

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

CASE NUMBER: SPC-2015-0557C

PC DATE: November 8, 2016

PROJECT NAME: Alcove Climate Control Storage

ADDRESS OF APPLICATION: 1000 East 50th Street

CITY COUNCIL DISTRICT: 9 (Kathie Tovo)

APPLICANT: Wuest Group (Scott Wuest)
2007 South 1st Street
Suite #103
Austin, Texas 78704
(512) 394-1900

OWNER: Geraldine Timmermann
115 Franklin Blvd.
Austin, Texas 78751
(512) 474-2900

NEIGHBORHOOD

PLANNING AREA: North Loop Neighborhood Planning Area

WATERSHED: Tannehill Branch (Urban)

PROPOSED DEVELOPMENT/REQUEST BY APPLICANT: The applicant proposes to construct a three-story, 99,927 square foot convenience storage building on a 1.22-acre site. The work will include associated parking, water quality/detention improvements and required utility construction. Ordinance #020523 (C14-02-0009) as approved in May, 2002, stipulates that Convenience Storage is a conditional use on the subject property, and the applicant is requesting approval of a Conditional Use Permit for the development.

EXISTING ZONING: The property is zoned CS-V-CO-NP.

NEIGHBORHOOD ORGANIZATIONS:

SEL Texas
Bike Austin
Sustainable Neighborhoods
Austin Neighborhoods Council
Friends of Austin Neighborhoods
Austin Independent School District
Sierra Club, Austin Regional Group
Beyond2ndNature
North Austin Neighborhood Alliance

North Loop Neighborhood Planning Team
Ridgetop Neighborhood Association

DEPARTMENT COMMENTS: The site plan indicates that the proposed building and other site features will be in compliance with compatibility standards for height and setbacks as triggered by the existing residential properties zoned SF-3-NP across Harmon Avenue to the west of the Convenience Storage development. The parking and customer access to the building will be located on the eastern side of the site, and screened from the residential properties by the building.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit for this development

CASE MANAGER: Michael Simmons-Smith Telephone: (512) 974-1225
michael.simmons-smith@austintexas.gov

CONDITIONAL USE PERMIT

LDC Section 25-5-145(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.

LDC Section 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.

LDC SECTION 25-5-145A (EVALUATION OF CONDITIONAL USE SITE PLAN)

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145(A) of the Land Development Code states: "The Planning 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:

(A) A conditional use site plan must:

1. Comply with the requirements of this title;

Staff Response: The proposed building and parking area meet compatibility setback requirements from the SF-3-NP residential properties across Harmon Avenue.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The proposed land use is permitted and in compliance with development standards of the CS base district, but is a conditional use by ordinance.

3. Does building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use comply with the use of an abutting site;

Staff Response: As indicated above, the proposed site complies with compatibility standards as triggered by the SF-3-NP properties, as well as the LO-zoned adjacent properties to the south.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: The site plan complies with off-street parking requirements for the proposed use.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will reasonably protect 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 within the East Austin Overlay.

(C) In addition, a conditional use site plan may not:

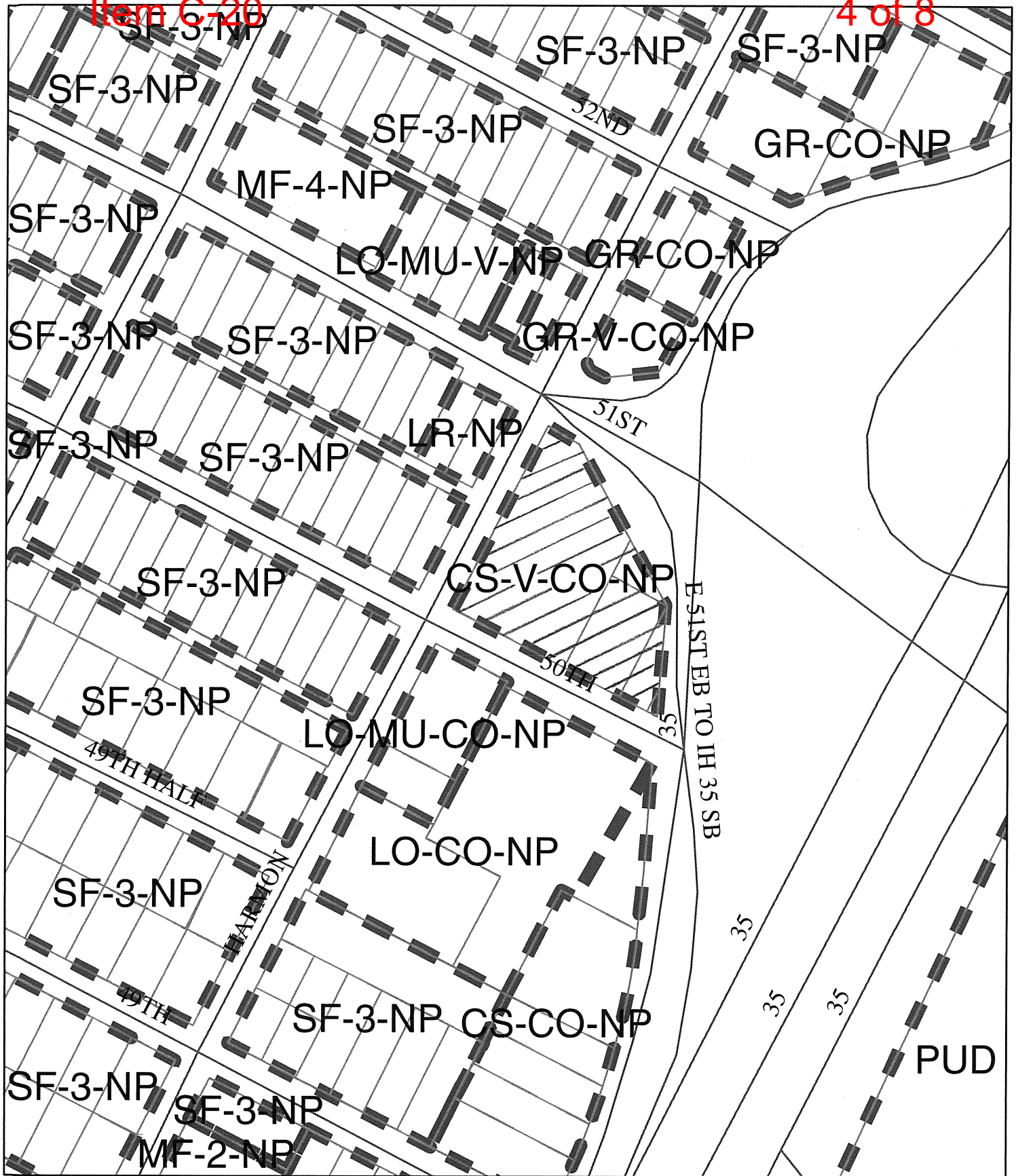
7. More adversely affect an adjoining site than would a permitted use;

Staff Response: Undetermined.

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.

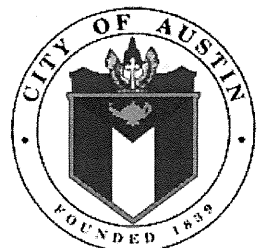
9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign. Staff Response: All signs and lighting will comply with the Land Development Code.



