




62-1



- N
-  SUBJECT TRACT
  -  PENDING CASE
  -  ZONING BOUNDARY

CASE#: C15-2015-0172  
Address: 502 W LONGSPUR

1" = 200'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



C15-2015-0172  
L2  
2

CLUB CREEK AREA SUPPORT  
DOCUMENTATION

June 24, 2016

Letters were sent to the following addresses:

Owner/Occupant  
9902 Plover Drive      Signed copy attached

Owner/Occupant      Property is vacant; Letter mailed to homeowner  
9904 Plover Drive

Owner/Occupant  
9906 Plover Drive      Signed copy attached

Owner/Occupant      Property is vacant; Letter mailed to homeowner  
9908 Plover Drive

Owner/Occupant  
9910 Plover Drive      Signed copy attached

Arrowhead Park      Refused to sign; Requesting taller fence on our property as well as  
we put an additional fence on their side.  
605 Masterson Pass

Additionally, we have an approval via email from the No Lamar Neighborhood association.

We were unable to reach (# not work and no other number listed in 411) the Austin Northwest Association and have not received a response to our mail attempts. No Lamar Neighborhood Association said that they had never heard of Austin NW association, so perhaps that is for a different area.

Priority Mailed letters sent 5/5/2016 and 5/10/2016 then certified letters were sent 5/24/2016 and 6/24/2016.

$\frac{2}{3}$ 

NORTHWEND PHS C SEC 2

AND FILE IN 2020 SUB  
2020  
2020  
A 24

WESTERN TRAILS OF QUAIL CREEK SEC 1-A

20/20 5050<sup>08</sup>

**PAGE 15**

RESULTS  
TABLE  
CONTINUED  
14

NORTHWIND FHS 8 SEC 1-C

0243170501

0243170501  
Club Creek

~~Y LIMITS~~  
~~150~~

[illegible]

7TH WEND PMS B SEC 1-701  
0243170317

3

**NORTH HAVEN, CT**

SEE MAP  
02-4219

**NORTH CREEK EAST SEC**

## Club Creek Apartments

502 Longspur Blvd.  
Austin Texas, 78753  
512.835.1682

12/4

May 5, 2016

Owner/ Occupant  
9902 Plover Drive  
Austin, TX 78753

Good afternoon neighbors,

As you may be aware the PPA Group has recently purchased Club Creek Apartment Homes. In an effort to revitalize the area and improve the esthetics of our neighborhood, the community is undergoing a million dollar renovation both to our interiors and throughout the grounds. We are very interested in providing a place for our minor residents to have a place to run and play away from the cars and thru traffic. Our space is limited however, leaving only the South East corner of the community as a viable option. Because it is against the property line of couple homes and an adjoining apartment community we are required to inform interested parties of our plan and hope to gain your approval. Please contact our offices should you have any questions or concerns.

We would appreciate your support in this endeavor and our residents both young and old Thank You for your consideration.

Please sign in approval below and return this form in the postage paid envelope no later than May 20, 2016.

Leah M'Innaw 9902 Plover Dr 5-12-16  
Printed Nam & Address or Asset Name & Address Date

Leah M'Innaw Owner  
Signature Owner or Occupant

If you are not signing in favor of the playground, please list your reason/ concern that we may address the issue and hopefully gain your support.

I have had balls and toys come over my fence. Please consider increasing the height of the fence since I have dogs who are known to destroy toys in a short time. Thank you

62  
5/5

## Club Creek Apartments

502 Longspur Blvd.  
Austin Texas, 78753  
512.835.1682

May 5, 2016

Owner/ Occupant  
9906 Plover Drive  
Austin, TX 78753

Good afternoon neighbors,

As you may be aware the PPA Group has recently purchased Club Creek Apartment Homes. In an effort to revitalize the area and improve the esthetics of our neighborhood, the community is undergoing a million dollar renovation both to our interiors and throughout the grounds. We are very interested in providing a place for our minor residents to have a place to run and play away from the cars and thru traffic. Our space is limited however, leaving only the South East corner of the community as a viable option. Because it is against the property line of couple homes and an adjoining apartment community we are required to inform interested parties of our plan and hope to gain your approval. Please contact our offices should you have any questions or concerns.

We would appreciate your support in this endeavor and our residents both young and old Thank You for your consideration.

Please sign in approval below and return this form in the postage paid envelope no later than May 20, 2016.

<u>Myrl Wiley 9906 Plover Dr</u>		<u>5/20/2016</u>
Printed Nam & Address or Asset Name & Address		Date
<u>Myrl Wiley</u>	<u>Owner</u>	
Signature	Owner or Occupant	

If you are not signing in favor of the playground, please list your reason/ concern that we may address the issue and hopefully gain your support.

MORE NOISE? MAYBE HIGHER FENCE?

42  
6

## Club Creek Apartments

502 Longspur Blvd.  
Austin Texas, 78753  
512.835.1682

May 5, 2016

Owner/ Occupant  
9910 Plover Drive  
Austin, TX 78753

Good afternoon neighbors,

As you may be aware the PPA Group has recently purchased Club Creek Apartment Homes. In an effort to revitalize the area and improve the esthetics of our neighborhood, the community is undergoing a million dollar renovation both to our interiors and throughout the grounds. We are very interested in providing a place for our minor residents to have a place to run and play away from the cars and thru traffic. Our space is limited however, leaving only the South East corner of the community as a viable option. Because it is against the property line of couple homes and an adjoining apartment community we are required to inform interested parties of our plan and hope to gain your approval. Please contact our offices should you have any questions or concerns.

We would appreciate your support in this endeavor and our residents both young and old Thank You for your consideration.

Please sign in approval below and return this form in the postage paid envelope no later than May 20, 2016.

Terrina Nelson 9910 Plover Dr 5-20-16  
Printed Name & Address or Asset Name & Address Date  
Terrina Nelson  
Signature Owner or Occupant

If you are not signing in favor of the playground, please list your reason/ concern that we may address the issue and hopefully gain your support.

---

VALUE to the PROPERTY

RETURNS to INVESTORS

SUPPORT to our EMPLOYEES

42  
7

**From:** Carl Webb [mailto:[REDACTED]]  
**Sent:** Monday, June 27, 2016 4:25 PM  
**To:** Krissy Watkins [REDACTED]; Laura Klein [REDACTED]  
**Cc:** Monica A Guzmán, MA [REDACTED]  
**Subject:** Re: Playground Variance for Clubcreek Apartments

I, Carl Webb, on behalf the North Lamar Neighborhood Association give full support to the variance for the construction of a playground at Club Creek Apartment.

Carl Webb

Monica Guzman

North Lamar Neighborhood Association

605 Masterson Pass #835

Austin, TX 78753

On Mon, Jun 27, 2016 at 3:25 PM, Krissy Watkins [REDACTED] wrote:

