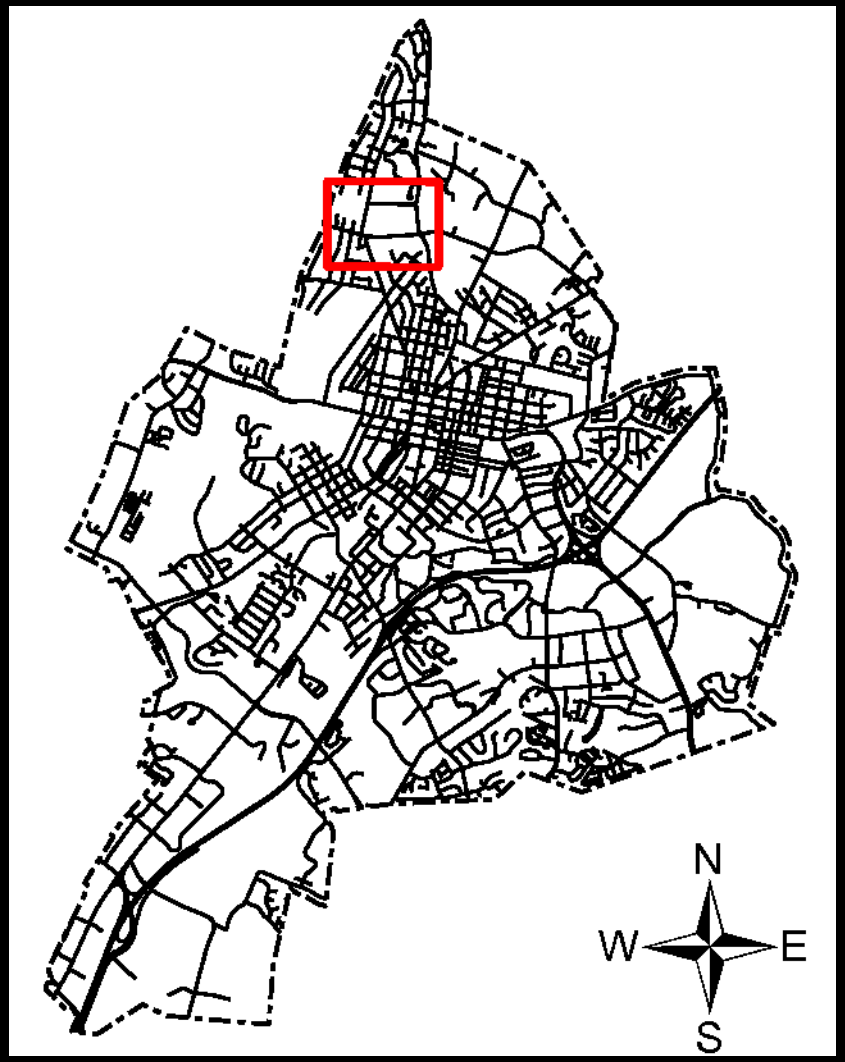
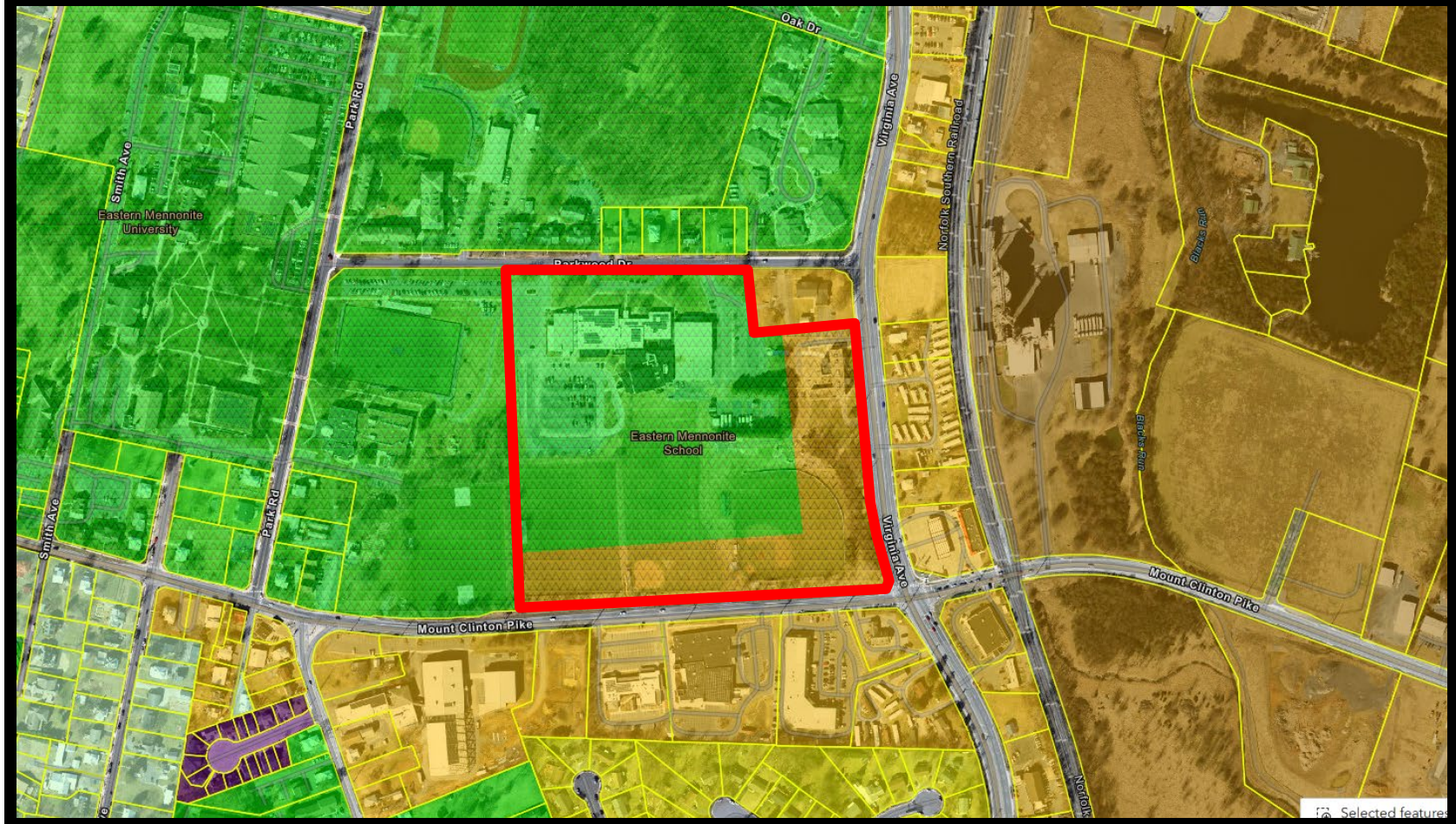
Rezoning (Master Plan Amendment)
Eastern Mennonite School (EMS)





