

**PLANNING COMMISISON
SITE PLAN - WAIVERS ONLY
REVIEW SHEET**

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CASE NUMBER: SP-2012-0102C

PLANNING COMMISSION

HEARING DATE: October 9, 2012

PROJECT NAME: Sun Moon & Stars Additions

ADDRESS: 3810 S. 1st Street

APPLICANT: Rahul & Shalini Singh
106 Feretti Drive
Austin, TX 78734

AGENT: Advanced Consulting Engineers (Ash Tariq P.E.)
5524 Bee Cave Rd, Suite I-4
Austin, TX 78746

CASE MANAGER: Nikki Hoelter Phone: 974-2863
Nikki.hoelter@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is proposing a 2 story building, with the 1st floor being for the day care, and the 2nd story being a residential unit. The building is an addition to an existing day care located on the site.

DESCRIPTION OF WAIVERS:

- 1) Request a waiver to permit a building to encroach in the 25 foot compatibility setback. [LDC Section 25-2-1063(B)(1)]
- 2) Request a waiver to allow an intensive recreational use (playground) within 50 feet of a property in an SF-5 or more restrictive zoning district. [LDC Section 25-2-1067(F)(1)]

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the building setback waiver request to reduce the compatibility setback for a proposed building along the south property line. There are also 2 existing buildings which encroach into this setback. The building setbacks will be between 5.8 feet and 5.2 feet. This side of the property will be adequately screened with a privacy fence.

Staff recommends approval to allow an intensive recreational use within 50 feet of a single family and single family zoning. The playground will be 13.7 feet from the south property line, and will be reasonably small, approximately 20' by 18'. The playground is located on the same side of the property, as the buildings which encroach into the compatibility setback. Sufficient landscaping and fencing will be provided to screen the abutting residence from the playground.

The subject site is surrounded by commercial uses and zoning, such as medical offices, a health center,

apartments and administrative offices.

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PROJECT INFORMATION

TOTAL SITE AREA	29,185 sq. ft.	.67 acres	
EXISTING ZONING	LO and LR-MU		
WATERSHED	East & West Bouldin Creek (Urban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	South 1 st Street		
SITE AREA	14,447sq. ft.	.33acres	
LO, Limited Office Lot			
FLOOR-AREA RATIO	.7:1	.13:1	0
BUILDING COVERAGE	50%	1885sf/ 13%	0
IMPERVIOUS COVERAGE	70%	7914 sf/54.7%	10,112 sf/ 70%
PARKING			

SITE AREA	14,507 sq. ft.	.34acres	
LR-MU, Neighborhood Commercial, Mixed Use Lot			
FLOOR-AREA RATIO	.5:1	.1:1	.4:1
BUILDING COVERAGE	50%	1547 sf/10.6%	3815sf/ 26%
IMPERVIOUS COVERAGE	80%	4374 sf/30%	7652 sf/ 52%
PARKING			

SUMMARY COMMENTS ON SITE PLAN:

The proposed site is developed with an existing day care within 2 buildings, a one, 215 square foot office structure, and parking. The applicant plans to construct a 2 story, 4248 square foot building, which will be a daycare on the first floor and one residential unit on the second floor. The unit will be inhabited by the owner of the daycare. In addition surface parking will be constructed to address parking requirements triggered by the additional square footage. The playground is not new, however since it is required to maintain a 50 foot setback of a property in an SF-5 or more restrictive zoning district, the waiver is necessary. Both the building and playground will be screened by the six foot privacy fence. The site plan will comply with current Subchapter E requirements.

COMPATIBILITY

The single family home to the south will be screened by a six foot privacy fence. This lot is 109.93 feet wide and according to Compatibility Standards Design Regulations [LDC Section 25-2-1063(B)(1)]; the minimum required setback for a building is 25 feet. The proposed building will be approximately 5.7 feet from the south property line. The existing playground is 13.7 feet from the

property line.

The site complies with all other compatibility standard requirements, such as building height and setback.

