

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

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CASE NUMBER: SPC-2012-0441A **PLANNING COMMISSION DATE:** 03/12/2013

PROJECT NAME: 7th & Rio Grande

PROPOSED USE: Off-street commercial parking

ADDRESS OF APPLICATION: 615 W 7th Street

AREA: .585 acre

APPLICANT/ John Donisi
Winstead, P.C.
401 Congress Ave, Suite 2100
Austin, Texas 78701
(512)370-2878

AGENT: Jonathan McKee
Bury & Partners
221 West 6th St, Suite 600
Austin, Texas 78701
(512) 328-0011

CASE MANAGER: Christine Barton-Holmes, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: CBD-CURE-CO and CBD-CO. The applicant is requesting a conditional use permit for off-street commercial parking within a previously approved building.

PROPOSED DEVELOPMENT: There is no proposed additional construction at the site – the proposed commercial parking is part of the parking in the structure approved by site plan SP-2011-0289C.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

The requirement for approval of a Conditional Use Permit for on-site commercial parking is currently under review by the City Council. The ordinance amendment was passed unanimously on first reading on February 28th, and at the time of this hearing is in its ten-day appeal period. If approved in the form passed on first reading, the use proposed in this application would be permitted by right.

PREVIOUS PLANNING COMMISSION ACTION:

AREA STUDY: Downtown **WATERSHED:** Shoal Creek

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

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CAPITOL VIEW: Not in View Corridor
T.I.A.: Not Required

PROJECT INFORMATION:

ZONING: CBD-CURE-CO & CBD-CO
MAX. BLDG. COVERAGE: 100%
MAX. IMPERV. CVRG.: 100%
MAX HEIGHT: NA - CBD
REQUIRED PARKING: 218

LIMITS OF CONSTRUCTION: .585 acre
PROPOSED BLDG. CVRG: 96.4%
PROPOSED IMP. CVRG: NA – 96.4%
PROPOSED HEIGHT: 24 stories/254'
PROVIDED PARKING: 405 (48
commercially available)
PROPOSED USE: Residential/parking

EXIST. USE: Commercial office

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a conditional use permit to make 48 spaces out of a total of 405 parking spaces commercially available. The proposed structure is a 24-story residential building with 175 1-bedroom units and 46 2-bedroom units. A minimum of 218 spaces are required. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit

Environmental: The site is in the Shoal Creek watershed, which is within the Desired Development Zone. There is no increase in impervious coverage beyond what has been approved and no known Critical Environmental Features are located within the limits of construction.

Transportation: Vehicular/garage access will be available from Rio Grande Street and W. 7th Street

SURROUNDING CONDITIONS: Zoning/ Land use

North: GO, GO-H (office uses)

East: CBD (apartments, commercial/office uses, then parking)

South: CBD (commercial/office uses)

West: CBD, CBD-CO (commercial, then office)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Rio Grande Street	80'	80'	Minor arterial
West 7 th Street	80'	80'	Minor arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin City Lofts Neighborhood Association
Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Austin Neighborhoods Council
Bike Austin
City of Austin Downtown Commission
Downtown Austin Alliance
Downtown Austin Neighborhood Coalition
Historic Austin Neighborhood Association
Homeless Neighborhood Association
Original Austin Neighborhood Association
Real Estate Council of Austin, Inc
SEL Texas

Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appeals Organization
West Downtown Alliance, Inc.
West End Austin Alliance

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CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

