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**PLANNING COMMISSION
SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2011-0271C **COMMISSION DATE:** February 28, 2012

PROJECT NAME: Northwood Multi-Family Tract

ADDRESS: 10800 Lakeline Blvd

PROPOSED USE: Multi-Family

AREA: 18.223 acres

EXISTING ZONING: PUD
(also in the Northwest Park and Ride Transit Oriented Development overlay)

APPLICANT Northwoods Avery Ranch LLC (Glenn Aaronson)
7811 RR 2338
Georgetown, Texas 78633
(512) 751-3337

AGENT: LJA Engineering and Surveying (Danny Miller)
5316 W Hwy 290 Suite 150
Austin, TX 78735
(512) 439-4700

CASE MANAGER: Donna Galati Phone: 974-2733
donna.galati@austintexas.gov

PROPOSED DEVELOPMENT: The applicant is proposing to construct a multi-family development consisting of 16 apartment buildings (325 units), a clubhouse building, amenity area, parking, drives, and utilities. The Leander Rehabilitation Planned Unit Development (PUD) requires Planning Commission review and approval of site plans in the PUD.

SUMMARY STAFF RECOMMENDATION FOR SITE PLAN: Staff recommends approval of this site plan. The site plan complies with all requirements of the PUD and other applicable requirements of the Land Development Code including TOD development regulations.

PLANNING COMMISSION ACTION:

RELATED CASES: C814-97-0001- Leander PUD.

PROJECT INFORMATION: Multi-family development consisting of 16 apartment buildings (325 units), a clubhouse building, amenity area, parking, drives, and utilities.

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SITE: 18.223 acres	Existing Use: vacant	Proposed Use: Multi-family	
EXISTING ZONING	PUD		
WATERSHED	South Brushy Creek (suburban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	Not in View Corridor		
PROPOSED ACCESS	Lakeline Blvd.		
	Allowed (PUD)	Existing	Proposed
MAX. HEIGHT:	6-story		3-story
DENSITY	54 du/ac		18 du/ac
IMPERVIOUS COVERAGE	60 %	0%	55.3%
PARKING	558		673

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is currently undeveloped and zoned PUD, and the project is proposing 16 apartment buildings (325 units), a clubhouse building, amenity area, parking, drives, and utilities. Multi-family is a permitted use on this tract within the PUD.

The site is located within Leander PUD and must be presented to the Planning Commission for approval per the PUD. The applicant is complying with all PUD requirements, as well as the Northwest Park and Ride Transit Oriented District (transition zone). A transition zone is the area at the periphery of the TOD district. Development intensity is compatible with the existing or anticipated future development adjacent to the TOD district. There is not a regulating plan for the NW TOD, but this use is allowed in the transition zone. Water quality will be provided by the Avery Station wet pond (designed and approved with the subdivision construction plans). The site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: The site is located in the South Brushy Creek watershed, which is classified as suburban, and is located over the Edwards Aquifer Recharge Zone. There are no known Critical Environmental Features located within the limits of construction.

Transportation: The PUD First Order section 22 states "Under Texas Revised Civil Statutes article 1010a, the City may not deny approval of the Development Plan on any...site plan or permit because of or conditioned on (i) traffic resulting from the PUD or (ii) the effect that the PUD would have on traffic operations. Neither the Developer nor the State is required to prepare a traffic impact study as a prerequisite for any permit, review, or approval."