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EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	LO and LR-MU	Daycare, 1 residential unit
<i>North</i>	LO-V-CO	Medical office
<i>South</i>	SF-3	Single family residence
<i>East</i>	ROW, LO-NP	S. 1 st , offices, apartments
<i>West</i>	GR	Medical office

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
S. 1 st Street	varies	45'	Collector

NEIGHBORHOOD ORGNIZATIONS:

511—Austin Neighborhoods Council

742—Austin Independent School District

786—Home Builders Association of Greater Austin

1037—Homeless Neighborhood Assn.

1075—League of Bicycling Voters

1200—Super Duper Neighborhood Objectors and Appealers Organization

1224—Austin Monorail Project

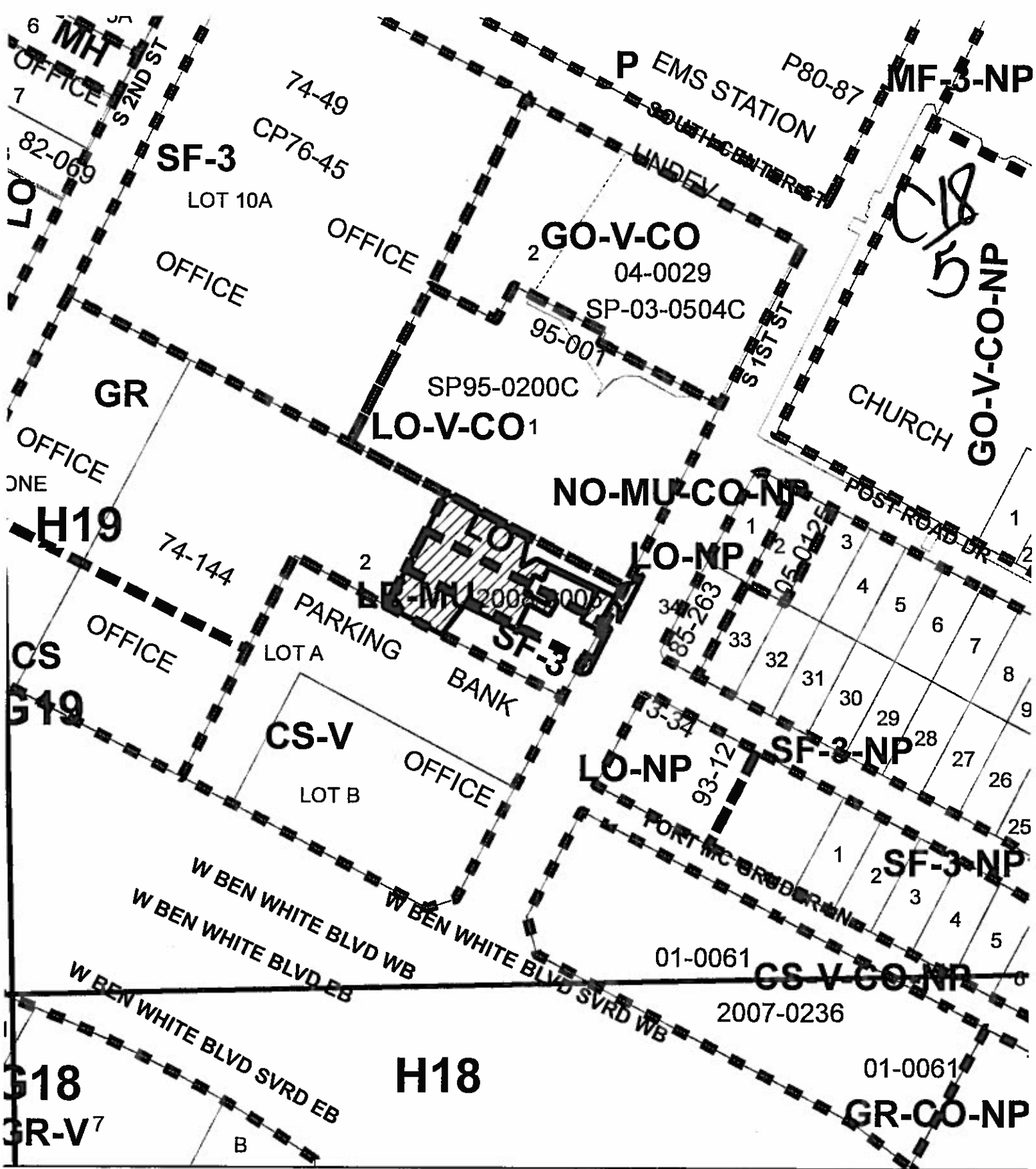
1236 - The Real Estate Council of Austin, Inc