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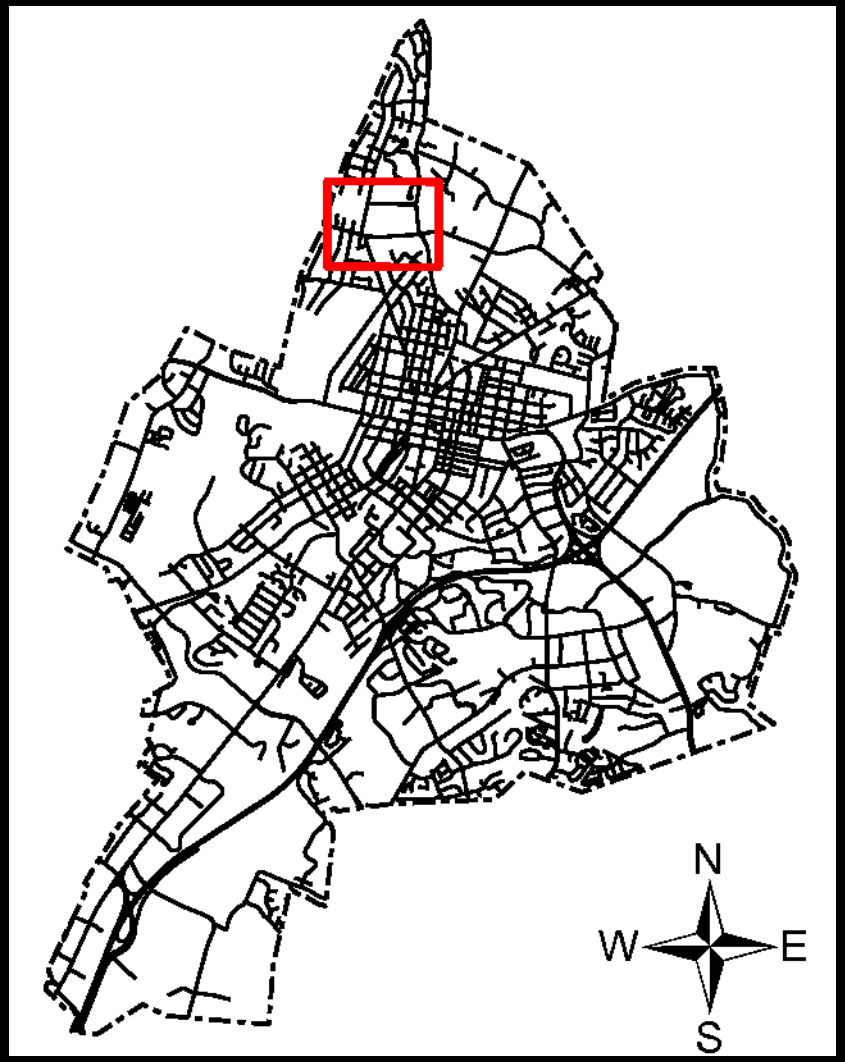

