

C8

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

CASE NUMBER: SPC-00-2217CS(R1) **PC COMMISSION DATE:** June 8, 2010

PROJECT NAME: West Austin Youth Association (WAYA)

ADDRESS OF APPLICATION: 1314 Exposition

AREA: 14.56 acres

APPLICANT: West Austin Youth Association (Courtney Houston)

AGENT: Shaw Hamilton Consultants (Shaw Hamilton)

PROPOSED DEVELOPMENT:

The applicant is requesting approval of a conditional use to add Day Care Services (Commercial) use as a revision to an existing site plan in a SF-3 zoning district. Day Care Services (Commercial) use is the use of a site for the provision of daytime care for more than 20 persons. The applicant is proposing to care for 103 children. The site consists of the existing West Austin Youth Association.

EXISTING ZONING: SF-3 – Single-Family Residence

NEIGHBORHOOD ORGNIZATIONS:

88—West Austin Neighborhood Group
384—Save Barton Creek Assn
511—Austin Neighborhoods Council
742—Austin Independent School District
786—Home Builders Association of Greater Austin
1006—Central West Austin Neighborhood Area
1037—Homeless Neighborhood Organization
1075—League of Bicycling Voters
1113—Austin Parks Foundation
1200—Super Duper Neighborhood Objectors and Appealers Organization
1224—Austin Monorail Project
1228—Sierra Club, Austin Regional Group
1236—The Real Estate Council of Austin, Inc

C.I.P. STATUS: Not applicable **T.I.A.:** No

WATERSHED: Johnson Creek & Town Lake

APPLICABLE WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

CAPITOL VIEW: Not applicable

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit to allow Day Care Services (Commercial) use, which allows the provision of daytime care for more than 20 persons. The site is subject to compliance with all other applicable ordinance requirements. The site consists of the existing West Austin Youth Association. The West Austin Youth Association is a non-profit organization that provides recreational opportunities for youth.

PLANNING COMMISSION ACTION: N/A

DEPARTMENT COMMENTS: The applicant is requesting approval of a conditional use permit for a day care facility (Day Care Services – Commercial) in a SF-3 zoning district. The applicant is proposing to care for 103 children. Day care is a civic use, which is compatible for this district.

The site consists of the existing West Austin Youth Association (WAYA), a non-profit organization that provides recreational opportunities for youth. The proposed day car already has an existing fenced-in play area. WAYA is located at the Southwest corner of Exposition Blvd. and Enfield Road, with single-family to the North, a golf course to the South, and apartments to the East.

No construction is proposed for this site. Compatibility is met with this site; WAYA is heavily screened from view by landscaping and fencing.

CASE MANAGER: Donna Galati
Donna.Galati@ci.austin.tx.us

Telephone: 974-2733

PROJECT INFORMATION:

Existing Building/ Structure Use:	30,050 sq. ft.
Height/ Stories Allowed in SF-3 district:	35-feet (existing 18' one story)
Allowed Impervious Cover:	45%
Existing Impervious Cover:	12.3% (77,971.8 sq. ft.)
Existing Access:	Exposition Blvd
Legal Description:	14.56 acres of land out of that certain tract conveyed to the University of Texas, by deed of record in volume 244, page 77

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a conditional use to add Day Care Services (Commercial) use as a revision to an existing site plan in a SF-3 zoning district. Day Care Services (Commercial) use is the use of a site for the provision of daytime care for more than 20 persons. The applicant is proposing to care for 103 children. The site consists of the existing West Austin Youth Association. There is an existing enclosed playground, in addition to sports fields for the activities offered at West Austin Youth Association.

Transportation: The site fronts on Exposition Blvd. and Enfield Rd., with an entrance and exits on Exposition Blvd. The site plan complies with all transportation requirements.

Environmental: This site is located in the Johnson Creek and Town Lake watersheds. All Environmental comments have been cleared.

SURROUNDING CONDITIONS:**Zoning/ Land Use**

North:	Enfield Rd, then single-family (SF-3)
East:	Exposition Blvd, then multi-family (MF-3)
South:	P (Golf Course)
West:	P (Golf Course)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Enfield Rd.	65'	30'	Minor Arterial (MNR 2)
Exposition Blvd.	76'	44'	Minor Arterial (MNR 2)

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

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 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:

1. Comply with the requirements of this title:

Staff Response: The site plan will comply with all regulations and requirements of the Land Development Code.

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

Staff Response: The SF-3 zoning district is intended for moderate-density residential development and development densities compatible with residential development including civic uses, such as day care. This site plan complies with all development regulations of the SF-3 zoning district, including height, impervious cover, and building cover. The Conditional Use Permit is requested to allow day care (commercial), which allows for care of 20 or more children.

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: The proposed development complies with the site development regulations of the SF-3 zoning district. The Conditional Use Permit is requested to allow the operation a day care (commercial) in SF-3 zoning district. Day care is a civic use, which is compatible for this district.

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

Staff Response: the site plan complies with off-street parking and loading facility requirements.

