

## Docket SU26-01

Special Use Authorization for  
Educational Services

Planning and Zoning Commission  
March 11, 2026



## Sample Motion

I move to approve Docket SU26-01 with conditions of approval recommended by staff, the factors in favor constituting the findings of fact.

# DEVELOPMENT SERVICES

---



Applicant: Kathryn Switzer

Location: 5048 E. Bevers Street  
APN 107-69-039A (3.1 acres)

Zoning: R-36

Plan Designation: Neighborhood Conservation

Growth Area: B – Developing

Current Use: Residential Building (1970)

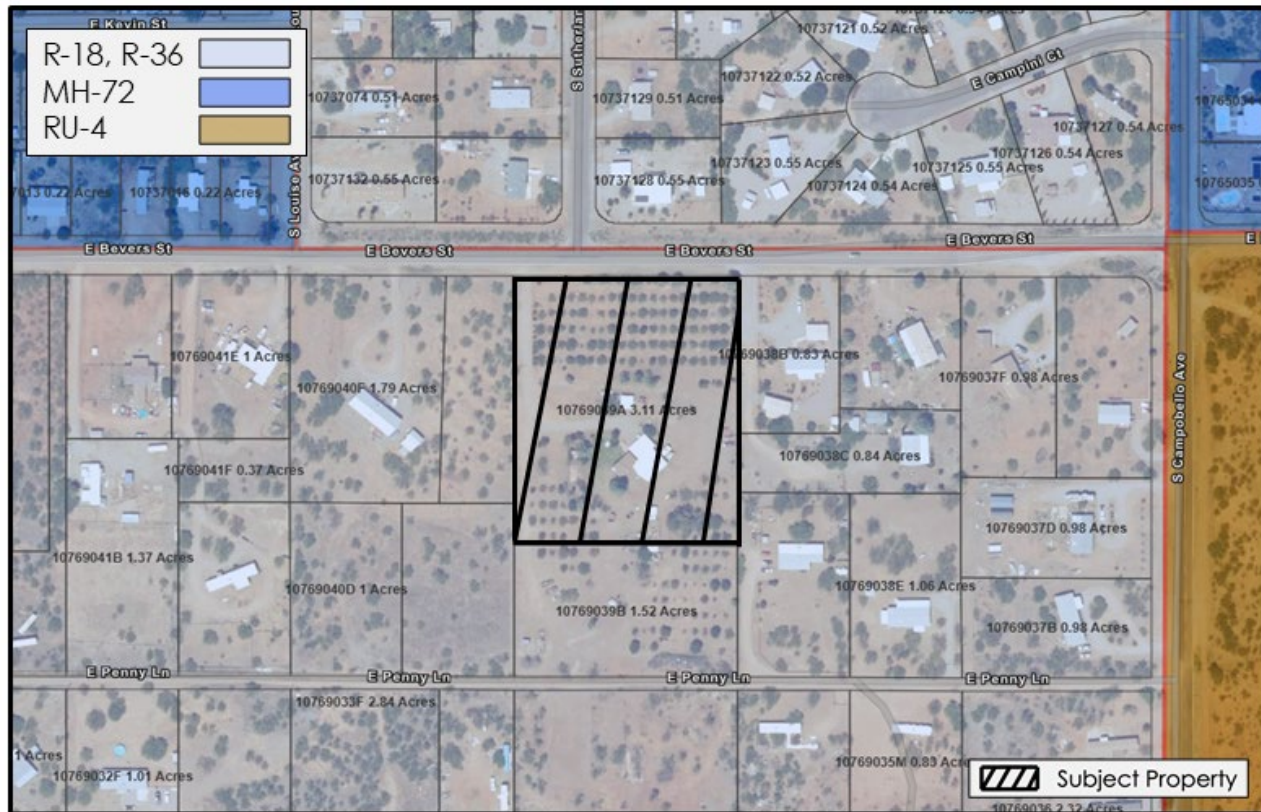
Proposed Uses: Classes for Homeschool Students

# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Property Location and Zoning



SU26-01 (Bever Street Educational Services)

