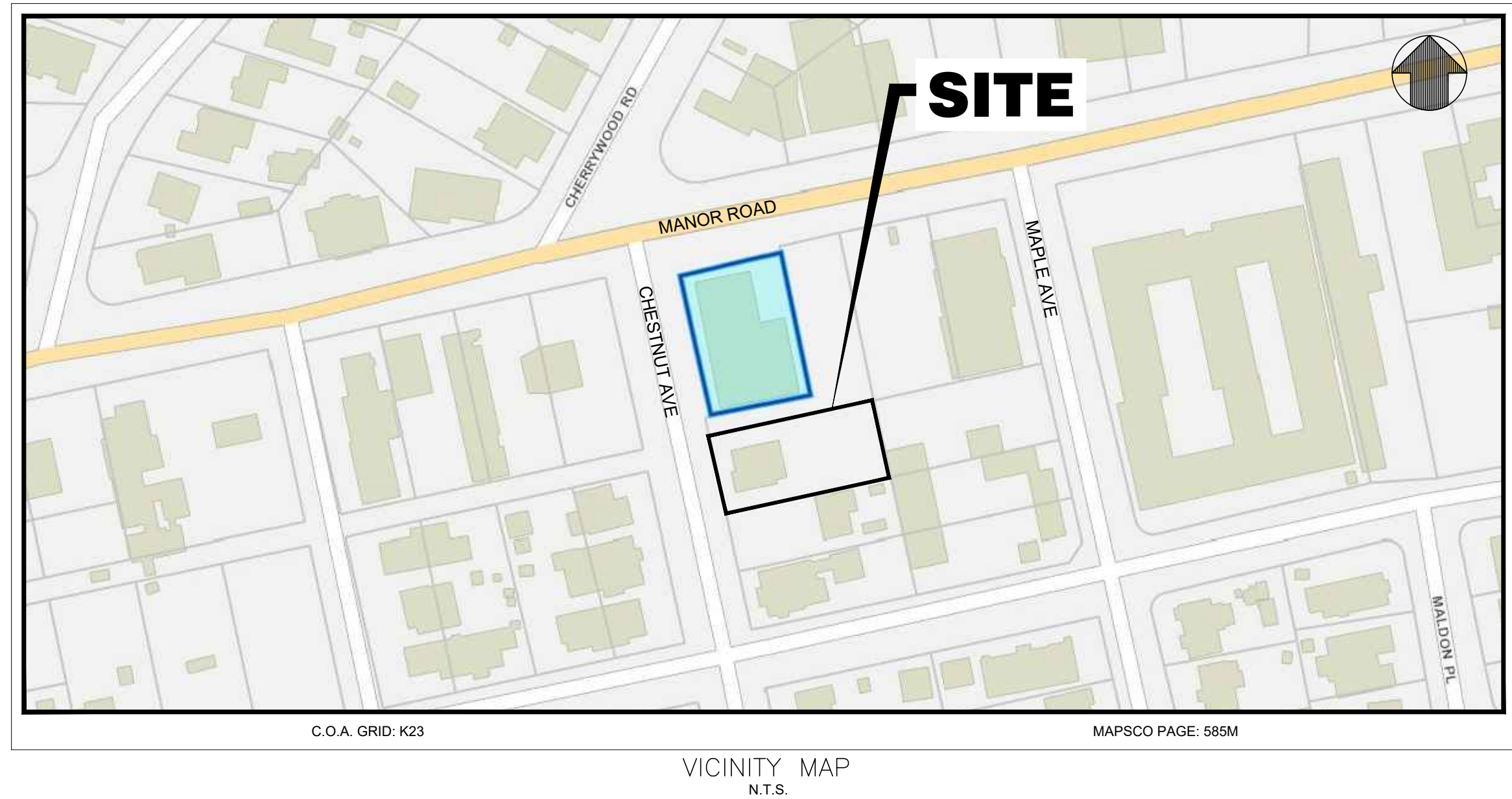


DEVELOPMENT OF STRUCTURES THAT REQUIRE A BUILDING PERMIT WITHIN THIS SITE PLAN, OR REVISIONS THEREOF, ARE REQUIRED TO COMPLY WITH THE CITY OF AUSTIN STREET IMPACT FEE ORDINANCES 20201220-061
[HTTPS://WWW.AUSTINTEXAS.GOV/EDIMS/DOCUMENT/EDIMS/352887?AND=20201220-061] AND THE CITY OF AUSTIN STREET IMPACT FEE ORDINANCE.CFM?PID=352739, AS APPLICABLE, PRIOR TO ACQUIRING THE BUILDING PERMIT. THE CITY SHALL START COLLECTING STREET IMPACT FEES WITH ALL BUILDING PERMITS ISSUED ON OR AFTER JUNE 21, 2022. FOR MORE INFORMATION PLEASE VISIT THE STREET IMPACT FEE WEBSITE [AUSTINTEXAS.GOV/STREETIMPACTFEE].

**2205 1/2 CHESTNUT AVENUE
AUSTIN, TEXAS 78722**



1. NO PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FIRM MAP NUMBER 48453C0465K, EFFECTIVE DATE JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS.
2. THIS SITE IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
