BACKGROUND:

This is a request to approve an amendment to Special Use Permit No. 440 (SUP-440) to increase the number of students from 150 to 360 and change the configuration of the facility (building design, square footage, landscaping).

FINANCIAL IMPLICATIONS:

There are no financial implications on the current and future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends APPROVAL with stipulations.

ATTACHMENTS:

- Results Sheet
- Technical Comments
- Location Map
- Applicant’s Exhibits
RESULTS SHEET

Date: 12/05/19
Case No./Name: PLSUP 2019-X1 Wisdom Academy

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends APPROVAL with the following stipulations:

1. Development shall be in general conformance with the attached applicant’s conceptual exhibits, provided however that:
   a. Revise the site plan and landscape plan to provide a landscape buffer averaging 15 feet in width (minimum) but no less than 5 feet minimum width at any point, adjacent to all street rights-of-way (Carter Drive and Crowley Drive) per the Comprehensive Zoning Ordinance, Article XXV Landscape and Buffering. A landscape license agreement will be required if a portion of this buffer is installed in the street right-of-way.
   b. The maximum student enrollment for Phase 1 shall be 100.
   c. The 30-foot mutual access, utility and drainage easement shall be removed via replat prior to permitting.
   d. Drainage will need to comply with the City’s stormwater and flood protection ordinance.
   e. Changes to the canopy design may be approved administratively. However, staff may elect, for any reason, to require amending the SUP.

B. P&Z ACTION from P&Z meeting: 12/05/19:
   Result: /Vote:

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 01/14/20:
   Result: /Vote:
SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-18 for the (FWY) Freeway District with SUP-440

<table>
<thead>
<tr>
<th>SURROUNDING ZONING</th>
<th>SURROUNDING LAND USES</th>
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<tr>
<td>NORTH PD-18 for the (HC) Heavy Commercial District</td>
<td>WMS Building</td>
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<tr>
<td>SOUTH PD-18 for the (HC) Heavy Commercial District</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>EAST PD-18 for the (FWY) Freeway District</td>
<td>Multi-Tenant Facility</td>
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<tr>
<td>WEST (LI) Light Industrial District</td>
<td>Multi-Tenant Facility</td>
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REQUEST: Approval of an amendment to Special Use Permit No. 440 (SUP-440) to increase the number of students from 150 to 360 and change the configuration of the facility (building design, square footage, landscaping)

PROPOSED USE: Private school (elementary and secondary)

ACRES/LOTS: Approximately 5.77 acres / 3 lots

LOCATION: Northeast corner of Carter Drive and Crowley Drive

HISTORY: The SUP was approved on December 6, 2016 for a private school (elementary and secondary) with a maximum student enrollment of 150.

The property is currently undeveloped.

COMPREHENSIVE PLAN: Commercial (Medium Intensity)

TRANSPORTATION PLAN: Carter and Crowley Drives are designated as Local Roadways.

OWNER: Alhadi Initiatives (Wisdom Academy).

REPRESENTED BY: Isam Alimam.
STAFF ANALYSIS

PROPOSAL

The applicant is requesting approval of an amendment to SUP-440 to increase the number of students from 150 to 360 and change the configuration of the facility (building design, square footage, landscaping).

ELEMENTS TO CONSIDER

1. The (FWY) Freeway district requires a SUP for a private school (Montessori school).
2. SUP-440 was approved on December 6, 2016 for a private school (elementary and secondary) with a maximum student enrollment of 150. When all phases are built, the student enrollment will be limited to 360.
3. The development proposal will be constructed in phases with Phase 1 being able to be independent of the other phases as it relates to building architecture, parking, landscaping, etc. The timeline for the other phases is not known at this time as the phases are intended to be built subject to needs, available funds and other circumstances.
4. The first phase building is approximately 12,600 square feet and is planned to be built and occupied by July 2020. All phases will total approximately 96,600 square feet.
5. The (FWY) Freeway district allows a maximum building height of 75 feet.
6. Because the development proposal will be on 3 adjoining lots, the lots will need to be re-platted to combine the 3 lots into 1 lot, and to remove the 30-foot mutual access, utility and drainage easement.
7. The purpose of a SUP is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community, yet ensure that such uses are not detrimental to surrounding property, and are consistent with the stated purpose of the zoning district in which such uses are associated regarding conditions of operation, location, arrangement and construction.

BUILDING ELEVATIONS

The building’s architecture is attractive and provides contrast to the façade with variations to the parapet heights. The parapets will provide full screening to rooftop equipment.

LANDSCAPE PLAN

Although the landscaping appears to be nice, staff is requiring a landscape buffer averaging 15 feet in width, but no less than 5 feet minimum width at any point, adjacent to all street rights-of-way (Carter Drive and Crowley Drive) per the Comprehensive Zoning Ordinance (CZO), Article XXV, Landscape and Buffering, unless a landscape license agreement is approved allowing a portion of the buffer in the street right-of-way.
SITE PLAN

The proposed building location will overlap an existing 30-foot mutual access, utility and drainage easement. The easement will need to be abandoned via replat prior to permitting.

CONCLUSION

Staff believes the SUP amendment is appropriate for this site and should not be detrimental to surrounding properties.
APPLICANT'S NARRATIVE

WISDOM ACADEMY
APPLYING FOR A NEW SUP

PROJECT:
Private Montessori School with projected enrolment 360 students and projected total gross area 107,932 S.F. (Including canopies).
The project will be done in multiple phases depending on available funds and actual needs.
The phasing include facilities, landscapes, sidewalks and/or fences.

SUP REQUESTS:
1. Vacate share access easement (under re-plat application)
2. Vacate and/or re-route utility easement (under re-plat application)
3. Vacate and/or re-configure drainage easements (under re-plat application)
4. Combine the existing 3 lots into one lot
5. Projected enrolment 360 students
6. Projected total gross area 107,932 S.F. (Including canopies)
7. Proposed building height, refer to conceptual schematic elevations.
8. Alternative landscaping with enhanced 5 FT landscape buffer along public roads for general good (under separate application form)
CONCEPTUAL SITE PLAN – PHASE 1
CONCEPTUAL SITE PLAN – ALL PHASES WITH SOCCER FIELD
CONCEPTUAL BUILDING ELEVATIONS – PHASE 1 (2 OF 2)
CONCEPTUAL BUILDING ELEVATIONS – ALL PHASES FACING COURTYARD

CONCEPTUAL ELEVATION EAST (COURTYARD)

CONCEPTUAL ELEVATION NORTH (COURTYARD)

CONCEPTUAL ELEVATION WEST (COURTYARD)
CONCEPTUAL BUILDING ELEVATIONS – ALL PHASES (1 OF 2)