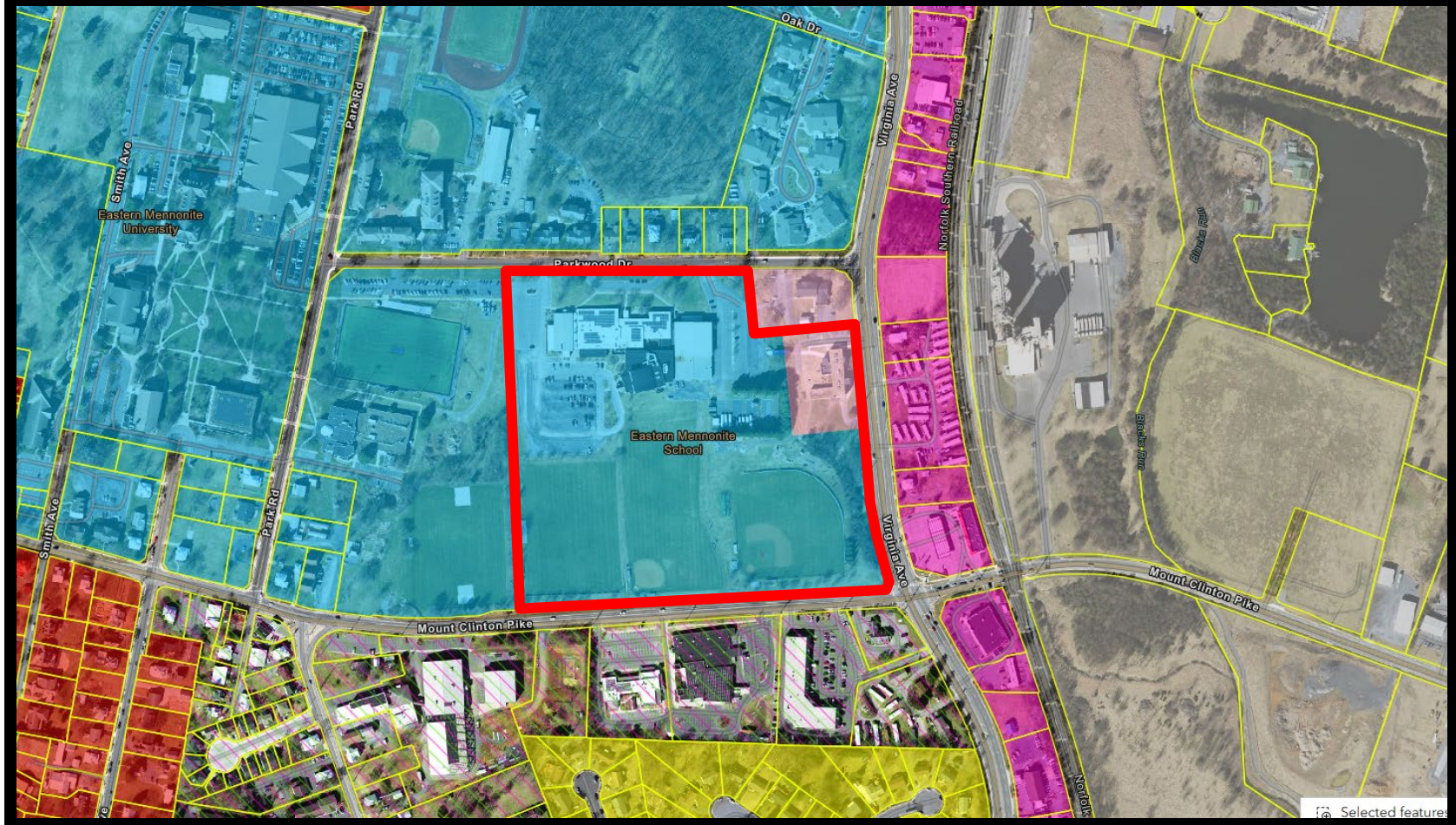

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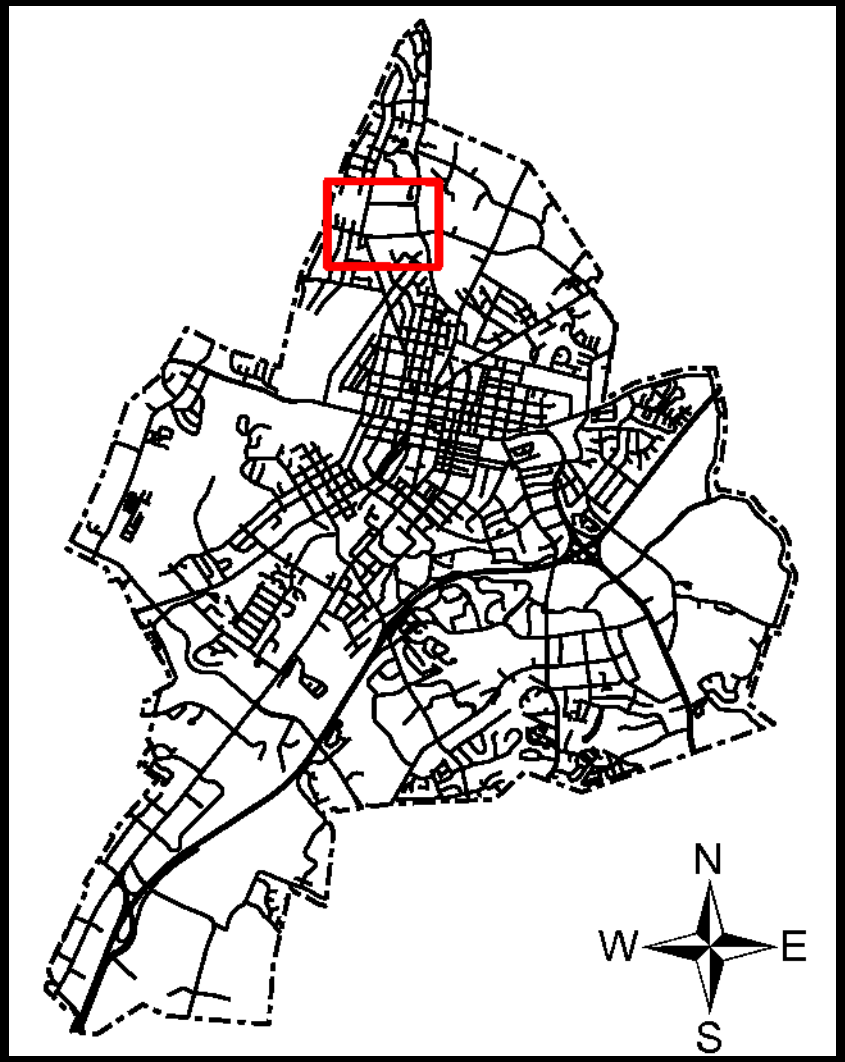
