



Staff Report

STAFF REPORT DATE: September 9, 2020

HEARING DATE: September 16, 2020

TO: Interested Parties

FROM: Lauren Russell, AICP, Associate Planner

PROPOSAL: **Cor Deo Christian Academy (CU2020-0004)**

LOCATION: The site is located at 5755 SW Erickson Avenue, specifically identified as Tax Lots 04700 and 04803 on Washington County Tax Assessor's Map 1S1116DC.

ZONING / NAC: Residential Urban Standard Density 7,000 (R7) / Central Beaverton NAC

SUMMARY: The applicant, Cor Deo Christian Academy, requests approval a New Conditional Use application to relocate its middle and high school student body, comprised of 73 students, to Parkside Fellowship Church. The school will operate from 8:00 AM to 2:30 PM on Mondays, Wednesdays, and Fridays. All school activities are proposed to occur within the existing building. No changes to the building exterior or site are proposed.

PROPERTY OWNER: First Baptist Church
5755 SW Erickson Avenue
Beaverton, OR 97005

APPLICANT: Cor Deo Christian Academy
9100 SW 135th Avenue
Beaverton, OR 97008

APPLICANT'S REPRESENTATIVE: Ardor Consulting LLC
Greta Holmstrom
3296 NE 13th Place
Hillsboro, OR 97124

DECISION:

**RECOMMENDATION OF APPROVAL of Cor Deo
Christian Academy (CU2020-0004) subject to conditions of
approval.**

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Application Deemed Complete	120-Day*	365-Day**
CU2020-0004	May 20, 2020	July 24, 2020	November 21, 2020	July 24, 2021

* Pursuant to Section 50.25.8 of the Development Code, this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

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Existing Conditions Table

Zoning	Residential Urban Standard Density 7,000 (R7)	
Current Development	The church site consists of one building, a surface parking lot, and landscaping. The existing one-story with basement building is 31,400 square feet in size and consists of a chapel, two wings, and an annex space. The existing parking lot contains 157 spaces.	
Site Size & Location	The subject site is located at 5755 SW Erickson Avenue, specifically identified as Tax Lots 04700 and 04803 on Washington County Tax Assessor's Map 1S1116DC. The two parcels equal approximately 4.17 acres in size. The church site is located on the west side of SW Erickson Avenue between SW 10 th Street to the north and SW Larson Street to the south. Evelyn M. Schiffler Memorial Park abuts the site to the north.	
NAC	Central Beaverton	
Surrounding Uses	Zoning: <u>North:</u> Residential Urban Standard Density 7,000 (R7)	Uses: <u>North:</u> Public Park
	<u>South:</u> Residential Urban Standard Density 5,000 (R5)	<u>South:</u> Detached Dwellings
	<u>East:</u> Residential Urban Medium Density 2,000 (R2)	<u>East:</u> Attached Dwellings
	<u>West:</u> Residential Urban Standard Density 5,000 (R5)	<u>West:</u> Detached Dwellings

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Exhibits

Exhibit 1. Materials Submitted by Staff

Exhibit 1.1 Zoning and Vicinity Map (page SR-6 of this report)

Exhibit 1.2 Aerial Map (page SR-7 of this report)

