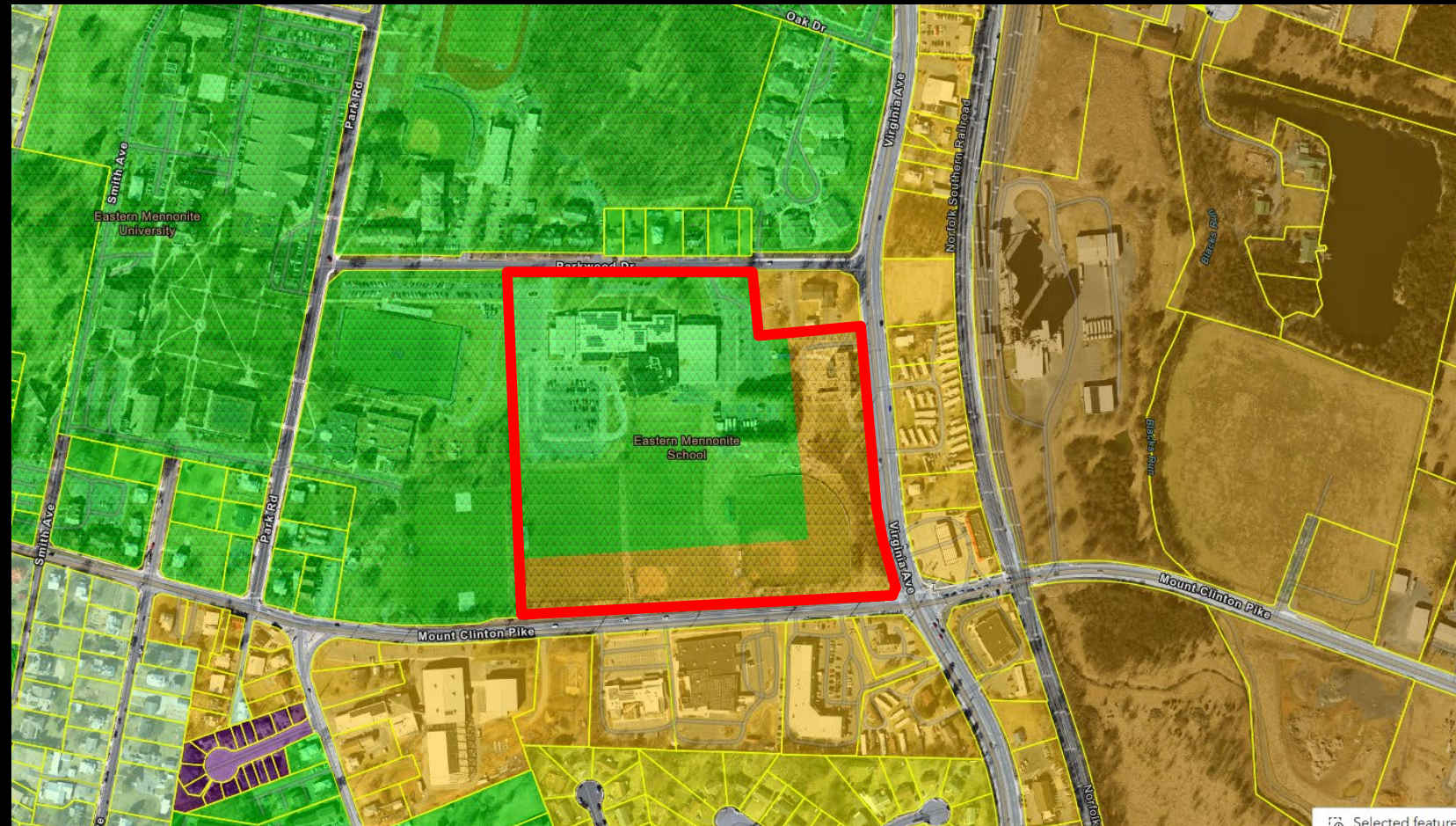
