

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

CASE NUMBER: SPC-2016-0368A **PC DATE:** December 12, 2017

PROJECT NAME: Didactia Preschool

ADDRESS: 1507 Hether Drive

WATERSHEDS: West Bouldin Creek (Urban)

AREA: 2.25 acres

EXISTING ZONING: SF-3-NP

OWNER: Barton Hills Property

APPLICANT: Dr. E. Logan Wagner
1416 Alameda Dr.
Austin, TX 78704

CASE MANAGER: Nikki Hoelter

PHONE: 974-2863

E-MAIL: nikki.hoelter@austintexas.gov

DESCRIPTION OF PROJECT:

The applicant is requesting approval of a conditional use permit for a daycare services (commercial) use in a SF-3 zoning district. Daycare services (commercial) use is the use of a site for the provision of daytime care for more than 20 persons. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities. The applicant is proposing to care for a maximum of 91 children (with 6 employees). The daycare currently exist, however the owner is adding 1 building which will increase the amount of children being cared for onsite therefore requiring a conditional use permit for the designation of daycare (commercial). The daycare site includes a play area, parking and sidewalks, on 2.25 acres.

The conditional use permit will allow the change of use from single family residence to day care commercial use.

No construction will occur with this permit.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use site plan, it meets all code requirements. The proposed project is not requesting any waivers or variances. The daycare sits within an existing multi lot site, which includes the existing land uses, three restaurants, residences, indoor storage facilities, food sales, cocktail lounge and daycare.

SUMMARY COMMENTS ON SITE PLAN:

The daycare is proposing an expansion in to an existing building which would allow for more children, however this triggered a conditional use site plan because, the land use, daycare (commercial) is a conditional use within the SF-3 zoning district. The day care will consist of three, one story buildings, totaling 2,705 square feet.

This change of use, conditional use site plan does not affect any other existing land use on the property. Parking will be shared with the other uses on site. Although it's a multi lot site, its considered 1 lot because a land status determination was granted, making it 1 large tract of land.

An outdoor play area is provided at 50 feet from the nearest single family residence. This site meets all code requirements, including compatibility standard requirements.

No new construction is proposed with this site plan approval.

TRANSPORTATION COMMENTS:

Although no construction will occur with this site plan permit, changes to the site will be accomplished with a site plan exemption, which allows construction of 1000 square feet or less. Staff and the applicant agreed to remove the six head in parking spaces that are located along South Lamar. This would be in line with providing a more pedestrian friendly sidewalk, to connect to the signal at South Lamar and Hether. The parking will be removed and the sidewalk will be constructed to core transit corridor standards. The clear zone (sidewalk) will be 7 feet and planting zones will be 8 feet. The installation of trees in the planting zone will not be provided. The entrance at South Lamar will be signed noting one way in and one way out, to assist with traffic circulation in the property.

Parking will be provided on site, with drop off and pick up to occur on-site. All access to the site will be from South Lamar and Hether Street.

The daycare will require a total of 6 parking spaces, which is based on the amount of staff. A 20% parking reduction was granted because site is located in the urban core. A 10% reduction was obtained because the owner of the daycare agreed to provide shower and changing facilities for the employees.

A total of 75 parking spaces are being provided for the site, along with 5 bicycle spaces. All parking will be shared throughout the site.

NEIGHBORHOOD PLAN: Zilker Neighborhood Plan**NEIGHBORHOOD ORGANIZATIONS:**

Friends of Zilker
Friends of Austin Neighborhoods
Zilker Neighborhood Association
Austin Independent School District
Austin Neighborhoods Council
SEL Texas
Sierra Club, Austin Regional Group

Bike Austin
Homeless Neighborhood Association
South Central Coalition
Preservation Austin

PROJECT INFORMATION

GROSS SITE AREA	2.25 acres		
EXISTING ZONING	SF-3, CS, CS-1		
WATERSHED	West Bouldin Creek		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance(Urban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	N/A		
PROPOSED ACCESS	S. Lamar Blvd. and Hether Street		
	Allowed/Required	Existing	Proposed
BUILDING COVERAGE (3 buildings)		2075 sq. ft.	2075 sq. ft.**
IMPERVIOUS COVERAGE		31%	31%**
PARKING	73 spaces w/reductions		75 spaces

**data is only for the daycare (commercial) use; SF-3 zoning district

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	SF-3, CS-1, CS	Restaurant, daycare, indoor storage, residences, food sales and cocktail lounge
<i>North</i>	SF-3-NP	Single family residence
<i>South</i>	CS-V, CS-MU-V-NP	Car sales, commercial
<i>East</i>	CS	Under construction
<i>West</i>	SF-3, CS	Single family residence, commercial

Planning Commission Action:

October 24, 2017 – postponed by the neighborhood

November 14, 2017 – postponed by staff

November 28, 2017 – postponed by the applicant.

