

PRELIMINARY STAFF REPORT

To: City Planning Commission

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Zoning Docket: 043/15

Date: April 24, 2015

I. GENERAL INFORMATION

Applicant: St. George's Episcopal School

Request: This is a request for an amendment to Ordinance No. 17,393 M.C.S. (Zoning Docket 001/96, which granted a Conditional Use to permit the expansion of an existing school) to permit the expansion of an existing school in an RD-2 Two-Family Residential District and a B-1A Neighborhood Business District.

Location: The petitioned property is located on Square 229, Lots 7-X, 5, 6, and 11 or C, in the Sixth Municipal District, bounded by General Pershing, Camp, Milan, and Magazine Streets. The municipal addresses are 917 - 939 General Pershing Street and 4220 Camp Street. (PD 2)

Description: The site of the proposed expansion of the existing school is comprised of Lot 7-X and 5. Lot 7-X is a square-shaped corner lot with frontages on Camp and General Pershing Streets. This lot measures 120 feet on all sides, and contains a total of 14,400 square feet. Lot 7-X is developed with St. George's Boh Early Childhood Care Center. Lot 5 is a rectangular interior lot that measure 30 feet in width, 120 feet in depth, and contains a total of 3,600 square feet in area. This lot is currently developed with a one-story shotgun double that was recently purchased by St. George's in 2013. The applicant is currently proposing to move the existing residence off-site to another lot in order to construct the proposed addition to the school.

In 1996, the City Council granted the property a conditional use under Ordinance No. 17,393 MCS (Zoning Docket 001/96) to permit the expansion of its facilities. This expansion included an increase to the total classroom, administrative, and play space by expanding into two existing building and demolishing a third building. St. George's currently has 370 students, 58 faculty members, and 50 classrooms.

The proposed expansion of the school involves the construction of a 10,000 square foot addition that will front on General Pershing Street where the two-family dwelling is currently located. The proposed expansion would increase the student body by 45 students, faculty members by 6, and would add 3 classrooms.

Why is City Planning Commission action required?

Article 4, Section 4.5.5 (by reference to **Section 4.1.5**) of the Comprehensive Zoning Ordinance states that schools are conditional uses in the RD-2 Two-Family Residential District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4. Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?

The petitioned site is within a large RD-2 Two-Family Residential District that covers most of the properties within the area bounded by Prytania and Magazine Streets, and Louisiana and Napoleon Avenues. This RD-2 District is developed mostly with single-, two-, and multiple-family residences, and a couple of schools including McDonough School Number 7 and the school making this request, St George’s Episcopal School.

This RD-2 District is flanked to the north and west by an RM-2 Multiple-Family Residential District that covers most of the properties fronting Napoleon Avenue from Camp Street to Pitt Street and the properties between Prytania and Pitt Streets roughly between Napoleon Avenue and Delachaise Street. Uses within this district along Napoleon Avenue and Prytania Street are mostly multiple-family residential and include Sophie B. Wright Middle School which is currently undergoing renovations to add a gymnasium to the school. The properties along St. Charles Avenue are within an RM-2A Multiple-Family Residential District and contain a mix of multiple-family residential complexes and large single-family residences. This RM-2A District also includes a number of institutional uses including the Touro Synagogue, the New Orleans Unity Society of Practical Christianity, and Rayne Memorial United Methodist Church.

An MS Medical Services District is located northeast of the petitioned site and is roughly bounded by Saint Charles and Louisiana Avenues, and Amelia and Chestnut Streets. This district includes the Touro Hospital campus and a number of satellite medical offices and accessory uses. Bounding the petitioned site on the riverside of its RD-2 District on Magazine Street, is a B-1A Neighborhood Business District that extends almost unbroken from Napoleon Avenue to Washington Avenue. This district contains a wide variety of uses including numerous restaurants, retail establishments, food stores and a supermarket, the 2nd District Police Station, and the Engine No. 1 Fire Station.

B. What is the zoning and land use history of the site?

Zoning

1929 – ‘A’ One- and Two-Family Residential District
1953 – ‘B’ Two-Family Residential District
1970 – RD-2 Two-Family Residential District and B-1A Neighborhood Business District

Land use

1929 – Single- and two-family residential
1949 – Single- and two-family residential
1999 – Single- and two-family residential¹

C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?

In the past five years, there have been the following zoning actions for properties within five blocks of the subject site.

Zoning Docket 078/14 was a request for the rescission of Ordinance No. 24,496 MCS, which established a conditional use to permit a commercial child care center in an RM-2 Multiple-Family Residential District, and a new conditional use to permit a school in an RM-2 Multiple Family Residential District. The municipal address is 812 General Pershing Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site, which was also the subject of ZD 027-11, is located within two (2) blocks of the subject site.*

Zoning Docket 005/14 was a request for a conditional use to permit the sale of alcoholic beverages for on-premises consumption at a standard restaurant in a B-2 Neighborhood Business District. The municipal address is 4518 Magazine Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located within four (4) blocks of the subject site.*

Zoning Docket 107/13 was a request for a conditional use to permit the sale of alcoholic beverages for on-premises consumption at a standard restaurant in a B-1A Neighborhood Business District. The municipal address is 4128 Magazine Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site, which was also the subject of Zoning Docket 103/10, is located approximately two (2) blocks from the subject site.*

Zoning Docket 004/13 was a request for a conditional use to permit a parking lot providing off-street parking for a main use within 300 feet of said lot in an RM-2 Multiple-Family Residential District. The municipal address is 820 General Pershing

¹ The 1999 Land Use Plan presented a generalized indication of land uses and was not lot-specific.

Street. The City Planning Commission recommended denial of the request, which died for lack of action by the City Council. *This site is located within two (2) blocks of the subject site.*

Zoning Docket 094/12 was a request for a conditional use to permit a standard restaurant over 5,000 square feet in floor area and a conditional use to permit the sale of alcoholic beverages for on-premises consumption in a B-1A Neighborhood Business District. The municipal address is 4213-15 Magazine Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located within one (1) block of the subject site.*

Zoning Docket 045/12 was a request for a Residential Planned Community (RPC) District overlay to permit a multi-family development in an existing structure in an RD-2 Two-Family Residential District. The municipal address is 912 Napoleon Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located within two (2) blocks of the subject site.*

Zoning Docket 036/12 was a request for a conditional use to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant in a B-1A Neighborhood Business District. The municipal address is 4206-08 Magazine Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located within one (1) block of the subject site.*

Zoning Docket 027-11 was a request for a conditional use to permit a commercial child care center in an RM-2 Multiple-Family Residential District. The municipal address is 812 General Pershing Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located within two (2) blocks of the subject site.*

Zoning Docket 121/10 was a request for a conditional use to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant in a B-1A Neighborhood Business District. The municipal address is 4200 Magazine Street. The City Planning Commission recommended approval of the request. The applicant withdrew the request prior to its consideration by the City Council. *This site is located within one (1) block of the subject site.*

Zoning Docket 103/10 was a request for a conditional use to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant in a B-1A Neighborhood Business District. The municipal address is 4128 Magazine Street. The City Planning Commission recommended approval of the request, which was subsequently denied by the City Council. *This site, which was also the subject of Zoning Docket 107/13, is located approximately (2) blocks from the subject site.*

Zoning Docket 001/96 was a request for a conditional use to increase the total classroom, administrative and play space of an existing school by expanding the use into

two (2) existing buildings and demolishing a third building in an adjacent square, in an RD-2 Two-Family Residential District. The municipal addresses are 925-29-39 General Pershing and 4224 – 26 Camp Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This is the subject site.*

The application was approved subject to the following provisos (Ordinance No. 17,393 MCS):

Provisos

1. The applicant shall be required to mark a six (6) foot wide area across General Pershing Street as a "school crossing zone", establish a "no parking zone" along the Camp Street drop off area, and extend the existing school zones in accordance with the regulations of the Department of Streets;
2. The applicant shall resubdivide the property into one lot of record;
3. The applicant shall provide adequate staff to direct the traffic flow both at pick up and drop off times.
4. Should applicant acquire the adjacent vacant lot on Camp Street, trees shall be planted along the Milan Street lot line, as per City Planning Commission staff recommendations;
5. Large shade trees. 3 1/2 inch calipers, shall be planted within the play area, as per City Planning Commission staff recommendations;
6. The replacement of the existing trees and the planting of new trees within the public right-of-way on Camp and General Pershing Streets shall be subject to the approval of the Parkway and Park Commission;
7. A minimum six (6) foot high opaque fence shall be provided along each property line that abuts a residential use, unless there is an agreement among the owners which excludes fencing;
8. The trash disposal area shall be indicated on the plans. The area shall be screened from view and the trash cans/dumpster shall be placed within the public right-of-way on pick up days only;
9. Any additional signage shall meet the requirements of the RD-2 zoning classification.

The majority of recent cases in area near the petitioned property involved the sale of alcoholic beverages for on-premises consumption at a standard restaurant. All of these cases were located in the B-1A and B-2 District along Magazine Street. There was a

recent case involving the establishment of a school at 812 General Pershing Street which was approved by the City Planning Commission, and subsequently by the City Council. This request involved the Ecole Bilingue de la Nouvelle-Orleans' expansion of its campus to accommodate a number of middle school classrooms, a science lab, a library, and teachers' offices. This request is similar to that of Saint George's Episcopal School in that it involves the improvement and expansion of an existing school. The existing conditional use on the Saint George's Episcopal School site was approved in 1996 subject to a number of provisos which mostly required the installation of new fencing near residential properties and trees along the right-of-way. Another proviso required adequate staff to help direct traffic during drop-off and pick-up times, something that continues today. The previous conditional use approval on the Saint George's Episcopal Site and the recent approval for the Ecole Bilingue site indicate that approval of this conditional use would be consistent with past actions in this area.

