

ARB CASE NO. 854F 231 ARGO

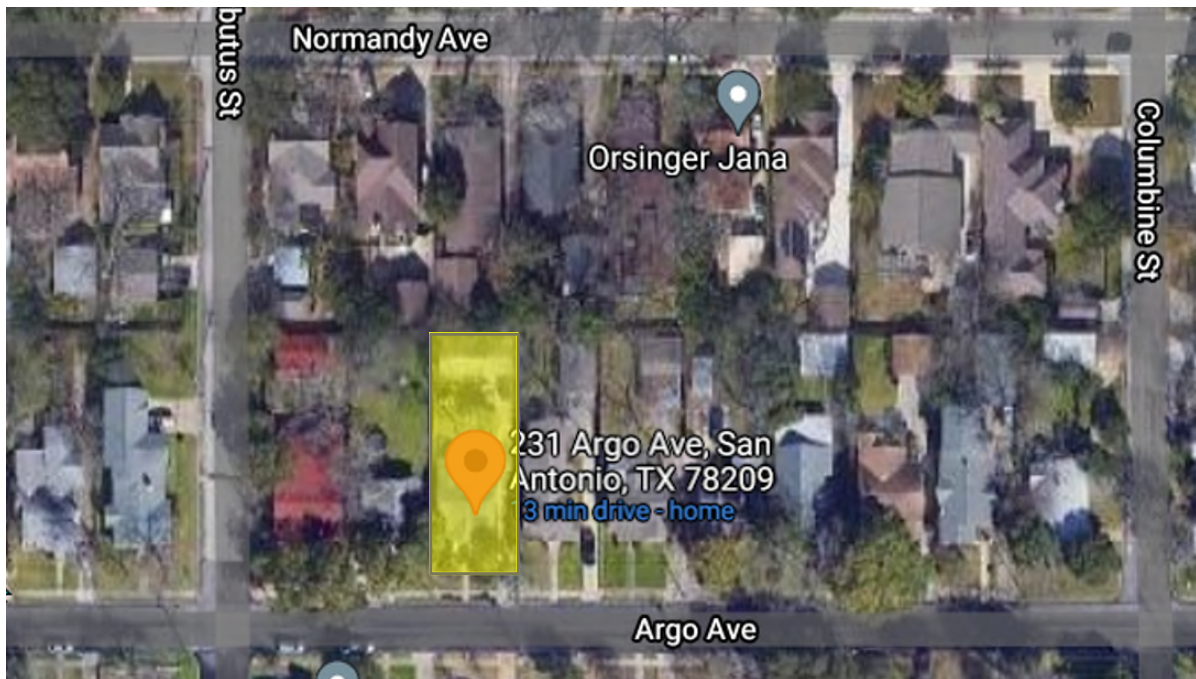
SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

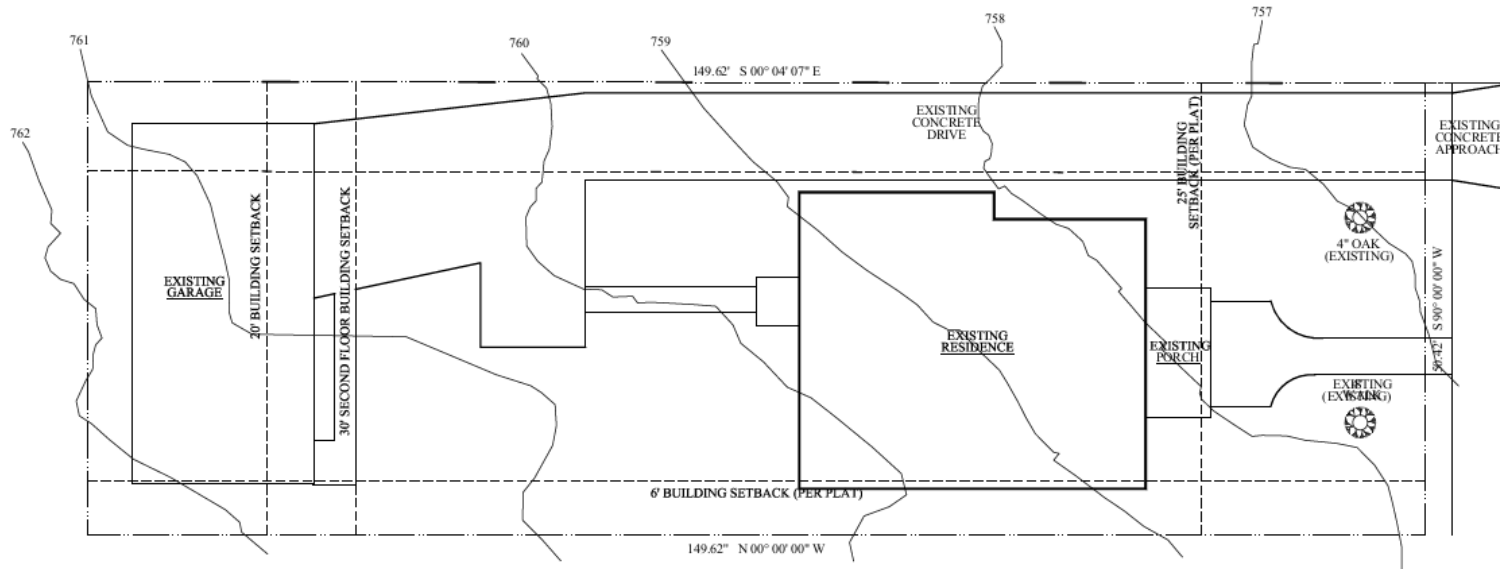
Presented by:
Lety Hernandez
Director

PROPERTY



- SF-B
- Argo
 - Between Arbutus and Columbine
- 100% Demolition

EXISTING SITE PLAN



EXISTING SITE PLAN

SCALE: 1/8"=1'-0"
(SCALE: 1/16"=1'-0" ON 11" X 17" SHEET)

ALAMO HEIGHTS

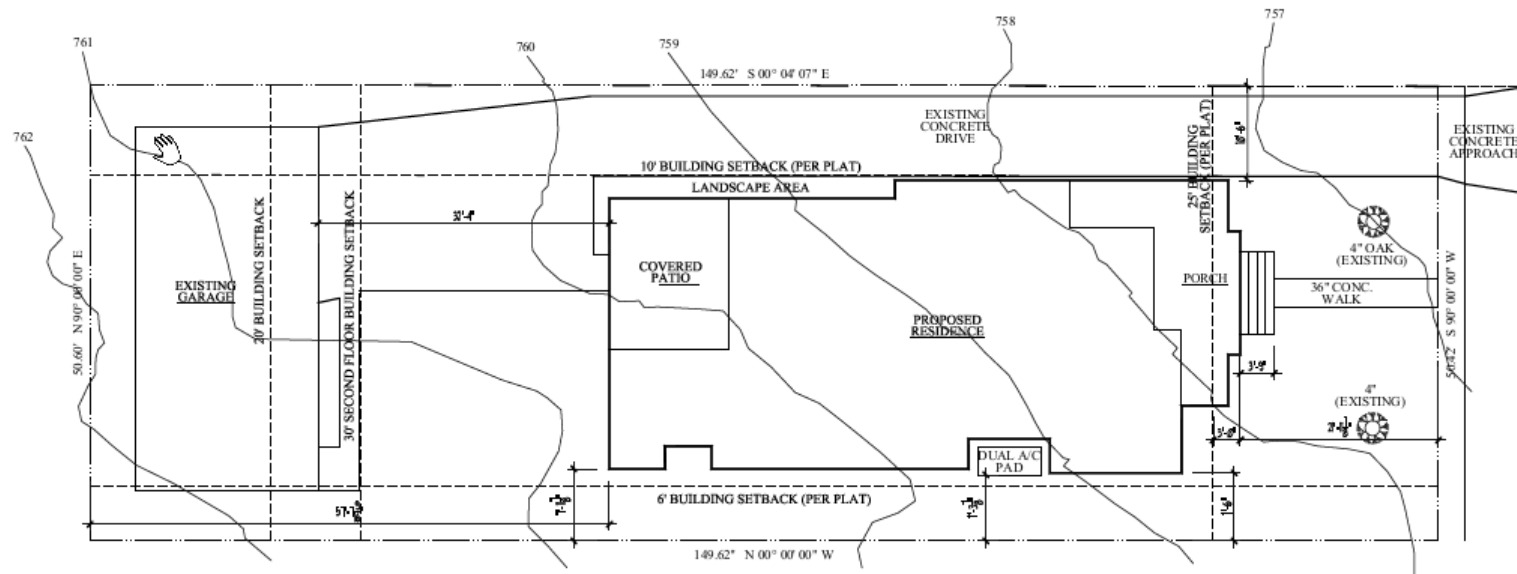
LOT-18

BLOCK-132

231 ARGO AVENUE



PROPOSED SITE PLAN



PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"
(SCALE: 1/16"=1'-0" ON 11" X 17" SHEET)

