

HONORABLE MAYOR AND CITY COUNCIL WEDNESDAY, OCTOBER 28, 2020

ACM: Dr. Eric A. Johnson

FILE NUMBER: Z190-232(CT) **DATE FILED:** March 16, 2020

LOCATION: Southeast corner of Hillcrest Road and Alpha Road

COUNCIL DISTRICT: 11 **MAPSCO:** 15 R

SIZE OF REQUEST: ±13.2904 acres **CENSUS TRACT:** 136.10

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Coram Deo Academy

OWNER: Temple Shalom

REQUEST: An application for an amendment to Specific Use Permit No. 1365 for a private school and child-care facility use on property zoned an R-1/2ac(A) Single Family District.

SUMMARY: The purpose of the request is to increase the number of classrooms from 10 to 22. [Coram Deo Academy]

CPC RECOMMENDATION: **Approval** for a five-year period, subject to a traffic management plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period, subject to a traffic management plan and conditions.

BACKGROUND INFORMATION:

- The request site is developed with a church use.
- Specific Use Permit No. 1365 was approved by the City Council on August 12, 1998 and allows private school and child-care facility uses for a permanent time period.
- On April 9, 1999, a Certificate of Occupancy was issued for a public or private school.
- On October 19, 2019, a Certificate of Occupancy was issued for a public or private school.
- Currently, there is not a private school operating at the location. Coram Deo Academy plans to begin use of the building in the 2021-2022 school year.
- The applicant is proposing to increase the number of classrooms allowed in the conditions from 10 to 22 classrooms. The school is submitting a traffic management plan, which was not required in 1998.

Zoning History: There have been no recent zoning change requests in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Alpha Road	Community Collector	60 ft.
Hillcrest Road	Principal Arterial	100 ft.

Traffic:

The Engineering Division of Sustainable Development and Construction Department completed a review of the traffic management plan dated July 13, 2020. Submitted reports document a proposed traffic management plan (TMP) of school traffic and impact of the proposed school operations. The TMP is practical and if fully implemented by school staff as proposed. Staff would have no objection to the proposed traffic management plan, except that it restricts access to public streets in the Valley View Neighborhood Association. The intention of the proposed restrictions is to respect the quality of life of adjacent neighborhood. However, the restrictions are difficult to enforce as motorists could decide not to abide by the proposed signage and force traffic to travel longer routes out of the subject site. Providing an egress option on Alpha Road would also reduce the impact of this development on nearby intersections.

COMPREHENSIVE PLAN:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other

Surrounding Land Uses:

	Zoning	Land Use
Site	R-1/2ac(A) SUP No. 1365	Church Private School and Child-care Facility
North	R-1/2AC(A)	Single Family
South	R-1/2AC(A) R-16(A)	Single Family
East	R-10A)	Single Family
West	R-1/2ac(A) SUP No. 1405	Church Private School

Land Use Compatibility

The request site is the location of a church and is not operating the allowed private school or child-care facility uses on the property. The subject site is developed with one and two-story structures with a total floor area of 54,473-square-feet. Surrounding land uses consist of single family to the north, south, and east. West and northwest of the subject site are church uses.

The applicant's request for an amendment to Specific Use Permit No. 1365 will facilitate the following: 1) the private school use will be allowed 22 classrooms, and 2) the addition of a traffic management plan.

Conditions six, seven, and eight of the SUP conditions were created in 1998. These conditions are being updated to coincide with our current standards. The SUP conditions also limit the use of outdoor speakers and special events are limited to four events per year as a part of a commitment the applicant has made with the community. Staff does not recommend this condition because it is not feasible for the city to enforce. The structure remains the same with the addition of parking spaces.

Staff considers the requested amendment to be compatible with the surrounding single-family neighborhood because compliance with the proposed SUP conditions, a site plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future. City Plan Commission recommends a five-year period for the SUP because of the increase in the number of classrooms to ensure compatibility with the surrounding area. It is also recommended that conditions 12 and 13 are removed as enforcement of these conditions could not be policed by the City of Dallas.

Parking:

The requirement for off-street parking for the school is derived from three criteria: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The requirements for off-street parking requires nine and one-half spaces for each high school classroom. At this ratio, the school is required to provide 77 off-street spaces for the proposed 22 classrooms. Currently, the site has 189 on-site parking spaces which includes parking for the school and the church uses.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the area of request is not categorized as being within an MVA cluster, surrounding properties to the north, northwest, south, and southwest is located within an "B" Category. Properties located immediately east are designated within an "D" Category.

Z190-232(CT)

Landscaping

There is no development triggering landscaping. The site must remain in compliance with Article X, as amended.