3. THIS PROJECT IS LOCATED IN THE BOGGY CREEK WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED AND IS SUBJECT TO WATERSHED PROTECTION REGULATIONS.

RELATED CASE NUMBERS: SITE PLAN EXEMPTION: 2021-071906 DA
BUILDING PERMIT: 2021-133320 PR

REVIEWED BY: _____ DATE _____
CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT

AUSTIN WATER DATE

[illegible]

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 SIGNED & SEALED SURVEY
- 4 EXISTING PLAT
- 5 EXISTING CONDITIONS & DEMOLITION PLAN
- 6 SITE PLAN
- 7 GRADING PLAN
- 8 DRAINAGE AREA PLAN
- 9 EROSION & SEDIMENTATION CONTROL PLAN
- 10 EROSION & SEDIMENTATION CONTROL DETAILS
- 11 DETENTION POND PLAN
- 12 GENERAL DETAILS
- 13 L1 LANDSCAPE PLAN

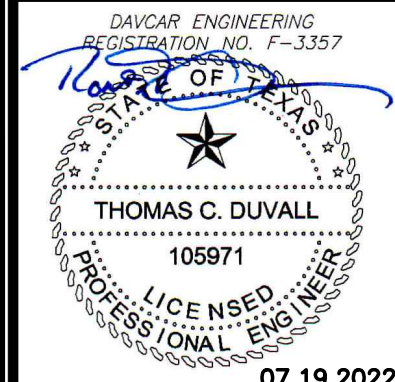
[illegible]

THE ALRIGHT PARKING LOT
2205 1/2 CHESTNUT AVE, AUSTIN, TX 78722

COVER SHEET

ALL RESPONSIBILITY FOR THE
ADEQUACY OF THESE PLANS
REMAINS WITH THE ENGINEER
WHO PREPARED THEM. IN
APPROVING THESE PLANS,
THE CITY OF AUSTIN, TEXAS,
MUST RELY UPON THE
ADEQUACY OF THE WORK OF
THE DESIGN ENGINEER.