ALAMO HEIGHTS

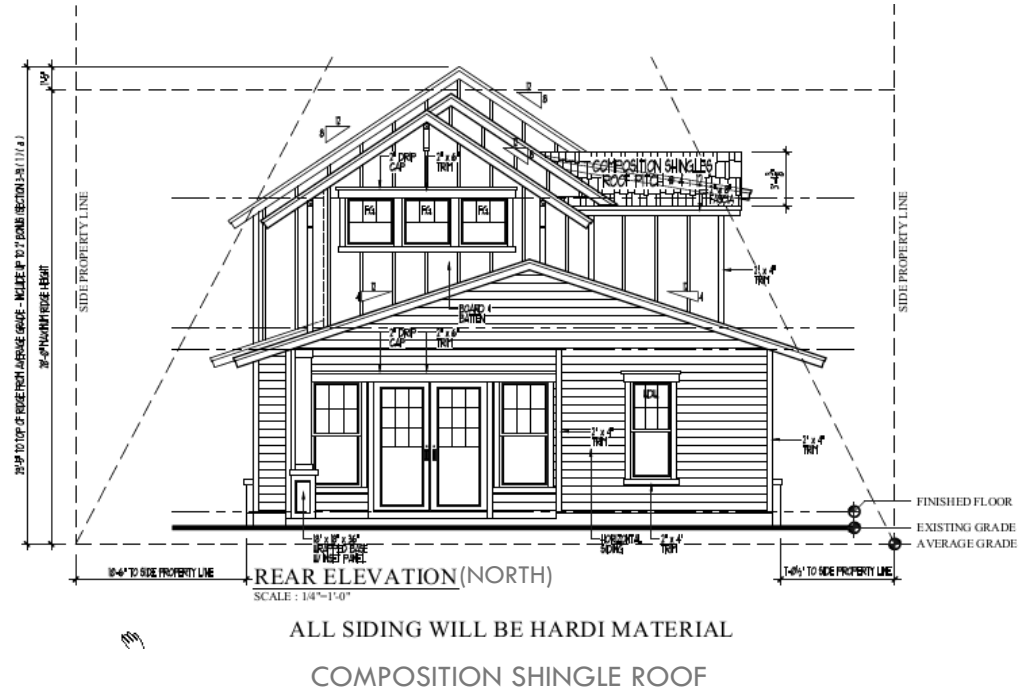
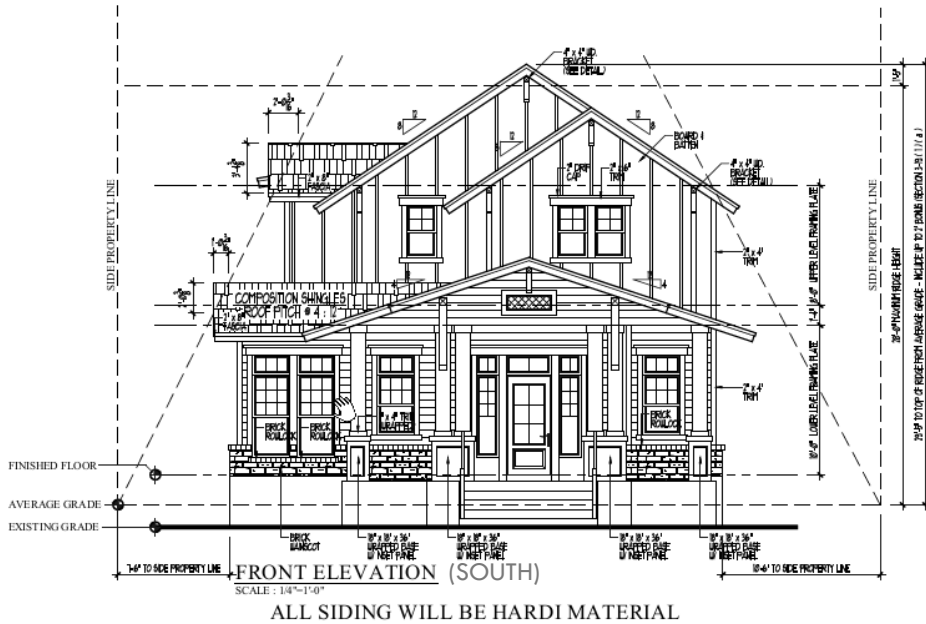
LOT-18

BLOCK-132

231 ARGO AVENUE



PROPOSED ELEVATIONS



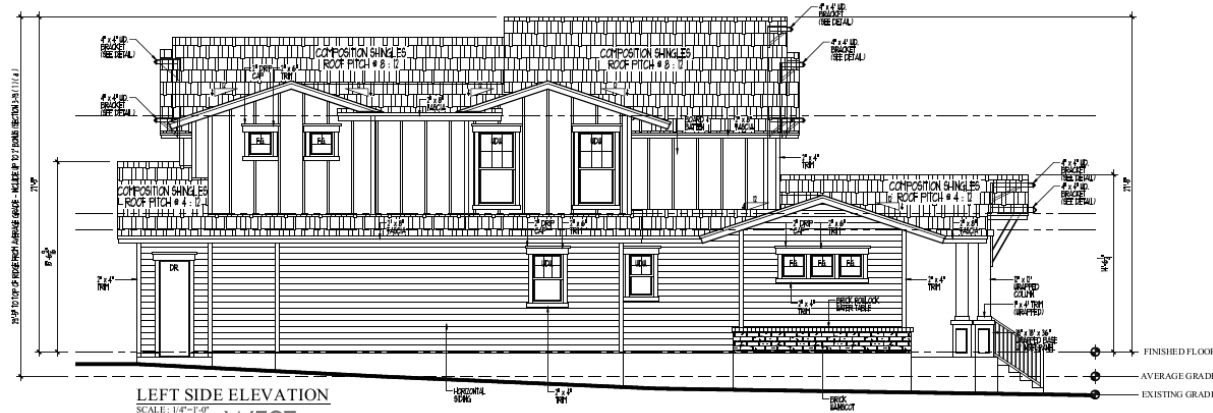
PROPOSED ELEVATIONS



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

EAST

ALL SIDING WILL BE HARDI MATERIAL

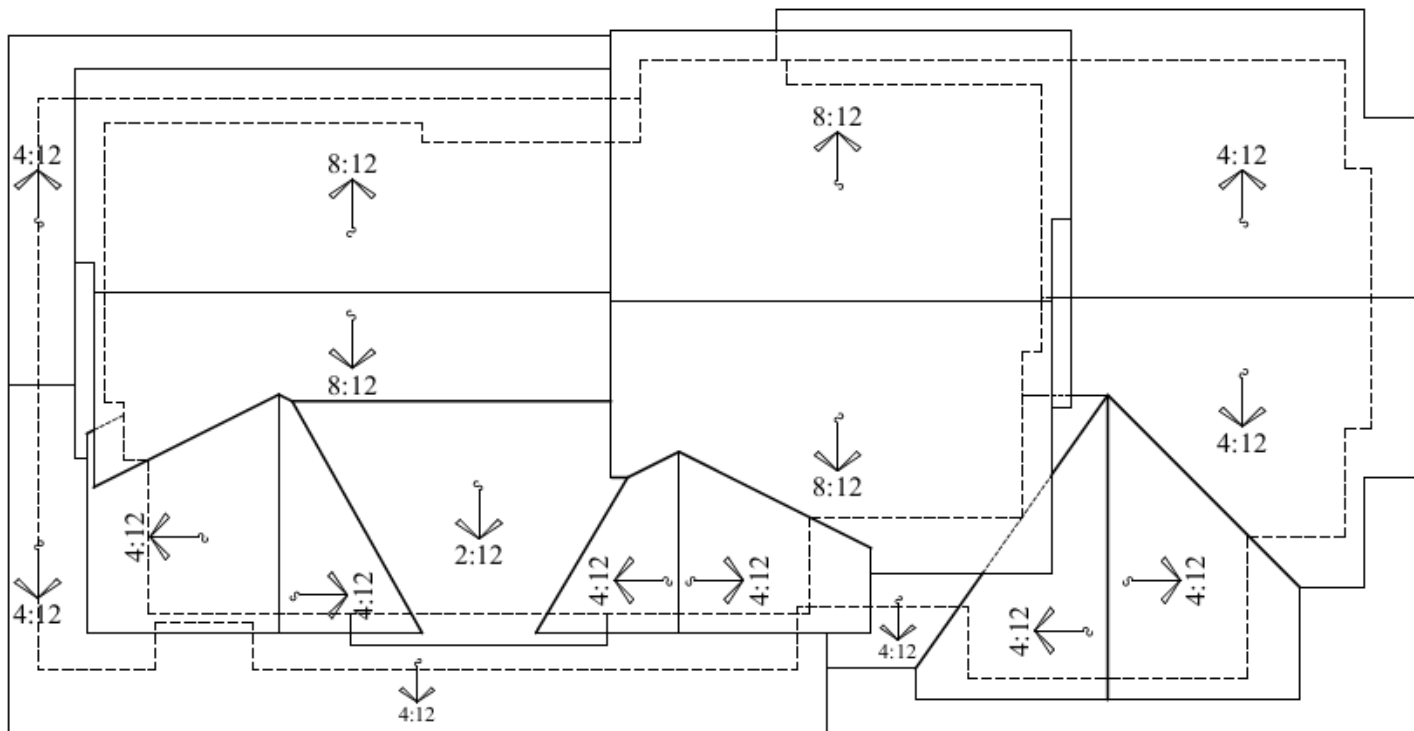


LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

WEST

ALL SIDING WILL BE HARDI MATERIAL

ROOF PLAN

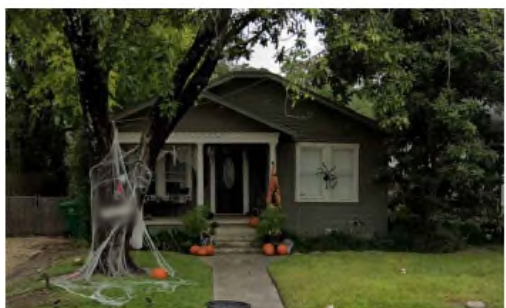


ROOF PLAN
SCALE : 1/4"=1'-0"

STREETSCAPE



EXISTING STREETSCAPE



PROPOSED STREETSCAPE

STREETSCAPE



ACROSS STREETSCAPE



CODE ANALYSIS



Lot Coverage	Existing	Proposed
Lot Area	7,557	7,557
Main House	1,232	1,581
Front Porch	106	247
Rear Porch		222
Garage Footprint	818	818
Breeze Way		
Covered Patio		
Other Accessory		
Lot Coverage / Lot Area	2,156/7,557	2,868/7,557
Total Lot Coverage	28.5%	37.9%

Floor Area Ratio	Existing	Proposed
Lot Area	7,557	7,557
Main House 1st Flr	1,232	1,581
Main House 2nd Flr		1,117
Garage	818	818
Accessory Structure		
FAR / Lot Area	2,050/7,557	3,516/7,557
Total FAR	27.1%	46.5%

Max – 45% or up to 50% with Bonuses

- +.02 = 1-story garage

POLICY ANALYSIS



- Staff found no historical or architectural significance

PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (1) Neutral: (0)
 - Oppose: (0)