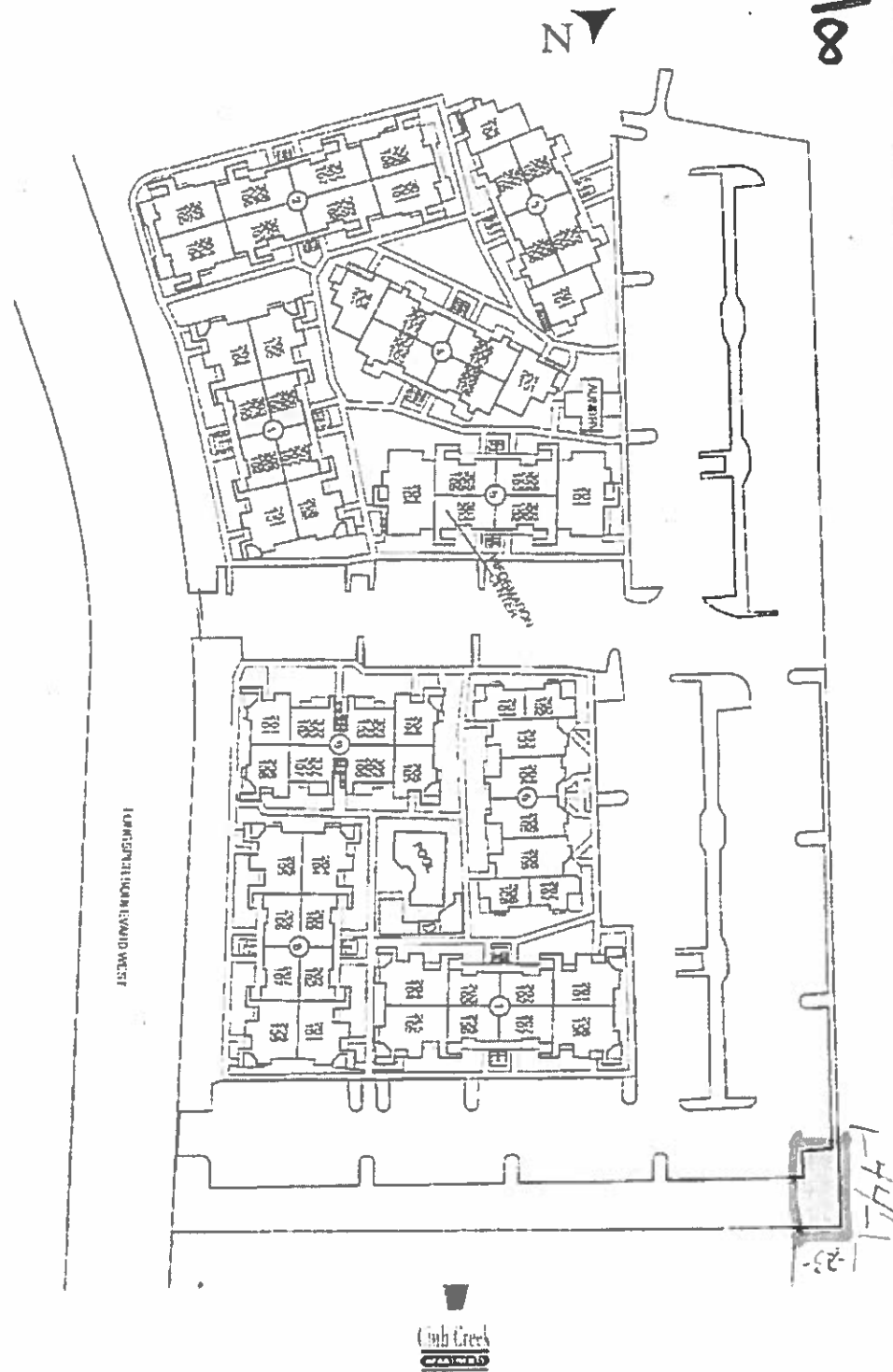
Good Afternoon Carl,

It was a pleasure speaking with you today. I have attached the letter we spoke about earlier. If you will please sign and return by 4:30 I truly would appreciate it.

Thank you,

Krissy

8/15

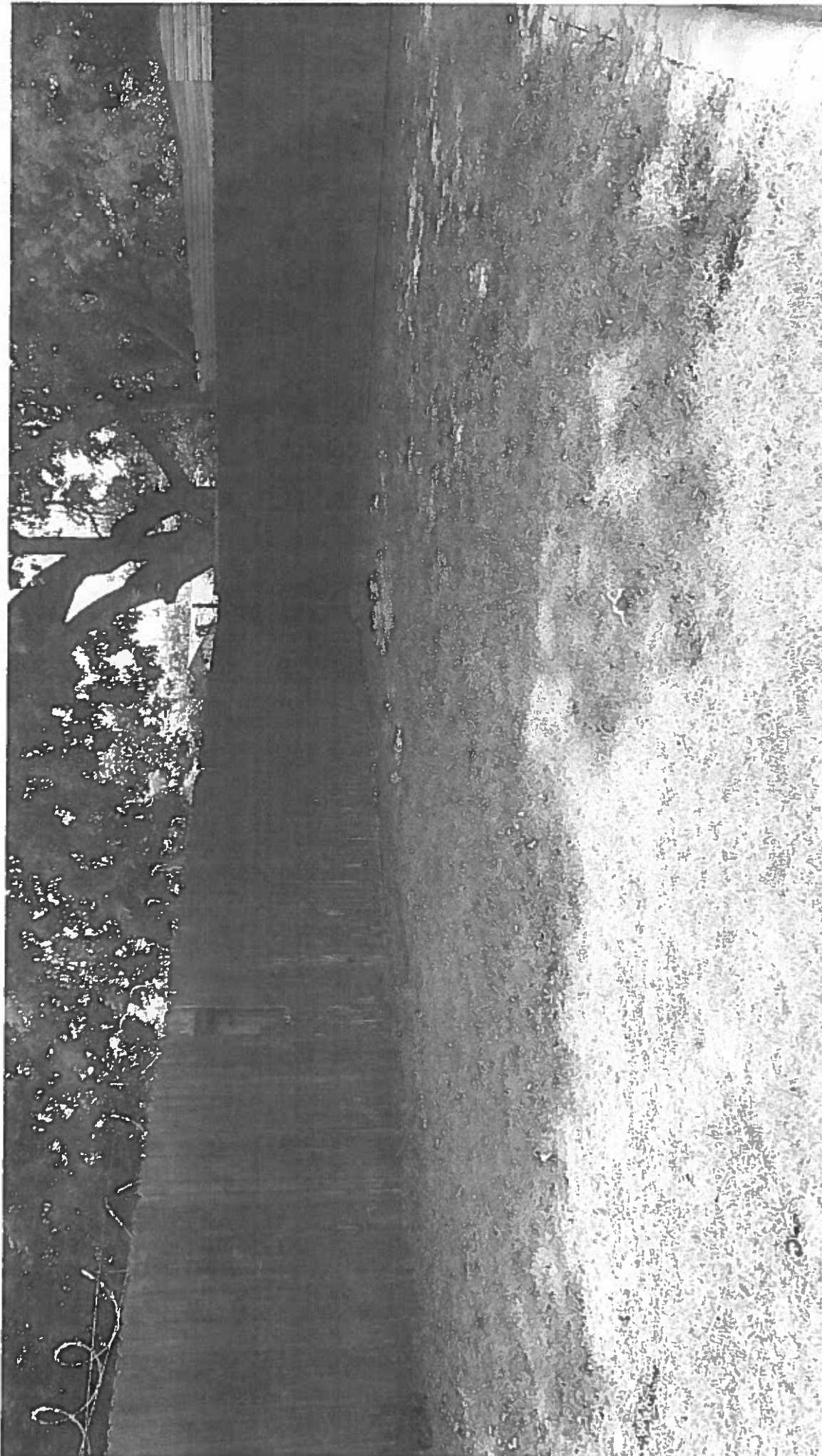


502 West Longspur Blvd., Austin, TX 78753 • Phone 512-835-1682 • Fax 512-835-8917  
[www.club-creek.com](http://www.club-creek.com) • [clubcreek@archon.net](mailto:clubcreek@archon.net)

