

Christ Lutheran School – Phase II Classrooms

Major Amendment to the Major Site Plan

Project No. P14-148-A1

City Council

January 23, 2023

Bethany Grubbs, Planner III



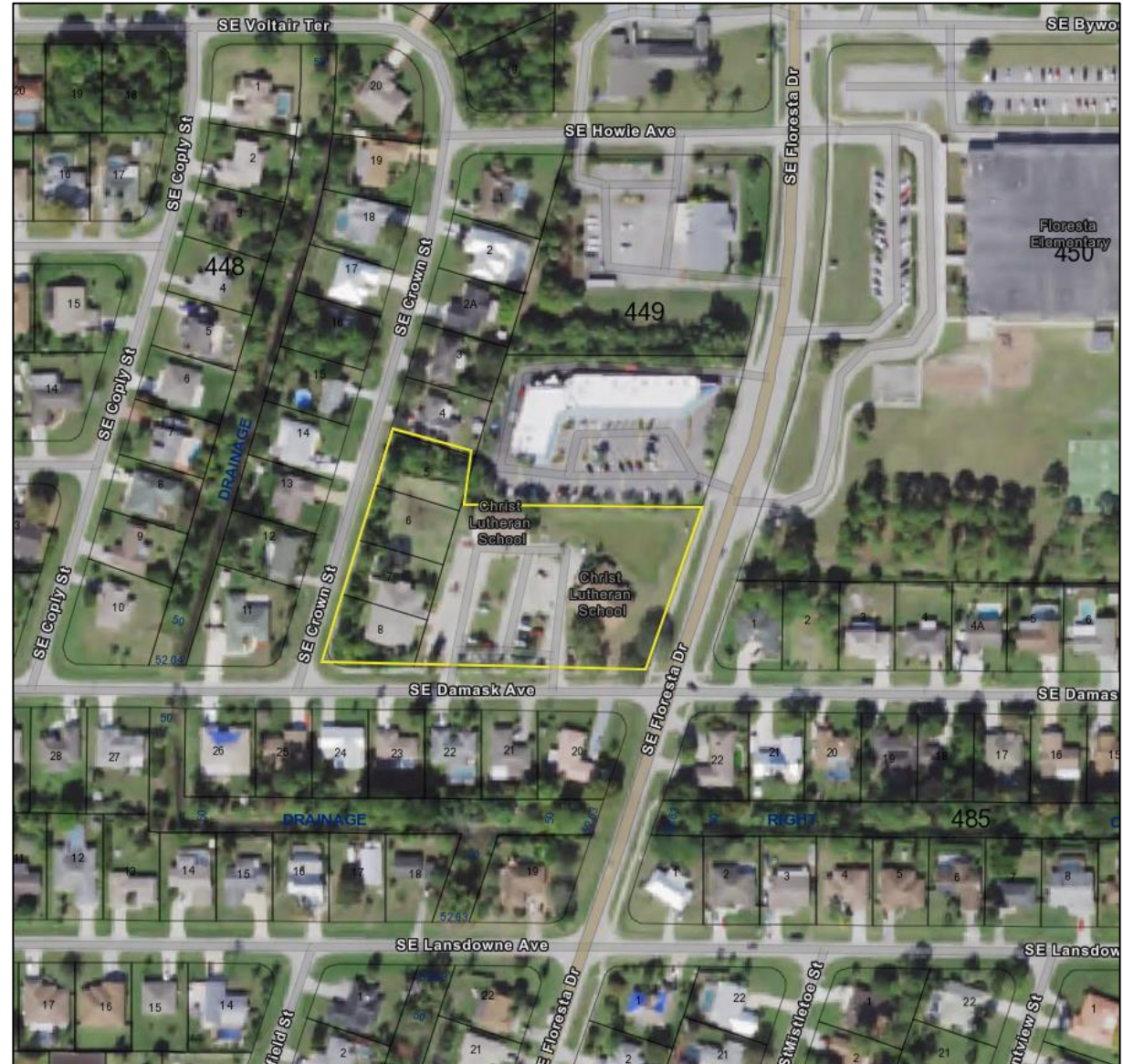
Request Summary

Applicant's Request:	A Major Amendment to the Major Site Plan to modify the Phase II classroom building by increasing the previously approved footprint of 4,982 square feet to 6,261 square feet.
Agent:	Brad Currie, Engineering Design & Construction, Inc.
Applicant / Property Owner:	Christ Evangelical Lutheran Church of St. Lucie County, Inc.
Location:	1592 SE Floresta Drive, located at the northwest corner of Floresta Drive and Damask Avenue

