



Text Amendment #2019-00007 Increased Density for Public Schools

Planning Commission
September 1, 2020

Background & Purpose



- ACPS enrollment is growing and is expected to continue to grow;
- ACPS needs to address this growth by expanding or replacing their schools.



- Amend Section 7-2100 of the Zoning Ordinance to allow for an increase in density for public school use;
- Permit an increase in the size of existing school buildings or replacement with larger new school buildings.
- Consistent with the Educational Facilities Plan.

Locations & FAR Analysis

Elementary School	Zone	FAR for a 150,000 sf School (Existing to Needed FAR)
Charles Barrett	R8	.42 to 1.0
Mount Vernon	R2-5	.53 to .75
Lyles-Crouch	RM	.75 to 1.7
John Adams	R12	.41 to .43
Cora Kelley	RB /POS	.35 to .76
Mathew Maury	R5	.45 to .88
George Mason	R8	.13 to .37
James Polk	R12 / R20	.14 to .26
Ramsey	RA / R12	.31 to .45
Douglass MacArthur	R8	.27 to .71
Jefferson Houston	RB	.45 (new school)
Patrick Henry	R12	.27 (new school)
		.00 = FAR in excess of 0.6

Section 7-2100

Current regulations:

- Permits public schools an increase in density to 0.6 FAR with a special use permit in zoning districts where the zoning limits FAR to less than 0.6 FAR.
- Permits a building height of up to 60 feet with a special use permit.



Proposed Amendment

New regulations:

- Allow public schools to increase FAR to 0.6 without a special use permit:
 - Only for public schools and recreation facilities.
 - With a Development Site Plan and public hearing process.

Proposed Amendment

New regulations:

- Allow an increase above 0.6 FAR:
 - Only with a Special Use Permit.
 - No change to the 60-foot height limit (existing regulation).
 - Setback, open space and other regulations will restrict the size of school expansion.

Recommendation

Staff recommends approval of the text amendment to Section 7-2100.