D. What are the comments from the design review staff?

The proposed expansion of the Saint George's Episcopal School involves a part of the school campus located on Square 229, bounded by General Pershing, Camp, Milan and Magazine Streets. This part of the campus contains multiple lots most of which are zoned RD-2 Two-Family Residential District (Lot 7-X, Lot 11 or C and Lot 6). Lot 7-X contains two structures used for Early Childhood Center and Lot 6 contains a single story shotgun double located at 911-913 General Pershing Street. Combined, Lot 6 and a portion of the adjacent Lot 7-X, containing a 2-story building located at 929-939 General Pershing Street, will be the site of the proposed expansion. Lot 5 containing a raised basement structure used as the preschool building is the only one having a B-1A Neighborhood Business District zoning classification. This lot is not a part of the proposed expansion. Lot 11 is a part of the open yard area.

Site and Building Layout

The expansion will add 10,000 square feet of classroom and multi-purpose area to the school campus. The plans involve a partial demolition and renovation of the structure at 929-939 General Pershing Street and new construction replacing a shotgun double at 911-913 General Pershing Street. The new, two story "wing" will connect the Early Childhood Center located at the corner of General Pershing and Camp Streets on one end with the preschool building located at the other end of the street, combining all preschool and pre-k buildings into one footprint. The site proposed for expansion is approximately 53 feet wide and 100 feet deep and contains an area of 5,300 square feet.



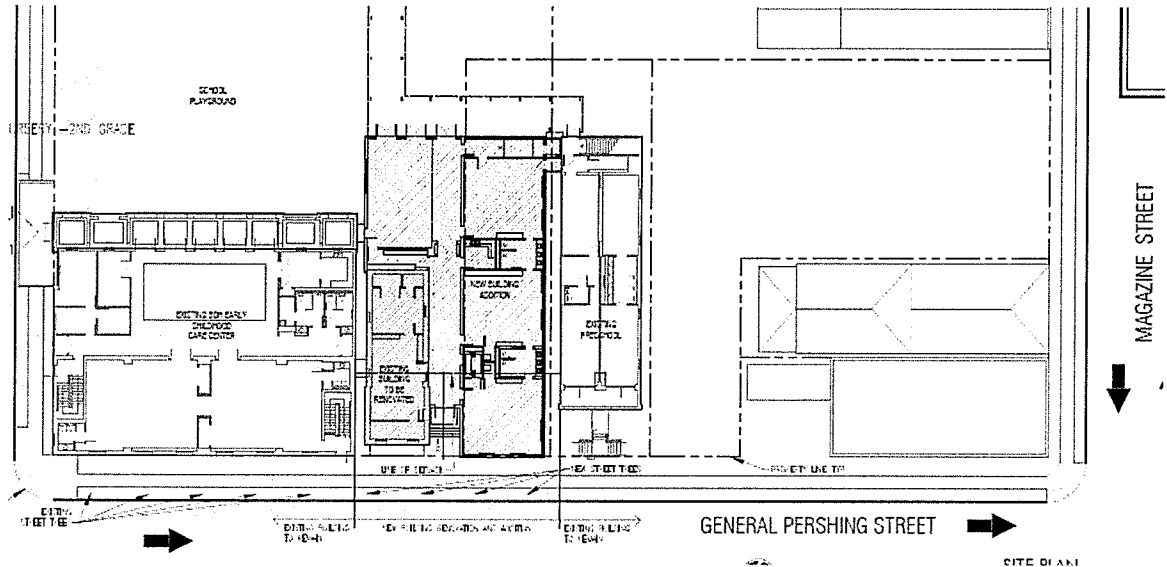
The School has offered the shotgun double at 911-913 General Pershing Street on the site to several parties to move off-site to another lot. The structure is in excellent condition and a move to another location rather than the demolition is an appropriate strategy.

The proposed renovation and the new construction will result in the following increase in the number of classrooms, faculty and students (preschool and pre-K):

- Classrooms: **3 new classrooms** + 50 existing = 53 classrooms total (6% increase)
- Faculty: **6 new faculty** + 58 existing = 64 faculty total (10 % increase)
- Students: **45 new students** + 370 existing = 415 students total (12% increase)

The new 2-story wing will contain 6 new classrooms (replacing 3 old classrooms and adding 3 new ones), a multipurpose room, an office, a reception, teachers' lounge and a conference room, plus a kitchenette, restrooms and a mechanical room. Each floor will comprise an area of approximately 5,000 square feet. The structure will be connected to early education buildings on both sides and will have access to the rear yard and play area. No off-street parking is proposed on-site.

Similarly to the Early Childhood Care Center building at the corner of General Pershing and Camp Streets and other corner property within the same block face, the proposed school addition will be located at the front property line. The addition will maintain the average front yard setback on the block, thus meeting the front yard standards of the CZO for the RD-2 District. As for the rear and side yard requirements, the applicant is proposing to consolidate all lots within the petitioned square owned by the school into a single lot of record. As the petitioned site will be in the middle of the school campus the project will meet the rear and side yard setback requirements.



According to the submitted building elevations, the new wing is designed in a way that reflects the character of the street and neighborhood. The structure has a distinct, traditional residential building form that matches the scale of the buildings on its sides while serving the school’s programmatic needs. The maximum height of the structure is 39 feet which is within the standards of the RD-2 District (40 feet max).

Compliance with Standards of Article 11, Section 11.37. - Schools, Public/Private Elementary Schools (Including Kindergarten).

According to Article 11. Section 11. 37.1, in all districts in which elementary schools are authorized, the following standards apply:

- a. *Facilities shall be located on a site having a minimum of two (2) acres or one (1) city square, whichever is the lesser;*
- b. *Appropriate setbacks shall be provided for all public and private elementary school structures (exclusive of play equipment), of not less than fifty (50) feet where the side yard line or rear yard line abuts a residential district, and not less than twenty-five (25) feet from all lot lines abutting streets, canals, or open public spaces.*

Furthermore, according to **Article 11, Section 11.37.2** in the RS-1 and RS-2 Districts, in all RD and all RM Districts (such is the case with the petitioned site a portion of which is zoned RD-2) the following standard applies:

- b. *Access to schools shall be provided by a minimum of a street with two (2) or more clearly marked lanes for traffic in each direction and a street with a single lane for traffic in each direction or three (3) streets with a single lane for traffic in each direction.*

The petitioned site does not meet the site size, front yard setback and access requirements of **Article 11, Section 11.37** stated above. The proposal however, involves expansion of

an existing elementary school where the overall campus meets the site size requirements. In terms of front yard setback and access requirements, the site does not meet standards of the stated Article. The access requirement is considered as grandfathered to the site. The proposed expansion of the school site will utilize the same street (General Pershing Street) for its access; therefore the access noncompliance will be extended from the existing school to its expanded site. For this reason, no waivers of the stated standards are required.

The zero foot front yard setback, while in keeping with the underlying district standards, will require a waiver of the standards of **Article 11, Section 11.37.1(b)**. The 25 foot setback standard is intended to create a separation of school property from the street in order to minimize impacts on passers-by and on the adjacent properties. The staff believes that the existing school buildings located at the property line have no negative effect on the adjacent properties and on the streetscape. On the contrary, placement of buildings along the front property line provides definition to the street's built environment and contributes to the neighborhood scale and character of the school's site. Should the application be recommended for approval, it should be subject to the following waiver:

- The developer shall be granted a waiver of **Article 11, Section 11.37.1(b) - Schools, Public/Private Elementary Schools** of the Comprehensive Zoning Ordinance, which requires a minimum setback of twenty-five (25) feet from the abutting street right-of-way to allow a front yard setback of zero (0) feet.

The applicant is also proposing a consolidation of all school property within the Square 229 into a single lot of record. This consolidation will eliminate a need for side and rear yard setback variances as the expansion site will be located centrally within the overall school campus with sufficient distances from the interior property lines. Therefore,

- The applicant shall consolidate school property within Square 229 into a single lot of record. The subdivision shall be completed and recorded in the Office of Conveyances prior to the issuance of a Certificate of Occupancy for the project.

Fencing and Landscaping

The proposal does not indicate any new fencing and landscaping as the expansion site does not provide an opportunity for such improvements. The applicant should however, plant street trees within the General Pershing Street right-of-way and along the school's property line. The addition of street trees will extend an existing street planting pattern to the further sections of the block. Therefore,

- The applicant shall plant street trees within the General Pershing Street right-of-way to maintain the continuity of tree planting along the block face. The type, size and location of trees shall be subject to review and approval by the Department of Parks and Parkways.

Trash Storage/Litter Abatement

Trash disposal and litter reduction are important considerations for a school. The applicant has not indicated how trash pickup will occur and there is no area for storage of trash cans indicated on the submitted plans. It is assumed that the trash will be stored at some of the existing trash storage areas on campus. Reducing litter around the site will be important to ensure that the facility does not negatively affect the area. Therefore, the proposal should be subject to the following provisos:

- Any new trash disposal/storage area shall be indicated on the site plan and enclosed with an opaque fence with a minimum height of six (6) feet.
- The applicant shall provide to the City Planning Commission staff a litter abatement program letter, approved by the Department of Sanitation, inclusive of the location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation.

Finally, the applicant is required to provide signage that meets the standards of the underlying RD-2 zoning district. The applicant's site plan does not indicate any signage on the site. Therefore, the staff recommends the following proviso to ensure compliance with the applicable signage requirements.

- Any proposed exterior signage shall be subject to **Article 4, Section 4.5.6 Permitted Signs** of the Comprehensive Zoning Ordinance.

E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?

