single family unit (not occupied)
<i>North</i>	CS-MU-NP; SF-3-CO-NP	Fuel Station; Day care center; Single family residences
<i>South</i>	PUD-NP	Multifamily
<i>East</i>	CS-MU-NP	N Interstate Highway 35; Restaurant
<i>West</i>	SF-3-CO-NP	Single family residences

NEIGHBORHOOD PLANNING AREA: Hancock

WATERSHED: Boggy Creek – Urban

TIA: Is not required

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Austin Independent School District

Lee Elementary School

Kealing Middle School

McCallum High School

COMMUNITY REGISTRY LIST:

Austin Independent School District,
Austin Lost and Found Pets,
Austin Neighborhoods Council,

CANPAC (Central Austin Neigh Plan
Area Committee),

Central Austin Community Development Corporation,
Cherrywood Neighborhood Association,
Del Valle Community Coalition,
Friends of Austin Neighborhoods,
Hancock Neighborhood Assn.,
Homeless Neighborhood Association,
Neighborhood Empowerment Foundation,

North Austin Neighborhood Alliance,
Neighbors United For Progress
Preservation Austin,
SEL Texas,
Sierra Club Austin Regional Group,
Upper Boggy Creek Neighborhood
Planning Team

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-06-0175.04 – East Ave PUD Amendment	PUD-NP to PUD-NP, to add business & admin use to Parcel H	Approved fourth amendment (05-23-2023)	Pending
C14-2022-0019.SH – 1004 E 39 th Street	SF-3-CO-NP, LO-MU-NP to MF-6-NP.	To grant MF-4-NP (05/10/2022)	Apvd (06/09/2023)
C14H-2014-0007	SF-3-CO-NP to SF-3-CO-H-NP	Planning commission – To deny SF-3-CO-H-NP (08/26/2014). Historic Landmark Commission – To grant SF-3-CO-H-NP (07/28/2014)	Apvd (12/11/2014)

RELATED CASES:

SP-2022-0201C – 38th Street Multifamily-North (Expired)
SP-2022-0200C – 38th Street Multifamily-South (Expired)

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
HARMON AVE	Level 1- Residential Collector	58 feet	50 feet	29 feet	No	Shared lane (on-street)	Yes

E 38TH ST	Level 1-Residential Collector	58 feet	49 feet	28 feet	No	No	Yes
E 38TH HALF ST	Level 3-Minor Arterial	80 feet	50 feet	39 feet	Existing 4 feet sidewalks	Shared lane (on-street)	Yes
N IH 35 SVRD SB	Level 4-Major Arterial	Coordination with TxDOT is required.	209 feet	173 feet	Existing 4 feet sidewalks	Shared lane (on-street)	Yes

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 3800 N IH 35 SERVICE ROAD SB, 3810 N IH 35, 1017 E 38 1/2 ST, 1015 E 38 1/2 ST, 1014 E 38 ST and 1016 E 38 ST.

C14-2023-0001. Project: University Park North. 1.82 acres from CS-MU-NP & CS-MU-CO-NP to CS-MU-V-NP. Hancock NP. Mixed Use FLUM. Restaurant, day car and houses to mixed-use project including 210 multifamily units and ground floor commercial uses

Project Name and Proposed Use: 3703 HARMON AVE.

C14-2023-0012. Project: University Park South. 1.82 acres from; CS-MU-NP to CS-MU-V-NP. Hancock NP. Mixed Use (residential apts. and commercial on ground floor)

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. Name(s) of Activity Center/Activity Corridor/Job Center: Adjacent to Downtown Regional Center
Y	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.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	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.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	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 Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
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.
Y	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.)
Y	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
12	Total Number of "Yes's"

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

This project is located in the Hancock Neighborhood Planning Area

Compatibility Standards

The site is subject to compatibility standards along the west property line. The following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property. Additional design regulations will be enforced at the time a site plan is submitted.

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy 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 s.f. 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.

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

PARD- Planning and Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, multi-family with CS-MU-V-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, 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 § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Austin Transportation Department- Engineering Review

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].

A Neighborhood Traffic Analysis might be required at the time of site plan, if triggered, when land uses and intensities will be known. if triggered per LDC 25-6-114.

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

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for E 38TH ST. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for E 38TH ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for E 38TH HALF ST. It is recommended that 40 feet of right-of-way from the existing centerline

should be dedicated for E 38TH HALF ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

N IH 35 SVRD SB: Coordination with TXDOT is required regarding additional right-of-way for IH 35 Mobility plan. Please review IH 35 Mobility plan and let TXDOT know if the site is adjacent to the required ROW.

Austin Water Utility

University Park North:

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.

