

**PLANNING COMMISSION
SITE PLAN COMPATIBILITY WAIVER REQUEST REVIEW SHEET**

CASE: SP-2017-0081C

PLANNING COMMISSION DATE: October 24, 2017

PROJECT NAME: South 5th Street Apartments

ADDRESS OF SITE: 2421 S 5th St

APPLICANT: LJA Engineering, Inc. (Michael Porvaznik, PE)

AGENT: Austin South 5th, LLC (Patrick Youngh)

AREA: 0.2115 acres

COUNCIL DISTRICT: 3

WATERSHED: West Bouldin Creek (Urban)

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 proposing to construct a multi-family project with associated improvements, and is requesting a waiver for reduced compatibility setbacks (25-2-1063).

EXISTING ZONING:

The site is zoned MF-3. The site plan complies with the zoning ordinance.

DESCRIPTION OF WAIVER:

Waiver request is as follows: LDC Section 25-2-1063:

A person may not construct a structure 25 feet or less from property:

- (1) In an urban family residence (SF-5) or more restrictive zoning district, or;
- (2) On which a use permitted in an SF-5 or more restrictive zoning district is located.

The applicant requests a waiver from a 25-foot to an approximately 5-foot compatibility setback for a sidewalk. The site is adjacent to live/work and multifamily to the north, single-family to the south, duplexes to the west, and a church to the east. The sidewalk will be adjacent to open space on the site on the south property line. All other compatibility setbacks are met.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC Section 25-2-1063 to reduce the Compatibility driveway setback requirement from 25 feet to approximately five feet from adjacent SF-3- zoned property used as single family.

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP **PHONE:** 974-2788
Christine.Barton-Holmes@austintexas.gov

PROJECT INFORMATION: 0.465 acres (20253 sq. ft.)

EXIST. ZONING: MF-3

MAX. BLDG. COVERAGE : 55%

PROP. BUILDING CVR: 3752 sq. ft. (18.5%)

MAX. IMPERV. CVRG.: 65%

PROP. IMP. CVRG.: 7979 sq. ft. (39.4%)

ALLOWED F.A.R.: .75:1**PROPOSED F.A.R.:** .25:1**HEIGHT:** 40' / 3 stories**PROP. HEIGHT:** 30' (2 stories)**REQUIRED PARKING:** 7 spaces**PROVIDED PARKING:** 7 spaces**PROPOSED ACCESS:** Driveway access to South 5th Street**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: The applicant is requesting a waiver from Compatibility standards to reduce the setback for the sidewalk adjacent to the open space from 25 feet to approximately five feet in order to construct seven apartments in one building. The proposed building will be similar in scale and use to adjacent single-family residences, and will be screened with fencing and landscape. The site plan will comply with all applicable regulations upon site plan approval.

Environmental:

The site is located with the West Bouldin Creek watershed, which is classified as an Urban Watershed. There are no critical environmental features.

Transportation:

Access to the proposed restaurant will be from South 5th Street. The proposed development did not require a TIA.

This administrative site plan will comply with all applicable requirements of the Land Development Code prior to its release. Staff recommends approval of the waiver.

PLANNING COMMISSION ACTION: NA**SURROUNDING CONDITIONS:**

Zoning/ Land Use

North: MF-3/MF-3 (offices/duplexes/triplexes)

South: SF-3 (single-family)

East: LO (Church)

West: SF-3 (duplexes, then single-family)

STREET:	R.O.W.	SURFACING	CLASSIFICATION
South 5 th Street	55'	30'	City Collector

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation

Austin Independent School District

Austin Neighborhoods Council

Bike Austin

Bouldin Creek Neighborhood Association

Bouldin Creek Neighborhood Planning Team

Friends of Austin Neighborhoods

Galindo Area Patriotic Porch Party

Galindo Elementary Neighborhood Association

Homeless Neighborhood Assn.

