

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

CASE NUMBER: SPC-2017-0449C **PC DATE:** August 21st, 2018

ADDRESS: 9821 North Lake Creek Parkway

PROJECT NAME: Lakeline AA

PROPOSED USE: Congregate Living

WATERSHED: Lake Creek (Suburban)

AREA: 7.618 acres

APPLICANT: 620 / 183 Limited Partnership (Fred Thomas)
PO Box 29119
Austin, Texas 78755
Phone: (512) 632-7006

AGENT: Big Red Dog Engineering, Consulting (Vito Trupiano)
2021 E 5th Street
Austin, Texas 78702
Phone: (512) 669-5560

PROPOSED DEVELOPMENT: The applicant is proposing a development 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 MF-6 base zoning district. The current project proposes to build a 191-unit development with associated improvements.

EXISTING ZONING: MF-6, Multifamily Residence High Density. Per zoning conditions: A) The maximum height is limited to 90 feet in MF-6; and B) The maximum floor-to-area ratio (FAR) is not limited in MF-6.

NEIGHBORHOOD ORGANIZATION:

Bike Austin
David Spring HOA
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Northwest Austin Coalition
SEL Texas
Sierra Club, Austin Regional Group

WATERSHED: Lake 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. All remaining comments will be cleared prior to release of the site plan.

PLANNING COMMISSION ACTION:

N/A

CASE MANAGER: Anaiah Johnson

Telephone: 974-2932

Anaiah.Johnson@austintexas.gov

PROJECT INFORMATION:

ZONING: MF-6 – 7.618 Acres

MAX. BLDG. CVRG: 70%

MAX. BLDG. HEIGHT: 90'

ALLOWED F.A.R.: N/A

MAX. IMP. CVRG: 60%

REQUIRED PARKING: 68 spaces

EXIST. USE: Undeveloped

PROP. BLDG. CVRG: 18.4% (61,179 sq. ft.)

PROP. BLDG. HEIGHT: 60' (4 stories)

PROPOSED F.A.R.: 0.733:1

PROP. IMPV. CVRG.: 49% (192,602 sq. ft.)

PROVIDED PARKING: 216 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 MF-6 zoning. The project will develop an undeveloped property with a new 191-unit development with 240,423 sq. ft. and associated improvements.

Environmental: The site is located over the Edward's Aquifer Recharge Zone but is 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 Lake Creek Parkway.

SURROUNDING CONDITIONS:

Zoning/ Land Use: MF-6 / currently undeveloped (proposed congregate living)

North: GR-MU; GR / undeveloped; hotel-motel

East: PUD / undeveloped

South / West: ROW; then CH; GR / general retail sales and multifamily; financial services

Street

North Lake Creek Pkwy

R.O.W.

Varies

Surfacing

95 ft.

Classification

City 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*:

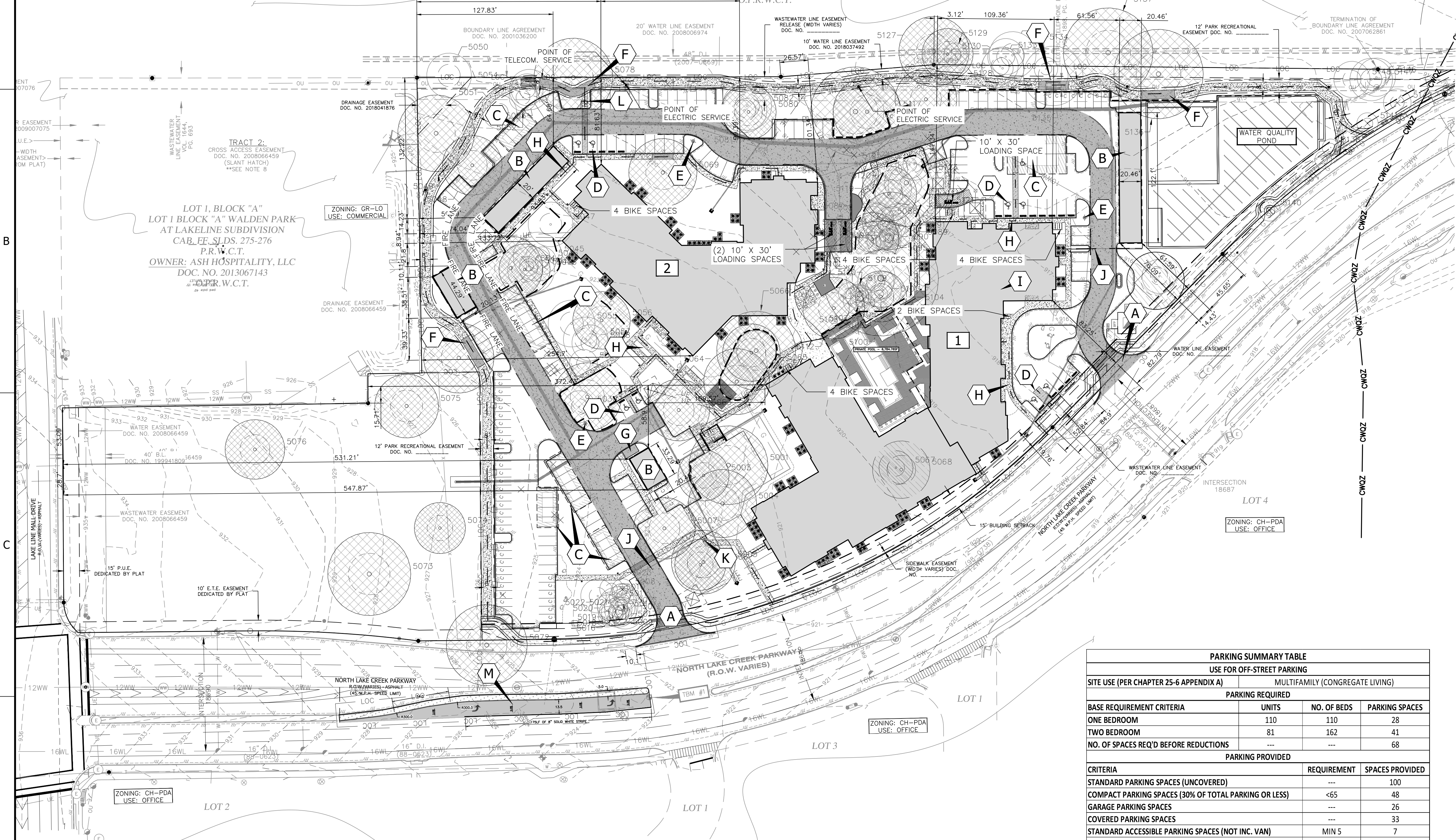
1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **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 affect 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.

| | |
|---|---|
| A TYPE II DRIVEWAY PER COA DETAIL 433S-2. (SEE DETAIL SHEET 49) | H ACCESSIBLE ROUTE (ADA) |
| B GARAGE PARKING (REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION) | I MAILROOM |
| C COVERED PARKING (REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION) | J VEHICULAR GATE |
| D HANDICAP PARKING | K ACCESSIBLE PEDESTRIAN GATE TO ROW |
| E FIRE HYDRANT (COA 511-AW-02) | L ACCESSIBLE PEDESTRIAN ACCESS TO TRAIL SYSTEM |
| F BOARDWALK OR SANDBRIDGE OVER 1/4CRZ | M LEFT TURN LANE |
| G 8' X 14' TRASH STAGING AREA | |



| LEGEND | |
|--------|---|
| --- | BOUNDARY / RIGHT OF WAY |
| --- | EASEMENT / SETBACK |
| --- | CURB / EDGE OF PAVEMENT |
| --- | EXISTING BUILDING FACE |
| --- | INTERNAL CIRCULATION ROUTE (ICR) |
| --- | ACCESSIBLE ROUTE (ADA) |
| --- | FIRE LANE STRIPING |
| --- | RETAINING / SCREEN WALL |
| --- | BUILDING PAD AREA |
| --- | LIGHT-DUTY CONCRETE PVMT. (DETAIL 1; SHEET C601) |
| --- | MEDIUM-DUTY CONCRETE PVMT. (DETAIL 2; SHEET C601) |
| --- | CONCRETE SIDEWALK |
| --- | PARK RECREATIONAL EASEMENT |
| --- | ROD/NAIL FOUND OR SET BENCHMARK |
| --- | TREE TO REMAIN |
| --- | SHADING INDICATES HERITAGE TREE |
| --- | TREE TO BE TRANSPLANTED |
| --- | SHADING INDICATES HERITAGE TREE |
| --- | PROPOSED TREE LOCATION |
| --- | SHADING INDICATES HERITAGE TREE |
| --- | TREE TO BE REMOVED |
| --- | BUILDING / PHASE NUMBER |
| --- | CWQZ CRITICAL WATER QUALITY ZONE |
| --- | CEF CRITICAL ENVIRO. FEATURE |