LIST OF OFFICERS

Temple Shalom

Executive Officers

Rodney Schlosser President
Debra Levy-Fritts, Executive Vice President
Barry Bell, Vice President
Lory Kohleriter, Vice President
Jeff Kort, Finance Director
Stephen Falk, Treasurer
Phil Rosenfield, Secretary
Josh Goldman, Immediate Past Pastor

Board of Trustees

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Mark Stromberg
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Keo Strull
Steve Weintraub
Laurel Fisher
Myron Schwitzer
Barry Epstein
Ilene Greene

Coram Deo Academy

Dr. Alan Marshall, President
Glenn Campbell, Director
Doug Hix, Director
Tara Mosby, Assistant Director
Rev. Jon Jordan, Dallas Campus Administrator

**CPC ACTION
SEPTEMBER 3, 2020**

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1365 for a private school and child-care facility use for a five-year, subject to a revised traffic management plan and staff recommended conditions with the following changes: 1) Item 5. CLASSROOMS: to read as follows: "The private school is limited to no more than 22 classrooms."; 2) Item 11. TRAFFIC MANAGEMENT PLAN: (c) Traffic study. (1) to read as follows: "The Property owner or operator shall prepare a traffic study evaluating the efficiency of the traffic management plan. The updated traffic study must be submitted to the director and property owners within 400 feet of the area of request, Valley View Homeowners Association and Alpha Road Area Neighborhood Association by November 1, 2022. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director and property owners within 400 feet of the area of request, Valley View Homeowners Association and Alpha Road Area Neighborhood Association by November 1st of each even-numbered year. The Property owner or operator shall send update submissions to the Valley View Homeowners Association to the address P.O. Box 800214, Dallas, Texas, 75380 and Alpha Road Area Neighborhood Association to address 6927 Alpha Road, Dallas, Texas, 75240.", and 3) Item 14. NO PARKING ON ALPHA ROAD: to read as follows: "No parking within 400 feet of the Property on public streets. No student, school, or staff parking is allowed within 400 feet of Property on public streets." on property zoned an R-1/2ac(A) Single Family District, on the southeast corner of Hillcrest Road and Alpha Road.

Maker: Schultz
Second: Schwope
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 400 Mailed: 55
Replies: For: 6 Against: 24

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Britton Church, 3970 Cobblestone Cr., Dallas, TX, 75229
Rachel Kral, 13269 Meadowside Dr., Dallas, TX, 75240
Travis Jones, 13811 Peyton DR., Dallas, TX, 75240
For (Did not speak): Ruth Davis, 6807 Leameadow Dr., Dallas, TX, 75248
Jon Jordan, 3150 Catamore Ln., Dallas, TX, 75229

Against: Howard Spector, 7037 Elmridge Dr., Dallas, TX, 75240
Bill Naifeh, 6927 Alpha Rd., Dallas, TX, 75240
Linda Correll, 6927 Alpha Rd., Dallas, TX, 75240
Chris Keniston, 6910 Elmridge Dr., Dallas, TX, 75204
Christy Gaumer, 13683 Peyton Dr., Dallas, TX, 75204
Craig Gaumer, 13683 Peyton Dr., Dallas, TX, 75204
Walter Holloway, 13412 Peyton Dr., Dallas, TX, 75204

Against (Did not speak): Chandra Vivek, 6931 Alpha Rd., Dallas, TX, 75240
Celest Schnitzer, 13312 Peyton Dr., Dallas, TX, 75240
Bruce Meltzer, 13345 Peyton Dr., Dallas, TX, 75240
Richa Pande, 6931 Alpha Rd., Dallas, TX, 75240

Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

PROPOSED SUP CONDITIONS

SUP CONDITIONS
AMENDING SUP NO. 1365

1. USE: The only use authorized by this specific use permit is a private school and a child-care facility.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation

3. TIME LIMIT: This specific use permit expires five years from the date of approval.

Applicant Request

3. TIME LIMIT: This specific use permit has no expiration date.

4. LANDSCAPING: Landscaping must be provided in accordance with Article X of the Dallas Development code, as amended. Plant materials must be maintained in a healthy, growing condition.

5. CLASSROOMS: The private school is limited to no more than ~~ten~~ 22 classrooms.

6. ~~ENROLLMENT: Enrollment is limited to 150 students for the private school and child-care facility combined.~~

7. ~~NOTIFICATION REQUIRED: When the enrollment reaches 75 students, the operator of the private school shall notify the Director of Public Works and Transportation.~~

8. ~~SCHOOL ZONE: Upon such notification, the Director of Public Works and Transportation shall establish a school zone on Alpha Road between Peyton Drive and Hillcrest Road.~~

9. HOURS OF OPERATION: Hours of operation for the child-care facility are limited to the hours between 6:30 a.m. and 8:30 a.m. for before school care and the hours between 3:30 p.m. and 6:30 p.m. for after school care Monday through Friday.

10. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan.

11. TRAFFIC MANAGEMENT PLAN:

(a) In general. The operation of a private school must comply with the traffic management plan.

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the efficiency of the traffic management plan. The updated traffic study must be submitted to the director and property owners within 400 feet of the area of request, Valley View Homeowners Association and Alpha Road Area Neighborhood Association by November 1, 2022. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director and property owners within 400 feet of the area of request, Valley View Homeowners Association and Alpha Road Area Neighborhood Association by November 1st of each even-numbered year. The Property owner or operator shall send update submissions to the Valley View Homeowners Association to the address P.O. Box 800214, Dallas, Texas, 75380 and Alpha Road Area Neighborhood Association to address 6927 Alpha Road, Dallas, Texas, 75240.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

CPC Recommendation

~~12. NOISE:~~

~~(a) Outdoor amplification of sound and speakers are prohibited, except during special events.~~

~~(b) Use of the property must comply with the City of Dallas Residential Noise Ordinance, except during special events.~~

Applicant's Request

~~12. NOISE:~~

~~(a) Outdoor amplification of sound and speakers are prohibited, except during special events.~~

~~(b) Use of the property must comply with the City of Dallas Residential Noise Ordinance, except during special events.~~

