

Westwood Montessori School (1906-Z)

ADDISON

Case 1906-Z Westwood Montessori

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LOCATION:

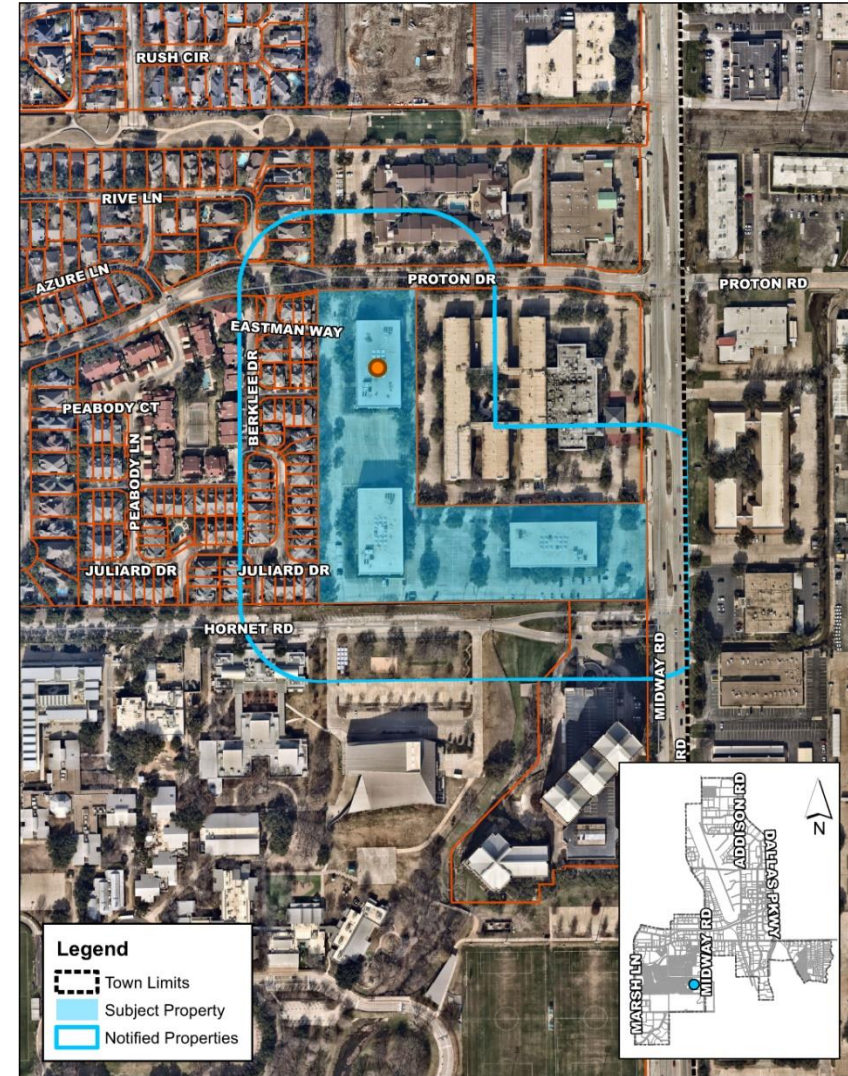
Midway Atriums – 14925 Midway Road

REQUEST:

Approval of a Special Use Permit (SUP) for a private school, Westwood School, with associated building and site improvements.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed SUP for a private school.



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PROJECT HISTORY:

1980 – Rezoned from Residential to PD.

2009 – PD, Amendment, Ord. No. 009-041, to establish parking ratios for office and hotel uses.

Present – SUP to allow private school with associated building and site improvements.

