

TO: St. Francis City Council
FROM: Beth Richmond, Planner
SUBJECT: Educational Facility Zoning Ordinance Amendment – 1st Reading
DATE: January 16, 2024

OVERVIEW:

The City has received a request from ISD #15 to amend the City’s Zoning Code to allow educational facilities within the B-1 zoning district. The school district is proposing to move its Transition 15 (T15) program to the existing building at 22978 Butterfield Drive NW in response to recent changes in legislation which increased the maximum age for students in the program. The building at 22978 Butterfield Dr NW, which is zoned B-1, has sufficient capacity to meet the anticipated growth in the T15 program. Additional information about the T15 program is attached.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Code amendments at their meeting on December 20, 2023 and held a public hearing. One member of the public spoke to question how the proposed use might impact traffic in the area. The applicant shared that the number of students expected to be enrolled in the program would be in the upper 20s in September 2024 and roughly 36-38 in 2025. The T15 program holds different hours than the nearby high school (7:15am to 1:45pm) which reduces the opportunity for traffic conflict.

Following the public hearing, the Planning Commission discussed the proposed use. Commissioners noted that parking for the use would need to be addressed as well as a concern about traffic and pedestrian crossings along Bridge St. The Planning Commission acknowledged that while this use may not be appropriate in this area in the long-term, there are currently several vacancies along Bridge Street which this use would help to fill while still leaving opportunities for commercial development. After discussion, the Planning Commission unanimously voted to recommend approval of the requested amendment to allow educational facilities as an interim use within the B-1 district.

ACTION TO BE CONSIDERED:

Given the Planning Commission’s recommendation for approval, draft approval documents have been prepared for your consideration.

Suggested Motions:

1. Move to approve the 1st reading of Ordinance 327 amending the Zoning Code to allow allowing educational facilities within the B-1 District.

Attachments:

- Draft Ordinance 327
- Planning Commission Memo for December 20, 2023 Meeting
- Applicant Submittals