

O-24-Z-01

AN ORDINANCE
APPROVING A CONDITIONAL USE PERMIT AND
A COMPREHENSIVE SITE DEVELOPMENT PLAN
FOR A PRIVATE SCHOOL USE
IN AN INSTITUTIONAL ZONING DISTRICT LOCATED AT
618 WEST PONCE DE LEON AVENUE

WHEREAS, the Decatur City Commission has considered the proposed application, plans and other information submitted by the applicant, as well as comments by the applicant and interested residents at public hearings; and

WHEREAS, the Decatur City Commission finds the information submitted with the application and presented at the public hearings establishes that the proposed development meets the standards established in Article 5 and Article 11 of the Unified Development Ordinance; and

WHEREAS, the Decatur City Commission desires to approve an amended comprehensive site development plan and conditional use permit for said private school on the property located at 618 West Ponce De Leon Avenue.

NOW, THEREFORE, BE IT ORDAINED by the City Commissioners of the City of Decatur, Georgia, and it is hereby ordained by authority of the same, as follows:

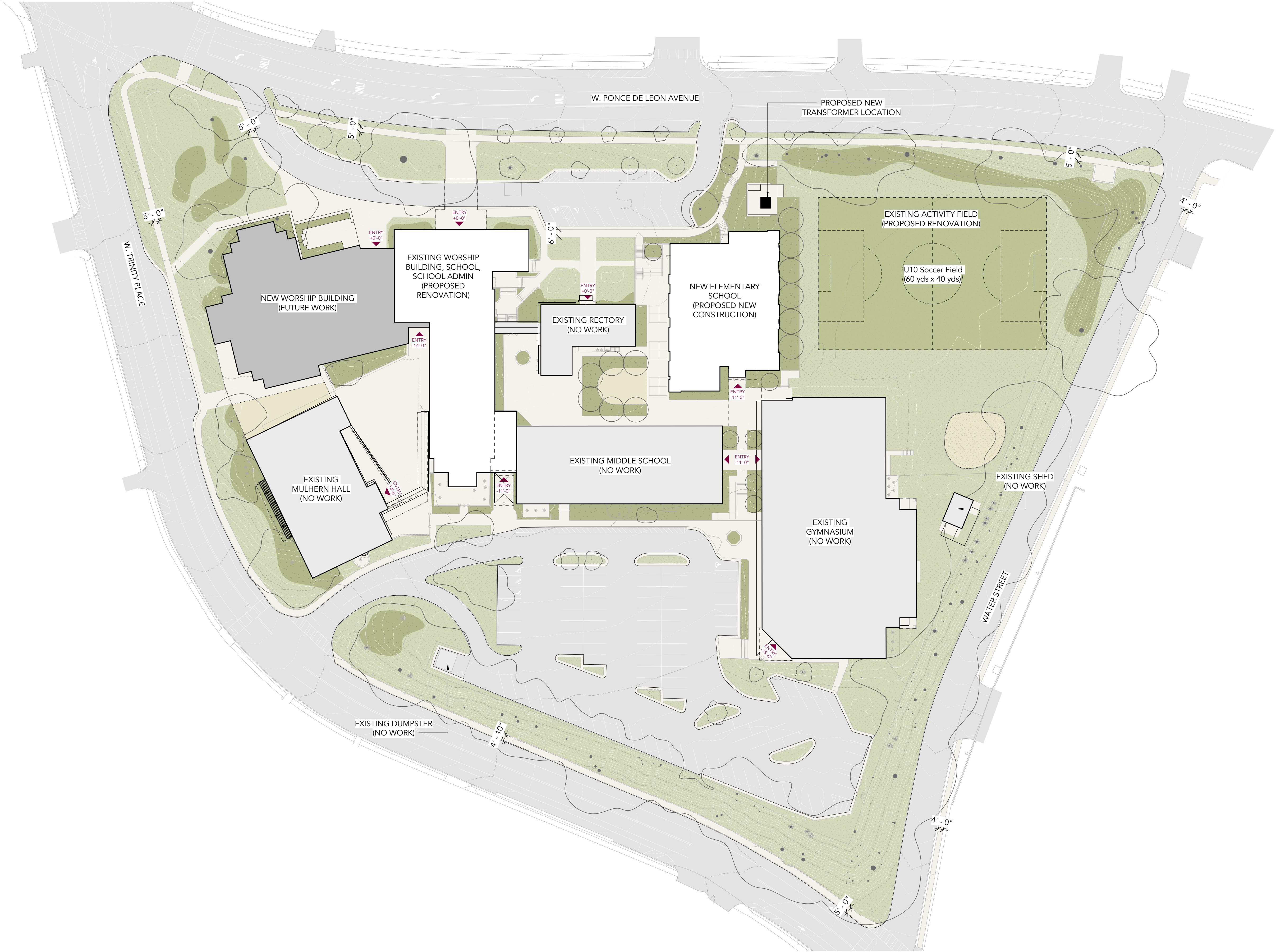
A conditional use permit to continue to operate a pre-K – 8th grade private school and an amended comprehensive site development plan for the property located at 618 West Ponce de Leon Avenue, as identified in Exhibit “A” as the “subject property,” is approved subject to the following conditions:

1. The property shall be developed substantially similar according to the comprehensive site development plan attached as Exhibit “B.1” through “B.5” prepared by Flippo Civil Design, dated October 27, 2023.
2. The proposed future worship building shall not exceed a height of 40 feet, and front and side street setbacks shall not be reduced less than the current setbacks of the existing buildings on the property.
3. The proposed loop drive on West Ponce de Leon Avenue shall be designed so that no westbound traffic can enter the driveway entrance near the West Trinity intersection, per previously approved Ordinance O-00-Z-04.
4. The one-way loop driveway on West Ponce de Leon Avenue shall be maintained to require exiting traffic to make a right turn only to avoid traffic impacts to Pinetree Drive, per previously approved Ordinance O-00-Z-04.
5. No school traffic shall be allowed from West Ponce de Leon Avenue. All students shall arrive and depart from the West Trinity Place (rear) side of the property, per previously approved Ordinance O-00-Z-04.