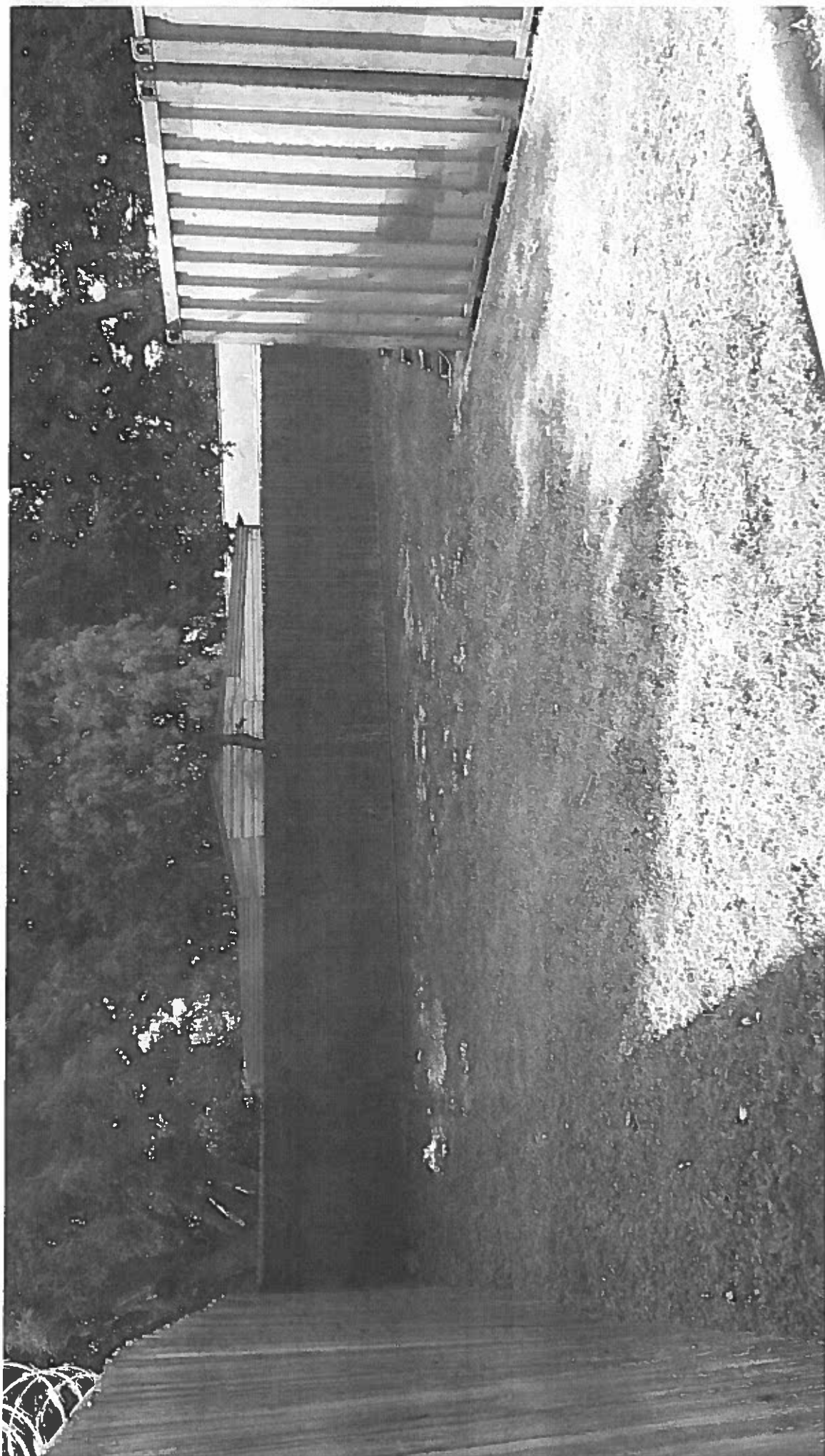




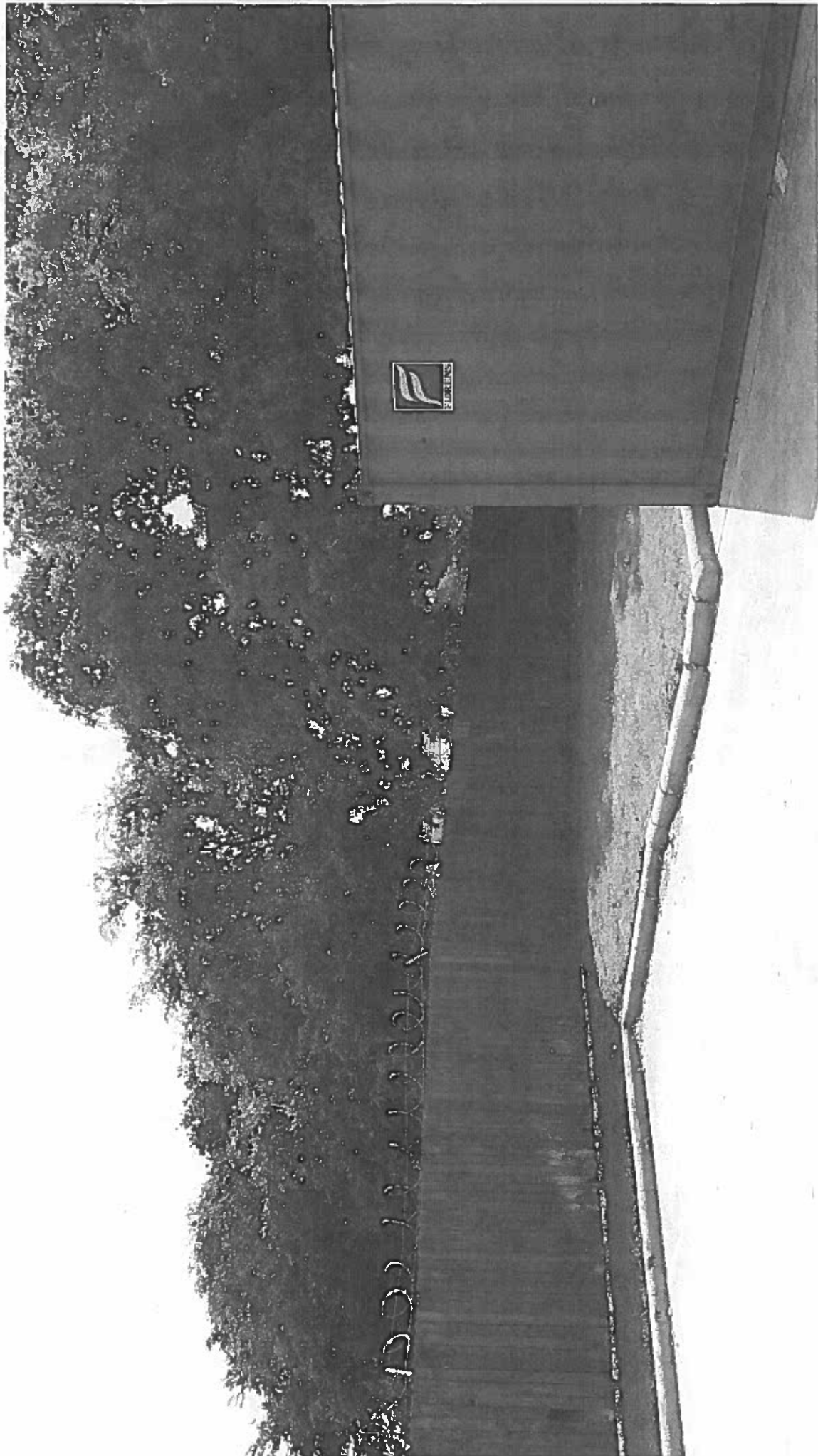
22/9



2/10

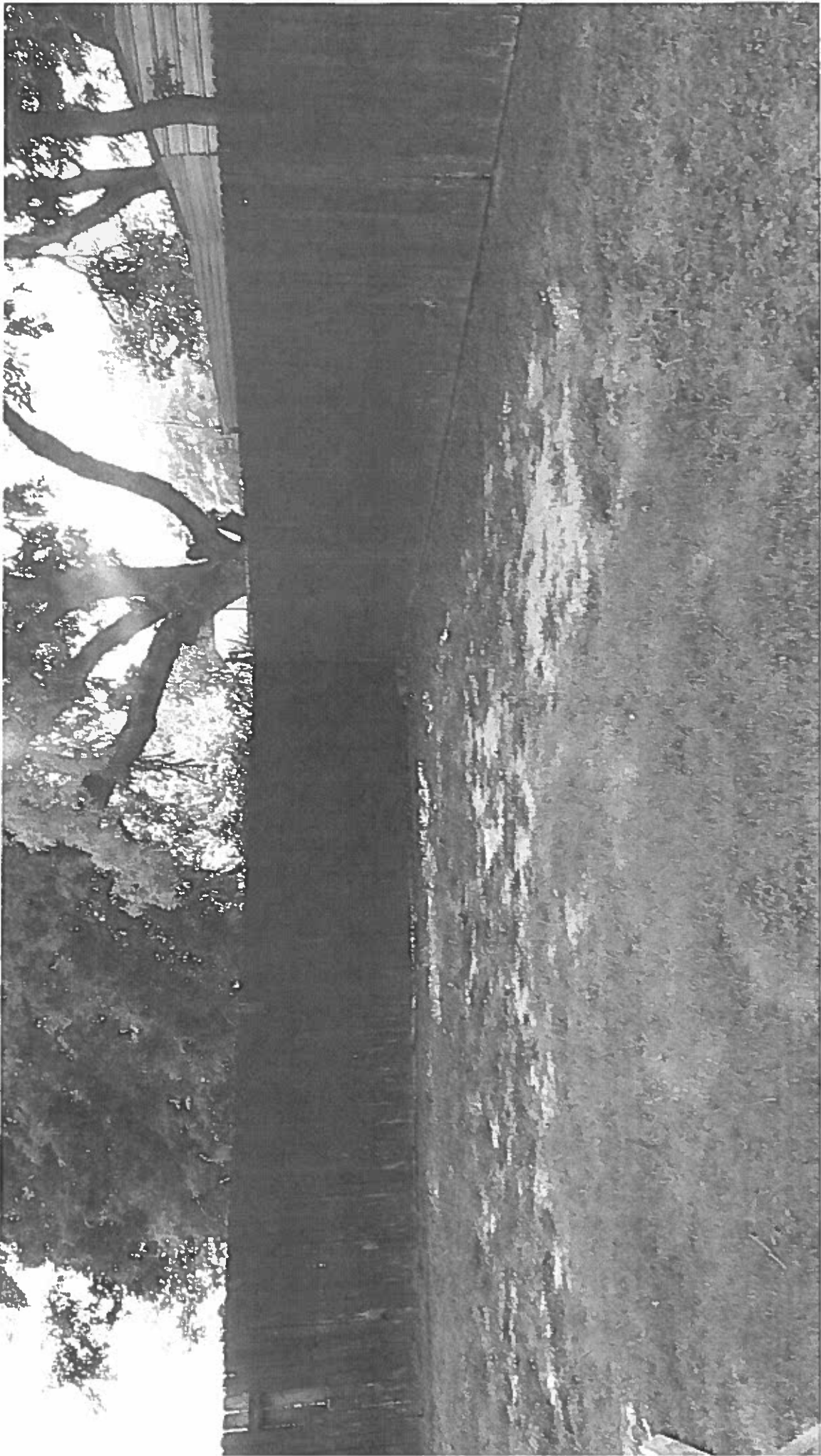


2/11





2  
12



42  
13



L2  
14

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, May 9, 2016

**CASE NUMBER:** C15-2015-0172

☐ Y ☐ Brooke Bailey 2<sup>nd</sup> the motion  
☐ Y ☐ Michael Benaglio  
☐ Y ☐ William Burkhardt  
☐ Y ☐ Eric Goff **Motion to PP to July 11, 2016**  
☐ Y ☐ Melissa Hawthorne  
☐ Y ☐ Don Leighton-Burwell  
☐ Y ☐ Rahm McDaniel  
☐ - ☐ Melissa Neslund (out)  
☐ Y ☐ James Valadez  
☐ Y ☐ Michael Von Ohlen  
☐ Y ☐ Kelly Blume (Alternate)

**OWNER/APPLICANT:** John Latham

**ADDRESS:** 502 LONGSPUR BLVD

**VARIANCE REQUESTED:** A. The applicant has requested variance(s) to Section 25-6, Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces from 294 spaces (required) to 265 spaces (requested, existing) in order to provide additional dumpsters, security fence and a playground on this multi-family site in a "MF-2, MF-3 – NP" Multifamily Residence Low Density – Multifamily Medium Density - Neighborhood Plan zoning district. (North Lamar)

B. The applicant has requested variance(s) to Section 25-2-1067 (F) (Design Regulations) of Article 10, Compatibility Standards to reduce the distance an intensive recreational use including swimming pool, tennis court, ball court or playground may not be constructed from 50 feet or less from an adjoining property (required) to 0 feet (requested) in order to construct a playground on this multi-family site in a "MF-2, MF-3 – NP" Multifamily Residence Low Density – Multifamily Medium Density - Neighborhood Plan zoning district. (North Lamar)

**BOARD'S DECISION:** Dec 14, 2015 The public hearing was closed on Board Member Melissa Hawthorne motion to Grant Item A and Postpone Item B to February 8, 2016, Board Member Eric Goff second on a 8-0 vote; GRANTED ITEM A AND POSTPONED ITEM B TO FEBRUARY 8, 2016. FEB 8, 2016 POSTPONED TO MAY 9, 2016 BY APPLICANT; MAY 9, 2016 POSTPONED TO JULY 11, 2016 WITH NO OBJECTIONS

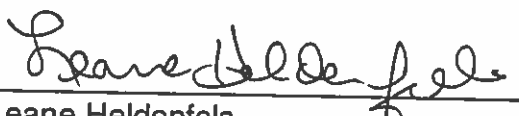
**FINDING:**


L2  
15