ARB CASE NO. 856F 337 OGDEN

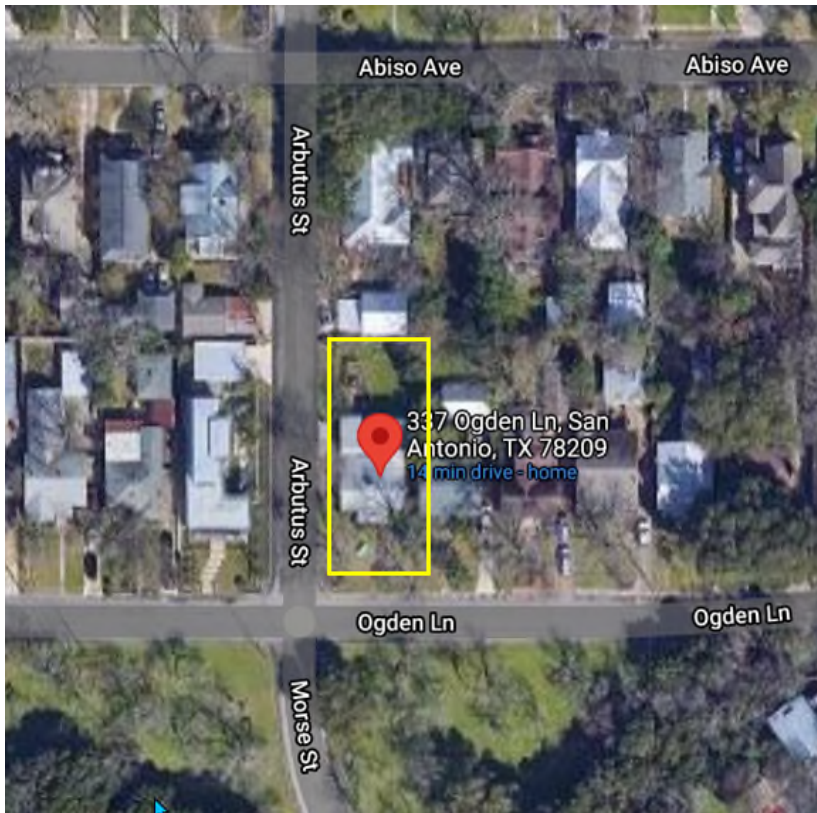
SIGNIFICANCE REVIEW



COMMUNITY DEVELOPMENT

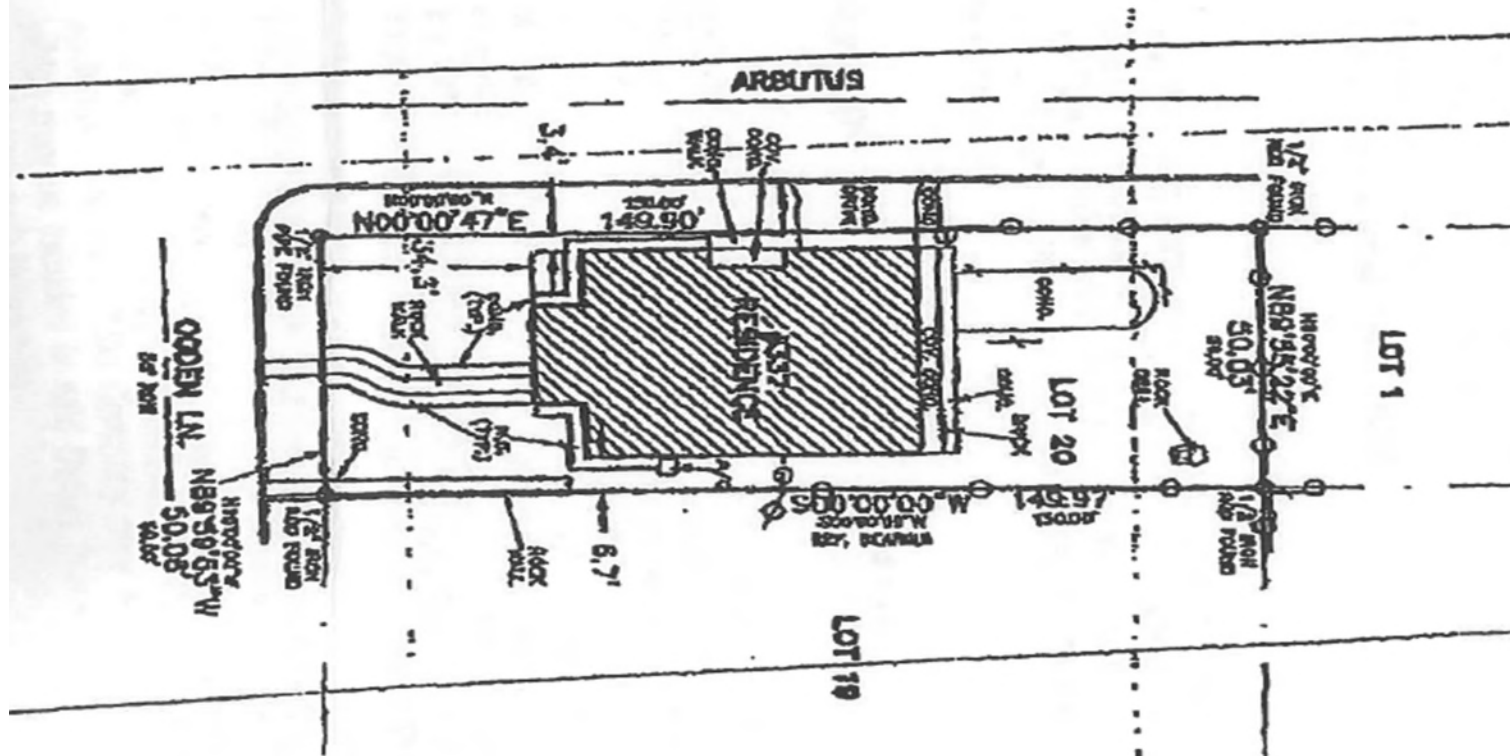
Presented by:
Lety Hernandez
Director

PROPERTY



- SF-B
- Ogden
 - @ Arbutus
- 100% Demolition

EXISTING SITE PLAN



North
→

EXISTING CONDITIONS



POLICY ANALYSIS



- Staff found no historical or architectural significance

PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
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- Responses received:
 - Support: (0) Neutral: (0)
 - Oppose: (0)

ARB CASE NO. 857F 6011 BROADWAY

FINAL REVIEW

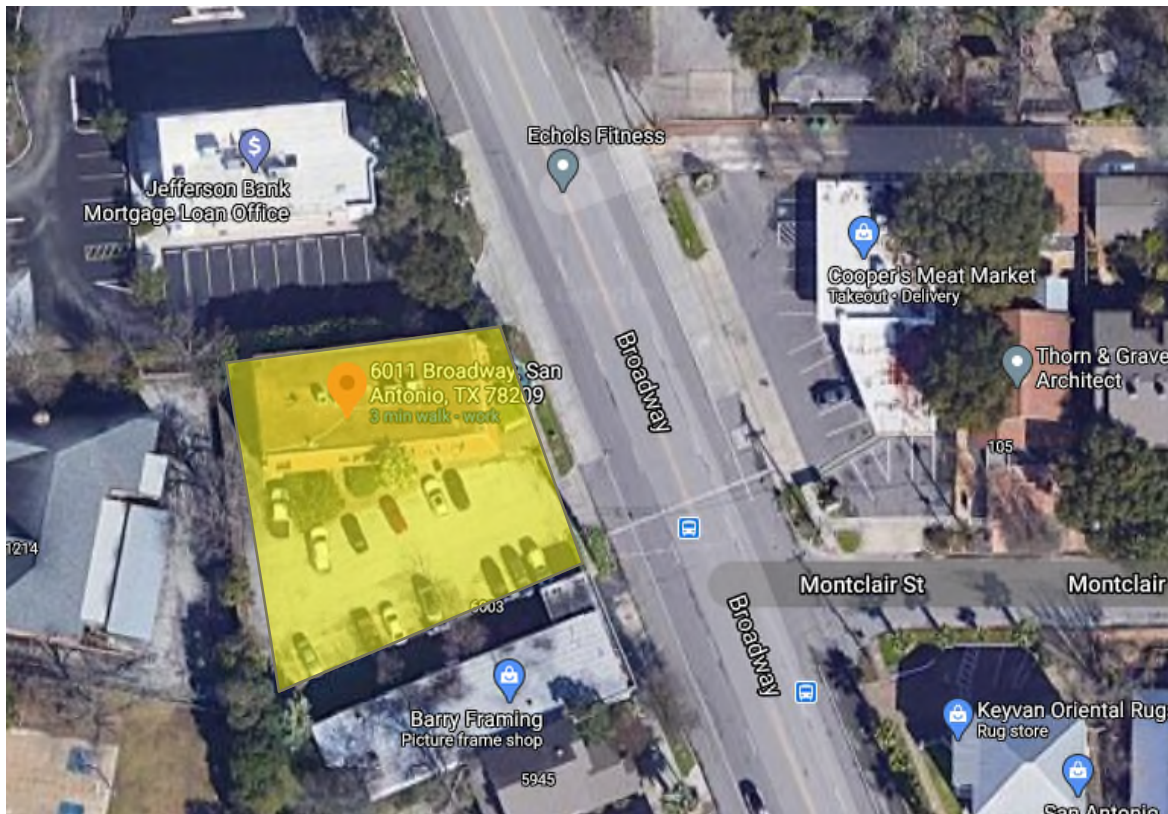


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- B-1
- Broadway
 - South of Albany at Montclair
- Exterior Modifications



