

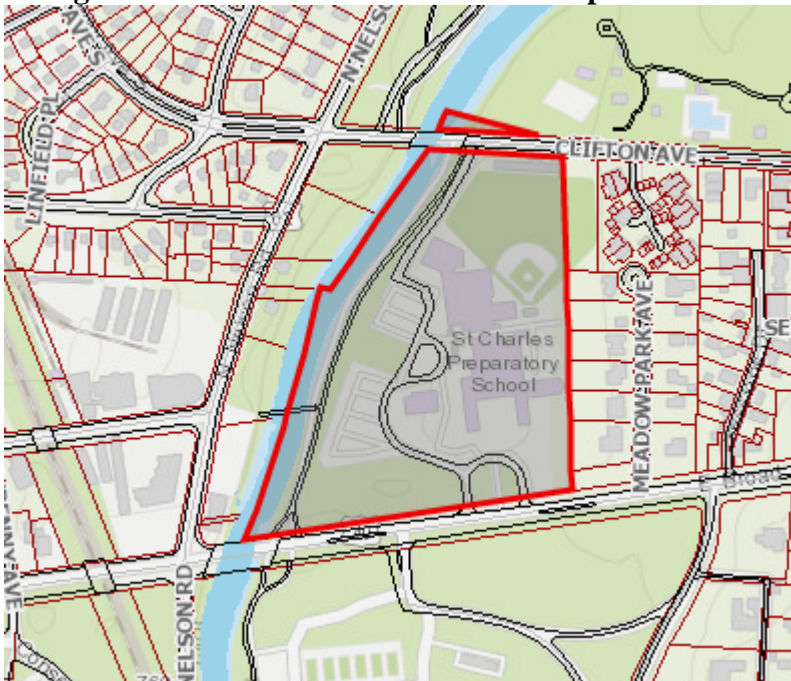


Board of Zoning and Planning Staff Report – July 25, 2019

Application No.: BZAP-19-10
Applicant: Brent Foley – Triad Architects
Owner: St. Charles Preparatory School
Location: 2010 E. Broad Street

BZAP Request: The applicant is seeking review and approval of a parking lot expansion and landscaping, on the east side of the St Charles Preparatory School, in accordance with Bexley Code Section 1254.07 (OS) Open Space Zoning District.

Background: The lot location and size comparison

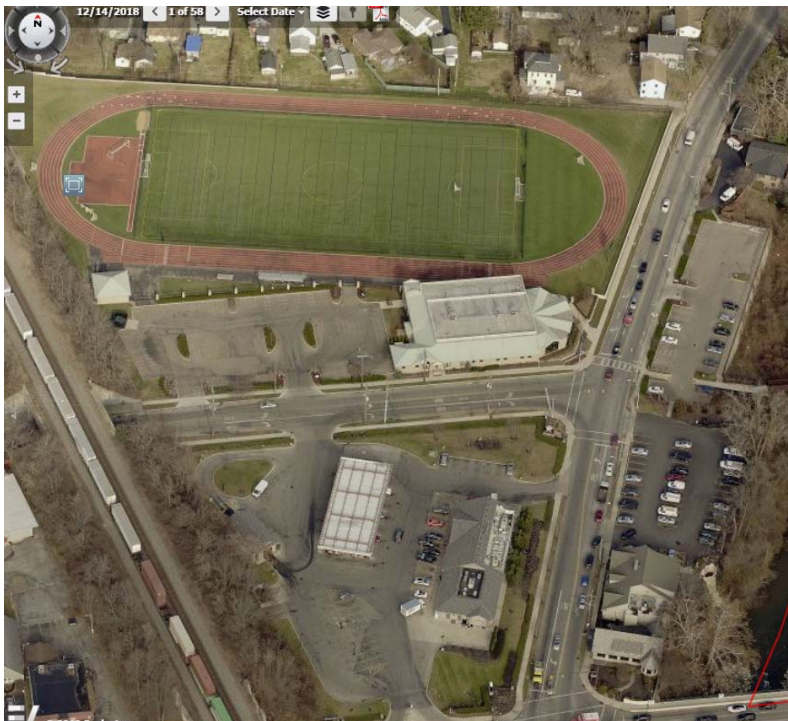


The site is located on the North side of E. Broad Street and East of Alum Creek.



St Charles aerial view North of Broad St.

The existing parking lot on-site at St. Charles has 272 parking spaces.



St Charles West Campus Parking lot & Horvarth Parking lot

The lots located (just outside Bexley) at St. Charles West Campus Complex has 66 parking spaces on the west side of Nelson and 44 parking spaces for an additional 110 available parking spaces.

Off-Street Parking

1262.02

Minimum number of off-street parking spaces shall be provided in accordance with the following schedule:

(g) Public and quasi-public uses	One per 5 seats in any public assembly area, or 1 space per 400 square feet of net floor area if no assembly area exists.
----------------------------------	---

PARKING CODE REQUIREMENTS:

408.75 required parking spaces for the St. Charles School based on 163,500 sq'.
240 parking spaces for the existing commons (public assembly area) at the school
648.75 total required parking spaces.

CONSIDERATIONS

382 parking spaces currently available on the combined sites.

The plans indicate 685 parking spaces required; however I have excluded the **36.25** required parking spaces for the existing practice facility, being that it is located outside Bexley but still provides 110 available spaces for the overflow parking.

The 71 spaces proposed only help with the code required parking. It does not encroach any further into the front yard of the campus than other park/drive areas and will have screening similar to what exists in front of the west lot on campus. There are existing trees that provide some screening along the east side property line, bordering Meadow Park Drive. The plan provides additional evergreen to border the east edge of the existing and proposed lots on the east. It is recommended that the Tree & Public Garden Commission review landscaping in order to ensure screening from adjacent property

The east lot is currently only accessible from the tunnel which runs through the school building. The proposed improvements will allow access from the main entrance drive off of Broad Street. It further will allow fire truck access to the east side of the building, as a fire truck would not fit through the existing tunnel.

The parking requirements are not yet met; however, St. Charles obtained property outside of Bexley to assist with their parking needs prior to simply expanding parking on their existing campus site in Bexley. Additional parking can only help the function of the school facility and will provide a total of 453 parking spaces between the two properties. Staff supports the additional parking in the proposed location, with landscape screening review subject to the approval of Tree & Public Garden Commission or their designee.

Kathy Rose,
Director of Building & Zoning

