



## **PLANNING AND ZONING CASE SUMMARY**

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### **BACKGROUND**

<b>APPLICANT:</b>	Shubham Pandey, Meadow Oaks Academy
<b>REQUESTED ACTION:</b>	Conditional Use Permit in the NGTC District to allow for the operation of a high school
<b>LOCATION:</b>	3200 Oates Drive
<b>CASE NUMBER:</b>	Z0717-0010

### **STAFF COMMENTS AND ANALYSIS**

In April of 2016, the applicant acquired the subject property to operate a charter school including elementary to middle school grade levels. However, the charter school currently serves middle through high school students, grades 6-9. According to the applicant, the school has operated a high school since the fall of 2016. Operation of a high school requires approval of a Conditional Use Permit (CUP) in the North Gus Thomasson Corridor District. During a Pre-application meeting held with the applicant and the Development Review Committee (DRC) in May of this year, to discuss the addition of a gymnasium, Staff learned of the operation of a high school and advised the applicant of the need to obtain approval of a CUP.

Based on a memo dated January 17, 2017 from the Director of Planning and Development Services to the applicant, future construction would be subject to a transition plan. Expansion of the school is proposed in the very near future. In year 2018, the school plans to serve 10<sup>th</sup> – 11<sup>th</sup> grade students; and in year 2019, 12<sup>th</sup> graders. Future improvements, including a 100-unit student housing complex for foreign exchange students, located on the adjacent lot to the west and a new gymnasium and 2 public promenades on the subject property are also proposed. A transition plan is currently under review by the Director of Planning and Development Services.

No community response forms were returned.

### **RECOMMENDATION**

At the August 28, 2017 meeting, the Planning and Zoning Commission voted unanimously (6-0) to recommend approval of the request, subject to the following conditions:



1. A Traffic Impact Analysis (TIA) which includes all grades served by Meadow Oaks Academy, including 9<sup>th</sup>-12<sup>th</sup> grades, must be submitted to and approved by the City's Traffic Engineering Department, prior to the issuance of a Certificate of Occupancy (CO).
2. Compliance with any recommendations, restrictions and/or modifications recommended by the TIA and approved by the Traffic Engineering Department is required, prior to the issuance of a CO.