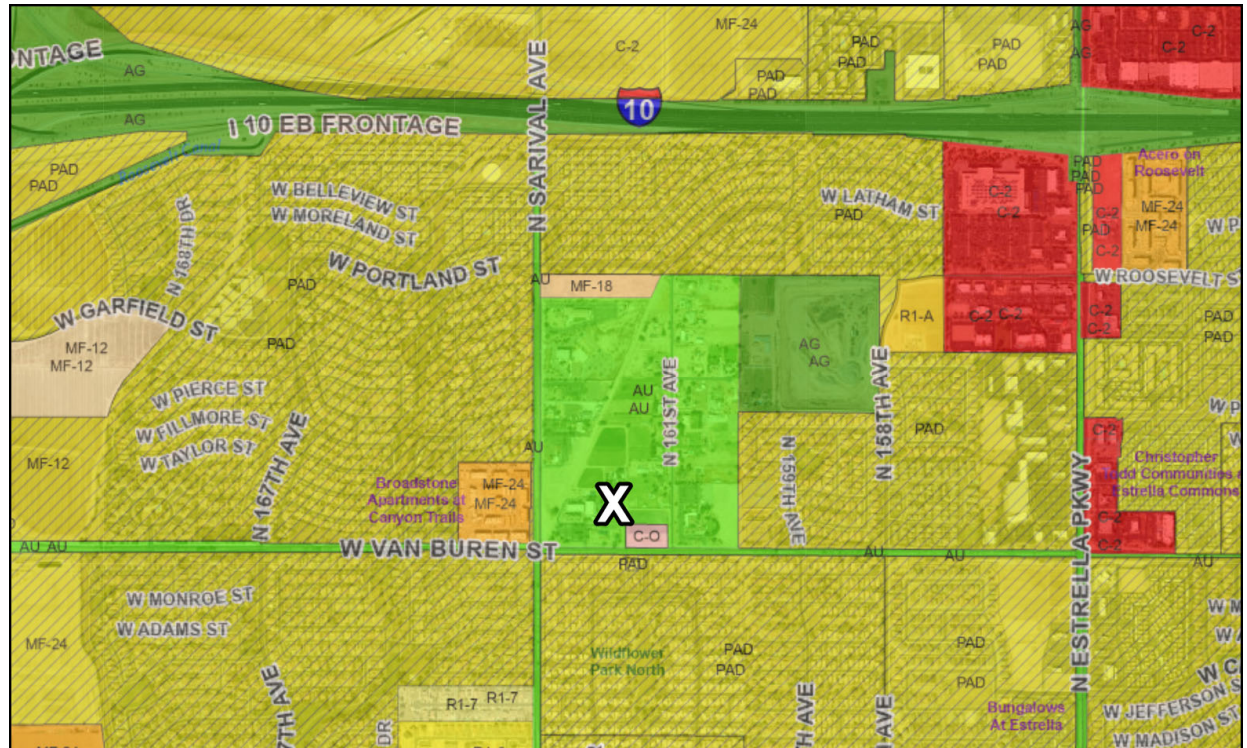


Private School Expansion Special Use Permit

City Council Meeting
June 24, 2024



- Along 161st Lane north of Van Buren Street
- 16.45-acres
- Zoned Agricultural Urban (AU) and Commercial Office (CO)



Specific Location



ZOOMED IN

- North
 - Roosevelt Irrigation District Canal, Harvest Baptist Church, Palm Valley Montessori School, and single-family residential
- South
 - Van Buren St and single-family residential
- East
 - Compass Church and single-family residential
- West
 - Roosevelt Irrigation District Canal, Vacant land, Sarival Avenue, and multi-family residential



Zoning History



ANNEXATION AND REZONING

- Annexed into the city in 1983 with Agricultural Urban (AU) designation
- Portion of site zoned Commercial Office (CO) via Ordinance in 2007