University Park South:

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map – University Park North

Exhibit B: Zoning Map – University Park South

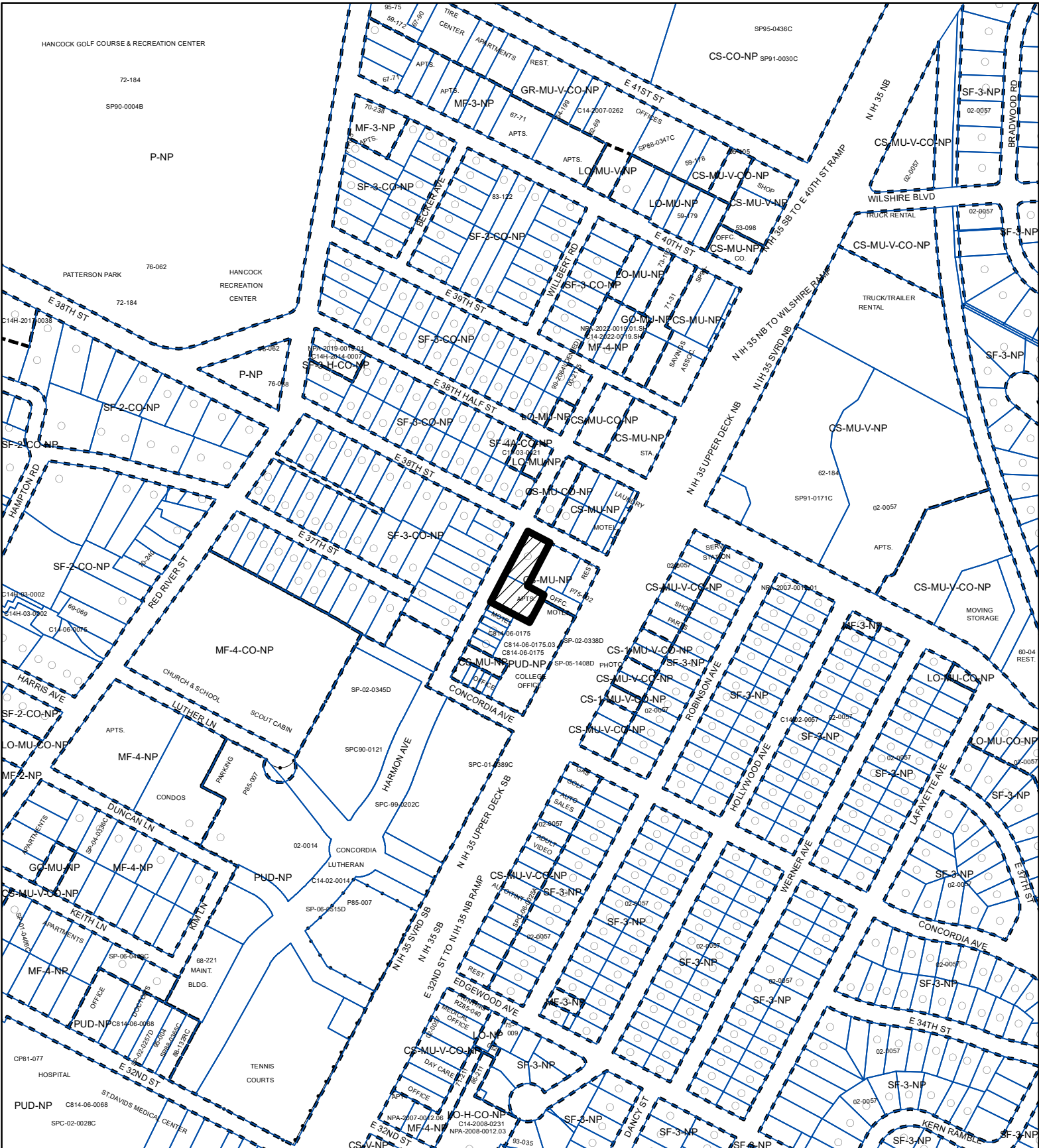
Exhibit A-1: Aerial Map – University Park North