EXISTING ZONING AND LAND USES

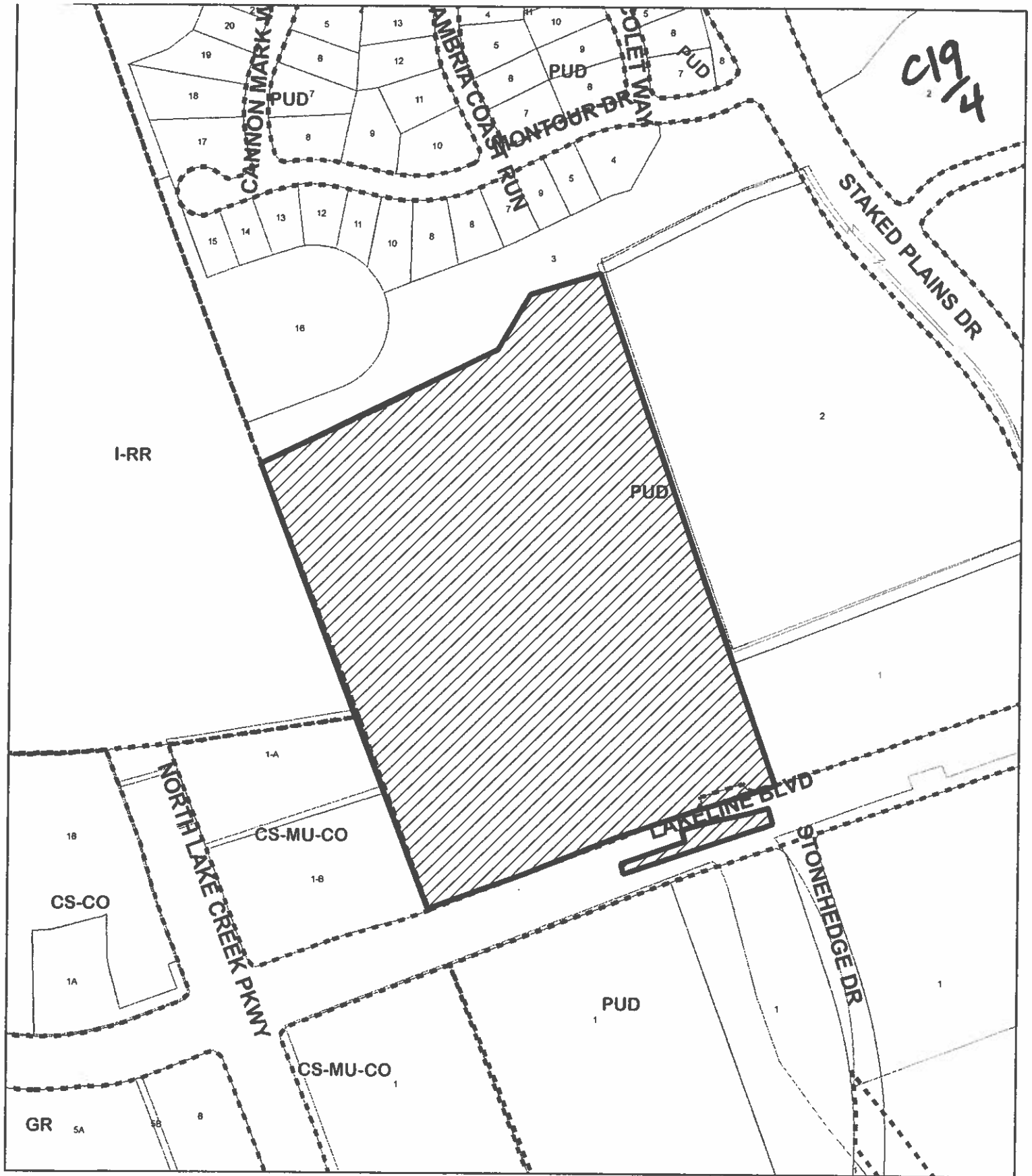
	ZONING	LAND USES
Site	PUD	Vacant
North	PUD	Vacant
South	PUD	Lakeline Blvd then Office
East	PUD	Vacant
West	I-RR and CS-MU-CO	Approved/proposed office building

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/3**ABUTTING STREETS**

Street	Right-of-Way Width	Pavement Width	Classification
Lakeline Blvd	Varies -- approx. 120' w/medians	105'	Arterial

NEIGHBORHOOD ORGANIZATIONS:

- 604—Davis Springs Homeowners Association
- 786—Home Builders Association of Greater Austin
- 1037—Homeless Neighborhood Association
- 1113—Davis Springs Neighborhood
- 1147—Davis Springs President
- 1224—Austin Monorail Project
- 1340—Austin Heritage Tree Foundation