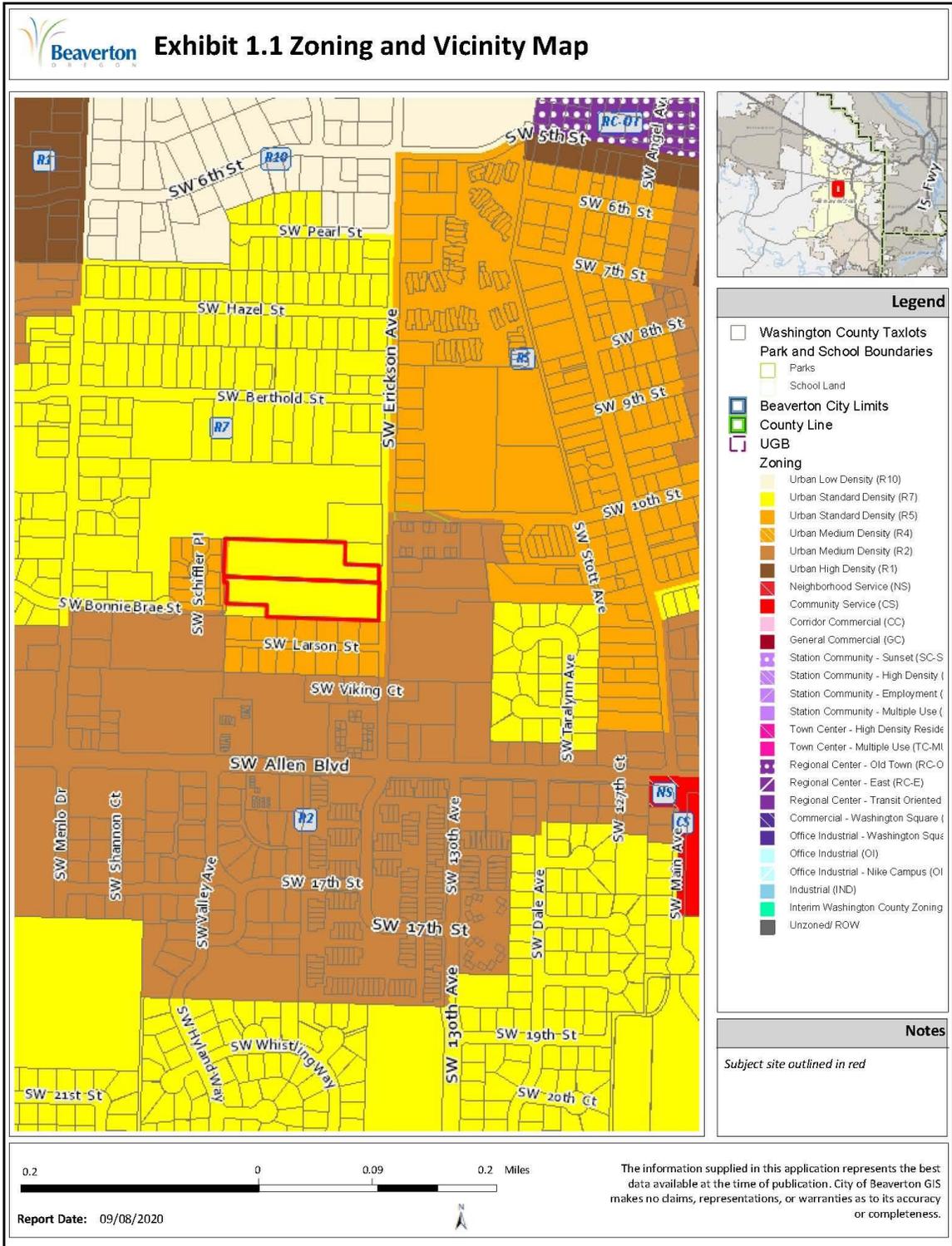
Exhibit 2. Public Comment

Exhibit 2.1 Email from Judy Castle, received August 11, 2020

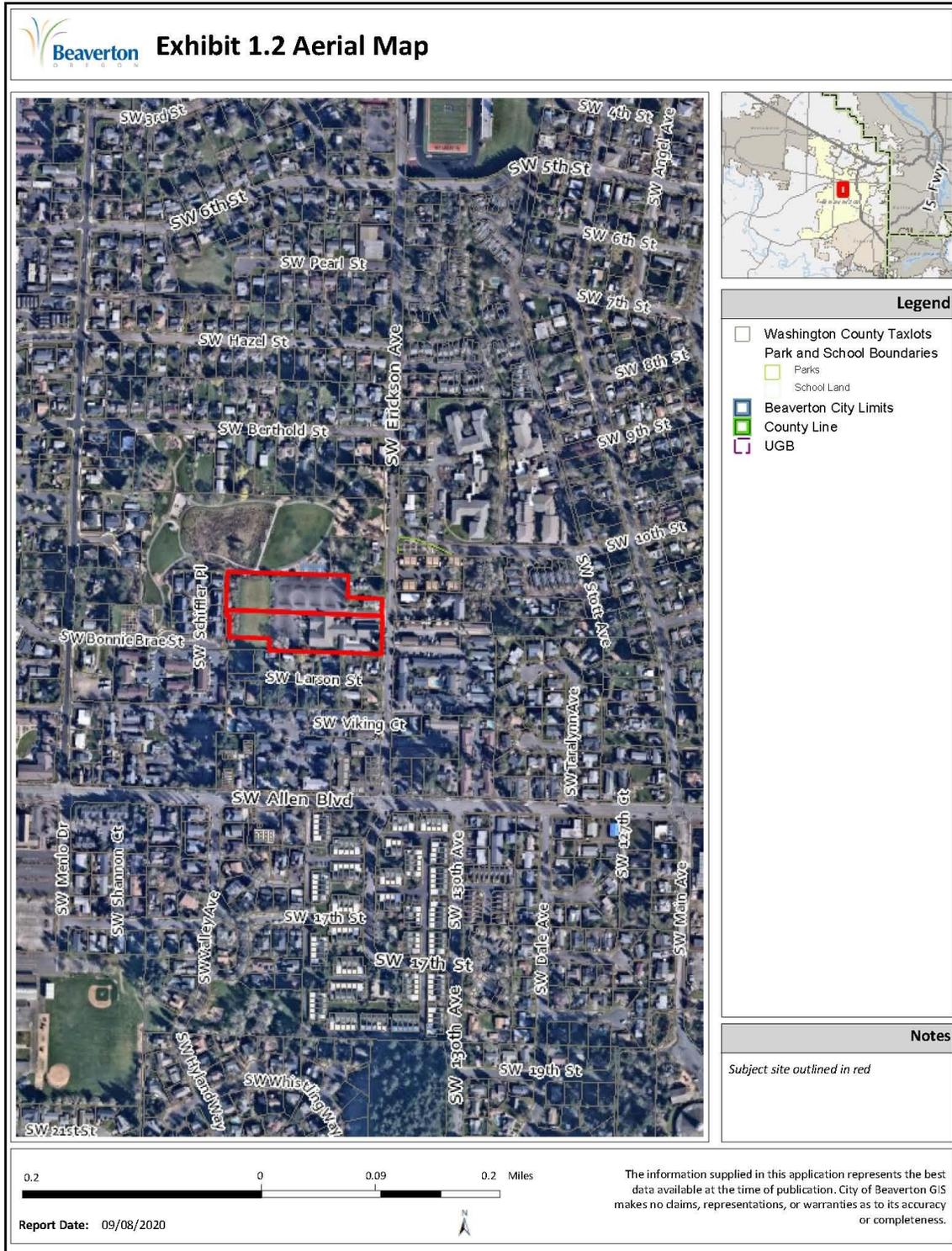
Exhibit 3. Materials Submitted by the Applicant

Exhibit 3.1 Submittal Package

Cor Deo Christian Academy (CU2020-0004)



Cor Deo Christian Academy (CU2020-0004)



**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS**

APPROVAL of Cor Deo Christian Academy (CU2020-0004)

Section 40.03.1 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in a different order. The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted application(s) as identified below:

- **All twelve (12) criteria are applicable to the submitted New 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.***

FINDING:

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, stormwater drainage and retention, transportation, and fire protection.

Public Water

The property is served by City of Beaverton water service. The applicant submitted a Service Provider Letter from the City of Beaverton that states that the water service level is adequate to serve the proposed project. Therefore, the Committee finds that adequate water service can be provided to the site to serve the proposed development.

Sanitary Sewer

The property is served by City of Beaverton sanitary sewer service and the applicant has stated that the sanitary sewer services are adequate to service the proposed development. An existing 12-inch sanitary main is in SW Erickson Avenue. The Committee finds that adequate sanitary sewer service can be provided to the site to serve the proposed development.

Stormwater Drainage and Retention

The property is served by City of Beaverton storm sewer service and the applicant has stated that the storm sewer services are adequate to service the proposed development. An existing 42-inch storm drain is in SW Erickson Avenue. The Committee finds that adequate stormwater drainage and retention service can be provided to the site to serve the proposed development.

Transportation

The subject site fronts SW Erickson Avenue, which is classified as a Collector. No changes to the building exterior or site are proposed. The applicant states that 73 students in the middle school and high school age groups will relocate to the Parkside Fellowship Church. The applicant's transportation engineer conducted a trip analysis to determine whether the proposed relocation exceeds threshold for a full traffic impact analysis, which is 300 vehicles or more per day in average weekday trips. The engineer made calculations for several different school codes because there is no direct match to the proposed private middle/high school in the Institute of Transportation Engineers' Trip Generation Manual, Tenth Edition. The average daily trip rate was calculated on a per-student basis using the land use codes for Middle School/Junior High School, High School, Private School (K-8), and Private School (K-12). The engineer states that the four land use codes produced an average of 196 net new weekday trips, which is below the threshold for a full traffic impact analysis. No frontage improvements will be required. Therefore, the Committee finds that adequate transportation service can be provided to the site to serve the proposed development.

Fire Protection

Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R staff has reviewed the proposed development's site plan and did not require the applicant to obtain a Service Provider Permit for the scope of work. TVF&R had no comments or concerns regarding the proposal. Therefore, the Committee finds that adequate fire protection service can be provided to the site to serve the proposed development.

Therefore, the Committee finds that the proposal meets the approval criterion.

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.

FINDING:

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way.

Schools

The proposed development is within the boundaries of the Beaverton School District. No new dwelling units are proposed as part of the development. Therefore, the Committee finds that the proposal will not affect the existing school capacity.

Transit Improvements

The site is located within one-quarter mile from TriMet’s Bus Line 88-Hart/198th and within a half-mile from Bus Line 76-Hall/Greenburg. Bus Line 88 runs between Willow Creek Transit Center, Aloha, and Beaverton, along 185th, Baseline, 198th, Farmington, 170th, Bany, Hart, Murray, Allen, and Lombard. Bus Line 76 is a frequent service bus line that runs between Tualatin, Tigard, Washington Square, and Beaverton, along Sagert, Martinazzi, Lower Boones Ferry Road, 72nd, Durham, Greenburg Road, and Hall. Both of the routes provide access Transit Centers. The Committee finds that there are adequate transit services to serve the proposed development.

Police Protection

The City of Beaverton Police will continue to serve the development site. The Committee finds that adequate police protection service can be provided to the site to serve the proposed development.

Pedestrian and Bicycle Facilities

The applicant states that the site’s existing pedestrian on-site facilities connect to SW Erickson Avenue and that these connections will remain. There are sidewalks on SW Erickson Avenue adjacent to the site. Therefore, the Committee finds that adequate pedestrian and bicycle facilities can be provided to the site to serve the proposed development.

Therefore, the Committee finds that the proposal meets the approval criterion.

- 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).***

FINDING:

The Committee refers to the Chapter 20 use and site development requirements tables at the end of this report. Staff will provide findings for the New Conditional Use request within the applicable section of the staff report.

Therefore, the Committee finds that the proposal meets the approval criterion.

- 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.***

FINDING:

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 60.

60.30 Off-Street Parking

Per Beaverton Development Code (BDC) Section 60.30.10.5.B, no short-term bicycle parking spaces are required for middle or high schools. Long-term bicycle parking spaces are required at a ratio of one space per nine middle school students and one space per 18 high school students. For a student body size of 41 high school students and 32 middle school students, six long-term bicycle parking spaces are required. The applicant states that there are six existing bicycle parking spaces located at the west entrance of the church and that these spaces are covered and lighted. The Committee recommends a condition of approval requiring the applicant to provide details on the bicycle parking spaces to demonstrate that they meet the standards within the Development Code and the Engineering Design Manual.

Per BDC Section 60.30.10.5.A, the minimum parking ratio requirement for motor vehicles is one parking space for each middle school Full Time Equivalent (FTE) staff and 0.2 spaces for each high school FTE student and FTE staff. The maximum parking ratio requirement for motor vehicles is 1.5 spaces for each middle school FTE staff and 0.3 spaces for each high school FTE student and FTE staff. The school will have 10 FTE staff and 41 FTE high school students, which will require up to 18 parking spaces. The existing parking lot contains 157 parking spaces. The applicant has provided a schedule of other activities that will occur on the church site, which shows that no other activities are scheduled during the proposed school hours on Mondays, Wednesdays, and Fridays. Therefore, the Committee finds that the existing number of spaces within the on-site parking lot can accommodate the proposed school.

Section 60.55 Transportation Facilities

The applicant states that 73 students in the middle school and high school age groups will relocate to the Parkside Fellowship Church. The applicant's transportation engineer conducted a trip analysis to determine whether the proposed relocation exceeds threshold for a full traffic impact analysis, which is 300 vehicles or more per day in average weekday trips. The engineer made calculations for several different school codes because there is no direct match to the proposed private middle/high school in the Institute of Transportation Engineers' *Trip Generation Manual, Tenth Edition*. The average daily trip rate was calculated on a per-student basis using the land use codes for Middle School/Junior High School, High School, Private School (K-8), and Private School (K-12). The engineer states that the four land use codes produced an average of 196 net new weekday trips, which is below the threshold for a full traffic impact analysis.

For these reasons and as conditioned, the Committee finds that the proposed development is consistent with the applicable provisions of Chapter 60.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

- 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.***

FINDING:

The applicant states that the property owner will maintain all facilities and areas not subject to maintenance by a public agency. The Committee finds that the proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

Therefore, the Committee finds that the proposal meets the approval criterion.

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

FINDING:

The applicant states that safe and efficient vehicular and pedestrian circulation is already provided on site and will continue to be provided with the proposal. Because the church and school activities occur on different days or times, the existing parking lot can adequately serve the school. Vehicles that come to the site to drop off and pick up students will have the option of either parking in the lot or queuing in a loop around the exterior of the parking lot to access the doors that will be used as the main school entrance. The applicant proposes to provide signs on-site to show the queuing route, which has a stacking length of over 750 feet. The Committee recommends a condition of approval requiring the applicant to submit a signage plan to be approved by the City Transportation Engineer for the on-site circulation to ensure that drivers dropping off and picking up students associated with the new school use maneuver in the route shown in the applicant's submitted queuing site plan. For these reasons and as conditioned, the Committee finds that there are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the proposed development.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

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

FINDING:

The Committee incorporates the findings for Approval Criterion 40.03.1.F, above, and finds that the development's on-site vehicular and pedestrian circulation systems will connect to the surrounding circulation systems in a safe, efficient, and direct manner.

Therefore, the Committee finds that the proposal meets the approval criterion.

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.

FINDING:

Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R staff has reviewed the proposed development's site plan and endorsed the proposal as shown without any conditions of approval. TVF&R will verify that their requirements are met prior to building permit issuance. The Committee finds that the site can be designed in accordance with City codes and standards and provide adequate fire protection.

Therefore, the Committee finds that the proposal meets the approval criterion.

- 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.***

FINDING:

The applicant states that no architectural changes to the exterior of the existing building are proposed. The interior alterations and remodeling that will be made to accommodate the school use will require building permits. The Committee finds that review of the construction documents at the Building Permit stage will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

Therefore, the Committee finds that the proposal meets the approval criterion.

- 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.***

FINDING:

The applicant states that no changes to the building exterior or site are proposed. Because no physical changes to the site are proposed, the proposal will not include any grading or contouring of the subject site.

Therefore, the Committee finds that the approval criterion is not applicable to the proposal.

- 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.***

FINDING:

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code, and other standards as required by the ADA. The Committee finds that review of the proposed plans at the Building Permit stage is sufficient to guarantee compliance with accessibility standards.

Therefore, the Committee finds that the proposal meets the approval criterion.

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

FINDING:

The applicant submitted the New Conditional Use application on May 20, 2020, and it was deemed complete on July 24, 2020. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements identified in Section 50.25.1 are contained within this proposal.

Therefore, the Committee finds that the proposal meets the approval criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements R7 Residential Urban Standard Density Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.05.20 (R7)			
Educational Institutions	Conditional Use	The applicant proposes to relocate its middle and high school student body to Parkside Fellowship Church.	See CU Findings
Development Code Section 20.05.15 (R7)			
Minimum Land Area ¹	7,000 square feet	Not applicable, no new lots proposed	N/A
Minimum Lot Width	65 feet	Not applicable, no new lots proposed	N/A
Minimum Lot Depth	90 feet	Not applicable, no new lots proposed	N/A
Minimum Yard Setbacks	Front: 17 feet Side: 5 feet Rear: 25 feet	Not applicable, no exterior building or physical site improvements proposed	N/A
Reduced Yard Setbacks ¹¹	Front: 10 feet Side: 5 feet Rear: 5 feet	Reduced yard setbacks are not proposed	N/A
Maximum Building Height	35 feet	Not applicable, no exterior building or physical site improvements proposed	N/A

1. For Detached, minimum land area per dwelling unit in the R5, R7, and R10 zones. For Attached and Detached, minimum parent parcel of land area per dwelling unit in the R1, R2, and R4 zones.

11. Upon arrival of Flexible Setback 40.30 application.

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	No building exterior or site changes are proposed.	N/A
Development Code Section 60.07			
Drive-up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a Floodplain.	N/A
Development Code Section 60.11			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	No food cart pods are proposed.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits are requested.	N/A
Development Code Section 60.15			
Land Division Standards	On-site surface contouring within 25 feet of a property line within or abutting any residentially zoned property.	No land grading is proposed within 25 feet of a property line.	N/A
Development Code Section 60.20			
Mobile and Manufactured Home Regulations	Requirements for the placement of mobile homes and manufactured homes.	No mobile or manufactured homes are proposed.	N/A
Development Code Section 60.25			
Off-Street Loading Requirements	None required for schools under 14,000 square feet	No loading spaces are proposed	N/A

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.30			
Off-street Motor Vehicle Parking	Minimum: 1 parking space per middle school Full Time Equivalent (FTE) staff; 0.2 spaces per high school FTE students and FTE staff Maximum: 1.5 parking space per middle school FTE staff; 0.3 spaces per high school FTE students and FTE staff	There will be 10 FTE staff members and 41 high school students which requires up to 18 spaces. The existing parking lot contains 157 spaces.	YES
Required Bicycle Parking	Short-term: none required Long-term: 1 space per 9 middle school students; 1 space per 18 high school students	Six long-term spaces are proposed, which meets the minimum requirement for 41 high school students and 32 middle school students.	YES
Development Code Section 60.55			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to the Facilities Review Committee findings herein.	N/A
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	No building exterior or site changes are proposed.	N/A
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	No building exterior or site changes are proposed.	N/A

**CU2020-0004
ANALYSIS AND FINDINGS FOR
NEW CONDITIONAL USE APPROVAL**

Section 40.03.1. Facilities Review Committee Approval Criteria

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met, as applicable.

FINDING:

Staff has reviewed the applicable Facilities Review Committee approval criteria in Attachment A of this report. Staff cites the findings presented in Attachment A in response to the Facilities Review Committee approval criteria. As identified in Attachment A, the proposal meets Approval Criteria 40.03.1.A through L, subject to conditions of approval identified in Attachment C.

Therefore, staff finds that the proposal meets the criteria for approval.

Section 40.15.05. Purpose.

The purpose of a Conditional Use application is to review uses that may be compatible in the underlying zoning district but because of their size, operation, or other characteristics require review on a case-by-case basis. These uses are subject to the regulations in this Section because they may, but do not necessarily, result in significant adverse effects upon the environment, overburden public services, alter the character of the surrounding area, or create nuisances. Conditional Uses may be approved, approve with site-specific conditions design to minimize or mitigate identified adverse impacts, or denied.

This Section is carried out by the approval criteria listed herein.

Section 40.15.15.3.C. Approval Criteria. *In order to approve a New Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

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

FINDING:

The applicant proposes to relocate Cor Deo Christian Academy, a private school, to Parkside Fellowship Church, which meets threshold:

- 1. The proposed use is Conditionally permitted in the underlying zoning district and a prior Conditional Use approval for the proposed use is not already in effect.*

Educational Institutions are Conditionally permitted in the underlying R7 zoning district and there is no prior Conditional Use approval for the proposed use already in effect on the subject site.

Therefore, staff finds that the proposal meets the approval criterion.

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

FINDING:

The City of Beaverton received the appropriate fee for a New Conditional Use application.

Therefore, staff finds that the proposal meets the approval criterion.

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

FINDING:

Staff cites the following Comprehensive Plan policies and associated findings as applicable to the proposal:

Goal 3.8.1 Complete and livable Neighborhoods.

Policy 3.8.1.g ensures 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. The applicant states that by relocating Cor Deo Christian Academy to the existing church, the proposed school will be integrated into the surrounding developed neighborhood. No physical changes to the site are proposed and the existing vehicle, pedestrian, and bicycle connections from the site to the adjacent street will remain.

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

As stated in the findings for Goal 3.8.1, above, by relocating Cor Deo Christian Academy to the existing church, the proposed school will be integrated into the surrounding developed neighborhood. Because the school will utilize an existing building instead of constructing a new building, detached housing will continue to be emphasized in the residential neighborhood.

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

Policy 8.4.1.a states that noise impacts shall be considered during development review processes. The applicant states that all school activities will be conducted within the existing church building, which mitigates for potential noise impacts. The school will operate between the hours of 8:00 AM and 2:30 PM on Mondays, Wednesdays, and Fridays, additionally limiting times of potential noise impacts.

Therefore, staff finds that the proposal meets the approval criterion.

4. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.*

FINDING:

The proposed school use will locate within an existing building on the subject site. No physical changes to the site are proposed. Because the proposed use will be within the existing building and there is enough space for the minimum required parking on the site, staff finds that the site can reasonably accommodate the proposal.

Therefore, staff finds that the proposal meets the approval criterion.

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.*

FINDING:

The proposed school use will locate within an existing church building on the subject site. No physical changes to the site are proposed. Because the church and school activities occur on different days or times, the existing parking lot can adequately serve the school. Vehicles that come to the site to drop off and pick up students will have the option of either parking in the lot or queuing in a loop around the exterior of the parking lot to access the doors that will be used as the main school entrance. The applicant proposes to provide signs on-site to show the queuing route, which has a stacking length of over 750 feet. Staff recommends a condition of approval requiring the applicant to submit a signage plan to be approved by the City Transportation Engineer for the on-site circulation to ensure that drivers dropping off and picking up students associated with the new school use maneuver in the route shown in the applicant's submitted queuing site plan.

For these reasons and as conditioned, staff finds that 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.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the approval criterion.

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

FINDING:

The applicant has submitted this New Conditional Use application and no other applications are required of the applicant at this stage of City review.

Therefore, staff finds that the proposal meets the approval criterion.

**RECOMMENDED CONDITIONS OF APPROVAL
Cor Deo Christian Academy (CU2020-0004)**

1. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site, unless otherwise specified in the conditions attached to the permit. (Planning/LR)
 2. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period. (Planning/LR)
- A. Prior to building permit issuance or commencement of the New Conditional Use, whichever is sooner, the applicant shall:**
3. Submit a signage plan to be approved by the City Transportation Engineer for the on-site circulation to ensure that drivers dropping off or picking up students associated with the new school use maneuver in the route shown in the applicant's submitted queuing site plan. (Transportation/KM)
 4. Submit plans demonstrating compliance with the City's minimum standards for long-term bicycle parking (BDC 60.30.2.B and EDM Section 340). (Planning/LR)