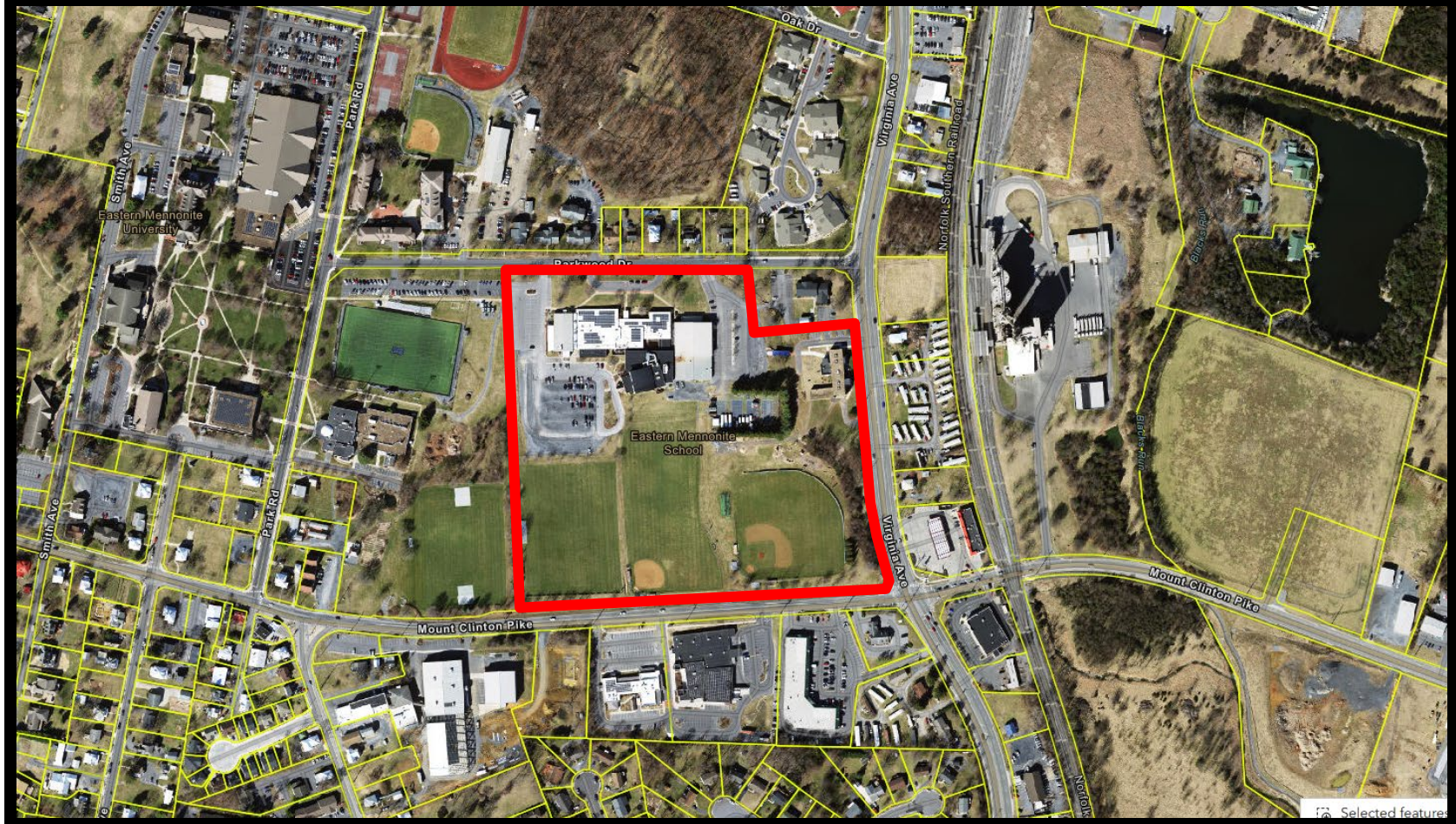




Parkwood Dr
Parkwood Dr
Virginia Mennonite Missions
VA Mennonite Relief Sale
Shalom Mennonite Congregation
Eastern Mennonite School
EMS Gym
Shalom Foundation
Aletheia Church
42
42
EMS Upper Soccer Field
EMS Softball Field
Mt Clinton Pike
Mt Clinton Pike
Faded tobacco and Vape

