Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a private school.

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 with 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: Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Section 51A-4.602.

   A. An open fence with a maximum height of six feet may be located in a required side or rear yard if all of the following conditions are met.

   B. gates for vehicular traffic must be located a minimum of 20 feet from the back of the street curb;

   C. the fence complies with the visual obstruction regulations in Section 51A-4.602;

   D. the fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property; and

   E. for fences within required front yards, along Northwest Parkway, fence height is limited to four feet unless a six-foot open fence is approved by the Board of Adjustment for these locations.

7. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

8. PEDESTRIAN ACCESS: Pedestrian access to the property, including paved pedestrian pathways between the building and public rights of way, must be provided in the locations shown on the attached site plan. At least one such pedestrian access point is required at each street abutting the property.

9. PEDESTRIAN AMENITIES:

A. Prior to the issuance of a certificate of occupancy, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of Airline Road and Wentwood Drive:

i. bench;

ii. trash receptacle; and

iii. bicycle rack.

B. Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

C. Construction of the amenities must be completed prior to final inspection of the building permit and prior to the issuance of a certificate of occupancy.

10. SIDEWALKS/BUFFER: Except as specifically noted below, prior to the issuance of a certificate of occupancy for the private school, minimum six-foot-wide unobstructed sidewalks with a minimum five-foot-wide buffer must be provided along the entire length of all street frontages.

A. The minimum buffer width may be reduced to zero feet at drop off / pick up locations as shown on the attached site plan, provided that a minimum ten-foot-wide unobstructed sidewalk is provided in these locations.

B. Provided the sidewalk is in good repair and ADA compliant, existing sidewalk along all street frontages may remain as shown on the attached site plan; however, when this sidewalk is repaired or replaced it must have a minimum unobstructed width of six-feet and a minimum five-foot-wide buffer is required along each segment.

11. SIGNS: Signs for a private elementary school must comply with Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached site plan.

12. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of the private elementary 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.

i. 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 classes in the building, 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 every year the school adds a grade and thereafter by November 1st each 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 first begin attending classes, whichever is later, the director shall notify the city plan commission.

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

ii. 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.

iii. 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 the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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.

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

14. 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.

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