

2645-2655 Fayette Dr.
Project Consistency Comments

On September 12, 2023, the following comments were provided to the applicant of 2645-2655 Fayette Dr. regarding the proposed project plans and materials submitted to staff. Although these items are not required to be addressed for the project application to be complete, they provide information to the applicant on which aspects of the project are inconsistent with City standards, regulations, and policies.

- 1. Public Benefits:** Under the SAPP, the Tier 1 process and requirements apply to projects proposing FAR and heights above the base FAR of 1.35 and building height above 3-story and 45 feet (See SAPP Table 4-3), which includes the provision of public benefits as described in Table 5-1 of the SAPP, with a value proportional to the incremental increase in proposed development intensity above the base FAR and based on City Council Resolution No. 17925. As the proposed project includes FAR above the base FAR allowed under the SAPP, please provide a public benefit proposal with the next submittal for staff review specifying the public benefit(s) that will be provided under the SAPP Public Benefits Program for the higher development intensity that is requested.

- 2. Density Bonus:** Since the proposed project is not fully consistent with the SAPP and the General Plan, the project may apply State Density Bonus Law provisions that provide a mechanism for modifications to the development standards and requirements of the SAPP and the General Plan High-Density Residential (51 to 80 DU/ac) as concessions or waivers. However, each of the development standards needs to be listed as either a concession or waiver and it should be indicated in a table how the proposed development standards compare to or differ from the required development standards of the SAPP. With the next submittal please indicate if you are making a State Density Bonus request, including a density bonus letter identifying the proposed density bonus, the number of bonus units and affordability levels, and requested incentives, concessions, waivers, and parking standards with graphic illustrations from plan set to support the requests.

- 3. Development Standard Inconsistencies:** Please see table below for inconsistencies with the development standards of the SAPP and the High-Density General Plan Land Use designation. The project is required to comply with these standards unless justified under the State Density Bonus Law provisions as a concession or waiver.

Development Standard	San Antonio Precise Plan	2645 Fayette Dr Proposal	Compliance
Max Units	34.2-53.4 (per General Plan)	70	Non-compliant. The proposed number of units exceeds the maximum allowed units on site.
Density	80 DU/ac	104.97 DU/ac	Non-compliant. The proposed density exceeds the maximum density allowed under General Plan.
Max Floor Area Ratio (FAR)	1.85	4.34 (approx. 4.46 after street dedication)	Non-compliant. The proposed FAR exceeds the maximum FAR allowed on site.
Personal Storage	164 cu. Ft./unit	76 cu. Ft./unit	Non-compliant. Does not meet min requirement.
Max Height	<p>4 stories and 55'</p> <p>(Up to 5 stories (65') considered on a case-by-case basis w/ significant public benefits or major open space improvements per SAPP Figure 4-2)</p> <p>Max 4 stories (55') at frontage setback line. Where more than 4 stories allowed, 80% of linear frontage above 4 stories step back 10' min on every street face.</p>	<p>83'-1 ½" TO PLWD Roof</p> <p>7 stories</p> <p>No step backs.</p>	Non-compliant. The proposed building height exceeds the maximum height allowed on site.

Development Standard	San Antonio Precise Plan	2645 Fayette Dr Proposal	Compliance
Min. Open Area	Open area/landscaping: 40% (11,619.6 sq. ft.)	Open area/landscaping: 9,420 sq. ft. (32.4%)	Non-compliant. The proposed open area is less than the minimum area required.
	Common usable open space: 175 sq. ft. per unit (3,500 sq. ft.)	Common usable open space: 4,632 sq. ft.	Compliant
Setbacks	Frontage: 24' (curb line)	Frontage: 12'-2" (property line)	Non-compliant. The proposed building setback along street frontage is less than the minimum setback required.
	Neighborhood transition area: 25'-0", plus upper floor step-backs (10' per story)	Neighborhood transition: Ground level: 4'-6 3/4" 1 st Floor: 11'-5/8" 2 nd -7 th Floors: 10'-4 3/4"	Non-compliant. The proposed transition distance is less than the minimum distance required.
Parking	1/1-bed unit + 2 spaces/2+-bed unit: 123 Guest: 15%, 19	Total: 101 Guest: 0	Non-compliant. The total proposed parking spaces are less than the minimum parking spaces required.
Bicycle Parking	1/unit: 70 (Class I)	Total: 64 (Class I)	Non-compliant; The proposed bicycle parking spaces are less than the minimum bicycle parking spaces required.
	Guest: 7 (1/10 units)	Guest: 8	Guest parking compliant.

Development Standard	San Antonio Precise Plan	2645 Fayette Dr Proposal	Compliance
Max Automobile Paving Coverage	40%	Information not included	Compliance could not be determined since the information was not provided.