EXISTING CONDITIONS



WEST ELEVATION



EAST ELEVATION / STREET VIEW

EXISTING CONDITIONS



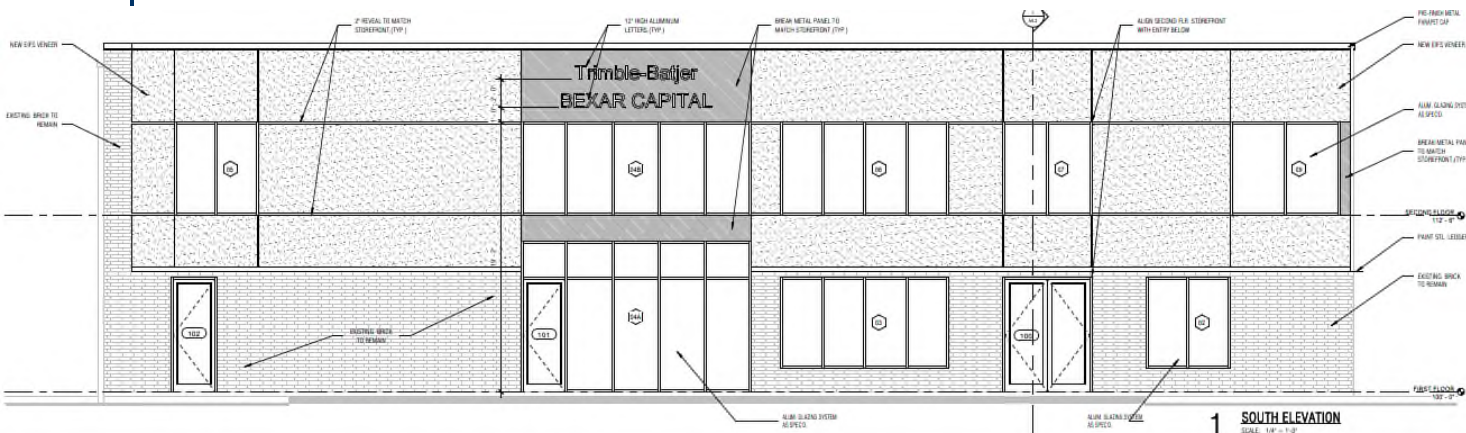
SOUTH ELEVATION



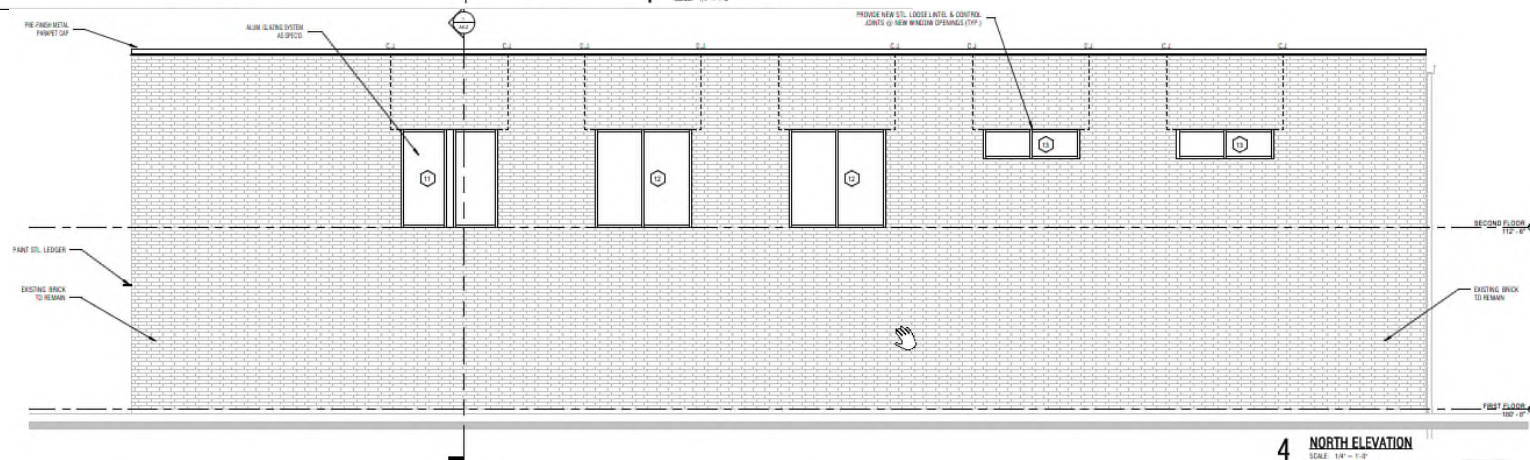
NORTH ELEVATION



PROPOSED



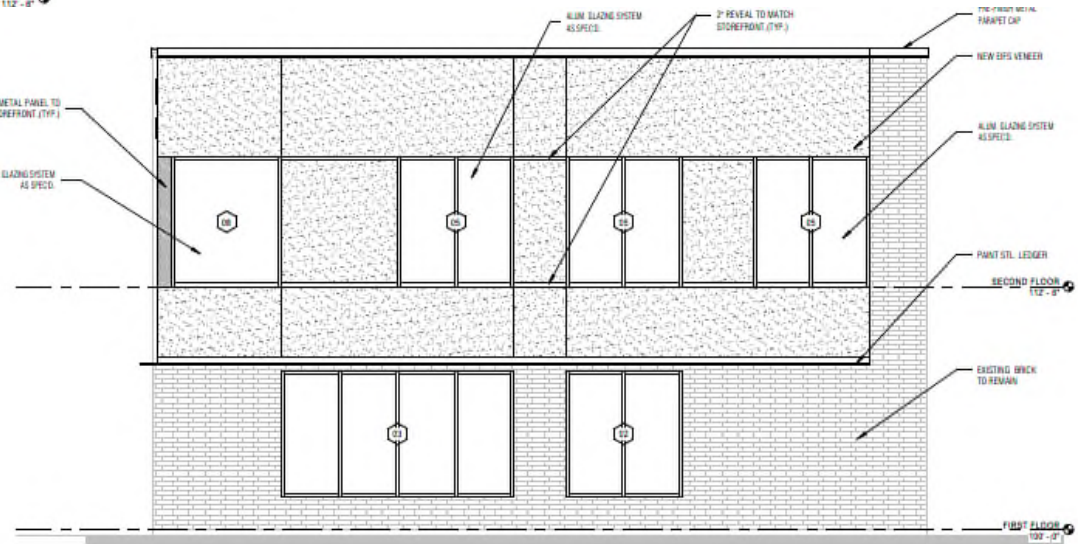
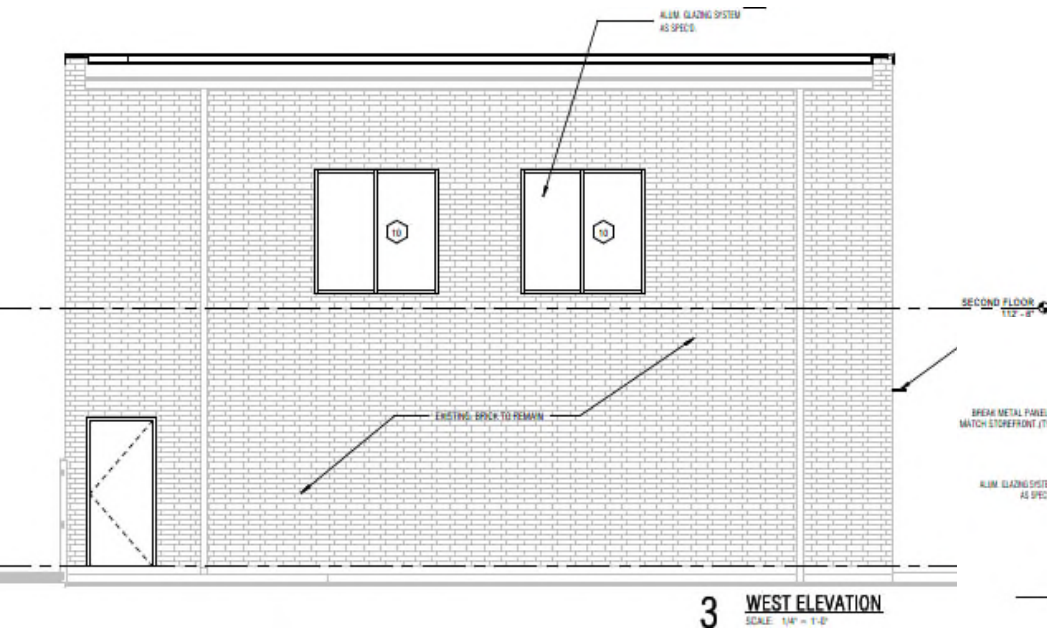
**Signage not included with request.



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

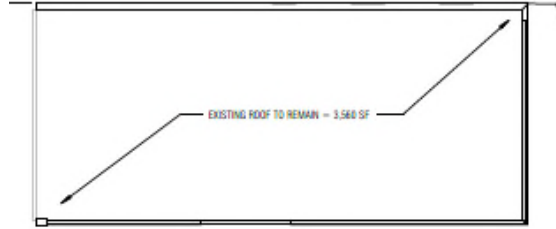


PROPOSED

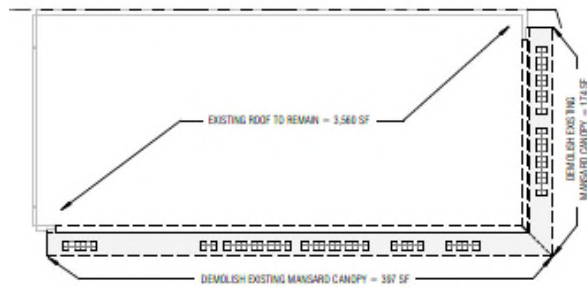




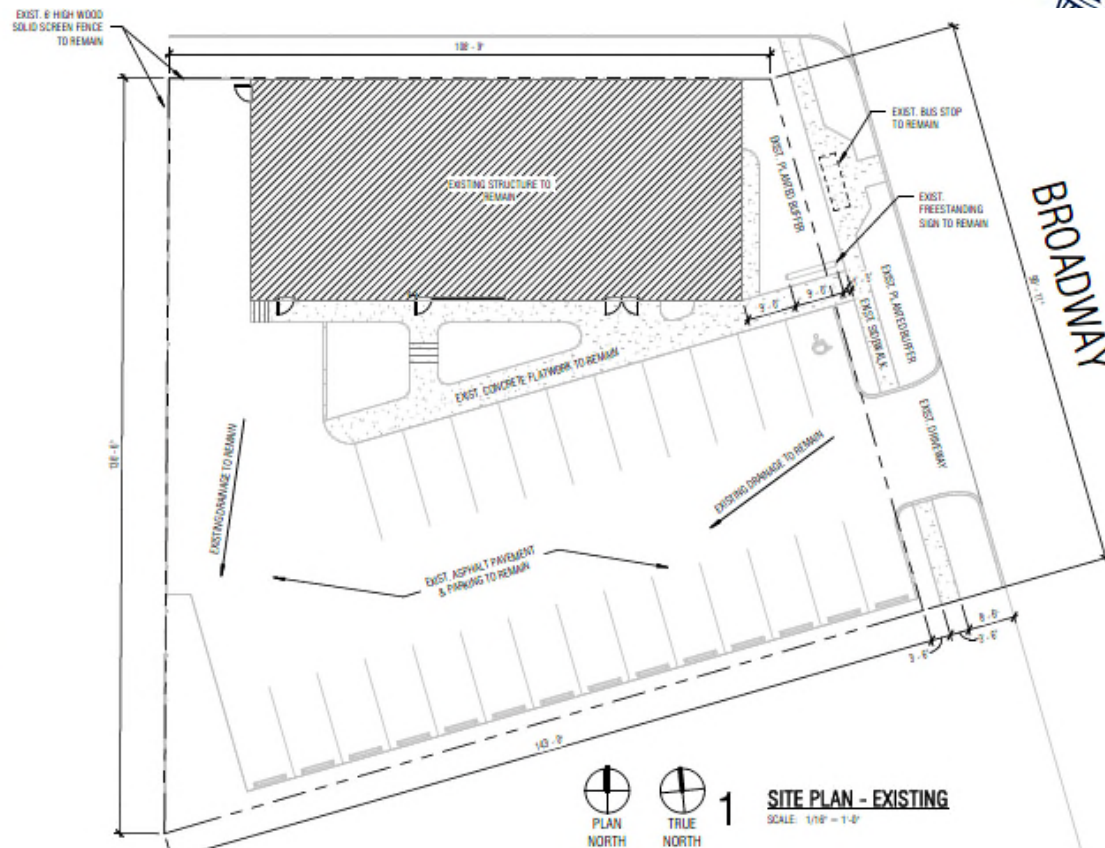
PROPOSED



3 ROOF PLAN - PROPOSED
SCALE: 1/16" = 1'-0"



2 ROOF PLAN - EXISTING
SCALE: 1/16" = 1'-0"



PROPOSED



7 **RENDERING - SE CORNER**
SCALE: 1/2" = 1'-0"

