

PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET

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CASE NUMBER: SPC-2014-0158C PC COMMISSION DATE: July 22, 2014

PROJECT NAME: Good Shepherd on the Hill

ADDRESS OF APPLICATION: 1700 Woodland Ave.

AREA: 7409 square feet

APPLICANT: Protestant Episcopal Church of the Diocese of Texas (Robert Biehl)

PROPOSED DEVELOPMENT:

The applicant is requesting approval of a conditional use permit for Day Care Services (Commercial) in a SF-3-NP 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 up to 247 children. The site consists of an existing church with an active site plan SP-2013-0448C that proposes the construction of 3 buildings that will be 1536 s.f. each in size.

EXISTING ZONING: SF-3-NP – Single-Family Residence - East Riverside/Oltorf Combined NPA

NEIGHBORHOOD ORGANIZATIONS:

- Homeless Neighborhood Association
- Del Valle Community Coalition
- South River City Citizens Association
- Austin Monorail Project
- Super Duper Neighborhood Objectors and Appealers Organization
- Austin Heritage Tree Foundation
- Austin Neighborhoods Council
- Southeast Austin Neighborhood Alliance
- Zoning Committee of South River City Citizens
- Greater South River City Combined Neighborhood Planning Team
- South Central Coalition
- Preservation Austin
- Sierra Club, Austin Regional Group
- East Riverside/Oltorf Neighborhood Plan Contact Team

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

WATERSHED: Harper’s Branch

APPLICABLE WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

CAPITOL VIEW: Not applicable

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the Conditional

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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.

ZONING AND PLATTING COMMISSION ACTION:

None

DEPARTMENT COMMENTS:

The site consists of an existing church that consists of 3 buildings and a playground area. The proposed day care is located at the corner of the I-35 service road and Woodland Avenue. It is bounded by single-family residential to the north, south and east. The I-35 service road forms the boundary to the west. Compatibility is triggered for the civic use “Day Care Services – Commercial” and all compatibility requirements have been met through SP-2013-0448C. The playground is twenty feet from the adjacent property owner.

CASE MANAGER: Brad Jackson

Telephone: 512-974-3410

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PROJECT INFORMATION:

Proposed Building/ Structure Use:		
Religious Assembly/ Day Care Services (Commercial)		13,411 sq. ft.
Square Footage Proposed		
Day Care (General Use):		7409 sq. ft.
Height/ Stories Allowed in SF-3 district:		35-feet (existing 28’ max single-story building)
Allowed Impervious Cover:		45%
Existing Impervious Cover:		8163
Proposed Impervious Cover:		34,573 sq. ft. (26.66%)
Subdivision status: ABS 24 Del Valle S, ACR 3.0 (Land Status Determination)		
Sidewalks:	Sidewalks will be required on Woodland Ave and Sylvan Dr.	

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 a 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 (general) in SF-3 zoning district. Neighborhood-based 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.

In addition, a conditional use site plan may not:

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

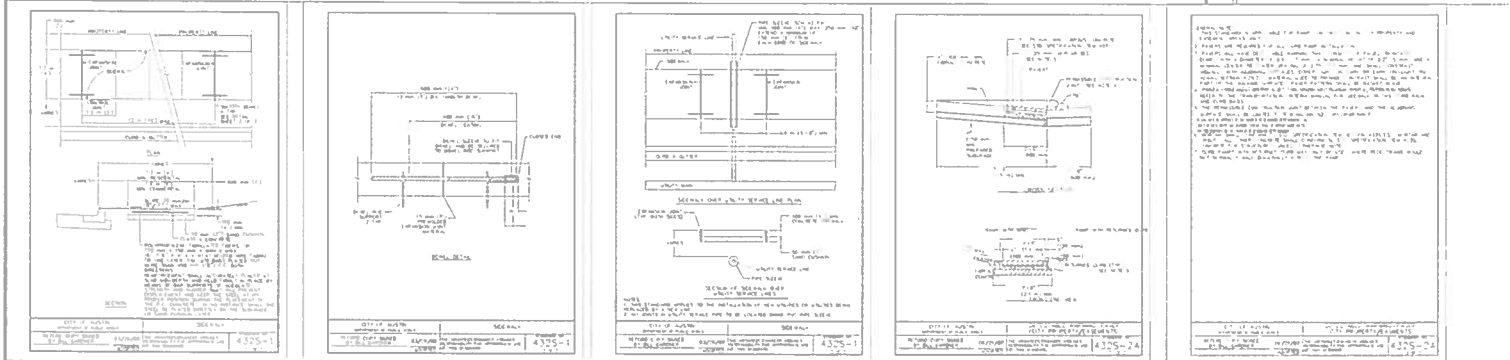
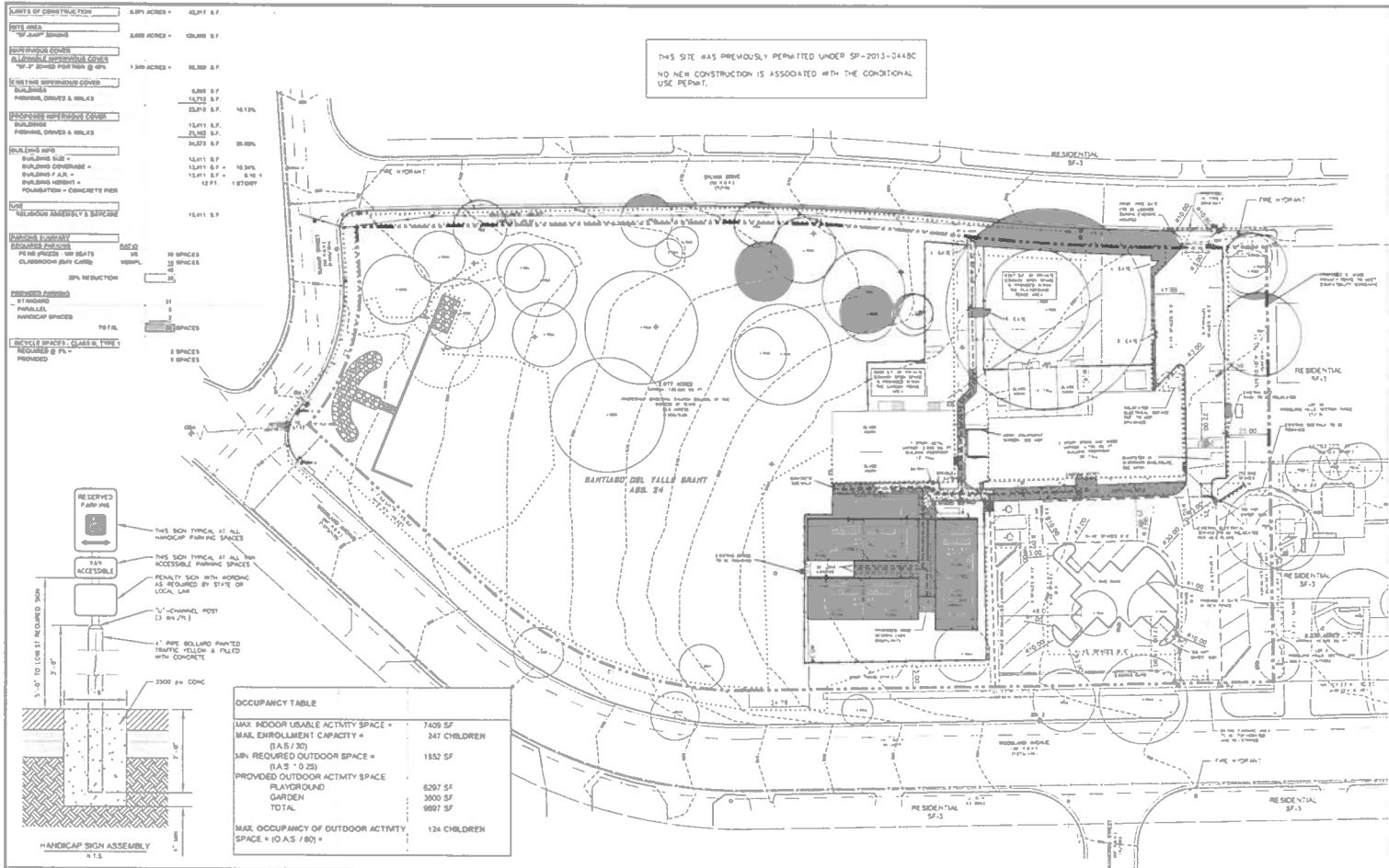
Staff Response: The proposed site plan complies with all development regulations of the SF-3 zoning district. Neighborhood-based day care is a civic use, which is compatible for this district

7. 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.

8. 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 notes on the plans regulate lighting, and the applicant will demonstrate compliance with lighting requirements prior to release of the site plan. Any proposed signage will comply with the requirements of the Sign and Land Development Code.