Exhibit B-1: Aerial Map – University Park South

Exhibit C: University Park North and South Aerial

Applicant's Summary Letter – University Park North and South

Created: 1/6/2023



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0012

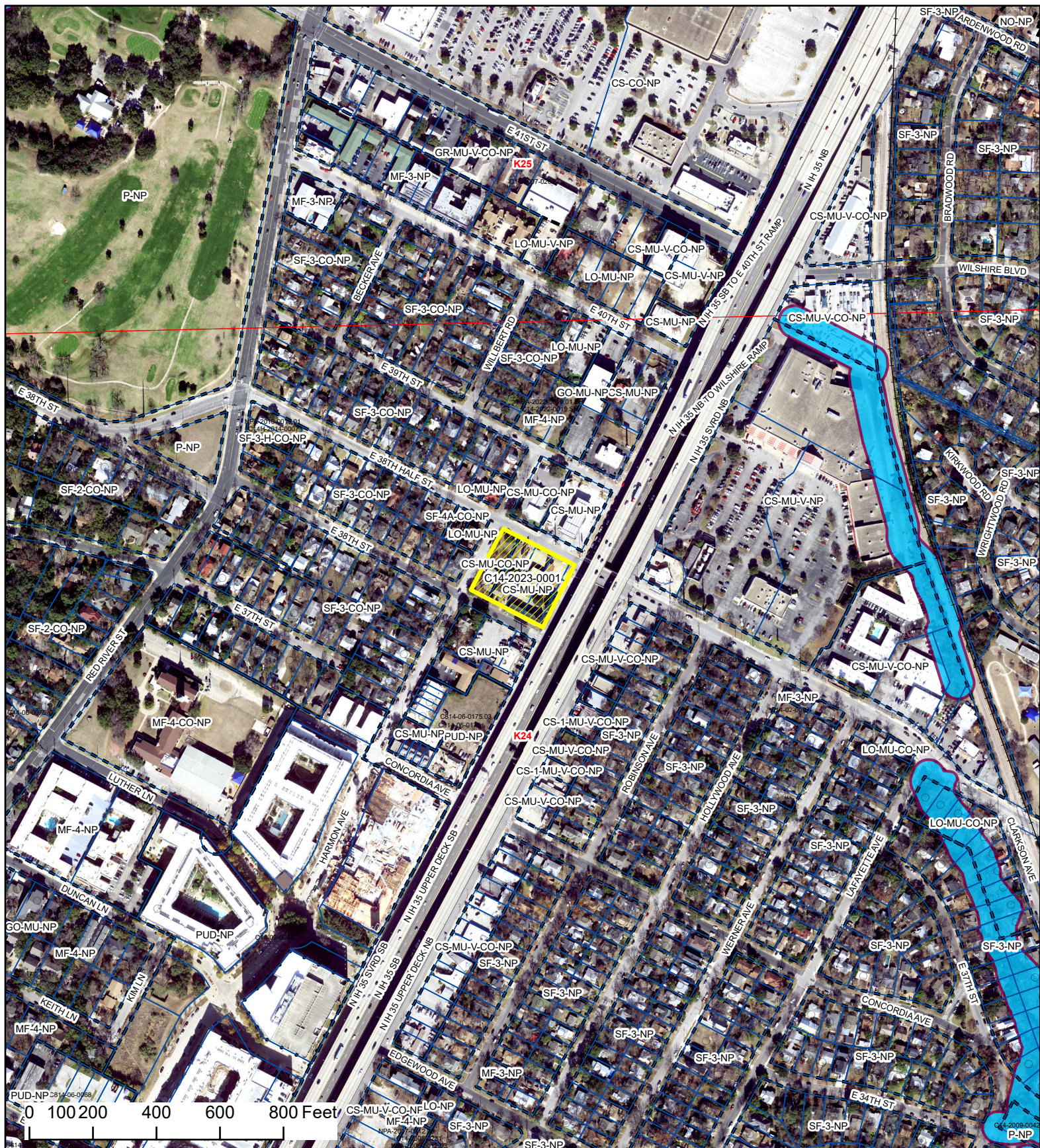
EXHIBIT B

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.

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Created: 2/10/2023



University Park North

EXHIBIT A-1

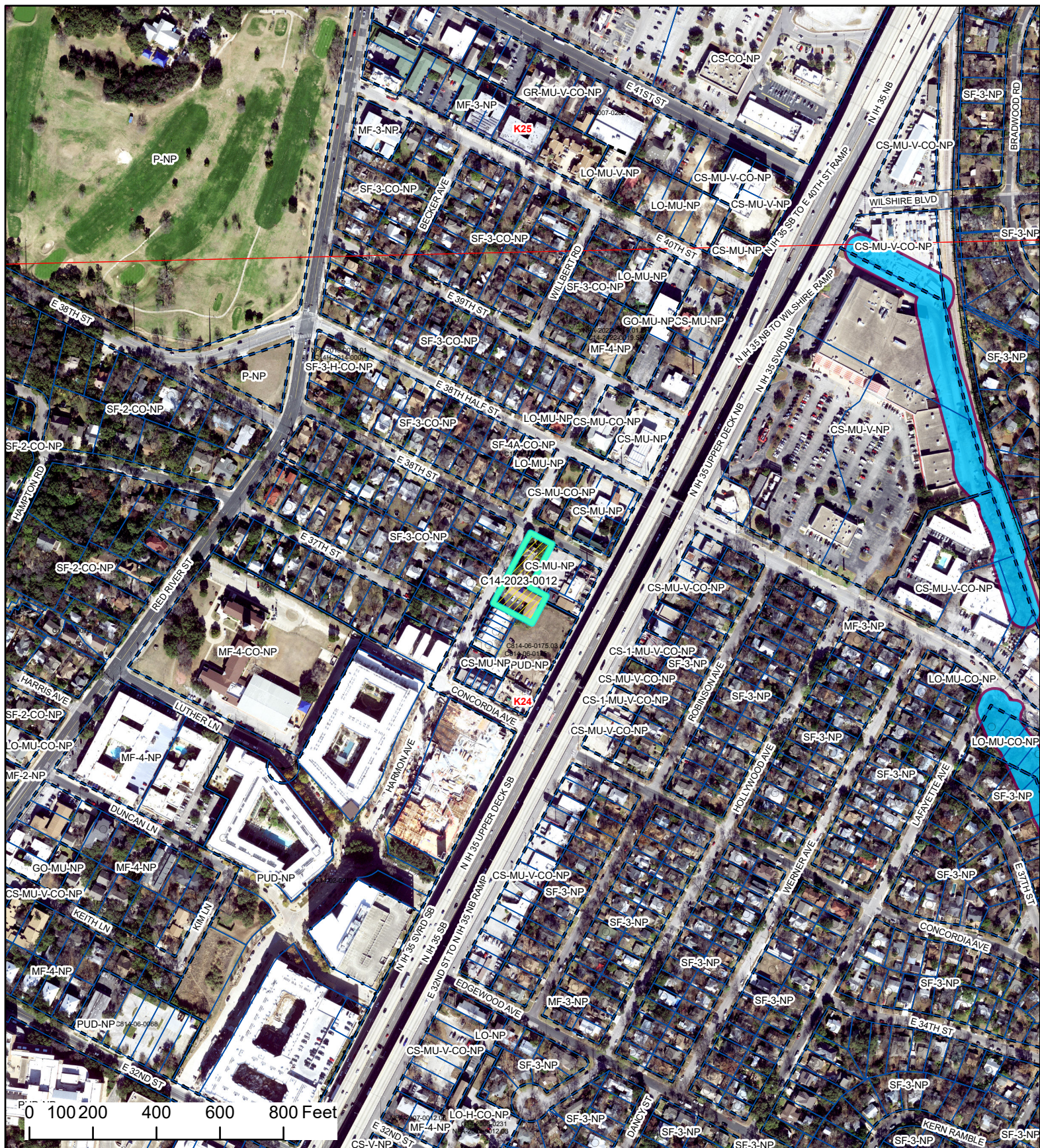
ZONING CASE#: C14-2023-0001
 LOCATION: 3800, 3808, 3810 N IH 35;
 1015, 1017 E 38th Half St;
 1014, 1016 E 38th St
 SUBJECT AREA: 1.24 Acres
 GRID: K24
 MANAGER: Nancy Estrada