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: there is ample parking for residents at the apartment complex and transit nearby
2. (a) The hardship for which the variance is requested is unique to the property in that: unit mix and change refuse service site changed over the years and configuration on site is balance  
(b) The hardship is not general to the area in which the property is located because: what is on site seems to work really well for the units
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: this is the way site functions now

**PARKING:** (Additional criteria for parking variance only)

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specified regulation because: what's on site has function for use of apartments today
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because: no new units will be added
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objective of this Ordinance because: safety trash placements on site, no units added
4. The variance will run with the use or uses to which it pertains and shall not run with the site because: it does

  
Leane Heldenfels  
Executive Liaison

  
William Burkhardt  
Chairman

L2  
16

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, February 8, 2016

**CASE NUMBER:** C15-2015-0172

\_\_\_\_ Brooke Bailey  
\_\_\_\_ Michael Benaglio  
\_\_\_\_ William Burkhardt  
\_\_\_\_ Eric Goff  
\_\_\_\_ Melissa Hawthorne  
\_\_\_\_ Don Leighton-Burwell  
\_\_\_\_ Rahm McDaniel  
\_\_\_\_ Melissa Neslund  
\_\_\_\_ James Valadez  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Kelly Blume (Alternate)

**OWNER/APPLICANT:** John Latham

**ADDRESS:** 502 LONGSPUR BLVD

**VARIANCE REQUESTED:** A. The applicant has requested variance(s) to Section 25-6, Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces from 294 spaces (required) to 265 spaces (requested, existing) in order to provide additional dumpsters, security fence and a playground on this multi-family site in a "MF-2, MF-3 – NP" Multifamily Residence Low Density – Multifamily Medium Density - Neighborhood Plan zoning district. (North Lamar)

