



SOCIETY OF CLASSICAL CHRISTIAN EDUCATION

Planning Commission October 9, 2024

Staff Report by Case Planner: Austin Cooper



Quick Facts

Applicant

Robert Way

Property Owner

Charis Ministries

Developer

Society of Classical Christian Education

Address / Location

10285 Federal Drive

TSN(s)

6228009006

Zoning and Overlays

BP (Business Park)

Site Area

14.73 acres

Proposed Land Use

Elementary or Secondary School

Applicable Code

UDC

Project Summary

The applicant is proposing an Elementary or Secondary School use type within the BP (Business Park) zone district.

File Number	Application Type	Decision Type
CUDP-24-0016	Conditional Use	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Ford Parcel #1	September 28, 1982
Subdivision	Fairlane Technology Park Filing No. 4A, Lot 2	March 27, 2002
Master Plan	N/A	N/A
Prior Enforcement Action	N/A	N/A

Site History

The property was originally developed as part of AR DPA 97-00400 and constructed in 1998 as a warehouse use. In 2018, the site went to planning commission for a conditional use application to allow for the church use as well as an amendment to the development plan to allow for additional parking improvements to accommodate the new use. This was approved by planning commission on February 15, 2018.

Applicable Code

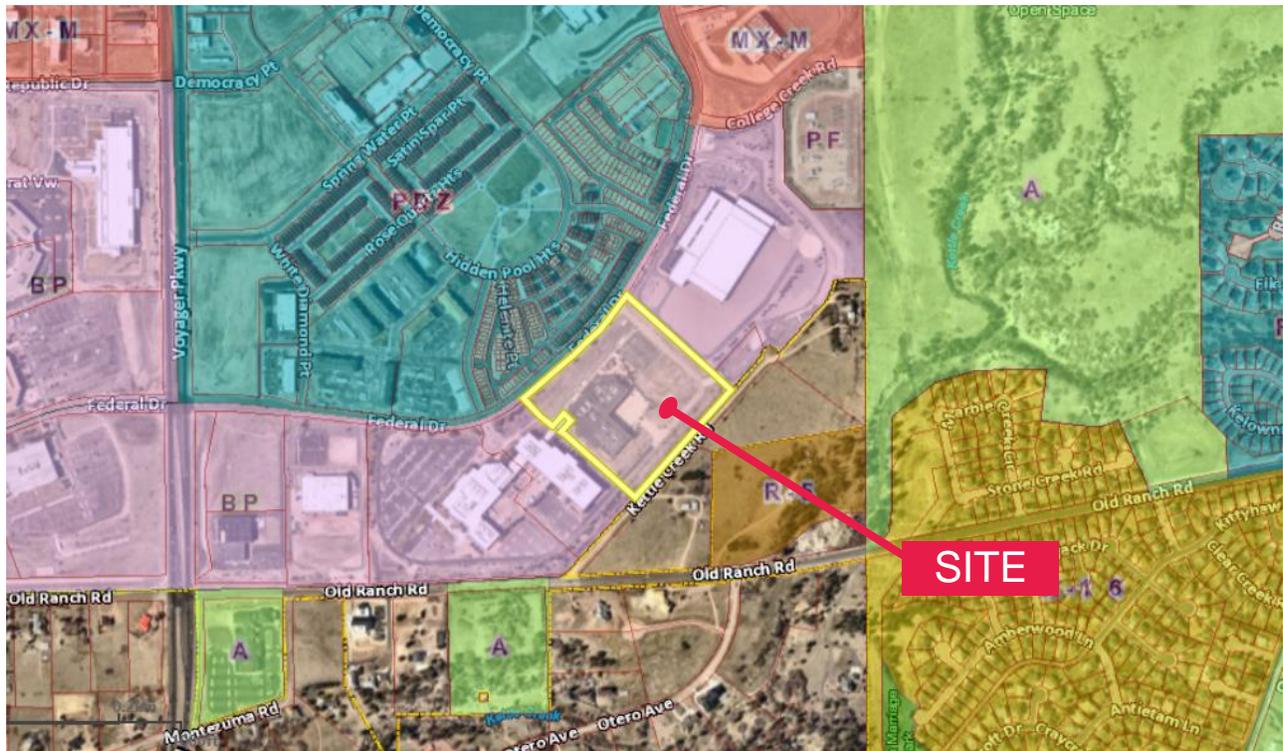
The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. The subject application was reviewed under the Unified Development Code. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	BP (Business Park)	Walmart Distribution Center	None
West	PDZ (Planned Development Zone District)	Residential	The Commons at Victory Ridge
South	BP (Business Park)	Industrial	None
East	County Zoning: RR-2.5 (Residential Rural District 2.5 acre minimum lot size)	Single Family Residential	None

