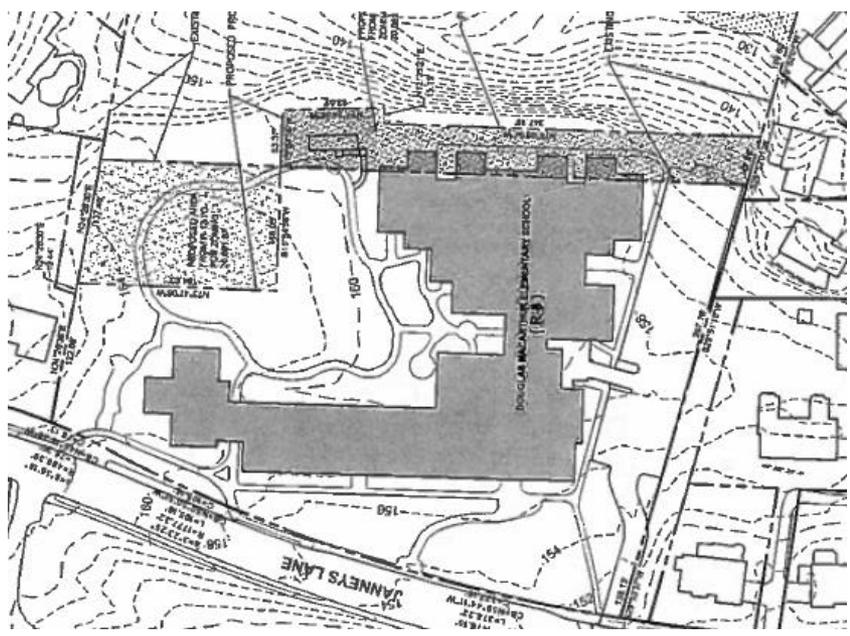


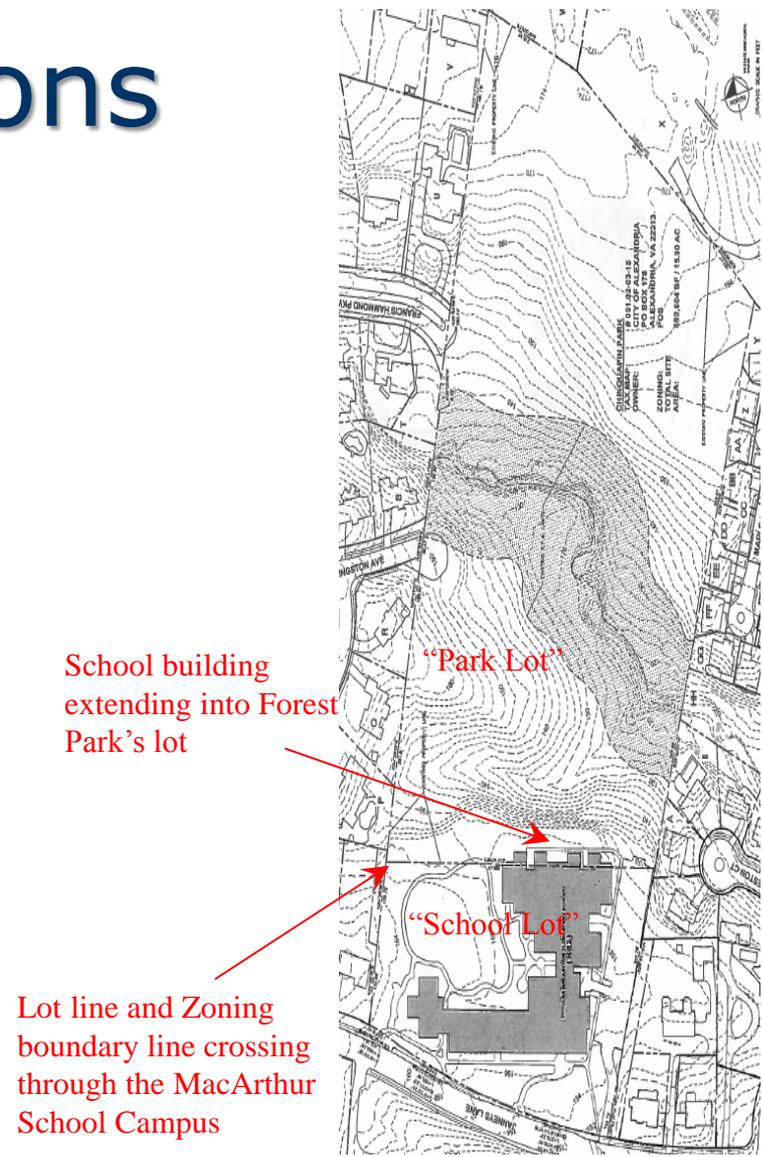
10. SUP2014-0125, SUB2014-0017, REZ2014-0014 1101 Janney's Lane

