

PLANNING COMMISSION SITE PLAN CONDITIONAL USE PERMIT AND VARIANCE REVIEW SHEET

CASE NUMBER: SPC-2018-0574A **PC DATE:** 4/23/2019

PROJECT NAME: 70 Rainey Street

PROJECT ADDRESS: 70 Rainey Street

APPLICANT: 70 Rainey Street Owner, LLC, Carter Sackman (512) 476-4725

AGENT: Big Red Dog, Nick Richardson (512) 669-5560

NEIGHBORHOOD PLAN: Downtown Austin Plan

WATERSHED: Waller Creek (Urban)

CASE MANAGER: Jeremy Siltala (512) 974-2945 or jeremy.siltala@austintexas.gov

PROJECT DESCRIPTION:

The applicant proposes a cocktail lounge within the Rainey Street subdistrict of the Waterfront Overlay requiring a conditional use permit [25-2-692(K)]. The applicant also requests a variance from 25-5-146(B) for parking to serve a cocktail lounge within 200 feet of a single-family use. No construction is proposed with this application.

STAFF RECOMMENDATION:

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

SUMMARY STAFF COMMENT ON APPLICATION:

The applicant proposes a 7,028 SF cocktail lounge on the second floor of a building currently under construction (SP-2013-0101C); 3,532 SF is indoor, and 3,496 SF is outdoors. The operating hours are Monday through Saturday 11 AM – 2 AM and Sunday 10 AM – 2 AM. There is one single-family residence across the street at 71 Rainey Street that triggers the parking variance.

PROJECT INFORMATION:

SITE AREA	7,028 SF (cocktail lounge) 24,829 SF, 0.57 acres (total site)
ZONING	CBD
PROPOSED USE	Cocktail Lounge
PROPOSED IMPERVIOUS COVER	24,829 SF, 100%
PROPOSED BUILDING COVERAGE	24,547 SF, 98.9%
PROPOSED BUILDING HEIGHT	35 stories, 416 feet
PROPOSED F.A.R	12:1
PROPOSED ACCESS	Rainey Street
PROPOSED PARKING	361 automobile, 51 bicycle

NEIGHBORHOOD ORGANIZATIONS:

- | | |
|--|---|
| <ul style="list-style-type: none"> Austin Independent School District Austin Neighborhoods Council Bike Austin City of Austin Downtown Commission Downtown Austin Neighborhood Assn. (DANA) Friends of Austin Neighborhoods Friends of Rainey Street Historic District Friends of the Emma Barrientos MACC Greater East Austin Neighborhood Association Homeless Neighborhood Association Neighborhood Empowerment Foundation | <ul style="list-style-type: none"> Preservation Austin Rainey Business Coalition Rainey Neighbors Association, Inc. SELTexas Sierra Club, Austin Regional Group Tejano Town The Shore Condominium Association, Inc. Town Lake Neighborhood Association Waller Creek Conservancy Waller District Staff Liaison |
|--|---|

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: "The 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: 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 are compatible with the use of an abutting site; Staff response: This application is compatible with the abutting sites.
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.

A conditional use site plan may not:

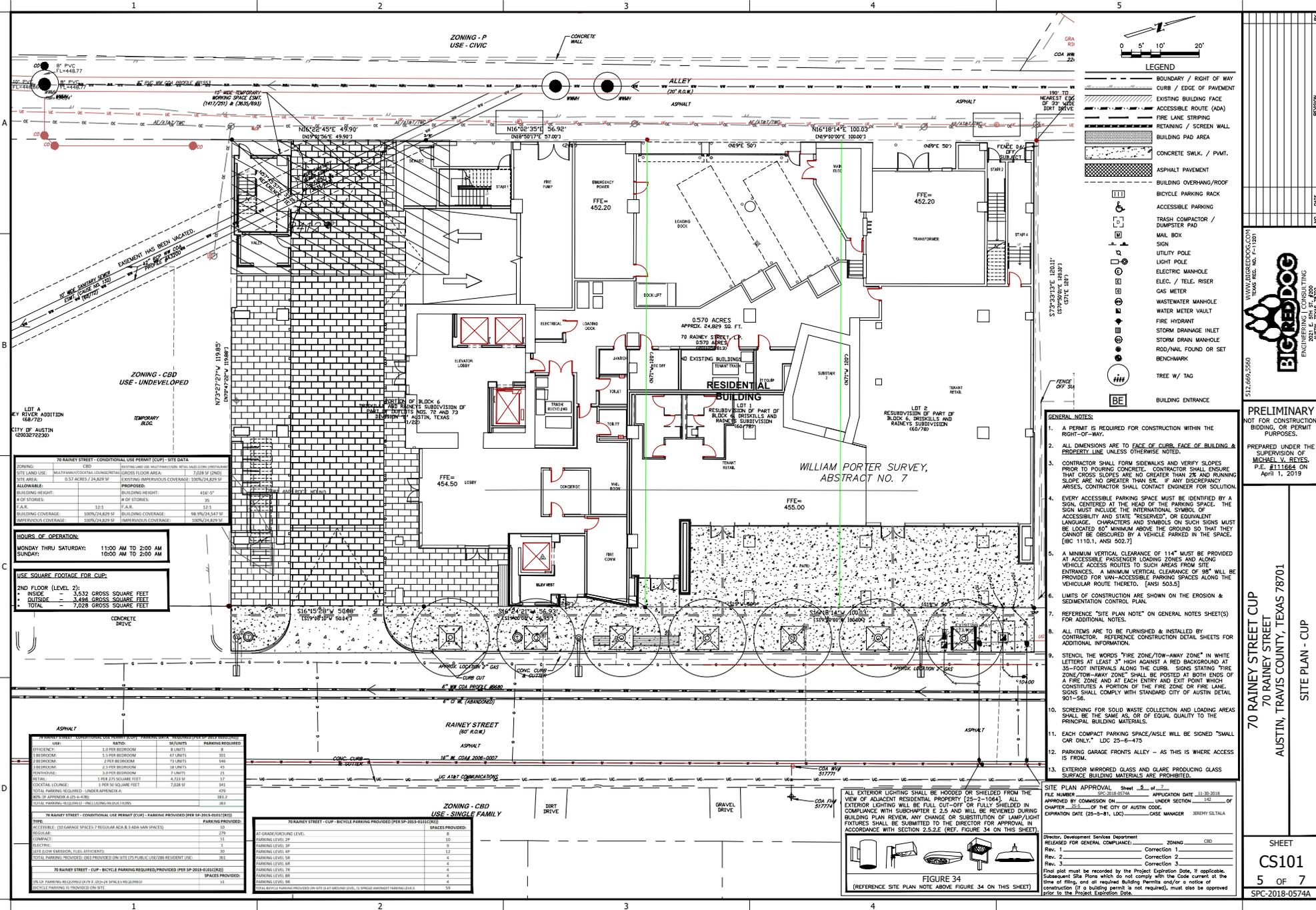
1. More adversely affect an adjoining site than would a permitted use; Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; Staff response: The project is not anticipated to have any detriment to 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.

COMMISSION ACTION:

The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

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 and 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.



70 RAINEY STREET - CONDITIONAL USE PERMIT (CUP) - SITE DATA

OWNER:	CEP	PROJECT NAME:	70 RAINEY STREET
APPLICABLE:	MULTIFAMILY/COMMERCIAL/RESIDENTIAL	GROSS FLOOR AREA:	7,028 SF (2ND)
SITE AREA:	0.57 ACRES / 24,829 SF	EXISTING IMPERVIOUS COVERAGE:	100%/24,829 SF
BUILDING HEIGHT:	PROPOSED	BUILDING HEIGHT:	456'5"
# OF STORIES:	2	# OF STORIES:	30
F.A.R.:	12.3	F.A.R.:	12.3
BUILDING COVERAGE:	100%/24,829 SF	BUILDING COVERAGE:	98.9%/24,547 SF
IMPERVIOUS COVERAGE:	100%/24,829 SF	IMPERVIOUS COVERAGE:	100%/24,829 SF

HOURS OF OPERATION:

MONDAY THRU SATURDAY:	11:00 AM TO 2:00 AM
SUNDAY:	10:00 AM TO 2:00 AM

USE SQUARE FOOTAGE FOR CURB:

2ND FLOOR (LEVEL 2):	3,532 GROSS SQUARE FEET
OUTSIDE:	3,496 GROSS SQUARE FEET
TOTAL:	7,028 GROSS SQUARE FEET

70 RAINEY STREET - CONDITIONAL USE PERMIT (CUP) - PARKING DATA (REQUIREMENTS BY SPACING REQUIREMENTS)

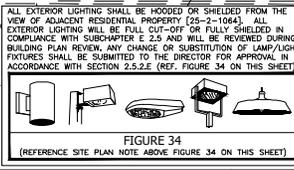
LINE	ALLOT	SPACINGS	PARKING REQUIRED
EFFICIENCY	1.0 PER BEDROOM	8 UNITS	8
1 BEDROOM	1.5 PER BEDROOM	67 UNITS	102
2 BEDROOM	2.0 PER BEDROOM	74 UNITS	148
3 BEDROOM	2.5 PER BEDROOM	18 UNITS	45
4 BEDROOM	3.0 PER BEDROOM	7 UNITS	21
5 BEDROOM	3.5 PER BEDROOM	4 UNITS	14
6 BEDROOM	4.0 PER BEDROOM	2 UNITS	8
TOTAL PARKING REQUIRED - UNDER APPLICABLE A:			264
SOFT SPACES PROVIDED (A-D + F-H)			303.2
TOTAL PARKING PROVIDED - INCLUDING RESIDUALS:			567.2