CPC Recommendation

~~13. SPECIAL EVENTS: A maximum of four (4) special events are permitted per year.~~

Applicant's Request

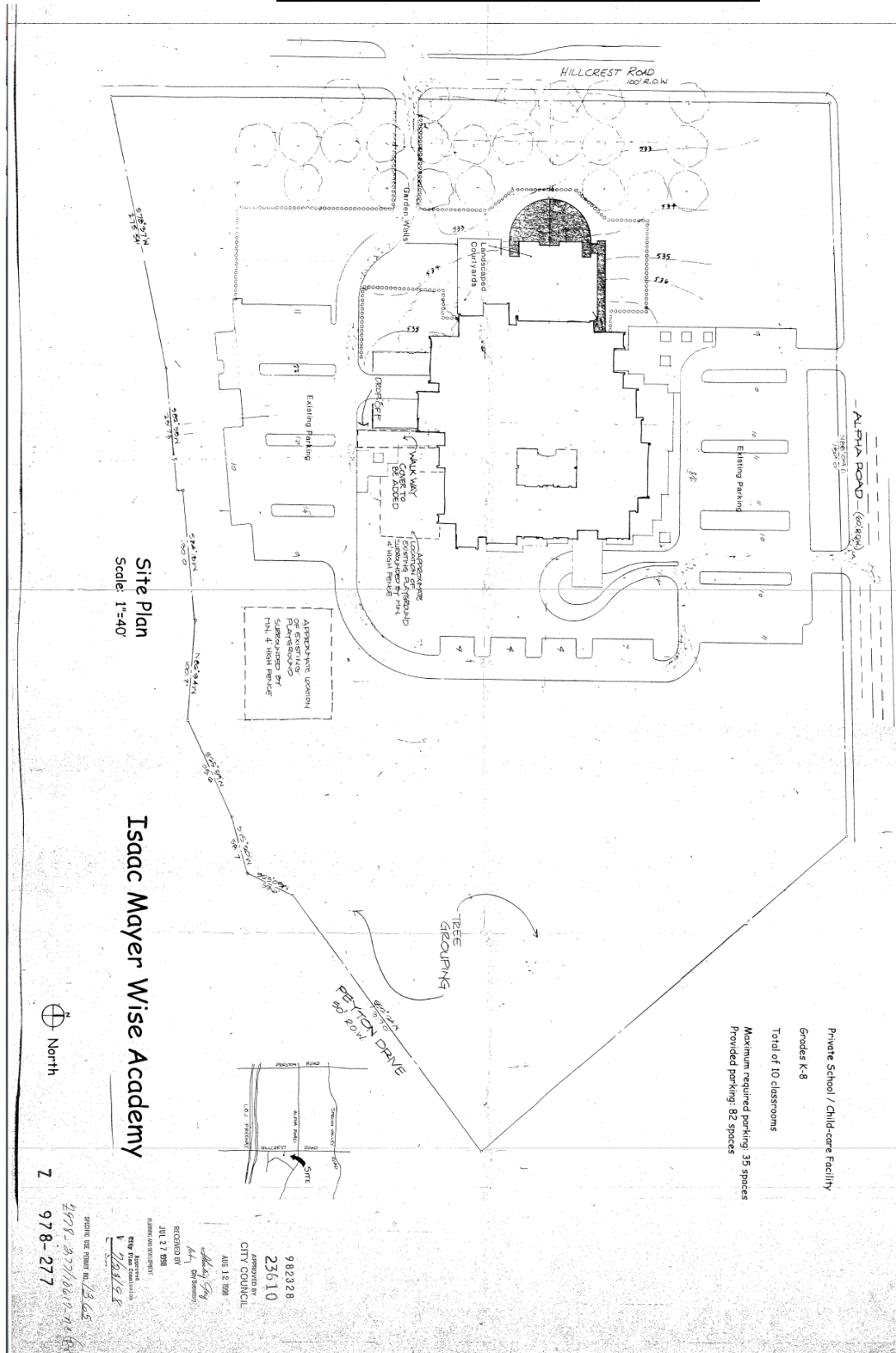
~~13. SPECIAL EVENTS: A maximum of four (4) special events are permitted per year.~~

14. NO PARKING ON ALPHA ROAD: No parking within 400 feet of the Property on public streets. No student, school, or staff parking is allowed within 400 feet of Property on public streets.

