

**PLANNING COMMISSION
SITE PLAN EXTENSION
REVIEW SHEET**

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CASE NUMBER: SP-2009-0265C(XT2) **PLANNING COMMISSION**
HEARING DATE: February 25, 2014

PROJECT NAME: Austin Stone Community Church

ADDRESS: 500 E. St. Johns Avenue

APPLICANT: Austin Stone Community Church (Dave Barrett)
1033 La Posada Drive, Suite 210
Austin, TX 78752

AGENT: Garrett-Ihnen Civil Engineers (Jason Rodgers P.E.)
12007 Technology Blvd.
Austin, TX 78727

CASE MANAGER: Nikki Hoelter Phone: 974-2863
nikki.hoelter@austintexas.ogov

PROPOSED DEVELOPMENT:

The applicant is requesting a three year extension to previously approved site plan. The development is for a religious assembly use, 2 story, 70,362 square foot church building, worship center, classrooms and office, surface parking, water quality/detention pond, and utilities on 13.84 acres.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the three year extension based on LDC Section 25-5-62(C)(1)(c) – the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy.

The majority of the development is built, which includes the religious assembly building and expansion, parking associated with the first phase, and water quality/detention pond.

The owner requests the extension to allow additional time to the site development permit in order to raise funds to construct phase 2 and 3 which is additional parking.

In granting the extension the commission would not be providing additional entitlements that a new project wouldn't receive.

The 3 year extension will extend the permit to February 2, 2017. The site plan complies with all requirements of the Land Development Code.

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PROJECT INFORMATION

SITE AREA	603,229 sq. ft.	13.848 acres
EXISTING ZONING	CS-MU-CO-NP & CS-1-MU-CO-NP	
WATERSHED	Buttermilk Branch (Suburban)	
NEIGHBORHOOD PLAN	St. Johns	
TRAFFIC IMPACT ANALYSIS	Not Required	
PROPOSED ACCESS	St. John's and Duval	
	Allowed/Required	Proposed
FLOOR-AREA RATIO	2:1	.11:1
BUILDING COVERAGE	95%	15%, 38,796 sq. ft.
IMPERVIOUS COVERAGE	95%	65%, 392,625 sq. ft.
PARKING **	291	399

** A special parking determination was conducted to determine the amount of parking required.

SUMMARY COMMENTS ON SITE PLAN:

The site plan was approved in 2010, at the time of permitting the proposal was for the construction of the expansion the existing church building, and parking. Since approval, the 7230 square foot building expansion has been completed along with 230 parking spaces. A "special parking determination was conducted with the original site plan application which provides for 230 spaces in phase 1, 108 spaces in phase 2 and 61 spaces in phase 3.

The entire site is composed of 13 acres; however a portion of the site remains vacant with concrete slabs remaining from a demolished hotel. The approved site plan does not show this area redeveloped, however all impervious cover is accounted and drainage calculation are based on all existing and proposed improvements.

The site plan complies with all code requirements including Subchapter E Commercial Design Guidelines.

COMPATIBILITY

The project complies with all compatibility standards, including setback, lighting, height and screening. Single family residences abut the northern property boundary. Phase 2 parking, the existing pond and vacant portion of the site is closest to the homes along the northern property line. A 25 foot vegetative buffer is required by the zoning ordinance in addition to the required compatibility setback.

PREVIOUS APPROVALS

August 12, 2013 – A one year administrative extension was approved, from February 2, 2013 to February 2, 2014.

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EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP/CS-1-MU-CO-NP	Religious assembly and vacant
<i>North</i>	SF-3-NP	Service station, convenience store, single family residence
<i>South</i>	CS-MU-NP, IH-35	Public secondary school, facility, right of way
<i>East</i>	IH-35, LR-MU-NP	Right of way,
<i>West</i>	LO-NP, MF-3-NP, SF-2-NP	Fourplex, Apartments and single family residences

ABUTTING STREETS

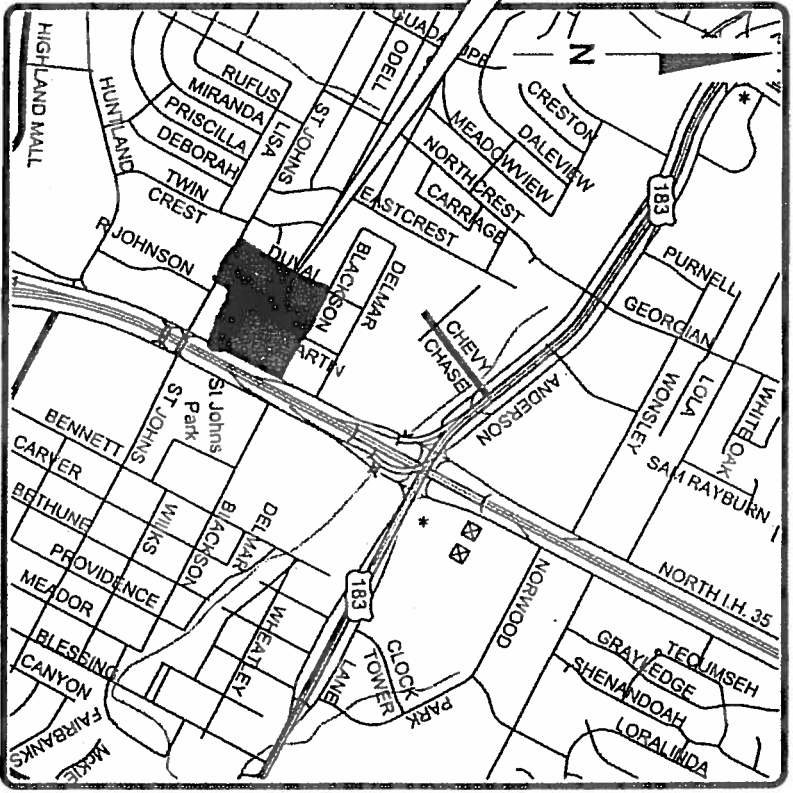
Street	Right-of-Way Width	Pavement Width	Classification
St. Johns Avenue	Varies	Approx. 45'	Collector
Duval Street	Varies	Approx. 45'	Collector