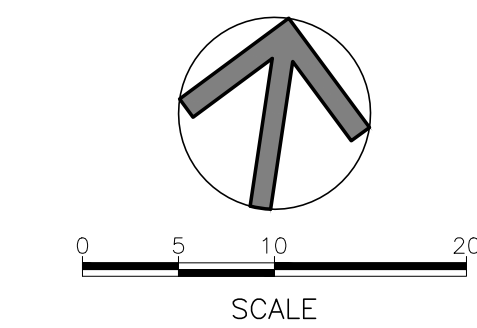
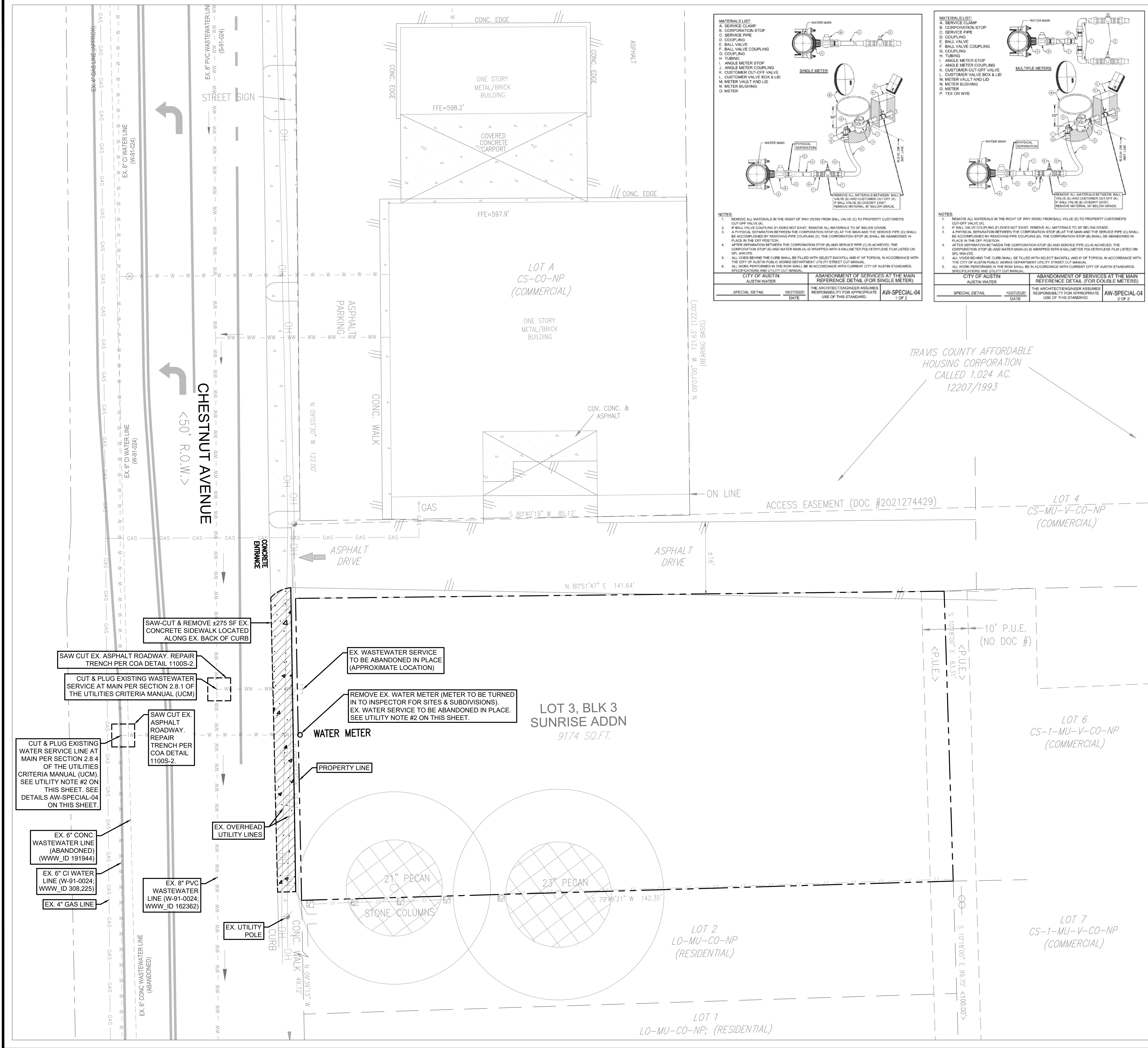
DESIGNED BY: T. DUVALL
DRAWN BY: P. HAMBY
CHECKED BY: T. DUVALL
REVISED BY:



SHEET 1 OF 13

SPC 2022 0010DT

SITE PLAN RELEASE		SHEET 1 OF 13	
FILE NUMBER: SPC22-04010T		APPLICATION DATE: 01/05/2022	
APPROVED ADMINISTRATIVELY ON:		UNDER	
SECTION 122 OF CHAPTER 26.5 OF THE CITY OF AUSTIN CODE			
EXPIRATION DATE: 25-5-81, LDC			
CASE MANAGER: RENEE JOHNS			
DW22		DOZ	
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT			
DATE OF RELEASE			
ZONING: LC-MU-CP-28			
REV. 1:		CORRECTION 1:	
REV. 2:		CORRECTION 2:	
REV. 3:		CORRECTION 3:	
<p>FINAL PLOT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBMITTANT SITE PLAN RECORDS WHICH DO NOT COMPLY WITH THE CODE CURRENTLY AT THE LOCATION OF THE PROJECT AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION ON A BUILDING PERMIT (NOT REQUIRED, MUST BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE)</p>			