N.T.S

5048 Bevers Street (APN 107-69-039A)



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



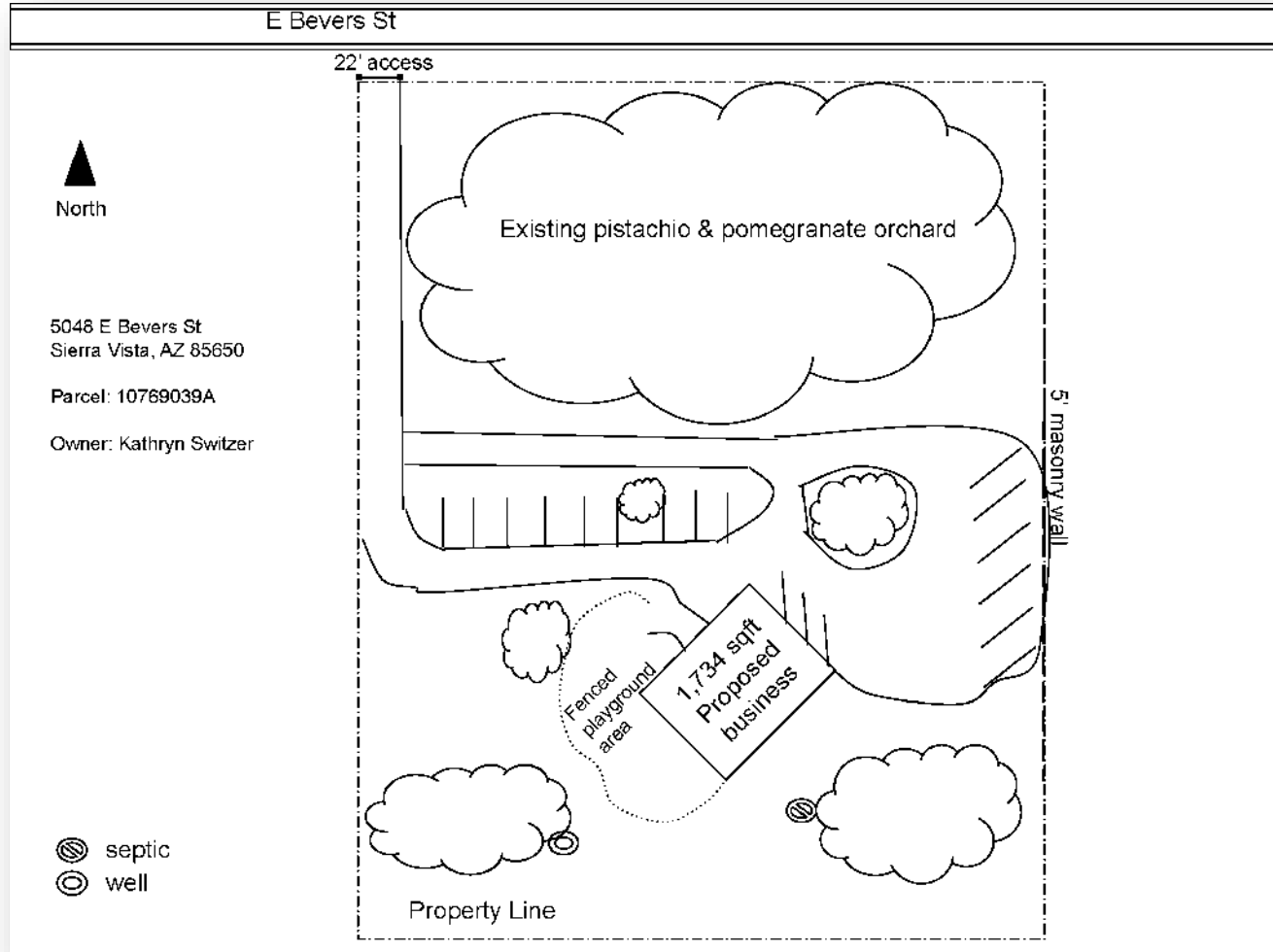
# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Site Plan



## Project Details

- A category of land uses including pre-school, primary, secondary, and higher education facilities, vocational and technical schools, and any other facility in which the principal use is the public assembly to receive classroom instruction or practical training.

### **Academic & Monthly Elective Schedule**

Tuesday, Wednesday, Thursday (3 weeks in a row/month)

- 8:30 am – Playground Open for Students (Adults invited to attend [Serenity Morning](#))
- 9 AM – 1 PM – Academic Classes
- 1 PM – 1:10 PM – Break or Parent Pick-up
- 1:15 – 2:15 PM – Elective Classes (1st hour)
- 2:20 – 3:20 PM – Elective Classes (2nd hour)
- *On occasion there are additional events scheduled in the afternoon.*

## Project Details



## Special Use Authorization Factors

1. Compliance with adopted plans	<b>Partially Complies</b>
2. Compliance with zoning district purpose	<b>Complies</b>
3. Development along major streets	<b>Complies</b>
4. Traffic circulation	<b>Complies</b>
5. Adequate services and infrastructure	<b>Complies</b>
6. Significant site development standards	<b>Partially Complies</b>
7. Public input	<b>Complies</b>
8. Hazardous materials	<b>Not Applicable</b>
9. Off-site impacts	<b>Complies</b>
10. Water conservation	<b>Complies</b>

# DEVELOPMENT SERVICES

---

## Factors in Favor of Approval

- Complies with applicable factors

## Factors Not in Favor

- Waiver from driveway, parking, and landscaping standards.
- Opposition from nearby property owners

## Citizen Review / Public Notice

- 7 January
  - Applicant letters
- 13-18 February
  - Notices
  - Posting
  - Legal ad



# DEVELOPMENT SERVICES

## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor, staff recommends approval of Docket SU26-01 to allow educational services with the following conditions:

1. County right-of-way permit and hard surface apron required along Bevers Street.
2. School activities limited to Tuesdays through Thursdays between 8:30am and 2:30pm.
3. A special use modification required if the number of students exceeds twelve (12).

*Standard conditions relative to condition acceptance, permitting timelines, and modification to an approved special use apply to this request.*

## Sample Motion

I move to approve Docket SU26-01 with conditions of approval recommended by staff, the factors in favor constituting the findings of fact.

## Docket SU26-01

Special Use Authorization for  
Educational Services

Planning and Zoning Commission  
March 11, 2026

