



Douglas MacArthur Elementary School & Recreational Facilities

**Rezoning #2020-00002,
Development Special Use Permit #2020-00010**

Planning Commission
September 1, 2020



Project Context & Location





Applications Requested:

Rezoning of school properties from R-20 and POS to R-8 and a portion of Forest Park from R-8 to POS.

Development Special Use Permit with Site Plan to construct a new public elementary school with an underground parking and recreational facilities.

Special Use Permits for:

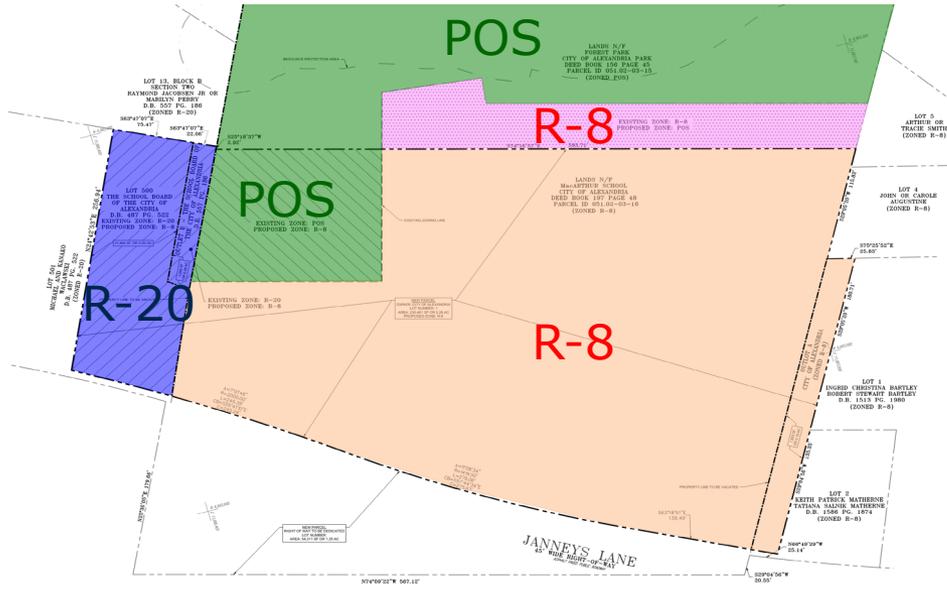
- Indoor and outdoor recreational facilities,
- Increase in Floor Area Ratio from 0.6 to 0.71,
- Height increase from 40 feet to 46 feet, and
- Exceed the maximum required parking.

Modification for:

- Rear yard setback from 46 feet to 1 feet, and
- Front yard setback from 30 feet to 25.6 feet.

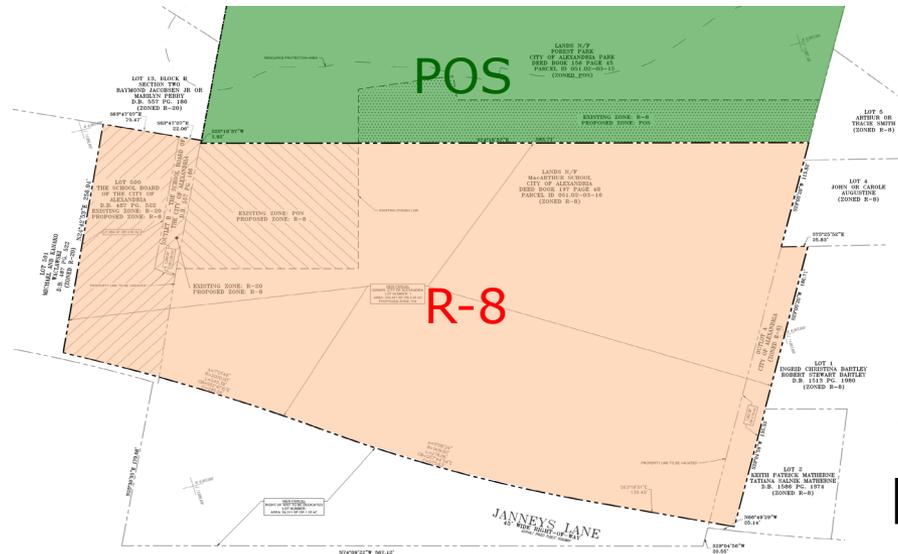
Subdivision for lot consolidation of four lots.

