

SPECIAL USE PERMIT

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

SITE ZONING: (SF-7/14) Single Family Residential District with SUP-263

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-7/14) Single-Family Residential District	Single-Family Residential, Detached
SOUTH	(SF-7/14) Single-Family Residential District	Single-Family Residential, Detached
EAST	(SF-7/14) Single-Family Residential District	Single-Family Residential, Detached
WEST	(SF-12/20) Single-Family Residential District	Elementary & Secondary School, Public
REQUEST:	Amend a Special Use Permit (SUP) to revise conceptual plans adding a sports field	
PROPOSED USE:	Elementary & Secondary School, Private	
ACRES/LOTS:	4.02 acres	
LOCATION:	2040 North Denton Drive	
HISTORY:	The school and administrative buildings were constructed in the late 1980s. SUP-263 allowing a school was established in October of 2000 and was later repealed and replaced in September of 2013.	
COMPREHENSIVE PLAN:	Residential – Single-Family Detached	
TRANSPORTATION PLAN:	Denton Drive is designated as a (C4U) Collector, 4-Lane Undivided Street.	
OWNER:	Tony Cinquepalmi/ T Cinquepalmi Investments LLC	
REPRESENTED BY:	John and Jennifer Vukelich/ Precision Preparatory	

STAFF ANALYSIS

PROPOSAL

The applicant requests an amendment to Special Use Permit (SUP-263) to add a sports field by modifying the existing parking lot. The private school will continue operating grades 1–12.

ZONING ORDINANCE

1. In 2000, SUP-263 was established allowing an “Elementary & Secondary School, Private” for a maximum of 75 students. In 2013, SUP-263 was amended to allow an increase in the number of students from 75 to a maximum of 150 students.
2. Uses classified as “Elementary & Secondary School, Private” requires a Special Use Permit in the (SF-7/14) Single-Family Residential District to assess the following:
 - a. The type and intensity of the proposed use.
 - b. Provision of a safe and efficient vehicular and pedestrian circulation system.
 - c. Design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.
 - i. 0.2 off-street parking spaces per elementary and middle school student is required.
 - ii. 0.4 off-street parking spaces per high school student is required.
 - d. Use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary.
 - i. A landscape buffer shall average 15 feet in width, but no less than ten feet minimum width at any point, adjacent to all street rights-of-way or street easements measured from the property line into the subject site and shall be maintained as permanent green space.
 - ii. This landscape buffer requirement only applies to new construction, and in this case, to the area adjacent to the sports field addition.
 - e. The placement and orientation of buildings and other facilities.
3. Amendments to approved Special Use Permits require Planning and Zoning Commission recommendation and City Council approval.

ELEMENTS TO CONSIDER

1. The approximately 26,500 square feet parking lot is proposed to be removed to accommodate for the installation of a sports field. The 150 student school shall remain in operation.
2. Sports field lighting is not proposed.
3. Parking.
 - a. There are 40 off-street parking spaces required for 150 students in grades 1-12.
 - b. There shall be 73 off-street parking spaces provided onsite.
4. The proposed landscape buffer installation results in a notable aesthetic improvement for this property.

- a. The installation of a landscape buffer is proposed adjacent to the proposed sports field and extending eastward along Jeanette Way. A 10-foot buffer is proposed directly north of the field, extending eastward and widening to 30 feet to meet the required minimum average width of 15 feet.
 - b. A minimum 15-foot landscape buffer with shade and ornamental trees with shrubs will be provided along Denton Drive.
5. Staff is requiring an 8-foot-tall sports field enclosure surrounding the proposed sports field due to the proximity of the field to the adjacent public right-of-way (Denton Drive and Jeanette Way) and the associated safety concerns for both passing motorists and field users. The proposed enclosure height is intended to minimize the likelihood of sports equipment, such as a soccer ball, from entering the adjacent roadway and to discourage children from pursuing equipment into the street, thereby enhancing overall site safety.
6. A TIA or traffic impact analysis was submitted by the applicant and then reviewed and approved by the Transportation Engineering Department.
7. The applicant's TIA and narrative state the following:
 - a. Pick-up and drop-off times for elementary, middle, and secondary schools will be staggered by 45-minutes.
 - b. Elementary school students will arrive at 7:30AM and be picked up at 2:30PM.
 - c. Middle school students will arrive at 8:15AM and be picked up at 3:15PM.
 - d. Secondary school students will arrive at 9:00AM and be picked up at 4:00PM.
8. Driving aisles are proposed to be modified to be brought into conformance with today's 24-foot-wide requirement.
9. City staff added an additional stipulation, following the Planning and Zoning Commission meeting, in response to a public comment by a resident who was concerned about traffic impacting his ability to access and exit his home driveway on Jeanette Way. Staff spoke to the applicant, following the P&Z meeting, and recommended having school personnel, onsite, to direct traffic exiting the property on Jeanette Way to mitigate residents maneuverability to and from their driveways.
10. The type of use and number of students will not be amended and is to remain the same regardless of this proposed SUP amendment's approval.
11. The size and orientation of buildings will remain unchanged regardless of this proposed SUP amendment's approval.
12. Two public comments were received in opposition to this request.

CONCLUSION

Staff believes the proposed concept plans are appropriate for the subject property, provided all staff stipulations and applicable development requirements are satisfied.