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

CASE NUMBER: SPC-2014-0086C **PC DATE:** October 28, 2014

PROJECT NAME: Springdale Multifamily

ADDRESS OF APPLICATION: 5605 Springdale Road

APPLICANT: Ryan Companies US Inc. (Ryan Ritchie)

AGENT: Big Red Dog (Diana Wang P.E.)

**NEIGHBORHOOD
PLAN:** Pecan Springs/Springdale

CASE MANAGER: Nikki Hoelter Phone: 974-2863
Nikki.hoelter@austintexas.gov

WATERSHED: Walnut Creek (Urban)

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit for a 4 building, 290 unit multifamily project, with surface parking, water quality and detention pond, sidewalk improvements, private common open space and utilities on 21.12 acres.

The site plan requires a conditional use permit for a multifamily use because the zoning ordinance 20070621-122, specified multifamily as a conditional use requiring Planning Commission approval.

EXISTING ZONING: GR-MU-CO-NP and MF-3-CO-NP

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit. The land use would otherwise be an administrative approval within the GR-MU and MF-3 zoning district. All improvements and buildings will be constructed on the GR portion of the site, which is 11.95 acres and a small portion of the MF-3 portion. The MF-3 portion of the site will remain undeveloped and the majority will be dedicated as a drainage easement. The entire limits of construction will be within the GR portion of the property. The site plan will comply with all requirements of the Land Development Code prior to its release.

PROJECT INFORMATION

TOTAL SITE AREA	923,907 square feet	21.21 acres	
EXISTING ZONING	GR-MU-CO-NP and MF-3-CO-NP		
WATERSHED	Fort Branch and Little Walnut Creek (Urban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Springdale Road		
	Allowed	Existing	Proposed
FLOOR-AREA RATIO	1:1	0	.36:1// 339,820 sf
BUILDING COVERAGE	75%	0	16.6%/186171sf
IMPERVIOUS COVERAGE	90%*	0	53.5%/1278,490 sf
PARKING	Required – 109	0	Provided - 440

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a conditional use permit for a multifamily project. Two buildings plan to be 3 stories, and the other 2 buildings will be 4 and 5 stories. A total of 290 units are proposed. Parking will be provided onsite with surface parking, private common space by way of an interior courtyard, and pool area, and undisturbed areas.

A traffic impact analysis was not required because the vehicle trips did not generate over 2000 trips per day.

A water quality and detention pond will be constructed on site, and dedication of a drainage easement will be executed prior to site plan release.

Subchapter E, commercial design guidelines will be applied to the site, with the principal roadway being an internal circulation route.

Compatibility standards are triggered to the west of the site across Springdale Road. However the site plan complies with all setback, height, and screening requirements.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
Site	GR-MU-CO-NP/ MF-3-CO-NP	Undeveloped
North	GR-CO-NP/P-NP	Office and park/greenbelt/undeveloped
South	GR-NP/ SF-6-NP	Vacant and park/greenbelt/undeveloped
East	P-NP	Parkland
West	SF-2-NP/GO-CO-NP	Single family residence and office/vacant

NEIGHBORHOOD ORGNIZATIONS:

511—Austin Neighborhoods Council

623—City of Austin Downtown Commission

742—Austin Independent School District

786—Home Builders Association of Greater Austin
 1037—Homeless Neighborhood Assn.
 1075—League of Bicycling Voters
 1113—Austin Parks Foundation
 1200—Super Duper Neighborhood Objectors and Appeals Organization
 1224—Austin Monorail Project
 1409 – Beyond 2nd Nature
 1197 – East MLK Combined Neighborhood Contact Team
 1447 – Friends of Emma Barrientos
 1312 – Reissig Group
 1213 – East MLK Combined Neighborhood Association
 1444 – East Austin Conservancy
 1258 – Del Valle Community Coalition

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

A. 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 Planning 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:

B.

1. **Comply with the requirements of this title;**

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

2. **Comply with the objectives and purposes of the zoning district;**

Staff Response: The proposed development and land use would be a permitted use within the GR-MU zoning district and the site plan could be approved administratively.

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

Staff Response: The site plan will comply with all these elements of the code. The applicant is seeking no relief through waivers or variances. In addition, the site plan complies with setback, height, and compatibility requirements.

4. **Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: The site plan complies with off-street parking and loading facility requirements.

5. **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 Compatibility Standards, and reasonably protects the health, safety, and welfare of persons and property.