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LAND PLANNERS

GOOD SHEPHERD ON THE HILL

CONDITIONAL USE PERMIT

1700 WOODLAND AVE
AUSTIN, TEXAS 78701

OVERALL SITE PLAN

SHEET NO. 2

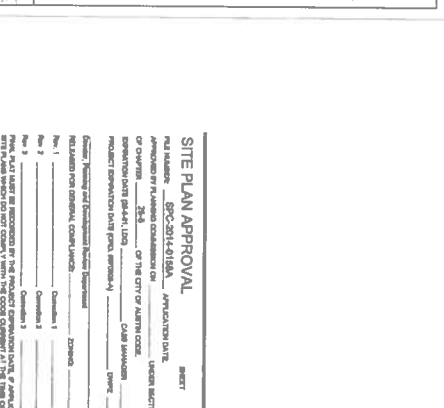
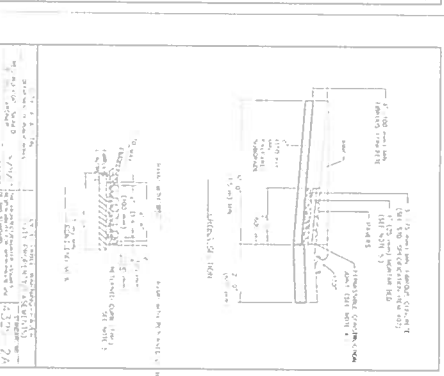
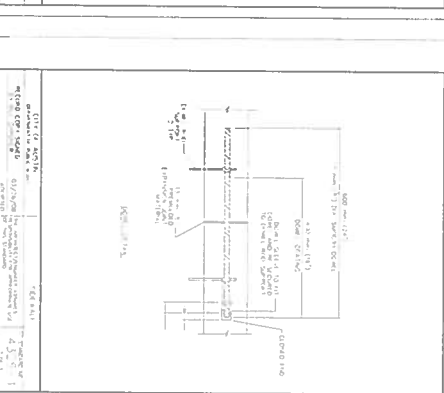
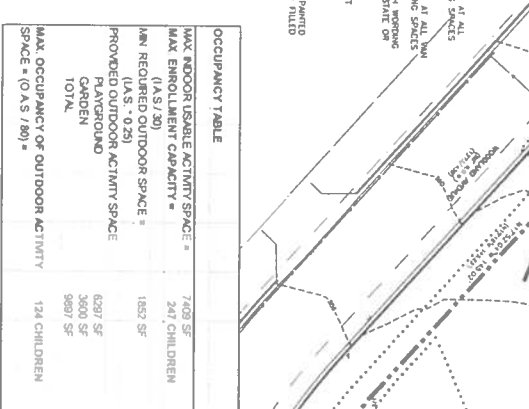
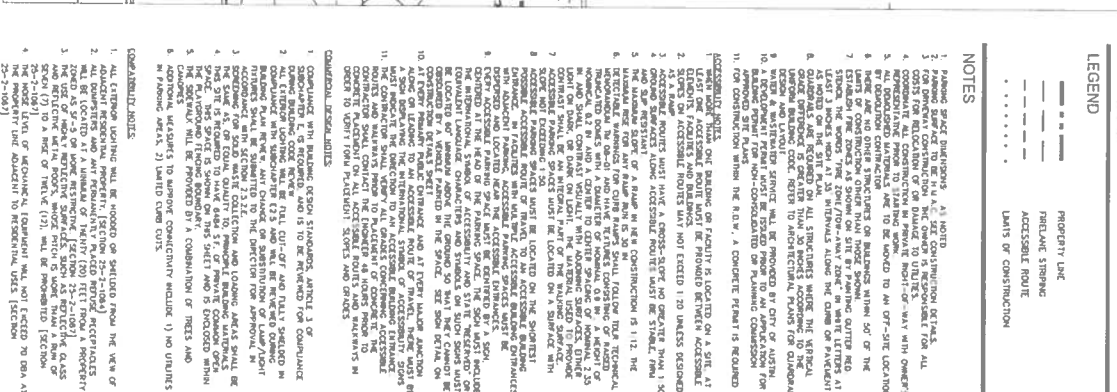
SPC-2014-0158A

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SCALE: 1" = 30'

SCALE IN FEET

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Thrower Design

P.O. BOX 41857 • AUSTIN, TEXAS 78704 • (512) 478-4468

LAND PLANNERS

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NO.	DATE	DESCRIPTION





OVERALL
SITE PLAN

SHEET NO.

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