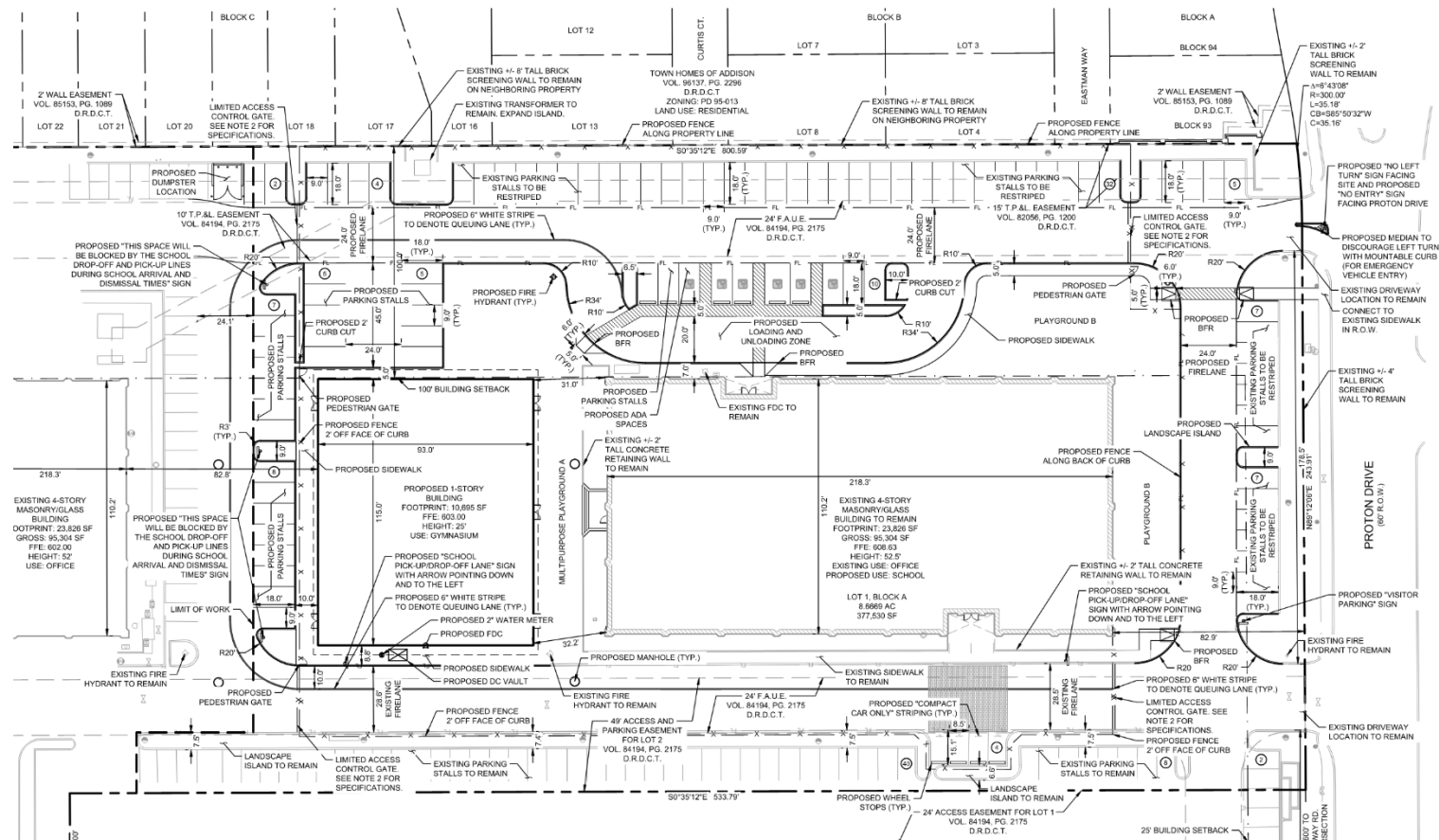


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SITE PLAN:

- Utilize existing 4-story office building for private school
- Site Improvements:
 - Gymnasium / Storm Shelter
 - Student drop off and pick up area
 - Perimeter security fencing and gates
 - Dumpster enclosure southwest of gymnasium