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	EASEMENT LINES
OH	OH	OVERHEAD UTILITY
GAS	GAS	UNDERGROUND GAS
WW	WW	WASTEWATER LINE
W	W	WATER LINE
---	---	LIMITS OF CONSTRUCTION

GENERAL NOTES:

- THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE, AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "TEXAS 811" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, IN THE R.O.W. AND ON PRIVATE PROPERTY, AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR SHALL CONTACT DAVCAR ENGINEERING WITH ANY ITEMS ON THESE PLANS THAT NEED CLARIFICATION OR ANY ITEMS FOUND IN THE FIELD THAT ARE NOT CONSISTENT WITH THESE PLANS.
- EXISTING WATER, WASTEWATER, ELECTRICAL AND TELECOMMUNICATION SERVICES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

SURVEY NOTES:

- THIS PLAN IS BASED ON A SIGNED & SEALED SURVEY BY B&G SURVEYING, LLC, DATED 03/09/2021.
- BENCHMARK INFORMATION IS SHOWN ON THIS PLAN PER THE SURVEY BY B&G SURVEYING, LLC, DATED 03/09/2021.

DEMOLITION NOTES:

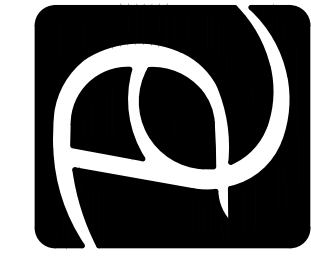
- UTILITY SERVICE TO EXISTING BUILDINGS TO REMAIN SHALL NOT BE INTERRUPTED.
- CONTRACTOR SHALL USE CARE AND NOT DAMAGE EXISTING DRIVES OR OTHER EXISTING STRUCTURES NOT INTENDED FOR DEMOLITION. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.

UTILITY NOTES:

- THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN WERE TAKEN FROM RECORDS WHICH MAY NOT HAVE BEEN COMPLETELY ACCURATE. THEREFORE, THE PRESENCE, LOCATION AND ELEVATION OF EXISTING UTILITIES IN THE FIELD SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. FAILURE OF AN EXISTING UTILITY TO APPEAR ON THE PLANS OR RECORDS SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PROTECT AND REPAIR, IF THEY DAMAGE SUCH UTILITIES.
- PER SECTION 2.8.4 OF THE UTILITIES CRITERIA MANUAL (UCM), ALL WATER SERVICE LINES THAT ARE BEING ABANDONED SHALL BE DISCONNECTED AT THE CORPORATION STOP AT THE MAIN AND ALL OTHER VALVES AND APPURTENANCES, INCLUDING THE WATER METER, REMOVED.



DAVCAR ENGINEERING
1010 Land Creek Cove, Ste 200
Austin, Texas 78746
P: (512) 328-4428
F: (512) 306-4330



REVISION

NO.