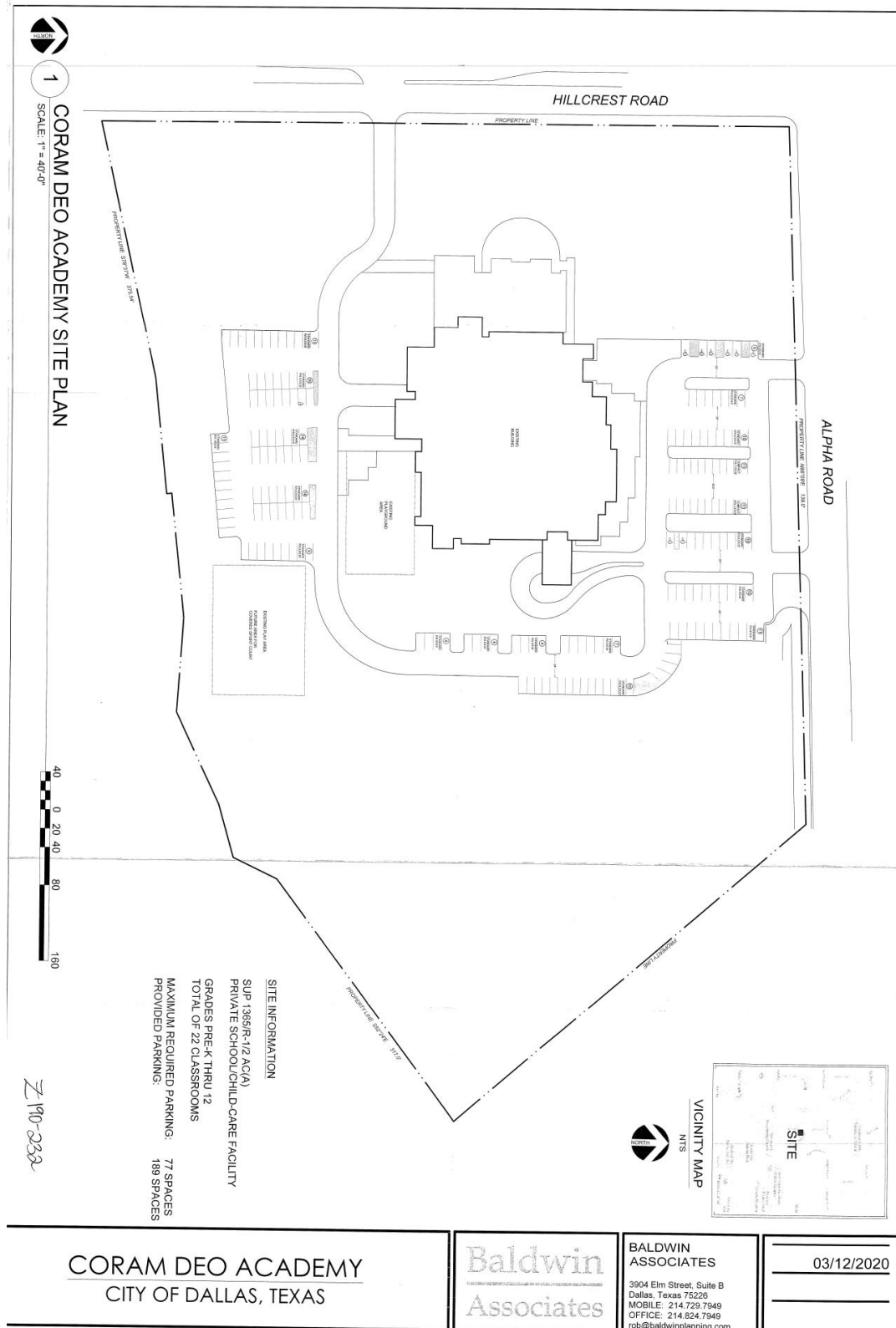
15. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

16. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.

EXISTING SITE PLAN



CPC RECOMMENDED DEVELOPMENT PLAN



PROPOSED TRAFFIC MANAGEMENT PLAN

TRAFFIC MANAGEMENT PLAN FOR CORAM DEO ACADEMY

6930 Alpha Road
Dallas, Texas

Final: July 2020
Draft: March/June 2020

Prepared for
Mr. Glenn Campbell, Head of Facilities
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Naomie Ruth Davis

Prepared by
ND Engineering, PC
N. Ruth Davis, PE, PTOE
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Dallas, TX 75248
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This Traffic Management Plan has been prepared under the direction of N. Ruth Davis. N. Ruth Davis attests to the technical information contained therein and has judged the qualifications of recommendations, conclusions, and decisions are based on City of Dallas comments, general engineering standards, and Texas/Federal laws.

In Association With

Erin Bishop, Draftsperson/Graphics

This report and the data contained herein have been prepared expressly for the purposes of this project. The use of this data, the conclusions contained in the report or the information provided herein by individuals or agencies is done so at their sole discretion and at their own responsibility. Publication of this document does not warrant the use of the data, the conclusions or the information for any purpose other than that described within this report.

I have reviewed and approved the Traffic Management Plan for the proposed Coram Deo Academy, 6930 Alpha Road, Dallas, Texas, dated July 2020 prepared by ND Engineering, PC.

X

Glenn Campbell
CDA Facilities Director

X

Rev. Jon Jordan
Dallas Campus Administrator

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**TRAFFIC MANAGEMENT PLAN
FOR
CORAM DEO ACADEMY**

EXECUTIVE SUMMARY/INTRODUCTION

This Traffic Management Plan (TMP) was prepared to provide the following information for the proposed Coram Deo Academy – Dallas (CDAD), which will be located on the Temple Shalom (TS) campus, 6930 Alpha Road, Dallas, Texas:

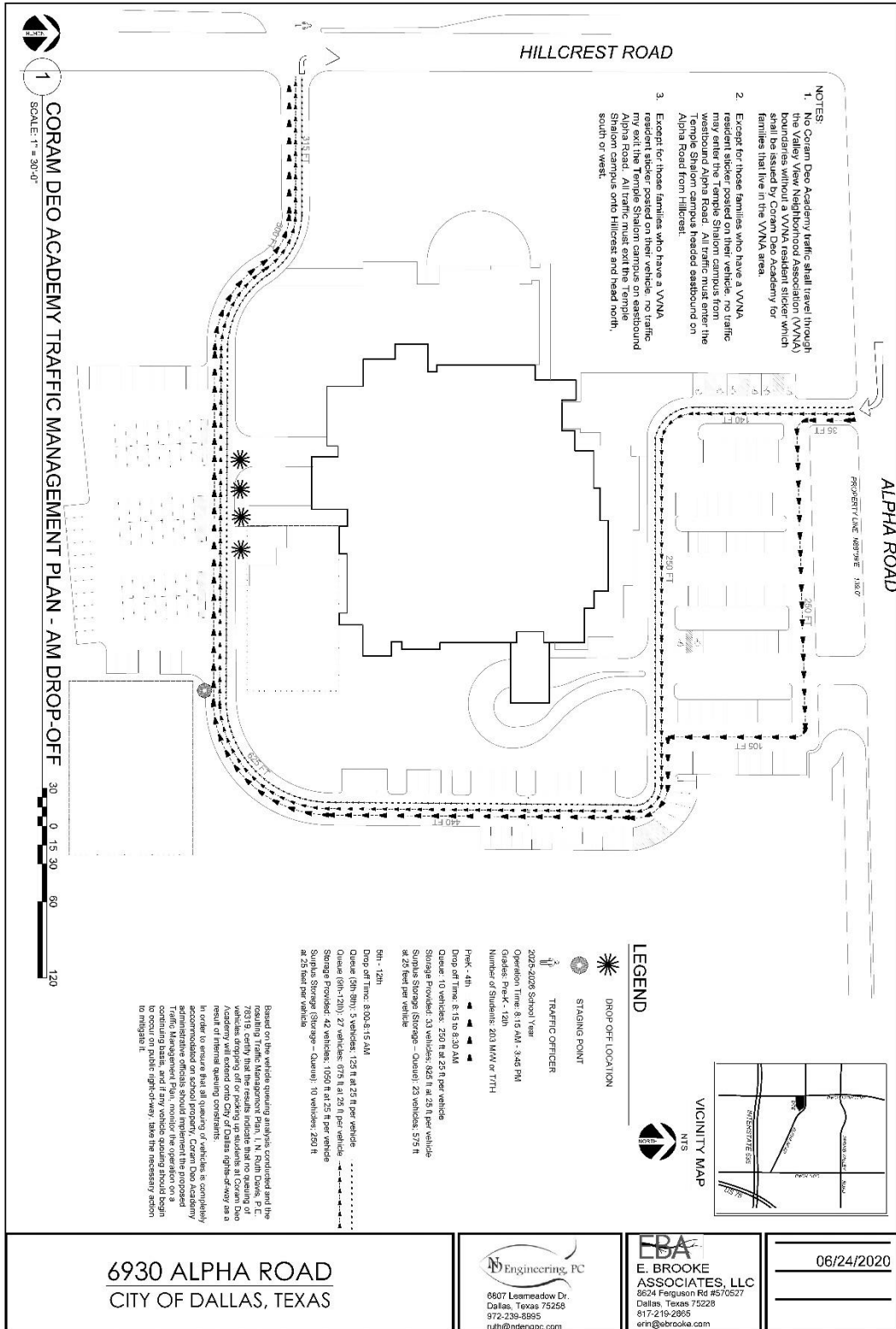
- School Characteristics;
- Hours of operation;
- Drop-off and pick up hours;
- Parent Route Assignments
- Circulation Plan;
- Ingress and egress locations;
- Location of student drop-off and pick up;
- Number and location of personnel assisting with loading and unloading of students;