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Two (2) occurrences, internal review and prior to City Planning Commission hearing (poster and postcards); affidavits of posting provided to staff
Postcard Mailing Radius	1,000'
Number of Postcards Mailed	78
Number of Comments Received	None

Public Engagement

- No neighborhood meeting was held for this entitlement request.
- No public comments were received.

Timeline of Review

Initial Submittal Date	August 20, 2024
Number of Review Cycles	One (1)
Item(s) Ready for Agenda	One (1) item, placed on agenda September 18, 2024

Agency Review

Traffic Engineering

City Traffic Engineering requested that the following record of condition be added, *"If the school were to exceed 175 students or if queuing backs up onto Federal Drive, the City will require a queuing plan to be approved by Traffic Engineering."*

Conditional Use with a Land Use Statement

Summary of Application

The proposed non-profit religious, educational school is classified in the UDC as "Elementary or Secondary School." This use type is a conditional use in the BP (Business Park) zone district. SoCCE will use approximately 24,000 square feet of the existing 31,494 second floor square feet and is not proposing any alterations to the building or the site. The school will operate Monday-Friday between the hours of 7:30am and 4:30pm and will not be open on Saturdays and Sundays when the church has its greatest need for parking requirements. Charis Ministries does house events in conjunction with the church and there is existing office space that will continue to be used by the church during the week, and parking needs for both uses during the week will not exceed parking on-site. There is adequate parking on site to allow the additional school use to accommodate even the maximum proposed student count of up to 200 students. The UDC parking requirements for the church use are 240 parking spaces based on '1 space per 6 seats minimum off-street requirements' in the main assembly area. There are 365 parking spaces available on this site which would leave 125 parking spaces for this proposed use. Their maximum student count, as described in their project statement of 200 students, would require parking at a rate of 1 per 6 students. Since they plan on having all grade level students attend, they used the more generous parking standard of 1 per 6 students rather than the 1 space per 20 student requirement for an elementary school. Based on this calculation, the new use would require 34 parking spaces leaving them with an excess of 89 parking spaces if this were to be approved. (See Attachment 1 - Project Statement)

Application Review Criteria

UDC Code Section 7.5.601.C.2: Conditional Use

In accordance with UDC Section 7.5.601.A, the purpose of a conditional use application is to evaluate a conditionally permitted land use in a zone district to consider its unique operating and/or physical characteristics and allow careful consideration of their impact upon the neighborhood and public facilities. The UDC allows for a conditional use to be reviewed with a land use statement or with a development plan. This is a new entitlement process option for conditional use application requests with the UDC.

The applicant chose to submit a conditional use request with a land use statement. A development plan modification will not be required for this change of use, as the previous use and the proposed use are within the same land use type category, "Civic, Public and Institutional Uses".

A conditional use is considered based on the following review Criteria for Approval

- a. *The application complies with any use-specific standards for the use in Part 7.3.3 (Use Specific Standards),*
- b. *The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and*
- c. *The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.*

The UDC identifies use specific standards for an Elementary or Secondary School use as follows:

7.3.302.B. Club, Lodge, and Service Organization, Religious Institution, and School, Elementary or Secondary

1. *The minimum lot area for a Club, Lodge, Service Organization, or Religious Institution shall be two-and-a-half (2.5) acres if the principal auditorium in the use has a capacity of no more than three hundred (300) people, or four (4) acres if the capacity is larger than three hundred (300) people.*
2. *All principal and accessory buildings shall be set back at least fifty (50) feet from the property line.*

After evaluation of the Conditional Use criteria, the application meets the review criteria.