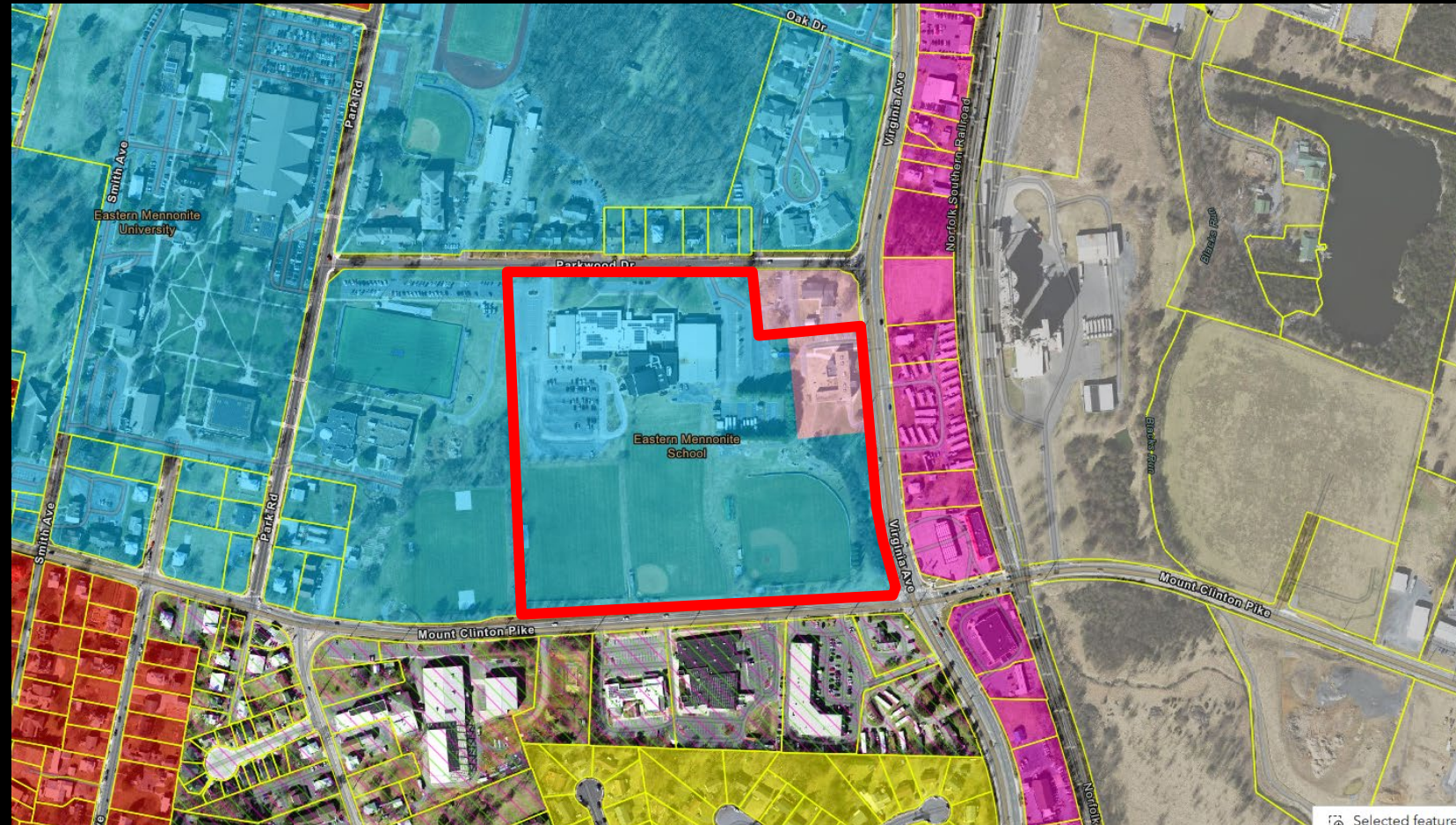