*The project has been postponed due to continued outstanding issues relating to existing parking for the entire site and uses.

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.

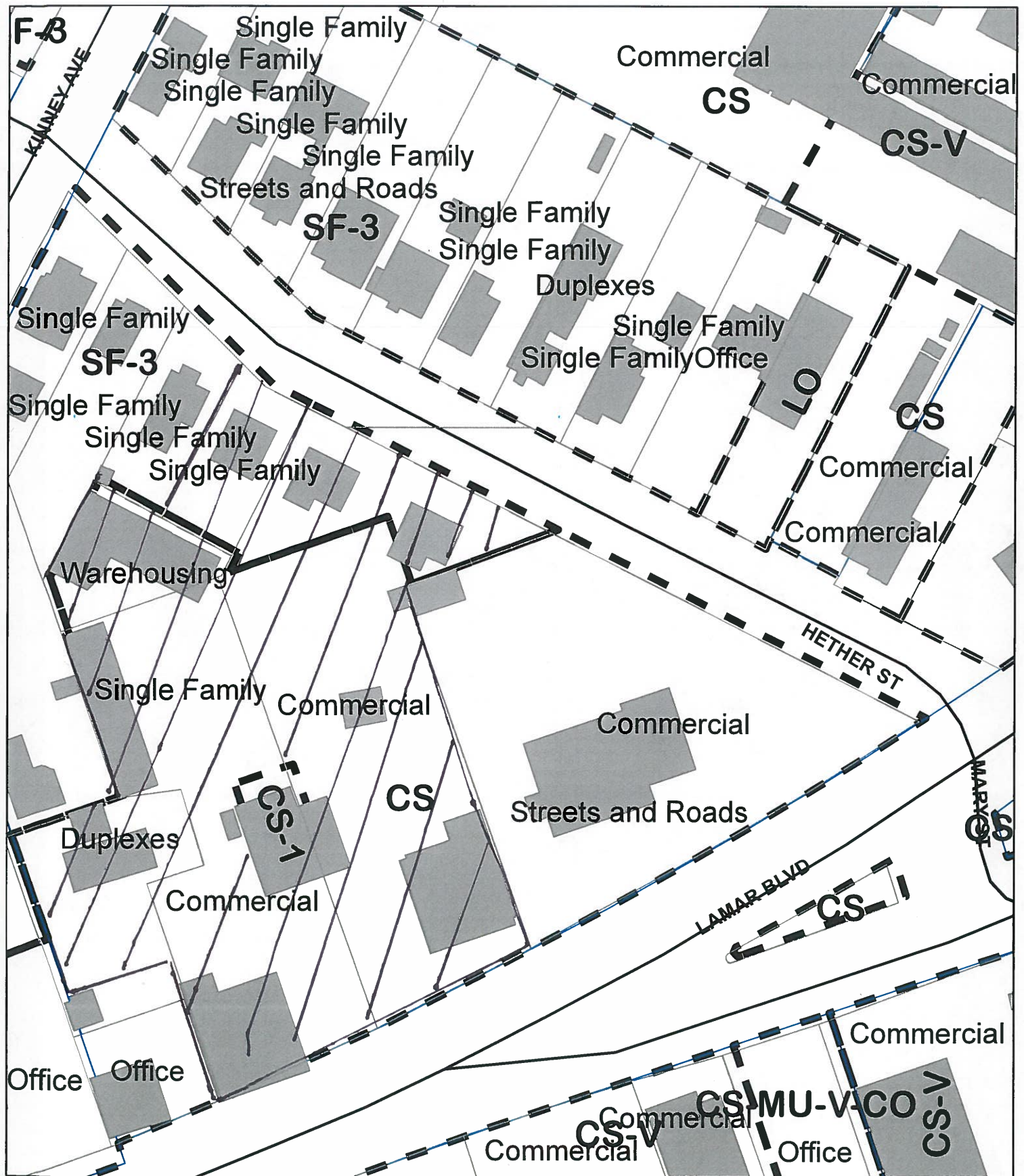
A conditional use site plan must:

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. The SF-3 zoning district is intended for moderate-density residential development and development densities compatible with residential development such as civic uses, including day cares.
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 because the existing residential home will be used for the day care, and the layout of the property will not be changing in regards to setbacks, landscaping, or traffic circulation. This site plan complies with all development regulations of the SF-3, CS and CS-1 zoning districts, including height, impervious cover, and building coverage. The conditional use Permit is requested to allow a day care (commercial) use within the SF-3 zoning district. Agreed upon improvements along South Lamar, removing the head in, head out parking, reconstructing the drive and installing sidewalks.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Parking for the employees will be provided on site. Since this is a daycare facility parents will only be dropping off and picking up children, and not parked for an extended amount of time on street or in a parking space.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, 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.

