

PLANNING COMMISSION SITE PLAN REVIEW SHEET
SITE PLAN WAIVER

C31

CASE NUMBER: SP-2014-0167C

PC DATE: Oct. 14, 2014

PROJECT NAME: 5th

ADDRESS: 2300 S. 5th

AREA: 0.367 acres

APPLICANT: MSGC (Bart Koonse)
5716 Hwy. 290 St. 100
Austin, TX 78735

OWNER: Same as applicant.
Bart Koonse
512-848-4390

EXISTING ZONING: MF-4-NP

EXISTING AND PROPOSED DEVELOPMENT: The site is currently developed with multifamily apartment buildings, and the applicant proposes to completely demolish all existing buildings. The proposed buildings will include 6 attached residential units A-F, with A and F as 2-story, one-bedroom and B-E as 3 story, 2-bedroom, and associated parking and one-way drive aisle. The provided 3-spot parking area will be located mostly within the 25-foot compatibility setback.

AREA STUDY: Chestnut

WATERSHED: West Bouldin (Urban)

APPLICABLE WATERSHED ORDINANCE: Comprehensive Watershed Ordinance
T.I.A.: Not Required

SUMMARY COMMENTS:

Compatibility waiver request to LDC 25-2-1067(G) to allow parking and driveway within 5.1 feet of a lot with a use permitted in an SF-5 or more restrictive zoning district is located.

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SURROUNDING CONDITIONS:

Zoning/ Land Use

North: MF-4-NP
East: GR-MU-CO-NP
South: SF-6-NP
West: MF-3-NP

Transportation: A traffic impact analysis was not required for this development. Access to the site will be via existing driveways on S. 5th.

Environmental: The site is not located over the Edward's Aquifer Recharge Zone, and is within the Desired Development Zone.

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

CASE MANAGER: Brad Jackson Telephone: (512) 974-3410
Brad.jackson@austintexas.gov

NEIGHBORHOOD ORGANIZATION(S):

- South Central Coalition
- Austin Independent School District
- Beyond2ndNature
- Homeless Neighborhood Association
- League of Bicycling Voters
- Bouldin Creek Neighborhood Association
- Bouldin Creek Neighborhood Planning Team
- Austin Heritage Tree Foundation
- Sierra Club, Austin Regional Group
- Save Town Lake.org
- SEL Texas
- Del Valle Community Coalition
- United East Austin Coalition
- PODER – People Organized in Defense of the Earth and her Resources
- Chestnut Addition Neighborhood Association
- Friends of Chestnut Neighborhood Planning Team
- Preservation Austin
- Austin Parks Foundation
- Austin Neighborhoods Council
- African-American Cultural Heritage District Business Association
- The Real Estate Council of Austin, Inc.
- Super Duper Neighborhood Objectors and Appealers Organization
- Austin Monorail Project

