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

CASE NUMBER: SPC-2011-0063C **PC DATE:** November 8, 2011

PROJECT NAME: City of Austin/YMCA North Austin
Community Recreation Center

ADDRESS: 1000 W Rundberg Lane

NEIGHBORHOOD PLAN: North Austin Civic Association

APPLICANT: City of Austin, Public Works Department (Mark Schruben)
(512) 974-7048

AGENT: Urban Design Group (Richard Weiss) (512) 347-0040 x 130

CASE MANAGER: Donna Galati Telephone: 974-2733
Donna.Galati@austintexas.gov

PROPOSED DEVELOPMENT:
The applicant is requesting approval of a Conditional Use Permit to construct a Recreation Center on 3.9 acres in P (Public) zoning.

STAFF RECOMMENDATION:
Staff recommends approval of the conditional use permit. The site plan complies with all requirements of the Land Development Code.

PROJECT INFORMATION:

| | | |
|--------------------------------|--|-----------------|
| SITE AREA: | 6.9 acres (3.9 acres limits of construction) | |
| BUILDING AREA | 37,908 sq. ft. | |
| SITE'S ZONING | P-NP | |
| WATERSHED | Tannehill Branch (Urban) | |
| WATERSHED ORDINANCE | Comprehensive Watershed Ordinance | |
| TRAFFIC IMPACT ANALYSIS | Not required | |
| CAPITOL VIEW CORRIDOR | None | |
| PROPOSED ACCESS | W Rundberg Lane and Mearn's Meadow Rd. | |
| | Allowed | Proposed |
| FLOOR-AREA RATIO | * | 0.12:1 |
| BUILDING COVERAGE | * | 9.35% |
| IMPERVIOUS COVERAGE | * | 26.46% |
| PARKING | 75 spaces <i>required</i> | 130 |

*Land Development Code 25-2-625-D, the site development regulations are established by the approval of a conditional use site plan.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for the City of Austin/YMCA North Austin Community Recreation Center. The Recreation Center is proposed as a two-story, 37,908 sq. ft. building. Because it is zoned "P"-Public, and is greater than one acre in size, a Conditional Use Permit is required, according to the Land Development Code section 25-2-625. This site plan design complies with Subchapter E, Commercial Design Standards.

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Additionally, in accordance with Council Resolution #20100819-035, the City of Austin site plan received Design Commission approval February 28, 2011. The site is also subject to the Art in Public Places program. The Economic Growth and Redevelopment Office confirmed they received funding and the AIPP scope of work was approved by the AIPP panel and the Austin Arts Commission. The building will achieve the Silver LEED rating.

Environmental: This site is located in the Tannehill Branch Watershed and subject to Urban Watershed regulations. The site proposes street trees along Rundberg Lane, Mearns Meadow Rd., and along the sidewalk running along the Internal Circulation Route driveway. All Environmental comments are cleared.

Transportation: A traffic impact analysis was not required. All required parking is located on site. All transportation comments are cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

- North:** Rutland Dr. then PUD-NP (multi-family)
- East:** GR-NP (HEB)
- South:** W Rundberg Lane then SF-3-NP (single family)
- West:** Mearns Meadows Blvd. & MF-2-NP (multi-family)

NEIGHBORHOOD ORGNIZATIONS:

- 45—North Austin Civic Assn.
- 114—North Growth Corridor Alliance
- 511—Austin Neighborhoods Council
- 742—Austin Independent School District
- 786—Home Builders Association of Greater Austin
- 1037—Homeless Neighborhood Assn.
- 1075—League of Bicycling Voters
- 1081—NACA Neighborhood Plan Contact Team
- 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.

CONDITIONAL USE PERMIT

D. 25-5-145. 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.

§ 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;

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- (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.

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

A. 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:

B.

1. Comply with the requirements of this title;

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

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

Staff Response: The proposed Recreation Center provides a YMCA to the community. According to www.ymca.net, the YMCA's focus includes youth development, healthy living, and social responsibility, which all meet the objectives in the P-Public 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: The site plan complies with all requirements of the Land Development Code. The site complies with all Subchapter E design regulations, providing sidewalks along the adjacent streets and through the property along the driveway, street trees along the sidewalks, lighting, shade and shelter, and building placement to promote pedestrian connectivity.

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. The required parking spaces are located onsite.

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 including Compatibility and Design Standards, and reasonably protects 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 in the East Austin Overlay.

