



141 Grand Avenue

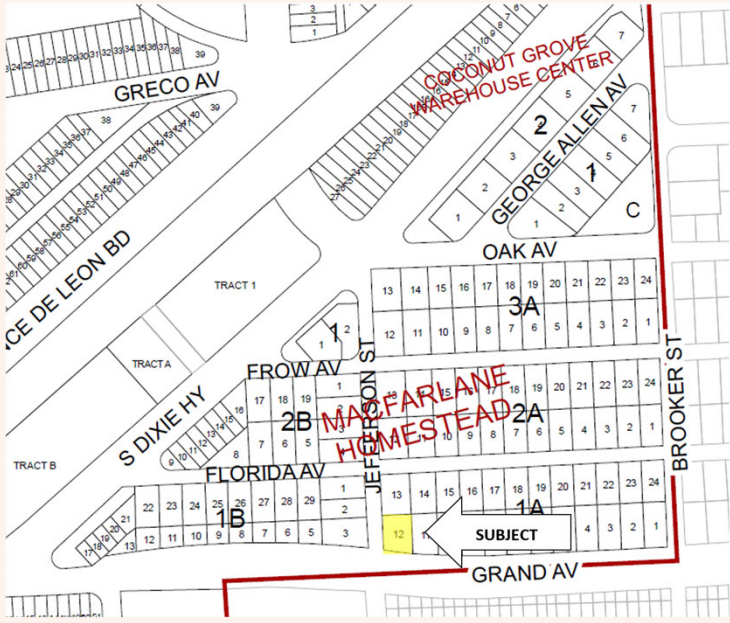
CONDITIONAL USE - SCHOOL

CITY COMMISSION
NOVEMBER 14, 2023



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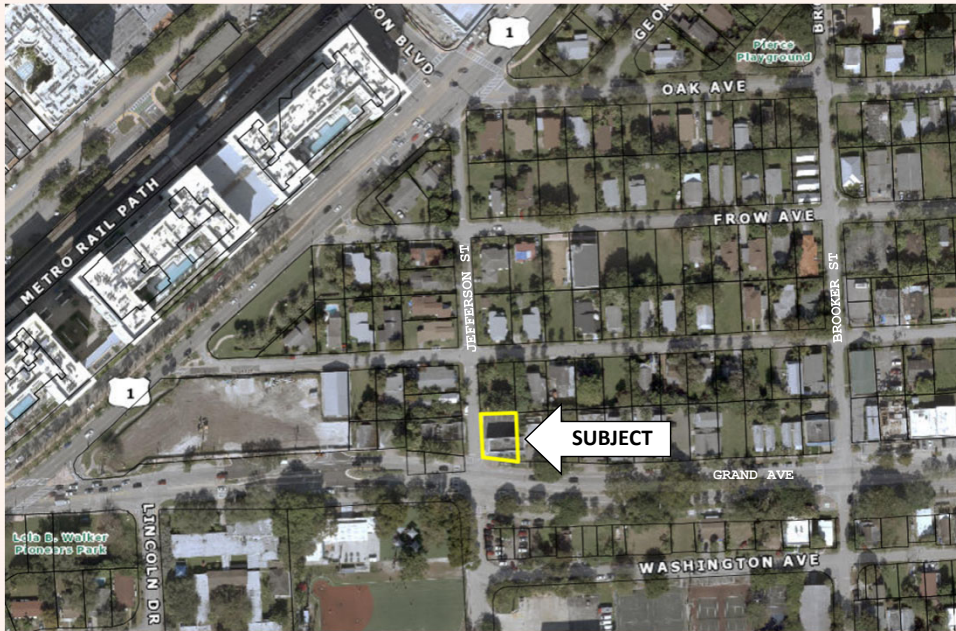
LOCATION