- NOTES:**
- ALL EXTERIOR LIGHTING WILL BE CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
 - APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH THE APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBILITY DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 - EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".
 - EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE.
 - THE MOTOR-OPERATED GATES SHALL BE EQUIPPED WITH GATE OPERATORS THAT COMPLY WITH UL 325 AND THE GATE CONSTRUCTION SHALL COMPLY WITH ASFM F2200. AN APPROVED MEANS OF OPENING THE MOTOR-OPERATED GATE IN THE EVENT UTILITY POWER IS LOST OR DISCONNECTED IS REQUIRED. AN APPROVED FIRE DEPARTMENT KNOX KEY SWITCH BOX SHALL BE INSTALLED ON THE PUBLIC STREET SIDE OF THE GATES TO ALLOW EMERGENCY FIRE DEPARTMENT ENTRY THROUGH THE GATES.

| PARKING SUMMARY TABLE | | | |
|--|-------------|-----------------|----------------|
| USE FOR OFF-STREET PARKING | | | |
| SITE USE (PER CHAPTER 25-6 APPENDIX A) MULTIFAMILY (CONGREGATE LIVING) | | | |
| PARKING REQUIRED | | | |
| BASE REQUIREMENT CRITERIA | UNITS | NO. OF BEDS | PARKING SPACES |
| ONE BEDROOM | 110 | 110 | 28 |
| TWO BEDROOM | 81 | 162 | 41 |
| NO. OF SPACES REQ'D BEFORE REDUCTIONS | --- | --- | 68 |
| PARKING PROVIDED | | | |
| CRITERIA | REQUIREMENT | SPACES PROVIDED | |
| STANDARD PARKING SPACES (UNCOVERED) | --- | 100 | |
| COMPACT PARKING SPACES (30% OF TOTAL PARKING OR LESS) | <65 | 48 | |
| GARAGE PARKING SPACES | --- | 26 | |
| COVERED PARKING SPACES | --- | 33 | |
| STANDARD ACCESSIBLE PARKING SPACES (NOT INC. VAN) | MIN 5 | 7 | |
| VAN ACCESSIBLE PARKING SPACES | MIN 2 | 2 | |
| TOTAL PARKING SPACES | MIN 68 | 216 | |
| BICYCLE PARKING SPACES | MIN 5 | 18 | |
| LOADING SPACES | MIN 3 | 3 | |

| LAKELINE AA - SITE DATA | | | |
|-------------------------|--------------------|-----------------------|-----------------|
| ZONING: | MF-6 | EXISTING USE: | Undeveloped |
| SITE LAND USE: | Retirement Housing | | |
| SITE AREA: | 7.618 ACRES | | |
| ALLOWABLE: | | PROPOSED: | |
| BUILDING HEIGHT: | 90' | BUILDING HEIGHT: | 60' |
| # OF STORIES: | N/A | # OF STORIES: | 4 |
| F.A.R. | - | F.A.R. | 0.733:1 |
| GROSS SQUARE FOOTAGE: | - | GROSS SQUARE FOOTAGE: | 240,423 SF |
| BUILDING COVERAGE: | 70%/232,288 SF | BUILDING COVERAGE: | 18.4%/61,179 SF |
| IMPERVIOUS COVERAGE: | 60%/199,104 SF | IMPERVIOUS COVERAGE: | 49%/192,602 SF |
| OPEN SPACE REQUIRED: | 16,592 SF | OPEN SPACE PROVIDED: | >24,710 SF |

| BUILDING DATA | | | | | | | | | |
|---------------|--------|-----------------|-----------|----|------------|----------------|--------------|-------------------|---------------|
| BUILDING | GFFE | FOUNDATION TYPE | IMF UNITS | | ROOM COUNT | TOTAL FLOOR SF | SPRINKLER | NUMBER OF STORIES | ACTUAL HEIGHT |
| | | | 1 | 2 | | | | | |
| 1 | 918.98 | SLAB ON GRADE | 22 | 23 | 45 | 69125 | NFPA FULL 13 | 4 | 59'-1" |
| 2 | 920.98 | SLAB ON GRADE | 24 | 24 | 48 | 60752 | NFPA 13R | 4 | 55'-4" |
| 3 | 920.98 | SLAB ON GRADE | 17 | 7 | 24 | 21640 | NFPA 13R | 4 | 54'-0" |
| 4 | 920.98 | SLAB ON GRADE | 8 | 15 | 23 | 31626 | NFPA 13R | 4 | 54'-7" |
| 5 | 920.98 | SLAB ON GRADE | 39 | 12 | 51 | 57280 | NFPA 13R | 4 | 55'-2" |
| TOTAL | | | 110 | 81 | 191 | 240423 | | | |

SITE PLAN APPROVAL Sheet 67 of 67
FILE NUMBER SPC-2017-0449C APPLICATION DATE NOV 8, 2017
APPROVED BY COMMISSION ON UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LOC) CASE MANAGER C. BARTON-HOLMES