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER



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University Park - South

EXHIBIT B-1

ZONING CASE#: C14-2023-0012

LOCATION: 1015 E 38th St; 3703 Harmon Ave

SUBJECT AREA: 0.59 Acres

GRID: K24

MANAGER: Nancy Estrada

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER



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Created: 3/8/2023

UNIVERSITY PARK North & South Aerial





Michele Haussmann
PRINCIPAL
Michele@LandUseSolutionsTX.com

December 21, 2022

Ms. Joi Harden, Division Manager
Housing and Planning Department
City of Austin
VIA Electronic Mail Jerry.Rusthoven@AustinTexas.gov

Re: Zoning Application – Approximately 1.8297 acres located at East 38th Street and 38 ½ Street on Harmon Avenue, in the City of Austin (“City”), Travis County, Texas (“Property”)

Dear Ms. Harden:

As representatives of the prospective purchaser and developer of the above stated Property, GDC-NRG IH35, LLC (“Applicant”), we respectfully submit the enclosed zoning applications and submittal packages. The Property consists of approximately 1.8297 acres and is in the Hancock Neighborhood Plan area. Two zoning applications are being submitted as the Property is separate by Harmon Avenue. The Applicant is requesting a rezoning of the Property to allow for the development of mixed-use project including multifamily units and ground floor commercial uses (“Project”). The Project is known as University Park North and University Park South. The requests are to rezone the Property to CS-MU-V-NP. Please see the enclosed aerials, zoning, neighborhood plan, and other exhibits for your review.

The following are the details of the requests:

Total Acreage of Both Applications:	1.8297 acres
Proposed Use:	Mixed Use
Existing Land Use Designation:	Mixed Use
Existing Zoning:	CS-MU-NP
	CS-MU-CO-NP
Proposed Zoning:	CS-MU-V-NP
TCAD and Ownership	
North Site:	Lot 1
	GDC-NRG IH35, LLC
	211856
	Lot 2
	GDC-NRG IH35, LLC
	211862

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Lot 3
GDC-NRG IH35, LLC
211860

Lot 4
GDC-NRG IH35, LLC
211861

Lot 5
GDC-NRG IH35, LLC
211859

Lot 6
GDC-NRG IH35, LLC
211857

Lot 7
GDC-NRG IH35, LLC
211858

TCAD and Ownership
South Site:

Lot 1
GDC-NRG IH35, LLC
209054

Lot 2
3703 Harmon LP
209053

The Property was designated Mixed Use and zoned CS-MU-NP and CS-MU-CO-NP with the adoption of the Hancock Neighborhood Plan in 2004, Ordinance 040826-059. The Conditional Overlay 1) designates the following uses as conditional uses: Automotive Repair Services, Automotive Washing (of any type), Building Maintenance Services, Funeral Services, Commercial Blood Plasma Center, Hotel-Motel, Commercial Off-Street Parking, Outdoor Sports and Recreation, Custom Manufacturing, Research Services and Residential Treatment, and 2) designates the following uses as prohibited: Agricultural Sales and Services, Automotive Rentals, Automotive Sales, Campground, Construction Sales and Services, Convenience Storage, Drop-Off Recycling Collection Facilities, Equipment Repair Services, Equipment Sales, Kennels, Limited Warehousing and Distribution, Maintenance and Service Facilities, Monument Retail Sales, Outdoor Entertainment, Pawn Shop Services, Service Station and Vehicle Storage.

