

# WORKSHOP MEETING



**To:** Town Council

**From:** Travis Morgan

**Date:** 2/23/2026

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

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## **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. with zoning modifications or exemptions. The request centers around parking location, parking count, and general building design.



## **STAFF COMMENT:**

The proposal does not meet multiple minimum zoning requirements and staff does not find compelling defensible justification for the request. Staff does not find the proposal consistent with our adopted plans and policies. Dumpster is in the front yard, parking lot is in the front yard, building does not meet the Downtown overlay design and material requirements. A playground is shown on renderings but site plan notes stormwater facilities at the location behind the parking lot. See attachments. Staff recommends meeting the ordinance provisions like other developments in the Downtown Overlay for a more simple by right development process.

## **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.