PUBLIC NOTIFICATION



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- Notices posted - City website and on property
- Responses received:
 - Support: (4) Neutral: (0)
 - Oppose: (0)

ARB CASE NO. 858F 5170 BROADWAY

FINAL REVIEW

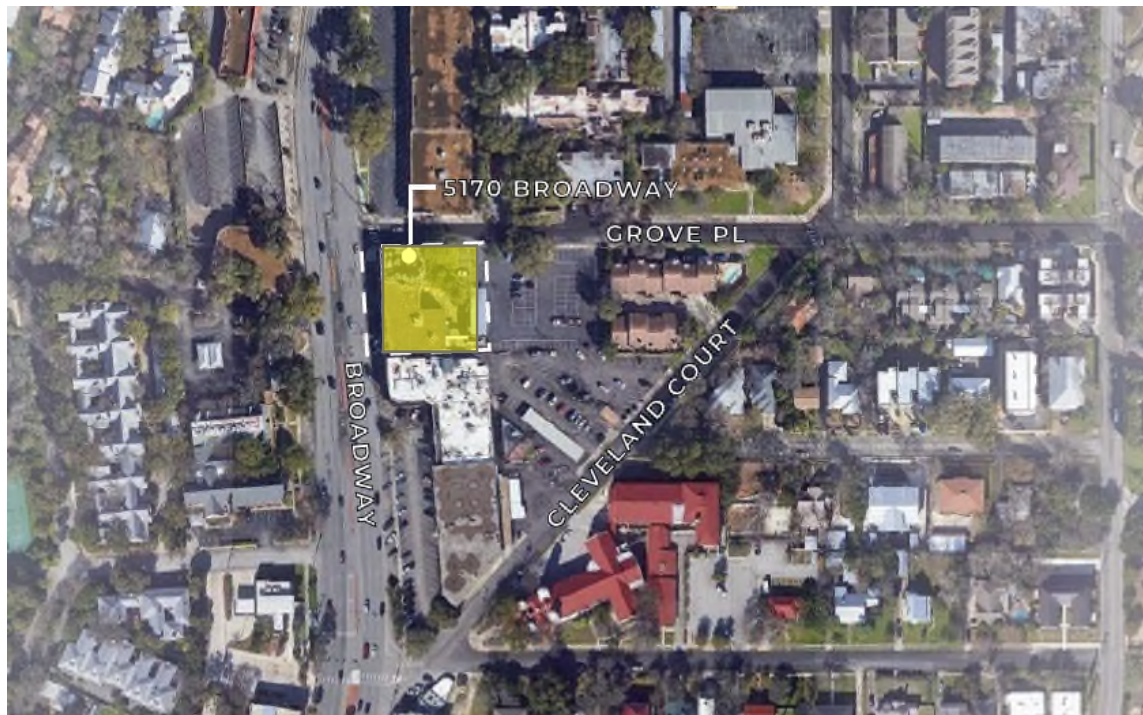


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- B-1
- Broadway
 - @ Grove
- Exterior Modifications



EXISTING FAÇADE





PROPOSED





PROPOSED MATERIALS



1 TERRA COTTA WALL TILE



2 SW PURE WHITE PAINTED BRICK



3 SW PURE WHITE PAINTED STUCCO



4 SW BLACK FOX PAINTED STEEL/METAL



5 15" BLACK LETTERING



6 CHARCOAL GRAY METAL PLANTER



7 ALTAMONT II CEMENT TILE



PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (2) Neutral: (0)
 - Oppose: (0)

