

**PLANNING COMMISSISON
SITE PLAN WAIVER REQUEST REVIEW SHEET**

C13
/

CASE NUMBER: SP-2013-0185D **PLANNING COMMISSION
HEARING DATE:** March 25th, 2014

PROJECT NAME: Southern Datacom Inc. Site Improvements

ADDRESS: 3508 Montopolis Dr.

NEIGHBORHOOD PLAN: South East Combined

APPLICANT: Southern Datacom, Inc. (Michael Pounds) - (512) 448-7800

AGENT: Watershed (Don Jones) - (813)732-5842

CASE MANAGER: Amanda Couch Phone: 974-2881
Amanda.couch@austintexas.com

PROPOSED DEVELOPMENT:

The applicant is proposing to construct 6 parking stalls, driveway improvements and associated improvements. There are no structures or buildings proposed with this site plan.

DESCRIPTION OF WAIVERS:

The applicant is requesting a waiver from 25-2-1067(H): If a site on which a parking or driveway is constructed is less than 125' wide, the width and setback for the parking area or driveway must comply with a 23' setback for parking and 18' for driveways. The site is 104' in width, which dictates the respective setbacks.

The proposed gravel storage vehicle area to the rear of the property is subject to the 23' parking setback adjacent to the triggering site. It is set back 10' from the property line, therefore is encroaching into the setback by 13'.

The proposed 3 parallel parking spaces adjacent to the lot being used as a single family residence are subject to the 23' parking set back. They are set back by 5' from the property line, therefore are encroaching into the set back by 18'.

The proposed driveway extending from Montopolis Drive is subject to an 18' compatibility setback. The driveway is set back from the property line by 9', therefore is encroaching into the setback by 9'.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver requests. The proposed drive aisle and parking facilities are already being used for this purpose, and will be improved upon with the construction of this proposal. Also, while the property is being used for a single family residence, it is zones as CS-MU-NP— Commercial-Mixed Use- Neighborhood Plan, and therefore fits in to the long term neighborhood plan.

PROJECT INFORMATION:

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SITE AREA	41,643square feet	0.956 acres	
EXISTING ZONING	CS-MU-NP		
WATERSHED	Carson Creek		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Montopolis Drive		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO		0.05:1	0.05:1
BUILDING COVERAGE	95%	6.36%	6.36%
IMPERVIOUS COVERAGE	95%	66.08 %	66.08%
PARKING	6	0	6

COMPATIBILITY:

Section 25-2-1051 states that Article 10. Compatibility Standards apply if a use in a SF-6 or less restrictive zoning district is located on a property across the street from or adjoining a property on which a use is permitted in an SF-5 or more restrictive zoning district is located.

The adjacent property to the North is zoned CS-MU-NP and is being used as a single family residence, which is a use permitted in a zoning of SF-5 or more restrictive. Therefore, the proposed development is subject to Compatibility standards with the property to the North as the triggering site.

SUMMARY COMMENTS ON SITE PLAN:

The subject site is currently zoned CS-MU-NP and is currently being used as an office. This site plan application was submitted to resolve a previous red tag for construction without a permit.

There are pending Drainage and Environmental comment in regards to conveyance of off-site flows to the subject site. If the resolution of these issues results in an increased encroachment to any compatibility setback, then this case will be heard by the Planning Commission again, prior to issuance of permit. The applicant is aware of this.

PLANNING COMMISSION ACTION:

Zoning ordinance C14-02-0128.02 changed the zoning from SF-3 to CS-MU-NP in 2002.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-NP	Commercial Office
<i>North</i>	CS-MU-NP	Single Family Residential
<i>South</i>	LI-NP	Commercial
<i>East</i>	Montopolis, then P-NP	Commercial/ Office
<i>West</i>	LI-NP	Commercial

ABUTTING STREETS:

Street	Right-of-Way Width	Pavement Width	Classification
Montopolis Drive	100 ft	62 ft	Collector

NEIGHBORHOOD ORGNIZATIONS:

Homeless Neighborhood Association
Center South Improvement Association

Go!Austin-Dove Springs
Super Duper Neighborhood Objectors and Appealers Organization
Montopolis Area Neighborhood Alliance
Austin Neighborhoods Council
Onion Creek Homeowners Association
Sierra Club
Southeast Combined Neighborhood Association

