PLANNING COMMISSION SITE PLAN CONDITIONAL USE PERMIT REVIEW SHEET



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 ORGNIZATIONS:

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

SPC-2014-0158A Good Shepherd on the Hill

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

Brad Jackson@ci.austin.tx.us

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



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Use Permit is requested to allow day care (commercial), which allows for care of 20 or more

- Ç 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; care (general) in SF-3 zoning district. Neighborhood-based day care is a civic use, which is the SF-3 zoning district. The Conditional Use Permit is requested to allow the operation a day Staff Response: The proposed development complies with the site development regulations of 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
- S similar adverse effects. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and

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

- 7. Staff Response: The site plan will not adversely affect the safety and convenience or including reasonably anticipated traffic and uses in the area; or Adversely affect the safety or convenience of vehicular or pedestrian circulation, vehicular and pedestrian circulation in the vicinity.
- ∞ Adversely affect an adjacent property or traffic control through the location, lighting,

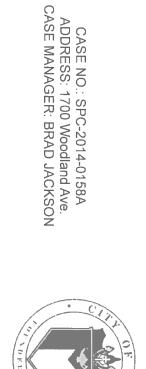
Compatibility notes on the plans regulate lighting, and the applicant will demonstrate compliance with lighting requirements prior to release of the site plan. Any proposed signage will comply with the requirements of the Sign and Land Development Code. or type of a sign.

Staff Response: All signs will comply with the requirements of the Land Development Code.