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING MF-6
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

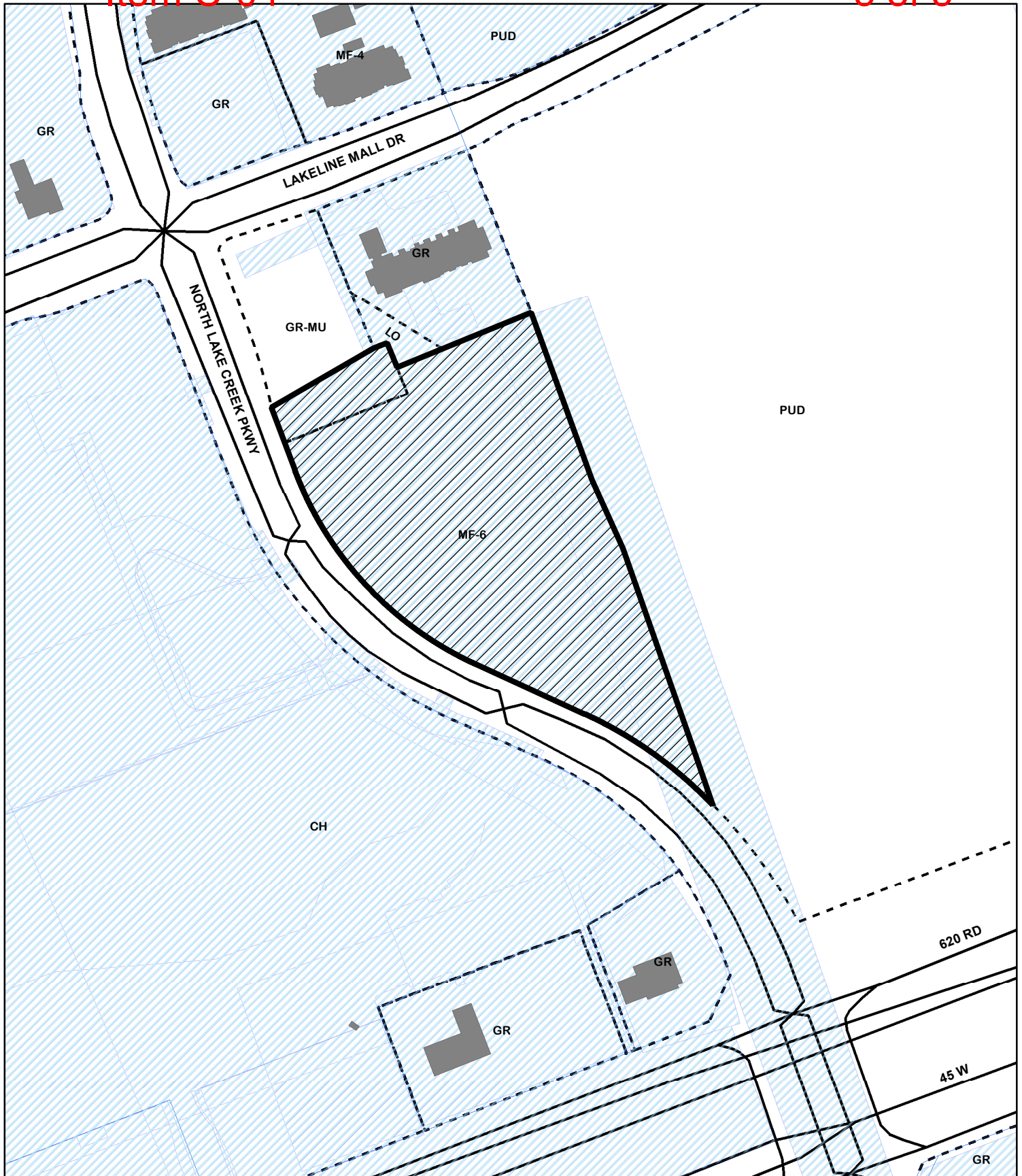
Final plot must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



LAKELINE AA
9821 NORTH LAKE CREEK PARKWAY
AUSTIN, WILLIAMSON COUNTY, TEXAS

SHEET
CS100
11 OF 67
SPC-2017-0449C



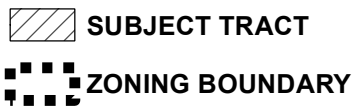
SITE PLAN

CASE#: SPC-2017-0449C

ADDRESS: 9821 North Lake Creek Pkwy

CASE NAME: Lakeline AA

MANAGER: Anaiah Johnson



0 120 240 480 Feet

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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.



OPERATOR: Christine Barton-Holmes