- Lot line modification and zoning changes for MacArthur School
- School building now straddles zoning and lot line
- Part of school is in POS Zone in Forest Park (Chinquapin Park), which does not allow schools
- Portable classroom requested for area now zoned POS
- Campus to be rezoned to R8 from R12 because it would be beyond FAR



Existing Conditions

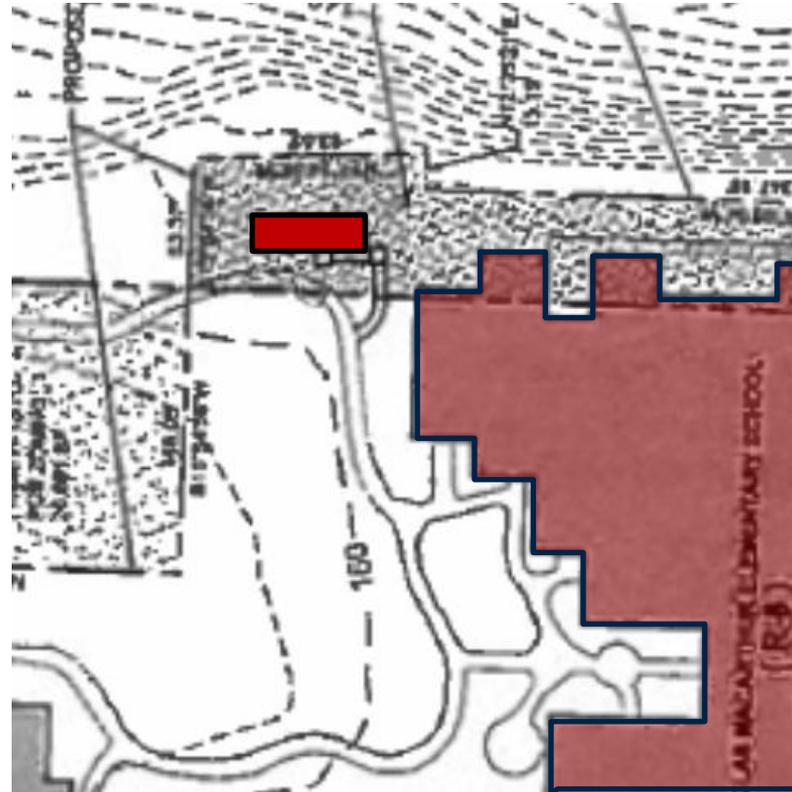
- School building now straddles zoning and lot line
- 191,664 square foot “School Lot” fronting on Janney’s Lane in R-12 zone
- 692,604 square foot “Park Lot” as part of Forest Park/Chinquapin Park in POS zone
- 62,360 square-foot public elementary school building which is mostly on the School Lot
- FAR limit in R-12 Zone is 0.30, so the maximum building size on the School Lot is 57,499 square feet