DATE

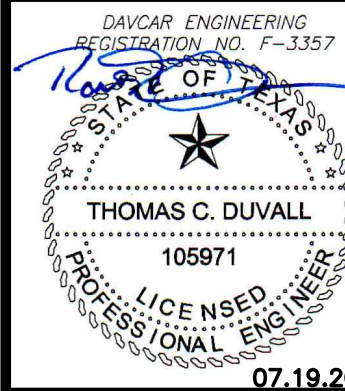
BT

THE ALRIGHT PARKING LOT
2205 1/2 CHESTNUT AVE, AUSTIN, TX 78722

**EXISTING CONDITIONS
& DEMOLITION PLAN**

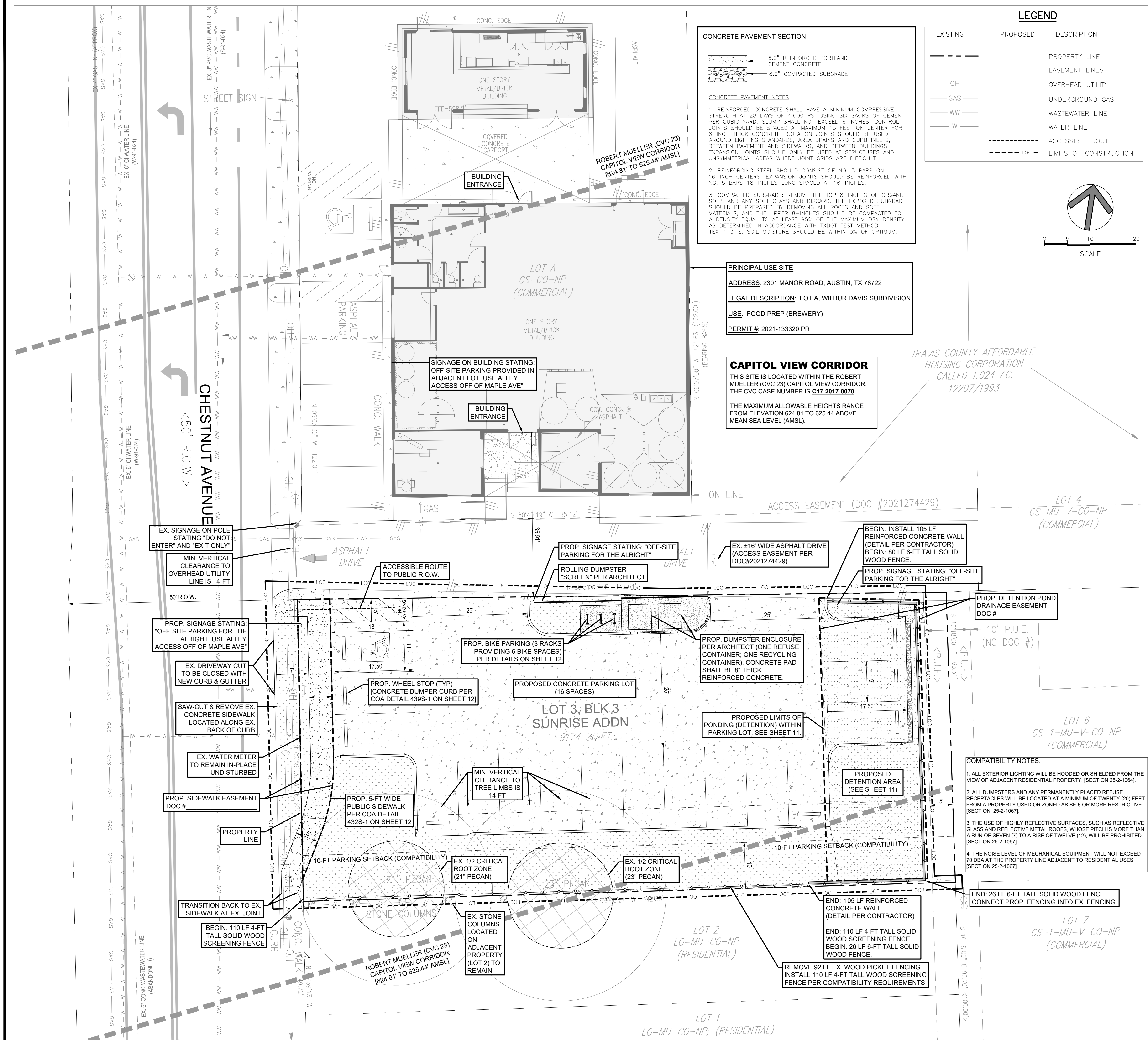
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. THE CITY OF AUSTIN, TEXAS, MUST RELY UPON THE WORK OF THE DESIGN ENGINEER.

