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**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2012-0239C **ZONING & PLATTING COMMISSION
HEARING DATE:** December 18, 2012

PROJECT NAME: Bridgewood Onion Creek

ADDRESS: 11300 Farrah Lane

APPLICANT: Bridgewood Property Co., James Gray (713) 623-6767
1502 Augusta Drive
Houston, TX 77057

AGENT: Jones & Carter, Inc., Shawn Graham (512)441-9493
1701 Directors Boulevard, Suite 400
Austin, TX 78744

CASE MANAGER: Michelle Casillas Phone: 974-2024
michelle.casillas@austintexas.gov

PROPOSED DEVELOPMENT:

The project proposes Congregate Living & Retirement Housing (Large). The project will consist of 104 Congregate Living Units and 22 Retirement Housing Units with associated parking, drives, utilities and water quality pond. Both Congregate Living and Retirement Housing (Large) are conditional uses in MF-2 zoning. A conditional use permit is required.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit. The site complies with all requirements of the Land Development Code.

PROJECT INFORMATION

SITE AREA	407,140 square feet	9.35 acres
EXISTING ZONING	MF-2	
WATERSHED	Onion Creek (Suburban)	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	Farrah Lane	
	Existing	Proposed
BUILDING COVERAGE	0	36.7%
IMPERVIOUS COVERAGE	0	60%
PARKING	104 spaces required	120 spaces provided

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CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

The following evaluation is included to provide staff's position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code (**EVALUATION OF CONDITIONAL USE SITE PLAN**) states:

A. The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

B. A conditional use site plan must:

Comply with the requirements of this title;

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

Comply with the objectives and purposes of the zoning district;

Staff Response: The zoning district (MF-2) allows Congregate Living and Retirement Housing (Large) as conditional uses in this district. This site complies with the objectives and purposes of the zoning district.

Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;

Staff Response: Abutting sites are similar in use and design to the proposed project. The site complies with Subchapter E: Design Standards requirements for City projects. The site plan shows updated sidewalks along the roadway, a private common open space for public use, and increased pedestrian connectivity throughout the interior of the site. The site plan proposes a water quality pond to be sufficient with the proposed development. The site plan complies with all requirements of the Land Development Code.

Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: The site plan demonstrates adequate off-street parking and loading.

Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code including and will protect the health, safety, and welfare of persons and property.

C. In addition, a conditional use site plan may not:

More adversely affect an adjoining site than would a permitted use;

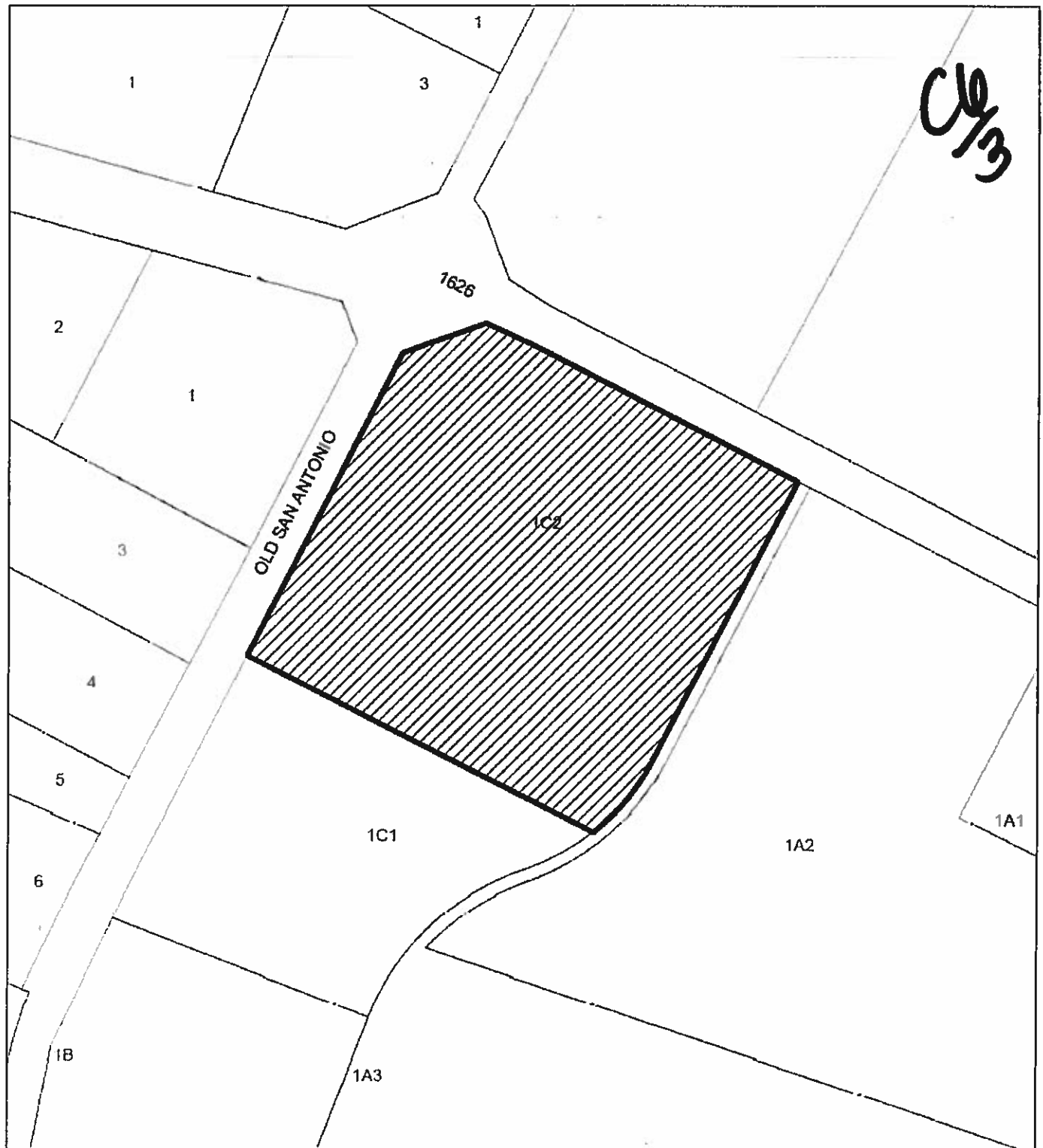
The proposed site plan complies with all development regulations of the MF-2 zoning district.



Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

Staff Response: The site plan will improve the safety and convenience of pedestrian circulation through sidewalk improvements, both internally within the development and externally along the street. Proposed improvements will not adversely affect the safety or convenience of vehicular traffic.

Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign. Staff Response: All signs and lighting will comply with the Land Development Code.

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-  Subject Tract
-  Base Map

Case# SPC-2012-0239C
Location: 11300 FARRAH LN



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