0 40 80 160 Feet

**ALCOVE CLIMATE CONTROL STORAGE
CONDITIONAL USE PERMIT**

CASE NO.: SPC-2015-0557C
ADDRESS: 1000 E. 50TH STREET
CASE MANAGER: MICHAEL SIMMONS-SMITH





November 17, 2015

Ms. Lisa D'Augustine
President
Ridgetop Neighborhood Association

Re: **Proposed Self-Storage Development on East 51st Street**

Dear Ms. D'Augustine,

Thank you for taking the time to meet with us on October 13, 2015 at the neighborhood meeting to discuss our proposed self-storage, wine storage and mini-office development located on the southwest corner of 51st Street and I-35 and along Harmon Avenue and 50th Street. Based on our discussions from the meeting, we are pleased to offer the following commitments to the Ridgetop Neighborhood Association regarding our proposed development:

1. **Project Height:** The maximum project height is 4 stories facing I-35, 50th Street and 51st Street and 3 stories along the residential portions of Harmon Avenue
2. **Parking:** A parking lot with approximately 20 spaces including a corresponding loading zone will be provided onsite along the I-35 side of the building with no parking beneath the structure
3. **Site Access:** All site vehicular access will be from 50th street
4. **Dumpster:** Dumpster will be located in the parking lot area away from residents
5. **Office Hours:** Office hours will be from 9:00am until 6:00pm with secure access from 6:00am to 9:00pm
6. **Use:** Short-term boutique office space on the ground floor with climate-controlled convenience storage and wine storage in the remaining space
7. **Food / Liquor:** There will be no food establishments, nor any liquor, beer or wine sales on site
8. **Lighting:** Exterior lighting will be "dark skies" compatible

We are very excited about working with the Ridgetop community to ensure this development is a success and becomes an attractive and valuable addition to your community.

Please do not hesitate to reach out with questions.



Tyler Grooms, Principal
Manifold Storage, LLC

11/23/2015

Letter of Support for Project: Manifold Real Estate - Alcove Self Storage Project, East 51st street and I-35 (bordering Harmon Avenue and East 50th Street) 78751

The Ridgetop Neighborhood Association has reviewed the above project with interested Ridgetop residents and with the developer and have come to mutual agreement on key items concerning project height, hours of operation, facility use and dumpster location. Attached is a commitment letter from Tyler Grooms, Principal, Manifold Real Estate, dated 11/17/15 with their commitment details.

The Ridgetop Neighborhood Association and participating residents, find no strong objections to their proposed project on this site, with their agreement to the negotiated features noted in their commitment letter. We received one anonymous objection and one minor concern from a resident, about project height. A critical facet to neighborhood acceptance of this project in close propinquity to residences, are Manifold's (Chioco Design) elevations and the esthetics of the facility (glass, textures, lighting, positioning on the lot, office fronts.) Although the submission process does not normally require additional neighborhood feedback after receipt by City of Austin Planning, we are requesting that should substantial changes be required to the general esthetics of the project, that Alcove and COA Planning Department staff contact Ridgetop officers again to discuss changes prior to the finalization of the site plan. We look forward to the project and new neighbor, Alcove Storage.

For details on notifications and meetings, please see the items below. Please do not hesitate to contact me with any questions.

Sincerely,
Lisa D'Augustine
President,
Ridgetop Neighborhood Association

CC: Ridgetop Neighborhood Association
City of Austin Planning Department
RNA Officers
North Loop Contact Team
Tyler Grooms – Manifold Real Estate

9/19/15 – receipt and posting of documents electronically, announcement of 10/13/15 open RNA meeting with developer:

- RNA Yahoo,
- Nextdoor – Ridgetop
- Ridgetop Neighborhood Association site <http://ridgetopaustin.org/>

Week of 10/5/15 – hand leafleting of houses on 49th, 50th and 51st streets about project and meetings.
10/13/15 - open RNA meeting with neighbors and developer. In attendance: 7 Ridgetop residents, 3 RNA officers, representatives of Manifold Real Estate and Chioco Design. Ideas were exchanged and requests made regarding lighting, hours of operations, parking, egress, general design esthetics of the facility, landscaping for safety, etc. In addition, all egress would take place on East 50th street.

11/17/15 – receipt of Manifold Real Estate Letter of Commitment to RNA.

11/23/15 – formation of RNA letter of project support (this document) drafted and forwarded for

posting on Yahoo, Nextdoor and the Ridgetop Neighborhood Association site. Copies to Manifold, NLCT and COA.