

SUP CONDITIONS

1. **USE:** The only use authorized by this specific use permit is a private elementary school. **A high school is prohibited.**
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit is for a period of **TEN YEARS** and expires on **[insert expiration date]**.
4. **LANDSCAPING:** Landscaping must be provided and maintained in accordance Article X of the Dallas Development Code, as amended.
5. **CLASSROOMS:** The maximum number of elementary school classrooms is 21. Enrollment is limited to 340 students.
6. **FENCES:** A fence may be located in a required side or rear yard along a street frontage up to a maximum height of six feet if:
 - A. gates for vehicular traffic are located a minimum of 20 feet from the back of the street curb;
 - B. the fence complies with the visual obstruction regulations in Section 51A-4.602; and
 - C. the fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property [PARKING: Parking must INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
7. **PEDESTRIAN AMENITIES:** A minimum of one of each of the following pedestrian amenities must be provided along **Airline Road and Wentwood Drive.**
 - A. Bench.
 - B. Trash receptacle.
 - C. Bicycle rack.
8. **SIGNS:** Signs are not required to be shown on the attached site plan.
9. **TRAFFIC MANAGEMENT PLAN:**
 - A. In general. Operation of a [the] private school must comply with the attached traffic management plan.
 - B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
 - C. Traffic study. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2027, or within six months after students first begin attending class, whichever is later. After the initial traffic study, the Property owner or operator shall submit

updates of the traffic study to the director by November 1st of each year for each year that the school adds a grade and thereafter on November 1st every odd numbered year.

a. If the Property owner or operator fails to submit the required initial traffic study to the director by **November 1, 2027**, or within six months after students began attending classes, whichever is later, the director shall notify the city plan commission.

b. If the Property owner or operator fails to submit a required update of the traffic study to the director by **November 1 of each odd-numbered year**, the director shall notify the city plan commission.

i. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop off and pick-up times over a two-week period, and must contain an analysis of the following:

- a. ingress and egress points;
- b. queue lengths;
- c. number and location of personnel assisting with loading and unloading of students;
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and
- g. circulation.

ii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

b. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

D. Amendment process.

i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code.

ii. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

12. OTHER PROVISIONS: A licensed peace officer must be present on campus during school operating hours.