

**ZONING & PLATTING COMMISSION
SITE PLAN CONDITIONAL USE PERMIT REQUEST
REVIEW SHEET**

CASE NUMBER: SPC-2015-0412C

ZONING & PLATTING COMMISSION DATE: February 16, 2016

ADDRESS OF APPLICATION: 400 East Yager Lane

CITY COUNCIL DISTRICT: One (1)

AREA: 15.129 acres

PROJECT NAME: Tech Ridge Assisted Living

OWNER INFORMATION: Parmer South 97, Ltd.
c/o Live Oak Gottesman
4330 Gaines Ranch Loop
Austin, Texas 78735-6733
Atten: Steve Mattingly
(512) 852-7406

APPLICANT/AGENT: Tech Ridge Oaks Assisted Living, LLC
7701 North Lamar Blvd. #100I
Austin, TX 78752
Atten: Patrick Riordan
(512) 247-7000

PROPOSED DEVELOPMENT:

This project consists of the construction of one two-story Congregate Living building totaling 63,766 square feet on a 15.129-acre site with associated parking, utilities, drainage and water quality improvements, with a total impervious cover of 12.65 percent.

The applicant is requesting a conditional use permit for two reasons: 1) to allow the Congregate Living land use, which is a conditional use in the LR zoning district, and 2) approval of a conditional use site plan is required for development of a site larger than one acre in a P (Public) zoning district. The P-zoned portion of this proposed development is privately owned.

EXISTING ZONING: LR (Neighborhood Commercial) and P (Public)

WATERSHED: Walnut Creek (Suburban)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit to allow development of a Congregate Living land Use in an LR zoning district, and to permit development on property larger than one acre within a P zoning district. The site is subject to compliance with all other applicable Land Development Code and other City of Austin regulatory requirements.

PROJECT MANAGER: Michael Simmons-Smith **PHONE:** 974-2826
michael.simmons-smith@austintexas.gov

Environmental: This site is located in the Walnut Creek watershed, which is a Suburban watershed. All Environmental staff comments have been cleared.

Transportation: The site fronts on and will take access only from Yager Lane. The site provides adequate parking for the proposed use, and the site plan complies with all transportation requirements.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North:	Tech Ridge Blvd.
East:	MF-2 (multi-family)
South:	Yager Lane
West:	GR (undeveloped)

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide the staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: **“The Land Use 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: Prior to its release, the site plan will comply with all regulations and requirements of the Land Development Code.

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

Staff Response: As per the Land Development Code, the LR zoning district is intended for neighborhood commercial uses and conditionally allowing civic uses such as Congregate Living. This site plan complies with all development regulations of the LR zoning district, including height, impervious cover, and building coverage. The Conditional Use Permit also requests to allow development on P-zoned property, which will only consist of a small portion of the proposed parking to serve the Congregate Living development.

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 proposed development complies with the site development regulations of the LR and P zoning districts

Height Allowed in LR district: 40-feet & 3 stories **Proposed Height:** 38'-10" & 2-stories

Allowed Impervious Coverage: 80% **Existing Impervious Coverage:** 42%

Allowed Building Coverage: 50% **Existing Building Coverage:** 18.5%

Access to Yager Lane will serve as the primary access for the site.

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 and reasonably protects the health, safety, and welfare of persons and property.

6. **For a 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.

In addition, a conditional use site plan may not:

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

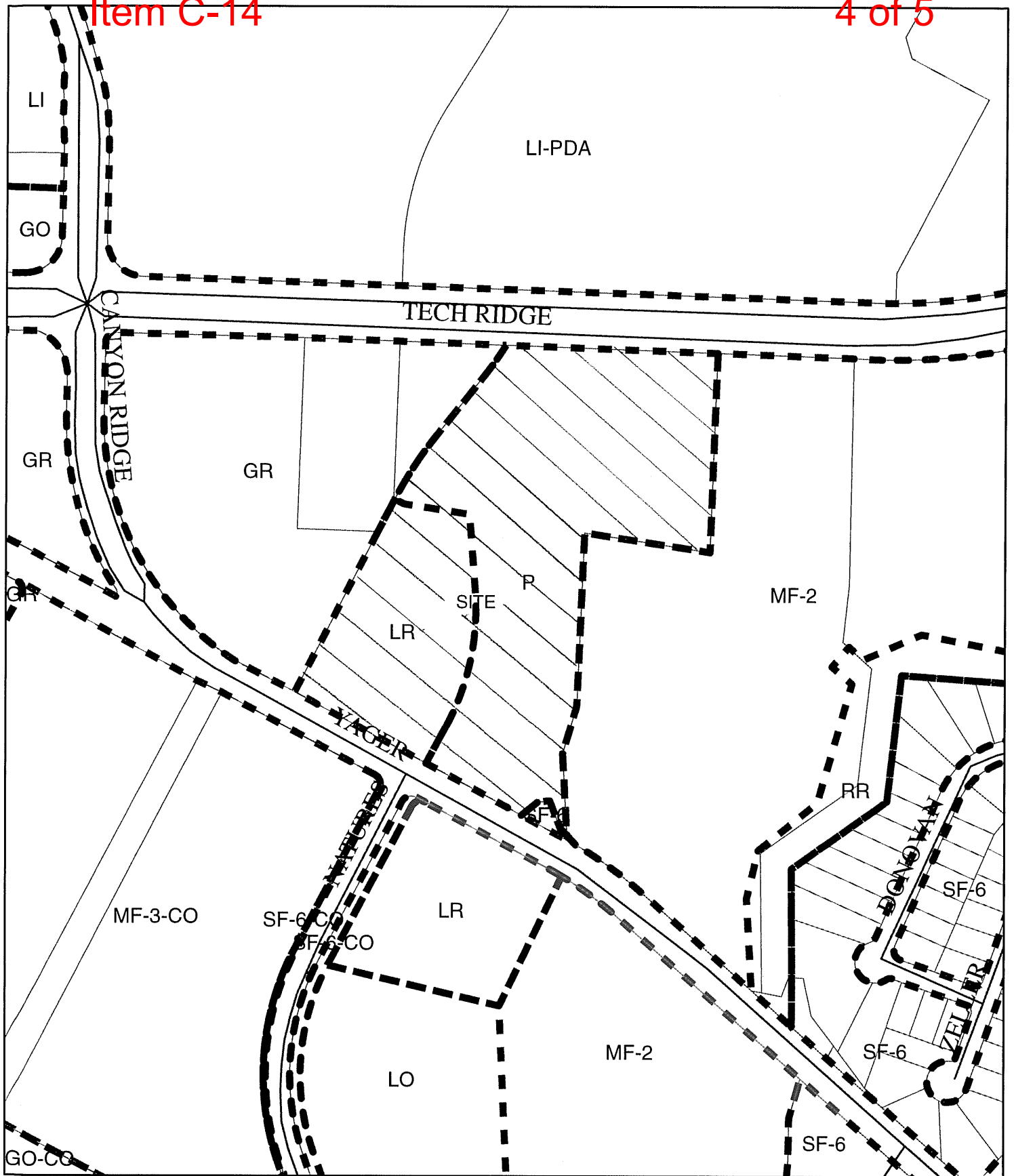
Staff Response: The proposed site plan complies with all development regulations of the LR and P zoning districts.

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 will not adversely affect the safety and convenience or vehicular and pedestrian circulation in the vicinity.

9. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.**

Staff Response: All signs will comply with the requirements of the Sign and Land Development Code, and compatibility notes on the plans regulate lighting.