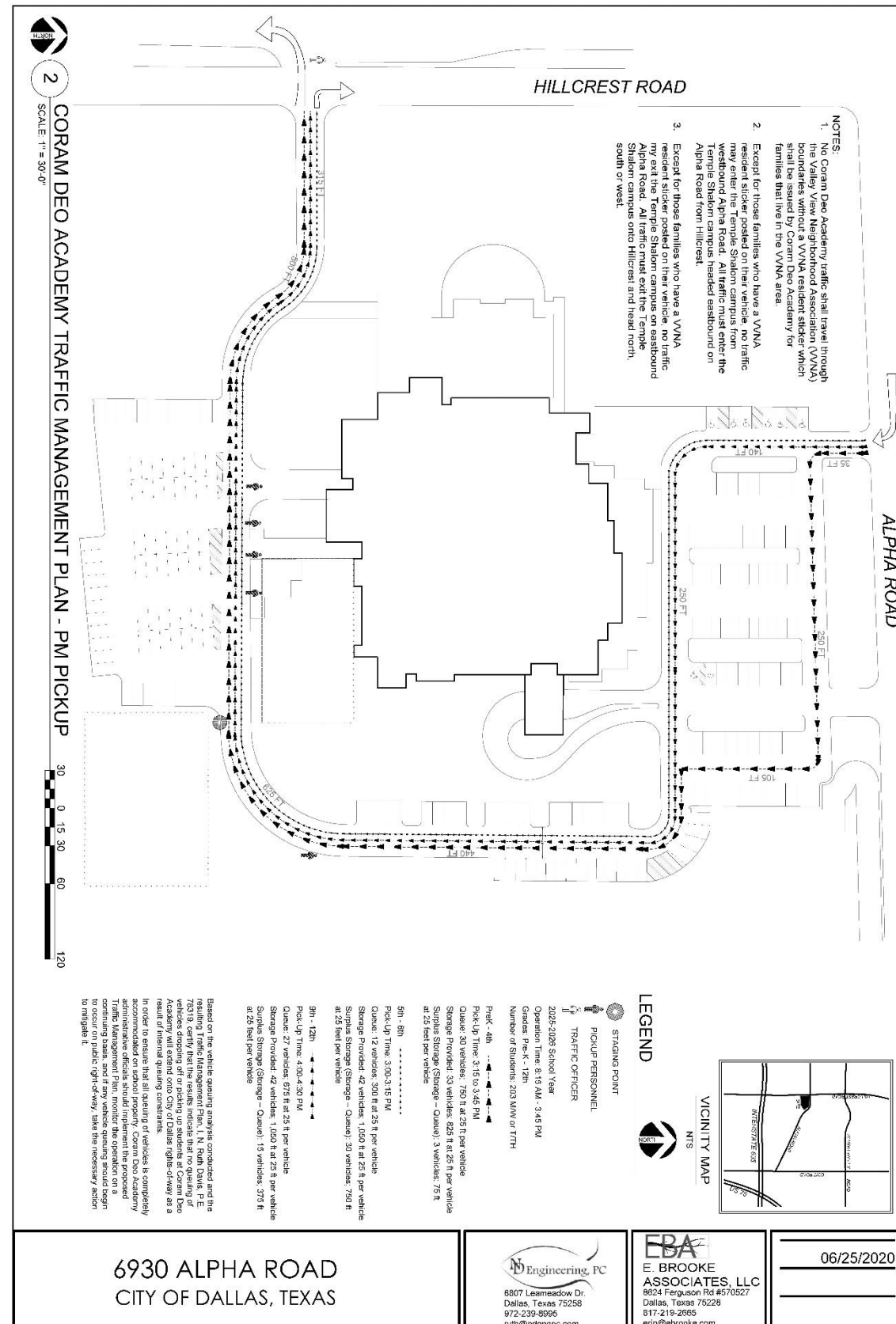
Figures 1 and 2 shows the Project location and the proposed AM and PM circulation plans for the 2025-2026 condition, which is the same as the 2020-2021 condition, respectively. The CDAD staff as well as the CDA Administrative staff will work with the City of Dallas to ensure that no queuing will occur on City of Dallas ROW and will incorporate corrections that are deemed necessary by City of Dallas staff. Only uniformed police officers will be allowed to direct and control traffic operating within the public right-of-way. This TMP was prepared to comply with the City of Dallas School Traffic Management Plan Guidelines.

SCHOOL CHARACTERISTICS

CDAD is a Classical Christian private school. Core classes are taught on either a Monday/Wednesday or Tuesday/Thursday rotation with electives and high school labs taught on Friday. The students are typically homeschooled on the remaining days depending on the rotation. CDAD will have classes on Monday/Wednesday and Tuesday/Thursday with electives and high school labs on Friday during the 2020-2021 school year. CDAD grade levels planned for the 2020-2021 school year are prekindergarten (Pre-K) through 9th grade. In addition to the core classes taught on Monday/Wednesday, a study hall will be available for all grade levels. No study hall will be available on Tuesday/Thursday.

Traffic Management Circulation Plan





HOURS OF OPERATION

CDAD campus faculty and staff typically arrive by 7:30 AM with doors opening to student arrivals around 8:00 AM. Table 1 shows the drop-off, class start, class end, and pick up times for the Grammar, Logic, and Rhetoric Schools.

TABLE 1: 2020-2021 CLASS TIME PERIODS				
Level	Drop-Off	Class Starts	Class Ends	Pick Up
Grammar (Pre-K - 4 th)	8:15	8:30	3:00	3:15
Logic (5 th - 8 th)	8:00	8:15	2:45	3:00
Rhetoric (9 th)	8:00	8:15	3:45	4:00

As shown in Table 1, drop-off and pick up times will be staggered so as not to create excessive queues. In the cases where families have Rhetoric, Logic, and Grammar students, all students will be dropped off during the Rhetoric/Logic School drop-off time period. If families have both Logic and Grammar students, the Logic students will depart from campus using the Grammar School pick up schedule. With the addition of the new Rhetoric School, students with Rhetoric siblings will have the option of after school study hall and electives such that parents only have to pick up from the CDAD campus once. Staff typically exit the campus 30 minutes after the completion of pick up of their associated Logic, Grammar, or Rhetoric students unless there is a staff meeting. Staff meetings typically occur once per month and all staff will typically depart by 5:00 PM after completion of the staff meeting.

DROP-OFF AND PICK UP HOURS

With the proposed school location and enrollment, the CDAD campus AM drop-off is projected to occur as follows:

- Grammar (PreK - 4th): 8:15 AM to 8:30 AM
- Logic (5th - 8th): 8:00 AM to 8:15 AM
- Rhetoric (9th): 8:00 AM to 8:15 AM

PM pick up is projected to occur as follows:

- Grammar (PreK - 4th): 3:15 PM to 3:45 PM
- Logic (5th - 8th): 3:00 PM to 3:15 PM
- Rhetoric (9th): 4:00 PM to 4:30 PM

PARENT ROUTE ASSIGNMENTS

In order to avoid impacting the neighborhoods to the east of the proposed school, parent route assignments have been developed as shown in Figures 3 (AM) and 4 (PM). The parent route assignments will be disseminated via email, approximately mid-summer, and Figures 3/4 will be disseminated to parents during parent orientation, which occurs the week prior to school starting. No CDAD traffic shall travel through the Valley View Neighborhood Association (VVNA) boundaries without a VVNA resident sticker which shall be issued by CDAD for families that live in the VVNA area. Except for those families who have a VVNA resident sticker posted on their vehicle, no traffic may enter the TS campus from westbound Alpha Road. All traffic must enter the TS campus headed eastbound on Alpha Road from Hillcrest Road. Except for those families who have a VVNA resident sticker posted on their vehicle, no traffic may exit the TS campus on eastbound Alpha Road. All traffic must exit the TS campus onto Hillcrest Road and head north, south, or west.