1113 - Austin Park Foundation

904 – Galindo Elementary Neighborhood Association

1107 – Perry Grid 614

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SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY

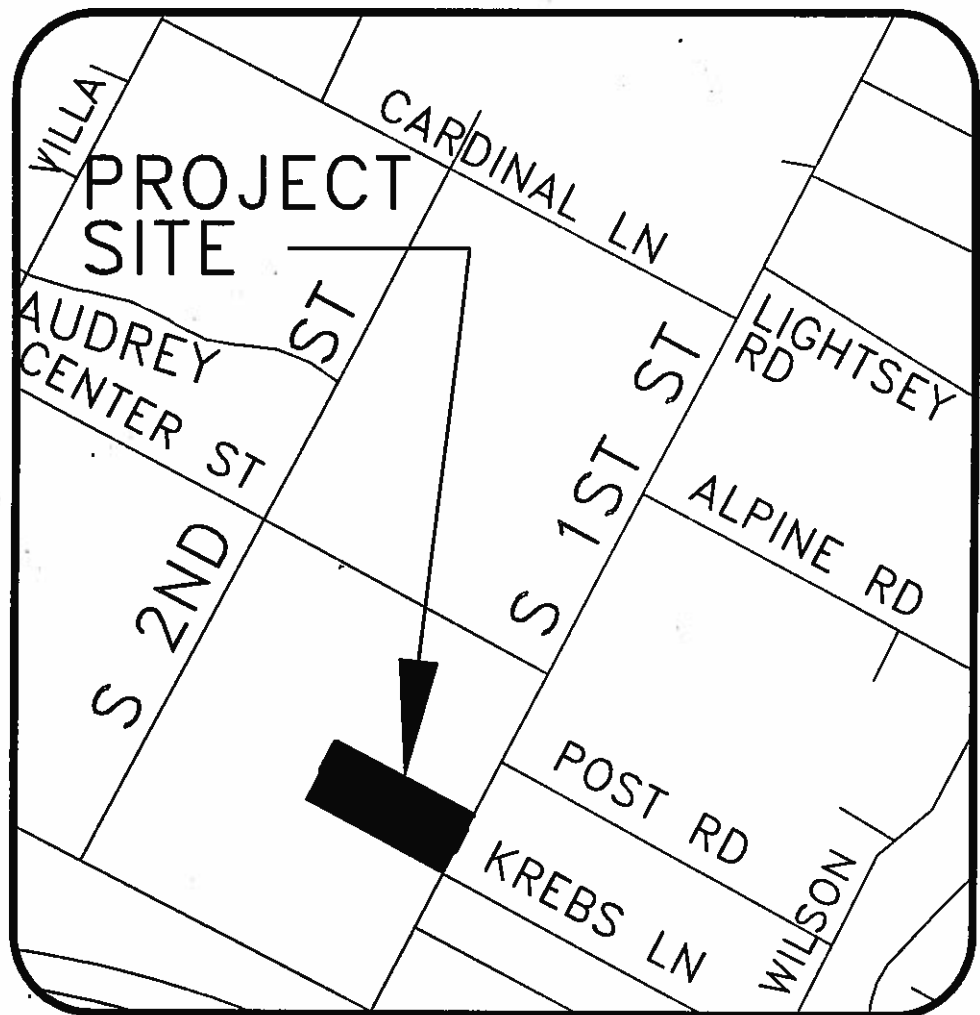
CASE#: SP-2012-0102C
 ADDRESS: 3810 S. 1st Street
 GRID: MH19
 CASE MANAGER: Nikki Hoelter

OPERATOR:



This map has been produced by site plan review for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

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LOCATION MAP
(N.T.S.)

MAPSCO Grid # MH19

EXAMINED