Perry Grid 614

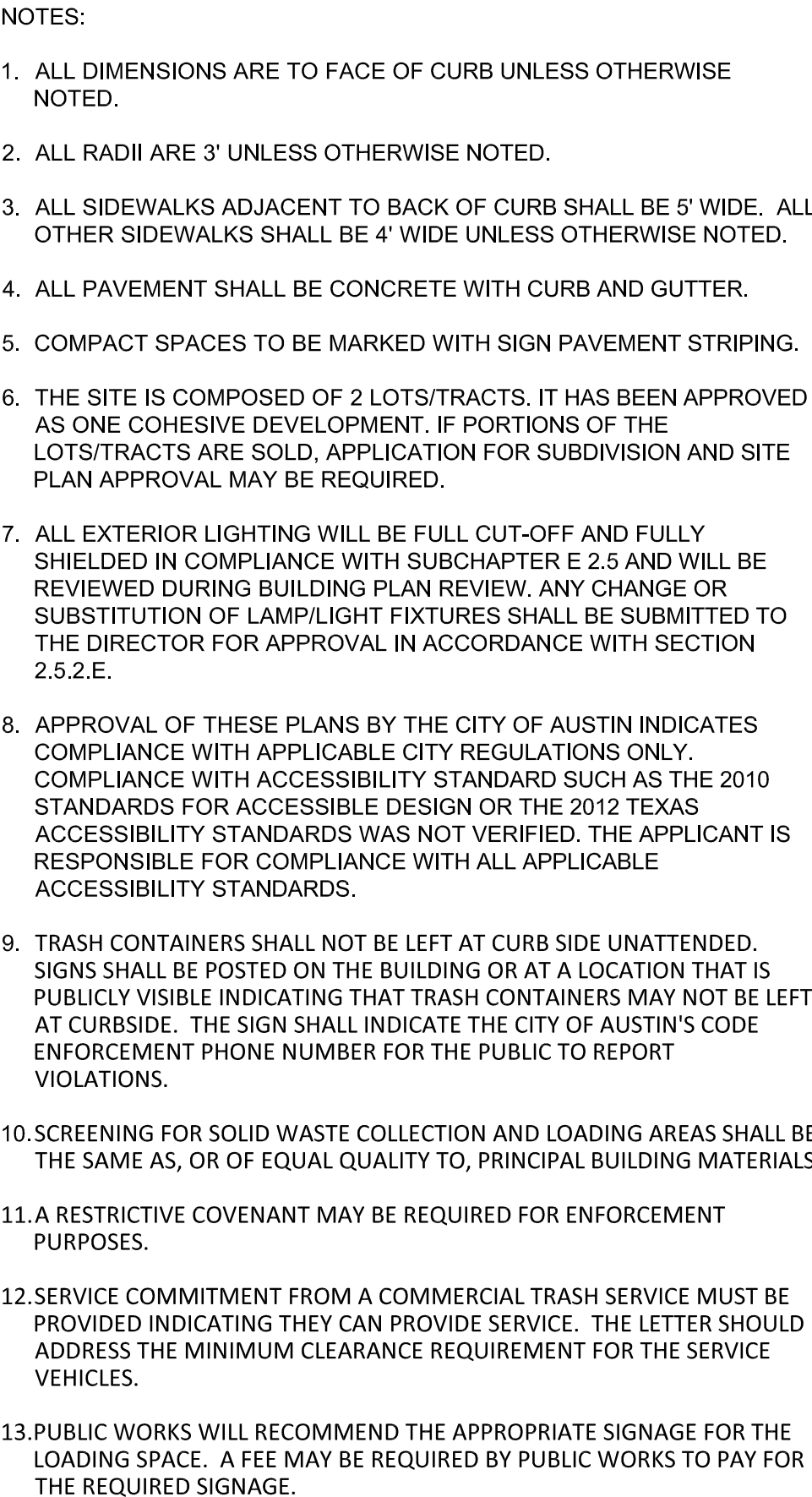
Preservation Austin

Save Our Springs Alliance

SELTexas

Sierra Club, Austin Regional Group

South Central Coalition



Lot 1 and 2 Total				
Total Imp Cover	=	0.183	Ac.	39.4%
Total Bldg Coverage		0.086		3,752 SF
Total Parking/Drives		0.080		3,489 SF
Total Concrete/Sidewalk		0.017		738 SF
Prop FAR	=	5.065	SF	0.25 : 1
Prop Height	=	2	Stories	
Prop GFA	=	5.065	S.F.	
Proposed Density		17.2	Units / Acre	
Required Open Space (6% gross site area)	=			1,013 SF
Provided Open Space	=			1,025 SF
Parking Calculations				
Type of Bedroom Units		Units	SP/Unit	Total Spaces
Efficiency		3	1.0	3
1 BR		4	1.5	6
Total				9
Req'd Parking (w/ 80% reduction)	=	7	Spaces	
Provided Parking				
Standard Spaces (Existing)		6		
Accessible Spaces	=	1		
Total Provided Parking		7	Spaces	