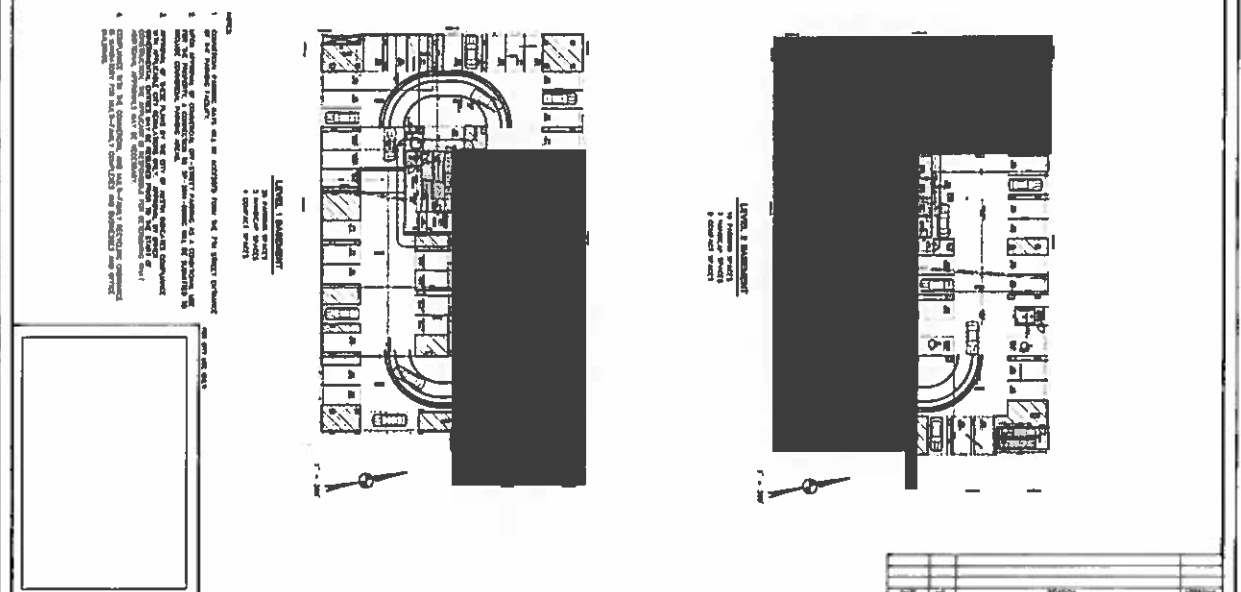
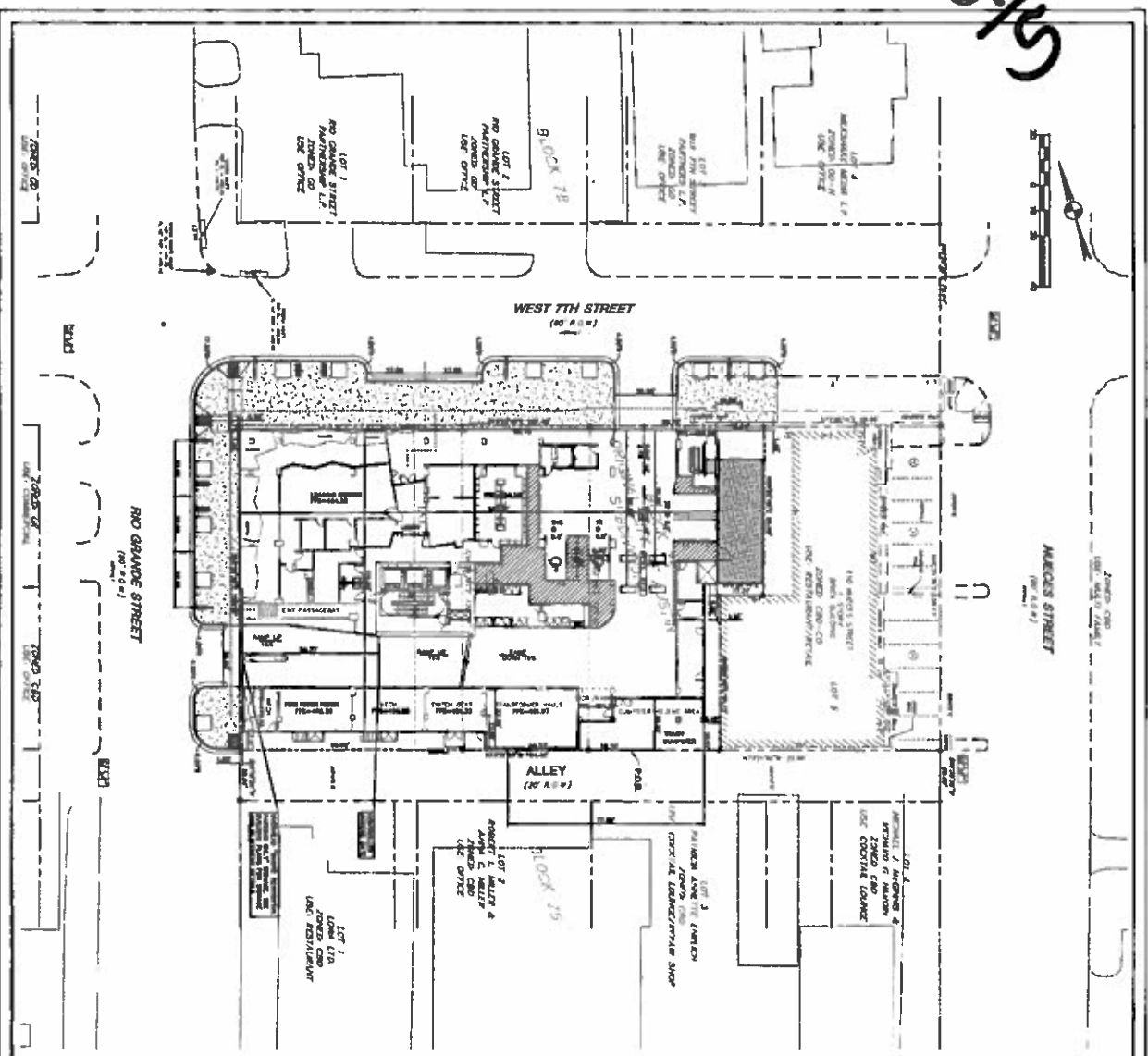
A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **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: This application is compatible with the abutting sites in all of these cases.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay district.