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141 GRAND AVENUE

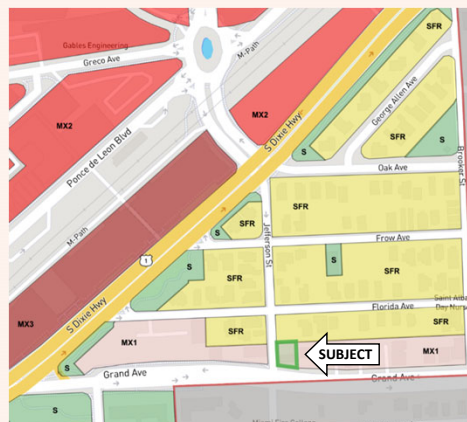


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LAND USE AND ZONING MAPS

Future Land Use: Commercial Low-Rise Intensity

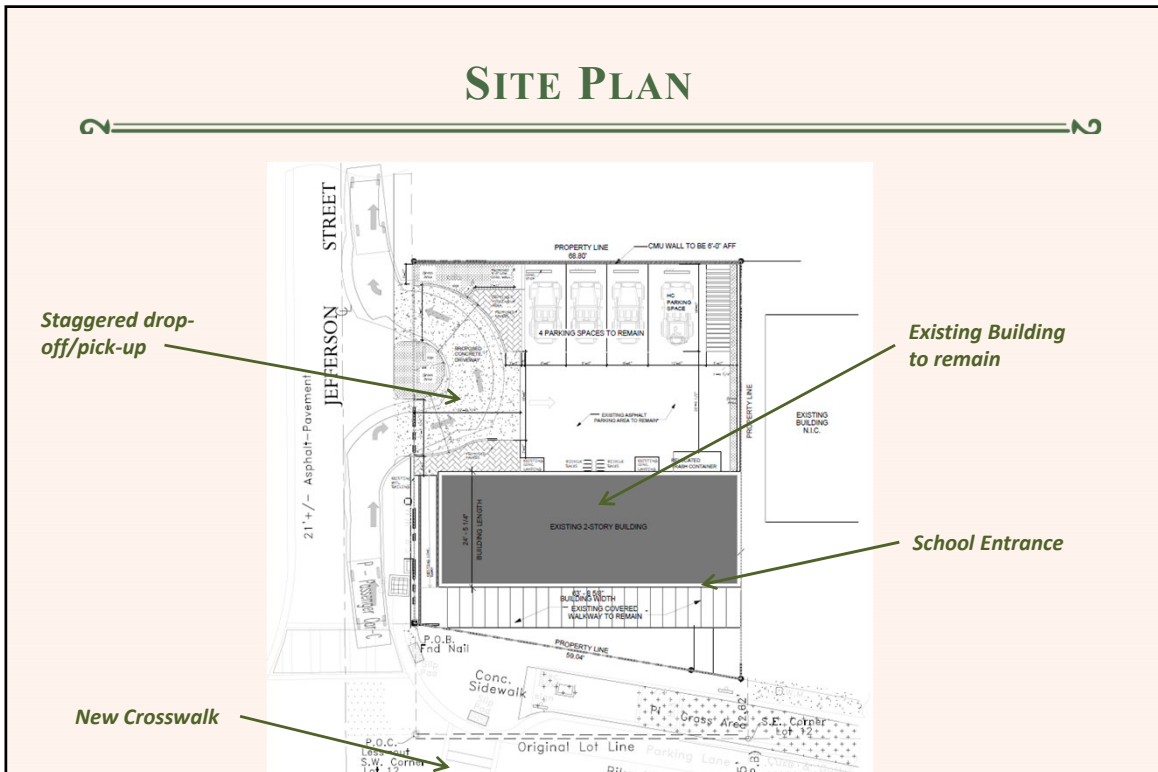
Zoning: Mixed Use 1 (MX1)



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SITE PLAN



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TRAFFIC/PARKING OPERATIONS

The aerial view shows the school site at 141 Grand Avenue, bounded by Jefferson Street to the west and Grand Avenue to the south. Offsite Area A is located at 213 & 215 Grand Avenue, and Offsite Area B is at 127 Grand Avenue. A pedestrian path is shown connecting Offsite Area B to the school site.

