

## **Memorandum**

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** November 26, 2013  
**Re:** Staff Report for JC Sommer Elementary – Development Plan

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### **Item #2 – JC Sommer Elementary - Development Plan**

**(PID #201309030033)**

**Application:** Development Plan  
**Location:** 3055 Kingston Ave  
**Applicant:** Mark Waller, South-Western City School District  
**Zoning:** SD-1  
**Use:** School

#### **Relevant Code Section(s):**

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

#### **Project Summary:**

The applicant is proposing to construct a new facility for JC Sommer Elementary School located at 3055 Kingston Avenue. The proposed structure will be approximately 70,000 square feet and offer more than 26,000 square feet of classroom space.

The construction of the new facility is proposed to be phased to allow for the existing school to operate during phase one of work on the site, to be completed in the open space east of the existing school. Phase two of construction will consist of the demolition of the existing school building and parking lots, and construction of new parking lots, walks, utilities, and landscaping.

#### **Site Plan**

The 12.99 acre site will be accessed by a single 30' curb cut on Haughn Road. The existing bus lane on Kingston Avenue will be extended to allow for 12 buses to pull off. Parking and student drop off will be handled off the proposed Haughn Road entrance, with a one-way 30 foot-wide drop-off drive around the proposed parking area.

Hard and soft play areas are proposed west of the classroom portion of the building, north of the parking lot. An additional hard play area is proposed between the proposed structure and the Bostic Head Start Center. A portion of the existing play area for the Head Start Center will be relocated to the south side of their building to make room for the proposed hard play area. A dry detention basin is proposed on the east end of the property, east of the Bostic Head Start building and parking lot, leaving the western portion of the site open as green space. Landscaping is shown on the north side of the proposed detention area along Kingston Avenue.

The service area, including mechanical yard and dumpster, is proposed on the south side of the structure, to be screened on the west and east sides with masonry screen walls and by landscaping to the south.

In previous meetings with the applicant, staff voiced concerns over the configuration of the School District owned preschool center sites to the south (040-001236, 040-002147, 040-003252) and recommended that all curb-cuts on Haughn Road accessing these sites be removed and be directed off the proposed new Haughn Road entrance drive for JC Sommer. This reconfiguration is generally shown on sheet E002L but not on any other submitted plan sheets.

The western 12' of the JC Sommer site as well as the preschool center sites to the south is shown on plans as proposed future ROW. The proposed ROW will allow the city to expand the existing bike path on Haughn Road over the site. In order to separate the parking area on sites to the south and create sufficient room for the installation of a bike path, staff recommends that Haughn Road curb cuts on the preschool sites to the south be removed and access to the parking lots be from a new drive aisle connecting to the proposed JC Sommer entrance off Haughn Road, generally shown on sheet E002L.

### Building

The proposed new structure is 69,984 square feet with 26,581 square feet of classroom space. The structure will be two stories in height finished in brick ("Commodore" and "Dutch Gray") with a metal roof (Beige). The maximum height of the structure is 40'2", within the height variance granted by the BZA in 2012 for the site.

Masonry screen walls are proposed around the dumpster and service area on the south side of the building. The applicant has submitted materials showing the visibility of certain rooftop mechanicals including the kitchen intake and exhaust equipment. According to materials, these items will be visible above the parapet from Kingston Avenue; however they will be painted to match the brick utilized on the structure.

A temporary modular classroom is shown in the southwest corner of the lot on sheet C110, adjacent to the existing modular classrooms on the site, to house students displaced during construction of the new facility. The proposed modular classroom will match the existing modular classrooms in terms of size and exterior finish (aluminum siding and vinyl skirting). No modular classrooms should exist on the site after the construction of the new facility.

### Parking

The proposed new school site will contain 74 parking spaces, including four handicap accessible spaces. Parking for 12 school buses is also proposed with the extension of the existing bus lane along Kingston Avenue. Although the proposed parking is below the 177 spaces required by Code based on the proposed classroom square footage, staff feels that this is appropriate for the site, given the proximity of other District-owned parking lots on properties to the south, as well as the potential for event parking within the bus parking area or along the 30' one-way drop-off lane. The parking lot at the existing JC Sommer site contains 59 spaces.

## Signage

Because the property is located in an SD-1 district, all proposed signage will be reviewed and approved by the Building Division through the sign permit process.

## **Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. No modular classrooms shall be located on the site after construction of the new facility.
2. Curb cuts on Haughn Road for District-owned parcels to the south (040-001236, 040-002147, 040-003252) shall be removed and access to the reconfigured parking area shall be from the proposed new drive aisle off Haughn Road. Configuration of drives should be according to sheet E002L.