6. Site improvements shall maintain curbing and sidewalks with planting strip along the West Ponce de Leon frontage of the property, including dedicated parallel parking lane with approximately 20 spaces adjacent to the sidewalk. Such parking spaces shall continue to be credited to the applicant for use in compliance with zoning requirements, per previously approved Ordinance O-00-Z-04.
7. On-site parking requirements shall be reduced to 120 spaces. With credit for the proposed on-street parking described in item “5,” total parking provided shall be 140 spaces, per previously approved Ordinance O-00-Z-04.

Approved this day of , 2024.

Attest: _____
Meredith Roark
Acting City Clerk



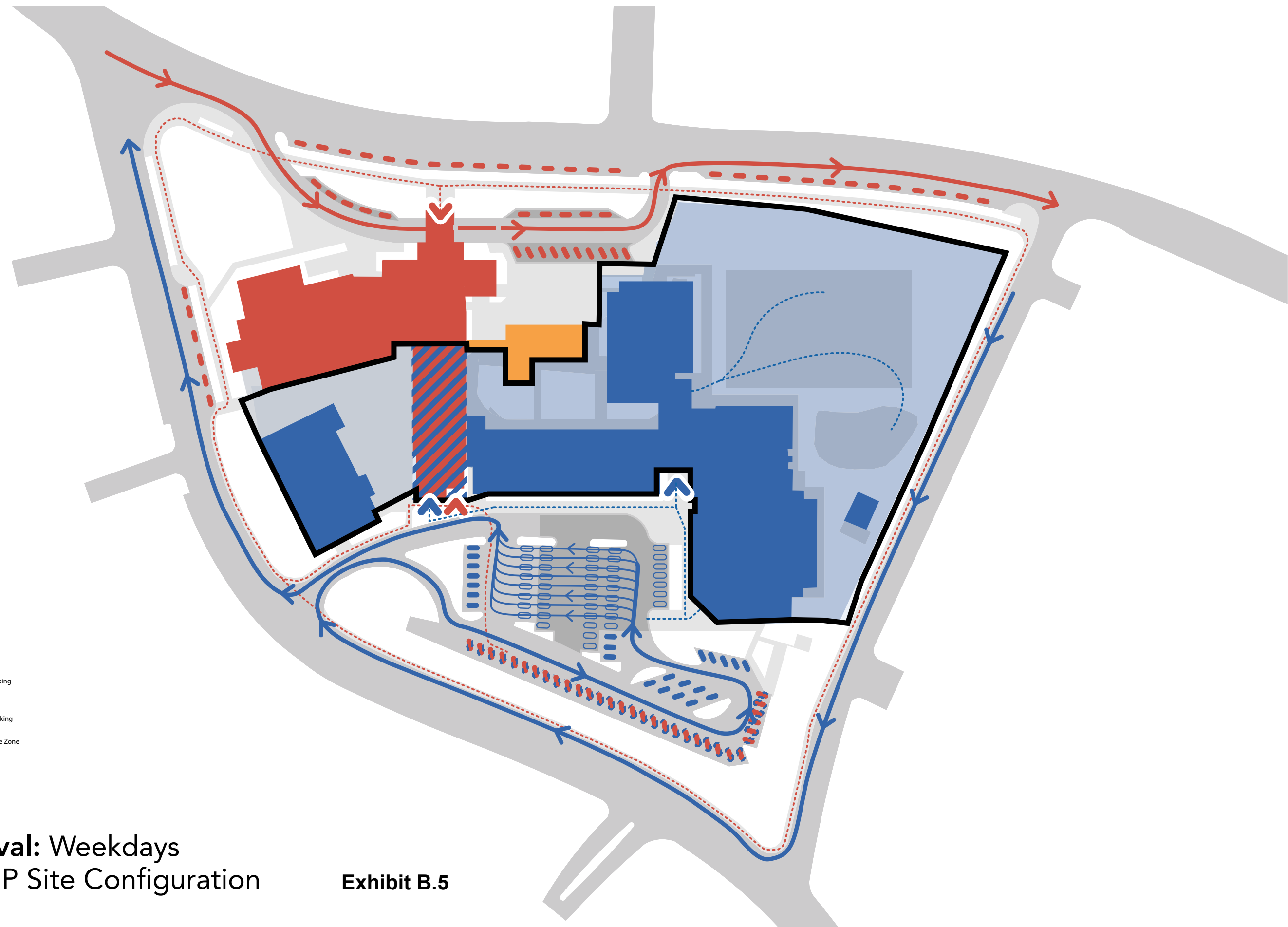
PRESENTATION SITE PLAN







- Rectory
- Parish/School Overlap
- Parish Pedestrian Access
- Parish Vehicular Traffic / Parking
- School Pedestrian Access
- School Vehicular Traffic / Parking
- Parish/School Overlap Secure Zone
- Parish Secure Zone
- School Secure Zone



Site Arrival: Weekdays
 Future MP Site Configuration

Exhibit B.5