

**Received
Planning Division
9/23/2022**

Cor Deo Christian Academy

Major Modification of a
Conditional Use



Supporting Materials

Signed Application

Narrative

Pre-Application Conference Notes

Neighborhood Meeting Materials

Clean Water Services Provider Letter

Beaverton Water Service Provider Letter

TVFR Service Provider Letter

Parkside Fellowship Activities List

Architectural Plans for Existing Building

Existing Site Plan

Queuing Route Exhibit

Project Overview

The applicant, Cor Deo Christian Academy, currently operates its middle school and high school student body (grades 7-12) of up to 73 students at the existing Parkside Fellowship Church located at 5755 SW Erickson Drive. With this application, the applicant proposes to modify this existing use to instead allow an elementary and middle school student body (grades K-8) of up to 200 students. Grades K-8 will replace grades 7-12. At this time, the lower grade student body is not 200 students. The applicant is requesting the 200 student enrollment in anticipation of future growth.

Cor Deo Christian Academy operates with a unique educational model that allows students to be at home under the guidance of their parents part time and physically at school the remainder of the time. The school utilizes portions of the building on Monday, Wednesday and Friday. Students are dropped off at 8am and picked up at 2:30pm. Staff may be present in the building from 5:30am to 4:30pm on school days. All school activities are within the existing building. Portions of the building to be used are highlighted in the attached architectural plans. As shown on the plans, 9,850 square feet of the existing church building are leased and used for school activities. Church uses will continue in the building outside of the hours and days of school use. A schedule of typical church activities is included as an attachment.

As shown in the following response to approval criteria, all standards of the City are met.

Approval Criteria

Land Uses

20.05.15 Site Development Standards.

RESPONSE: No changes to the existing improved site or building are proposed. Site development standards have been met during previous application review.

20.05.20 Land Uses. To approve an application for Development Review, the Review Authority shall make findings of fact based on evidence provided that the following criteria are satisfied:

RESPONSE: The major modification of a conditional use – from serving a middle school and high school population, to an elementary school and middle school population within an existing church building is the trigger for this application.

Facilities Review

40.03.1 *Conditional Use Application.*

- A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.*

RESPONSE: Service provider letters are included with this application from the City of Beaverton indicating water service is available, and from Tualatin Valley Fire & Rescue indicating fire and life safety services are available. Clean Water Services has also provided a service provider letter indicating compliance with their standards. The existing church facility was permitted constructed according to code, and is adequate to serve the proposed use.

- B. *Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.*

RESPONSE: As documented above, all facilities and services are available to serve the proposed development.

- C. *The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).*

RESPONSE: The existing church facility was permitted in accordance with all provisions of the city's code. No modifications are proposed to the exterior of the structure. Use of the church facility as a middle school and high school were also permitted. A Major Modification of a Conditional Use permit is required to update the grade levels of the existing school that exists as a conditional use in the R-7 zone.

- D. *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both,*

as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.

RESPONSE: Documentation of compliance with the special requirements included in Chapter 60 is provided below.

E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.

RESPONSE: The existing church facility already provides adequate maintenance of private improvements.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

RESPONSE: The permitted site already provides safe and efficient vehicular and pedestrian circulation. Since the church use and the school use alternate days and times of use of the facility, the school will be able to use the existing parking areas, drive aisles and pedestrian ways. Vehicles dropping-off and picking-up children will have the option of parking to allow their students extra time, or queuing in a loop around the exterior of the parking lot to access the front door area. An exhibit is included showing the route in this application. Signs will be provided on-site to show the queuing route, which provides approximately 900 feet in length of vehicle storage onsite. Signage will be re-enforced with staff present in the parking lot during peak hours directing traffic. Written communication will also be provided to parents as their children enroll each year about appropriate drop-off and pick-up access onsite.

Cor Deo Christian Academy has operated in the Beaverton area since 2005. Their nearly two decades of experience with enrollment indicates that approximately 50% of students carpool, primarily as a function of sibling groups being enrolled in the school. The subject site was approved for enrollment of grades 7-12, six school grades which likely included some teenage independent drivers. With the revised enrollment of grades K-8, there will be nine school grades served that will all be reliant on adult driver transport. With the greater age span enrolled, there will also be more likelihood of siblings carpooling, resulting in a reduction in the number of vehicle trips per student.

Cor Deo currently has a K-8 enrollment that is less than what was approved for the 7-12 student body originally. School leadership anticipates growth, and therefore has requested maximum student body of 200 students. As the student body grows, Cor Deo will monitor the queuing capacity to ensure that it remains adequate. If issues are identified, the school will stagger arrival and dismissal times to accommodate traffic on- and off-site.

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

RESPONSE: The existing permitted vehicular and pedestrian circulation systems connect to the surrounding system in a safe, efficient and direct manner. As noted above, the site has ample queuing capacity to serve vehicles entering and exiting from SW Erickson, and will take measures to ensure this queuing capacity is maintained over time.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

RESPONSE: No new structures or public facilities are anticipated to serve the development. TVFR has indicated that adequate fire protection is available.