*see C.O.A. Land Development Code §25-6-478.E.3

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



SITE PLAN RELEASE

FILE NUMBER: SP-2017-0081C EXPIRATION DATE: _____
CASE MANAGER: CHRISTINE BARTON HOLMES APPLICATION DATE: 03/09/17
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section 112 of Chapter 25-5 of the Austin City Code.

Director for Planning and Development Review Department

DATE OF RELEASE: _____ Zoning: MF-3

Rev. No. 1 _____ Correction No.1 _____

Rev. No. 2 _____ Correction No.2 _____

Rev. No. 3 _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OF NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SOUTH 5TH ST. APARTMENTS SITE DEVELOPMENT PLANS

SITE PLAN

2421 S. 5TH STREET, AUSTIN, TX 78704

[illegible]

DATE: 02/20/2017

DESIGNED BY: MPP

DRAWN BY: HR, VGC

CHECKED BY: MPP

DRAWING NAME: A284-0402-P-SP01.DWG



2.439.4700
2.439.4716
FRN-F-1386

LJA Engineering, Inc.

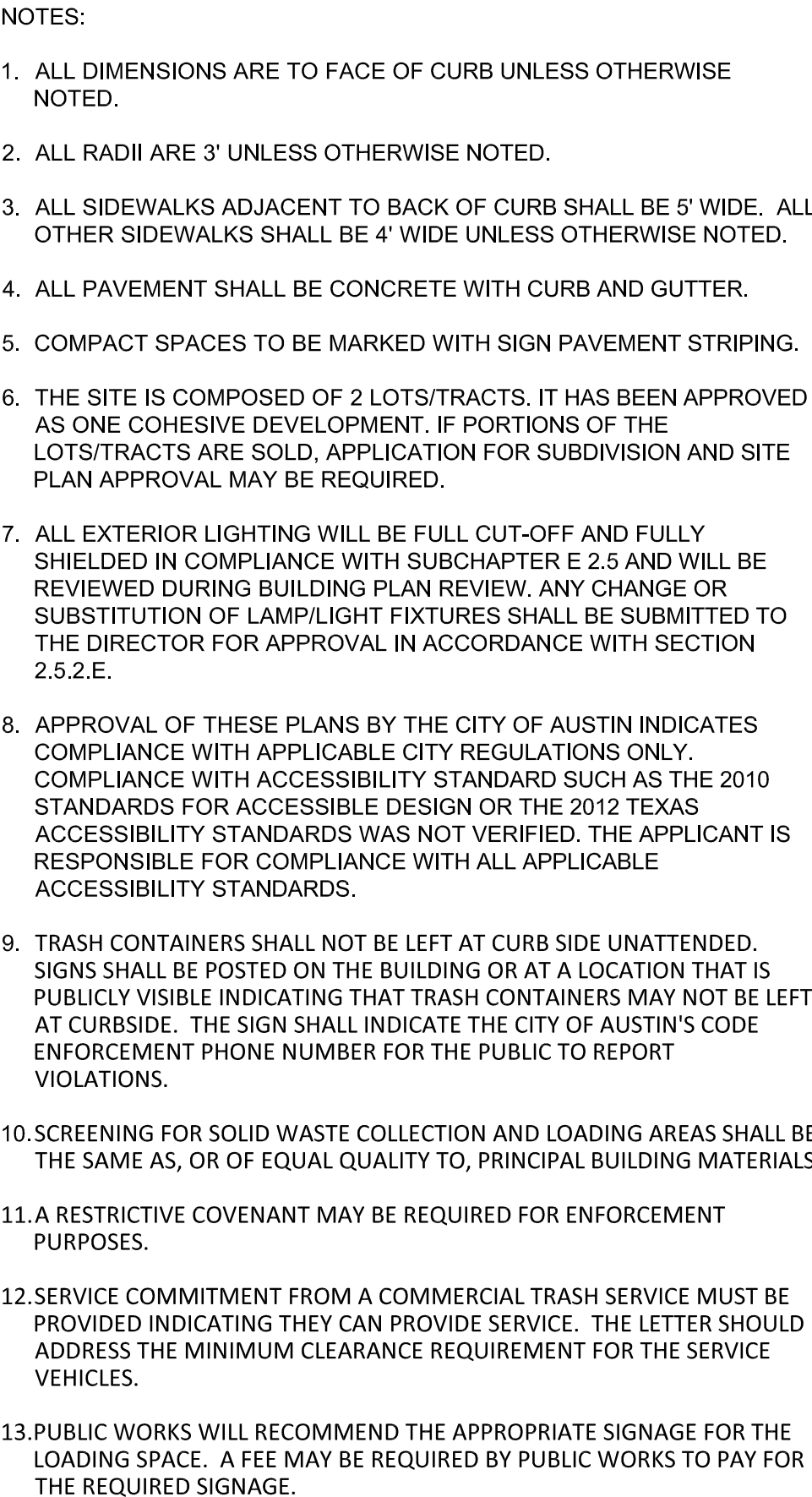
5316 Highway 290 West
Suite 150
Austin, Texas 78735