SITE PLAN CONDITIONAL USE PERMIT





Zoning

EXTERNAL.tcad_parcels

Site Plan Case

Street Address Centerline

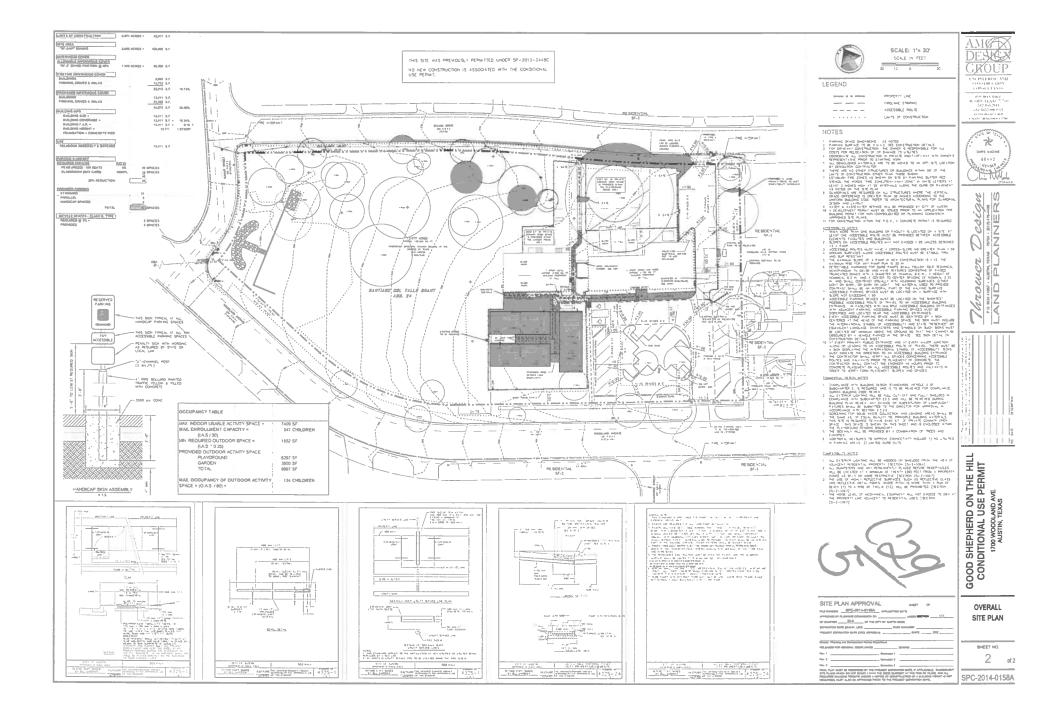
Legend

0

0.0275

0.055

0.11 Miles



PARKEND STANDARD EXCHINED PARKEND PR WE PROCESS - 100 STATS CLASSPOOM (DAY CLARE) BICYCLE BPACES CLASS III, TYPE 1 REQUIRED @ 9% * PROYICED BLILDING NAPO BUILDING SAZE • BUILDING CONERAGE • BUILDING PARL • BUILDING PARL • BUILDING HEIGHT • FOUNDATION • CONCRETE PER POTOCHE VEHICLE OF COURT HANDICAP SIGN ASSEMBLY N.1.S. 100 ACCESSIBLE PARKING PARKED PARK MALIO THIS SIGN TYPICAL AT ALL WAN ACCESSIBLE PARKING SPACES \ POLALTY SIGN WITH WORDING AS REQUIRED BY STATE OR LOCAL LAW (3 lbs./II.) TRAFFIC YELLOW & FILLED WITH CONCRETE HANDICAP PARKING SPACES 1,411 EF 94.94 1,471 EF 94.95 1,411 EF 94.95 1,411 EF 94.95 1,411 EF 94.95 SPACE = (O.A.S / 80) = MAX NODOR USABLE ACTIVITY SPACE = MAX ENROLLMBY CAPACITY = (I.A.S.10) New REQUIRED OUTDOOR SPACE = (IA.S.1025) PROVIDED OUTDOOR ACTIVITY SPACE PLAYGROUND GARDEN 107AL There is also designed 1852 SF ABO 24 TOTAL TOTAL THIS SITE WAS PREVIOUSLY PERMITTED UNDER SP-2013-0448C NO NEW CONSTRUCTION IS ASSOCIATED WITH THE CONDITIONAL USE PERMIT. i N TO SECURE AND SECURE MINNS ET VE CH 6'S AND CHOOSE AND ON ISS NOTICE POPULATION SCHOOL COANCE OF FRINKS COANCE OFFE WAS IN PROMOTE WHEN IN PROMOTE WHEN IN PROMOTE AND FORCE AND FORCE AND 10 M Davaged UTCARCY STANCY them eller affilment talbitations, which was related to the reaction of the result of CAND SERVICE OF THE PARTY AND THE PARTY OF T RESIDENTIAL SF-3 RILCOARD LOT NO TO BE ARROWED THE STORY THE ST RESIDENTIAL SF-3 PROMET FORE TO LOCAL Audoria recordante propertir control de settoros from het ven of chandria recordante propertir citatro de settoros propertir control de control COMPLIANT WITH HILDRIN (PODE STRANDERS, MITCH 3 OF SIGNAPHING CODE REPORT AND MITCHES) OF THE COLLEGE OF SIGNAPHING CODE REPORT OF THE COLLEGE OF SIGNAPHING CODE REPORT OF THE COLLEGE OF SIGNAPHING OF LAW / LOUR MITCHES SHALL BE SHARIFFED TO A SOO WILL BE WITHOUT A SHARIFFED THE COLLEGE OF SIGNAPHING OF LAW / LOUR SIGNAPHING CODE REPORT OF SIGNAP (LOUR COLLEGE OF SIGNAP SITE PLAN APPROVAL CONTRIBUTION TO MALESSES OF FACILITY IS LOCATED ON A SILL AT LACE SHEET WAS THAN ONE TRANSPIRE FOR FACE SHEET WAS THAN ONE TRANSPIRE FOR FACE SHEET WAS THAN ONE TRANSPIRE FOR FACE SHEET WAS THAN ONE I ANGROS SPECE DIRECTORS N.) MOTTO I ANGROS SPECE DIRECTORS N.C. CONSTRUCTION CREAK. I CONSTRUCTORS N.C. CONSTRUCTORS LEGEND I RECORDED BY THE PROJUCT EXPENSION DATE, O' APPLICABLE, MURRICHARDY TO NOT COMPAY WITH THE COOR CLEMENT AT THE THE CO PLACE, AND ALL FRENCH AND CALL FOR THE CONTROL OF CONSTITUENT FOR A LINE AND MADE ALL AND A LINE AND THE CONTROL OF CONTROL TO THE PROJUCT EXPENSION DATE. SCALE: 1°= 30' SCALE IN FEET 30 13 0 PROPERTY LINE FRELANE STRIPING ACCESSIBLE ROUTE LIMITS OF CONSTRUCT SPC-2014-0158A ORS MCCOR **GOOD SHEPHERD ON THE HILL** 7hrower Design P.O. BOX 41857 · AUSTRI TEXAS 78704 · (812) 478-4468 LAND PLANNERS SITE PLAN OVERALL SHEET NO. **CONDITIONAL USE PERMIT** 1700 WOODLAND AVE AUSTIN, TEXAS

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