

Planning Commission Resolution 05-2018

A resolution amending existing Mackintosh Academy
Conditional Use Permit

Planning Commission Public Hearing: March 12, 2018

Pam Hall, Planner I



Requested Commission Action

- Amending existing Conditional Use Permit for Private School at 7018 S. Prince Street

Process

➤ Quasi-Judicial Decision

Sketch Plan for CDU

(administrative review)

Site Development Plan for Construction

(administrative review)

Site Location



VICINITY MAP

Comparison for Request

PREVIOUSLY APPROVED

Maximum Students: 148

Maximum Structures: 3

Maximum Bldg. Height: 23'8"

Maximum bldg. coverage: 14,000 sf

THIS AMENDMENT

Maximum Students: 148 (no change)

Maximum Structures: 3 (no change)

Maximum Bldg. Height: 23'8" (no change)

Maximum bldg. coverage: 18,200 sf
(additional 4,200 sf)

Criteria and Staff Analysis

§10-8-1(A) of the City's Zoning Code Conditional Use section requires that:

The proposed use, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood and/or the community

Criteria and Staff Analysis

- Only requesting additional building coverage – R-E zone allows up to 50% lot coverage

Complies with code

Criteria and Staff Analysis

§10-8-1(B) of the City's Zoning Code Conditional Use section requires that:

The use proposed will not be detrimental to the health, safety, general welfare of persons residing or working in the vicinity, or to property, improvements or potential development in the vicinity. This determination shall be based on:

Criteria and Staff Analysis

- Nature of proposed site
- Pedestrian and vehicular traffic
- Landscaping, screening, unobstructed open space, service areas, lighting and signage

Complies with code – Site Development Plan will comply

Criteria and Staff Analysis

§10-8-1(C) of the City's Zoning Code Conditional Use section requires that:

The proposed use will comply with the applicable provisions of this title and of this code; any design guidelines adopted by the planning commission, and will not adversely affect the comprehensive plan

Criteria and Staff Analysis

- Comp Plan Policy 1.5(c) in that it is a service-oriented business that serves a larger market.

Complies with code

Criteria and Staff Analysis

§10-8-2(B) of the City's Zoning Code Conditional Use section requires that:

Childcare Centers; Private Schools; Church Facilities:

Childcare centers and private schools for any number of children, and church facilities are permitted with conditions in all zone districts, provided the following are met:

Criteria and Staff Analysis

- Licensed Operators
- Outside play areas screened/buffered
- Play areas separated from vehicular traffic
- Safe drop off/pick up point
- Adjacent streets have adequate capacity

Criteria and Staff Analysis

- All requirements have been previously addressed
- Not increasing student numbers, just providing more building space to offer enhanced learning environment

Complies with code

Staff Recommendation

Staff finds that the application meets the criteria for approval,
Staff, therefore, recommends of PC Resolution 05-2018

Diane Dunne, Head of Mackintosh Academy

Mark Rudnicki, Mark Rudnicki Architecture

APPLICANT PRESENTATION

Approval Standards

- §10-8-1(A) of the City's Zoning Code Conditional Use section requires that: it's compatible
- §10-8-1(B) of the City's Zoning Code Conditional Use section requires that: it's not detrimental
- §10-8-1(C) of the City's Zoning Code Conditional Use section requires that: complies with Comp Code
- §10-8-2(B) of the City's Zoning Code Conditional Use section requires that: additional criteria for safety

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