B. The applicant has requested variance(s) to Section 25-2-1067 (F) (Design Regulations) of Article 10, Compatibility Standards to reduce the distance an intensive recreational use including swimming pool, tennis court, ball court or playground may not be constructed from 50 feet or less from an adjoining property (required) to 0 feet (requested) in order to construct a playground on this multi-family site in a "MF-2, MF-3 – NP" Multifamily Residence Low Density – Multifamily Medium Density - Neighborhood Plan zoning district. (North Lamar)

**BOARD'S DECISION:** Dec 14, 2015 The public hearing was closed on Board Member Melissa Hawthorne motion to Grant Item A and Postpone Item B to February 8, 2016, Board Member Eric Goff second on a 8-0 vote; GRANTED ITEM A AND POSTPONED ITEM B TO FEBRUARY 8, 2016. FEB 8, 2016 POSTPONED TO MAY 9, 2016 BY APPLICANT

**FINDING:**



CF-2015-0172 <sup>L2</sup>/<sub>17</sub>

Heldenfels, Leane

From: John A. Latham  
Sent: Tuesday, February 02, 2016 5:36 PM  
To: Heldenfels, Leane  
Subject: RE: 2/8 Board of Adjustment hearing

Leane,

Hi. We would like to postpone our hearing to the April meeting for the Longspur property.

However, we have a new variance request for a different property. Is there room on the March hearing for us? It is a building setback variance for our property on Cameron Rd.

Thanks,  
John

John A. Latham  
Chief Investment Officer  
Office: 512-651-0513 ext. 914  
Cell: 512-913-4423  
[jalatham@theppagroup.com](mailto:jalatham@theppagroup.com)

The PPA Group 11140 Research Blvd Suite 375, Austin Texas 78759  
O 512-651-0513 | F 1-877-630-5817 | [www.theppagroup.com](http://www.theppagroup.com)

From: Heldenfels, Leane [<mailto:Leane.Heldenfels@austintexas.gov>]  
Sent: Tuesday, February 02, 2016 5:17 PM  
To: [jennifer@libertysignsbx.com](mailto:jennifer@libertysignsbx.com); [nick@libertysigns.com](mailto:nick@libertysigns.com); [dan@vantreeck.com](mailto:dan@vantreeck.com); Leon Barish; mary ingie; Courtney, Lynda; Guernsey, Greg; Rusthoven, Jerry; Moncada Consulting; Mark Lakins; Juan Gonzalez; [josephinaochoa@yahoo.com](mailto:josephinaochoa@yahoo.com); Michael Kane; david cancialosi; John A. Latham; Rodney K. Bennett; Jeff Bridgewater; Richard Hughes; [lucy@thoughtbarn.com](mailto:lucy@thoughtbarn.com); Mike McHone  
Cc: Johnston, Liz  
Subject: FW: 2/8 Board of Adjustment hearing

Greetings 2/8 Board of Adjustment applicants and applicable staff members:

See attached agenda and Austin Energy comments and reply to just me and advise if you'll need a postponement and to what date (3/14, 4/11 or further). Print out and bring a copy of the agenda to the meeting with you to follow along the proceedings as we'll not have any paper copies there.

Special notes:

Michael Kane – even though I'm showing your request to postpone to at least 3/14, I think there may be neighborhood opposition to the request so someone from your case should be there to argue for postponing and also advise if you'd like a later date than 3/14.

David Cancialosi – even though your two cases were denied by Austin Energy, I don't have a written request for postponement yet – if you'd like to postpone, advise of which date you'd like to postpone to.

Liz – we don't have any Lake Austin cases this month.

L2  
18

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, December 14, 2015

**CASE NUMBER:** C15-2015-0172

☒ Y \_\_\_\_\_ Brooke Bailey  
☒ Y \_\_\_\_\_ Michael Benaglio  
☒ Y \_\_\_\_\_ William Burkhardt  
☒ Y \_\_\_\_\_ Eric Goff 2<sup>nd</sup> the Motion  
☒ Y \_\_\_\_\_ Melissa Hawthorne Motion to Grant Item A only, PP Item B to 2-8-16  
☒ Y \_\_\_\_\_ Don Leighton-Burwell  
☐ - \_\_\_\_\_ Melissa Neslund  
☒ Y \_\_\_\_\_ James Valadez  
☐ - \_\_\_\_\_ Michael Von Ohlen  
☐ - \_\_\_\_\_ Kelly Blume (Alternate)  
☒ Y \_\_\_\_\_ Rahm McDaniel (Alternate)

**OWNER/APPLICANT:** John Latham

**ADDRESS:** 502 LONGSPUR BLVD

**VARIANCE REQUESTED:** A. The applicant has requested variance(s) to Section 25-6, Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces from 294 spaces (required) to 265 spaces (requested, existing) in order to provide additional dumpsters, security fence and a playground on this multi-family site in a "MF-2, MF-3 – NP" Multifamily Residence Low Density – Multifamily Medium Density - Neighborhood Plan zoning district. (North Lamar)

B. The applicant has requested variance(s) to Section 25-2-1067 (F) (Design Regulations) of Article 10, Compatibility Standards to reduce the distance an intensive recreational use including swimming pool, tennis court, ball court or playground may not be constructed from 50 feet or less from an adjoining property (required) to 0 feet (requested) in order to construct a playground on this multi-family site in a "MF-2, MF-3 – NP" Multifamily Residence Low Density – Multifamily Medium Density - Neighborhood Plan zoning district. (North Lamar)

**BOARD'S DECISION:** Dec 14, 2015 The public hearing was closed on Board Member Melissa Hawthorne motion to Grant Item A and Postpone Item B to February 8, 2016, Board Member Eric Goff second on a 8-0 vote; **GRANTED ITEM A AND POSTPONED ITEM B TO FEBRUARY 8, 2016.**

**FINDING:**

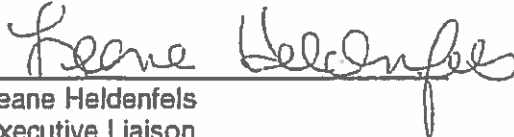
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: there is ample parking for residents at the apartment complex and transit nearby

L2  
19

2. (a) The hardship for which the variance is requested is unique to the property in that:  
unit mix and change refuse service site changed over the years and configuration on  
site is balance  
(b) The hardship is not general to the area in which the property is located because:  
what is on site seems to work really well for the units
3. The variance will not alter the character of the area adjacent to the property, will not  
impair the use of adjacent conforming property, and will not impair the purpose of  
the regulations of the zoning district in which the property is located because: this is  
the way site functions now

**PARKING:** (Additional criteria for parking variance only)

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the  
uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement  
of the specified regulation because: what's on site has function for use of apartments today
2. The granting of this variance will not result in the parking or loading of vehicles on public  
streets in such a manner as to interfere with the free flow of traffic of the streets because: no  
new units will be added
3. The granting of this variance will not create a safety hazard or any other condition  
inconsistent with the objective of this Ordinance because: safety trash placements on site,  
no units added
4. The variance will run with the use or uses to which it pertains and shall not run with the site  
because: it does

  
Leane Heldenfels  
Executive Liaison

  
William Burkhardt  
Chairman

L2  
20

CASE# C15-2015-0172  
ROW# 11446156  
TAX# 0243170501

1/2

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED  
INFORMATION COMPLETED.

STREET ADDRESS: W. 502 Longspur, Austin, TX, 78753

LEGAL DESCRIPTION: Subdivision - Northwend, Phase C, Section 2

Lot(s) 3 Block A Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We The PPA Group on behalf of myself/ourselves as authorized agent for 502

Longspur LP affirm that on November 13, 2015 hereby apply for a hearing

before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development  
Code you are seeking a variance from)

    ERECT     ATTACH     COMPLETE     REMODEL X MAINTAIN

Club Creek Apartments  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

in a MF-3-NP, MF-2-NP multifamily residence medium density (North Lamar)  
district. (zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence  
supporting the findings described below. Therefore, you must complete each of the applicable  
Findings Statements as part of your application. Failure to do so may result in your application  
being rejected as incomplete. Please attach any additional support documents.