A Conditional Use Site Plan May Not:

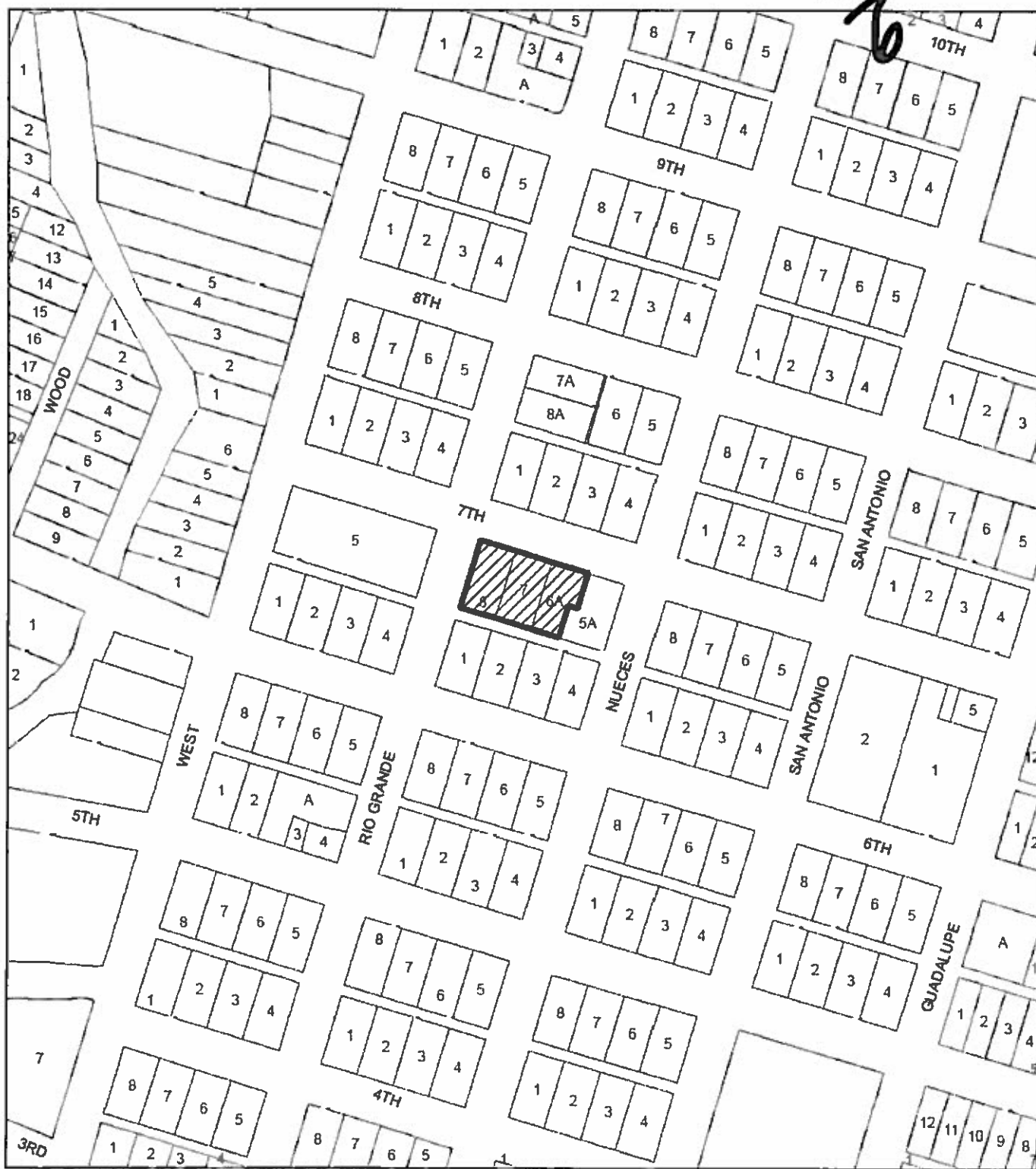
1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

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SHEET 2	DRAWN BY: JDS DESIGNED BY: JEN REVIEWED BY: JEN PROJECT NO.: 100963-10001	7TH AND RIO GRANDE 615 WEST 7TH STREET CWS 7 RIO, LP.	BASEMENT GARAGE PARKING SITE PLAN	<p>Bury+Partners 88 West 2nd Street, Suite 200 Seattle, WA 98101 Tel: 206-461-1100 Fax: 206-461-1101 BPP Registration Number P-000 Registration No. 00000000000000000000</p>
	10/09/2012 10:00:00 AM Application Plans\100963-10001\BPP.dwg Modified by jds on 10/12/12 10:00 AM			

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Subject Tract



Base Map

CASE#: SPC-2012-0441A
ADDRESS: 615 W 7th Street



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