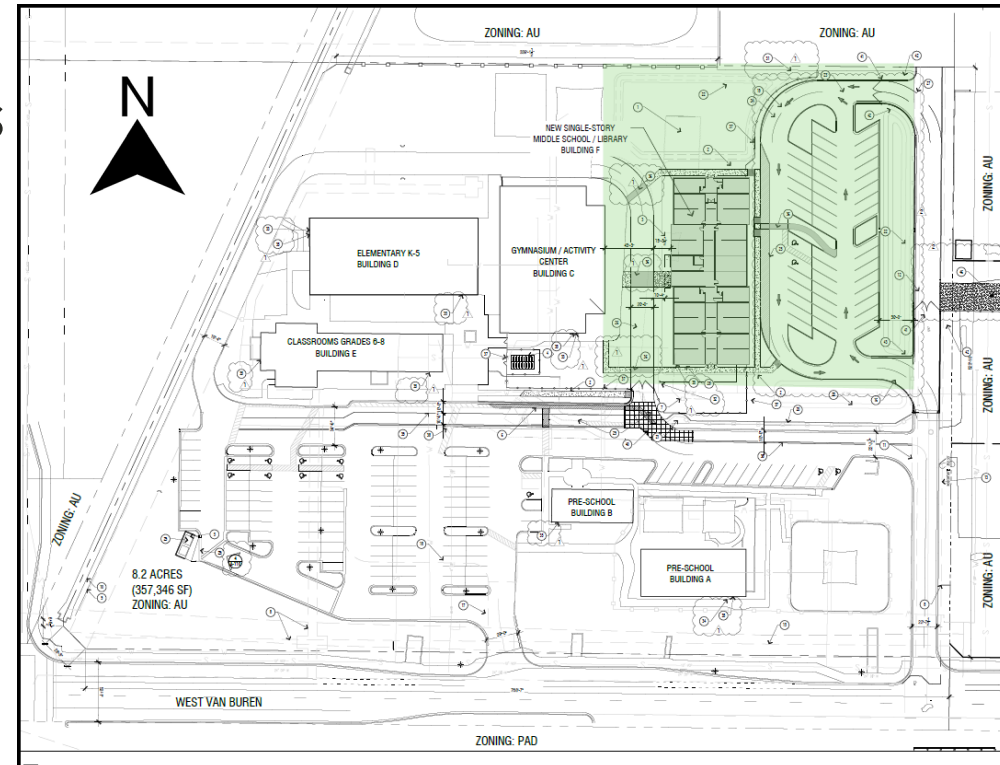
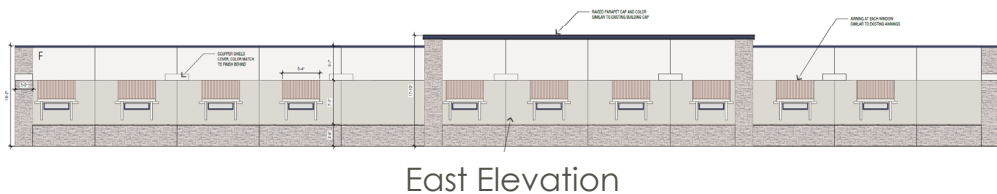