SITE PLAN



 SUBJECT TRACT
 ZONING BOUNDARY

0 125 250 500 Feet

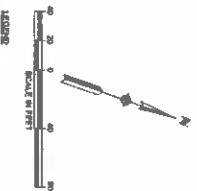
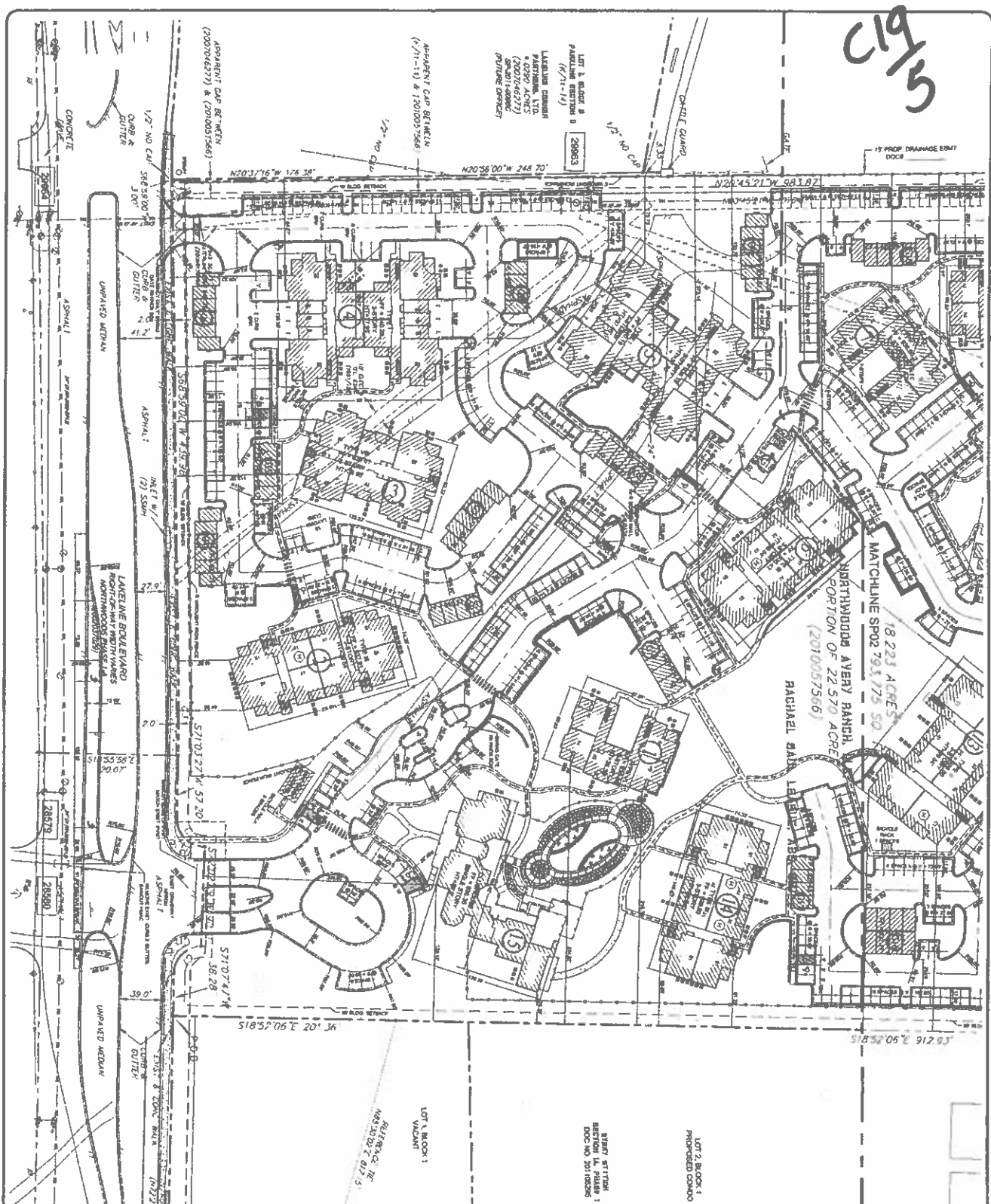
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 ADDRESS: 10800 Lakeline Blvd.
 CASE NAME: Northwood Multi-Family Tract
 MANAGER: Donna Galati

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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



OPERATOR: Donna Galati



HP1 - NORTHWOODS MF TRACT PLANS FOR SITE IMPROVEMENTS

SITE PLAN

1. ALL PARTISANS AGED 14 AND OLDER (AUGUST 1978-1980)
2. ALL PARTISANS AGED 14 AND OLDER (AUGUST 1981-1983)
3. ALL PARTISANS AGED 14 AND OLDER (AUGUST 1984-1986)
4. ALL PARTISANS AGED 14 AND OLDER (AUGUST 1987-1989)
5. ALL PARTISANS AGED 14 AND OLDER (AUGUST 1990-1992)

REVISED		NO.		DESCRIPTION		PP	DATE
DATE:	PP/SS						
DESCRIPTION BY							
REVISION BY	CC						
CHANGED BY	SS						
A 115-442-GRIP-270							
DRAWING NAME							

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SPC-2011-0271C

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