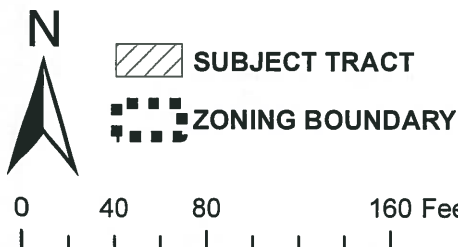
A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform to all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: A daycare use only requires parking be provided for employees on site, however parking will be shared for all the listed uses as shown on the plan and in this report.

3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: Any proposed signage will comply with the requirements of the Land Development Code sign regulations.



SITE PLAN



CASE#: SPC-2016-0368A
 ADDRESS: 1507 Hether Street
 CASE NAME: Didactia Preschool
 MANAGER: Nikki Hoelter

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 and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the



- LEGEND
- accessible routes
 - day care play area enclosed by 6' fence
 - handicap parking with sign
 - tree
 - one way street sign (see note 12)

TABLE 1: BUILDING DATA

TOTAL SITE AREA: 99,356 SQ. FT.						
BLDG. NAME	GROSS FLOOR AREA SQ. FT.	USE	ZONING	BUILDING HEIGHT STOREY	FOUNDATION TYPE	
1. ELMERSON	2,720 SF	03	restaurant (600sqft)	CS-1	1/2"	S on G
2. CASHA I	1,380 SF	01	residential	CS	1/2"	P & B
3. ALMAGEN I	433 SF	004	storage indoor	CS	1/2"	S on G
4. ALMAGEN II	2,300 SF	03	storage indoor	CS	1/2"	S on G
5. ALMAGEN III	2,430 SF	03	storage indoor	CS	1/2 7"	S on G
6. CASHA II	1,136 SF	012	residential	SF3	1/4"	P & B
7. CASHA III	1,080 SF	011	residential	SF3	1/4"	P & B
8. CASHA IV	1,876 SF	01	residential	SF3	2/29 4"	P & B
9. DIDACTICA I	1,000 SF	01	commercial daycare**	CS-1	1/12 6"	P & B
10. DIDACTICA II	1,000 SF	01	commercial daycare**	CS	1/12 6"	S on G
11. DIDACTICA III	675 SF	007	commercial daycare**	CS	1/12 6"	S on G
12. GOLDEN LODGE	2,000 SF	004	cocktail lounge (1000sqft)	CS-1	1/12 6"	S on G
13. DRY MEY	600 SF	008	food sales	CS-1	1/12 6"	S on G
14. HANDBS OFFICE	1,253 SF	02	restaurant (1000sqft)	CS	1/12 6"	S on G
15. BARLEY BARN	1,437 SF	03	restaurant (1000sqft)	CS	1/12 6"	S on G

* PROPOSED
 ** 50 FT IN PARALLEL WITH EXISTING ACCESSORY USE
 *** EACH COMMERCIAL DAYCARE HAS TWO EMPLOYEES, A TOTAL OF 6

