

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

CASE NUMBER: SPC-2015-0504C **COMMISSION DATE:** September 13, 2016

PROJECT NAME: The Village on Triangle Avenue

ADDRESS: 4517 Triangle Avenue

APPLICANT: SV Triangle LP (Brad Garner) (512) 499-0089
221 W 6th Street, Ste 880, Austin, TX 78701

AGENT: Stantec (Daniel Mahoney) (512) 328-0011
221 W 6th Street, Ste 600, Austin, TX 78701

AREA: 1.45 acres

COUNCIL DISTRICT: 9

WATERSHED: Waller Creek

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting approval of a Conditional Use Permit to construct a congregate living facility in an MF-6-CO zoning district.

EXISTING ZONING: The site is zoned MF-6-CO. Congregate living is a Conditional Use in the MF-6 zoning district [LDC 25-2-491]. The Conditional Overlay establishes a limit of 254 residential units for the site. The proposed site plan complies with 206 units proposed.

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit for the proposed congregate living facility. This site plan will comply with all Land Development Code requirements.

CASE MANAGER: Scott Grantham
scott.grantham@austintexas.gov
512-974-2942

PROJECT INFORMATION: 1.45 acres

ALLOWED F.A.R.: N/A

MAX. BLDG. COVERAGE: 70%

MAX. IMPERVIOUS CVRG: 86% (granted by Board of Adjustment)

PROPOSED IMPERVIOUS CVRG: 86%

REQUIRED PARKING: 87

PROPOSED ACCESS: Triangle Avenue, 46th Street

EXIST. ZONING: MF-6-CO

PROPOSED F.A.R.: 3.66:1

PROPOSED BLDG. CVRG: 69%

PROVIDED PARKING: 160

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed congregate living use is a conditional use in the MF-6-CO zoning district.

Environmental: All environmental comments have been cleared.

Transportation: All transportation comments not related to the recordation of easements have been cleared.

SURROUNDING CONDITIONS:**Zoning/ Land Use**

North:	West 46 th Street, then Unzoned (Parks and Recreation Services (General))
East:	Unzoned (Parks and Recreation Services (General))
South:	CS-CO ((Hospital Services (General))
West:	Triangle Avenue, then Unzoned (Hospital Services (Limited))

NEIGHBORHOOD ORGNIZATIONS:

Friends of Austin Neighborhoods
Bike Austin
Austin Heritage Tree Foundation
North Austin Neighborhood Alliance
Austin Neighborhoods Council
45th St. Concerned Citizens
Central Austin Community Development Corporation
Preservation Austin
Friends of the Emma Barrientos MACC
Sierra Club, Austin Regional Group
Austin Independent School District
Shoal Creek Conservancy
Sustainable Neighborhoods

CONDITIONAL USE PERMIT

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.