Description of street system

The site is located on General Pershing Street within the grid network of streets extending through the area. Most of these streets are single-lane one- or two-way streets with a parking lane on each side, including General Pershing Street, which carries traffic in a river-bound direction. These narrow streets handle much of the traffic traveling to and from the residential and institutional uses located within the surrounding residential neighborhood. The exceptions to this network of narrow streets are the occasional multiple-lane arterial streets which extend through the neighborhood, including Napoleon Avenue and Magazine Street, which carry higher volumes of traffic traveling through the neighborhood. Magazine Street, which is about one-half block from the site, is a two-way, two-lane roadway with parking on each side. Napoleon Avenue, which is about one block from the site, was a two-way, four-lane roadway with parking on either side prior

to October 2013. The subsurface drainage below this street is currently undergoing significant enlargement as part of the Southeastern Louisiana Urban Flood Control Program (SELA). This construction has subsequently reduced the number of travel lanes from four to two, and temporarily removed the on-street parking lanes. November 2016 is the anticipated date of completion for this project.

Traffic

Traffic along Camp Street and General Pershing Street is relatively light during most of the day, as the majority of motorists typically travel Magazine Street and Napoleon Avenue. Camp and General Pershing Streets receive an increase in the volume of vehicles traveled their peak hours, which coincide with the beginning of class and end of the school day. Saint George's has a security guard present at the intersection of Camp and General Pershing Streets directing traffic from 7:30 a.m. to 8:10 a.m. and 2:50 p.m. to 3:25 p.m. to facilitate the drop-offs and pick-ups for nursery to second-grade level children. An additional security guard is present at the intersection of Napoleon Avenue and Camp Street from 7:30 a.m. to 8:10 a.m. and 3:15 p.m. to 4:00 p.m. to facilitate the drop-offs and pick-ups at the third through eighth grade facilities.

The expansion of the school by three classrooms that will accommodate 45 extra students will produce additional vehicular trips in the surrounding area, particularly during the peak morning and afternoon hours. This potential increase in vehicles in the area is not expected to be significant or have a detrimental impact to the surrounding area as the school has two security guards stationed at the intersections near the school's facilities to ensure the flow of traffic is maintained.

Parking

Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance requires nursery schools in the RD-2 District to provide one off-street parking space per classroom, plus 1 off-street parking space per 10 seats in the main auditorium or lecture room. As the proposed facility adds three additional classrooms and no main auditorium or lecture room, three off-street parking spaces are required.

No off-street parking is provided on Saint George's site and no new off-street parking spaces are proposed in conjunction with this request. All faculty and staff must rely on on-street spaces to park their vehicles. The petitioned property is located in an area that balances the parking needs of residents, multiple schools, a police station, public library, a small public park, and some spillover from Magazine Street businesses. This balancing act is further complicated when factoring in the individual needs of each use. For example, the schools require passenger zones for the loading and unloading of students, some residents have driveways leading to off-street parking spaces, and the police station has a designated police zone in front of the station. Each of these instances limits parking and the use of curb spaces along portions of the street for specific uses and reduces the inventory of on-street spaces for the public. The SELA project underway on Napoleon Avenue has also placed stress on the area's supply of on-street parking. The removal of the on-street parking along Napoleon Avenue has resulted in people seeking parking on

side streets and the interior of the neighborhood that would not normally occur. Generally, schools and residences do not have the same peak parking times. School faculty will park during the school day, at a time when most people leave home for work. This lessens the burden and stresses of parking for most situations like this. At the Neighborhood Participation Program meeting, participants voiced a strong concern over the parking situation in their neighborhood and that it should be better managed. The applicant agreed that parking in the area is not ideal, but that the school is willing to work with the neighborhood and faculty to ensure that faculty parking does not impact the residents of the neighborhood. The staff recommends the following waivers to the parking requirement:

- The applicant shall be granted a waiver of **Article 15, Section 15.2.1** and **Table 15.A** of the Comprehensive Zoning Ordinance, which requires three (3) off-street parking spaces for the new school facility, to allow zero (0) off-street parking spaces to be provided.

Though parking is a concern in this neighborhood, the proposed expansion is not to such an extent that would increase the parking demand significantly. These stresses on parking can be expected in a densely populated and developed urban environment, especially in an area located at the confluence of such a variety of uses. The expansion will include six additional faculty members and 45 additional students that are not of driving age. There is an existing curb-cut located in front of the proposed site at which the curb should be restored, which would effectively provide one additional on-street space to the current supply. The staff recommends the following proviso:

- The applicant shall restore the curb in front of the site and repair or reconstruct the sidewalk adjacent to the site, subject to the review and approval of the Department of Public Works.

F. Are there any comments from other agencies, departments or committees?

The proposal was considered by the Planning Advisory Committee at its meeting of April 22, 2015. A representative of the Sewerage and Water Board stated that the trees proposed in the General Pershing Street right-of-way should be a minimum of five feet from existing house connections. The committee passed a motion of no objection to the request subject to further review by the City Planning Commission, Department of Parks and Parkways, Department of Public Works, Property Management Division of Real Estate and Records.

G. What effects or impacts would the proposed conditional use have on adjacent properties?

The use of the subject property to expand Saint George's Episcopal School's Early Childhood Care Center is part of the continuing expansion of the school. This proposed expansion involves two structures currently in use for the Early Childhood Care Center which book-end a single-story shotgun double that was recently purchased by the school.

The expansion of the petitioned site involves the partial demolition and renovation of one existing structure, and new construction to replace the shotgun double. Additionally, a two story “wing” will connect the Early Childhood Care Center located at the corner of General Pershing and Camp Streets on one end with the pre-school building located at the other end of the street. The expansion will combine all pre-school and pre-k buildings into one footprint. The expansion will result in the addition of three new classrooms, six additional faculty members, and 45 additional students. The combination of the petitioned site into a unified development is an improvement, especially considering school buildings once abutted a two-family residence on both sides. No other uses front on this block of General Pershing Street except for Vicki’s Supermarket at the corner of Magazine Street. Otherwise the structures themselves should not be impactful to the surrounding area because they are surrounded by other affiliated school buildings, including the gymnasium located across the street from the petitioned site.

Impacts that could be detected throughout the immediate surrounding area would be that of additional traffic and parking generated by the expansion of this use. A conditional use approval in 1996 recognized that traffic was an issue for this area and required Saint George’s to provide sufficient staff to direct the flow of traffic during peak drop-off and pick-up times for the school. The school has been complying with this requirement and the flow of traffic during these times is maintained and monitored. Parking is not provided on the site and no new off-street parking is proposed with this expansion. Though the expansion would increase the student body by 45 students, these students are not of driving age. The increase of six faculty members would place an additional burden on the current stock of on-street parking in the area, but is not expected to be much more impactful than the existing condition, particularly when the construction on Napoleon Avenue is complete. As noted in this report, stresses on parking can be expected in a densely populated and developed urban environment. The school has also committed to managing its faculty’s parking to lessen these stresses on the surrounding neighborhood. Given that this expansion would not cause significant new impacts on its residential surrounding and that the concerns about faculty parking are being addressed by the applicant, the staff is supportive of the proposed expansion.

III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21st Century*?

The request to amend a Conditional Use which permitted a the expansion of an existing school, to permit the expansion of an existing school in an RD-2 Two-Family Residential District and a B-1A Neighborhood Business District **is consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan. “Chapter 14: Land Use Plan” of the Plan for the 21st Century designates the future land use of the petitioned site as Residential Low Density Pre-War. The goal, range of uses and development character for the designation mentioned above are provided below:

RESIDENTIAL LOW DENSITY PRE-WAR

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single or two-family dwellings, and preservation of existing multifamily buildings. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (e.g., schools and places of worship) also allowed. Conversion to multifamily may be allowed for certain existing historical institutional, commercial or other non-residential uses.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Maximum density of 24 units/acre.

The request is consistent with the Master Plan and specifically, the Residential Low Density Pre-War Future Land Use category. The expansion of Saint George's would constitute the expansion of an existing community facility, a use that is listed within this future land use category. The proposed addition has also been designed to be compatible with the surrounding neighborhood in terms of scale and architectural character.

IV. SUMMARY

Zoning Docket 043/15 is a request for an amendment to an existing conditional use to permit the expansion of an existing school. The proposed expansion of the school involves the construction of a 10,000 square foot addition that will front on General Pershing Street, and increase the student body by 45 students, faculty members by six, and would add three classrooms. No new off-street parking is proposed for the site. This is expected to cause minimal impacts on the surrounding area because the additional students will not be of driving age and the expansion is only proposing six additional faculty members. Staff has proposed a proviso to further require the management of faculty parking in order to further lessen the impact on neighboring properties. Additional provisos are recommended in order to address various operational and site related issues. Therefore, the staff is supportive of the application subject to various standard provisos.

V. **PRELIMINARY STAFF RECOMMENDATION²**

The CPC staff recommends **APPROVAL** of Zoning Docket 043/15 a request for an amendment to Ordinance No. 17,393 M.C.S. (Zoning Docket 001/96, which granted a Conditional Use to permit the expansion of an existing school) to permit the expansion of an existing school in an RD-2 Two-Family Residential District and a B-1A Neighborhood Business District, subject to two (2) waivers and seven (15) provisos.

Additions are indicated in **bold**. Deletions are in ~~strikethrough~~.

