
ORDINANCE NO. O-1819-29

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Children's House Montessori School (Kristen Hill, Director)
REQUESTED ACTION	Special Use for a School
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: R-1, Single Family Dwelling District East: R-1, Single Family Dwelling District South: R-1, Single Family Dwelling District West: PUD, Planned Unit Development
LOCATION	2323 Classen Boulevard
SIZE	1.89 acres
PURPOSE	School
EXISTING LAND USE	Church
SURROUNDING LAND USE	North: Church & Single-Family Homes East: Single-Family Homes South: Church West: Apartments (Across Classen Blvd.)
LAND USE PLAN DESIGNATION	Institutional
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: Children's House Montessori School is requesting Special Use for a school to be located at 2323 Classen Boulevard. Previously, a church occupied this site but they have vacated and the site is for sale.

ANALYSIS: Children's House Montessori School has shared space with St. John's Episcopal Church for 47 years, renting 2 buildings on the property and a portion of the current church building. However, an opportunity to relocate the school to a different facility, which would allow them to expand slightly in the coming years, is now available. While they are a secular school and are not affiliated with St. John's Episcopal Church, sharing space over the past 47 years has brought the two organizations together in a community driven way. Should this request for Special Use be approved, and they move to a new location, Children's House intends to continue its connection to the St. Johns community through field trips back to the church site for events and other continued interactions.

Currently, the school's enrollment is at 76 students with approximately 44 students on a waiting list. The school is a child focused, child led program and they are set at a maximum of 21 students per classroom. They have pre-school up to 5th grade.

BACKGROUND: In 1977, schools and churches were a use permitted by right in the residential districts; however, City Council directed staff review the ordinances and staff suggested amendments to the permitted uses in the residential single-family zoning districts. In 1977, City Council amended the Zoning Ordinance to restrict churches and schools in residential districts to Special Uses per O-7778-22.

The church that once occupied this site existed as a "legal non-conforming use" due to the ordinance amendment in 1977. There was some discussion, because the church was in place prior to the ordinance amendment, that the new school could occupy the site as well without requesting Special Use; however, this is not the case and the new school will have to receive Special Use approval to occupy the site.

ALTERNATIVES/ISSUES:

- **IMPACTS** This Special Use proposal is located on approximately 1.80 acres. The building is situated on the western portion of the lot, closer to Classen Boulevard. The proposal is to expand the existing building while providing additional recreational areas along the eastern and southern portion of the property. As the expansion occurs the site will be evaluated to make sure parking, access and code requirements are met with new construction.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT: PD NO.19-01

January 24, 2019

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Neighbor's Comments/Concerns/Responses

One neighbor attended the meeting; the neighbor wanted to know if the facility would be used as a school or some other type of facility? The neighbor had no concerns with the proposal of a private school locating at the site. The parking lot is of adequate size for drop-off/pick-up and the large open area allows for playground activities.

PARK BOARD

There are no parkland requirements for this proposal.

PUBLIC WORKS

The property was platted in January of 1970 as Boyd View Addition No. 2. All public improvements are in place as part of the Boyd View Plat. No other public improvements are required with this request.

TRAFFIC ENGINEERING:

Access to the site is located on Lois Street. The drive will not be relocated and is directly across the street from another access point.

STAFF RECOMMENDATION:

Staff supports this request for Special Use and recommends approval of Ordinance No. O-1819-29.