Rezoning and Lot Consolidation



Existing Zoning

	EXISTING ZONE: R-20 PROPOSED ZONE: R-8		PROPERTY LINE
	EXISTING ZONE: POS PROPOSED ZONE: R-8		ZONING LINE
	EXISTING ZONE: R-8 PROPOSED ZONE: POS		EXISTING ZONE: R-8 PROPOSED ZONE: R-8

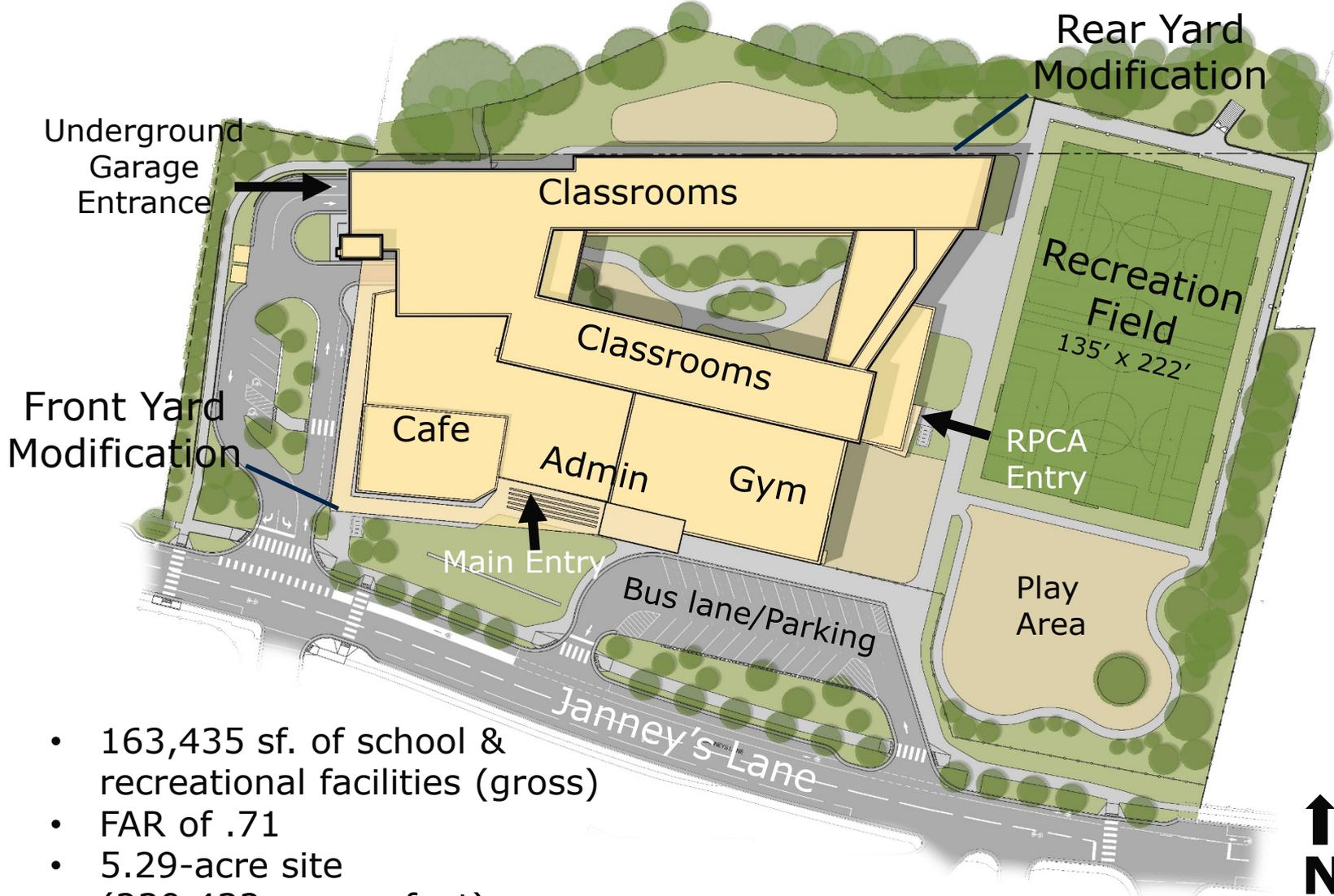


Proposed Zoning

	ZONING R-8
	ZONING POS

Project Description

FAR and Yard Modifications



- 163,435 sf. of school & recreational facilities (gross)
- FAR of .71
- 5.29-acre site (230,432 square feet)