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
  - 1) There is ample parking for residents at the apartment complex and there have been no complaints otherwise.
  - 2) We would like to install a playground within 50' of the property line. There is no other suitable area on site, and we want the children to have a place to play rather than the driveways.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:
  - 1) In order to restripe the parking to meet the parking code, the property will have to reduce the number of trash dumpsters available to residents from 6 to 4, and increase the frequency of collection to 5 or 6 days per week. Additionally, the dumpsters will have to be relocated to areas where they are rolled out into the driveway by on-site staff each morning, and after dumping rolled back into their designated spot. This has the effect of blocking the driveway, for up to several hours each day, creating inadequate traffic flow in the driveways, potential fire lane obstructions, and general inefficient use of time and resources.
  - 2) The site is very tight and there is no other available area for a children's playground.
- (b) The hardship is not general to the area in which the property is located because:
  - 1) Other properties have less dense sites, were built later with better planning and spacing designs.
  - 2) Same as above.

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
  - 1) No neighbors or anyone else will be affected by a parking variance. Residents already park on the street in front of the property.
  - 2) Playground use will have hours of operation not going past 10pm.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

There have been no complaints by the residents or neighbors of parking deficiencies.

L2  
21

3

L2  
22

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

1) Residents already park on the street.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

1) The granting of this variance will eliminate a potential safety hazard of dumpsters being set in the driveways for pickup for several hours each day.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 11149 RESEARCH BLVD. STE. 375

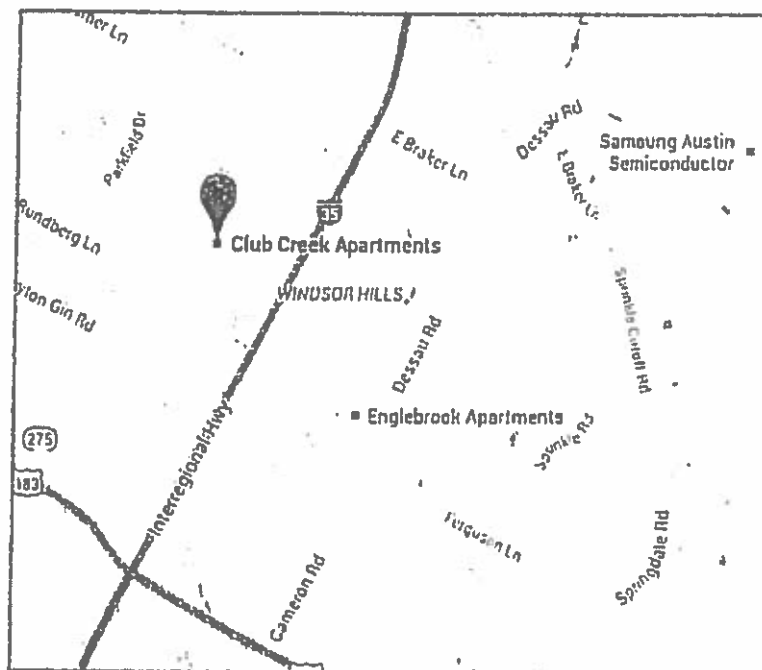
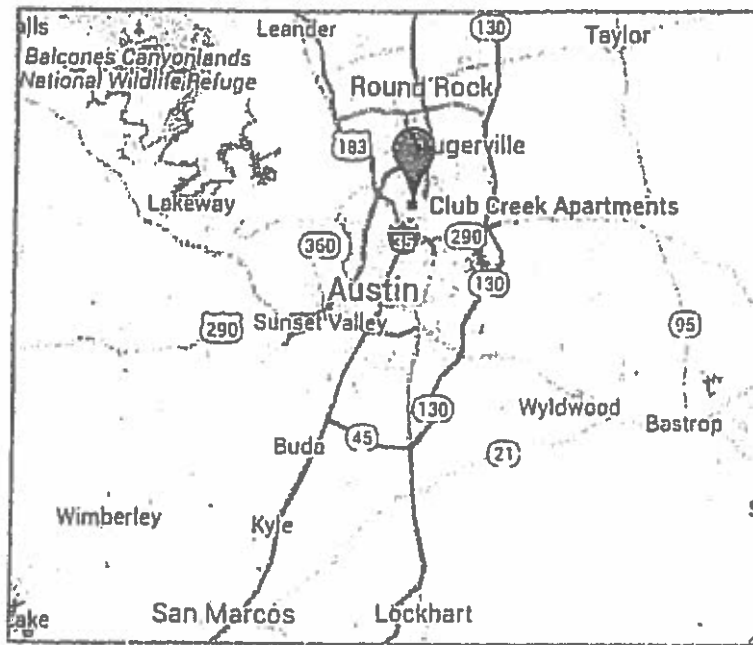
City, State & Zip AUSTIN, TX 78735

Printed JOHN A. LATHAM Phone 512-657-0513 Date 11/13/15

L2  
23

Location

as



62  
24

# **Brief Explanation of Current Situation / Existing Conditions/Proposed Changes**

The PPA Group through 502 Longspur LP acquired the property on Nov. 6, 2015. We are requesting 2 variances – 1) Parking Variance and 2) Setback Variance. Through our due diligence, it was discovered that the existing parking does not meet the city's requirements and we are therefore requesting a variance to the city's parking code requirements. It should be noted that there has been no complaint or formal code violation filed in connection with the parking. In addition, we are requesting a variance for setback requirements, in order to install a children's playground within 50' of the property line, in the northwest corner of the property.

- 1) **Parking Variance-** The Club Creek Apartments, consisting of 160 units, were built on a 6 acre tract, in a very dense manner. Originally, it is assumed, dumpsters were planned to be rolled in/out by the trash collector service company. Trash collector service companies no longer leave the truck, thereby forcing on-site management to handle the task, which was burdensome and resulted in dumpsters blocking driveways for inordinate amounts of time. Therefore, new dumpster locations were created resulting in loss of parking spaces (~12). Additionally, it appears that a security fence was installed around the property, in the past, resulting in an additional loss of parking spaces (~12). Currently, there is also space for ~24 cars to park on the street in front of the property and additional 24 spaces on the other side of the street.
- 2) **Setback Variance –** We are requesting a setback variance in order to install a children's playground in the northwest corner of the parking lot which would fall within 50' of the property line. There is no other area large enough for a playground, children currently play too frequently in the driveways, creating a dangerous situation, and the residents have expressed a strong desire for this amenity. This would also entail losing another 4 parking spaces.