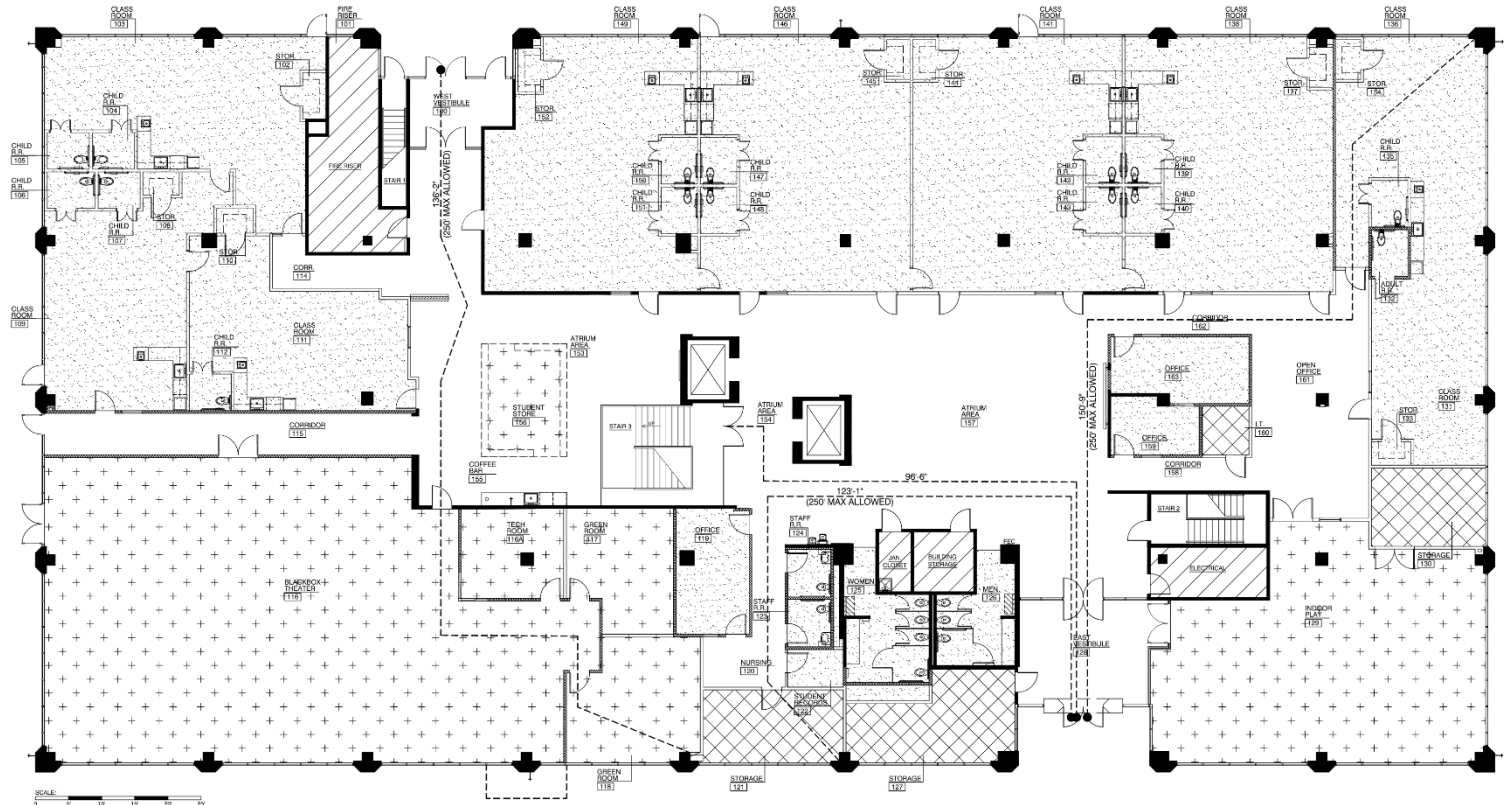


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FLOOR PLAN - SCHOOL:

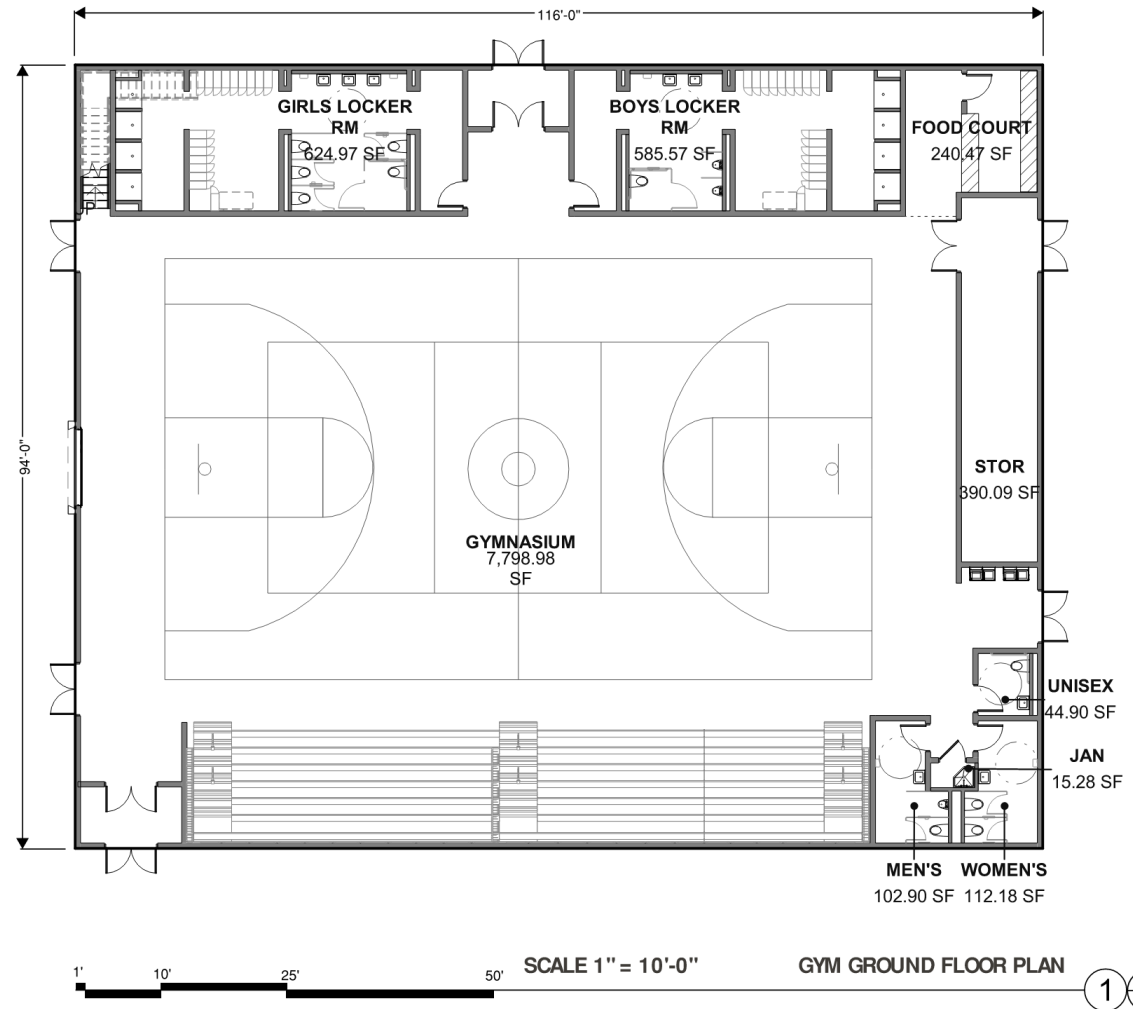
- 95,304 SF of interior floor area
- 4-Stories / 52-feet tall
- Students subdivided by grade per floor
- Interior programming will include classrooms, offices, indoor movement spaces, restrooms, and storage.
 - The school does not provide meals – no kitchen facilities proposed.
- Primary entrance on west façade