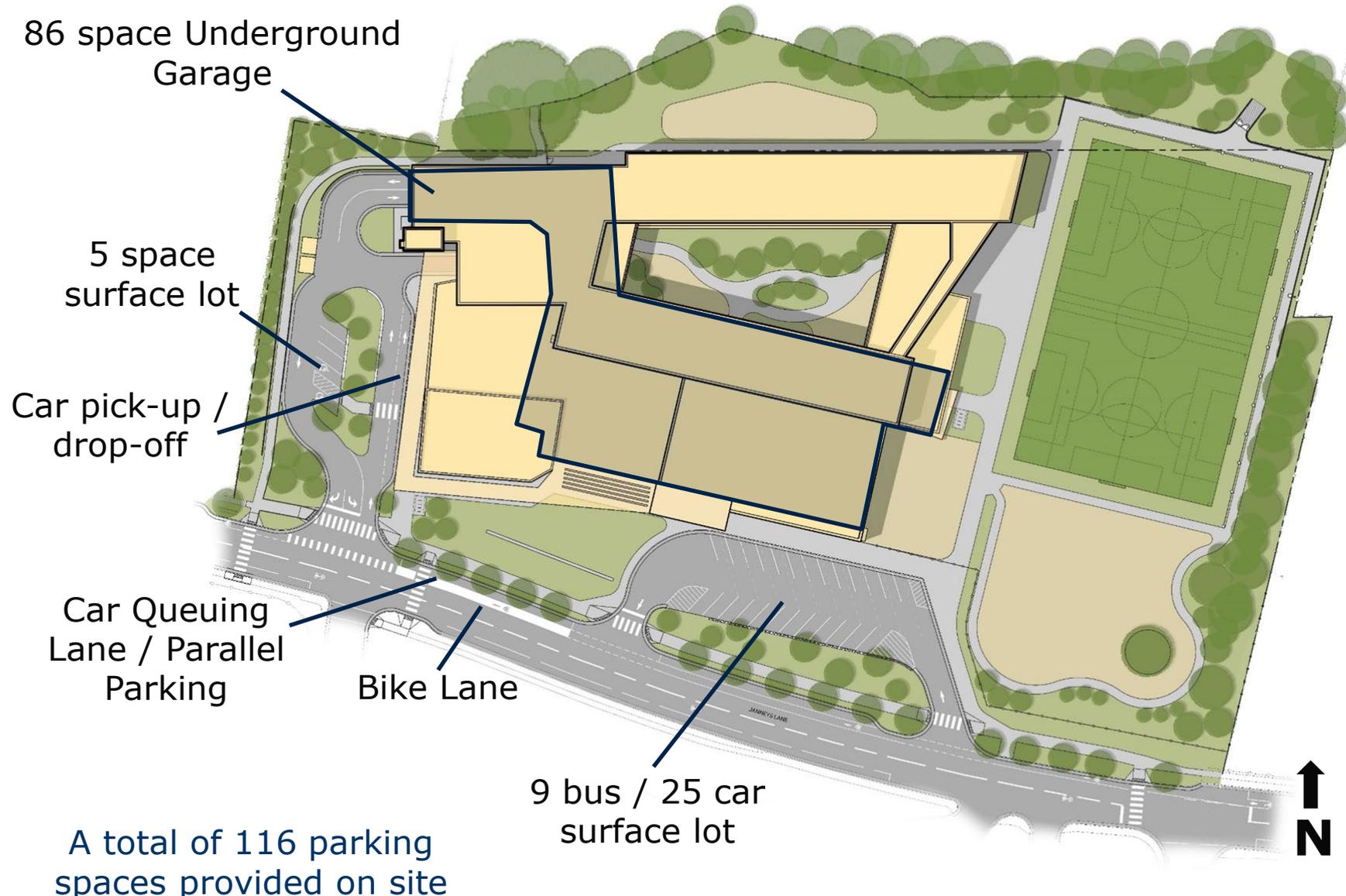
Open Space & Public Access

Recreational Areas, Trails and Community Room



- 2.34 acres of open space (101,895 sf)
- 44.2% of the site

Vehicular Access and Parking

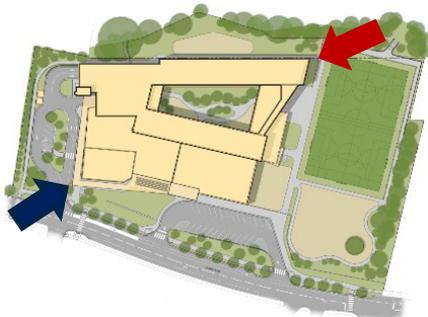


A total of 116 parking spaces provided on site

Building Design



Southwest corner as seen from Janney's Lane



Northeast corner as seen from Park

Building Design

Materials & Green Building



WOOD PANEL



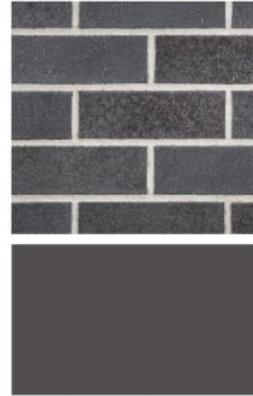
BLENDED BRICK



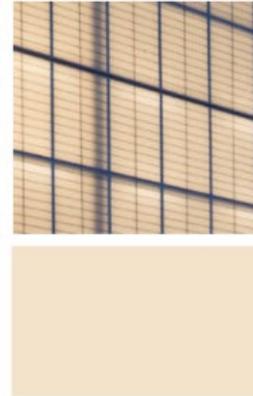
GLAZED BRICK



BRICK BASE



KALWALL



STOREFRONT



Building Design



Proposed Entrance Canopy



View from East

Proposed 2nd Option Entrance Canopy



View from East

Project Benefits

- A new LEED **Gold** public school facility with increased student capacity and modern amenities on the site of a smaller, aging school facility;
- New outdoor recreation amenities for community and school use;
- Below grade parking;
- Improved pedestrian and bicycle facilities;
- Dedicated community room for public use;