The Property is located on a Large Corridor, Interstate Highway 35 Service Road, as defined in the Compatibility on Corridors backup material for the draft ordinance approved by City Council on December 1, 2022.

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The Property is located to support individuals and families as it is within walking distance of a bus stop and in proximity to a recreation center and golf course located on the same lot. Families will be able to access several schools within 5 minutes driving, the closest being Russell Elementary School that is a half a mile from the Property.

The surrounding zoning and land uses are consistent and compatible with the land use designations including Mixed Use to the north, south and west and Single Family to the west. The Property is surrounded by compatible zoning districts including CS-MU-NP to the north, PUD-NP to the south and SF-3-CO-NP to the west.

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 requests.

Respectfully,

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

Michele Haussmann

Enclosures

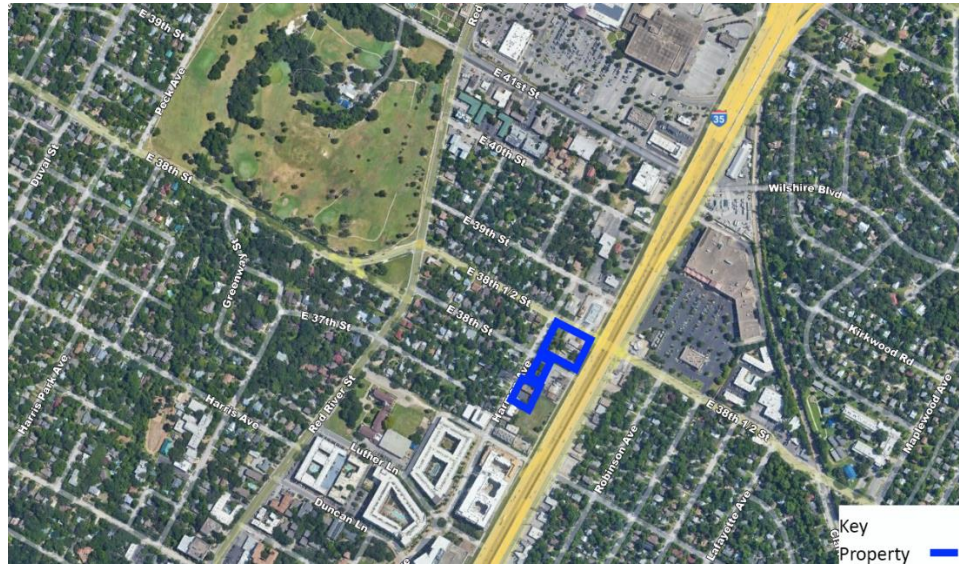
CC: Heather Chaffin, Housing and Planning Department, *via electronic mail*
Adam Moore, Vice President, Gilbane Development Company, *via electronic mail*
Griff Whelan, Partner, Narrow Road Group, *via electronic mail*
Bart Whatley, Vice President, Hancock Neighborhood Association, *via electronic mail*
Coan Dillahunt, President, Hancock Neighborhood Association, *via electronic mail*
Evan Olszewski, Project Coordinator, Land Use Solutions, *via electronic mail*

