

WORKSHOP MEETING



To: Town Council

From: Travis Morgan

Date: 7/27/2026

Re: Conditional Zoning Proposal for ILIM School at 505 Towne Centre (*Informational Item*)

REQUEST:

Dria Etienne on behalf of ILIM Montessori School seeks your consideration for a site-specific conditional zoning development to allow the school of (approximately 290 students) at 505 Towne Centre Blvd. Schools are permitted in the zoning district. The conditional zoning request is to allow a parking lot in the front yard.



DEVELOPMENT SUMMARY:

Address:	505 Towne Centre
Parcel number:	22113130
Acreage:	+/-2.93
Existing Zoning:	B-4 (Highway Business)
Building Square Feet:	34,921 sqft.
Min. Parking:	88 (1 per 400 sqft.)
Parking Provided:	95
Trash:	A screened trash and recycling dumpster facility
Stormwater:	Underground water detention under circle drop-off area and then piped to edge of property nearest the creek

STAFF COMMENT:

The proposal has been updated since our last February meeting. Previous issues were building design, parking lot design, proposed road turn lane without written approval from public works and parking lot design. New brick design, landscape plan, and pedestrian path into the sight are much improved. Parking count now meets minimum. Parking is still in the front yard and is the applicant's primary request. We discourage parking in the front yard in efforts to place emphasis on the building and pedestrian to match the Main Street standard. Property is at least partially in the flood plain area in the low spot of Towne Centre Boulevard. Towne Centre has been known to flood and become impassable to cars.

ACTION:

This is a workshop meeting to hear the initial conditional zoning proposal. This follows normal legislative process. Your input and feedback are requested. Next steps depend on your feedback. Additional workshop meetings can be made. A formal public hearing is needed before any vote on the proposal.