JOB NUMBER:
A284-402

SP01

SHEET NC

7
OF 17 SL



Lot 1 Total (Existing)					
Total Imp Cover	=	0.056	Ac.	12.0%	2,434 SF
Total Bldg Coverage		0.029	Ac.		1,261 SF
Total Parking/Drives		0.027	Ac.		1,173 SF
Exist FAR	=	1,095	SF	0.05 :1	
Exist Height	=		1 Stories		
Exist GFA	=	1,095	S.F.		
Exist Density		3.9 Units / Acre			

Lot 2 Total (Proposed)					
Total Imp Cover	=	0.127	Ac.	27.4%	5,545 SF
Total Bldg Coverage		0.057	Ac.		2,491 SF
Total Parking/Drives		0.053	Ac.		2,316 SF
Total Concrete/Sidewalk		0.017	Ac.		738 SF
Prop FAR	=	3,970	SF	0.20 :1	
Prop Height	=		2 Stories		
Prop GFA	=	3,970	S.F.		
Proposed Density		33.1 Units / Acre			

Lot 1 and 2 Total			
Total Imp Cover	=	0.183	Ac. 39.4% 7,979 SF
Total Bldg Coverage		0.086	Ac. 3,752 SF
Total Parking/Drives		0.080	Ac. 3,489 SF
Total Concrete/Sidewalk		0.017	Ac. 738 SF
Prop FAR	=	5,065	SF 0.25 : 1
Prop Height		2	Stories
Prop GFA	=	5,065	S.F.
Proposed Density		17.2	Units / Acre
Required Open Space (5% gross site area)	=		1,013 SF
Provided Open Space	=		1,025 SF
Parking Calculations			
Type of Bedroom Units		Units	SP/Unit Total Spaces
Efficiency		3	1.0 3
1 BR		4	1.5 6
Total			9
Req'd Parking (w/ 80% reduction)	=	7	Spaces
Provided Parking			
Standard Spaces (Existing)	=	6	
Accessible Spaces	=	1	
Total Provided Parking	=	7	Spaces

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under Section 112 of Chapter 25.6 of the Austin City Code.