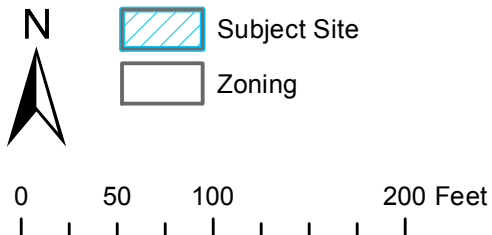
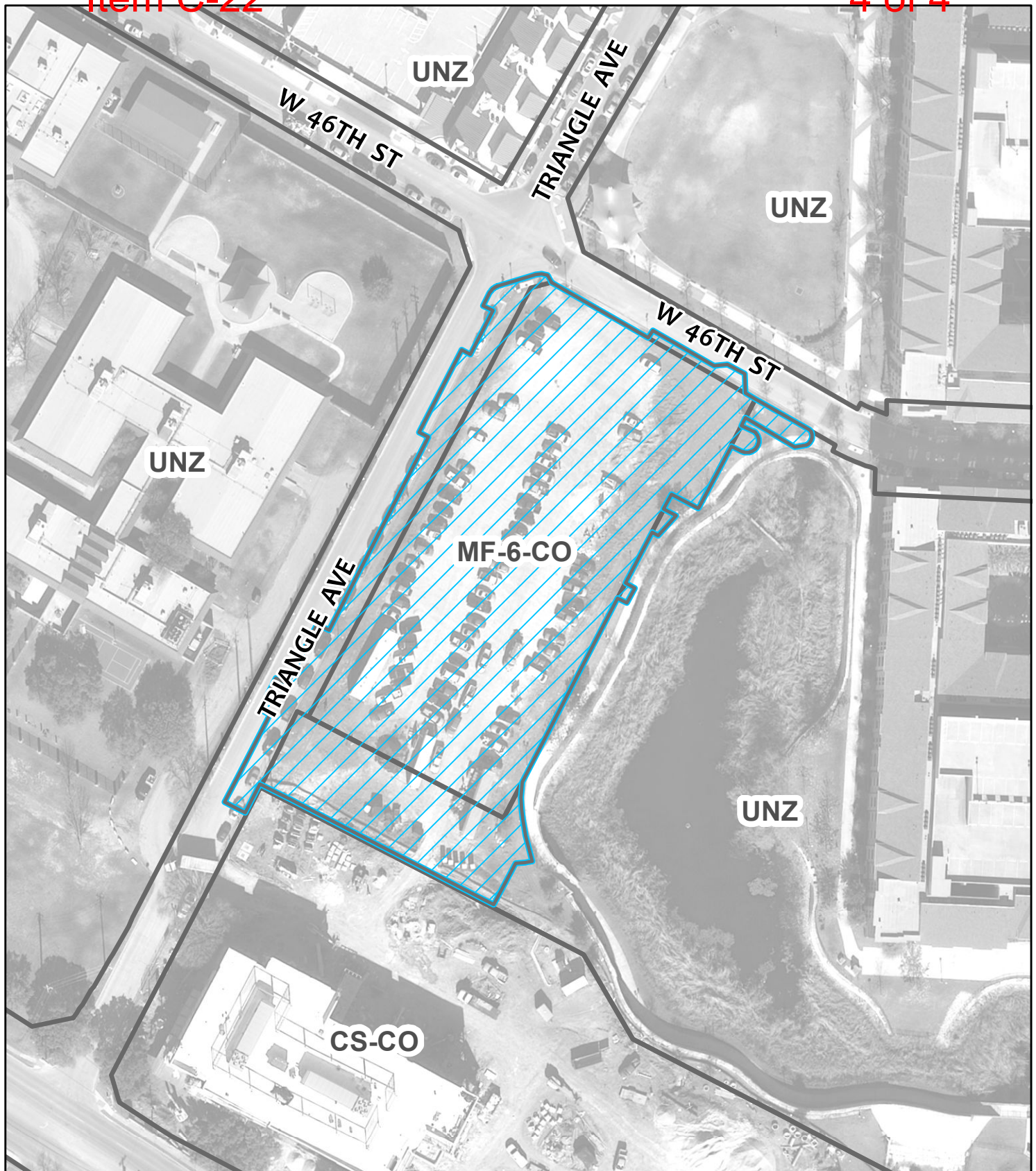
§ 25-5-146 CONDITIONS OF APPROVAL.



(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.

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 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:
- B.
1. **Comply with the requirements of this title;**
Staff Response: This site plan will comply with all regulations and requirements of the Land Development Code prior to site plan release and approval.
 2. **Comply with the objectives and purposes of the zoning district;**
Staff Response: The MF-6 zoning district is intended for higher-density residential development and compatible uses including higher intensity residential and civic uses such as Congregate Living. This site plan complies with all development regulations of the MF-6 zoning district, including height, and building coverage. The site was granted 86% of allowable Impervious Cover by the Board of Adjustment.
 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 MF-6 zoning district. The site was granted 86% of allowable Impervious Cover by the Board of Adjustment. Congregate living is a civic use, which is compatible for this district.
 4. **Provide adequate and convenient off-street parking and loading facilities; and**
Staff Response: The site plan will comply 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 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: The proposed project is not in the East Austin Overlay.
- C. In addition, a conditional use site plan may not:
7. **More adversely affect an adjoining site than would a permitted use;**
Staff Response: The site plan does not adversely affect an adjoining site more than a permitted use would.
 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.
 9. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.**
Staff Response: Any proposed signage will comply with the requirements of the Land Development Code. Compatibility notes on the plans regulate lighting, and the applicant will demonstrate compliance with lighting requirements prior to release of the site plan.



 Subject Site
 Zoning

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Address: 4517 Triangle Avenue
Case Manager: Scott Grantham

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