



**Text Amendment
#2019-00007
Increased Floor Area Ratio for
Public Schools**

City Council
September 12, 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 floor area ratio (FAR) for public school use;
- Permit an increase in the size of existing school buildings or replacement with larger new school buildings.
- Consistent with the Long Range Educational Facilities Plan endorsed by City Council.

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 Kelly	RB /POS	.35 to .76
Matthew Maury	R5	.45 to .88
George Mason	R8	.13 to .37
James Polk	R12 / R20	.14 to .26
William Ramsay	RA / R12	.31 to .45
Douglas 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 0.75 with a special use permit:
 - Only for public schools and recreation facilities.
 - No change to the 60-foot height limit (existing regulation).

Proposed Code Language

Sec. 7-2100 Increased density and height for public elementary and secondary schools.

Notwithstanding any contrary provision of this ordinance, a public elementary or secondary school, located in a residential or mixed use zone, may be constructed, expanded or reconstructed to a size which exceeds the density and height otherwise permitted by the regulations in such zone; provided, that a special use permit is approved, and, provided further, that no increase in floor area ratio greater than ~~.60~~ .75, and no increase in height greater than 60 feet, shall be approved.

Recommendation

Planning Commission recommended approval of text amendment to Section 7-2100.