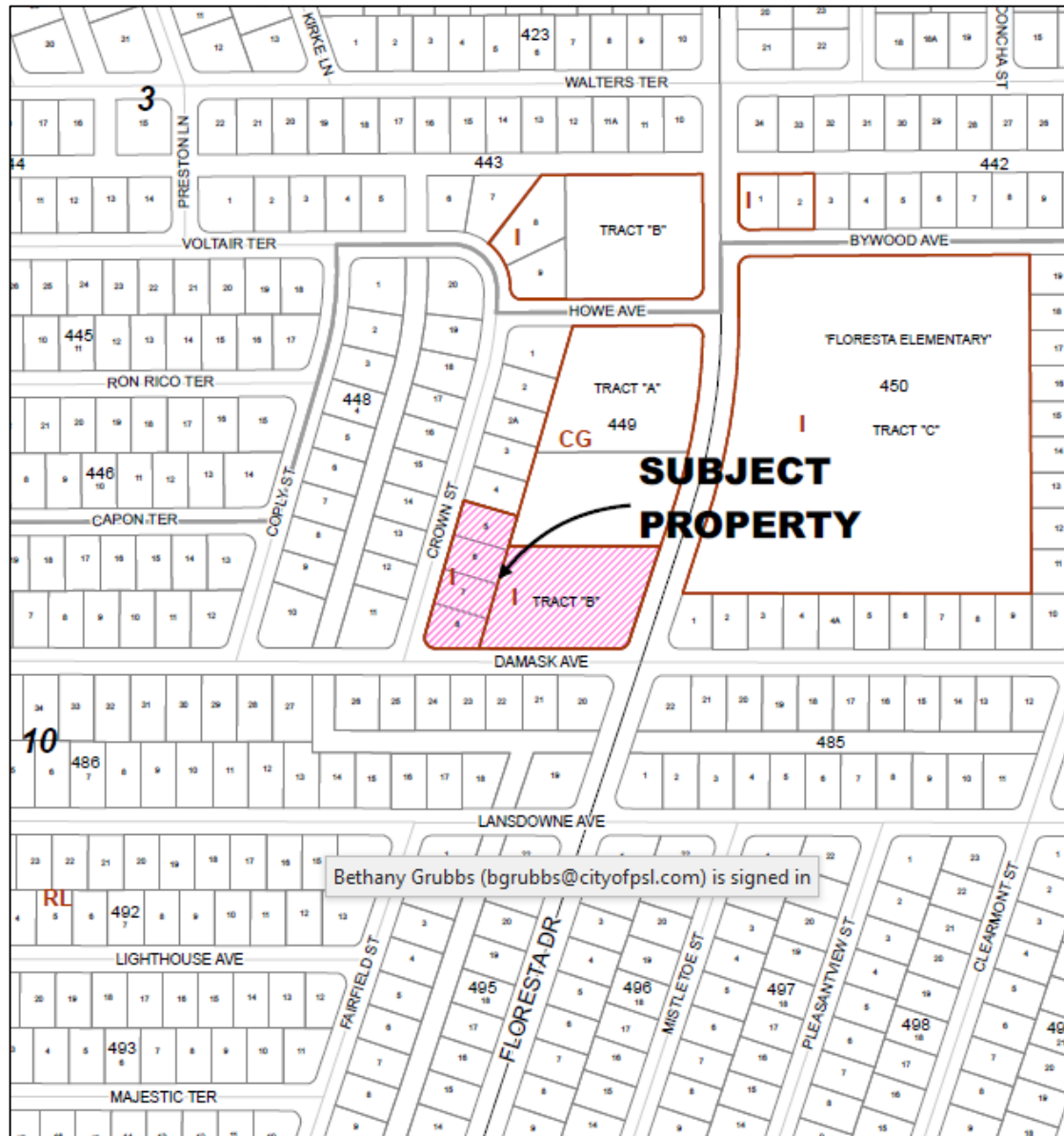
Aerial

Surrounding uses

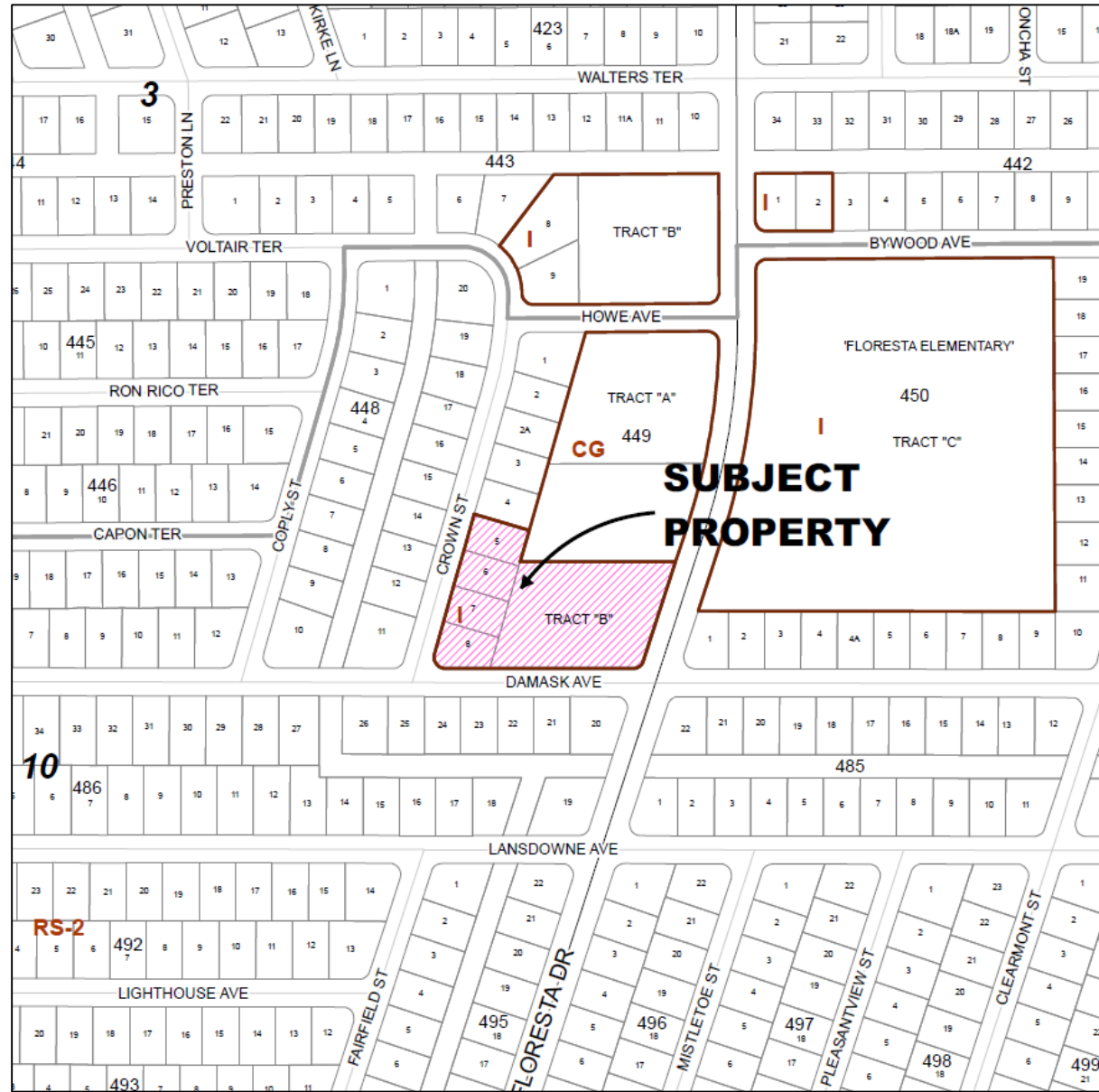
Direction	Future Land Use	Zoning	Existing Use
North	RL, CG	RS-2, CG	Single-family residences and shopping center
South	RL	RS-2	Single-family residences
East	RL, I	RS-2, I	Single-family residence and public school
West	RL	RS-2	Single-family residences