Waivers

1. **The developer shall be granted a waiver of Article 11, Section 11.37.1(b) - Schools, Public/Private Elementary Schools of the Comprehensive Zoning Ordinance, which requires a minimum setback of twenty-five (25) feet from the abutting street right-of-way to allow a front yard setback of zero (0) feet.**
2. **The applicant shall be granted a waiver of Article 15, Section 15.2.1 and Table 15.A of the Comprehensive Zoning Ordinance, which requires three (3) off-street parking spaces for the new school facility, to allow zero (0) off-street parking spaces to be provided.**

Provisos

1. The applicant shall be required to mark a six (6) foot wide area across General Pershing Street as a "school crossing zone", establish a "no parking zone" along the Camp Street drop off area, and extend the existing school zones in accordance with the regulations of the Department of Streets;
- ~~2. The applicant shall resubdivide the property into one lot of record;~~
2. The applicant shall provide adequate staff to direct the traffic flow both at pick up and drop off times.
3. Should applicant acquire the adjacent vacant lot on Camp Street, trees shall be planted along the Milan Street lot line, as per City Planning Commission staff recommendations;
4. Large shade trees. 3 1/2 inch calipers, shall be planted within the play area, as per City Planning Commission staff recommendations;
5. The replacement of the existing trees and the planting of new trees within the public right-of-way on Camp and General Pershing Streets shall be subject to the approval of the Parkway and Park Commission;

² The recommendation is subject to change by the City Planning Commission

6. A minimum six (6) foot high opaque fence shall be provided along each property line that abuts a residential use, unless there is an agreement among the owners which excludes fencing;
7. The trash disposal area shall be indicated on the plans. The area shall be screened from view and the trash cans/dumpster shall be placed within the public right-of-way on pick up days only;
- ~~8. Any additional signage shall meet the requirements of the RD-2 zoning classification.~~
8. **The Department of Safety and Permits shall issue no building permits or licenses until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process be properly recording plans within a one year time period or failure to request an administrative extension as provided for in Article 16, Section 16.9.11 of the Comprehensive Zoning Ordinance will void the conditional use approval.**
9. **The applicant shall consolidate school property within Square 229 into a single lot of record. The subdivision shall be completed and recorded in the Office of Conveyances prior to the issuance of a Certificate of Occupancy for the project.**
10. **The applicant shall plant street trees within the General Pershing Street right-of-way to maintain the continuity of tree planting along the block face. The type, size and location of trees shall be subject to review and approval by the Department of Parks and Parkways.**
11. **Any new trash disposal/storage area shall be indicated on the site plan and enclosed with an opaque fence with a minimum height of six (6) feet.**
12. **The applicant shall provide to the City Planning Commission staff a litter abatement program letter, approved by the Department of Sanitation, inclusive of the location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation.**
13. **Any proposed exterior signage shall be subject to Article 4, Section 4.5.6 *Permitted Signs* of the Comprehensive Zoning Ordinance.**
14. **The applicant shall restore the curb in front of the site and repair or reconstruct the sidewalk adjacent to the site, subject to the review and approval of the Department of Public Works.**

15. **The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.**

VI. REASONS FOR RECOMMENDATION

1. The proposed renovation is to accommodate the expansion of Saint George's Episcopal School in order to expand its Early Childhood Care Center. The expansion is relatively small and is not expected to be detrimental to the surrounding neighborhood.
2. Any increase in the levels of traffic in the area are expected to be controlled by school staff that currently directs traffic during peak drop-off and pick-up hours. The slight increase in parking demand will be managed by the school.
3. The request is consistent with the *Plan for the 21st Century* because the proposed addition is designed to complement the surrounding neighborhood and the use is consistent with the Residential Low Density Pre-War Future Land Use category.

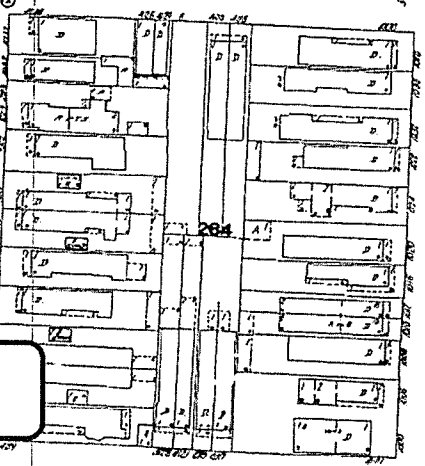
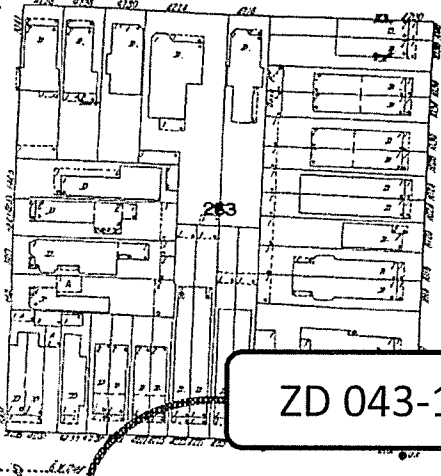
- VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.

458

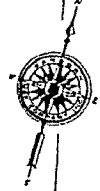
445

456

CHESTNUT



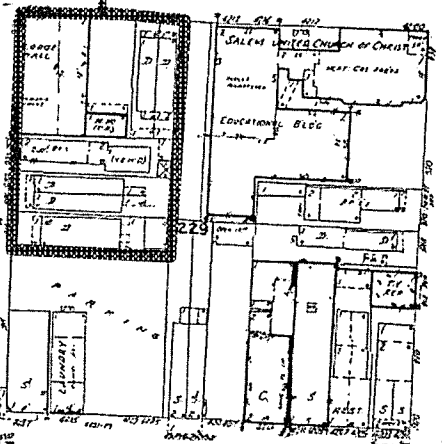
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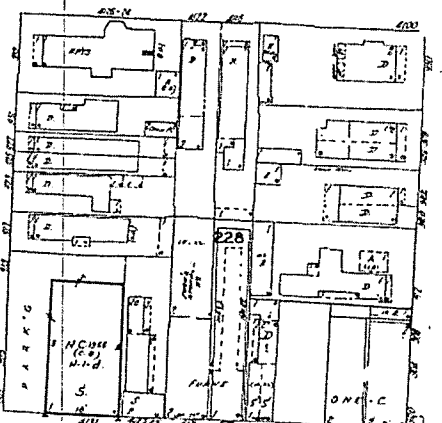
CAMP

455

GENL PERSHING



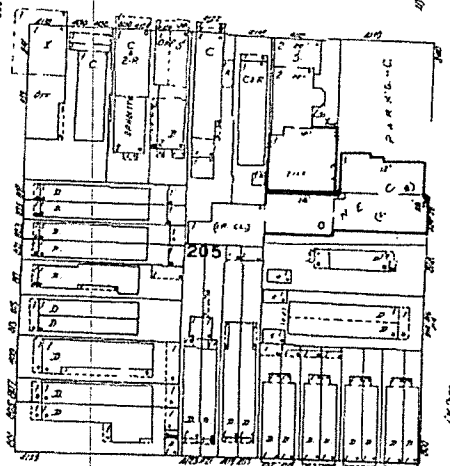
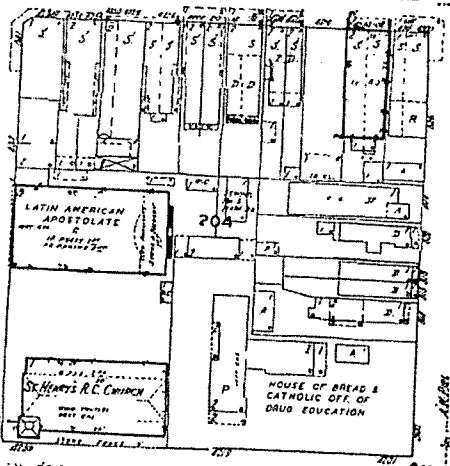
MILAN



MARENGO

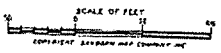
447

MAGAZINE



CONSTANCE

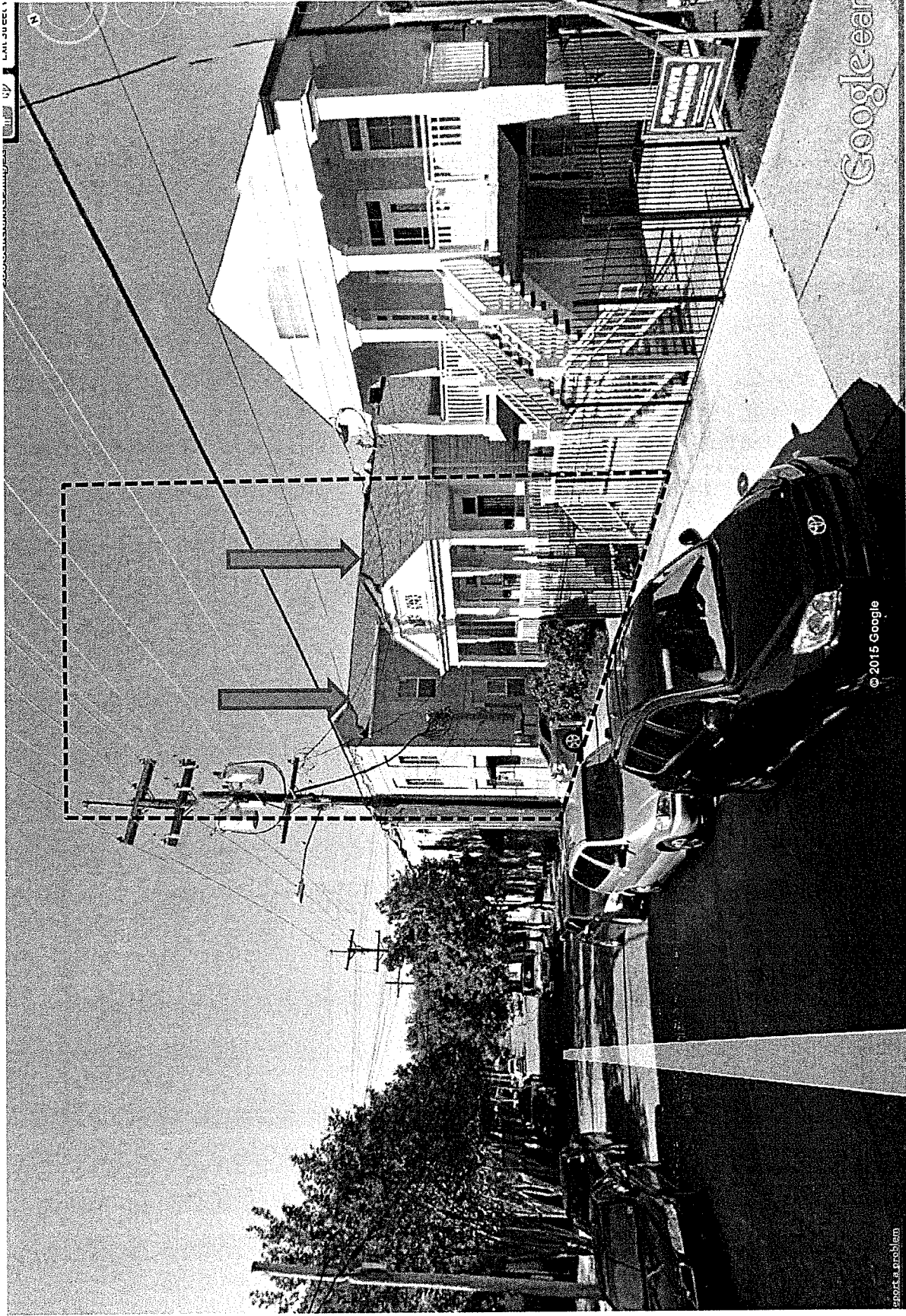
451





© 2015 Google

GOO



Two houses involved in the renovation and new construction (one-story shotgun at 911-913 Gen. Pershing and two-story stucco building at 929-939 Gen. Pershing Street)

