
ORDINANCE NO. O-1112-41

ITEM NO. 8

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Community Christian School
REQUESTED ACTION	Special Use for a School
EXISTING ZONING	I-1, Light Industrial
SURROUNDING ZONING	North: I-1, Light Industrial East: PUD, Planned Unit Development South: I-1, Light Industrial West: I-1, Light Industrial
LOCATION	3106 Broce Drive, generally located 400-feet west of North Interstate Drive and south of Broce Drive
SIZE	2.801 Acres
PURPOSE	Private School
EXISTING LAND USE	Industrial
SURROUNDING LAND USE	North: Industrial East: Commercial South: Industrial West: Industrial
LAND USE PLAN DESIGNATION	Industrial

SYNOPSIS: This is a request for a Special Use for a private school within an industrially zoned district. The applicant, Community Christian School, recently purchased an industrially zoned lot to the west of their existing school located at the corner of North Interstate Drive and Broce Drive. The current school was in existence prior to the requirement of Special Use request in industrially zoned areas therefore this request for Special Use for a school is only for the newly acquired lot. The current school, located at the corner of North Interstate Drive and Broce Drive, began classes on September 2, 1986, utilizing a portion of the existing building. In 1992 the school purchased the entire building and housed Pre-K through the 12th grade. The first phase of this project will consist of the remodel and expansion of the existing structure on the newly acquired lot. There will be two additions onto the new building totaling approximately

16,970 square feet, an addition on the south end and one on the north end. The new building will house the high school students. The new high school is anticipated to accommodate approximately 100 high school students as it opens and 400 students eventually. There will be the addition of a new/expanded playground between the two buildings. Approximately 67 new parking spaces will be added along the south sides of the two lots during the expansion of the school. Total parking provided on the entire campus will be 160 parking spaces and 4 bus spaces.

ANALYSIS:

IMPACTS There are no adverse impacts to the area anticipated.

ACCESS Currently there are two access points off Broce Drive for the newly acquired lot and no additional curb cuts are proposed

OTHER AGENCY COMMENTS:

PARKS BOARD No parkland dedication is required or associated with this request.

PUBLIC WORKS Platting is complete for this property. Streets and utilities are existing.

STAFF RECOMMENDATION: As previously stated, the existing school is located east of this property noted in the application. With the combining of the two lots an internal parking lot can be developed to provide efficient parking for the existing and planned additional students. Staff does not anticipate any adverse impact to the adjacent industrial uses. Staff recommends approval of this Special Use for a school including the site plan for the new parking area(s).