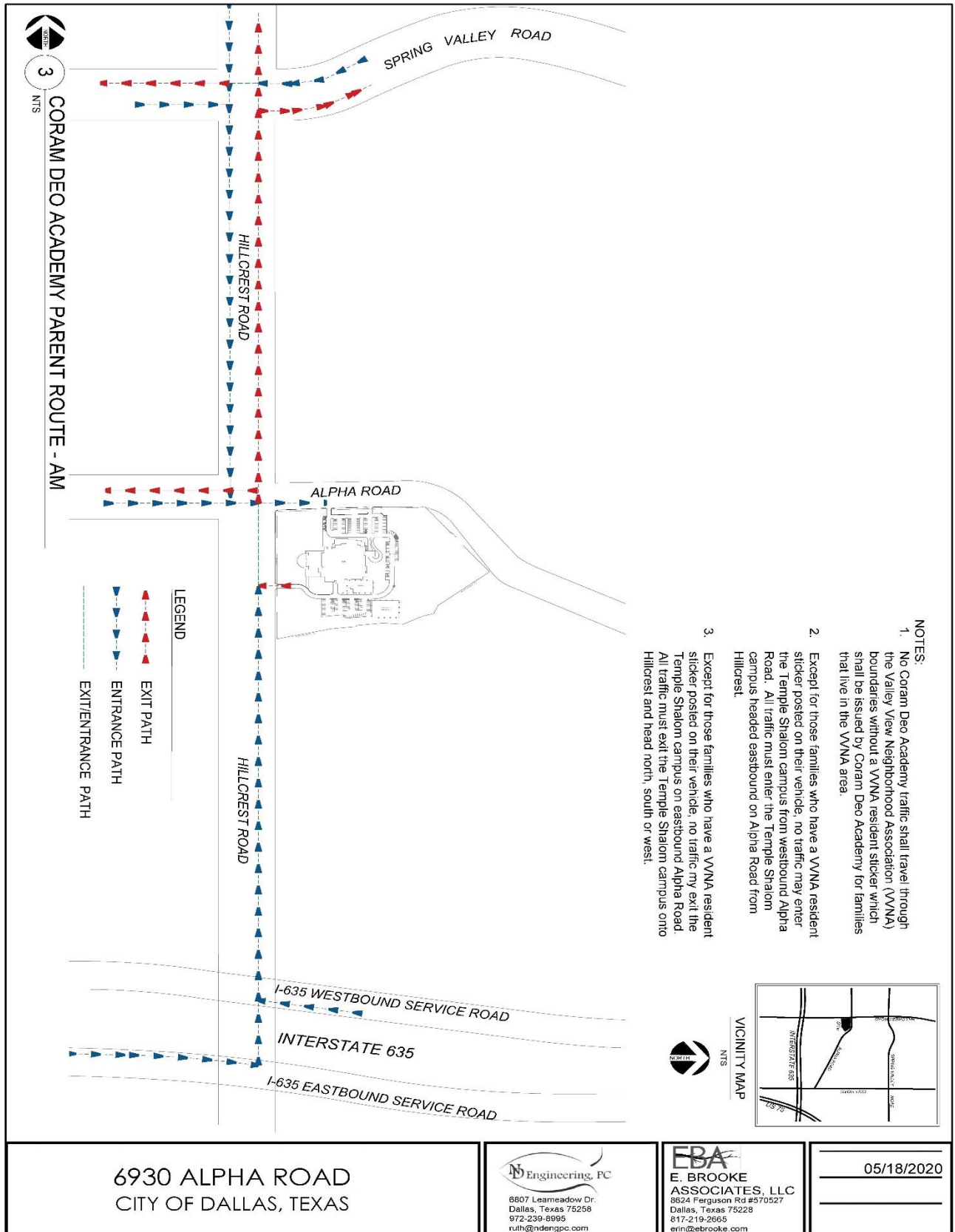
CIRCULATION PLAN

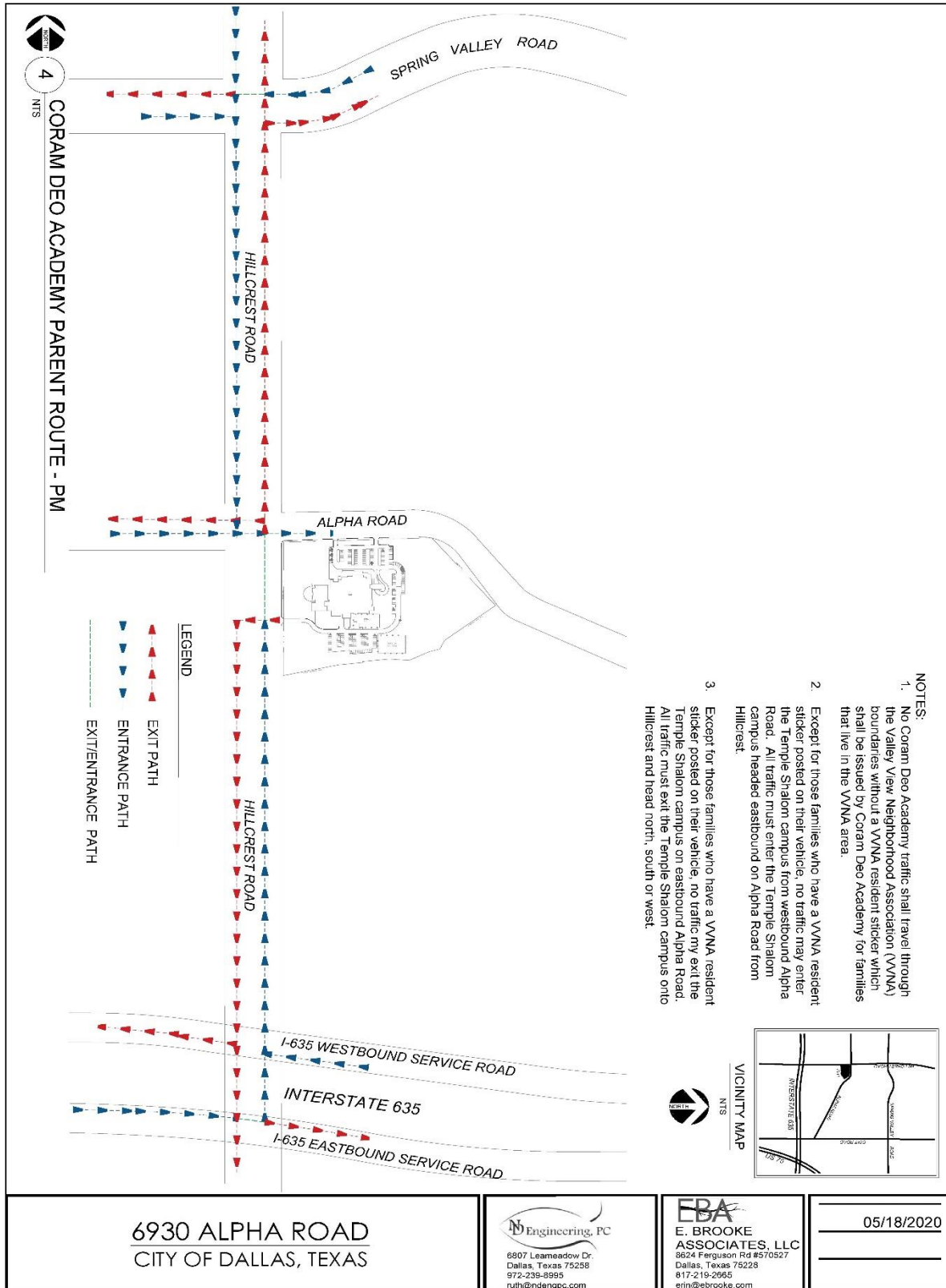
AM Drop-Off

All vehicles will turn right from Alpha Road into the westernmost TS driveway and proceed clockwise around the east side of the campus to the drop off location on the south side of the facility. Once the students are dropped off, the vehicles would continue clockwise and exit the campus via police directed right-turn only onto Hillcrest Road. Figure 1 shows the proposed circulation plan and drop-off locations for the 2020-2021 school year. Please note that the circulation plan for the proposed 2020-2021 drop-off condition has a double path which allows for storage of all vehicles on site. During the Logic/Rhetoric drop-off time, the travel path closest to the facility would queue the parent driven Logic and Rhetoric students while the travel path farthest from the facility would allow the Rhetoric student drivers to easily enter the south parking area. Once Rhetoric student driver vehicles have cleared, then parent driven Grammar vehicles can begin to queue behind the staging point using the path farthest from the facility. After the parent driven Logic and Rhetoric vehicles have cleared the drop-off area, then the parent driven Grammar vehicles will proceed to the drop-off area.

PM Pick Up