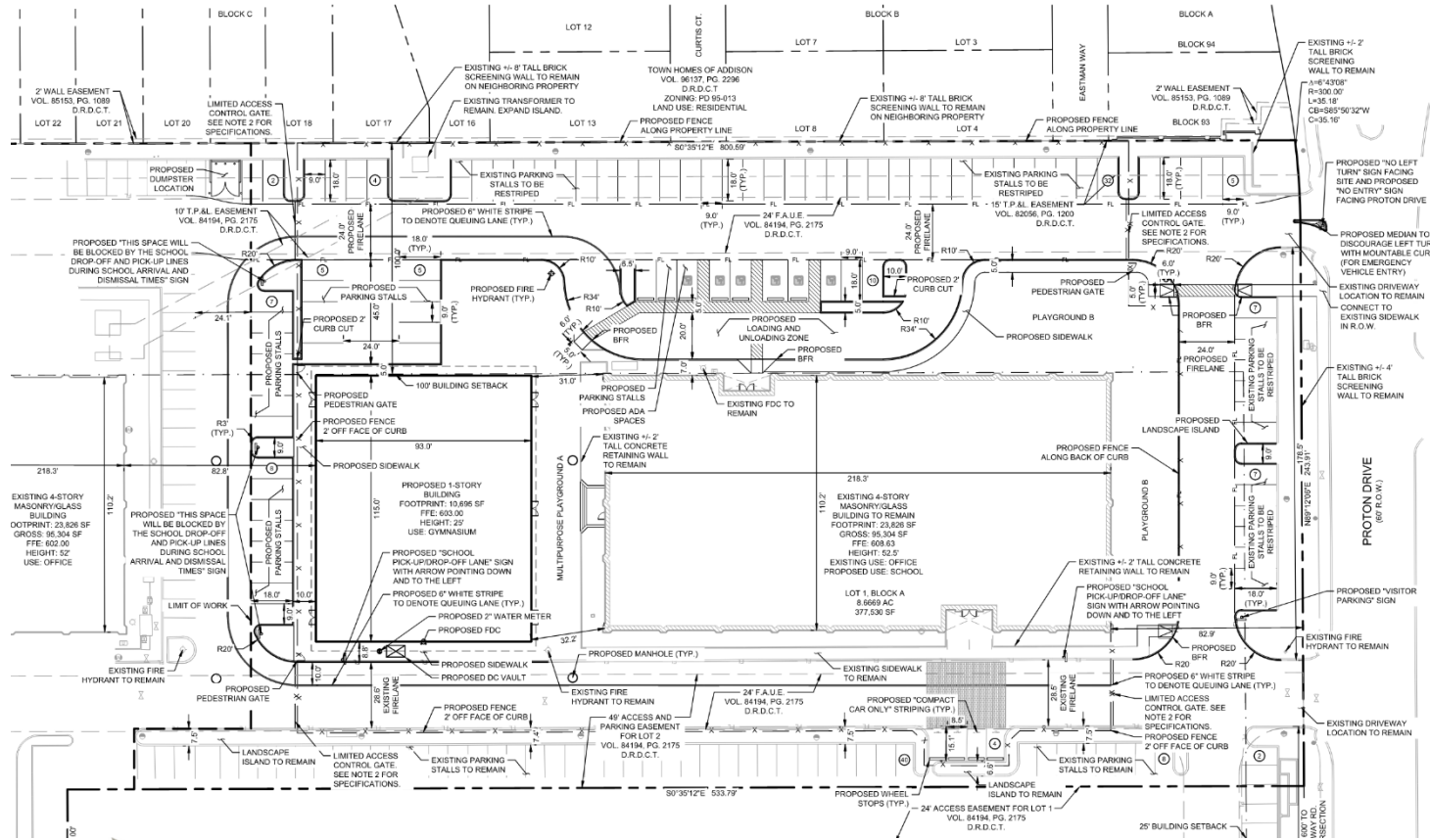
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FLOOR PLAN - GYMNASIUM:

- 10,695 SF of interior floor area
- Interior programming includes regulation basketball/volleyball court, locker rooms, restrooms, bleachers, and storage.
- Gymnasium will also serve as storm shelter.