Proposal



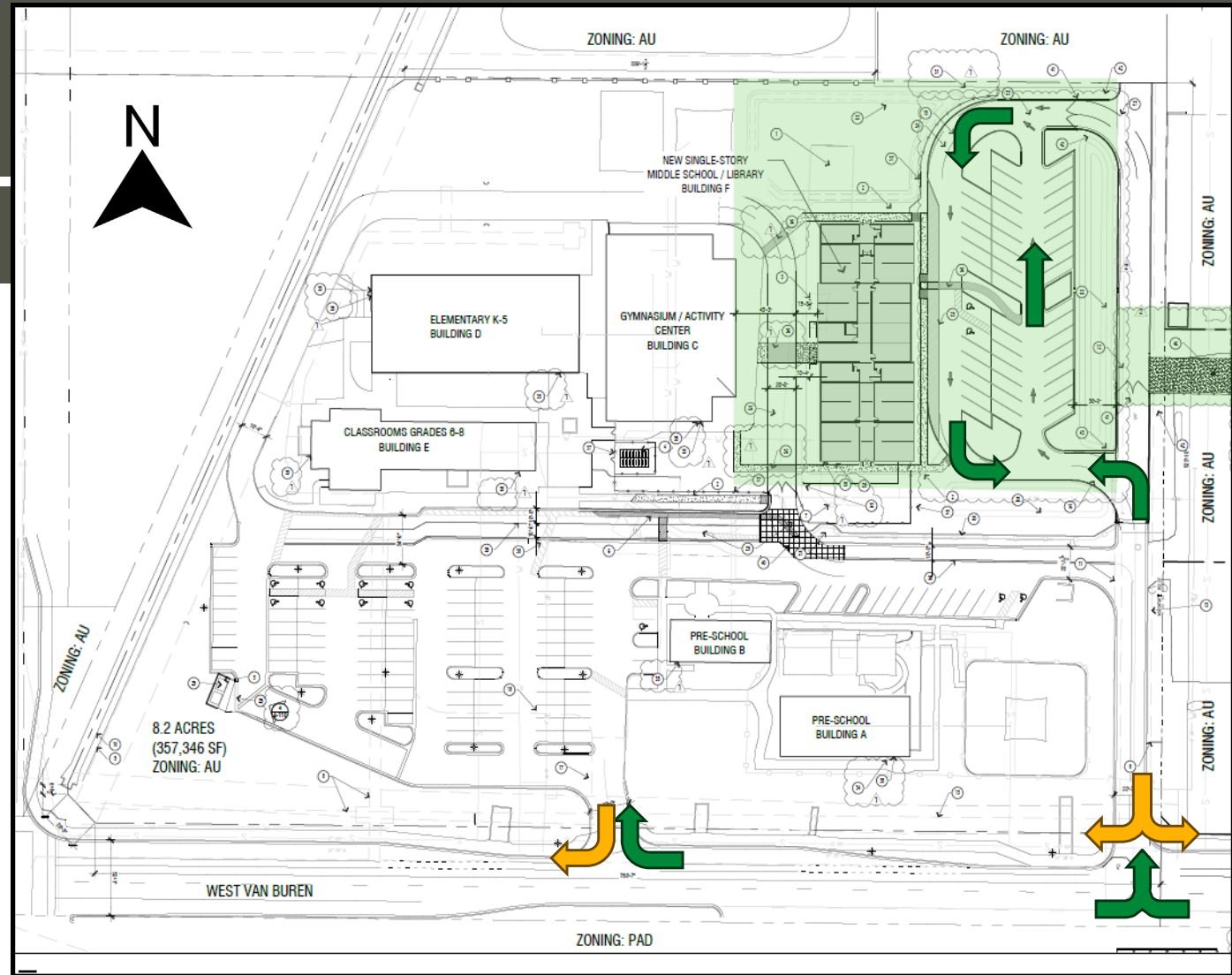
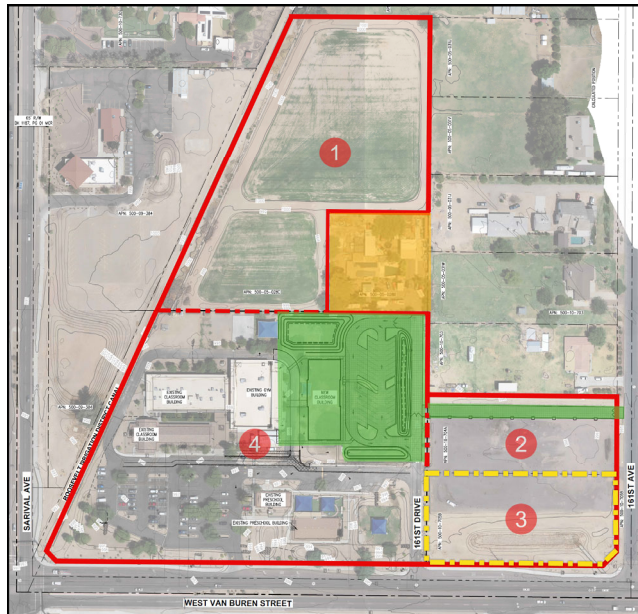
PRIVATE SCHOOL EXPANSION

- Classroom building
- Parking lot and driveway additions
- Outdoor storage containers