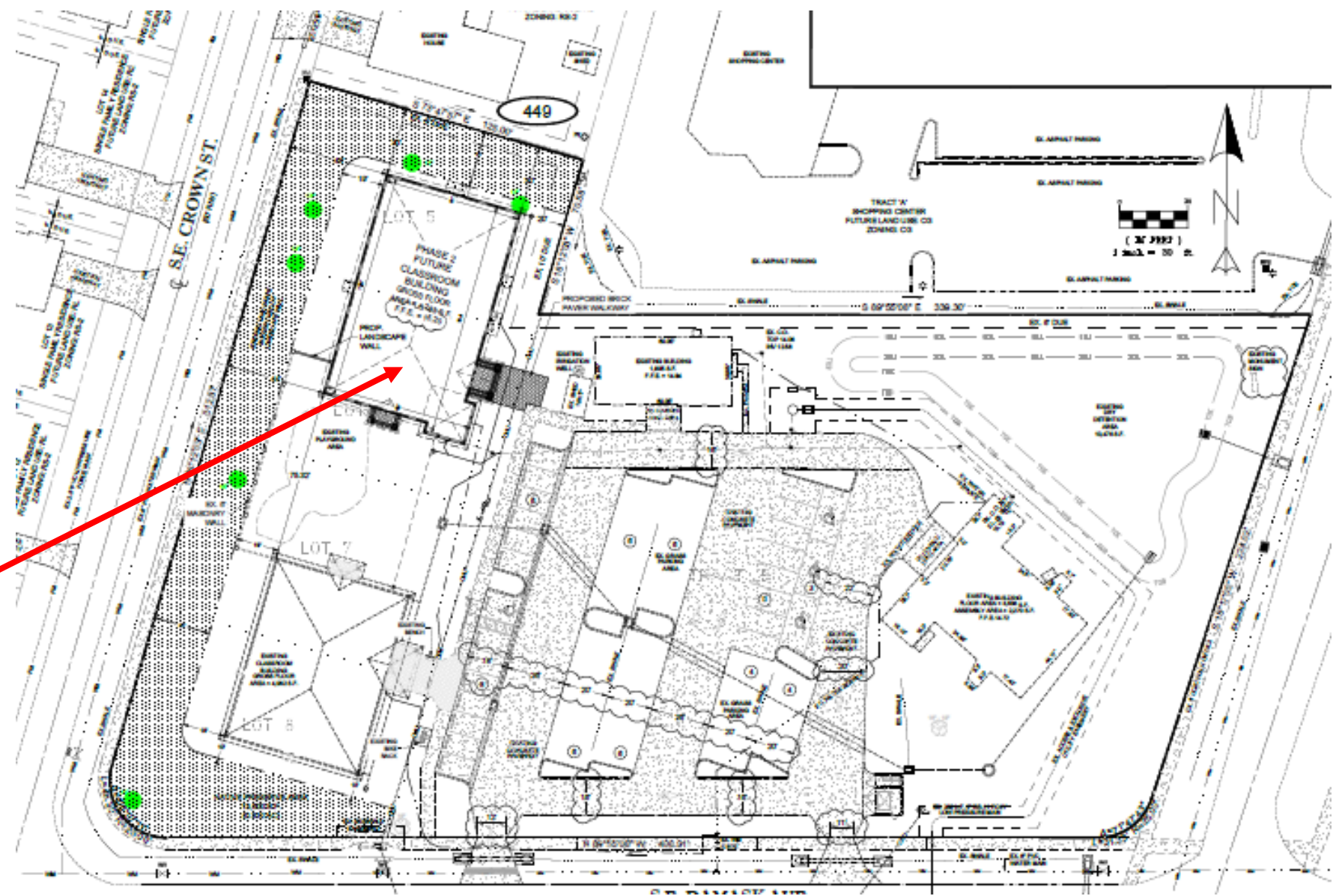
Land Use I (Institutional)



Zoning I (Institutional)



Site Plan



**Subject
Development**



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Permitted in the I (Institutional) zoning district.
DUMPSTER ENCLOSURE	The site plan provides a dumpster enclosure that was installed following the 2014 site plan approval, which allows both general and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.
PARKING REQUIREMENTS	According to the City's zoning code, Section 158.221(C)14, the required parking is 57 spaces as per the parking analysis outlined above, of which 57 spaces have been provided including 4 ADA spaces.
BUILDING HEIGHT	The maximum building height allowed is 35 feet. The maximum height proposed is 27 feet.
SETBACKS	The proposed classroom building meets the setback requirements under the I (Institutional) zoning district.
BUFFER	The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer. A condition of approval is for the existing, deficient landscape buffer to be brought into compliance over the period of 1-year.

Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	The petitioner will receive water and sewer to serve the proposed development from Port St. Lucie Utility Services Department (PSLUSD).
TRANSPORTATION	A traffic impact analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under a separate heading.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	The project includes a paving and drainage plan that complies with the adopted level of service standards.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable to non-residential development.

Traffic Impact Statement

- This development with the updated Traffic Analysis for the entire Site plan with both building phases was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11th Edition, this project site (both phases) predicts a generation of 154 PM Peak Hour driveway trips.
- Since the driveways area located on a local road, we would not require a right turn lane.



Queuing Analysis

- Updated Queueing Analysis received December 2022
- Reviewed by City Staff
- Analysis based on existing data shows a total of 35 cars arriving with a maximum of 14 cars arriving in a single 15-minute time frame.
- A staggered pick-up time for various grade levels, educational notifications for the parents, and requiring the pick-up person to pull into an available parking space are the main strategies the school is utilizing to prevent car stacking outside of their site.



Staff Recommendation

- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan, with the following conditions of approval:
 - 1) Per Section 154.03(N) of the Landscape Code, the landscaping on the site shall conform to the current code as much as reasonably possible. Landscaping for the entire site shall come into compliance in three (3) phases as indicated in the Landscape Plan. Phase 1 shall be installed within 4 months of this approval. Phase 2 shall be installed within 8 months of this approval. Phase 3 shall be installed within 12 months of this approval.
 - 2) When the Queen Palms die or are replaced, the trees in the landscape islands shall be replaced with trees approved in the Landscape Code.

