

**PLANNING COMMISSION SITE PLAN
COMMISSION APPROVAL REVIEW SHEET**

CASE NUMBER: SPC-2012-0104D(R4) **PC DATE:** 7/14/2020

PROJECT NAME: Zilker Metro Park - Maintenance Barn Replacement

ADDRESS: 2338 Columbus Drive

APPLICANT: City of Austin Parks and Recreation Department

AGENT: Axiom Engineering Inc, Nicole Findeseisen, P.E., (512) 784-5892

CASE MANAGER: Jeremy Siltala (512) 974-2945 or jeremy.siltala@austintexas.gov

WATERSHED: Eanes Creek

APPLICATION REQUEST: Sites zoned Public (P) with limits of construction greater than one acre in size are a Conditional Use that require Land Use Commission approval according to Land Development Code section 25-2-625.

PROJECT DESCRIPTION: The applicant proposes construction of a new maintenance facility with associated improvements.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit request. The site plan will comply with all other requirements of the Land Development Code prior to its release.

PROJECT INFORMATION:

SITE AREA WITHIN LOC	4.8 acres or 211.557 SF
ZONING	Public (P)
LAND USE	Park
IMPERVIOUS COVER	29,545 SF, 0.68 AC
BUILDING HEIGHT	23 FT, 1 STORY
VEHICULAR ACCESS	COLOMBUS DRIVE

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets	SELTexas
Austin Neighborhoods Council	Save Barton Creek Assn.
Bike Austin	Save Our Springs Alliance
Friends of Austin Neighborhoods	Sierra Club, Austin Regional Group
Homeless Neighborhood Association	South Central Coalition
Neighborhood Empowerment Foundation	TNR BCP - Travis County Natural Resources
Preservation Austin	Zilker Neighborhood Association

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

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 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: This application complies with the requirements of this title.
2. Comply with the objectives and purposes of the zoning district; Staff response: This application complies with the objectives and purposes of the zoning district.
3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site; Staff response: This application is compatible with the abutting sites.
4. Provide adequate and convenient off-street parking and loading facilities; Staff response: Adequate parking and loading facilities have been provided.
5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; Staff response: The proposed project does not contribute to any of these adverse effects.

A conditional use site plan may not:

1. 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 prior to its release.
2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs; Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

COMMISSION ACTION:

The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

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;
- 3) A street improvement or dedication, vehicular ingress and 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.