NEIGHBORHOOD ORGNIZATIONS:

- 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
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1113 - Austin Parks Foundation
- 1228 – Sierra Club Austin Regional Group
- 1409 - Beyond2ndNature
- 1340 - Austin Heritage Tree Foundation
- 1422 - St. John Contact Team
- 1363 – SEL
- 1396 – Sustainable Neighborhoods
- 964 – St. Johns Neighborhood Association
- 283 – North Austin Neighborhood Alliance

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**PROJECT
LOCATION**

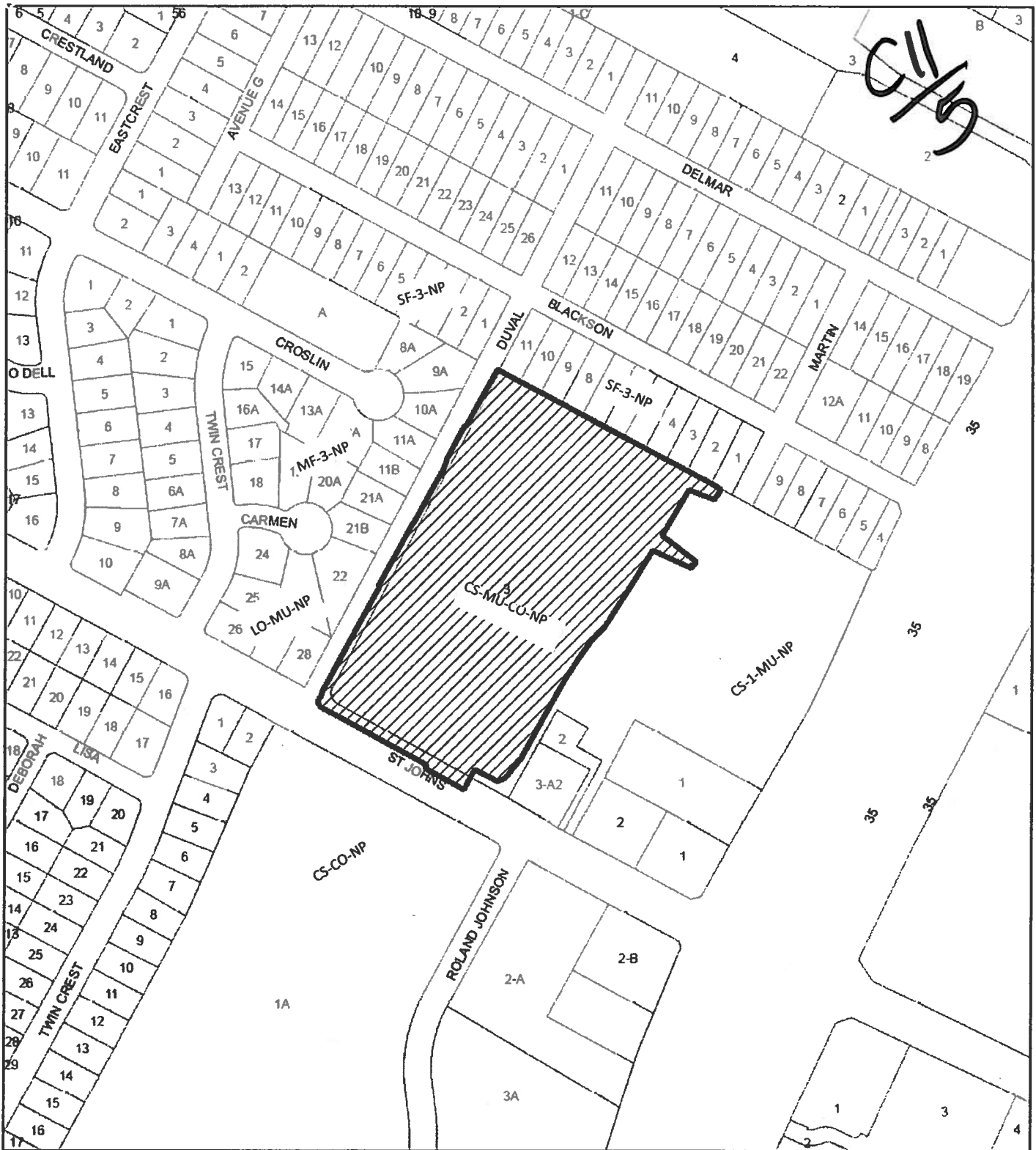


Project Location Map

N.T.S.



Mapscoc #526

City of Austin Grid #L28



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-  Subject Tract
-  Base Map

CASE#: SP-2009-0265C(XT2)
 ADDRESS: 500 E St. John's Avenue



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