TABLE 2: TOTAL GROSS FLOOR AREA

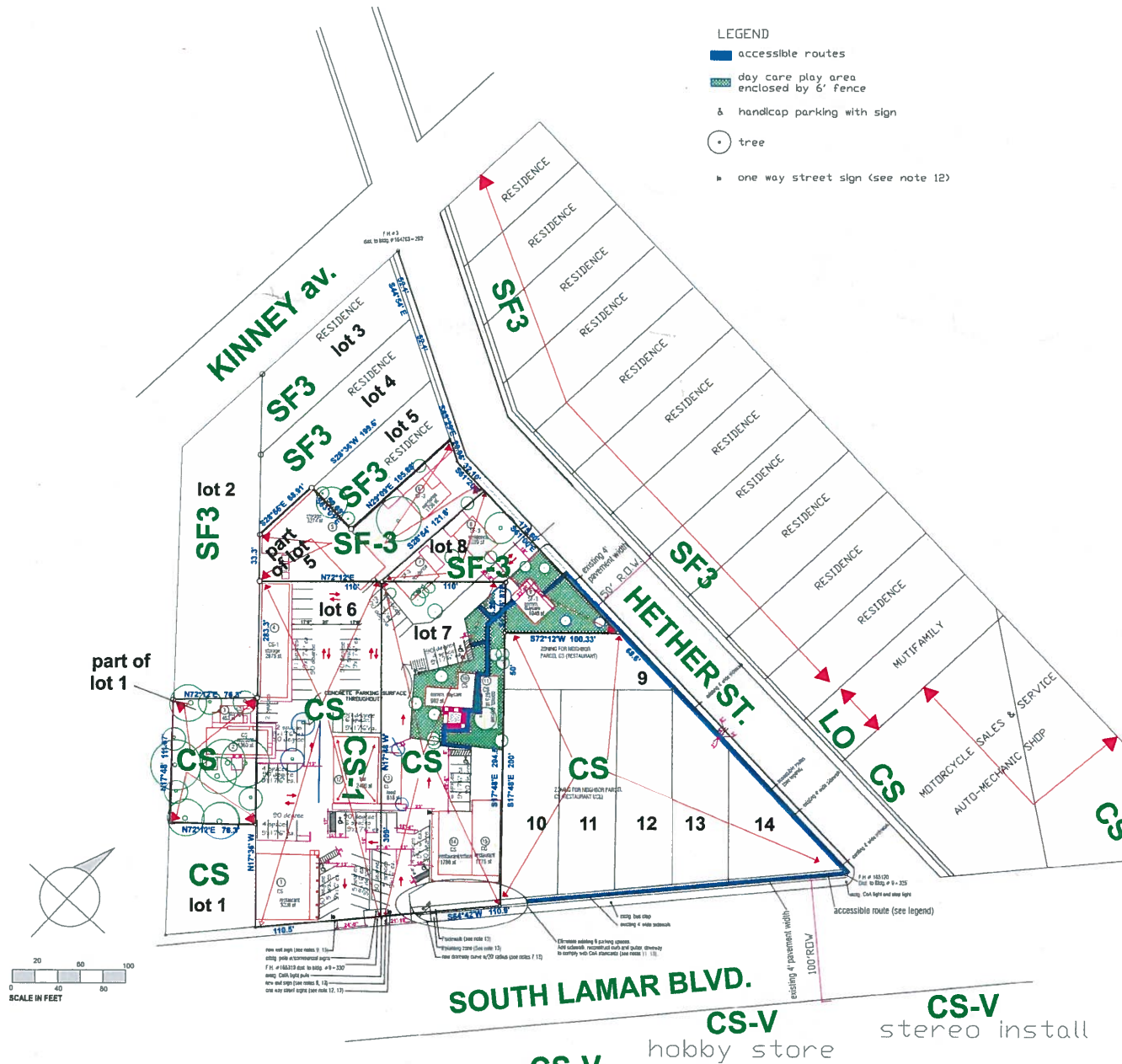
lot	zoning	area	FAR
part of lot 1	CS	8341	18
LOT 6	CS	33327	24
LOT 7	CS	30721	20
part of lot 5	SF3	12322	37
LOT 8	SF3	10248	20

TABLE 3: IMPERVIOUS COVER

ZONING	TOTAL AREA	TOTAL AREA %	ALLOWED AREA	ACTUAL AREA	ACTUAL AREA %
SF3	32,997.03 SF	45%	10,349 SF	7,317 SF	31%
CS	73,358.23 SF	95%	71,558 SF	58,187 SF	77%
TOTAL	99,356.16 SF		81,707 SF	65,404 SF	16%

NOTES

1. Bldg. 9, the one requesting change of use from SF-3 to commercial daycare, will be allowed a maximum of 35 students based on the allowed rate of 30 sq. ft. per student.
2. Bldg. 9, 104 sq ft / 30 = 3.47 students
3. Bldg. 10, 962 sq. ft. / 30 = 32.07 students
4. Bldg. 11, 675 sq. ft. / 30 = 22.5 students
5. Total amount for all bldgs. = 91 students
6. Allowed recreational area = 6000 sq. ft. at 60 sq ft per student, 112 students allowed in recreational area.
7. Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility design such as the 2010 Standards of Accessibility Design or the 2010 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all accessibility standards.
8. Sidewalk assessment shall be provided under separate permit.
9. Construction will not occur at the site.
10. Handicap parking spaces will be 8' wide plus a 5' aisle, adjacent building area, sign on a post will be installed in front of each space, handicap parking spaces and signage will be installed to meet city standards accessibility standards, IRC TABLE 1106.
11. One way driveways to have signs indicating one way and meet City of Austin standards.
12. All new driveways will be 20' wide or more and meet City of Austin standards.
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ALARIFE,
pllc.

