

Received
March 5, 2024
SUP-24-0001
Planning & Zoning

3/5/2024

Re: **Special Use Permit Consideration Form**
MT. PISGAH SCHOOL EXPANSION – 45.988 acres
PEC+ Project No. 23037.00

Dear Community Development officials,

Please see below the responses to the Special Use Permit Consideration Form:

1. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization Plans adopted by the mayor and city council;

The proposed Special Use Permit (covering both the north and south tracts) is in conformity with the policy and intent of the comprehensive plan. The immediate area is characterized by single-family subdivisions on similarly-sized lots. The proposed development would fit into the character of the existing context and would present a high quality addition to the overall area, by expanding the already existing school site. This subject property has a future land use designation of R3 Residential, which is a compatible use for school facilities.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed;

The proposed SUP (covering both the north and south tracts) is compatible with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed. The proposal is an expansion of existing SUPs/institutional uses to the north and west which have been in operation for a number of years. Because of the harmonious relationship the school has had with the community during this time, we do not anticipate compatibility issues with the surrounding uses or zoning designations. The proposed new use would be in harmony with the use and usability of existing properties.

3. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development;

The proposed use will not violate local, state and/or federal statutes, ordinances, or regulations governing land development.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets

The proposed use will not greatly affect traffic flow, and the manner in which the area is affected will be largely predictable, due to the use as an expansion of existing uses, without an increase in students. Please see the updated trip generation memo for specific use details.

5. The location and number of off-street parking spaces;

The SUP expansion will include additional parking for the new proposed uses. Currently, on the existing school site, there are 274 spaces, including ADA spaces that service the existing buildings. The proposed expansion will include 574 additional parking spaces, for a total of 848 spaces across the entire SUP-12-002 site.

We anticipate that parking for the new, expanded uses will utilize a shared parking scheme. Parking for uses is divided into two tiers: School-Day Uses (tier 1) and After School Uses (tier 2). Below is a breakdown of the shared parking scheme for the expanded (new) uses only, using the City of Johns Creek parking requirements by use:

Tier 1: School Day Uses

- Curriculum enhancement building – 120 spaces needed
- Academic buildings (buildings 1 and 2) – 400 spaces needed
- Existing House – 2 spaces needed

Total School-Day Spaces Needed: 522

Total SUP Expansion Spaces: 574
Difference: +52 spaces

Tier 2: After School Uses

- Performing arts building – 135 spaces needed
- Natatorium – 296 spaces needed
- Tennis Courts – 18 spaces needed
- Existing House – 2 spaces needed

Total After School Spaces Needed: 451

Total SUP Expansion Spaces: 574
Difference: +123 spaces

6. The amount and location of open space;

There are 7.97 acres of open space proposed, or approx. 41.1% of the site area.

7. Protective screening;

The screening on the north tract will remain from the previous approval, except where the curriculum enhancement and performing arts buildings are proposed south of the stream (buildings 5 & 6).

The south tract will have a 30' landscape strip along the frontage of Nesbit Ferry Road. There will be a 25' natural buffer along the southern property line and around the edge of the existing lake. Along the eastern property line, there will be a 50' natural buffer.

8. Hours and manner of operation;

The school operates Monday through Friday, with student drop off beginning at 7:30am and pickup beginning at 2:45pm. Special events at the natatorium and performing arts center will occasionally require weekend and evening hours.

9. Outdoor lighting;

The SUP proposal does not include outdoor lighting beyond the Night Sky Ordinance and the previous Special Use Permit conditions.

10. Ingress and egress to the property;

The points of access for the north tract will not change.

The proposed SUP plan for the south tract includes two points of ingress and egress to the property along Nesbit Ferry Road. These are identified on the Trip Generation Memo.

The applicant and owner respectfully request that the Johns Creek City Council, Planning Commission and Planning Staff approve and support the Applicant's request to expand a Special Use Permit to the property for the purposes of expanding Mt. Pisgah Christian School, a long-term partner of the community. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.