ARB CASE NO. 859P
111, 119, 131, & 135 KATHERINE
PRELIMINARY REVIEW



COMMUNITY DEVELOPMENT

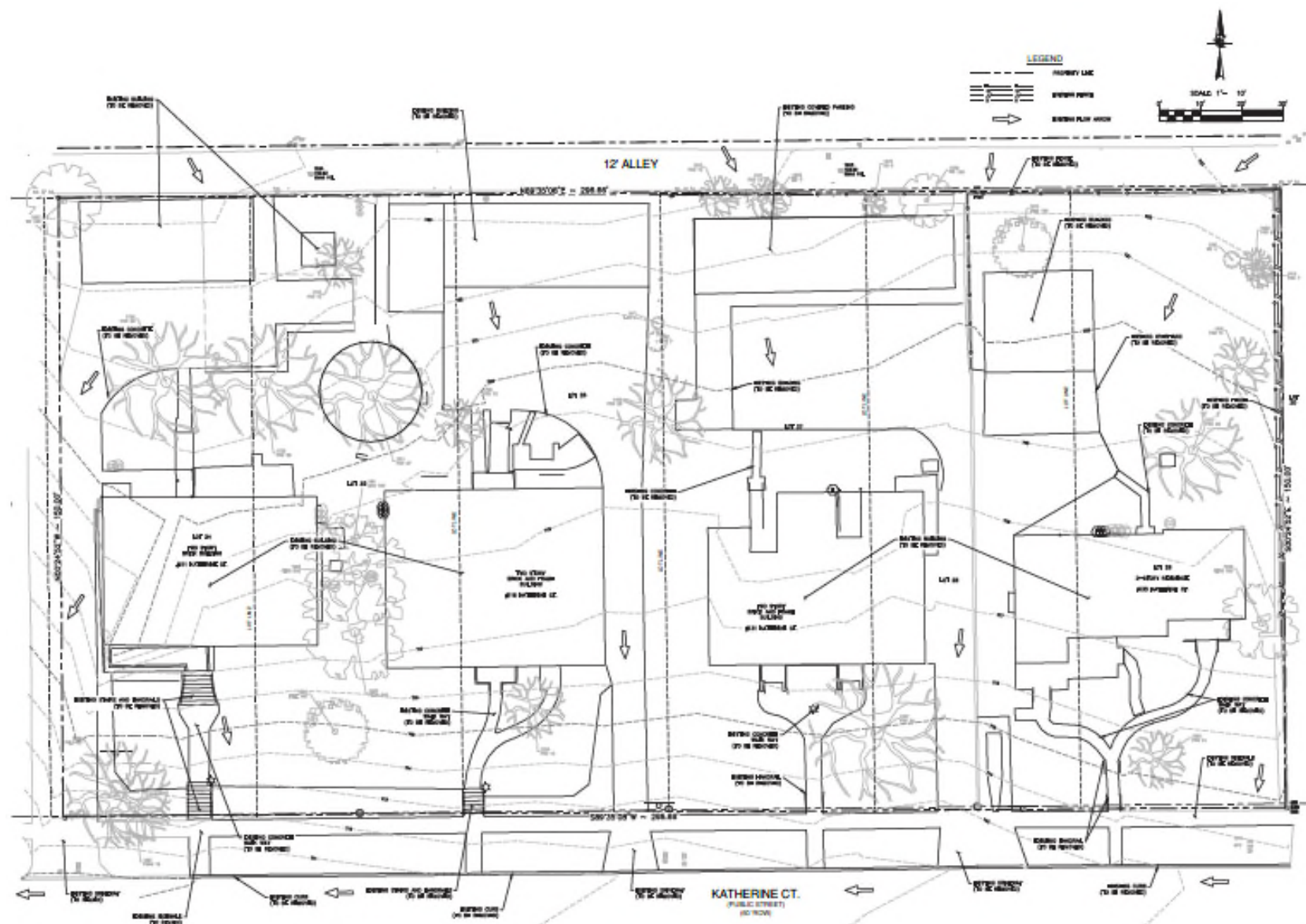
Presented by:
Lety Hernandez
Director

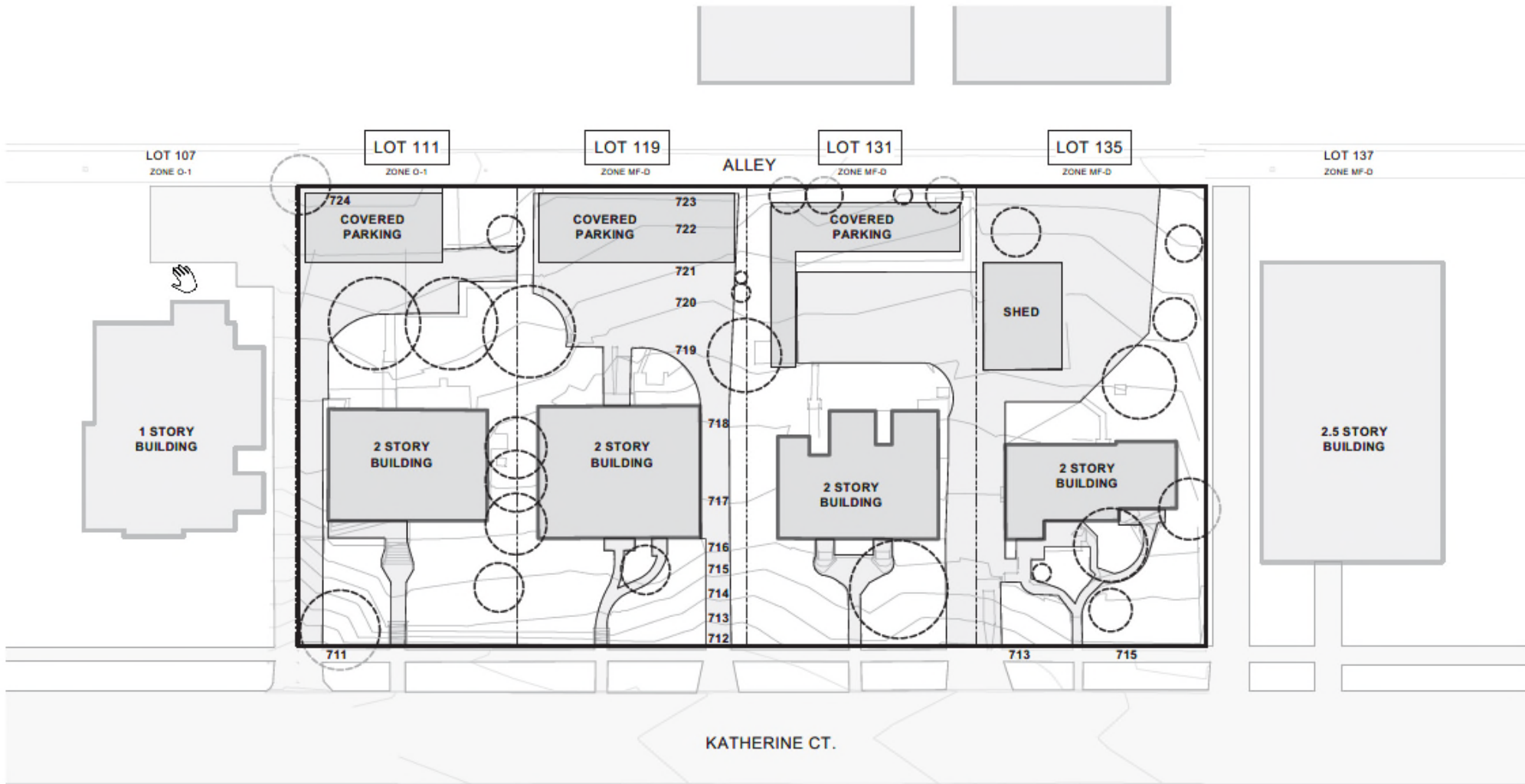


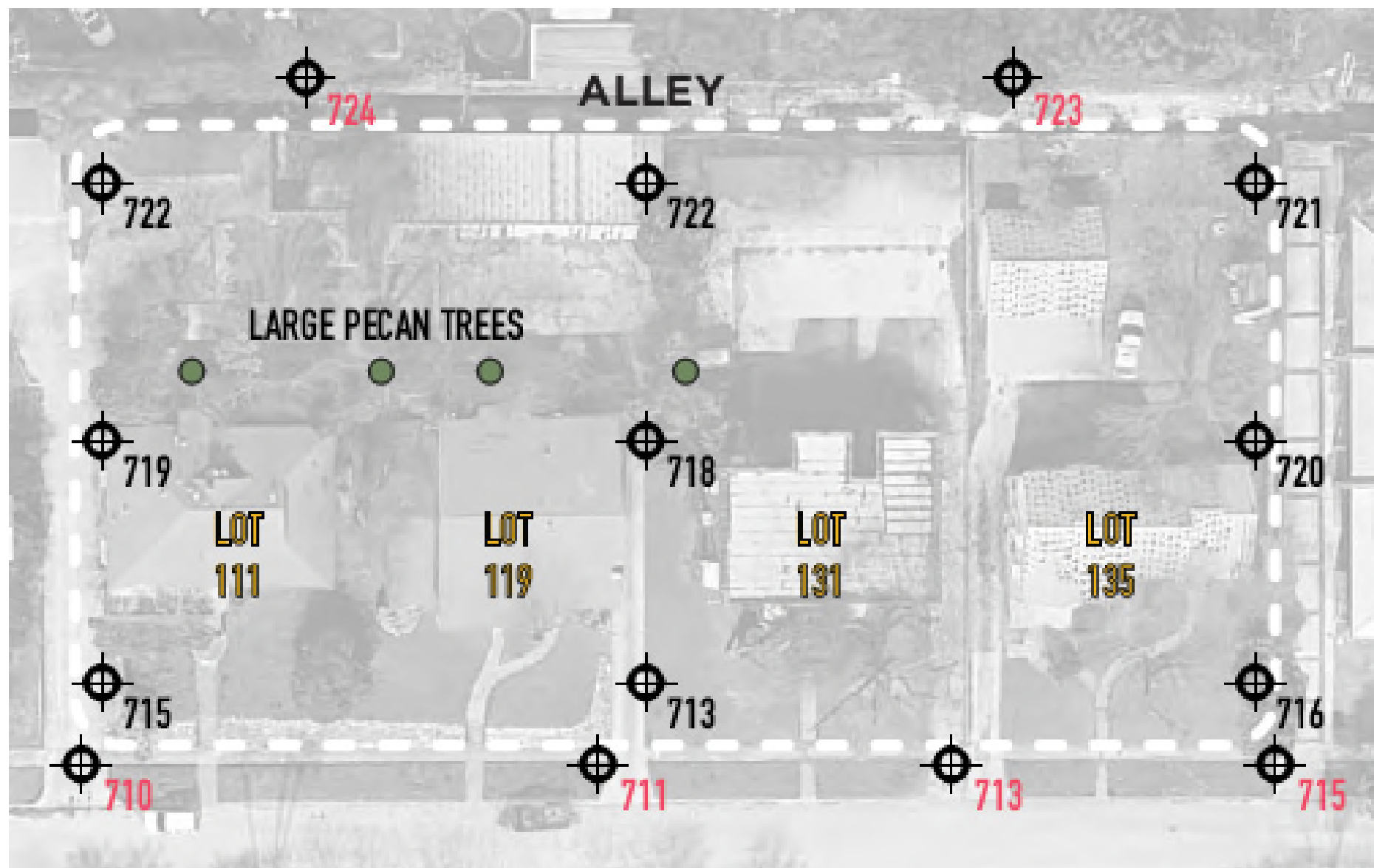
EXISTING CONDITIONS



- Katherine
- East of Broadway
- B-1 (111)
- MF-D (119, 131, & 135)
- Demolition with New MF Construction









