CASE NUMBER: SPC-2018-0324C

PROJECT NAME: Georgian Acres Park Development

ADDRESS: 500 East Powell Lane

APPLICANT: City of Austin Parks and Recreation Department (512) 974-9456

AGENT: CAS Consulting & Services (512) 222-1253

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

WATERSHED: Little Walnut Creek (Suburban)

APPLICATION REQUEST: Sites zoned Public (P) 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 a neighborhood park with gravel trails, seating, picnic tables, pavilion, basketball court, and playscapes with associated utility and drainage improvements on a 5-acre site.

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.

SUMMARY STAFF COMMENT:
The applicant proposes to construct a neighborhood park with associated improvements on an undeveloped 5-acre site.

PROJECT INFORMATION:

<table>
<thead>
<tr>
<th>SITE AREA</th>
<th>217,669 SF, 4.997 acres</th>
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<tbody>
<tr>
<td>ZONING</td>
<td>Public (P)</td>
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<tr>
<td>PROPOSED USE</td>
<td>Neighborhood Park</td>
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<tr>
<td>PROPOSED IMPERVIOUS COVER</td>
<td>27,172 SF, 12.5%</td>
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<td>PROPOSED BUILDING COVERAGE</td>
<td>6,714 SF, 3%</td>
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<tr>
<td>PROPOSED BUILDING HEIGHT</td>
<td>N/A</td>
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<tr>
<td>PROPOSED F.A.R</td>
<td>N/A</td>
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<tr>
<td>PROPOSED VEHICULAR ACCESS</td>
<td>John Nance Garner Circle</td>
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<tr>
<td>PROPOSED PARKING</td>
<td>2 automobile, 16 bicycle</td>
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</tbody>
</table>
NEIGHBORHOOD ORGANIZATIONS:
Austin Independent School District
Austin Neighborhoods Council
Friends of Austin Neighborhoods
Go Austin Vamos Austin – North
Homeless Neighborhood Association
North Lamar/Georgian Acres Combined Neighborhood Plan Contact Team
North Growth Corridor Alliance
Sierra Club, Austin Regional Group
Austin Lost and Found Pets
Bike Austin
Georgian Acres Neighborhood Association
Hill Country Conservancy
Neighborhood Empowerment Foundation
SELTexas

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.
GEORGIAN ACRES PARK DEVELOPMENT
500 EAST POWELL LANE