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Aerial Zoomed Out



Aerial Zoomed In

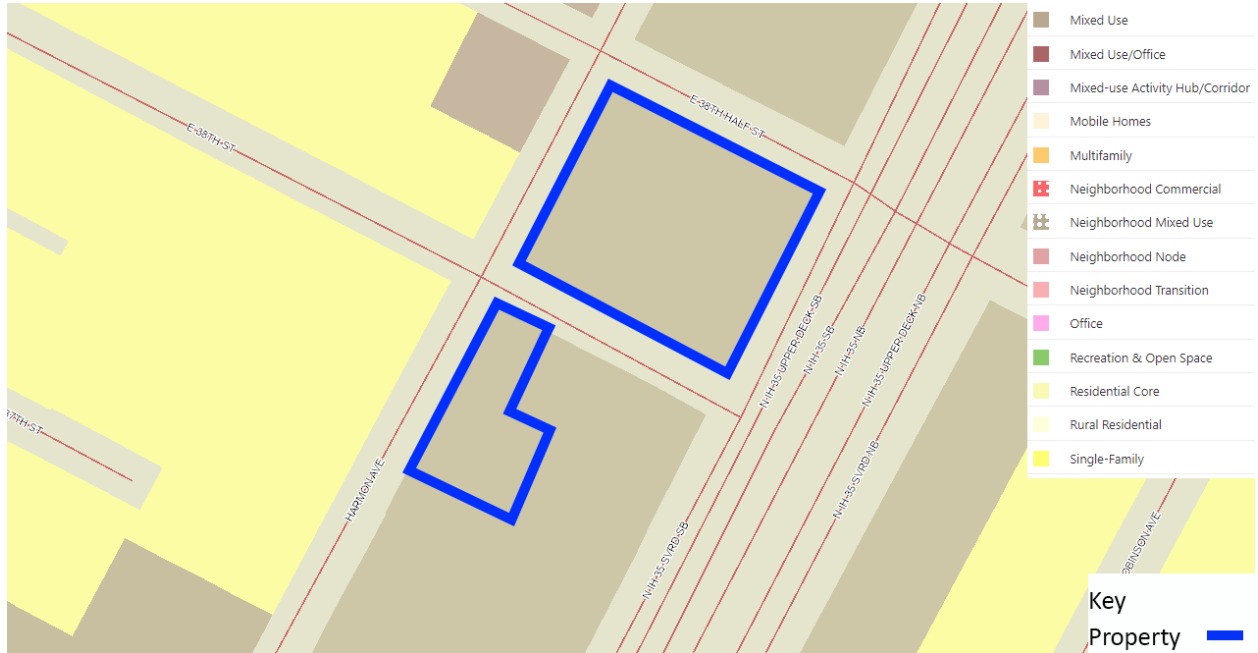


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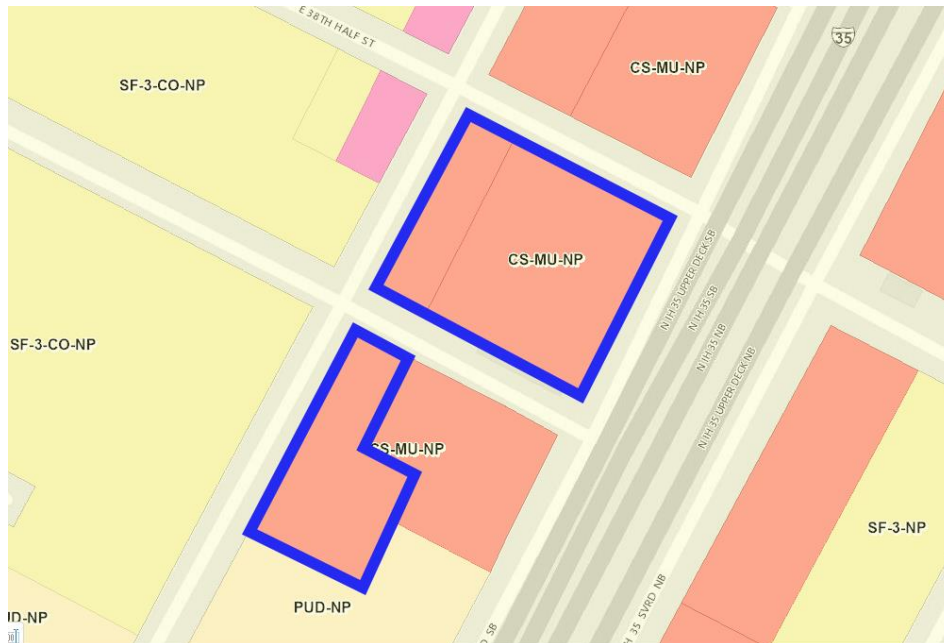
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Future Land Use Map