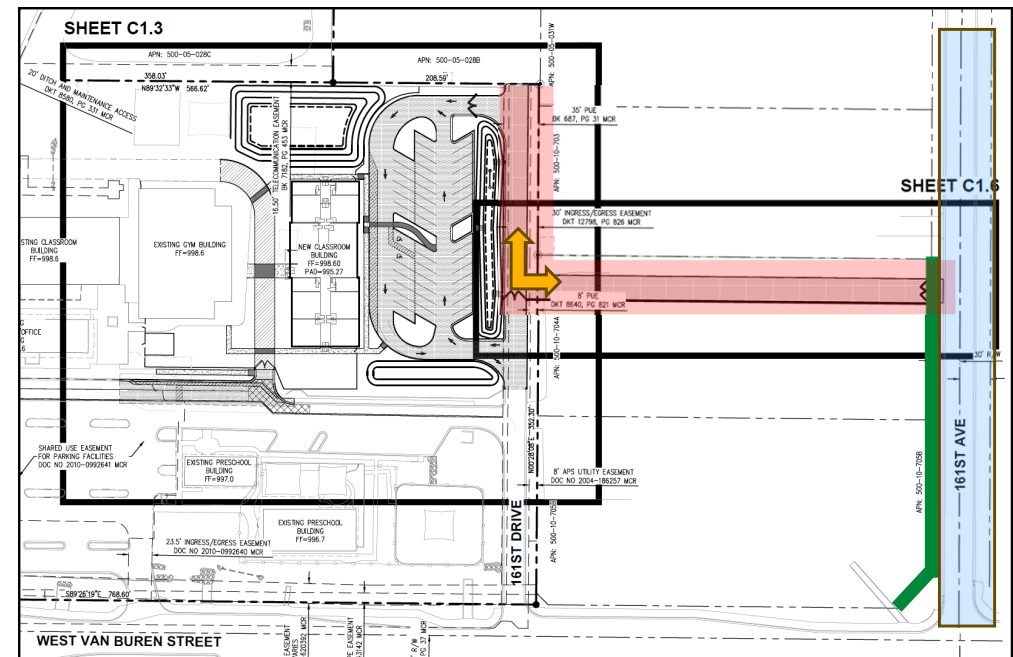
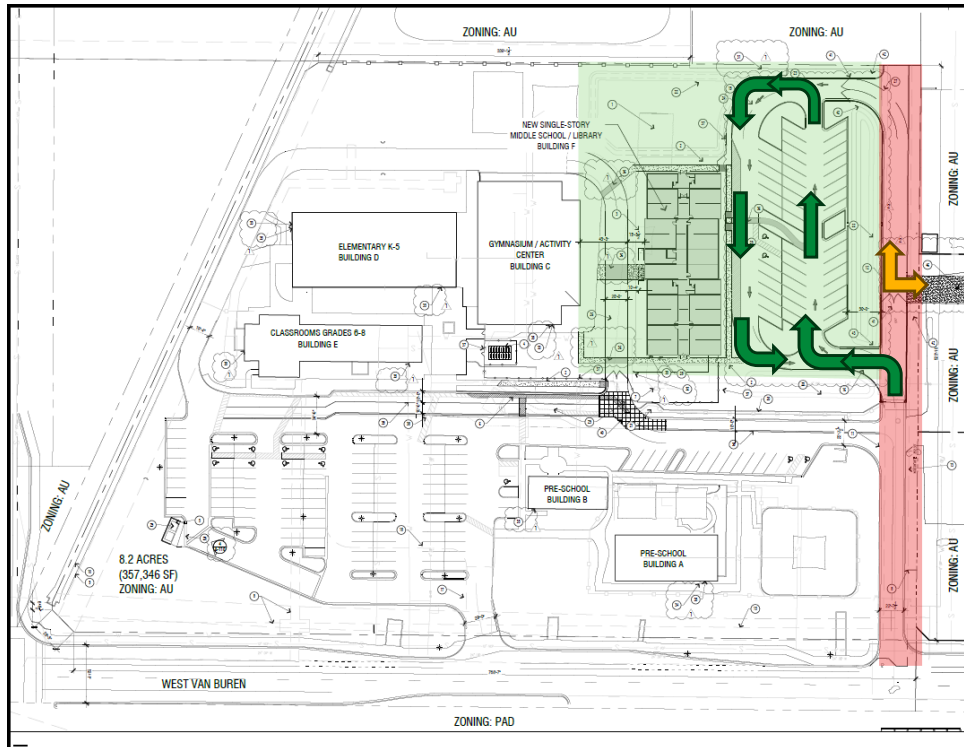


Proposal

SITE PLAN ENLARGED



161ST LANE



Recommendation



APPROVE SUBJECT TO STIPULATIONS

- Planning and Zoning Commission Meeting
- Approve Special Use Permit:
 - Subject to Stipulations
 - Future expansion
 - Outdoor Storage
 - Residential and Emergency Access Drive
 - Parking Management and Queuing Plan



North Elevation



South Elevation