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: Not applicable

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

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

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The multifamily use would be a permitted use with the mixed use component of the zoning, however the neighborhood zoning ordinance for this tract required a conditional use for multifamily land uses.

8. 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 does not adversely affect the safety and convenience of vehicular and pedestrian circulation. All parking and circulation for vehicles will be onsite.

9. 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.

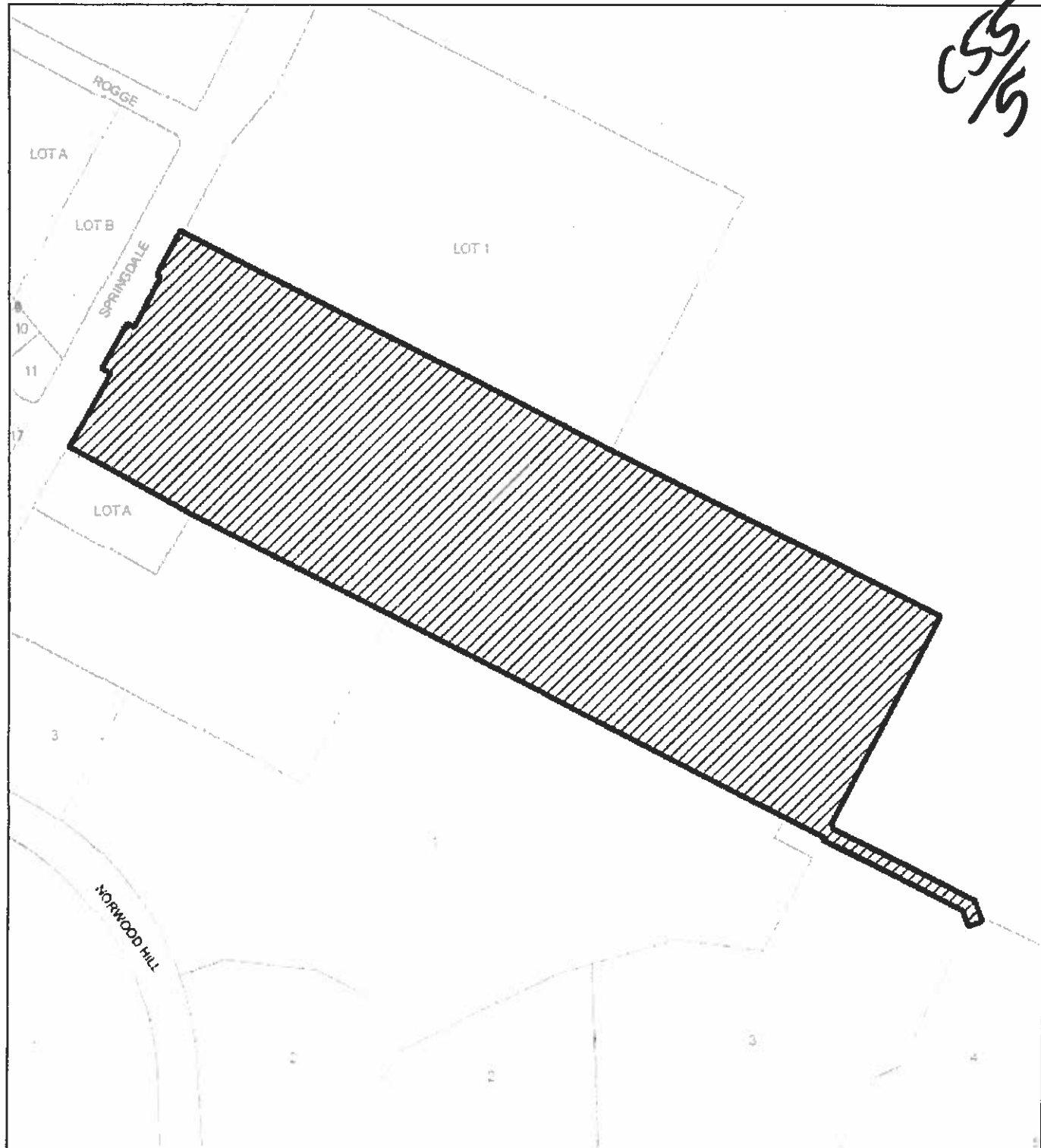
D. 25-5-145. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.