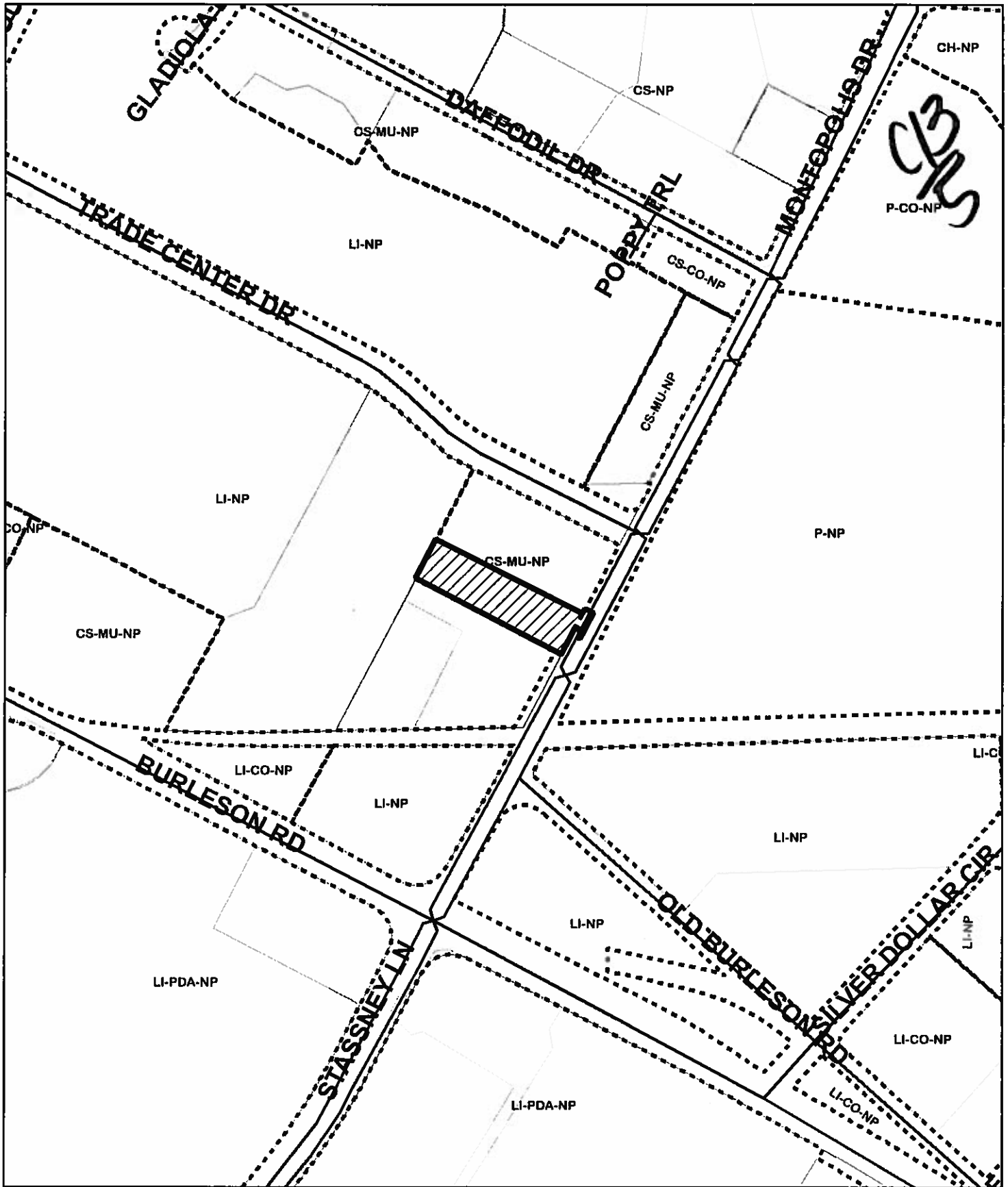
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COMMERCIAL CENTER SOUTH
SECTION TWO
LOC. NO. 14000004
A.P.R.C.T.
ZONED U-1P
CURRENT LAND USE:
COMMERCIAL

[illegible][illegible]

**SOUTHERN DATA.COM INC. SITE IMPROVEMENTS
3508 MONTPOULIS DRIVE**



SCALE: 1"=20'	SHEET NO.
DATE: 11/1/01	2
	OF
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SITE PLAN

CASE#: SP-2013-0185D
 ADDRESS: 3508 Montopolis Drivel
 CASE NAME: Southern Datacom Inc. Site Improvements
 MANAGER: Amanda Couch (974-2881)



 **SUBJECT TRACT**
 **ZONING BOUNDARY**

0 160 320 640 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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OPERATOR: Amanda Couch