DESIGNED BY: T. DUVALL
DRAWN BY: P. HAMBY
CHECKED BY: T. DUVALL
REVISED BY:



SHEET 5 OF 13

SPC-2022-0010DT



GENERAL NOTES:

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE, AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "TEXAS 811" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES. IN THE R.O.W. AND ON PRIVATE PROPERTY, AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

2. CONTRACTOR SHALL CONTACT DAVCAR ENGINEERING WITH ANY ITEMS ON THESE PLANS THAT NEED CLARIFICATION OR ANY ITEMS FOUND IN THE FIELD THAT ARE NOT CONSISTENT WITH THESE PLANS.

3. EXISTING WATER, WASTEWATER, ELECTRICAL AND TELECOMMUNICATION SERVICES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

SURVEY NOTES:

1. THIS PLAN IS BASED ON A SIGNED & SEALED SURVEY BY B&G SURVEYING, LLC, DATED 03/09/2021.

2. BENCHMARK INFORMATION IS SHOWN ON THIS PLAN PER THE SURVEY BY B&G SURVEYING, LLC, DATED 03/09/2021.

SITE PLAN RELEASE NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.

2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).

4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.

6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

7. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

SITE PLAN NOTES:

1. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 AND RUNNING SLOPES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7].

2. ALL PROPOSED PAVEMENT AND CURBS TO MATCH EXISTING PAVEMENT AND CURBS. PROPOSED CONCRETE CURBS AND PAVEMENT TO BE DOWELED INTO EXISTING CONCRETE WITH #3 REBAR @ 12" O.C. AND A CONSTRUCTION JOINT PER DETAILS.

3. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH TCEM, SECTION 24.7, "PROTECTION OF LANDSCAPE AREAS".

4. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

SUBCHAPTER E NOTES:

1. CHESTNUT AVENUE IS THE PRINCIPAL STREET (URBAN ROADWAY).

2. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF & FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

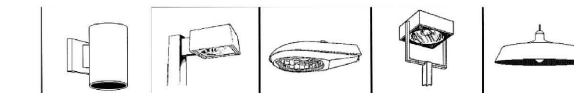


Figure 34: Examples of fully-shielded light fixtures.

ACCESSIBILITY NOTE:

1. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

ENVIRONMENTAL NOTES:

1. THE CONTRACTOR WILL NEED TO COORDINATE WITH THE CITY'S ENVIRONMENTAL INSPECTOR IN THE ESTABLISHMENT OF THE SITE'S REVEGETATION TO COINCIDE WITH THE COMPLETION OF THE REST OF THE SITE'S CONSTRUCTION. IF THIS CAN NOT BE ACHIEVED AT THE END OF THE PROJECT, THE CONTRACTOR WILL NEED TO PROVIDE A BOND, TO THE ENVIRONMENTAL INSPECTOR'S SATISFACTION, TO INSURE ESTABLISHMENT OF THE VEGETATION BY A LATER DATE. ALL CONTRACTS, APPLICATIONS, AND OTHER PAPERWORK REQUIRED FOR THIS BY THE INSPECTOR AND OTHER CITY DEPARTMENTS, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SITE SUMMARY TABLES:

Site Information Table				
Gross Site Area (GSA)	9174	SF	0.21	AC
Existing Land Use			Vacant	
Proposed Land Use			Off-Site Accessory Parking	
Zoning			LO-MU-CO-NP	
Impervious Cover	5986	SF	65.25%	GSA

Site Impervious Cover Summary Table				
Gross Site Area (GSA)	9174	SF	0.21	AC
Allowable Impervious Cover	6422	AC	70%	GSA

	Existing to Remain	Existing to be Removed	Proposed Addition	Proposed Net
Building Footprint (SF and % GSA)	0	0	0	0
Old Paving & New Paving (SF)	0	3100	5611	5611
Public Sidewalk (SF)	0	0	375	375
Total (SF)	0	3100	5986	5986
Total (AC)	0.00	0.07	0.14	0.14
Total (% GSA)	0.00%	33.79%	65.25%	65.25%

Parking Data for the Principal Use Site (2301 Manor Rd [2021-133320 PR])

Land Use	Quantity (SF)	Parking Ratio	Required Spaces
Food Prep	3979	1:1000	3.98
Restaurant			
Interior	767	1:100	7.67
Patio	1531	1:100	15.31
Container Kitchen	160	1:100	1.60
Total	3979		28.56