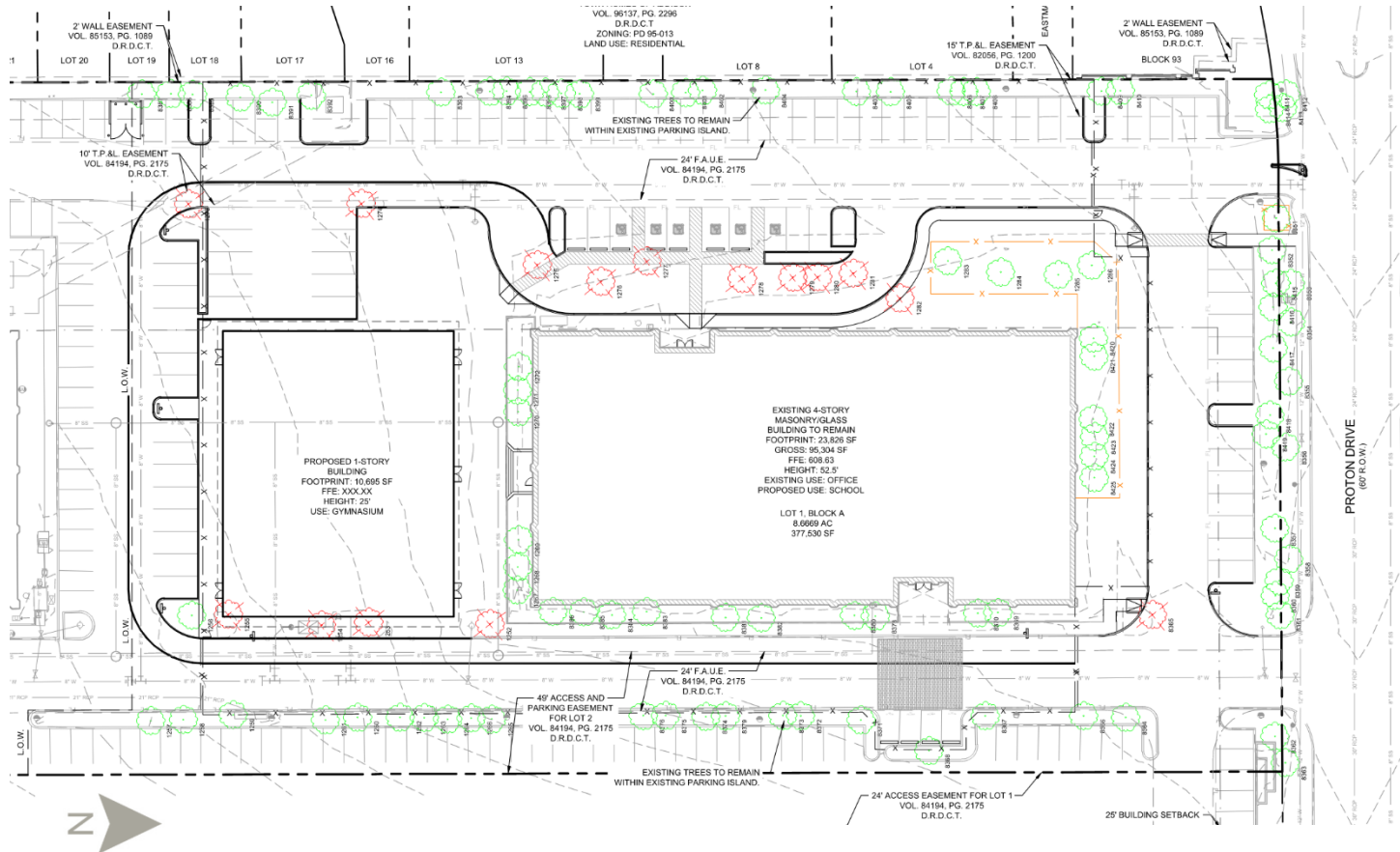
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PARKING:

- The Zoning Ordinance and the PD do not establish parking ratios for schools.
- Staff evaluated proposed parking based upon current demand at the school's existing campuses.
 - Parking Demand – 70 spaces
 - Parking Proposed – 146 Spaces

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TREE REMOVAL:

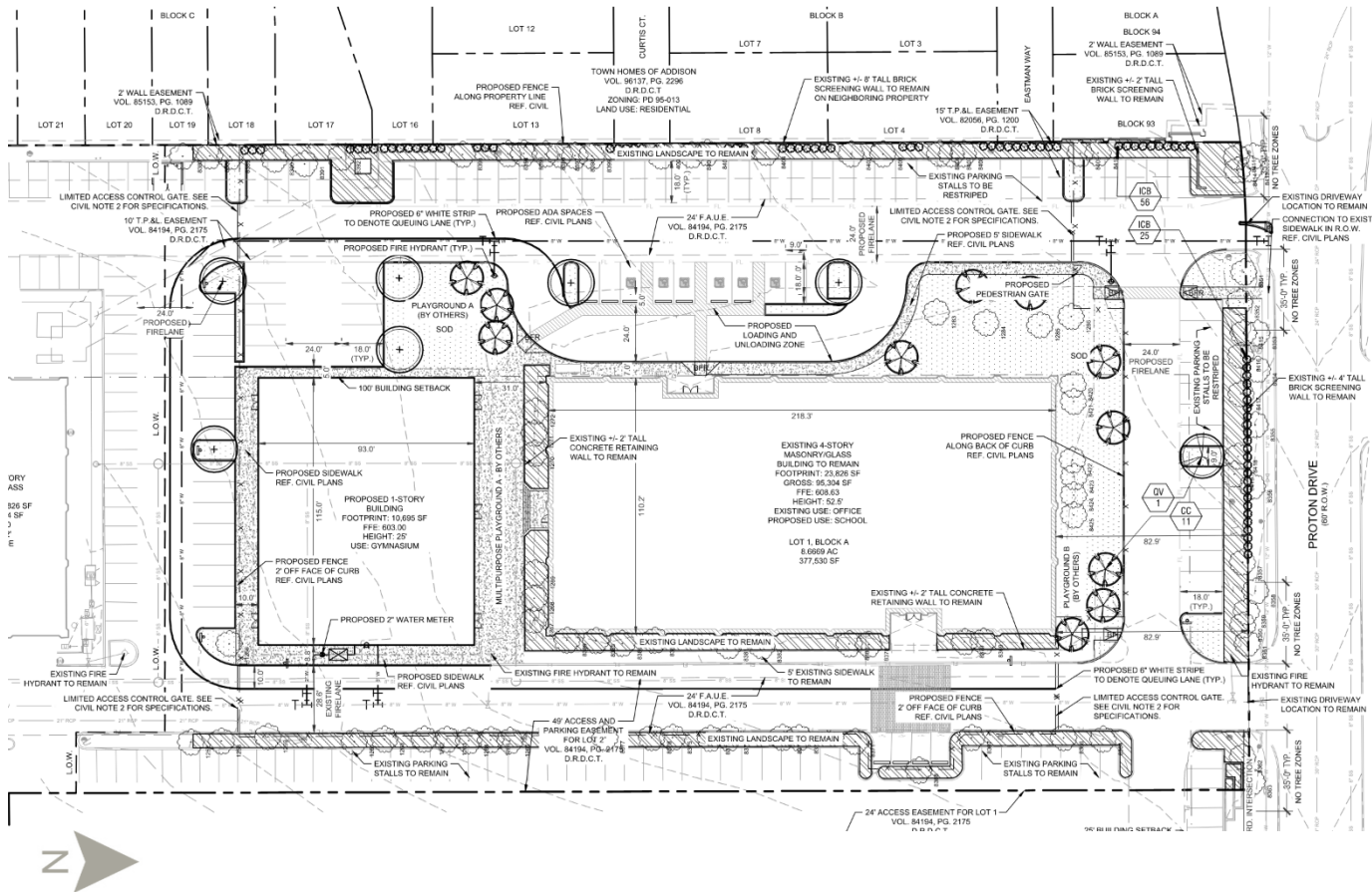
- 250 caliper inches are proposed to be removed.
- 72 caliper inches are proposed to be mitigated on site.
- The remaining 178 caliper inches are proposed to be mitigated via payment into the tree mitigation fund, for a total of \$34,195.