§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

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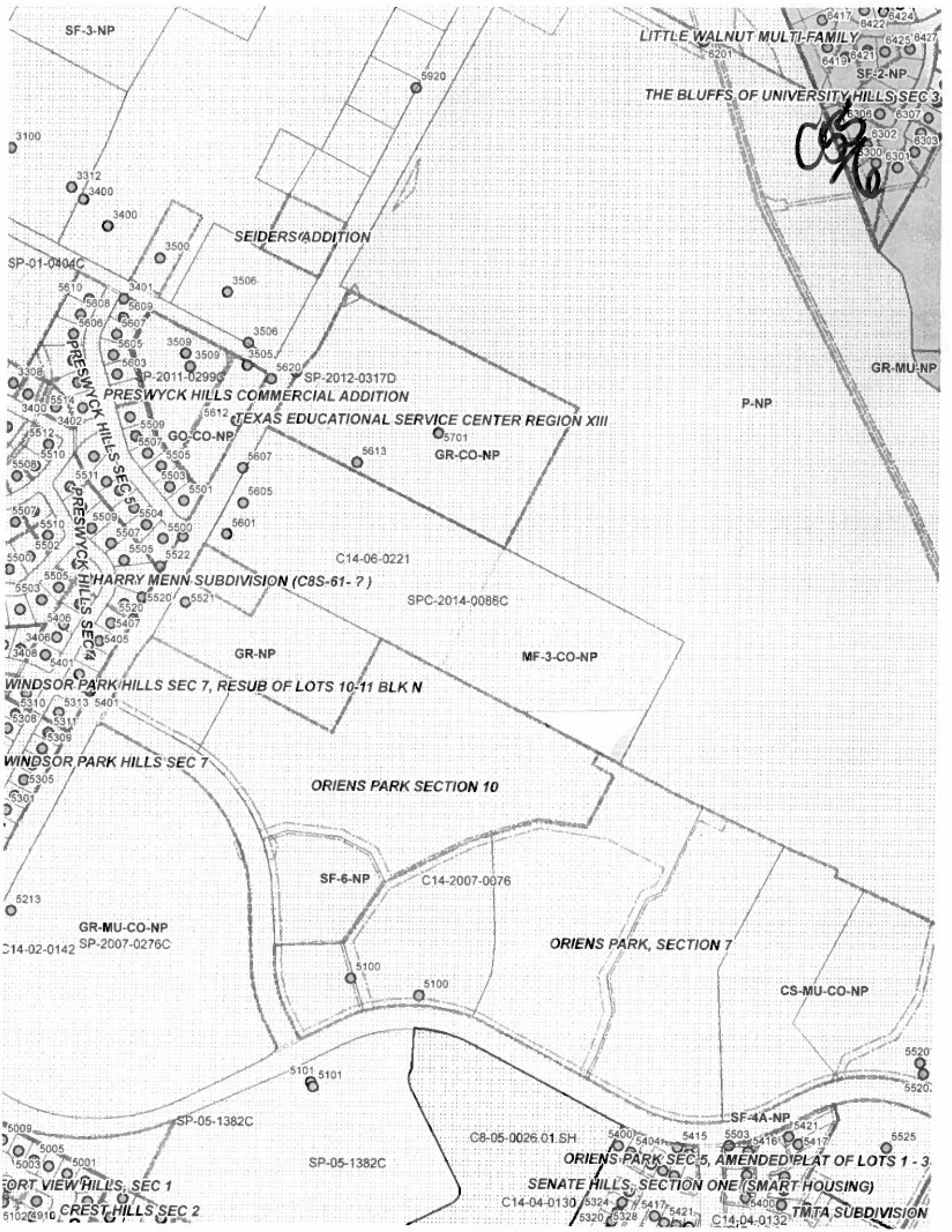
-  Subject Tract
-  Base Map

CASE#: SPC 2014-0086C
ADDRESS: 5605 SPRINGDALE ROAD



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.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



SF-3-NP

LITTLE WALNUT MULTI-FAMILY

THE BLUFFS OF UNIVERSITY HILLS SEC 3

Handwritten signature

SEIDERS ADDITION

SP-01-0404C

PRESWYCK HILLS COMMERCIAL ADDITION

TEXAS EDUCATIONAL SERVICE CENTER REGION XIII

PRESWYCK HILLS SEC 5
PRESWYCK HILLS SEC 4

HARRY MENN SUBDIVISION (CBS-61-7)

WINDSOR PARK HILLS SEC 7, RESUB OF LOTS 10-11 BLK N

WINDSOR PARK HILLS SEC 7

ORIENTS PARK SECTION 10

GR-MU-CO-NP
SP-2007-0276C

SF-6-NP

ORIENTS PARK, SECTION 7

CS-MU-CO-NP

FORT VIEW HILLS, SEC 1

CREST HILLS SEC 2

ORIENTS PARK SEC 5, AMENDED PLAT OF LOTS 1 - 3

SENATE HILLS, SECTION ONE (SMART HOUSING)