School's Project

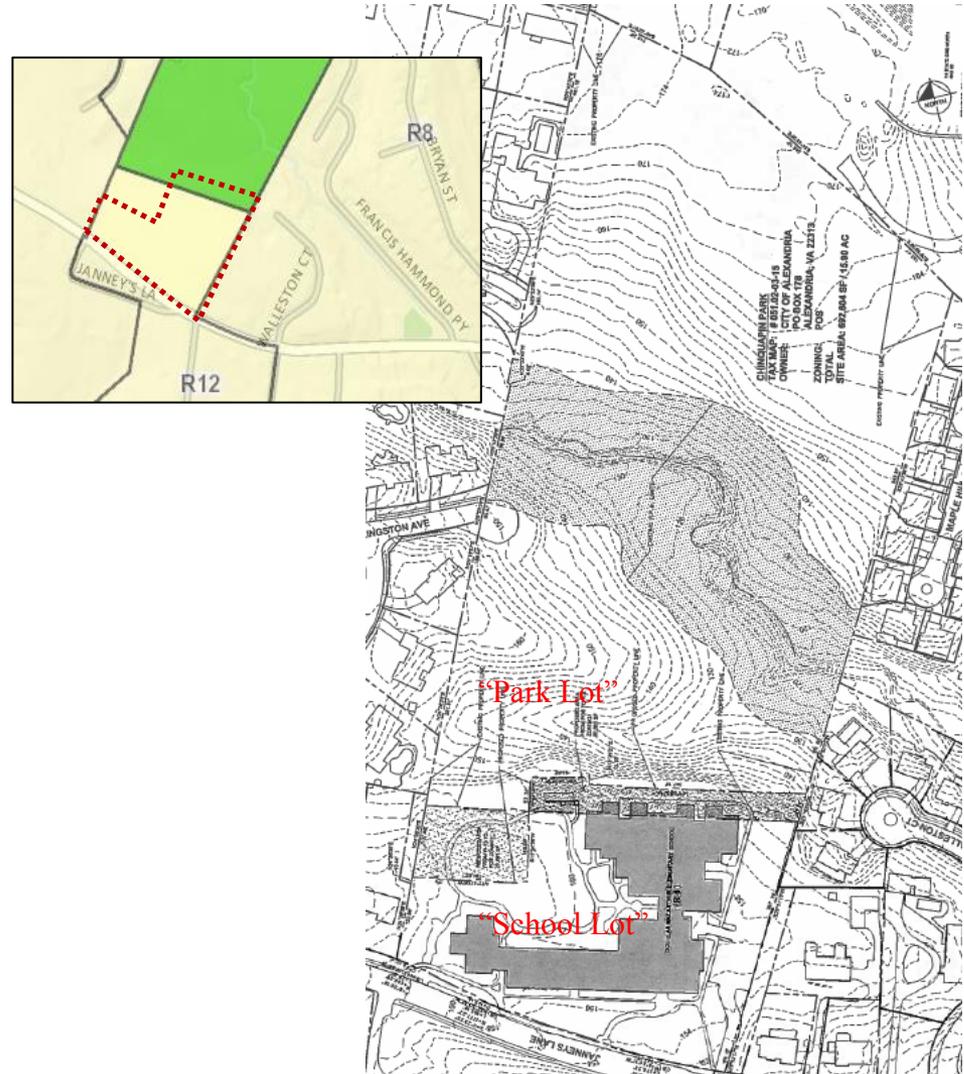
- Place an 816 square-foot portable classroom in an area of campus zoned POS
- Structure would measure 45 feet by 13.75 feet with 14 feet of height
- Portable classroom requires SUP approval
- Previously approved location for classroom proved infeasible, as it affects school's play/recreation area





Zoning and Lot Line Adjustments

- Subdivision adjusts lot line of School Lot and Park Lot to 'swap' 20,681 square feet of land between them
- Need to maintain equal amount of POS-open space land, and school play area can be used as open space land in POS Zone
- Rezone majority of campus from R-12 to R-8 to correspond with adjacent property's zoning and to address existing FAR issues
- All parts of campus where buildings exist, or are likely, would be zoned R-8



In Conclusion

- Request for SUP approval for installation of Learning Cottage/Portable Classroom
- Subdivision to adjust Park Lot and School Lot boundaries
- Subdivision also adjusts zoning boundaries to addresses older zoning and lot line issues
- Resulting School Lot to be rezoned to R-8 to address FAR issues

Staff recommends approval