- New and enhanced streetscape along Janney's Lane to include wider sidewalks and landscaping;
- Enhanced trail connections to Forest Park; and,
- New indoor City recreation facilities.



VIEW FROM THE FIELDS



VIEW IN THE COURTYARD





Community Engagement

Date	Meeting
10/29/2019	Community Meeting
11/4/2019	Advisory Group Meeting
11/9/2019	Community Meeting
11/18/2019	School Staff Meeting
12/16/2019	Advisory Group Meeting
12/18/2019	Community Meeting
1/13/2020	School Staff Meeting
1/13/2020	Advisory Group Meeting
1/15/2020	Community Meeting
1/23/2020	School Board Meeting
2/3/2020	Community Meeting
2/6/2020	School Board Meeting
2/18/2020	Advisory Group Meeting
2/19/2020	Community Meeting
2/24/2020	School Staff Meeting
3/18/2020	Advisory Group Meeting
5/18/2020	Advisory Group Meeting
5/26/2020	Advisory Group Meeting
May 2020	Community Online Engagement
6/24/2020	Advisory Group Meeting
July 2020	Community Online Engagement
8/17/2020	School Staff Meeting
8/24/2020	Advisory Group Meeting
8/27/2020	Community Online Engagement

Conclusion

Staff recommends **approval** subject to compliance with all applicable codes and the staff recommendations.