ST. GEORGES'S EPISCOPAL SCHOOL

CONDITIONAL USE APPLICATION PHOTOGRAPHS



FIGURE 1



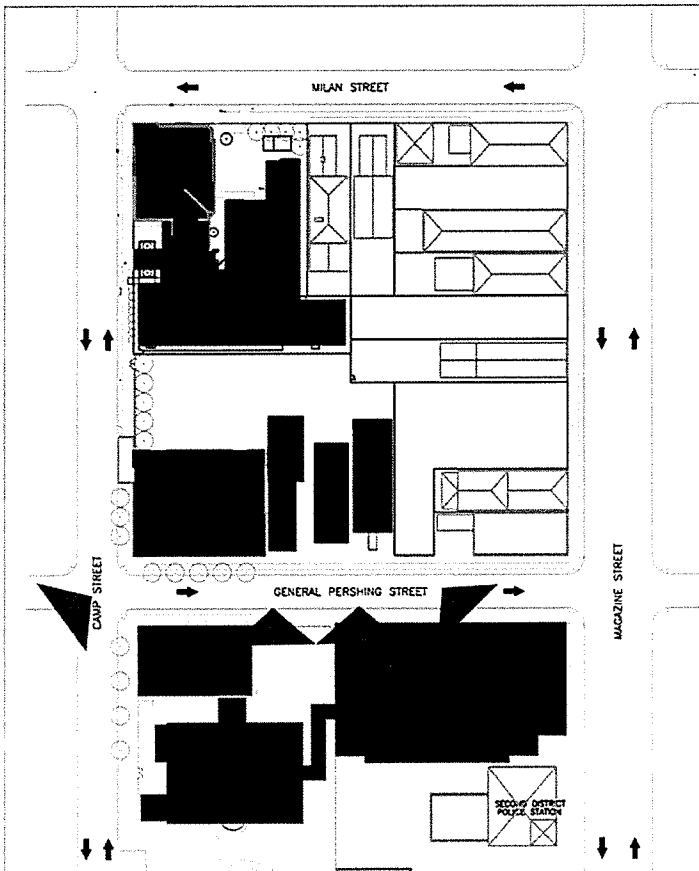
FIGURE 2



FIGURE 3



FIGURE 4



KEY PLAN
NOT TO SCALE

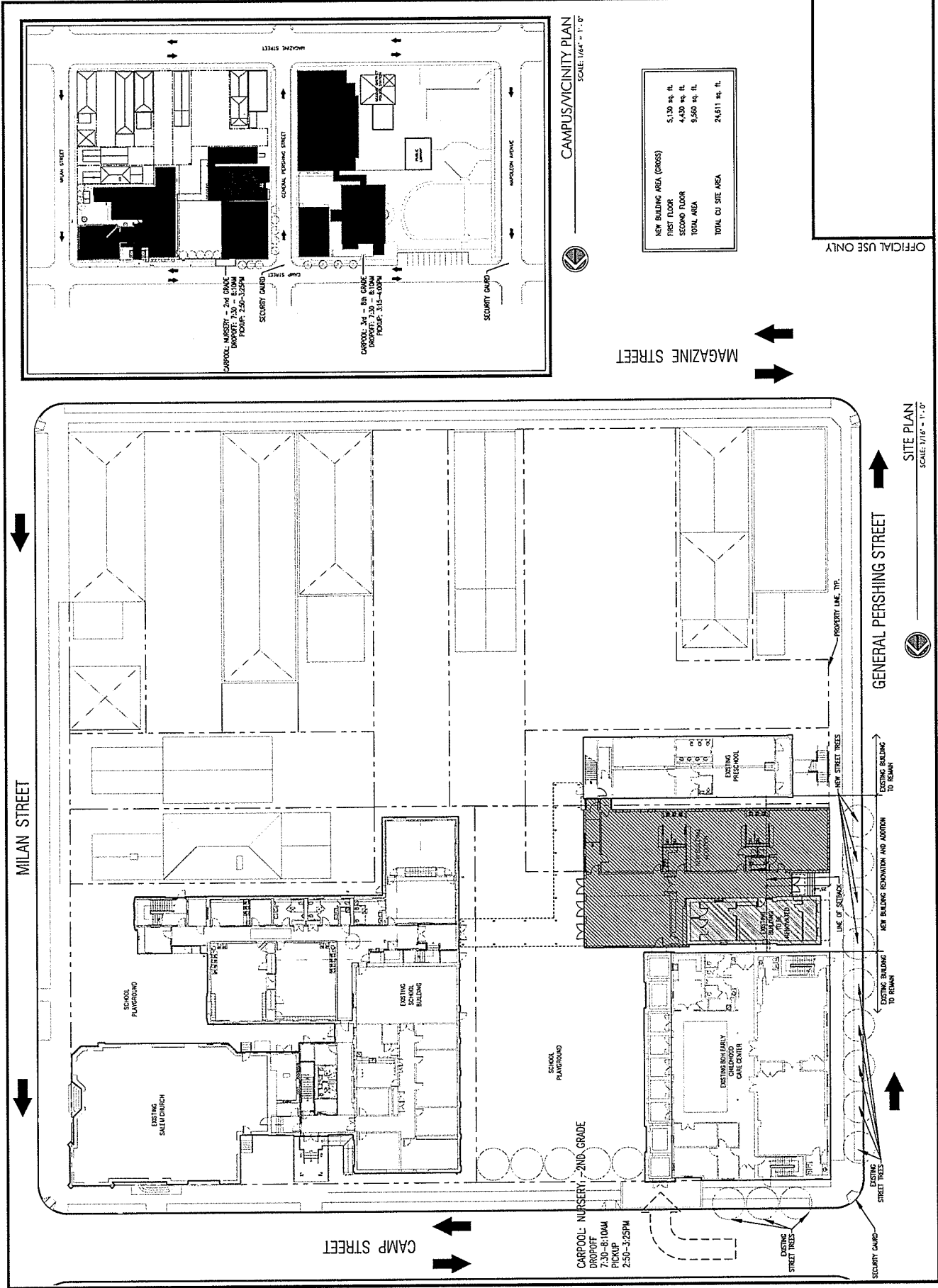
2200 PINEAUX STREET
 NEW ORLEANS, LOUISIANA 70115
 (504) 524-5308 (504) 524-5311
 WWW.WAGGONERBALL.COM

Waggoner & Ball Architects

ST. GEORGE'S EPISCOPAL SCHOOL
 Early Childhood Center Phase III
 New Orleans, Louisiana 70115
 PROJECT NO.: 1409

DATE:	3/27/2015
DRAWN BY:	
CHECKED BY:	
SCALE:	

CONDITIONAL
 USE
 NOT FOR CONSTRUCTION



NEW BUILDING AREA (GROSS)	5,130 sq. ft.
FIRST FLOOR	4,450 sq. ft.
SECOND FLOOR	680 sq. ft.
TOTAL AREA	5,130 sq. ft.
TOTAL CU SITE AREA	24,811 sq. ft.

CAMPUS/MICINITY PLAN
 SCALE: 1/16" = 1'-0"

OFFICIAL USE ONLY

SITE PLAN
 SCALE: 1/16" = 1'-0"

MILAN STREET

CAMP STREET

MAGAZINE STREET

GENERAL PERSHING STREET

CARPOOL: NURSERY - 2ND, GRADE
 DROP/OFF 7:30-8:10AM
 PICKUP 2:50-3:25PM

SCHOOL PLAYGROUND
 EXISTING SALEM CHURCH

EXISTING SCHOOL BUILDING

SCHOOL PLAYGROUND

EXISTING CHILDREN'S CARE CENTER

EXISTING PRESCHOOL

EXISTING BUILDING TO REMAIN

NEW BUILDING FOOTPRINT AND FOOTING

EXISTING BUILDING TO REMAIN

EXISTING STREET TREES

SECURITY GARD

PROPERTY LINE, TYP.

LINE OF SETBACK

EXISTING STREET TREES

EXISTING STREET TREES

2200 PRYTHAN STREET
 NEW ORLEANS, LOUISIANA 70115
 T 504.524.5208 F 504.524.5314
 WWW.WAGGONER.COM

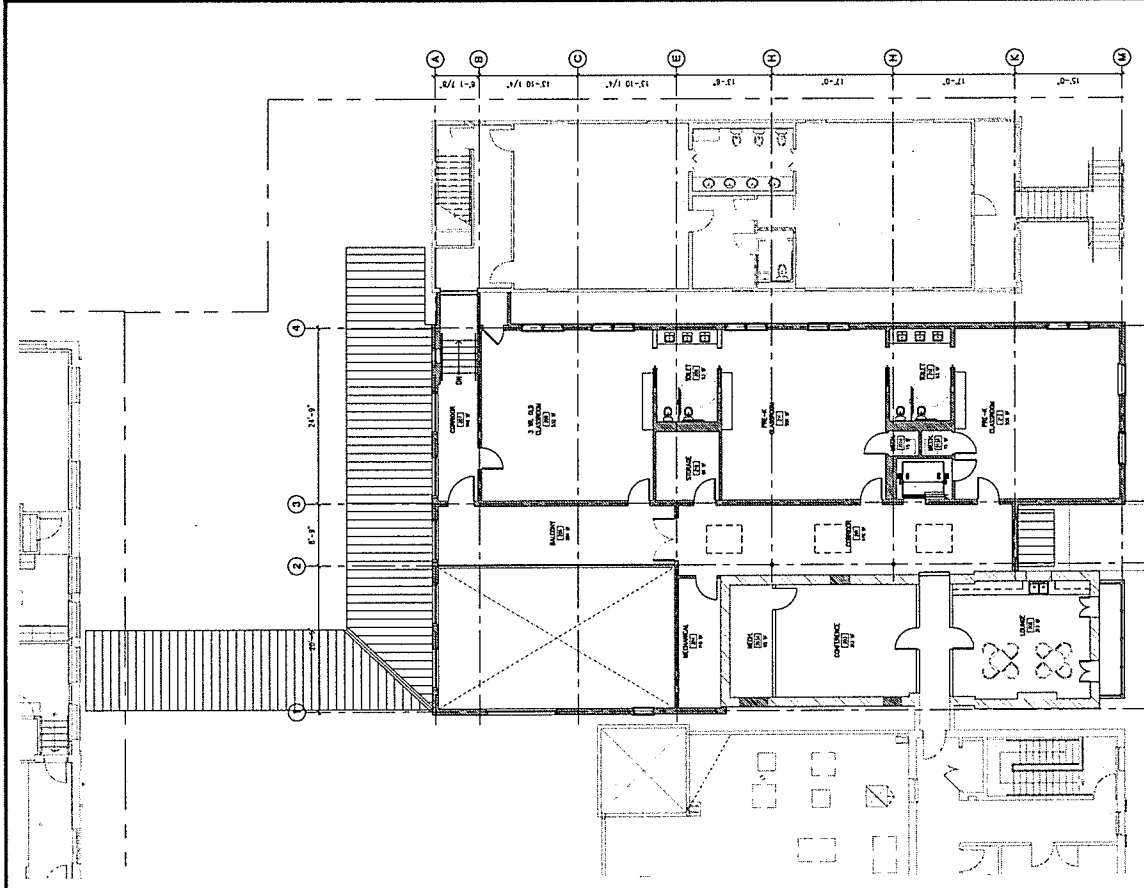
Waggoner & Ball Architects

PROJECT NO. 1409
 929 39 General Parish
 New Orleans, Louisiana 70115

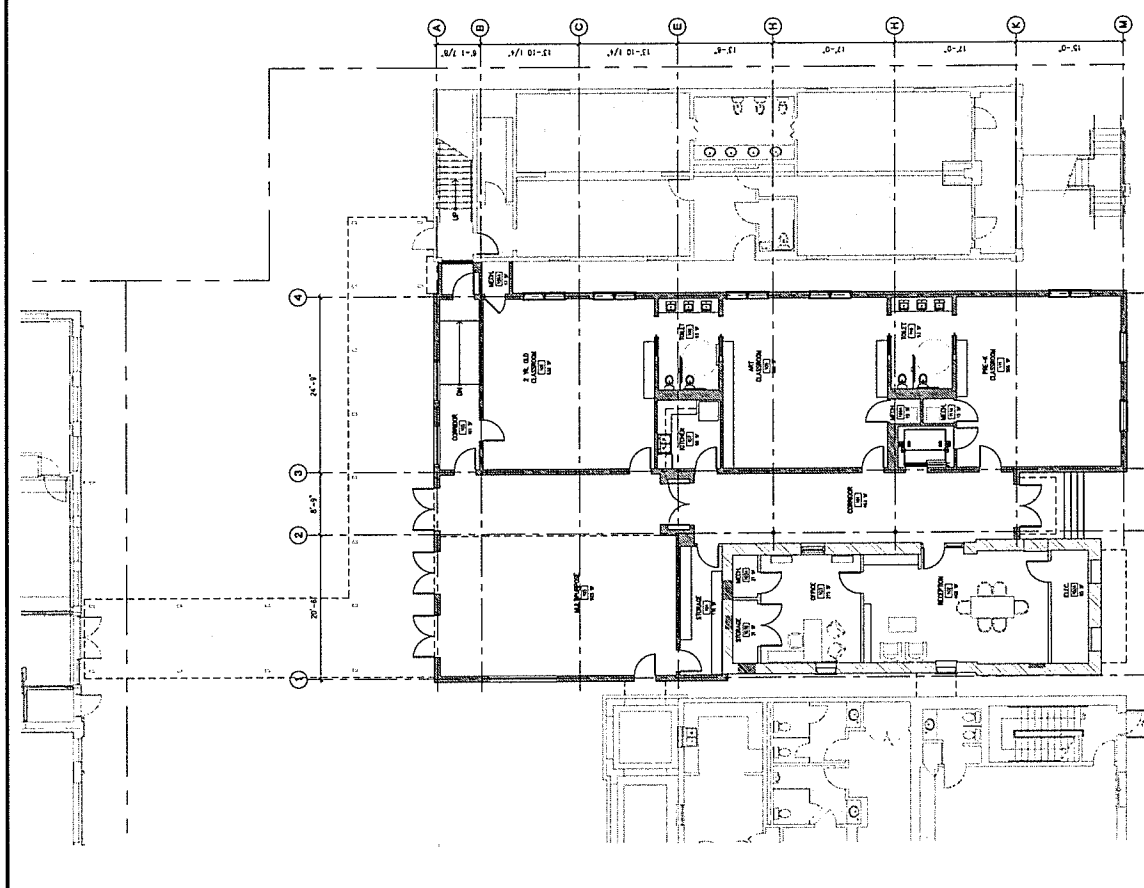
ST. GEORGE'S EPISCOPAL SCHOOL
 Early Childhood Center Phase III

DATE:	3/27/2015
DRAWN BY:	ELB/STH
CHECKED BY:	
SCALE:	
PROJECT:	
CLIENT:	
ARCHITECT:	
ENGINEER:	
MECHANICAL:	
ELECTRICAL:	
PLUMBING:	
STRUCTURAL:	

CONDITIONAL
 USE
 NOT FOR CONSTRUCTION



OFFICIAL USE ONLY
 SECOND FLOOR PLAN
 1/8" = 1'-0"
 2
 A301 | 4201



FIRST FLOOR PLAN
 1/8" = 1'-0"
 1
 A301 | 4201

CONDITIONAL
 USE
 NOT FOR CONSTRUCTION

DATE: 3/27/2013
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

ST. GEORGES EPISCOPAL SCHOOL
 929 39 General Pershing
 New Orleans, Louisiana 70115
 PROJECT NO.: 1409

DATE: 3/27/2013
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

ST. GEORGES EPISCOPAL SCHOOL
 929 39 General Pershing
 New Orleans, Louisiana 70115
 PROJECT NO.: 1409

DATE: 3/27/2013
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

ST. GEORGES EPISCOPAL SCHOOL
 929 39 General Pershing
 New Orleans, Louisiana 70115
 PROJECT NO.: 1409

DATE: 3/27/2013
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

ST. GEORGES EPISCOPAL SCHOOL
 929 39 General Pershing
 New Orleans, Louisiana 70115
 PROJECT NO.: 1409

DATE: 3/27/2013
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

ST. GEORGES EPISCOPAL SCHOOL
 929 39 General Pershing
 New Orleans, Louisiana 70115
 PROJECT NO.: 1409

DATE: 3/27/2013
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

ST. GEORGES EPISCOPAL SCHOOL
 929 39 General Pershing
 New Orleans, Louisiana 70115
 PROJECT NO.: 1409

DATE: 3/27/2013
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

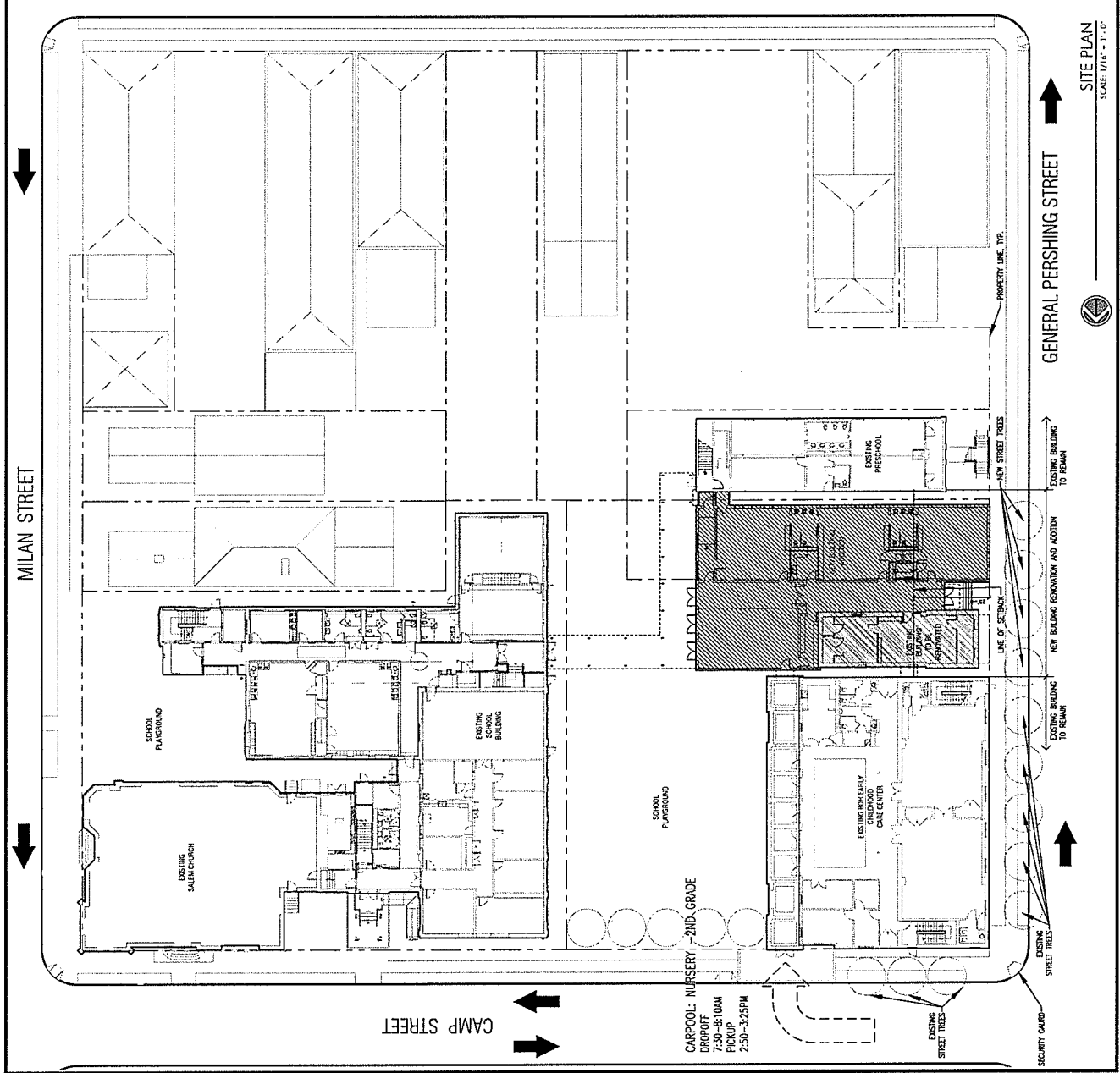
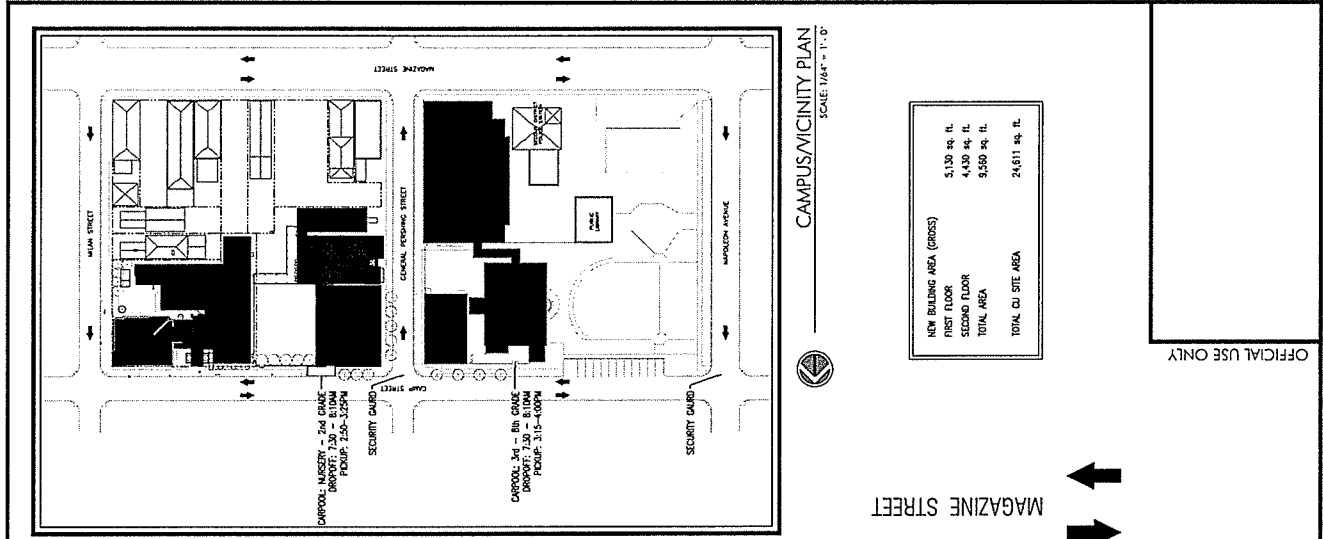
ST. GEORGES EPISCOPAL SCHOOL
 929 39 General Pershing
 New Orleans, Louisiana 70115
 PROJECT NO.: 1409

DATE: 3/27/2013
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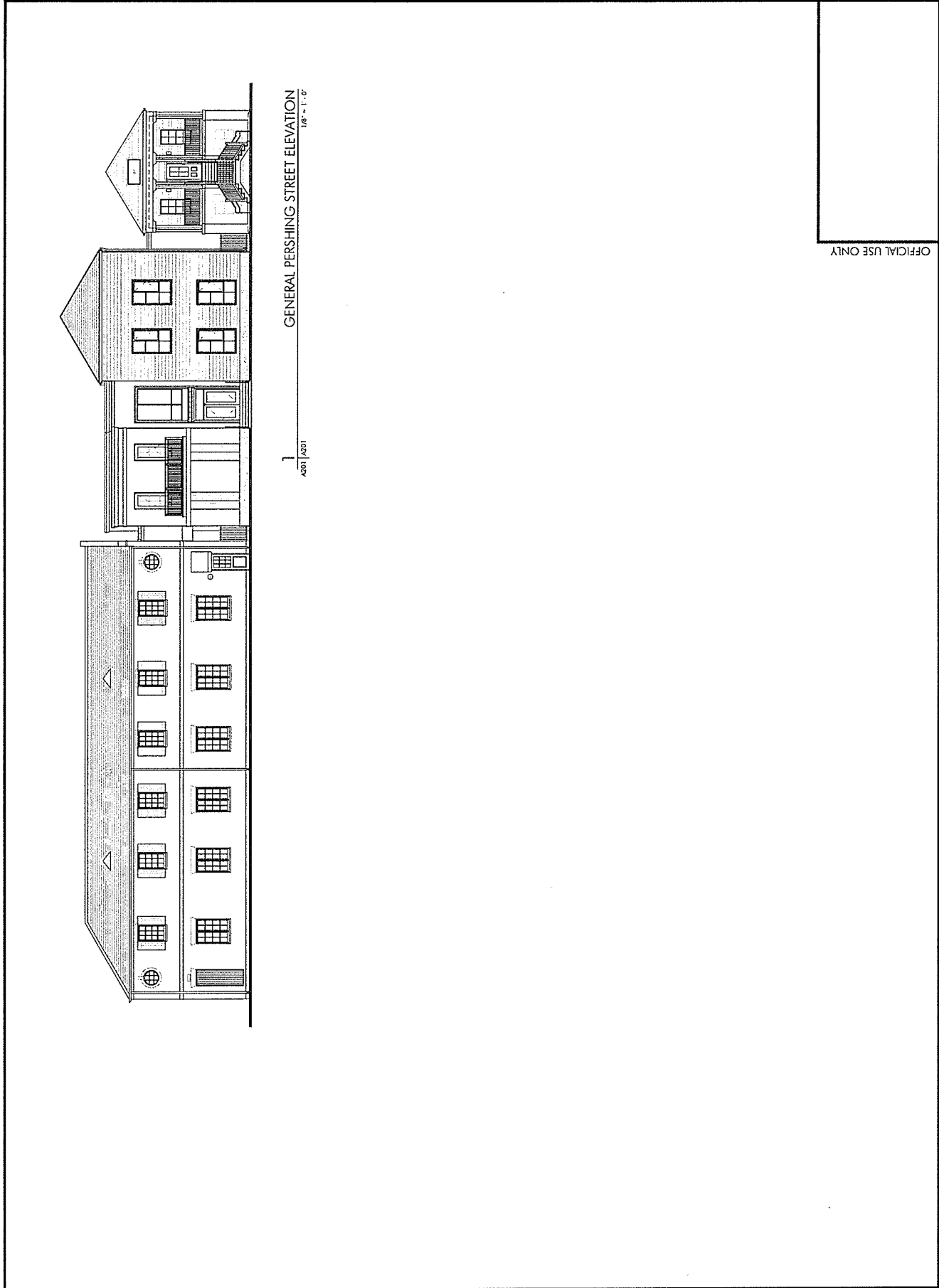
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 PROJECT NO.: 1409

DATE: 3/27/2013
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

ST. GEORGES EPISCOPAL SCHOOL
 929 39 General Pershing
 New Orleans, Louisiana 70115
 PROJECT NO.: 1409



CAMPUS/MUNICIPALITY PLAN SCALE: 1/4" = 1'-0"
 SITE PLAN SCALE: 1/16" = 1'-0"
 OFFICIAL USE ONLY



OFFICIAL USE ONLY

Neighborhood Participation Program Report
St. George's Episcopal School
March 24, 2015

Project Name: St. George's Episcopal School Early Childhood Expansion Project

Overview:

This report provides results of the implementation of the Neighborhood Participation Program for St. George's Episcopal School in regards to the project plans for the property located at 921-923 General Pershing St. St. George's intends to file an application for Conditional Use to combine this property into our campus footprint before moving forward with a project to build a new structure that would physically connect our Early Childhood buildings. St. George's provided an opportunity for the neighbors to learn about the project and comment on the proposed plans and actions. Attached to this report are a copy of the notification letter, sign-in sheets and meeting minutes.

Contact:

Rob Eichberger
923 Napoleon Ave
New Orleans, LA 70115
504-891-5500
Email: Rob@stgeorgesepiscopal.com

Neighborhood Meetings:

- March 17, 2015 – St. George's Early Childhood Center, 4226 Camp St., 6:30 p.m. – 7:30 p.m., 11 people in attendance.

Correspondence:

- March 6, 2015 – letters mailed to contact list obtained from the City Planning Commission.
- March 9, 2015 – letters hand-delivered to neighbors within 300 feet of the property.
- March 18, 2015 – personal visit with neighbor Dennis Schorr to follow-up from his concerns at the neighborhood meeting.

Results:

St. George's sent notifications to 50 persons/addresses regarding the community meeting. These invitations were sent through the United States Postal Service as well as those neighbors within 300 feet of the project received a hand delivered letter of invitation to the community meeting. Please see the summary below:

1. An overview of the project was presented to the attendees
2. Neighbors concern: Parking
3. How concern or issue will be addressed:
 - a. Once the construction on Napoleon frees up more parking, then St. George's will request faculty not to park their vehicles on the residential side of Milan St. Faculty will be asked to only park on the side of Milan that houses our preschool play yard.
 - b. Rob immediately followed-up with one of the neighbors the next morning to view the parking situation.
 - c. We will stay in contact with these neighbors as any changes in parking arise
4. Concerns or issues not addressed and why: None.

St. George's Episcopal School Neighborhood Meeting

Date: March 17, 2015

Meeting Start Time: 6:35 p.m.

Neighborhood Meeting Minutes

Total Neighbors in Attendance: 5 neighbors all from the 900 block of Milan St.

Total Attendance: 11 in attendance

Rob Eichberger and Mac Ball gave introductions of themselves.

Rob Eichberger, Headmaster of St. George's Episcopal School

Overview of the school and neighborhood updates:

- St. George's has grown from 200 students to 400 students.
- Tonight's focus is to share our plans for developing a new building on Ms. Joyce Greiner's property and renovating our current pre-k building that was the former Jefferson Jail.
- St. George's has a need to combine our property into one footprint. Over the years St. George's has acquired three homes on General Pershing St. as well as the Knights of Columbus building. The proposed project focuses on the property at 921-923 General Pershing – Ms. Joyce's house. Our proposed project would build a new structure on this site that would connect our pre-k building (the former Jefferson Jail) and Early Childhood Center (the former Knights of Columbus) to our preschool building (the former Jordan property).
- The main purpose is to expand our current classrooms through renovation - we will expand the number of students by 45 students this includes both new preschool students and pre-k students. We would like to cap our preschool program at 125 to 130 students.
- Last spring, St. George's turned away 100 students for preschool admissions because we did not have the space for these students. There is a need in our neighborhood for our preschool.
- St. George's campus has a total of 9 buildings.
- For a number of years we have received support from our neighborhood association. We want to restore our buildings and be good neighbors.

Mac Ball, Waggoner and Ball Architects

- This will be the sixth project with St. George's.
- Trying to mimic the look of St. George's current buildings
- The new buildings main entrance will be on Camp Street – It will be the same entrance that is currently used. The main entrance will not face General Pershing St.
- The plan is for all three buildings to tie into one another. – Mac shows the footprint and how the structure will look once completed.
- The façade will look like a streetscape that would be found in New Orleans.
- This renovation and addition is a total of 10,000 square feet of space
- We understand the importance of the "look" or appearance of the building to fit right into the neighborhood.
- Plan to include tree plantings into this new addition.
- The project will include 3 classrooms on each floor with a multipurpose room
- The exterior will be cement board – this is similar to the current structure on the Jordan property and it will be the same color as the stucco

Questions from participants:

- Q: Where is the parking?
 - Rob's answer: With this plan we are not adding parking any kind.
- Q: Do you currently provide any parking for staff?
 - Rob's answer – No. There are some parking spots near Lawrence Square on Camp St. that we helped develop with the city but we do not own these spots.
- Q: Do you own where the police station is?
 - Rob's answer: No, we currently do not. If they move, then there will be approximately 35 police/personal car spaces that will free up.
- Q: What do you mean by it would free up 35 spots?
 - Rob's answer: There are only 10 cars parked inside of the police station. They surround the school with their personal cars and police cars.
- Q: Have you approached any neighbors for selling for parking?
 - Rob's answer: No. It is not our plan to purchase property to make a parking lot.
- Neighbor Comment: I'm surprised that you can keep expanding without offering parking for staff.
- Neighbor Comment: I see the St. George's stickers on cars all day until late at night. People tend to park and stay in the area.
- Neighbor Comment: My personal problem is from 7:30 a.m. until 5:00 p.m. there is no parking on the street – the neighbors find it annoying. Is there an unspoken rule for faculty to park far away?
 - Rob's answer: On Milan St. there is no entrance for students. Faculty has not been instructed to park on one side or another. There are three elementary schools in this neighborhood that do not have parking for their staff.
- Neighbor Comment: Restaurants along Magazine do not have to have any parking and that is also part of the problem.
- Rob Comment: We want to be a good neighbor – We could put St. George's cones possibly for you.
 - Neighbor answer: If I put cones in front of my home then it is an injustice to other neighbors.
- Neighbor Comment: Once the teachers are parked then you cannot move on the street. It is not Audubon Charter that affects the 900 block of Milan –It is St. George's. St. George's is affecting Camp Street and Milan – it is not the other schools.
- Neighbor Comment: The playground, gymnasium or Ms. Joyce's house should be a parking lot.
- Neighbor Comment: We want this area to become permit parking – for it to be 2 hours parking
 - Neighbor Response: Some of the neighbors were not willing to spend the \$45/\$60 in order to get the permit parking. – it was a financial hardship for some neighbors.
- Rob Comment: If I can be assured to get the parking back on Napoleon, then I would instruct the faculty not to park on the side of Milan across from the preschool. If there are St. George's cars that are parking too close, please call the school office and we can ask our faculty to move their cars.
- Neighbor Comment: We are grateful that you have given us the opportunity to speak with you about our concerns. The restaurants on Magazine do not worry about us and this is our home.
 - Rob response – we want to be part of the fabric of the community. We will try to have our faculty not park on one side of the street once we have more parking available on Napoleon.

Rob thanked everyone for coming out to hear about the project. Rob will stay in touch and follow-up.



March 27, 2015

Mr. Stephen Kroll, Principal City Planner
City Planning Commission
City of New Orleans
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

RE: Conditional Use Application for St. George's Episcopal School

Dear Sir:

On behalf of the applicant, St. George's Episcopal School, we are pleased to submit this application for a Conditional Use permit. The School was founded in 1969: the dream and vision of the clergy, the vestry and the members of St. George's Episcopal Church. St. George's has renovated 6 historic structures over the past 30 years and has kept the character of the late 19th-early 20th century neighborhood intact and the buildings well maintained.

The School is proposing to construct a 2 story addition to its Early Childhood Center at the corner of General Pershing and Camp Streets. In 2013 the School purchased a one story shotgun double (911-913 General Pershing) and has offered the building to several parties to move off site to another lot, one of whom the school has been negotiating with over the past month. The current plan is to move the building in June and to start the construction of the new 10,000 sf wing in the late summer once the Conditional Use permit is granted. Conditional Use is required because St. George's is expanding its campus footprint. A survey of the contiguous properties the School owns on Square 229 is being prepared and a re-subdivision of the lots into one lot of record is in progress.

Currently St. George's has 370 students and 58 faculty members. There are 50 classrooms. The new wing will bring the number of students to 415 and the faculty to 64. The number of classrooms on campus will increase by three for a total of 53. Due to its location and the fact that it has rehabilitated 6 historic structures, the School does not have any on-site parking.

The new wing is being designed to fit the character of the street and neighborhood by making a distinct, traditional residential building form that matches the scale of the buildings on either side while programmatically serving the school's needs. The materials will be sympathetic to the neighboring historic structures. Although an entrance (and fire exit) is being designed on General Pershing Street for after-hours visitors (parent groups, teachers), the main entrance to the facility will be on Camp Street which has served as the entrance for over 20 years to the Early Childhood Center designed by my firm and constructed in 1996.

A neighborhood (NPP) meeting was held by the School on March 17, 2015 and minutes of that meeting are included with this submittal. We look forward to working with the City Planning Commission through this process. Please call me if you have questions or need further information, documents or drawings in order for you and your staff to do your review.

Sincerely,

F. Macnaughton Ball, Jr., FAIA

March 6, 2015

Dear Neighbor,

St. George's Episcopal School acquired the property located at 921-923 General Pershing Street in the summer of 2013. This property is strategically situated between St. George's early childhood center and preschool building that provides classrooms for our 2-and 3-year old students. It is directly across the street from St. George's Middle School Commons and Jefferson Market on General Pershing Street. St. George's would like to use this property, centered on our campus, to build a new structure that would physically connect our Early Childhood buildings. This building would specifically be used for our preschool and pre-k classrooms as well as a parent resource center.

St. George's will be submitting an application to the City Planning Commission for conditional use to combine this new property into our campus footprint before moving forward with this project. As required by the City Planning Commission, I am inviting you, as a nearby neighbor, to a meeting where you can learn more about this project and present any questions or concerns.

The meeting will take place:

Tuesday, March 17, 2015 at 6:30 p.m.

St. George's Early Childhood Center

4226 Camp Street

Located on the corner of Camp Street and General Pershing Street

Please enter under the blue awning on Camp Street.

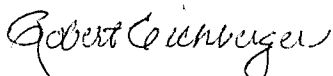
This letter is being delivered through the U.S. Postal Service and through hand delivery. At the meeting, we will provide a sign-in sheet to obtain email addresses to keep you updated if there are any changes to the project.

We have enclosed plans to give you a better idea of the project. The project will include a complete renovation of our current pre-k building, the old Jefferson City Jail and Recorder's Court, as well as erecting a new building that seamlessly connects with the existing buildings.

If we receive approval, we plan to begin the project in June of 2015 with an estimated completion by August of 2016.

If you have questions or comments, you can contact my office by email at info@stgeorgesepiscopal.com or phone at (504) 891-5509.

Sincerely,



Robert E. Eichberger, Ed.D.
Headmaster