## **Current Parking Situation**

### **Club Creek**

#### **Parking Space Count**

#### **Parking Requirements**

1 Parking Space Per Efficiency Unit

1.5 Parking Spaces Per 1 Bedroom Unit

1.5 Parking Spaces Plus 0.5 Parking Spaces For Additional Bedrooms For 2 or More Bedroom Units

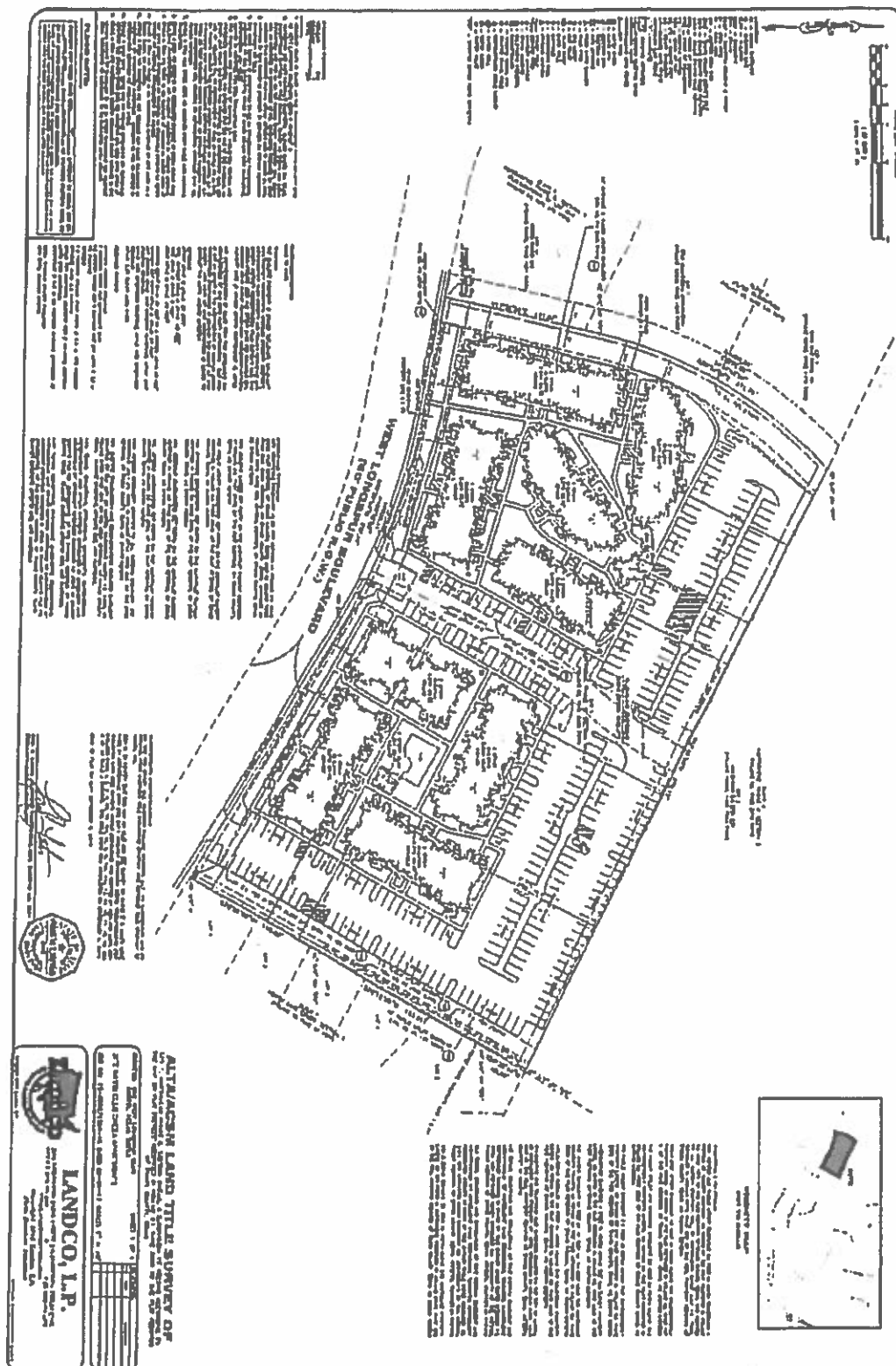
Unit Type	Units	Required Parking		Current Parking	Deficiency	Street Parking <sup>1</sup>	Net Deficiency
		Ratio	Spaces				
Efficiencies	0	1.00	0				
1 bd / 1ba	52	1.50	78				
2 bd / 2 ba	108	2.00	216				
Spaces For Playground <sup>2</sup>	0	0.00	0		4		
<b>Total</b>	<b>160</b>		<b>294</b>	<b>289</b>	<b>265</b>	<b>24</b>	<b>5</b>

1) Street parking is measured only on the "Club Creek side" of the street and does not include parking across the street. It only includes legal parking areas (i.e. no fire lanes or pedestrian walkways), and only includes areas in front of the Club Creek property and the adjacent drainage easement.

2) Additional spaces needed for playground.