ARCHITECTURE
BUILDING
CONSULTING

1416 Alameda Dr.
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PROJECT NAME:
DIDACTICA - ALA III
1507 Hether Street
Austin, Texas 78704
PROJECT NUMBER:
SPC-2016-0368A

SEPTEMBER 12, 2016
NTS
DRAWN BY: ELW / DVH

2 OF 3

SITE PLAN

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TABLE 4: BUILDING DATA SUMMARY

BLDG	USE	AREA SQ FT
1	RESTAURANT	2,720 SF
2,3	SGL FAM RESIDENCE	1,802 SF
4	OUTDOOR STORAGE	2,300 SF
5	OUTDOOR STORAGE	2,430 SF
6	SGL FAM RESIDENCE	1,138 SF
7	SGL FAM RESIDENCE	1,089 SF
8	SGL FAM RESIDENCE	1,039 SF
9	DAYCARE SERVICES	1,099 SF
10	DAYCARE SERVICES	1,039 SF
11	DAYCARE SERVICES	875 SF
12	COCKTAIL LOUNGE	2,002 SF
13	FOOD SALES	893 SF
14	RESTAURANT	1,332 SF
15	RESTAURANT	1,437 SF

TABLE 5: PARKING SCHEDULE

TABLE 1 PARISHES SCHEDULES						
BLDG	USE	AREA	USE TYPE	SPACE TYPE	SPACE COUNT	
1	restaurant	2,720 SF	A	TYPE A	31	
2,3	SGL FAM RESIDENCE	1,802 SF	A	TYPE A	31	
4	OUTDOOR STORAGE	2,300 SF	A	TYPE A	31	
5	OUTDOOR STORAGE	2,430 SF	A	TYPE A	31	
6	SGL FAM RESIDENCE	1,138 SF	A	TYPE A	31	
7	SGL FAM RESIDENCE	1,089 SF	A	TYPE A	31	
8	SGL FAM RESIDENCE	1,039 SF	A	TYPE A	31	
9	DAYCARE SERVICES	1,099 SF	A	TYPE A	31	
10	DAYCARE SERVICES	1,039 SF	A	TYPE A	31	
11	DAYCARE SERVICES	875 SF	A	TYPE A	31	
12	cocktail lounge	2,002 SF	A	TYPE A	31	
13	FOOD SALES	893 SF	A	TYPE A	31	
14	RESTAURANT	1,332 SF	A	TYPE A	31	
15	RESTAURANT	1,437 SF	A	TYPE A	31	

USE TYPE: 1 = religious building before rededication

USE TYPE: 2 = religious building after rededication

USE TYPE: 3 = religious building after rededication

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NOTES

- Bldg. 8, the one requesting change of use from SF-3 to commercial daycare, will be allowed a maximum of 35 students based on the allowed ratio of 30 sq. ft. per student.
- Bldg. 9, 1049 sq ft / 30 = 34.9 students
- Bldg. 10, 1039 sq ft / 30 = 34.6 students
- Bldg. 11, 875 sq ft / 30 = 29.2 students
- Total amount for all bldgs. = 91 students
- Permitted recreational area = 6000 sq. ft. at 80 sq ft per student, 112 students allowed in recreational area.
- Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessible design such as the 2010 Standards of Accessible Design or the 2010 Texas Accessibility Standards was not verified. The applicant is responsible with compliance with all accessibility standards.
- Sidewalk easement shall be provided under separate permit.
- Construction will not occur at the site.
- Handicap parking spaces will be 5' wide plus a 5' wide, striped loading area, sign on a post will be installed in front of each space. Handicap parking spaces and signage are to meet City standards accessibility standards, (IBC TABLE 1106).
- One way driveways to have signs indicating one way and will meet City of Austin standards.
- All new driveways will be 20' wide or more and will meet City of Austin standards.
- Parking dimensions, standard 9'x17'.
- New east and entry signs proposed with separate permit.
- Total sq. footage of daycare = 2075.
- This change will be processed as a separate permitting process.
- One way street signs (and other proposals) will be provided under a separate permit.
- All indicated callouts shall be provided under a separate permit.

THESE DRAWINGS, THE PROJECT MANUAL, AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF SERVICE ONLY AND REMAIN THE PROPERTY OF ALARIFE, pllc. THE REPRODUCTION OR UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF ALARIFE, pllc, IS PROHIBITED.

PROJECT NAME:
DIDACTICA - ALJA III
1507 Hether Street
Austin, Texas 78704

PROJECT NUMBER:
SPC-2016-0368A

SEPTEMBER 12, 2016
NTS
DRAWN BY: ELW / DVH

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