I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.

RESPONSE: No new structures or public facilities are anticipated to serve the development site, which was constructed in accordance with adopted city codes and standards.

J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

RESPONSE: No new grading or contouring is proposed, therefore this criterion is not applicable.

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

RESPONSE: The attached architectural plans show the existing accessible routes that were established at the time the building was constructed.

L. The application includes all required submittal materials as specified in Section 50.25.1. of the Development Code.

RESPONSE: All required submittal materials have been included.

Major Modification of a Conditional Use

40.15.15.3.C Approval Criteria

1. The proposal satisfies the threshold requirements for a Conditional Use application.

RESPONSE: The modified student body grades and future maximum capacity will generate more than 100 trips per day, meeting criteria A for a Major Modification of a Conditional Use.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

RESPONSE: Application fees will be mailed to accompany this submittal.

3. The proposal will comply with the applicable policies of the Comprehensive Plan.

RESPONSE: The following Comprehensive Plan goals and policies are applicable to this proposal:

- *Goal 3.8.1 Complete and livable Neighborhoods.*

- o *Policy 3.8.1.g) Ensure integration of parks and schools into neighborhoods in locations where safe, convenient connections from adjacent neighborhoods on foot and by bike are or will be available.*

RESPONSE: Cor Deo Christian Academy has already integrated into the existing neighborhood with safe and convenient pedestrian and bicycle connections to and from the site, and also to the adjacent THPRD Schiffler Park, furthers the Goal of complete and livable neighborhoods, and the associated policy. Modifying the age of the student body will not impact this integration.

- *Goal 3.8.2 Low and Standard Density Neighborhoods: Provide residential neighborhoods that emphasize detached housing and integrate parks, schools, and other community institutions.*

RESPONSE: The site is surrounded by a mix of residential densities. THPRD's Schiffler Park is also located immediately to the north of the site. The site is already occupied by the Parkside Fellowship Church and the Cor Deo Christian Academy, which are community institutions. Continuing the use of the site with a modified age group of Cor Deo Christian Academy students on the site continues compliance with the goal of an integrated neighborhood.

• *Goal 8.4.1 Noise: Create and protect a healthy acoustical environment within the City.*

o Policy 8.4.1.a) Noise impacts shall be considered during development review processes.

RESPONSE: All school uses will be conducted within the existing church building. No noise impacts are anticipated with this project.

- 4. The existing use has been approved as a Conditional Use as governed by the regulations in place when the use was established and complies with the applicable conditions of the Conditional Use approval unless the applicant has received or is currently requesting one or more conditions to be removed or modified as part of the current application.*

RESPONSE: The existing use of the site as a middle and high school was approved in 2020. The proposed change in student body grades will remain in compliance with the previous conditions of approval.

- 5. The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.*

RESPONSE: No impacts to adjacent land uses are anticipated. The site has been developed for use as a church with much larger groups than the school accommodates. Use of the site as a school for the past two years has demonstrated it's appropriateness for the surrounding area.

- 6. The proposal will not modify previously established conditions of approval for the prior Conditional Use consistent with Section 50.95.6 of the Development Code.*

RESPONSE: The proposal will not modify any previously established conditions of approval.

- 7. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

RESPONSE: All applications and documents requested by the city will be provided.

Special Regulations – Off-Street Parking

Section 60.30.10.5.A Parking Requirements for Motor Vehicles

RESPONSE: Under the previous conditional use approval to serve grades 7-12, the school was required to provide 1 parking space per middle school full-time employee and 0.2 spaces per high school student and staff. The school had 10 full-time staff members and 41 high school students, requiring 18 spaces.

Elementary and Middle School facilities are required to have 1 vehicular parking space per full-time employee.

It is anticipated that the modified K-8 grade service for Cor Deo Christian Academy will have approximately 18 staff members. The parking requirement will be 18 spaces. The existing parking lot contains 157 spaces, therefore this requirement is greatly exceeded.

A list of church activities is included with this application. As shown in the exhibit, these activities will not occur during times the facility will be used for the school. There may be a very small number of church staff onsite during school hours. The existing parking is more than adequate to accommodate these staff members.

Section 60.30.10.5.B Parking Requirements for Bicycles

RESPONSE: No short-term bicycle parking spaces are required for schools. One long-term space is required for every 9 elementary and middle school students. Cor Deo Christian Academy will have up to 200 elementary and middle school students - requiring 22 long-term bicycle spaces. There are 6 existing long-term bicycle parking spaces located at the west entrance of the church. These spaces are located in a covered and lighted area. A total of 16 new long-term bicycle spaces will be added to serve the modified elementary and middle school student body.

Special Regulations – Transportation Facilities

Section 60.55.15 Traffic Management Plan

RESPONSE: SW Erickson Drive is a Collector Street, therefore a traffic management plan is not applicable.

Section 60.55.20.2.A Traffic Impact Analysis Threshold

RESPONSE: A Traffic Impact Analysis is attached to the

Conclusion

The proposed land use meets or exceeds all review criteria established by City of Beaverton. Therefore, approval of the application is requested.