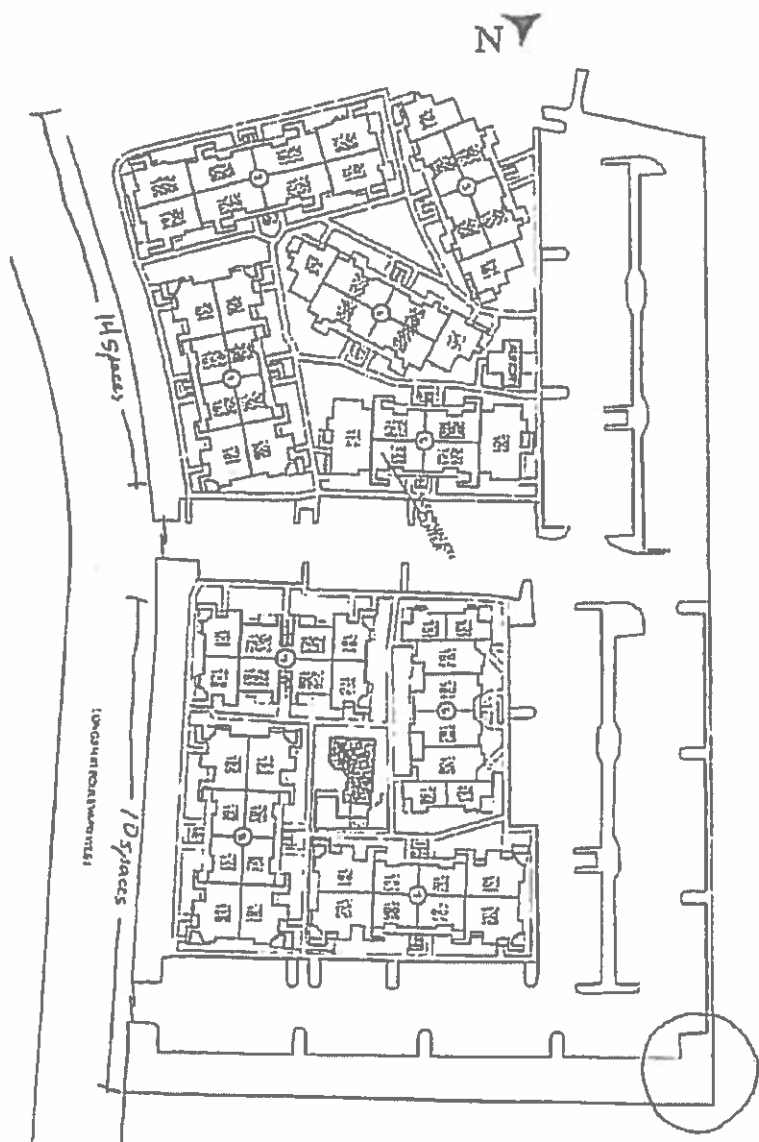


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Site Plan



COMMUNITY MAP

Proposed  
Playground

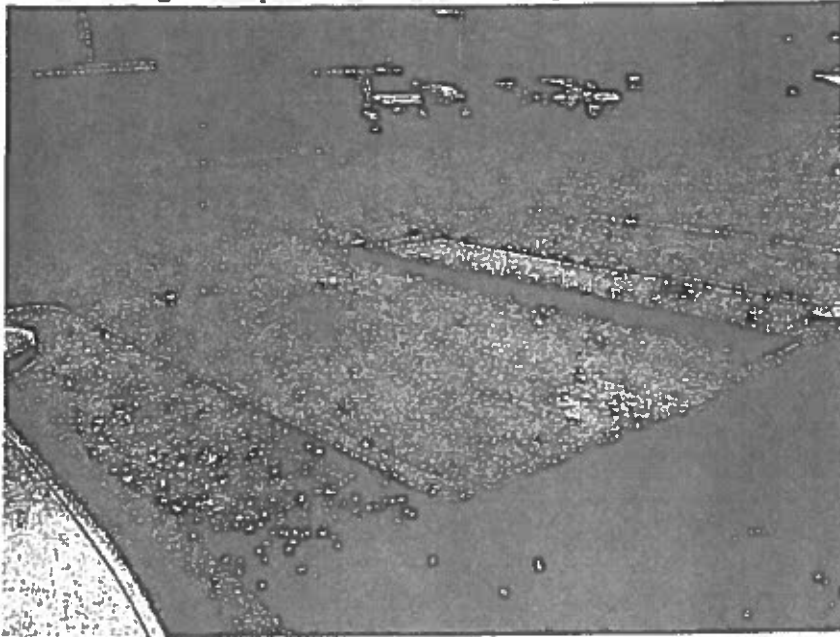


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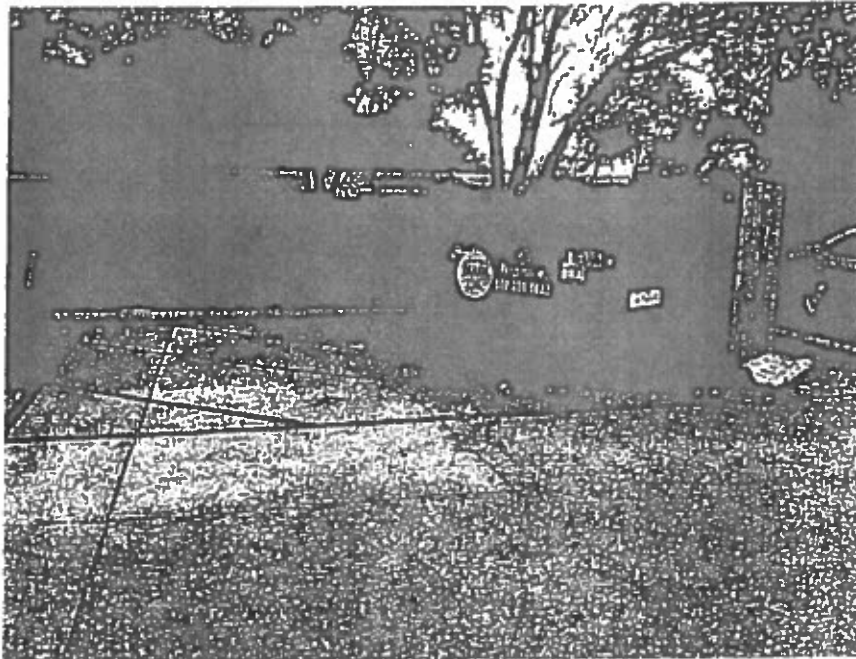
L2  
27

Photo #1 – Original dumpster location for rollout dumpsters.



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Photo #2 – Representative dumpster relocation showing reuse of parking spaces.

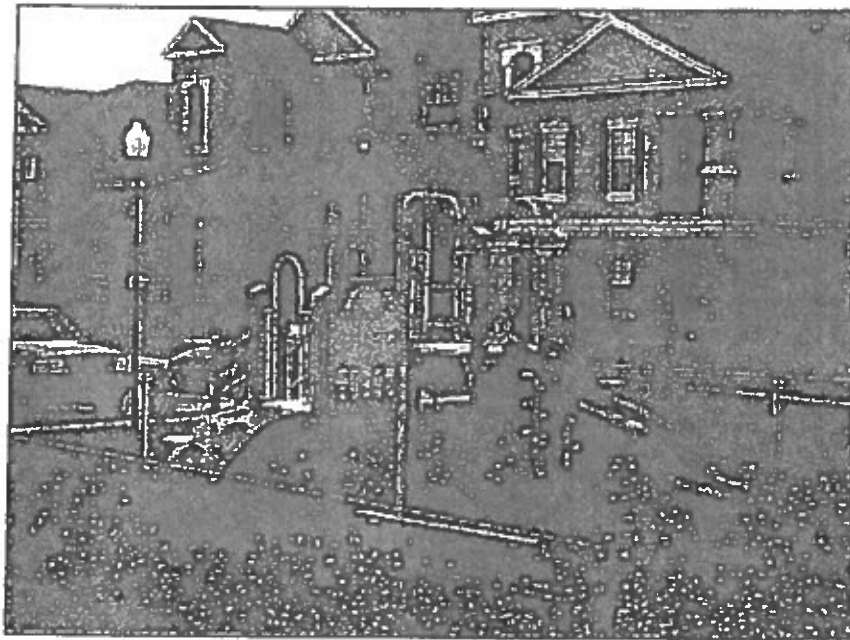


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Club Creek Apartments

Sample Playground Photo

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# Neighbors' Response to Request For Parking

City of San Jose, California  
 Planning Department  
 1500 Market Street, Suite 100  
 San Jose, CA 95128  
 Phone: (408) 287-2000  
 Fax: (408) 287-2001  
 Email: [planning@cityofsanjose.org](mailto:planning@cityofsanjose.org)

Re: Request for comments on the proposed parking structure for the proposed development at the intersection of Highway 101 and Highway 880, San Jose, California.  
 Date: 11/11/2013  
 To: City of San Jose, Planning Department  
 From: [Redacted]  
 Subject: Request for comments on the proposed parking structure for the proposed development at the intersection of Highway 101 and Highway 880, San Jose, California.

The proposed parking structure is located at the intersection of Highway 101 and Highway 880, San Jose, California. The structure is proposed to be built on a vacant lot adjacent to the existing parking lot. The structure is proposed to be built to a height of 10 stories and to contain approximately 1,000 parking spaces. The structure is proposed to be built in accordance with the City of San Jose's Comprehensive Zoning Ordinance (CZO) and the City of San Jose's General Plan.

The proposed parking structure is located at the intersection of Highway 101 and Highway 880, San Jose, California. The structure is proposed to be built on a vacant lot adjacent to the existing parking lot. The structure is proposed to be built to a height of 10 stories and to contain approximately 1,000 parking spaces. The structure is proposed to be built in accordance with the City of San Jose's Comprehensive Zoning Ordinance (CZO) and the City of San Jose's General Plan.

The proposed parking structure is located at the intersection of Highway 101 and Highway 880, San Jose, California. The structure is proposed to be built on a vacant lot adjacent to the existing parking lot. The structure is proposed to be built to a height of 10 stories and to contain approximately 1,000 parking spaces. The structure is proposed to be built in accordance with the City of San Jose's Comprehensive Zoning Ordinance (CZO) and the City of San Jose's General Plan.

The proposed parking structure is located at the intersection of Highway 101 and Highway 880, San Jose, California. The structure is proposed to be built on a vacant lot adjacent to the existing parking lot. The structure is proposed to be built to a height of 10 stories and to contain approximately 1,000 parking spaces. The structure is proposed to be built in accordance with the City of San Jose's Comprehensive Zoning Ordinance (CZO) and the City of San Jose's General Plan.

The proposed parking structure is located at the intersection of Highway 101 and Highway 880, San Jose, California. The structure is proposed to be built on a vacant lot adjacent to the existing parking lot. The structure is proposed to be built to a height of 10 stories and to contain approximately 1,000 parking spaces. The structure is proposed to be built in accordance with the City of San Jose's Comprehensive Zoning Ordinance (CZO) and the City of San Jose's General Plan.

The proposed parking structure is located at the intersection of Highway 101 and Highway 880, San Jose, California. The structure is proposed to be built on a vacant lot adjacent to the existing parking lot. The structure is proposed to be built to a height of 10 stories and to contain approximately 1,000 parking spaces. The structure is proposed to be built in accordance with the City of San Jose's Comprehensive Zoning Ordinance (CZO) and the City of San Jose's General Plan.

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