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

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

6. For a 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.

In addition, a conditional use site plan may not:

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

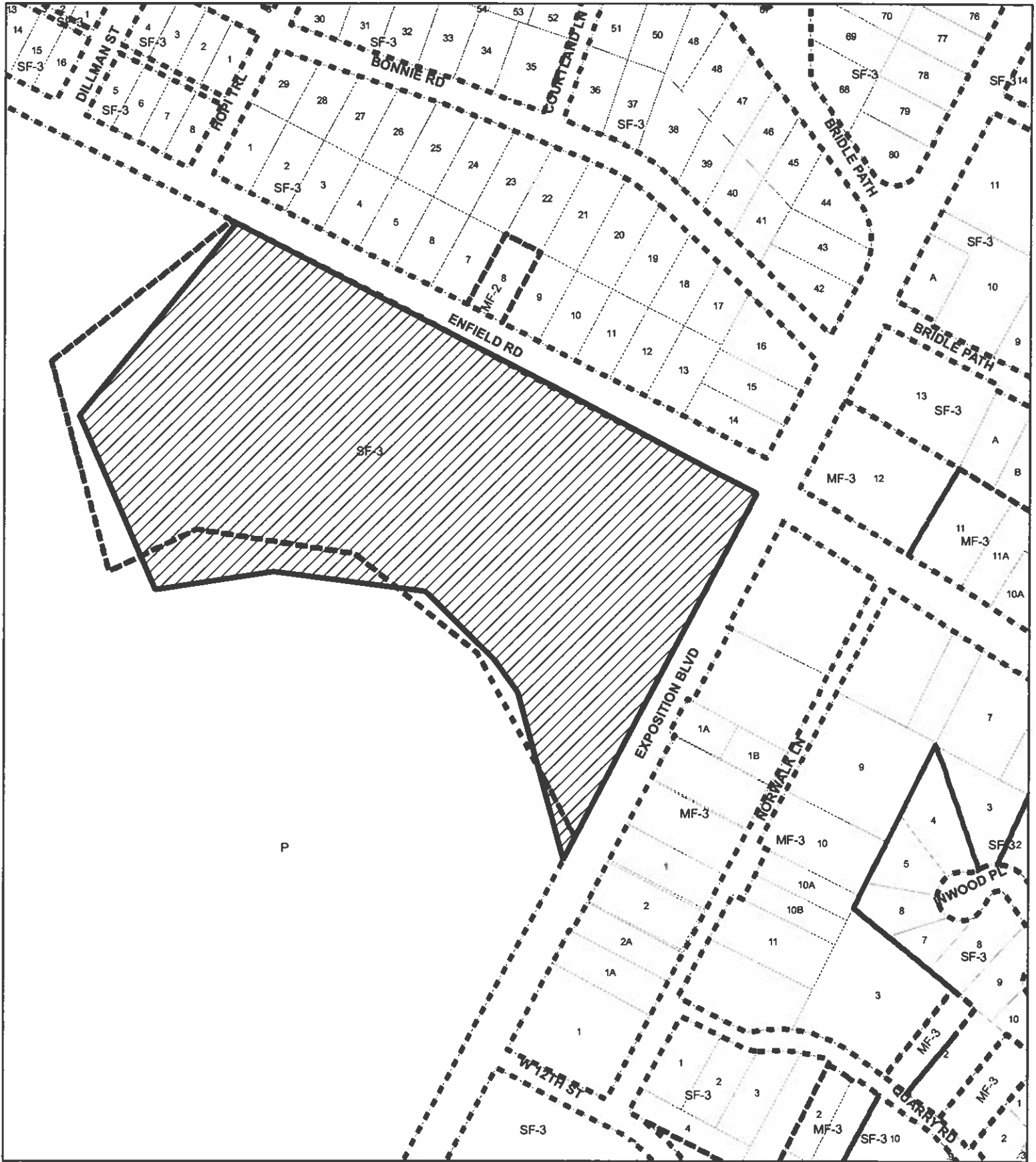
Staff Response: The proposed site plan complies with all development regulations of the SF-3 zoning district. Neighborhood-based day care is a civic use, which is compatible for this district. A day care use would **not** adversely affect an adjoining site, as this site is already used for the West Austin Youth Association, a non-profit organization offering physical activities for youth.

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 will not adversely affect the safety and convenience or vehicular and pedestrian circulation in the vicinity. The site will utilize the existing entrance and exit drives.

9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.

Staff Response: All signs will comply with the requirements of the Land Development Code. Compatibility is met with this site; it is heavily screened from view by landscaping and fencing. Any proposed signage will comply with the requirements of the Sign and Land Development Code.



SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY

CASE#: SPC-00-2217CS(R1)
 ADDRESS: 1314 Exposition
 CASE NAME: West Austin Youth Association (WAYA)
 MANAGER: Donna Galati

OPERATOR: Donna Galati



This map has been produced by site plan review for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

85-2	MR-2	85-2	85-2	85-2



SP-00-22703