

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

CASE NUMBER: SPC-2018-0198A.SH **PC DATE:** August 7th, 2018

ADDRESS: 12190 N Mopac Expy SB

PROJECT NAME: Waterloo Terrace

PROPOSED USE: Congregate Living

WATERSHED: Walnut Creek (Suburban)

AREA: 2.4 acres

APPLICANT: Daniel and Kathy Baird
12207 Waters Park Rd
Austin, Texas 78759
Phone: (512) 461-9293

AGENT: Civiltude (Eyad Kasemi)
5110 Lancaster Court
Austin, Texas 78759
Phone: (512) 761-6161

PROPOSED DEVELOPMENT: The applicant is proposing a facility for congregate living. Congregate Living is defined as “the use of a site for the provision of 24 hour supervision and assisted living for more than 15 residents not needing regular medical attention. This use includes personal care homes for the physically impaired, mentally retarded, developmentally disabled, or persons 60 years of age or older, basic child care homes, maternity homes, and emergency shelters for victims of crime, abuse, or neglect”. This use is conditional in LO. The current project proposes to build a 132-unit facility with associated improvements.

EXISTING ZONING: GR, Community Commercial and LO, Limited Office. Per zoning conditions: A) The maximum height is limited to 60 feet in GR; 40 or 3 stories for LO. B) The maximum floor-to-area ratio (FAR) is limited to 1: for GR; .7:1 for LO.

NEIGHBORHOOD ORGANIZATION:

Walnut Crossing Neighborhood Association
SEL Texas
North Growth Corridor Alliance
Sierra Club, Austin Regional Group
Homeless Neighborhood Association
Friends of Austin Neighborhoods
Bike Austin
Neighborhood Empowerment Foundation
Austin Independent School District
Northwest Austin Coalition
NW Austin Working Group

WATERSHED: Walnut Creek (Suburban)
APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive Watershed Ordinance
CAPITOL VIEW: N/A
T.I.A.: Not Required

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release of site plan B.

PLANNING COMMISSION ACTION:

N/A

CASE MANAGER: Clarissa Davis
Clarissa.Davis@austintx.gov

Telephone: 974-1423

PROJECT INFORMATION:

ZONING: GR and LO - 2.4 Acres

MAX. BLDG. CVRG: 75%; 50%

MAX. BLDG. HEIGHT: 60'; 40'

ALLOWED F.A.R.: 1:1; .7:1

MAX. IMP. CVRG: 90%; 70%

REQUIRED PARKING: 39 spaces

EXIST. USE: Office, commercial

PROP. BLDG. CVRG: 27% (28,995 sq. ft.)

PROP. BLDG. HEIGHT: 33'

PROPOSED F.A.R.: 0.64:1

PROP. IMPV. CVRG.: 79%; 46%

PROVIDED PARKING: 56 spaces

PROPOSED USE: Congregate Living

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for a Congregate Living facility in LO zoning. The project has been approved for the Smart Housing Program by the Neighborhood Housing and Community Development Department. The project will replace all existing buildings with a new 132-unit facility (3 stories) with 63,717 sq. ft. and associated improvements. This site will be required to be one-star with Austin Energy's Green Building Program.

Environmental: The site is not located over the Edward's Aquifer Recharge Zone, and not located within the 100-year flood plain.

Transportation: A traffic impact analysis was not required for this project. Proposed driveway access will be from North Mopac with written approval from Tx-Dot.

SURROUNDING CONDITIONS:

Zoning/ Land Use: LO; GR/Medical office; commercial; warehouse

North: GR; LO/ commercial; warehouse

East: ROW

South: GR; LO/ Medical offices; commercial

West: ROW

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
N Mopac	Varies	60 ft.	Highway
Waters Park Road	Varies	20 ft.	Collector

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

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:

A. “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.”

B. A Conditional Use Site Plan *must*:

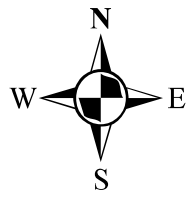
- 1. Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
- 2. Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
- 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: This application is compatible with the abutting sites in all of these cases.
- 4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
- 5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
- 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 or an adopted neighborhood plan.

C. A Conditional Use Site Plan *May Not*:

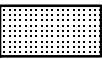

- 1. More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform to all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.

2. **adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to have any detriment of safety or convenience.
3. **adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.
4. **For a large retail use described in Section 25-2-813(Large Retail Uses), adversely affect the future redevelopment of the site.** Staff Response: Not applicable.

D. 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.



Legend

-  Site Plan Case
-  Zoning

0 60 120 240 Feet

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MANAGER: Clarissa Davis

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OPERATOR: Clarissa Davis