ALLEY WEST



ALLEY EAST



LOT 111



KATHERINE WEST



KATHERINE EAST



PARKING WEST



PARKING EAST

SITE IMAGES



FRONT ELEVATION



BACK ELEVATION



ACCESSORY STRUCTURE



LOT 111 - SITE IMAGES



FRONT ELEVATION



BACK ELEVATION



ACCESSORY STRUCTURE



LOT 119 - SITE IMAGES



FRONT ELEVATION



BACK ELEVATION



ACCESSORY STRUCTURE



LOT 131 - SITE IMAGES



FRONT ELEVATION



BACK ELEVATION



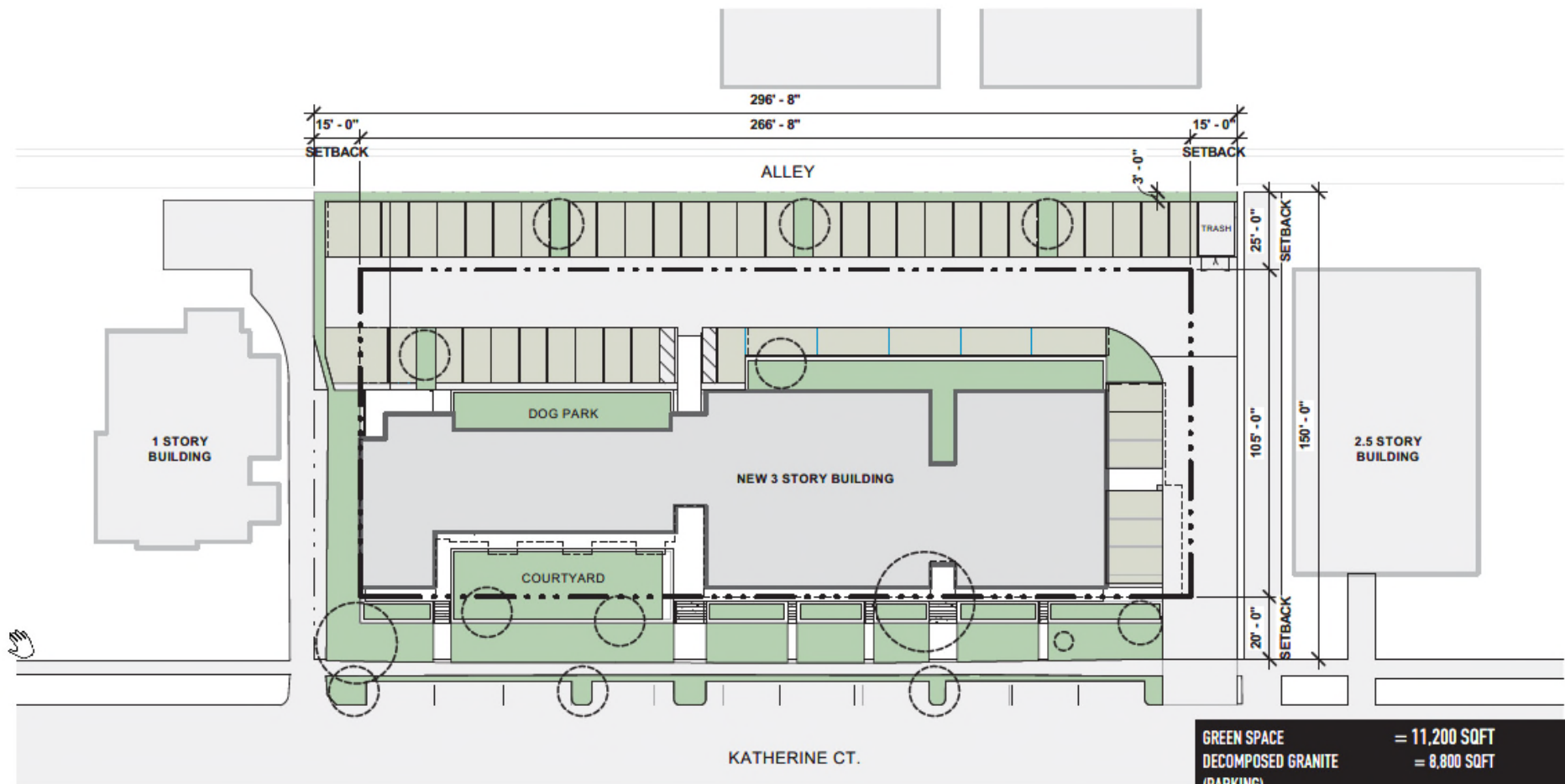
ACCESSORY STRUCTURE



LOT 135 - SITE IMAGES

SITE PLAN ELEVATIONS / MATERIALS & RENDERINGS

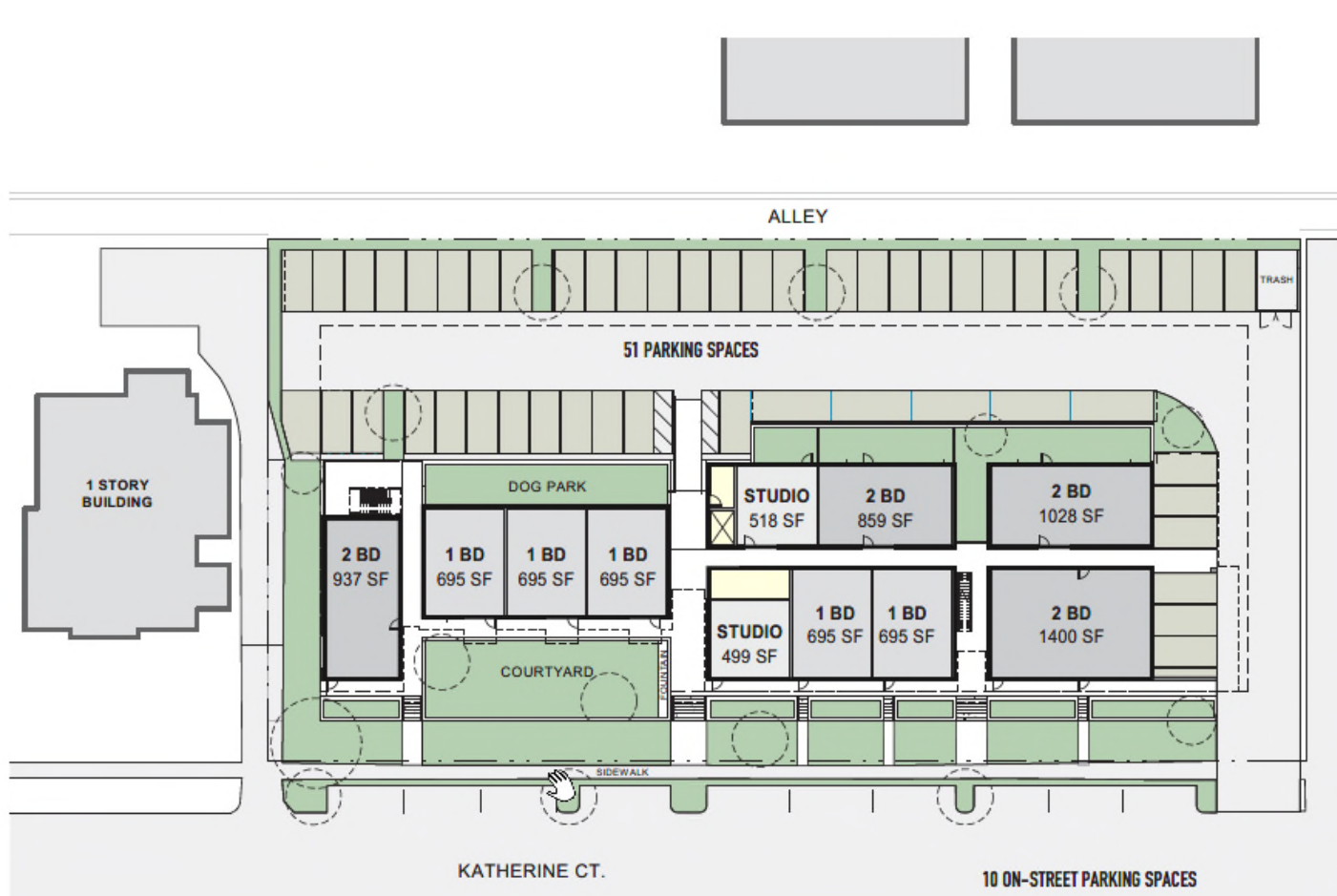




GREEN SPACE	= 11,200 SQFT	
DECOMPOSED GRANITE	= 8,800 SQFT	
(PARKING)		
	= 20,000 SQFT PERVIOUS	
	= 24,500 SQFT IMPERVIOUS COVER	55% TOTAL
		(85% ALLOWED)
TOTAL SITE	= 44,500 SQFT	

NEW SITE / PLANTING

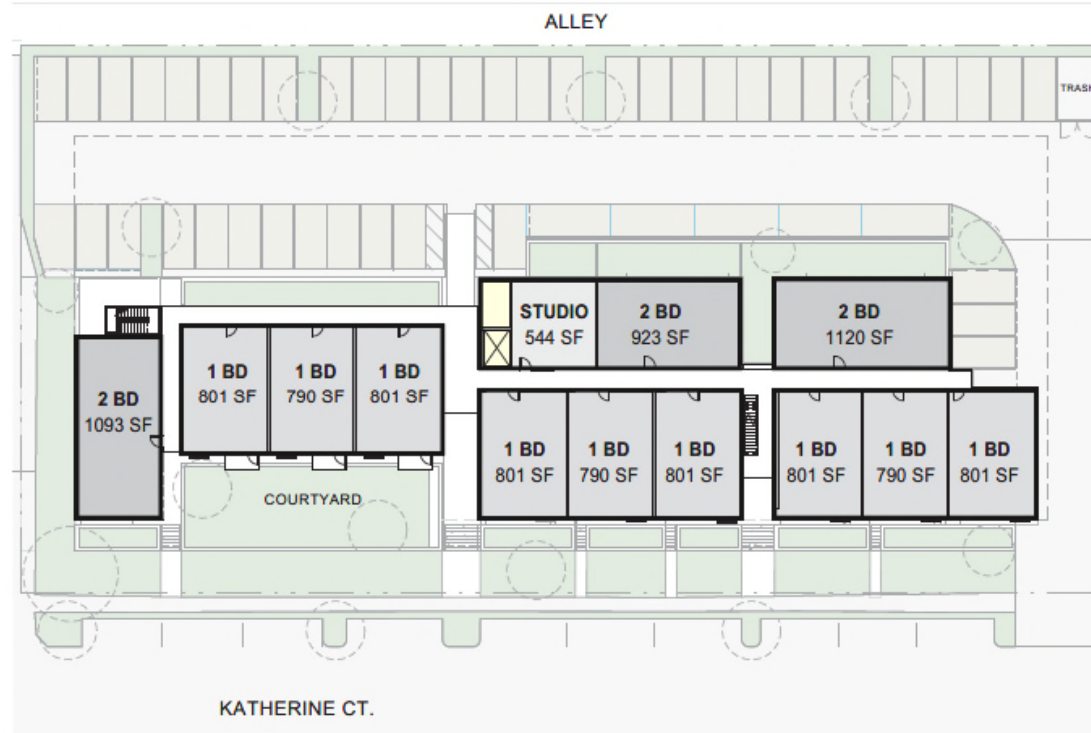




TOTAL UNITS	STUDIO - 4
	1BD - 20
	2BD - 11
	35 TOTAL UNITS
TOTAL UNIT SQFT.	29,042 NSF
TOTAL PARKING	51 OFF STREET
	10 ON STREET
	61 TOTAL

TYPE	NO.	UNIT SQFT.	SIZE	TOTAL
STUDIO	(2)	508 SF	(23X23)	1,017 SF
1BD	(5)	695 SF	(23X30)	3,475 SF
2BD	(1)	859 SF	(22X38)	859 SF
2BD	(1)	937 SF	(20X45)	937 SF
2BD	(1)	1028 SF	(22X45)	1,028 SF
2BD	(1)	1400 SF	(30X45)	1,400 SF
(11) UNITS				8,716 NSF



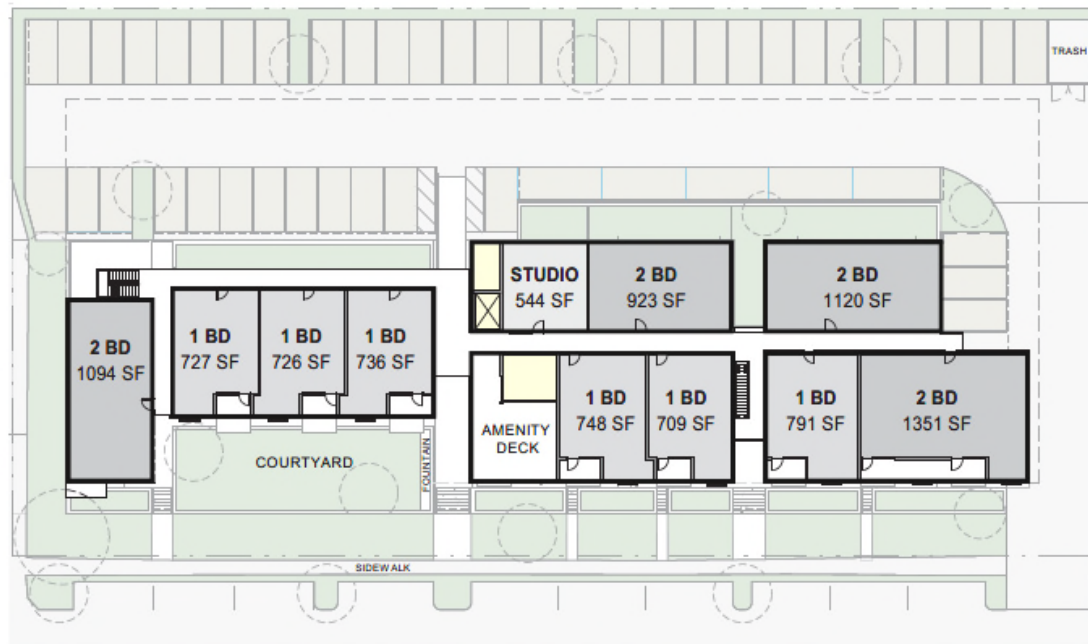


TOTAL UNITS	STUDIO - 4	
	1BD - 20	
	2BD - 11	
	35 TOTAL UNITS	
TOTAL UNIT SQFT.	29,042 NSF	
TOTAL PARKING	51 OFF STREET	
	10 ON STREET	
	61 TOTAL	

TYPE	NO.	UNIT SQFT.	SIZE	TOTAL
STUDIO	(1)	544 SF	(23X23)	544 SF
1BD	(9)	795 SF	(23X30)	7,176 SF
2BD	(1)	923 SF	(23X39)	923 SF
2BD	(1)	1,093 SF	(22X48)	1,093 SF
2BD	(1)	1,120 SF	(23X47)	1,120 SF
(13) UNITS				10,856 NSF