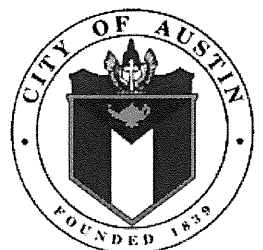


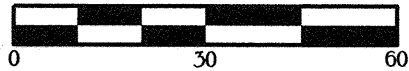
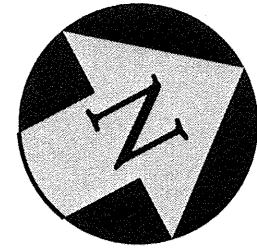
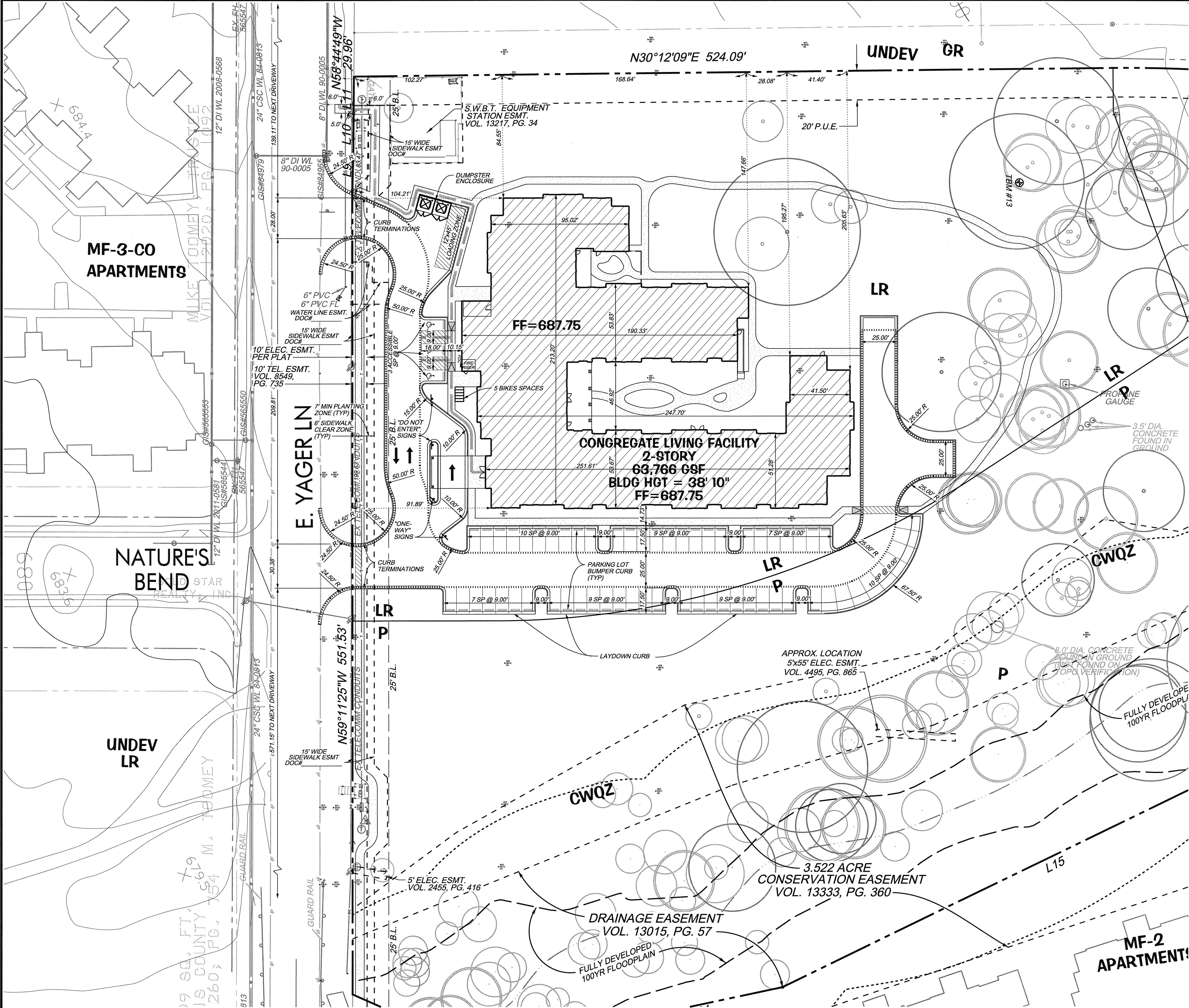
0 75 150 300 Feet



CONDITIONAL USE SITE PLAN

CASE NO.: SPC-2015-0412C
 ADDRESS: 400 EAST YAGER LANE
 CASE MANAGER: MICHAEL SIMMONS-SMITH





- LEGEND :
- ACCESSIBLE ROUTE
 - CURB & GUTTER
 - FIRE LANE
 - SIDEWALK
 - BUILDING CORNER
 - DIMENSION LINE

- NOTES:
1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OR LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
 2. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, THE PRINCIPAL BUILDING MATERIALS.

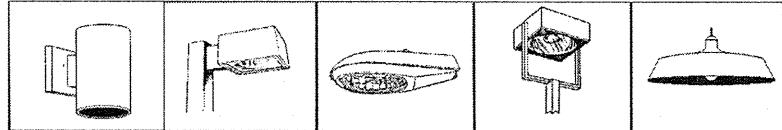
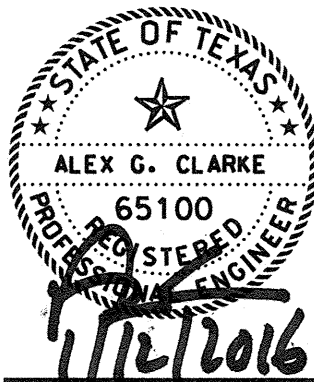


Figure 34: Examples of fully-shielded light fixtures.

TECH RIDGE ASSISTED LIVING
PLANS FOR SITE IMPROVEMENTS
400 EAST YAGER LANE
SITE PLAN



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SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET 1 OF 47
FILE NUMBER : SPC-2015-0412C APPLICATION DATE : SEPT. 16, 2015
APPROVED BY COMMISSION ON :
under Section 142 of Chapter 25-5 of the City of Austin Code.
EXPIRATION DATE 05-5-8(LDC) : CASE MANAGER : M. SIMMONS-SMITH
PROJECT EXPIRATION DATE (ORD. #70766-A) : DWFP2 DDZ

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE : Zoning : LR, P
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE.
IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE
CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING
PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS
NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT
EXPIRATION DATE.

SP1

7/47

SPC-2015-0412C