Zoning Map

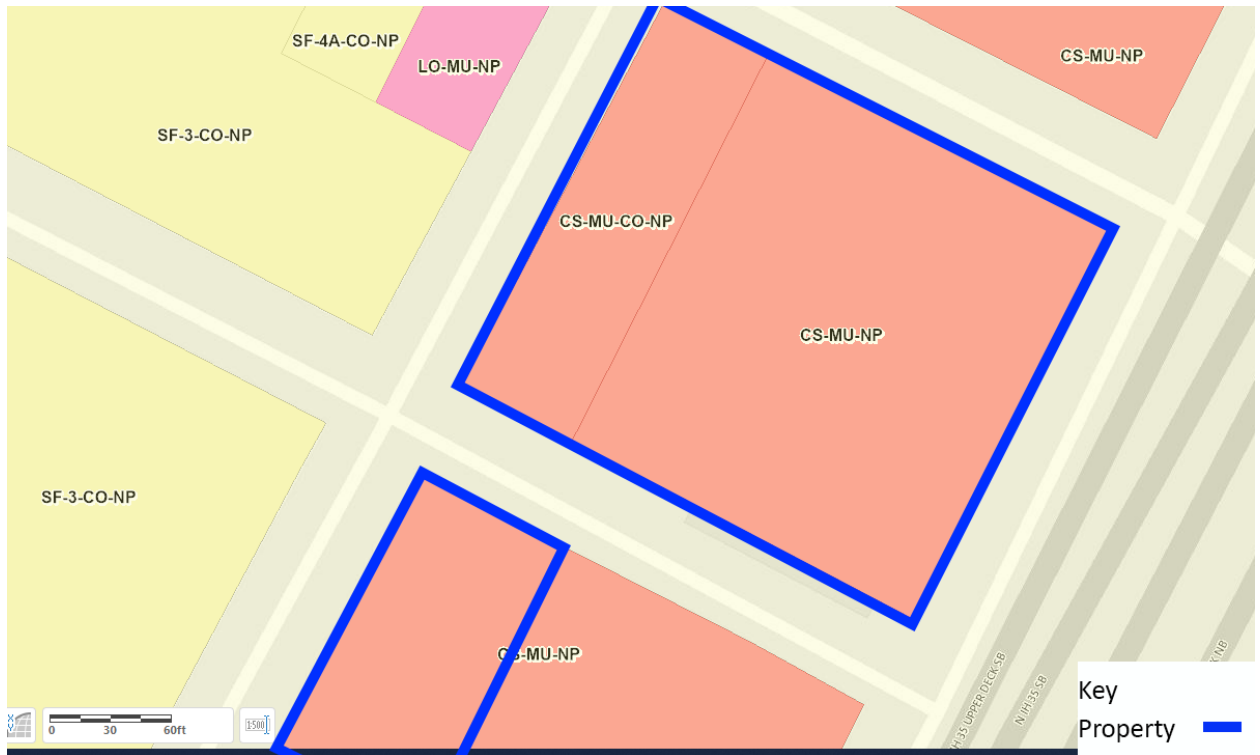


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LANDUSE SOLUTIONS

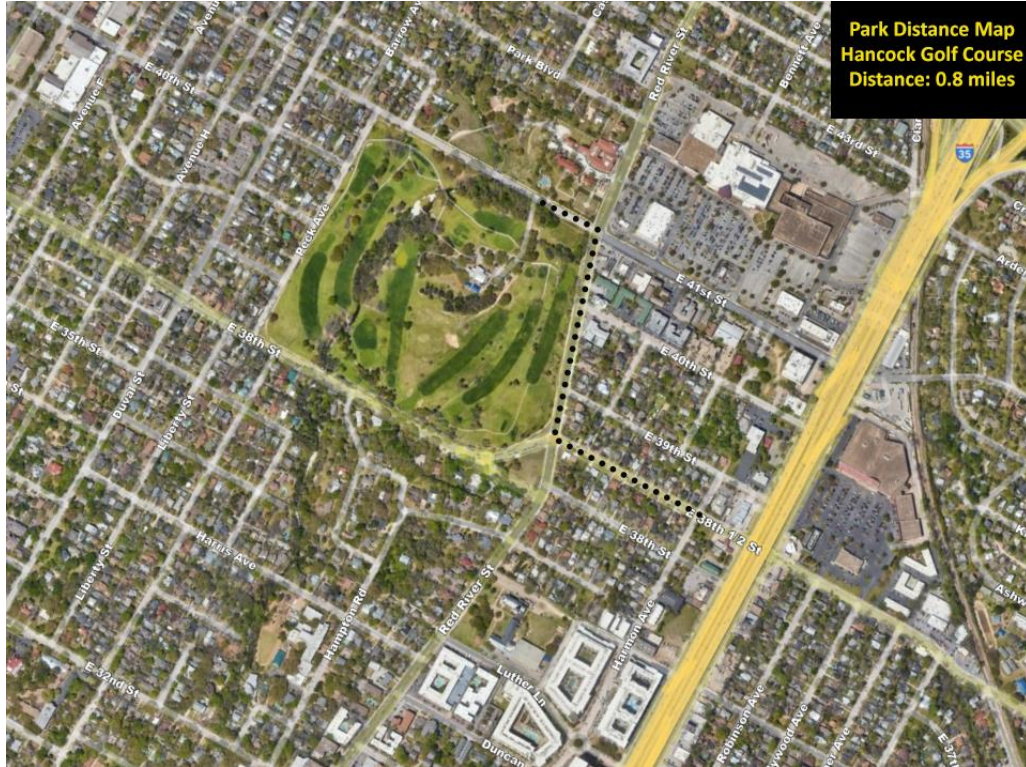


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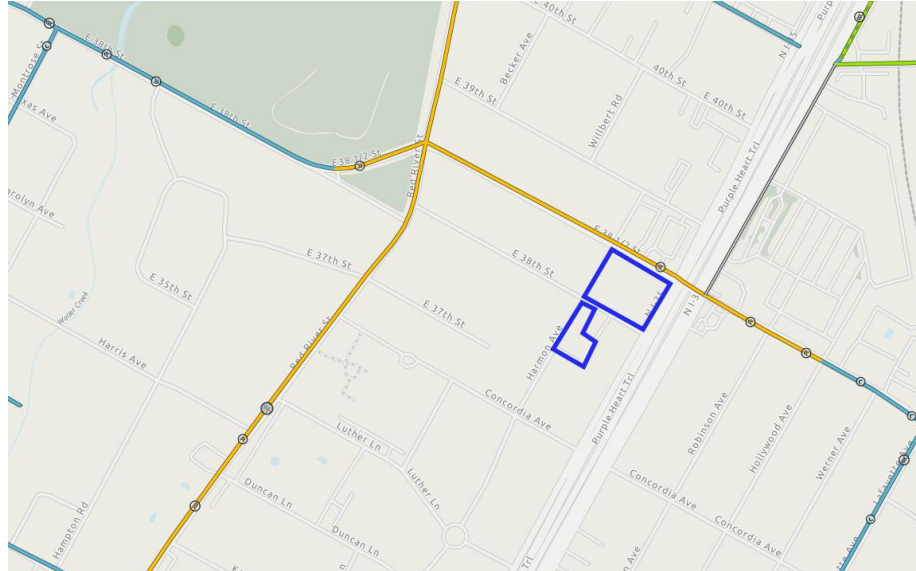
Park Distance Map
Hancock Golf Course
Distance: 0.8 miles



