



MEMORANDUM

To: City Commissioners
From: Matt Wood, Growth Management Director
Through: Bruce Loucks, City Manager
Date: March 28, 2016
Re: Site Plan Amendment Petition for Westlake School at First Baptist Church of Cooper City, Petition No. SPA 8-1-15

Petition Name: Westlake School at First Baptist Church of Cooper City
Location: 8950 Stirling Road -- Generally located on the south side of Stirling Road, immediately east of the Diamond Head subdivision
Owner/Agent: First Baptist Church of Davie/Cooper City, Inc., Owner/
Rod Feiner, Esq., Coker and Feiner, Agent
Size of Property: 9.51 acres
Land Use Plan: CF, Community Facility
Zoning: A-1, Agricultural District, Broward County

BACKGROUND: The subject site was developed for a church and school use under Broward County prior to annexation into Cooper City. The property has maintained its County A-1 zoning designation since then as the zoning district allows the church building as a permitted use and a school as an accessory use to a principle church use of the property.

In 2014, Westlake Preparatory Academy and the First Baptist Church merged, with the church remaining as the legal entity. The purpose of the merger was for the Church to operate a school on the property without need for rezoning or a Conditional Use petition approval for the property.

ANALYSIS: This item is a Site Plan Amendment petition to provide for the legal establishment of the Westlake Academy limited to 200 students in grades 1-12 as an ancillary use to the previously approved church.

The school operates within the existing school building. No new construction of facilities is planned, though some private improvements such as sidewalks (for pedestrian safety and connection to Stirling Road) are proposed with this Site Plan Amendment.

The current enrollment at the school is approximately 130 students. Classes begin at 8:00 a.m. and are dismissed at 2:30 p.m. Regular morning drop-off occurs between 7:30 a.m. and 8:00 a.m. Early arrival is allowed starting at 7:00 a.m. and the school has found that approximately 20-25% of the students utilize the early drop-off scenario.

Students are dismissed over a 30-minute period beginning at 2:30 p.m. After care is provided until 6 p.m. and approximately 30% of the students have been using this program. Parents are prohibited from arriving, stopping, or entering the school more than 15 minutes prior to dismissal with this policy being enforced through parent contracts.

The traffic circulation plans reflect the on-site vehicular stacking lanes and notes associated with traffic circulation and control. The site is capable of accommodating a queue of up to 30 vehicles on-site during morning and afternoon drop-off/pick-up periods. The plans indicate the proposed location of staff members and traffic control personnel which will monitor and enforce the traffic operations set forth in the application materials. The plans also reflect limiting egress onto Stirling Road via a "Right Turn Only" sign and pavement markings that will be posted at the Stirling Road exit.

A traffic impact study was prepared by KPB Consulting, Inc., and was reviewed on behalf of the City by Kimley-Horn and Associates, Inc. for professional evaluation of traffic impacts and control. The traffic study resulted in the following conclusions:

1. Each of the study intersections are currently operating adequately during the AM and PM peak hours and will continue to do so in the year 2018 with the proposed increase in enrollment with the exception of the intersection of Stirling Road and Pine Island Road during the AM peak hour. The additional vehicle delay attributed to the increased enrollment is considered minimal (i.e. 0.4 seconds per vehicle) or, a "de minimus" impact.
2. All study roadway links are currently operating at an acceptable level of service and will continue to operate adequately with the proposed increase in enrollment.
3. The subject site has adequate parking facilities and vehicle queuing areas to accommodate the projected increase in enrollment.

As a result of this analysis, the petitioner has committed to the following:

1. The staggering of start and dismissal times will be triggered should vehicle queues extend beyond the provided queue storage on site or when the school's enrollment reaches 170 students, whichever occurs first.

2. Coordinating with the Broward County Traffic Engineering Division to request traffic signal timing modifications as appropriate to reduce delay and improve level of service at the intersection of Pine Island and Stirling Roads.
3. Should the City desire, the school will provide an off-duty sheriff's deputy for traffic control each morning and afternoon during peak hours for the first 30 days of each school year to support parents while they learn the traffic pattern and rules.
4. Traffic control persons will be placed at specified locations on site as indicated on the traffic circulation plans in order to enforce the correct operation of the circulation aisle and parking lots during the school's morning and afternoon peak periods.
5. Termination of the parking space leases to outside parties such as the students from Cooper City High School to minimize conflicts with vehicular traffic entering and leaving the site.

The plans submitted with this petition have been reviewed by the Development Review Committee (DRC) and have been found to be in compliance with code requirements without need for any variances or waivers.

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION: The DRC recommends approval of the Site Plan Amendment petition subject to the following conditions of approval:

1. Inclusion of the petitioner's access and traffic control and pedestrian safety commitments as listed in this staff report.
2. Broward County Traffic Engineering approval and completion of the pavement marking and signage plan prior to the start of the Fall 2016 school year.

PLANNING AND ZONING BOARD RECOMMENDATION: At the meeting on March 7, 2016, the Planning and Zoning Board unanimously recommended APPROVAL of the Site Plan Amendment petition subject to staff recommendation and conditions listed in the staff report.