Director for Planning and Development Review Department

Rev. No. 1: _____ Zoning: ME-3

Rev. No. 2: _____ Correction No. 1: _____

Rev. No. 3: _____ Correction No. 2: _____

Rev. No. 4: _____

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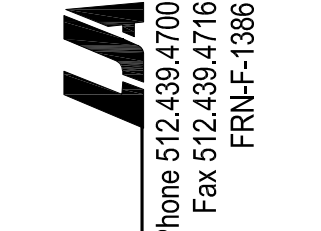
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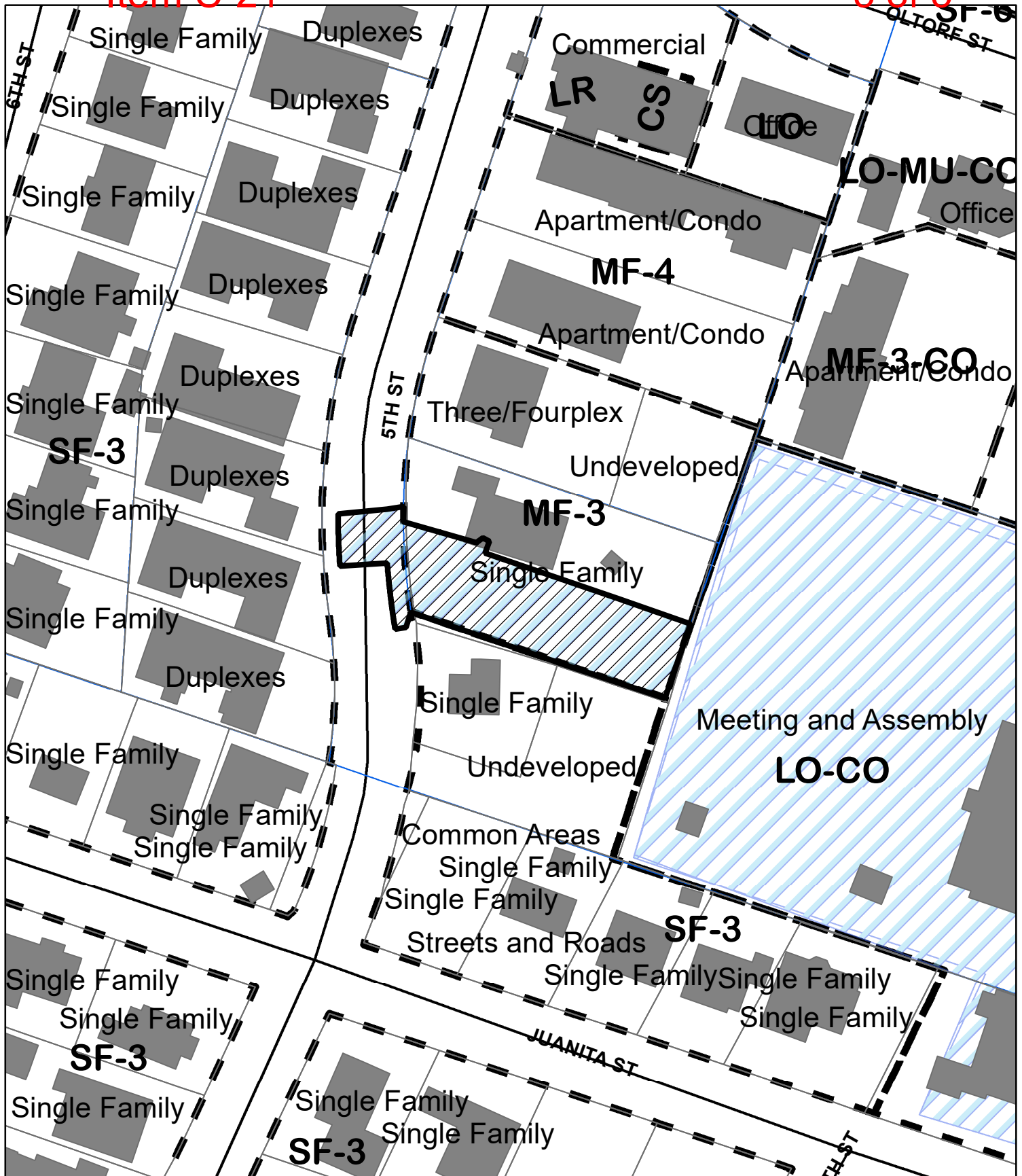
LJA Engineering, Inc.
5316 Highway 290 West
Suite 150
Austin, Texas 78735

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SP01



SHEET NO.
7

OF 17 SHEETS



SITE PLAN



 SUBJECT TRACT
 ZONING BOUNDARY

0 40 80 160 Feet

CASE#: SP-2017-0081C
 ADDRESS: 2421 S 5th Street
 CASE NAME: South 5th St Apts
 MANAGER: Christine Barton-Holmes



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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