Urban Core Parking Reduction (20%) per LDC 25-6-478(A) 5.71

Total Parking Required After Reduction 23

On-Site Parking Provided per 2021-133320 PR

ADA Accessible Parking	1
Standard Parking	6

Off-Site Parking Provided per this Site Plan

ADA Accessible Parking	1
Standard Parking	15

Total Parking Provided 23

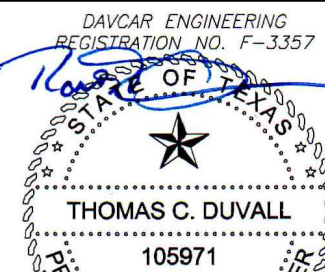
Total Bike Parking Provided (5% of Parking, or 5 Minimum) 6

THE ALRIGHT PARKING LOT
2205 1/2 CHESTNUT AVE, AUSTIN, TX 78722

SITE PLAN

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVING THESE PLANS, THE CITY OF AUSTIN, TEXAS, MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

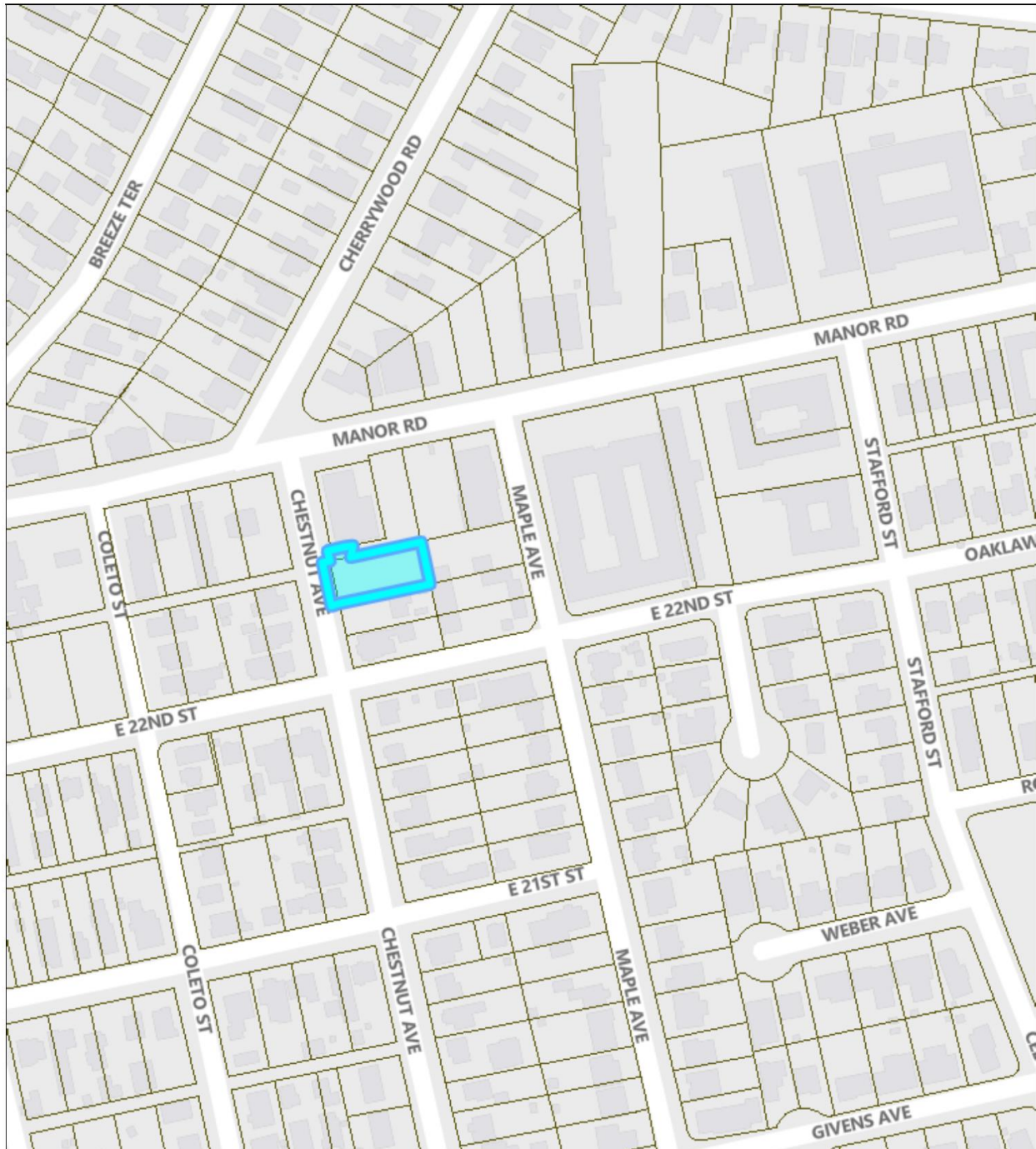
DESIGNED BY: T. DUVAL
DRAWN BY: P. HAMBY
CHECKED BY: T. DUVAL
REVISED BY:



07.19.2022

SHEET 6 OF 13

SPC-2022-0010DT



Lot Lines
Lot Line

10/26/2022

SPC-2022-0010DT

2205 1/2 CHESTNUT AVENUE



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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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

CASE NUMBER: SPC-2022-0010DT **PLANNING COMMISSION DATE:** 11/08/2022

COUNCIL DISTRICT: 1

PROJECT NAME: The Alright Parking

PROPOSED USE: 16-space off-site accessory surface parking

ADDRESS OF APPLICATION: 2205 ½ Chestnut Avenue

AREA: 9,174 sq. ft.

APPLICANT: Long-Manor Holdings, LLC
15936 Scenic View Dr
Bullard, TX 75757

AGENT: Thomas Duvall, PE, LEED AP
DAVCAR Engineering Services
1010 Land Creek Cove, Ste. 200
Austin, Texas 78746

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: LO-MU-CO-NP

PROPOSED DEVELOPMENT:

The applicant is proposing a 16-space off-site accessory surface parking lot to serve the commercial use immediately to the north. Accessory offstreet parking is a conditional use under 25-2-491.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

PREVIOUS PLANNING COMMISSION ACTION: None

AREA STUDY: Upper Boggy Creek

WATERSHED: Boggy Creek (Urban)

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Robert Mueller/CVC 23 C17-2017-0070

T.I.A.: Not Required

PROJECT INFORMATION:**ZONING:** LO-MU-CO-NP**MAX. BLDG. CVRG:** NA**MAX. IMPERV. CVRG.:** 70%**MAX HEIGHT:** NA**REQUIRED PARKING:** surface parking**PARKING AREA:** 5,986 sf**PROPOSED BLDG CVRG:** NA**PROPOSED IMP. CVRG:** 5,986 sf/65.25%**PROPOSED HEIGHT:** NA**PROPOSED USE:** Surface parking**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: The applicant is requesting a Conditional Use Permit to allow accessory off-street parking in the LO zoning district. Surrounding uses are predominantly commercial retail. Residential use is located to the south and is buffered by a required landscaped ten-foot compatibility buffer. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit.

Environmental: The site is in the Upper Boggy Creek watershed, which is an Urban Watershed. There is no increase in impervious coverage and no known Critical Environmental Features are located onsite.

Transportation: Access will be from a driveway off Chestnut Avenue. All transportation-related comments will be cleared prior to permit release.

SURROUNDING CONDITIONS: Zoning/ Land use**North:** CS-CO-NP (food prep/brewery) Principal Use**East:** CS-1-MU-V-CO-NP (multifamily)**South:** LO-MU-CO-NP (residential)**West:** CS-MU-V-CO-NP (restaurants)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Chestnut Avenue	58'	33'	City Collector

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Del Valle Community Coalition
 East Austin Conservancy
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Manor Road IBIZ District
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Preservation Austin
 Rogers Washington Holy Cross
 SEL Texas
 Sierra Club, Austin Regional Group
 Upper Boggy Creek Neighborhood Planning Team

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 has 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.
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 district.

A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The proposed building would replace a surface parking lot and provide additional parking, and is surrounded by similar office and commercial uses.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Safety and convenience of vehicular and pedestrian circulation will not be adversely impacted.
3. **Adversely affects 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.