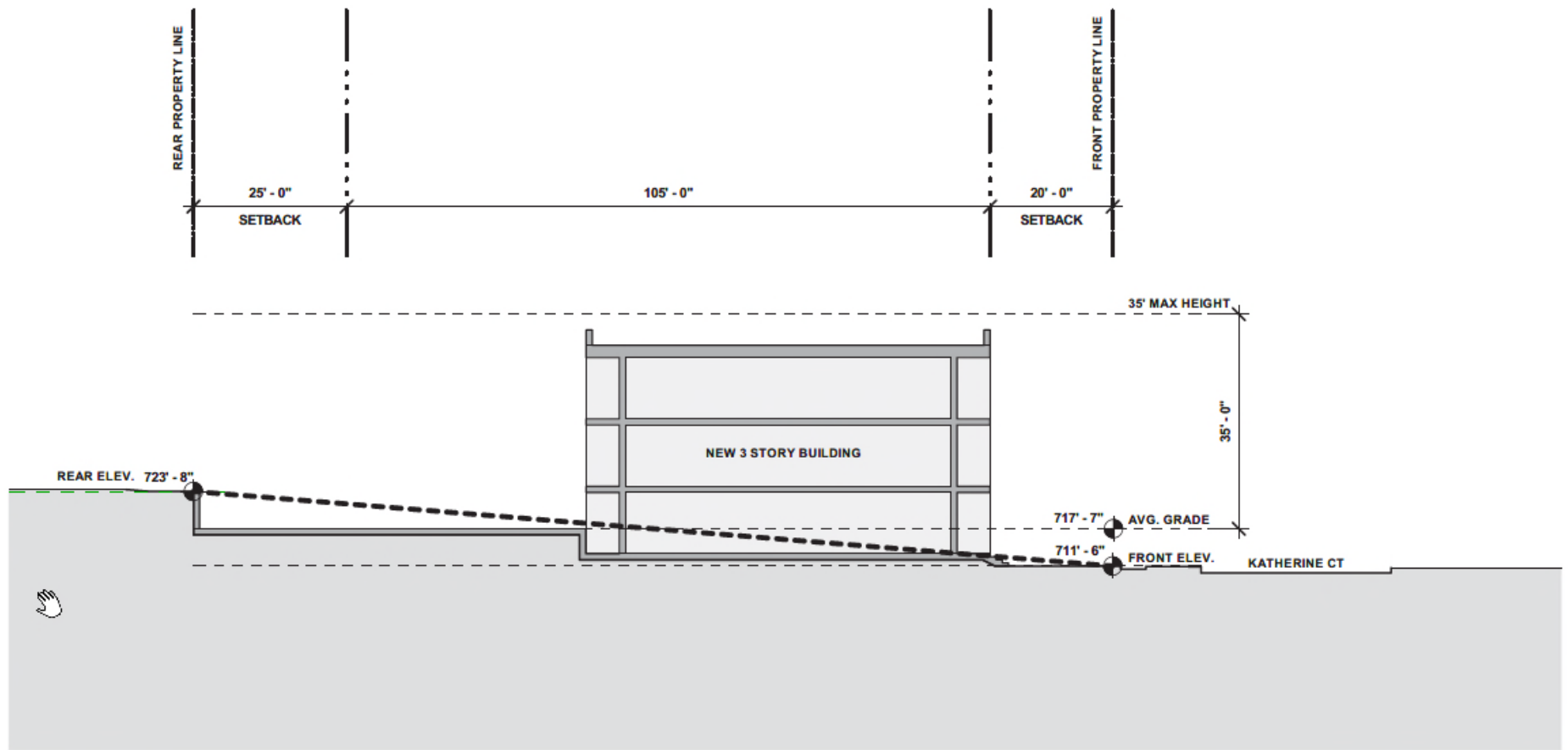
TOTAL UNITS	STUDIO - 4
	1BD - 20
	2BD - 11
	<u>35 TOTAL UNITS</u>
TOTAL UNIT SQFT.	29,042 NSF
TOTAL PARKING	51 OFF STREET
	10 ON STREET
	<u>61 TOTAL</u>



TYPE	NO.	UNIT SQFT.	SIZE	TOTAL
STUDIO	(1)	544 SF	(23X23)	544 SF
1BD	(6)	740 SF	(22X34)	4,437 SF
2BD	(1)	923 SF	(23X39)	923 SF
2BD	(1)	1,094 SF	(21X48)	1,094 SF
2BD	(1)	1,120 SF	(23X47)	1,120 SF
2BD	(1)	1,351 SF	(28X45)	1,351 SF
(11) UNITS				<u>9,469 NSF</u>



LEVEL 3
 NORTH
 SCALE: 1/32" = 1'-0"



SITE HEIGHT EXHIBIT



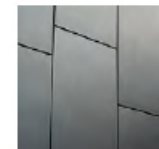
MATERIALS



WOOD RAIN-SCREEN
KEBONY



BRICK
BROWN / NEUTRAL BLEND



METAL PANEL
GRAY/ ZINC

















<p>Sec. 3-40. - Preamble. (a) Purpose: The multi-family zoning standards provide for a mix of multi-family types and style of development intended to reinforce the neighborhood and small town character desired by Alamo Heights residents. The standards permit multi-family buildings of two (2) to four (4) stories in height, depending on location, and require mixed uses along Broadway south of Albany Street in order to encourage pedestrian traffic and extended visits that are essential to a vibrant mix of retail, service and hospitality businesses.</p>	<p>REQUIREMENT WILL BE MET</p>
<p>(b) Variety: The standards are intended to allow a variety of desirable multi-family housing types as illustrated in the comprehensive plan adopted on May 26, 2009, including: duplex/triplex/quadruplex and larger apartment buildings; attached townhouses; bungalow courts with attached or detached dwellings located around a central garden; courtyard housing with attached dwellings around a central linear walk; and garden walk or lane housing with detached or townhouse dwellings facing a well-landscaped central walk or winding car lane.</p>	<p>REQUIREMENT WILL BE MET</p>
<p>(c) Character: The multi-family zoning standards envision multi-family dwellings that are compatible with and reinforce the best design characteristics of Alamo Heights. Such characteristics include front doors and main entries that face the street (or common landscaped areas); front facades that mimic surrounding properties in scale, massing and articulation; building setbacks that respect traditional neighborhood or downtown street patterns; and off-street parking that is located to the rear (or underground), in open spaces or carports or garages, and hidden from (or not prominent in) street views.</p>	<p>REQUIREMENT WILL BE MET</p>
<p>(d) Public realm: The multi-family zoning standards are intended to promote a walkable, safe and pedestrian-friendly community. The standards require ample sidewalks, generous planting strips (or tree wells) located between the curb and the sidewalk, and regularly spaced, native canopy trees in the planting strips or tree grates. The standards are designed to promote water conservation and mitigate the effects of noise, dust, artificial lighting intrusions and "heat islands" in developed areas</p>	<p>REQUIREMENT WILL BE MET</p>
<p>Sec. 3-42. - Lot area. • Multiple family dwelling up to thirty-five (35) feet: Nine thousand (9,000) square feet for first four (4) units plus one thousand five hundred (1,500) square feet for each added unit. • PROJECT LOT AREA 44,500 SQFT = 27 UNITS PER ORDINANCE 35 UNITS PROPOSED</p>	<p>REQUESTED VARIANCE</p>
<p>Sec. 3-43. - Lot width. • Multiple family dwelling: Seventy-five (75) feet.</p>	<p>REQUIREMENT WILL BE MET</p>
<p>Sec. 3-44. - Front yard setbacks. No building, structure or use shall hereafter be located, erected or altered in MF-D so as to have a smaller front yard than twenty (20) feet</p>	<p>REQUIREMENT WILL BE MET</p>
<p>Sec. 3-45. - Side yard setbacks. • For multiple-family dwellings a minimum setback for the structure shall be provided based on the following: Fifteen-foot setback</p>	<p>REQUIREMENT WILL BE MET</p>
<p>Sec. 3-46. - Rear yard setbacks. • No building, structure or use shall hereafter be located, erected or altered in MF-D so as to have a smaller rear yard than twenty-five (25) feet, except as follows: • Accessory structure roof eaves or overhangs are required to have a minimum two-foot rear setback from the property line. • Detached garages or other detached accessory buildings shall be located as follows: a. Not less than four (4) feet from the main building b. Not less than three (3) feet from the rear property line for structures with a wall plate not to exceed ten (10) feet.</p>	<p>REQUIREMENT WILL BE MET</p>
<p>Sec. 3-47. - Impervious cover. The maximum percentage of any lot area in the MF-D which may be covered by the main building, all accessory buildings, and impervious cover on the lot or tract shall not exceed eighty-five (85) percent.</p>	<p>REQUIREMENT WILL BE MET</p>
<p>Sec. 3-48. - Height. No main building or main structure shall be erected, altered or converted for any use permitted in MF-D to exceed the maximum height of thirty-five (35) feet, but not to exceed three (3) stories (see Height definition)</p>	<p>REQUIREMENT WILL BE MET</p>
<p>Sec. 3-49. - Required off-street parking. • Parking must be located in the rear or side of the property, behind the front face of the building WILL BE MET • Parking areas located on the side of a structure or adjacent to public rights-of-way shall be screened via a three-foot fence or screening wall WILL BE MET • Properties shall provide off-street parking in accordance with the following: a. For the first one (1) to twenty (20) units, two (2) parking spaces for each dwelling b. For each additional units, over twenty (20), one and one-half (1.5) spaces shall be provided PROJECT UNIT COUNT 35 = 63 PARKING SPACES PER ORDINANCE 51 PARKING ON SITE + 10 ON STREET = 61 SPACES • Surface parking areas shall be developed in accordance with the following: A landscape area shall be provided along all parking area boundaries with a minimum width of eight (8) feet. • One (1), four-inch caliper tree, per eight (8) parking spaces shall be provided WILL BE MET</p>	<p>REQUESTED VARIANCE</p>
<p>Sec. 3-50. - Landscaping, screening, sidewalks, and lighting. • An eight-foot wide landscape area must be provided along the rear property line. The landscaping must be contiguous with the entire length of the property line, except where interrupted by a drive to an alley. REFERENCE TO REAR YARD SETBACKS FOR ACCESSORY STRUCTURES (Sec. 3-46.) • Canopy street trees shall be planted at regular intervals, within the public street rights-of-way. There shall be at least one (1) tree planted for each twenty-five (25) feet of lot frontage, or portion thereof • Planting strips shall be provided for street trees within the public street right-of-way adjacent to curbs and be a minimum of five (5) feet in width. The minimum width may be adjusted based on existing conditions. • Sidewalks of no less than five (5) feet in width shall be installed according to ADA standards, located within the public street right-of-way along all street frontages, and adjacent to property lines. Sidewalks locations (adjacent to property lines) may be modified in order to preserve existing trees or natural terrain. Should the sidewalk encroach onto private property, a public access easement shall be provided</p>	<p>REQUESTED VARIANCE</p>

PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (0) Neutral: (0)
 - Oppose: (12)