PLANNING COMMISSION SITE PLAN REVIEW SHEET SITE PLAN WAIVER



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.

5th 3

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

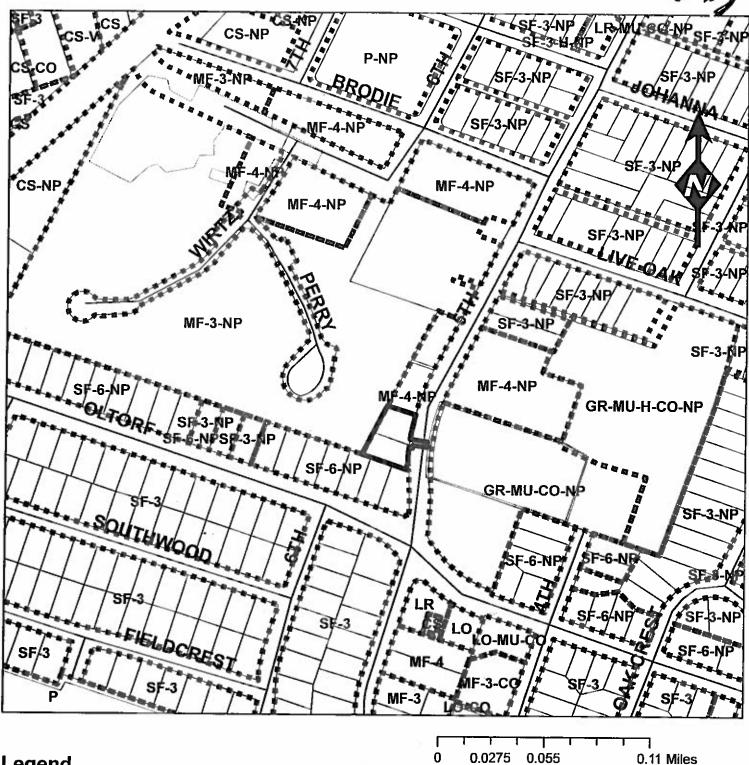
African-American Cultural Heritage District Business Association

The Real Estate Council of Austin, Inc.

Super Duper Neighborhood Objectors and Appealers Organization

Austin Monorail Project

SITE PLAN COMPATIBILITY WAIVER REQUEST



Legend

Site Plan Case

EXTERNAL.tcad_parcels

Zoning

Street Address Centerline

Lakes

CASE NO.: SP-2014-0167C ADDRESS: 2300 S. 5TH STREET CASE MANAGER: BRAD JACKSON