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

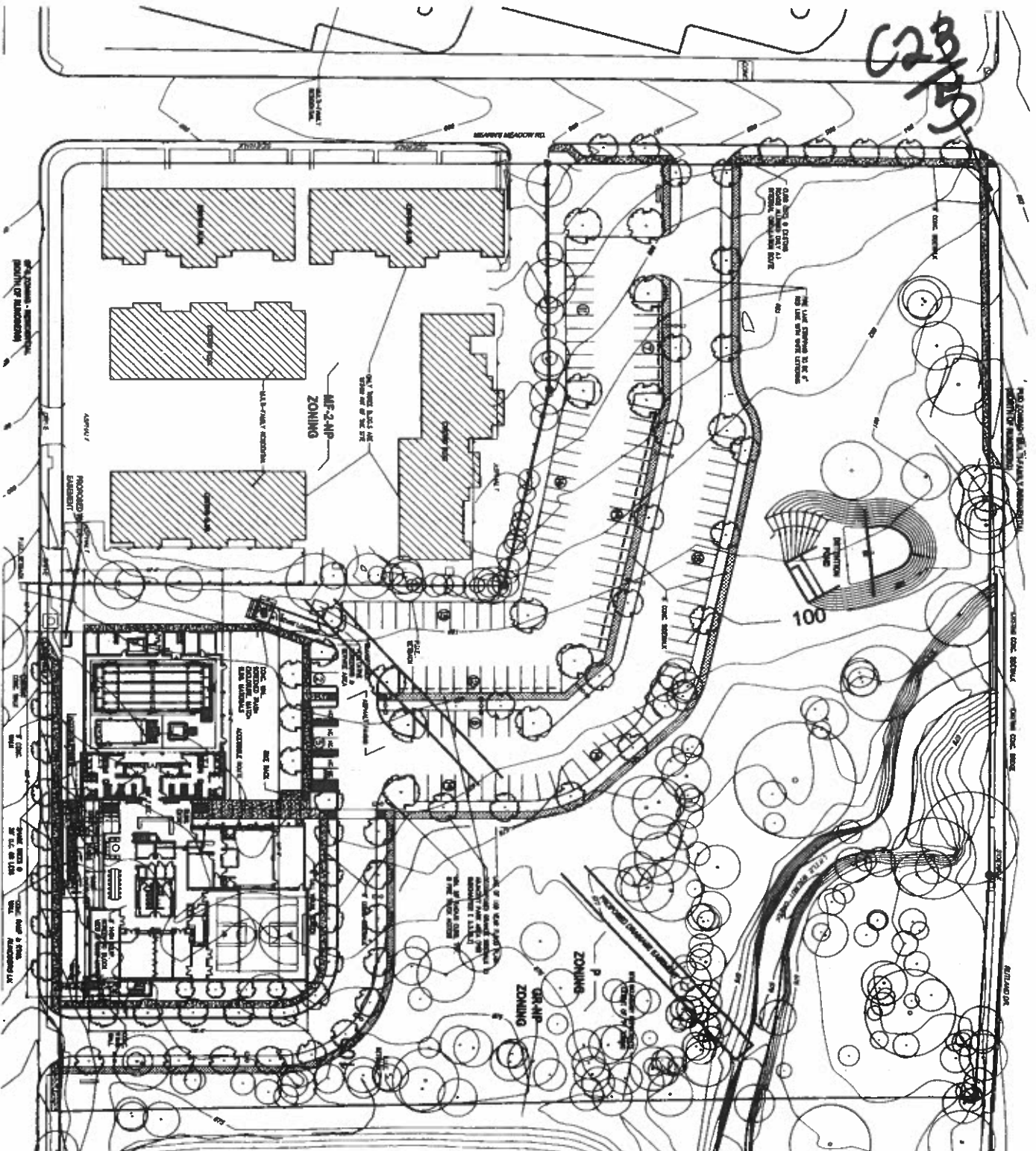
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7. **More adversely affect an adjoining site than would a permitted use;**
Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use. The YMCA use meets and exceeds the objectives of P-public zoning.

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. The site plan increases the convenience of pedestrian and bicycle connectivity.

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.

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PROJECT DATA:

ADDRESS: 1000 W. RANDOLPH, L.A.
AUSTIN, TX 78781

LEGAL DESCRIPTION:

LOT 1
DANWOOD-LEASING MEADOW

CLIENT ZONING:

P COMMUNITY RECREATION
MF-2-MP

AREA OF SITE:

36,170 S.F.
81,800 S.F.
37,000 S.F.
70,000 S.F.
607,100

BASE DATA:

AVE. BLOCK HEIGHT: 35' TALL (12 FLOORS)
MAX. HEIGHT: 35' TALL (12 FLOORS)
MAX. COVERAGE: 20% (20%)
MAX. FLOOR AREA: 37,000 S.F.
PHOSPHORUS PAIR: 0.12 : 1.0

PARKING TABULATION:

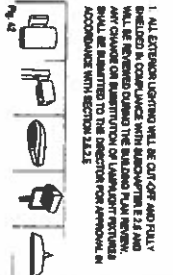
SPACES REQUIRED: 75 SPACES
TOTAL INCORPORATED: 75 SPACES
RECALCULATED: 75 SPACES

GENERAL NOTES:

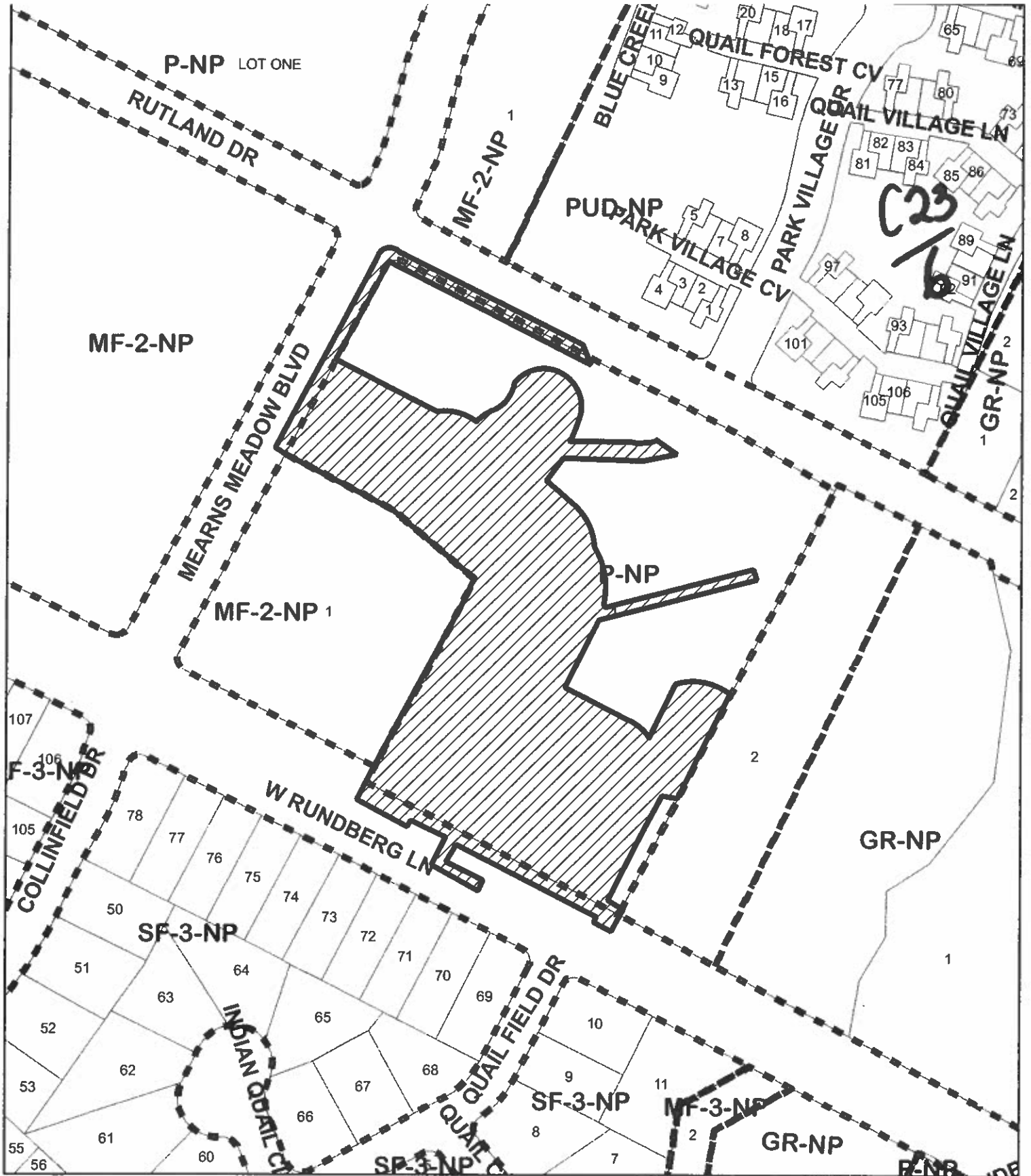
1. ALL EXTERIOR LIGHTING WILL BE OFF-GRADE AND FULLY ENCLOSED IN LIGHT FIXTURES WITH SHROUDED GLASS AND WILL BE RECESSED OVER THE BUILDING FLAT ROOFING. ANY CHANGE OF ILLUMINATION OF LIGHTING FIXTURES SHALL BE APPROVED WITH SECTION 3.2.1.5.
2. ALL SIGNAGES AND ANY SIGNAGES TO BE PLACED ON THE EXTERIOR OF THE BUILDING SHALL BE COORDINATED WITH THE ARCHITECT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN SIGNAGE ORDINANCE.
3. THE USE OF ROOF TOP VENTILATING EQUIPMENT, SUCH AS ROOF TOP AIR CONDITIONERS, SHALL BE PROHIBITED UNLESS THE ROOF PITCH IS MORE THAN A 1/4" PER 12" INCHES.
4. THE USE OF ROOF TOP VENTILATING EQUIPMENT WILL NOT BE PERMITTED.
5. AGREEMENT FOR SOLID WASTE COLLECTION AND DELIVERY SHALL BE THE SAME AS FOR SOLID WASTE COLLECTION AND DELIVERY FOR RESIDENTIAL DEVELOPMENT.

1 SITE PLAN

CASE NUMBER: SPC-2011-0083C



PREPARED BY: [Name]
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]



SITE PLAN

CASE#: SPC-2011-0063C
 ADDRESS: 1000 W Rundberg
 CASE NAME: City of Austin/YMCA North Austin Community
 Recreation Center
 MANAGER: Donna Galati



 **SUBJECT TRACT**
 **ZONING BOUNDARY**

0 75 150 300 Feet

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: Donna Galati