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LANDSCAPING & OPEN SPACE:

- Most of the existing landscaping is proposed to be maintained or enhanced.
- Two playground areas are proposed, north and south of the school.
- The applicant met or exceeded all Town landscaping requirements.



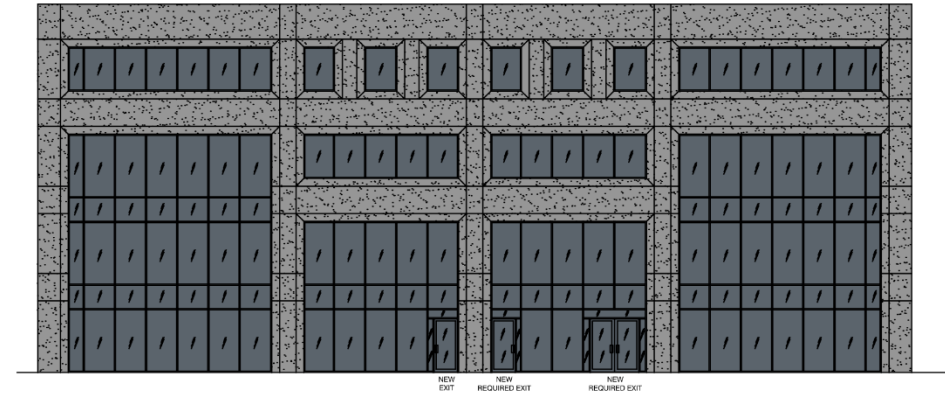
	Overall Open Space (%)
Required (Per PD, Ord. 625)	10%
Existing Conditions	16.7%
Proposed Conditions	18.5%

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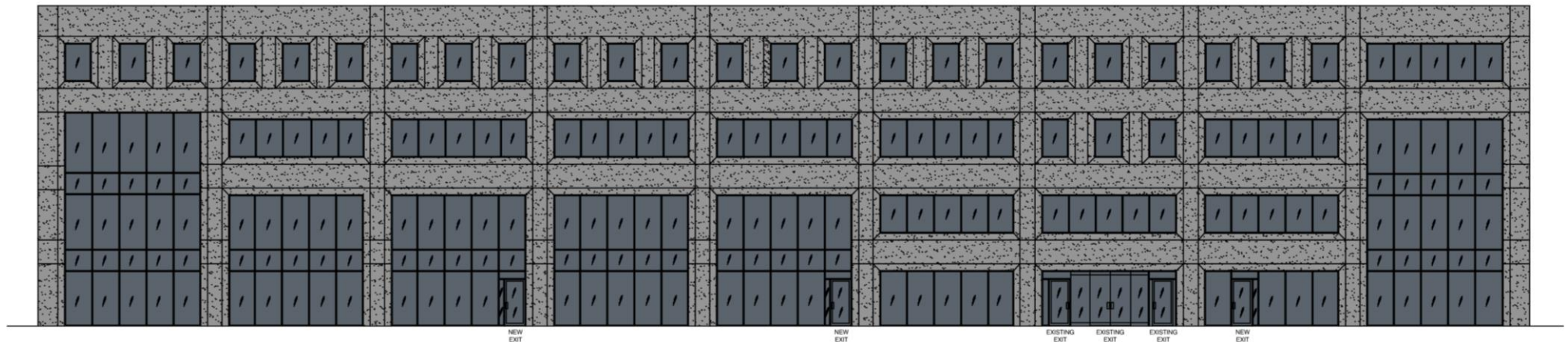
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EXTERIOR APPEARANCE - SCHOOL:

- Minor alterations are proposed to the west and south façades to provide required exit.
- The proposed façade plan complies with Town requirements.