TMTA SUBDIVISION

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SPRINGDALE MULTIFAMILY PROJECT
5605 SPRINGDALE RD.,
AUSTIN, TRAVIS COUNTY, TEXAS 78723

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LEGEND

Symbol/Line Type	Description
[Symbol]	Existing Building Footprint
[Symbol]	Proposed Building Footprint
[Symbol]	Existing Site Area
[Symbol]	Proposed Site Area
[Symbol]	Existing Parking
[Symbol]	Proposed Parking
[Symbol]	Site Boundary
[Symbol]	Property Line
[Symbol]	Right of Way
[Symbol]	Utility Line
[Symbol]	Water Line
[Symbol]	Sewer Line
[Symbol]	Gas Line
[Symbol]	Electric Line
[Symbol]	Telecom Line
[Symbol]	Stormwater Line
[Symbol]	Drainage Line
[Symbol]	Other Utility Line

Unit #	Area (sq. ft.)	Total Area (sq. ft.)
1	1,250	125,000
2	1,100	110,000
3	1,150	115,000
4	1,200	120,000
5	1,300	130,000
6	1,400	140,000
7	1,500	150,000
8	1,600	160,000
9	1,700	170,000
10	1,800	180,000
11	1,900	190,000
12	2,000	200,000
13	2,100	210,000
14	2,200	220,000
15	2,300	230,000
16	2,400	240,000
17	2,500	250,000
18	2,600	260,000
19	2,700	270,000
20	2,800	280,000
21	2,900	290,000
22	3,000	300,000
23	3,100	310,000
24	3,200	320,000
25	3,300	330,000
26	3,400	340,000
27	3,500	350,000
28	3,600	360,000
29	3,700	370,000
30	3,800	380,000
31	3,900	390,000
32	4,000	400,000
33	4,100	410,000
34	4,200	420,000
35	4,300	430,000
36	4,400	440,000
37	4,500	450,000
38	4,600	460,000
39	4,700	470,000
40	4,800	480,000
41	4,900	490,000
42	5,000	500,000

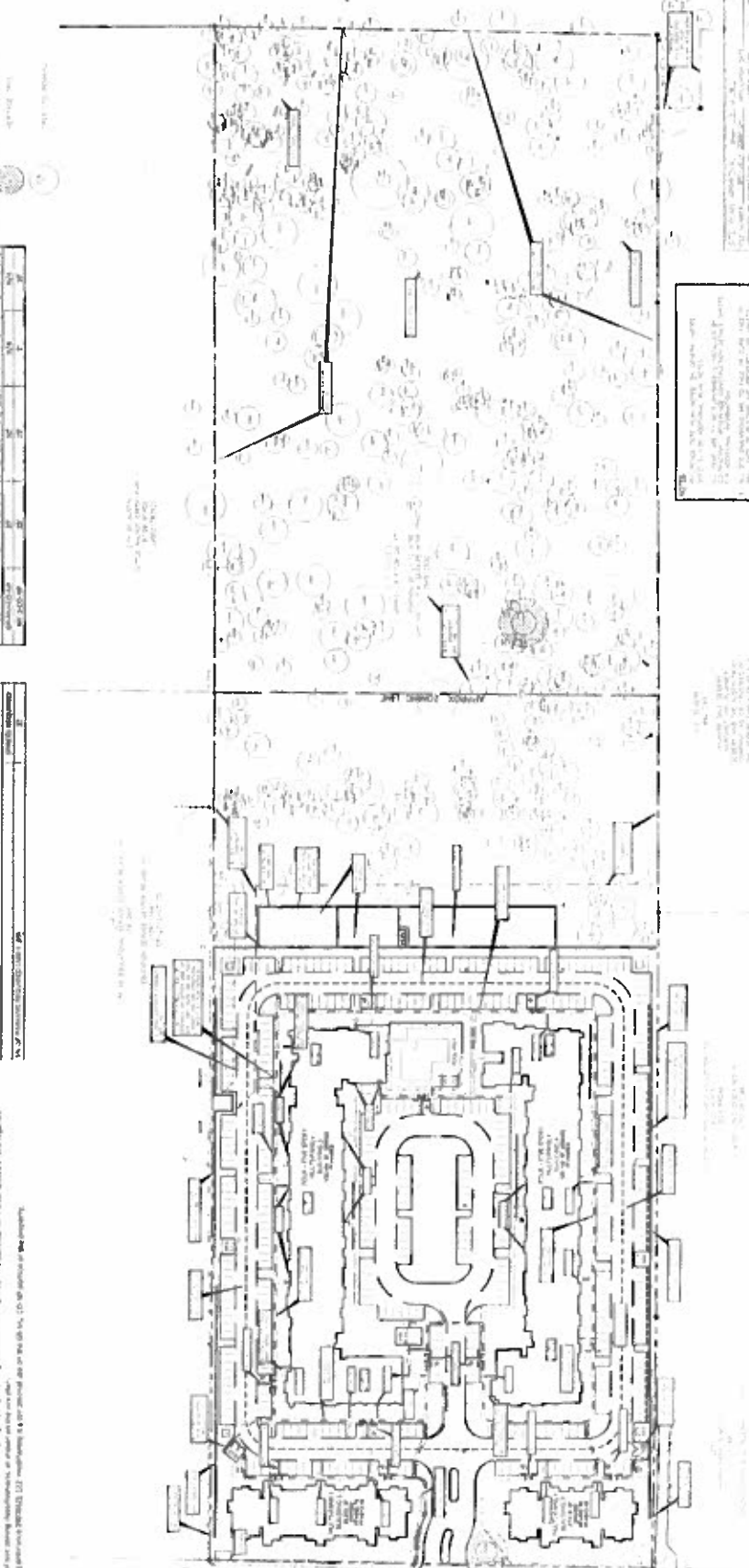
Category	Area (sq. ft.)
Existing Building Footprint	1,250,000
Proposed Building Footprint	1,350,000
Existing Site Area	100,000
Proposed Site Area	110,000
Existing Parking	50,000
Proposed Parking	60,000
Site Boundary	500,000
Property Line	500,000
Right of Way	500,000
Utility Line	500,000
Water Line	500,000
Sewer Line	500,000
Gas Line	500,000
Electric Line	500,000
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NEIGHBORHOOD ASSOCIATION
"Showing We Care"