70 RAINEY STREET - CUP - BICYCLE PARKING PROVIDED (PER SP-2013-013(2)(3))

TYPE	SPACES PROVIDED
REGULAR:	279
COMPACT:	24
ELECTRIC:	1
TOTAL:	304

70 RAINEY STREET - CUP - BICYCLE PARKING PROVIDED (PER SP-2013-013(2)(3))

TYPE	SPACES PROVIDED
REGULAR:	279
COMPACT:	24
ELECTRIC:	1
TOTAL:	304



- GENERAL NOTES:**
- A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
 - ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING & PROPERTY LINE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL FURNISH AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN RUNNING SLOPE ARE NO GREATER THAN 5%. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONSULT ENGINEER FOR SOLUTION.
 - 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 40" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE. (BC 1110.11, ANSI 502.7)
 - A MINIMUM VERTICAL CLEARANCE OF 11'4" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 9'8" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES ALONG THE VEHICULAR ROUTE THERETO. (ANSI 503.5)
 - LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEEDMENTATION CONTROL PLAN.
 - REFERENCE "SITE PLAN NOTE" ON GENERAL NOTES SHEET(S) FOR ADDITIONAL NOTES.
 - ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAIL SHEETS FOR ADDITIONAL INFORMATION.
 - STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3" HIGH AGAINST A RED BACKGROUND AT 35'-FOOT INTERVALS ALONG THE CURB BEGINNING "FIRE ZONE/TOW-AWAY ZONE" SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT EACH ENTRY AND EXIT POINT WHICH CONSTITUTES A PORTION OF THE FIRE ZONE OR FIRE LANE. SIGNS SHALL COMPLY WITH STANDARD CITY OF AUSTIN DETAIL 901-1.
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO THE PRINCIPAL BUILDING MATERIALS.
 - EACH COMPACT PARKING SPACE/NSLE WILL BE SIGNED "SMALL CAR ONLY." LOC. 29-4-475.
 - PARKING GARAGE FRONTS ALLEY - AS THIS IS WHERE ACCESS IS FROM.
 - EXTERIOR MIRRORING GLASS AND GLARE PRODUCING GLASS SURFACE BUILDING MATERIALS ARE PROHIBITED.

SITE PLAN APPROVAL Sheet 5 of 7

FILE NUMBER: 2018-0102-0101 APPLICATION DATE: 11-30-2018

APPROVED BY COMMISSION ON _____ UNDER SECTION 152 OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.

COMMISSION ONLY (25-35-81, 100) _____ CODE MANAGER JENNIFER SILTALA

Director, Development Services Department

USE:	RESIDENTIAL	ZONING:	CBD
Rev. 1:	Correction 1	Rev. 2:	Correction 2
Rev. 3:	Correction 3	Rev. 4:	Correction 4

Final plot must be recorded by the Project Expiration Date, if applicable. Subsequent 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.

LEGEND

- BOUNDARY / RIGHT OF WAY
- CURB / EDGE OF PAVEMENT
- EXISTING BUILDING FACE
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- RETAINING / SCREEN WALL
- BUILDING PAD AREA
- CONCRETE SWLK. / PAVT.
- ASPHALT PAVEMENT
- BUILDING OVERHANG/ROOF
- BICYCLE PARKING RACK
- ACCESSIBLE PARKING
- TRASH COMPACTOR / DUMPSTER PAD
- MAIL BOX
- SIGN
- UTILITY POLE
- LIGHT POLE
- ELECTRIC MANHOLE
- ELEC. / TELE. RISER
- GAS METER
- WASTEWATER MANHOLE
- WATER METER VAULT
- FIRE HYDRANT
- STORM DRAINAGE INLET
- STORM DRAIN MANHOLE
- ROD/MAIL FOUND OR SET
- BENCHMARK
- TREE W/ TAG
- BE BUILDING ENTRANCE

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
MICHAEL V. REYES,
P.E. #116684 on
April 1, 2019

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70 RAINEY STREET CUP
70 RAINEY STREET
AUSTIN, TRAVIS COUNTY, TEXAS 78701

SITE PLAN - CUP

SHEET
CS101
5 OF 7
SPC-2018-0574A



SUBJECT SITE



Site Location Map
 70 RAINEY STREET CUP
 70 RAINEY STREET
 Austin, Texas 78701