Rezoning (Master Plan Amendment) Eastern Mennonite School (EMS)



Rezoning (Master Plan Amendment) Eastern Mennonite School (EMS)



Rezoning (Master Plan Amendment) Eastern Mennonite School (EMS)





2002 — Initial Master Plan

- Campus expansion, parking, athletic fields, and limited zoning relief approved.

2016 — Amendment & Expansion

- I-1 overlay expanded by 2.08 acres; former Mennomedia building converted for elementary school use.

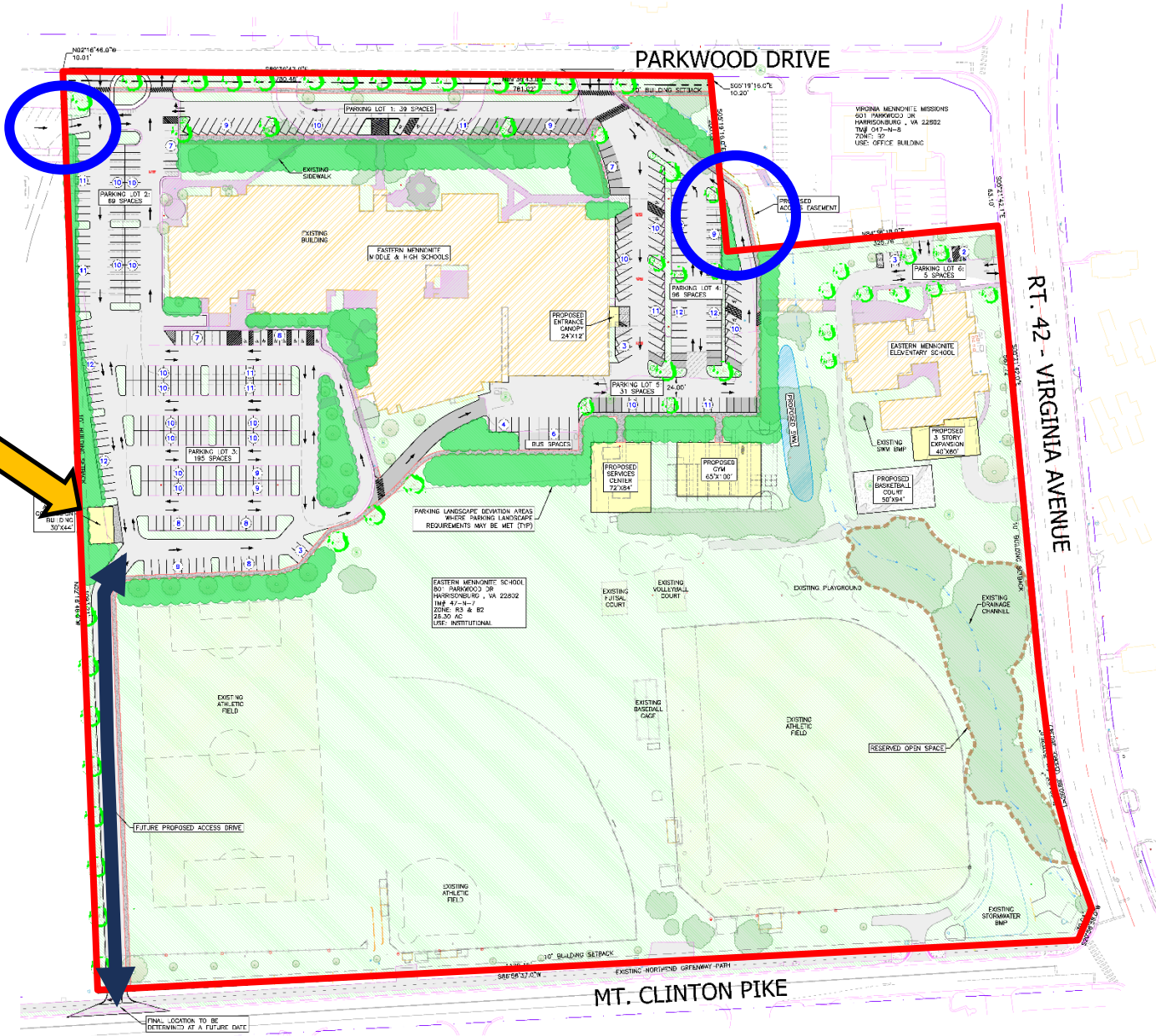
2026 — Today's Request

- Will supersede the previously approved EMS Master Plan to reflect the current single-parcel campus and to allow additional campus buildings, site improvements, and parking modification

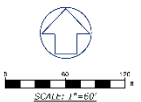
EASTERN MENNONITE SCHOOL CAMPUS MAP 2026



PARKING INFORMATION	
PARKING LOT	SPACES
LOT 1	39 (2 ADA)
LOT 2	69
LOT 3	195 (8 ADA)
LOT 4	96 (4 ADA)
LOT 5	31 (6 BUS SPACES)
LOT 6	5 (2 ADA)
TOTAL	435 (16 ADA)



- LEGEND
- EXISTING BUILDING
 - PROPOSED BUILDING
 - EXISTING PARKING
 - PROPOSED PARKING
 - EXISTING VEGETATION
 - PROPOSED PARKING LOT LANDSCAPED AREAS



Parking Lot Deviations

- Deviate from the following regulations:
 - 10-3-25.4 (a):
 - Requests flexibility from the required five-foot separation between nonresidential parking and adjoining residential property.
 - Allows parking to occupy more than 50% of the area between the building setback and public street frontage.
 - 10-3-30.1 (5) and (6):
 - Allows required landscaping islands within parking areas or within 15 feet of a parking lot.
 - Provides flexibility for final parking-lot design and drive aisle configurations while maintaining on-site landscaping.

Recommendation

Staff and Planning Commission (5-0) recommends approval of the Master Plan Amendment request.