



Legislation Text

File #: PC 17-142, **Version:** 2

SP 17-127, CU 17-03, and VR 17-10, VR 17-12, and VR 17-13: Conditional Use, Site Plan Design Review, and Variance to allow a modular classroom building at 180 Ethel Street (Gardiner Middle School)

RECOMMENDED ACTION (Motion):

Staff recommends the Planning Commission approve Planning files SP 17-0127, CU 17-0003, and VR 17-0010 with the conditions of approval outlined in the staff report.

BACKGROUND:

This application requests a conditional use permit approval to allow the placement of a modular building containing two classrooms on the Gardiner Middle School campus. The application also requests site plan and design review and variance approvals for the project. The school serves grades 6 through 8. Due to increases in enrollment for the 2017-18 school year, there is a need for additional classroom space. The proposed modular classroom will meet this need.

The proposed single-story classroom building measures approximately 1800 square feet, and has a total height of approximately 11 feet at the ridge of the roof. There will be two classrooms in the building. The building would be placed approximately 8' from the existing school building. It would include a covered walkway and access ramp, additional landscaping and fencing, and relocated ADA parking. Several existing parking spaces will be removed to retain adequate drive aisle width.

The variance requests include:

- A variance to 17.62.055.C.5 which requires that, on sites with one hundred feet or more of frontage at least sixty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line, unless a greater setback is accepted under the provisions of Section 17.62.055D.

The applicant states that this is impracticable on the subject property due to the nature of the street frontage (road termini) and because of existing building placement on the property. It should be noted that a variance to this standard was granted for the 2012 modular classroom building. The applicant requests that this variance apply to any future construction on the school site.

- A variance to 17.62.055.G - I. which require variation in building massing, articulation, and transparency that the applicant contends is not practicable with modular construction.
- A variance to 17.58.040 which requires upgrades to nonconforming elements of the site. The applicant contends this a variance is warranted due to the temporary nature of the project.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: