

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

June 27, 2023

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-05-23-0881) Special Exception Use request to allow for a School located at 4361 Weems Road.

School

Amy D. Gill has submitted an application for the Special Exception Use cited above. The property is located in a SFR2 (Single Family Residential 2) zoning district. The site for the proposed school is located at 4361 Weems Road. The purpose of the Special Exception Use is to allow for the operation of a school located within the SFR2 (Single Family Residential 2) zoning district:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Weems Road is an undivided collector. The Average Annual Daily Trips (AADT) will remain at 124 trips if used for school purposes. The Level of Service (LOS) will remain at B.

(2) Traffic and Pedestrian Safety: Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?

Access into and out of the property in question will need to be improved based on Engineering Department's concern with traffic along the shoulder and potential sight distance issues. The street and turn lanes may need to be improved.

(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?

Services such as water, utilities, police, and fire protection are adequate.

(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

The property is surrounded by SFR2 (Single Family Residential 2). Noise, light, glare and odor should be limited due to the nature of the business.

(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?

There will be no change in Average Annual Daily Trips.

(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?

The school will operate out of the existing buildings.

Council District: District 6 (Allen)

Fourtyeight (48) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received three calls and/or emails regarding the rezoning.

Approval: 0 Reponses

Opposition: 3 Responses

The Planning Advisory Commission recommended ***conditional approval, Applicant shall maintain a 50' undisturbed natural buffer along the east property line and an opaque, privacy fence shall be installed between the school and buffer***, and the Planning Department recommended ***conditional approval, Applicant shall maintain a 50' undisturbed natural buffer along the east property line and an opaque, privacy fence shall be installed between the school and buffer***.

Additional Information: Enrollment is expected to be approximately 50 students in grades K to 12.

Respectfully,

Will Johnson
Director, Planning Department

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report
Flood Map
Conceptual Traffic Site Plan

**Area Requesting
Special Exception**

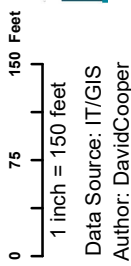
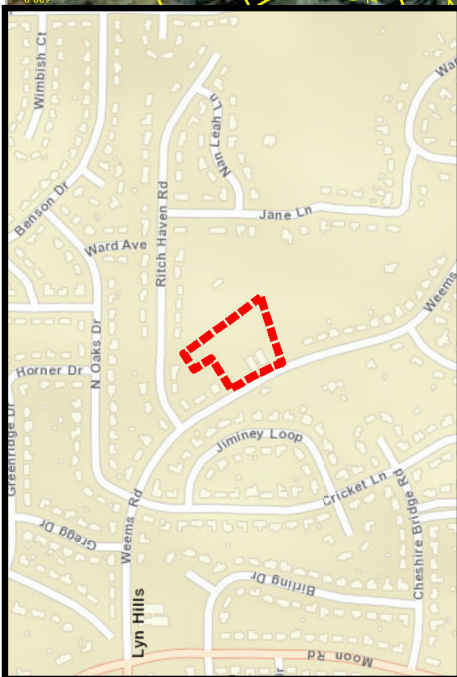
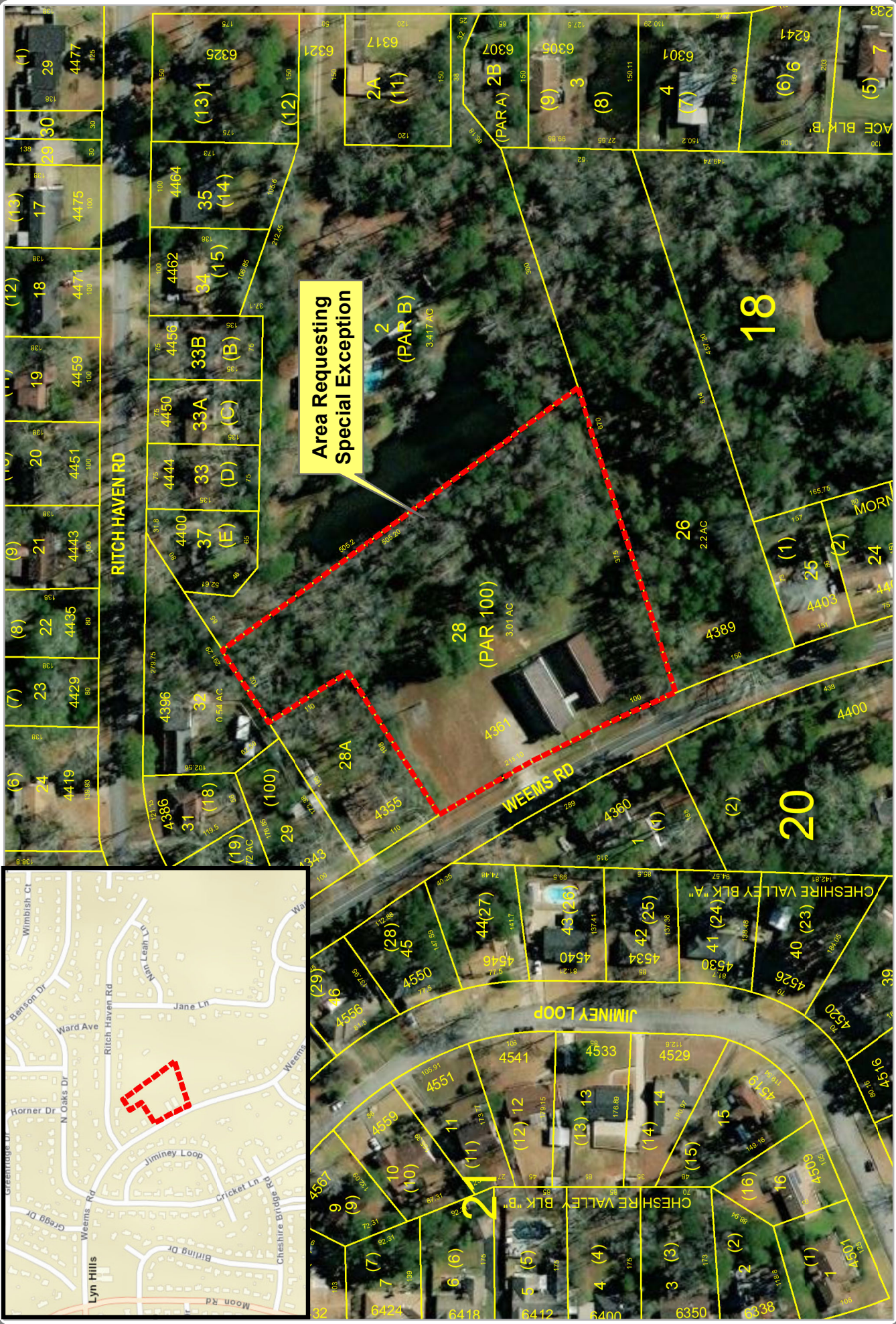
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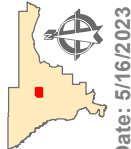
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2.2 AC**



**Aerial Map for EXCP 05-23-0881
Map 082 Block 018 Lot 028
Planning Department-Planning Division
Prepared By Planning GIS Tech**

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**Area Requesting
Special Exception**

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(PAR B)**
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(PAR 100)**
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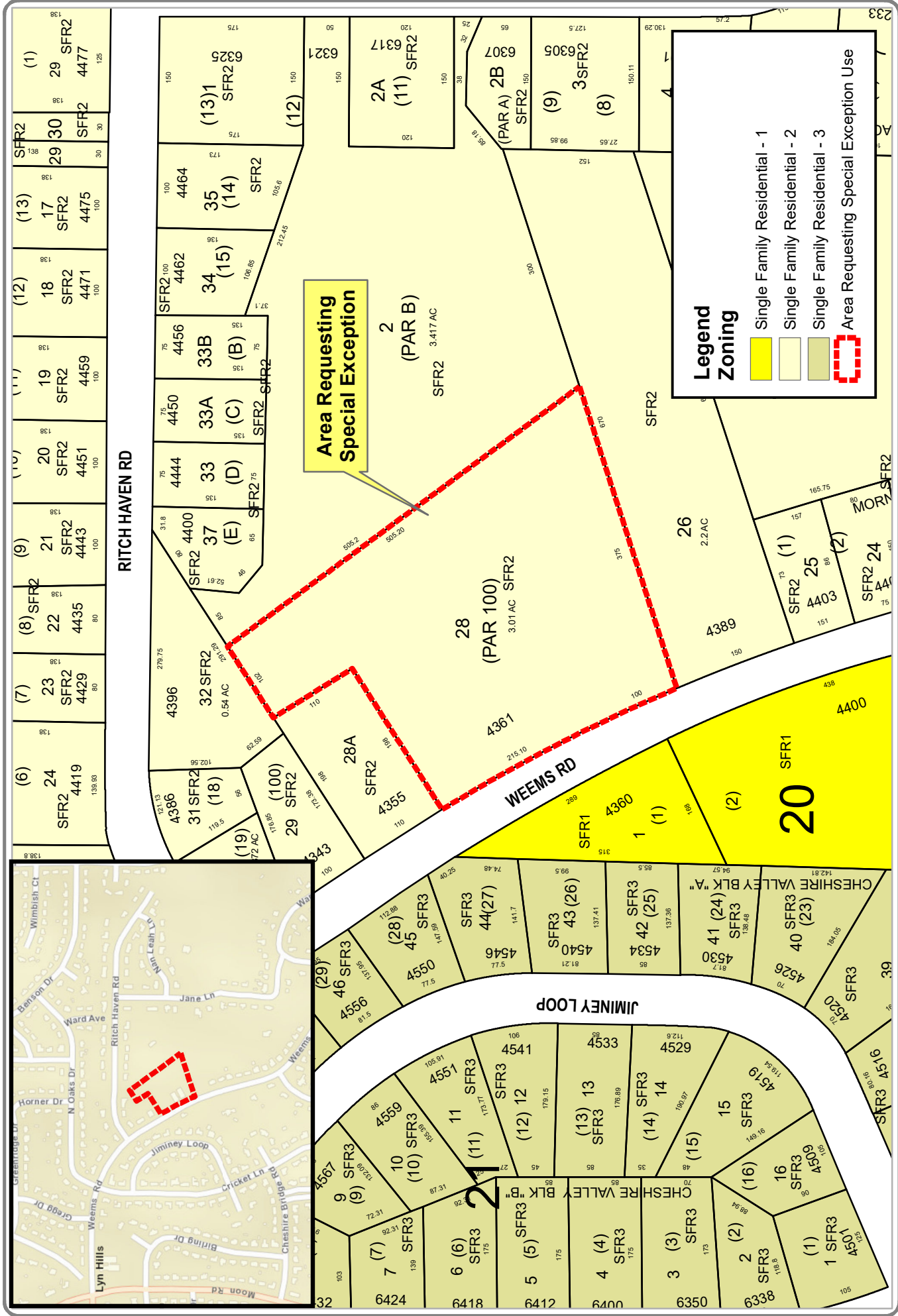
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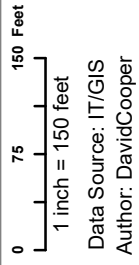
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Legend Zoning

- Single Family Residential - 1
- Single Family Residential - 2
- Single Family Residential - 3
- Area Requesting Special Exception Use



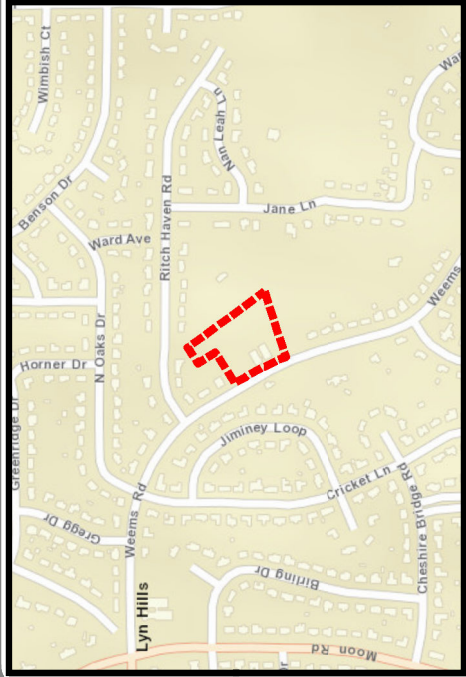
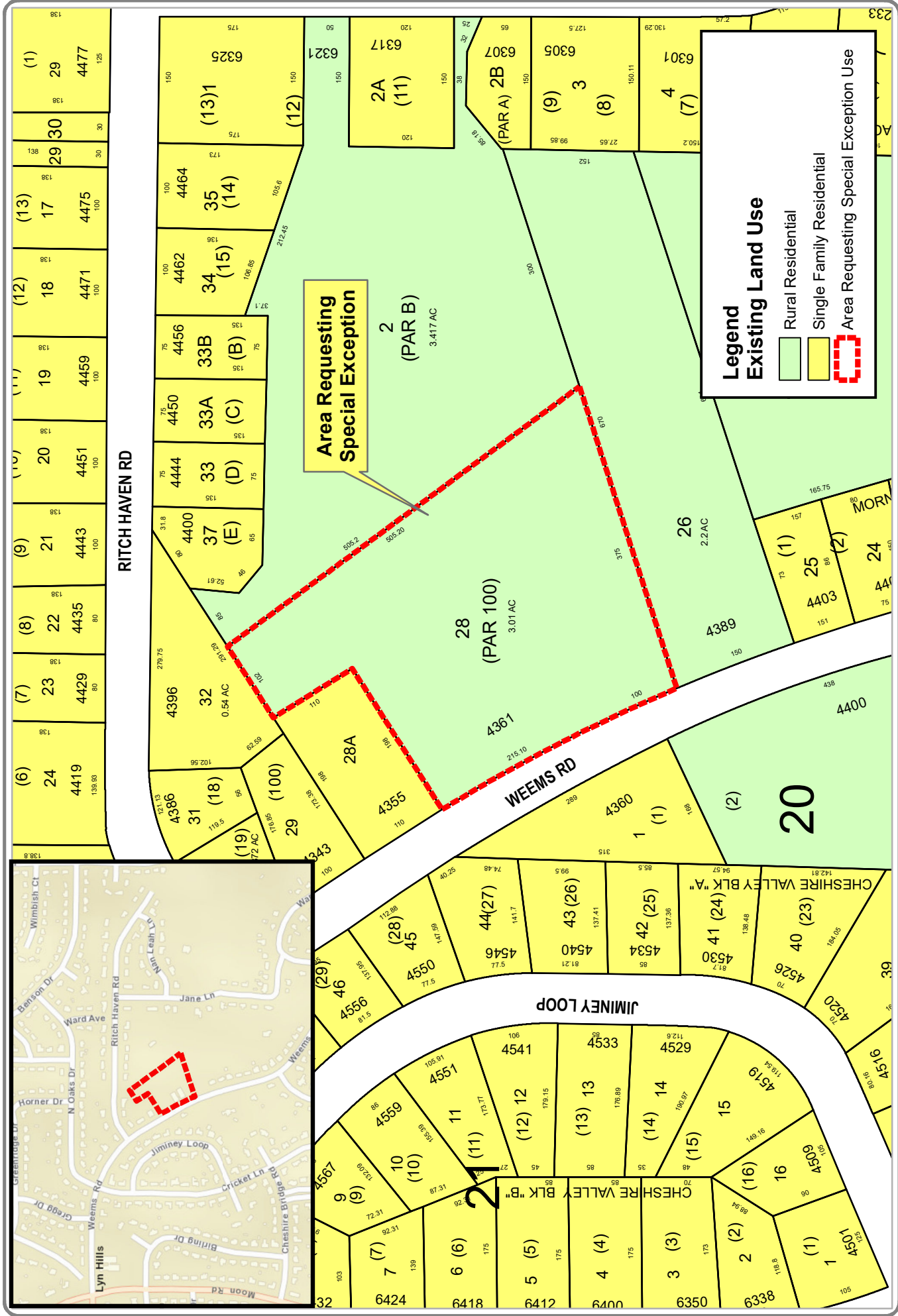
Data Source: IT/GIS
Author: David Cooper

Zoning Map for EXCP 05-23-0881
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Planning Department-Planning Division
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Date: 5/16/2023



Columbus Plans!
 Columbus Planning Department

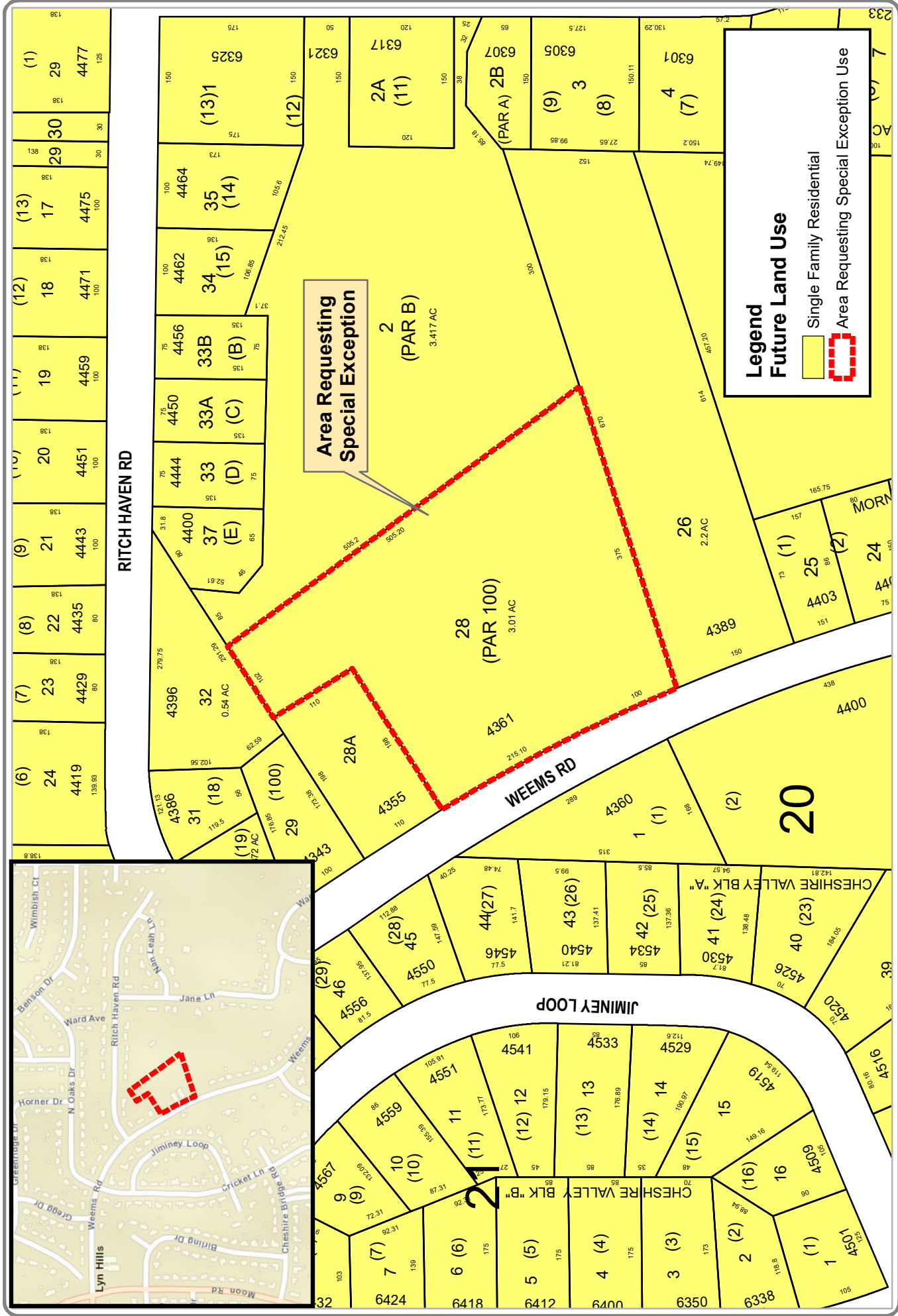
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 1 inch = 150 feet

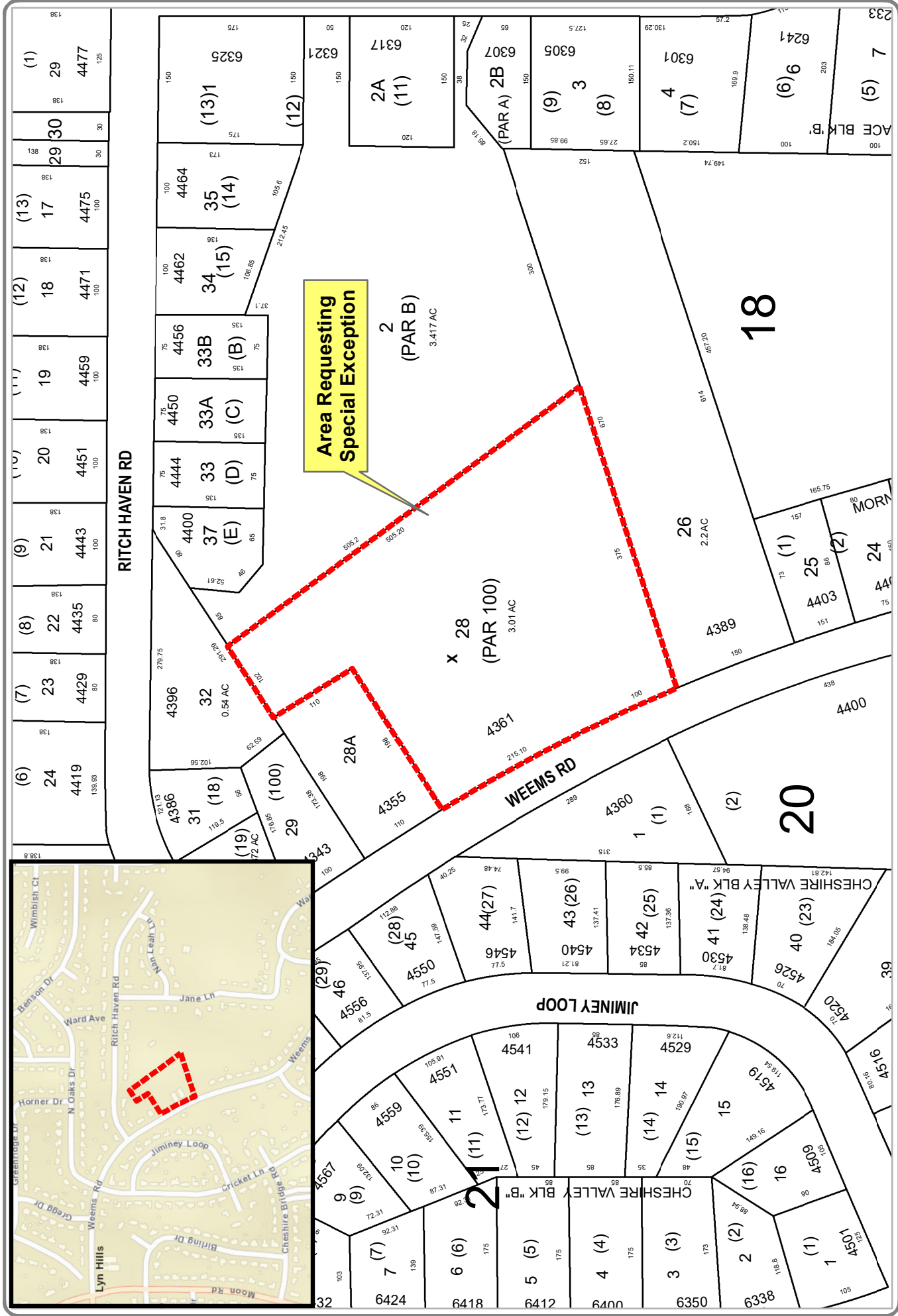
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 Author: DavidCooper

Existing Land Use Map for EXCP 05-23-0881
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Area Requesting
Special Exception



150 Feet
1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

Flood Hazard Map for EXCP 05-23-0881
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