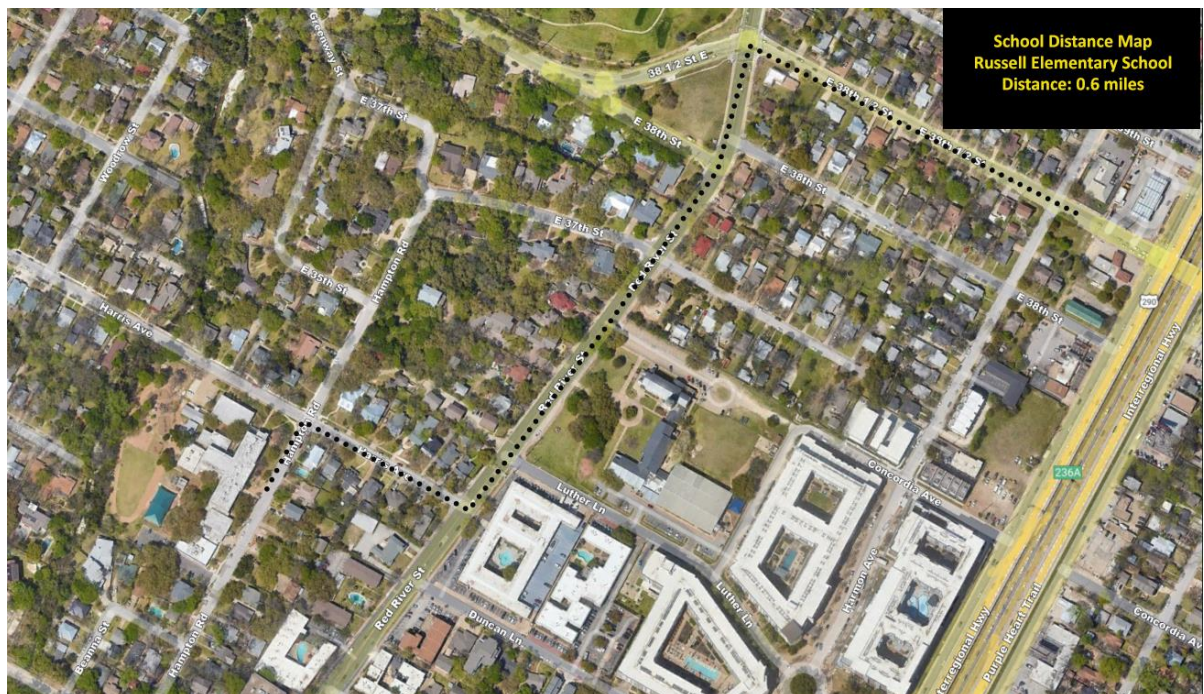
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Bike Route Map



School Distance Map

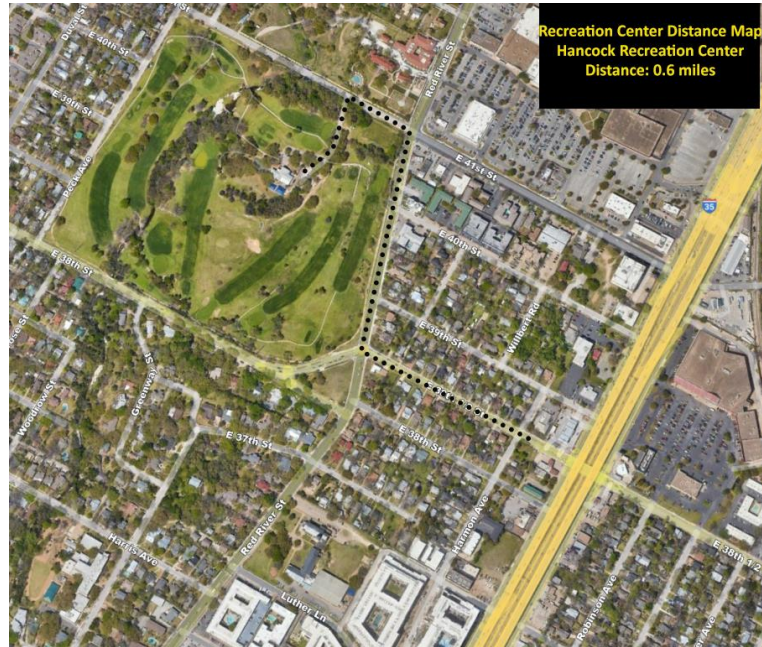


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Recreation Center Map



Bus Stop Map



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