2002 — Initial Master Plan

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

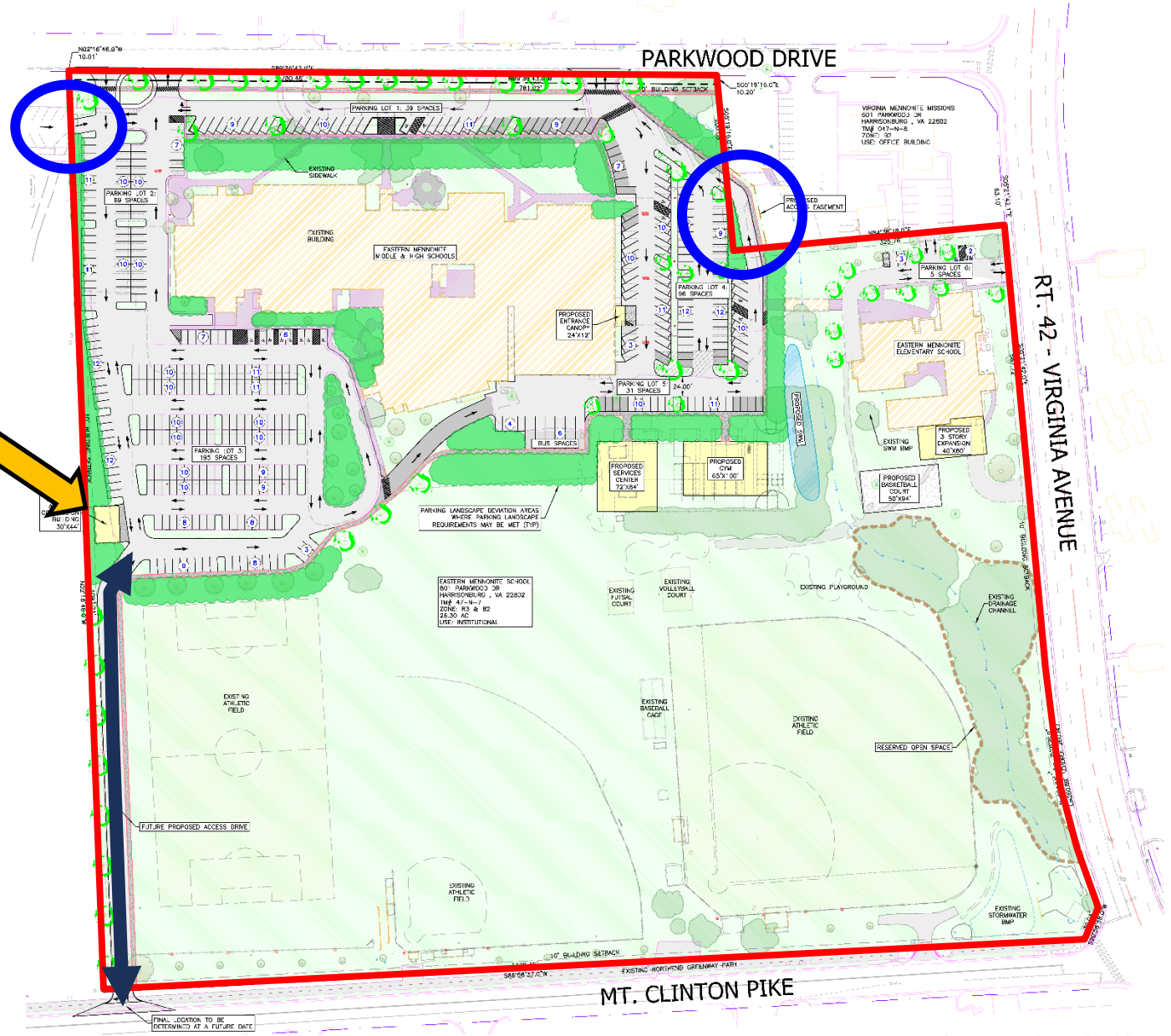
2016 — Amendment & Expansion

- 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)

Eastern Mennonite School

COLMAN ENGINEERING

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.