01 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

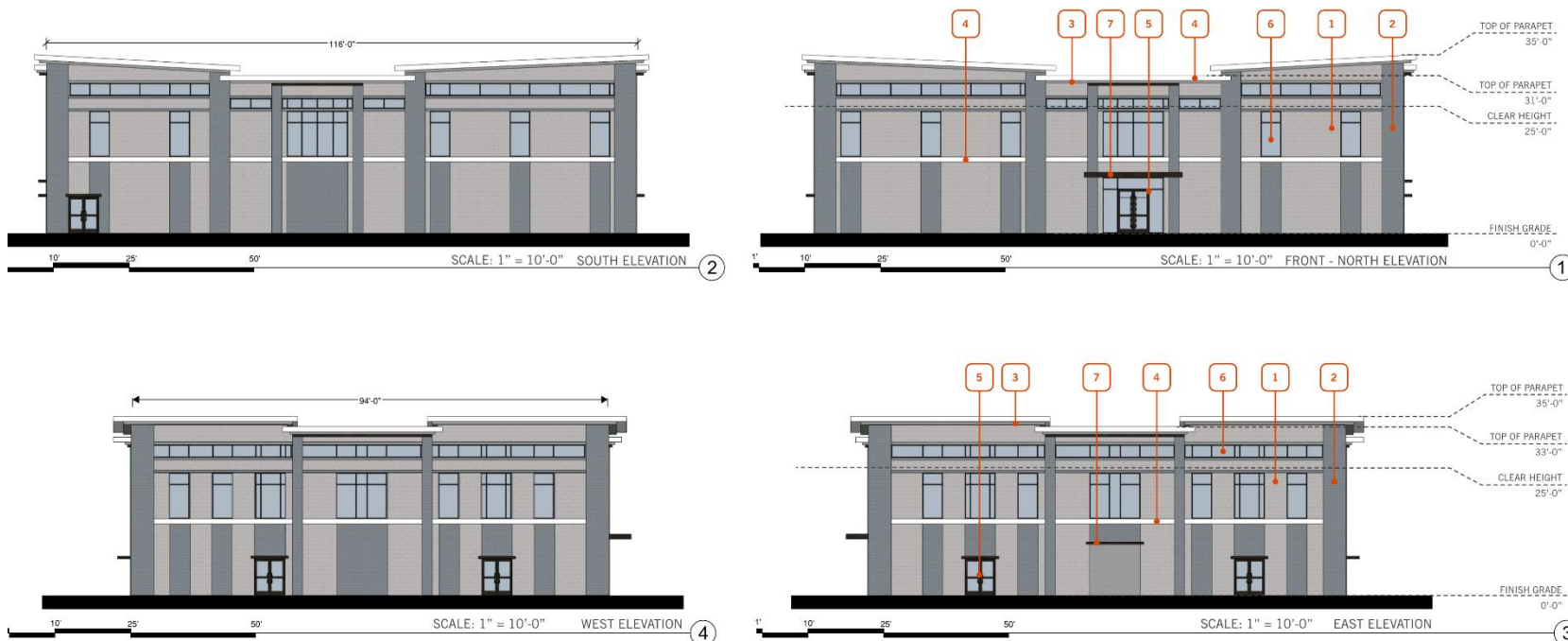


02 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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EXTERIOR APPEARANCE - GYMNASIUM:

- Proposed 35-foot-tall gymnasium. Materials and color palette were selected to be compatible with existing office buildings. Materials include masonry, glazing, and metal accents.
- Mechanical equipment will be roof mounted and screened by a parapet.
- The proposed façade plan complies with Town requirements.



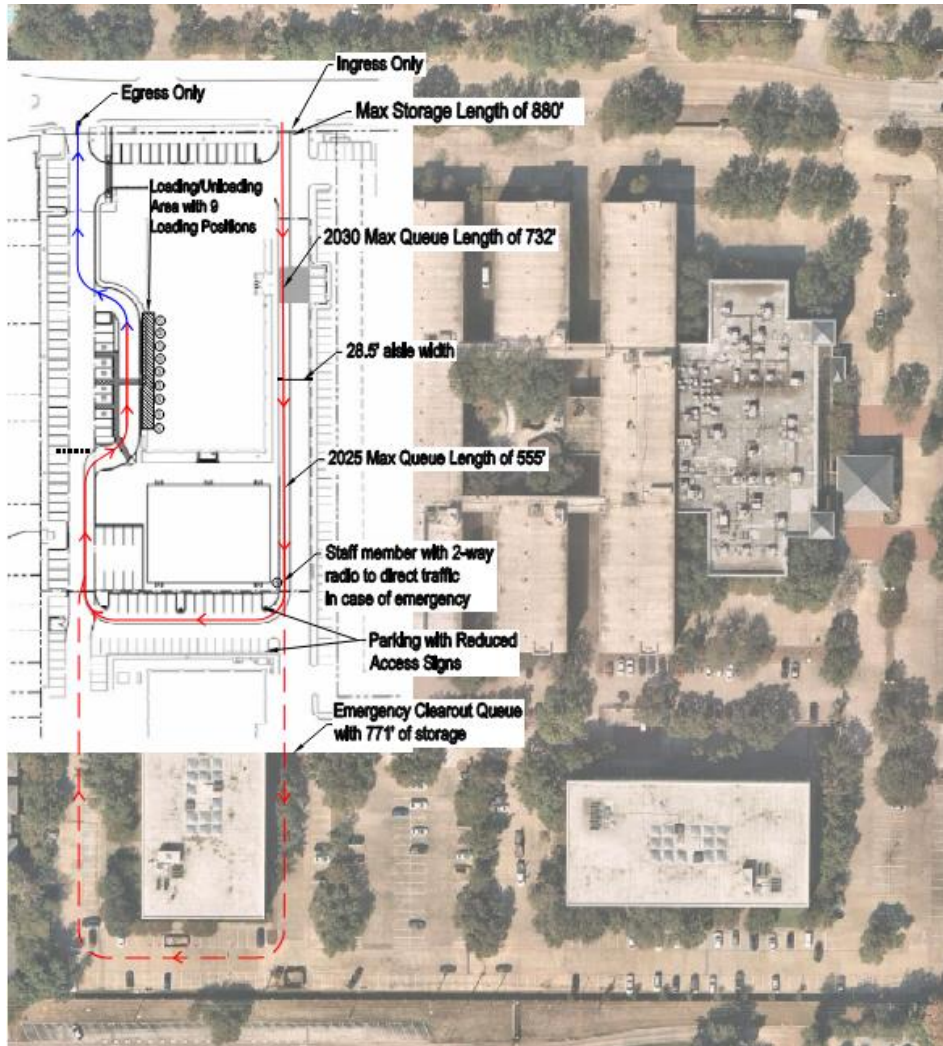
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TRAFFIC IMPACT ANALYSIS (TIA):

- Net decrease of 462 daily trips from existing use for private school at full capacity (385 students).
- TIA determined existing roadway network can support school at full capacity.
- No traffic mitigation measures were recommended in the TIA.

Use	Size / Amount	Average Weekday Daily Trips
Private School (K-12) (Current)	289 Students	717
Private School (K-12) (Future)	385 Students	955
General Office	95,304 SF	1,417



TRAFFIC MANAGEMENT PLAN (TMP):

- Site Ingress/Egress:
 - Vehicle entrance at eastern driveway on Proton Drive.
 - Vehicle exit at western driveway on Proton Drive.
 - Proposed right-out-only exist with mountable curb
- School Drop Off / Pick Up:
 - Staggered drop off / pick up times
 - Vehicle Stacking –
 - 880 feet provided
 - 771-foot emergency clear-out queue

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PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 109.

FOR: None.

AGAINST: None.

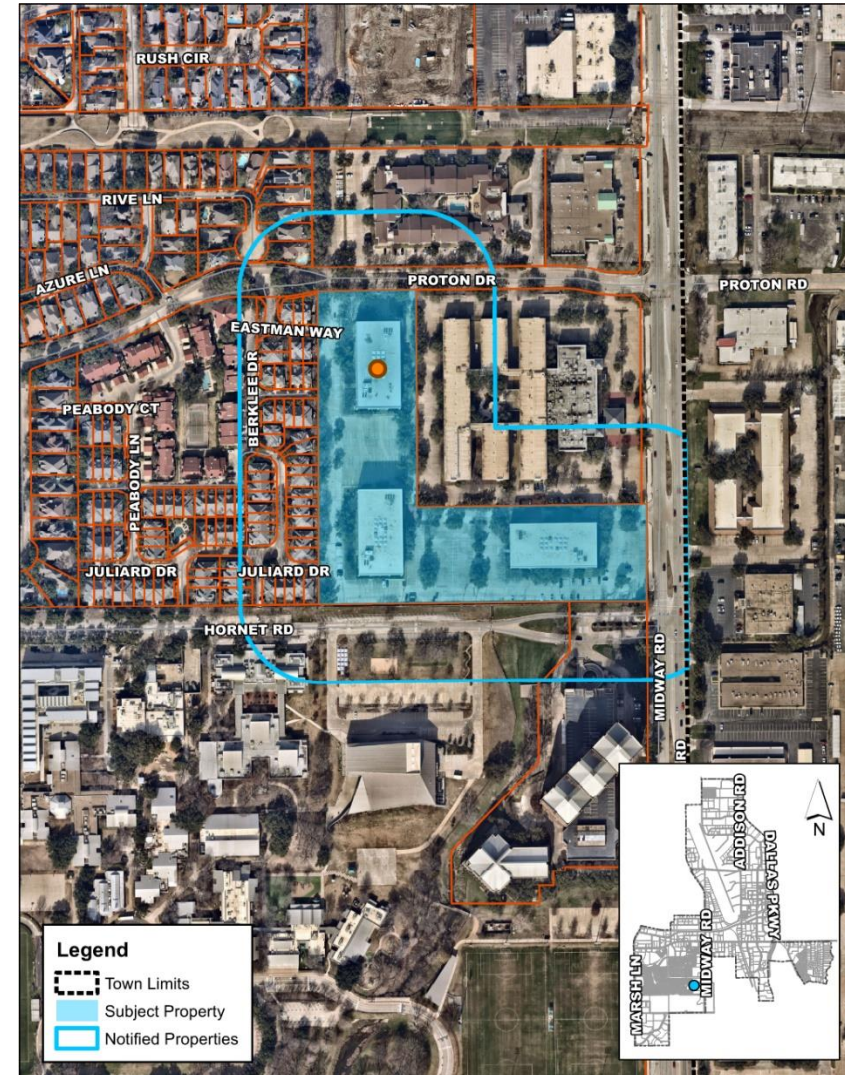
NEUTRAL: None.

NEIGHBORHOOD MEETING:

Tuesday, March 5, 2024, at 14285 Midway Road.

PLANNING & ZONING COMMISSION ACTION:

Approval: 6-0



RECOMMENDATION:

Staff recommends **approval of the request, with the following conditions:**

- A photometric plan shall be submitted with the Building Permit to ensure exterior lighting is property shielded and directed away from adjacent residential properties.
- The proposed perimeter security fencing shall be constructed of iron and be 6-8 feet in height.