UDC Code Section 7.5.601.B.3: Land Use Statement

In accordance with UDC Section 7.5.601.B.3, the applicant must submit a land use statement (Attachment 2 - Land Use Statement) in conjunction with the conditional use application when the conditional use application is not accompanied by a development plan. The statement shall include the following:

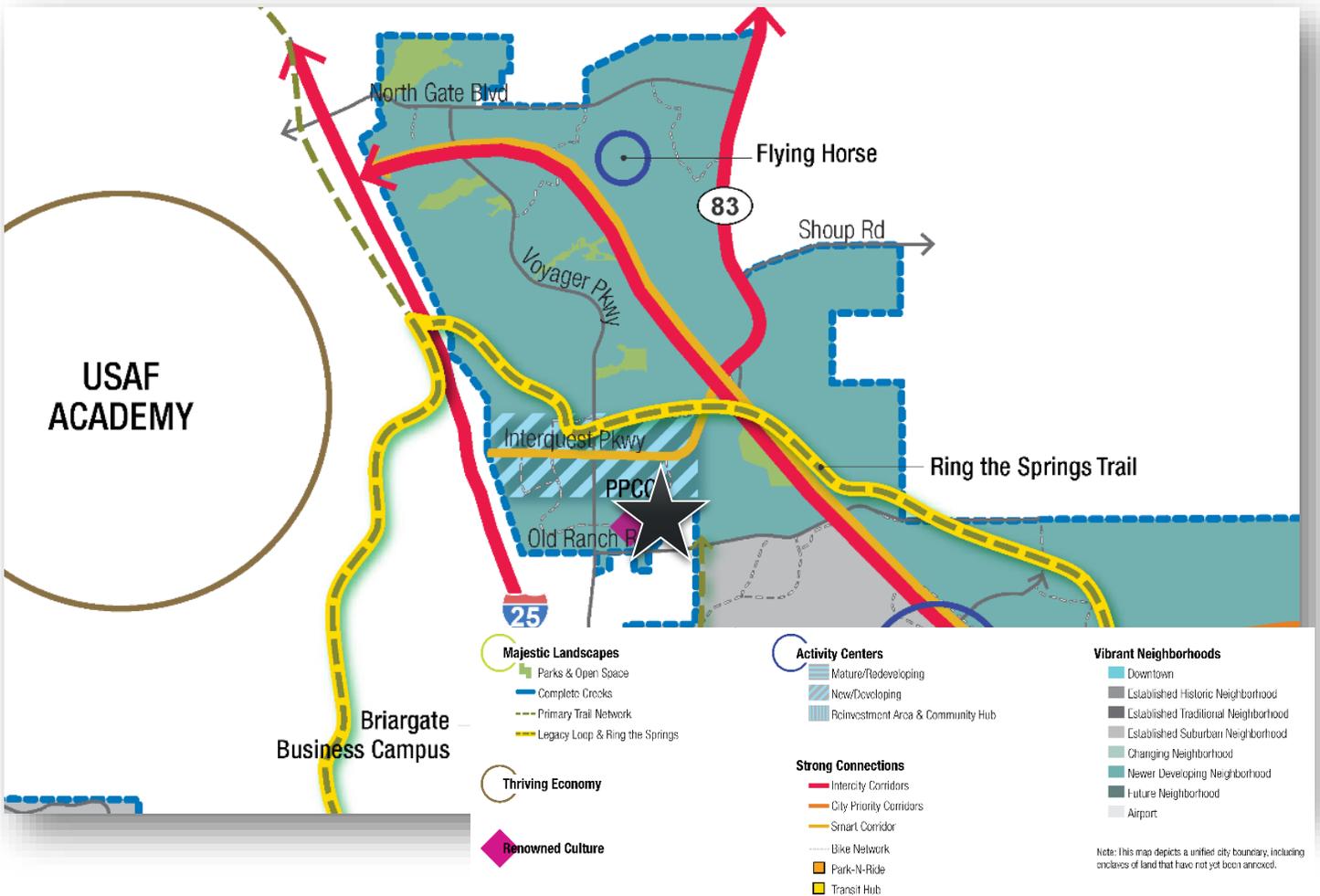
- a. *Proposed land uses, housing densities (as applicable), and development intensity;*
- b. *Compatibility with adjacent development patterns; and*
- c. *Impact to adjacent developments including but not limited to light, noise, and traffic.*

With the wide range of adjacent land uses, the use fits well within the surrounding area. They will have direct access to federal drive which is classified as a collector. The applicant provided the example of New Life Church on Voyager Parkway which has a similar operation of housing a church on the weekend and a school during the week.