October 22, 2014

The Ryan Company
Attn: David Knoll
111 Congress Ave, Ste 1850
Austin, TX 78701

RE: The Reserve at Springdale
SPC-2014-0086C

Dave:

I want to first thank you for meeting with myself and the development review committee over the past several months to work through this proposed development. As you know we challenged you all to meet a number of neighborhood goals tied directly to our neighborhood plan in order to make this a better project, but also one that supported our neighborhood vision.

While you were able to work some of our recommendations into the project, you all failed to meet our number one objective. As was stated at the onset of our communications, homeownership is our highest priority. To that end, we asked you all to look at making this a mixed use project that included homeownership and retail. You all had reservations about that request and stated it was inconsistent with your funding scheme. However, we continued to push for retail on the site as that is the one thing that is sorely missing in our neighborhood.

According to your consultants retail on this site would be hard to meet given the midblock nature of this development. While we disagree this is an inappropriate sight for retail, we realized the site is currently zoned General Retail Community Commercial (GR). That is what we consider to be the best and highest use of that property at this time. For use to give up GR on the site for anything that does not include retail would not be in our best interest. However, the development review committee left the ultimate decision to the general body of the neighborhood.

We had you all attend our October 11th general body meeting and you made a presentation regarding the project. Following your presentation we went into discussion to come up with a final position regarding this development. After a lengthy discussion regarding the pro's and cons of your development, the neighborhood ultimately voted to NOT support the development. It was widely felt that without a real commitment to

*P.O. Box 14206 * Austin, TX 78761 * (512) 461-8563 * pssnapresident@yahoo.com
www.pecansprings.org*



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NEIGHBORHOOD ASSOCIATION
"Showing We Care"

street front dedicated retail, we could not support the development as it was determined we were giving up much more than we stood to gain by supporting this development. There were other concerns regarding the long-term management of the property as well as concerns about crime.

We believe you have a good project and it would work well somewhere in this community, we just don't feel it best suits our priorities given our rapidly changing demographics and neighborhood.

It is our belief, given the location of the site it will eventually be developed and we would much rather see it remain undeveloped in the short term, so that we get something that respects our neighborhood plan and vision for the area in the long-term.

Sincerely,



DeWayne Lofton
President
Pecan Springs/Springdale Hills Neighborhood Association

cc: Jed Buie
Nikki Hoelter
Austin Planning Commission