Staggered Schedule				
Time	141 Grand Ave. (School Site) 4 Car Capacity	127 Grand Ave. (Site B) 4 Car Capacity	Total	
Morning	7:00 AM	2	3	5
	7:10 AM	2	4	6
	7:20 AM	3	3	6
	7:30 AM	2	4	6
	7:40 AM	2	3	5
	7:50 AM	3	4	7
	TOTAL	14	21	35
Afternoon	3:00 PM	2	3	5
	3:10 PM	2	4	6
	3:20 PM	3	3	6
	3:30 PM	2	4	6
	3:40 PM	2	3	5
	3:50 PM	3	4	7
	TOTAL	14	21	35

NOTES:
 1- Parents or school personnel will walk students from remote parking area "B" to and from the school entrance.
 2- Parents will be assigned a drop-off/pick-up location "B" and designated/scheduled time.

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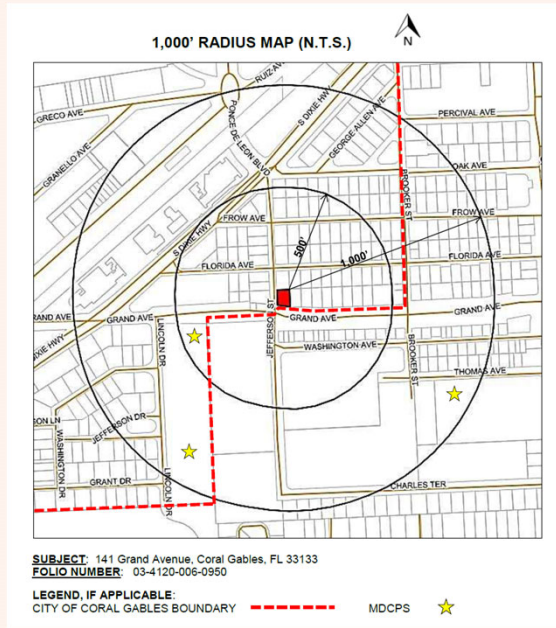
REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 04.28.23
2	NEIGHBORHOOD MEETING: 08.18.23
3	PLANNING AND ZONING BOARD: 10.11.23
4	CITY COMMISSION: 11.14.23

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LETTERS TO PROPERTY OWNERS (1,000 FT)



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PUBLIC NOTIFICATION	
3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, CC
2 TIMES	PROPERTY POSTING DRC, PZB
3 TIMES	WEBSITE POSTING DRC, PZB, CC
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, CC

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STAFF RECOMMENDATION
<p>STAFF’S DETERMINATION IS THAT THIS APPLICATION IS <u>CONSISTENT</u> WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES AND <u>SATISFIES</u> ALL STANDARDS.</p> <p>STAFF RECOMMENDS <u>APPROVAL WITH CONDITIONS.</u></p>

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CONDITIONS OF APPROVAL

- 35 STUDENTS, GRADES 3RD TO 8TH, 8AM – 3PM
- DROP-OFF IS 7-8AM, PICK-UP IS 3-4PM
- ON-SITE IS ONLY DROP-OFF/PICK-UP
- OFF-SITE B IS LIMITED TO DROP OFF/PICK UP
- OFF-SITE A IS LIMITED TO FACULTY/EMPLOYEE PARKING
- POLICE OFFICER FOR FIRST 6 MONTHS OF FIRST SCHOOL YEAR; THEREAFTER, POLICE OFFICER FOR FIRST 3 MONTHS OF EACH SCHOOL YEAR; ABILITY TO PETITION CITY TO UPDATE REQUIREMENT AS NEEDED
- COLLABORATE WITH PUBLIC WORKS AND INSTALL 3 TRAFFIC SPEED TABLES
- OFF-SITE AGREEMENTS RENEWED AT THE ANNUAL RENEWAL OF CERTIFICATE OF USE
- INSTALL NEW CROSSWALK AND OTHER PUBLIC REALM IMPROVEMENTS

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