After evaluation of the Land Use Statement criteria, the application meets the review criteria.

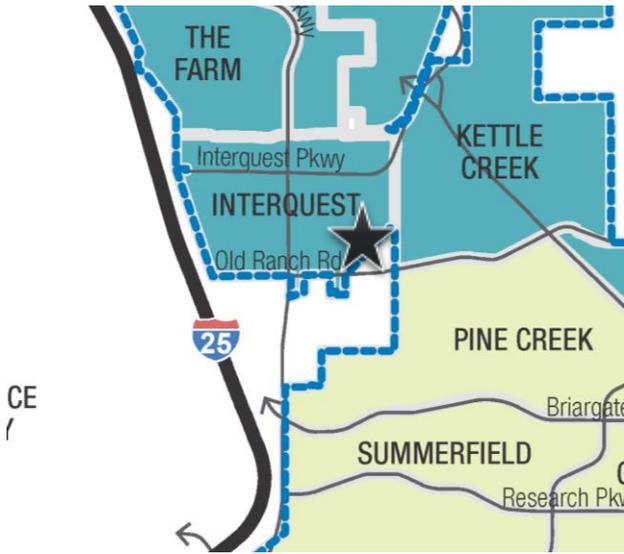
Compliance with PlanCOS

PlanCOS Vision



Staff evaluated the proposed application for conformance with the City’s current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. According to PlanCOS, the project site is identified as being within a “Newer Developing Neighborhood”.

Staff finds the proposed conditional use for an Elementary or Secondary School to be substantially in compliance with the goals, policies, and strategies of PlanCOS.

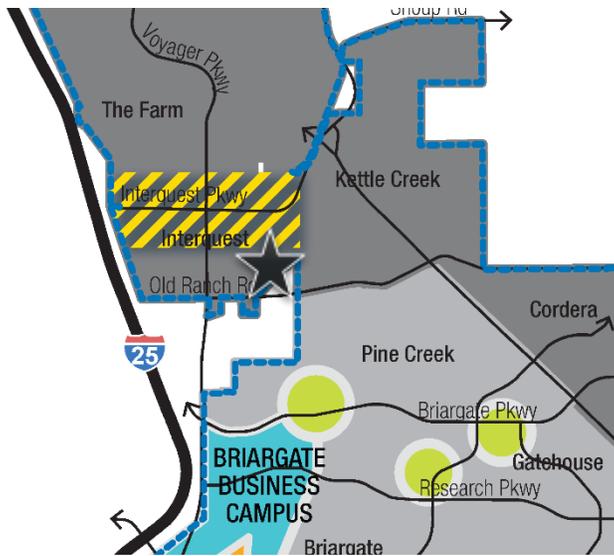


Vibrant Neighborhoods

This project is in the Newer Developing Neighborhood typology of the Vibrant Neighborhood Framework map. The proposed project is a great example of the using Policy VN-3.E “Encourage and support the integration of mixed-use development in neighborhoods. The school and church will not have their peak operations during the same times which would allow them each to utilize the space and parking areas while not infringing on the other use operations.

Predominant Typology

- Downtown
- Newer Developing Neighborhood
- Changing Neighborhood
- Established Historic Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Airport
- Future Neighborhood



Unique Places

This project is in the Neighborhood Centers typology of the Unique Places Framework map. The proposed project is a great example of the using strategy UP-2.A-2: “Provide opportunities for redevelopment by identifying and supporting catalyst projects in underutilized locations such as disinvested shopping centers and business parks, former “big box” retail spaces, and no longer needed school buildings.” The existing church is heavily utilized on Sundays and underutilized during the week which would allow this school to use the space during the week without having to create a new building for their use.

Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub

Statement of Compliance

CUDP-24-0016

After evaluation of the Society of Classical Christian Education conditional use, the application meets the review criteria with the following condition:

1. If the school were to exceed 175 students or if queuing backs up onto Federal Drive, the City will require a queuing plan to be approved by Traffic Engineering.