In the afternoon, all vehicles will turn right from Alpha Road into the westernmost TS driveway and proceed clockwise around the east side of the campus to the pick up location on the south side of the facility. Once the students are picked up, the vehicles would continue clockwise and exit the campus via police directed left or right-turn onto Hillcrest Road. Figure 2 shows the proposed circulation plan and pick up locations for the 2020-2021 school year. Please note that the circulation plan for the proposed 2020-2021 pick up condition has a double path which allows for storage of all vehicles on site. During the Logic pick up time, the travel path closest to the facility would queue the parent driven Logic students while the travel path farthest from the facility would queue the parent driven Grammar students behind the staging point. After the parent driven Logic vehicles have cleared the pick up area, then the parent driven Grammar vehicles will proceed to the pick up area.





INGRESS AND EGRESS LOCATIONS

Ingress to the TS campus would be via a right-turn only from Alpha Road into the westernmost driveway (AM Drop-Off and PM Pick Up). Egress from the campus would be via an officer assisted right-turn only from the southernmost driveway to Hillcrest Road (AM Drop-Off) or via an officer assisted left or right-turn from the southernmost driveway to Hillcrest Road (PM Pick Up). Both ingress and egress points are shown on Figures 1 and 2.

LOCATION OF STUDENT DROP-OFF AND PICK UP

The proposed location for student drop-off or pick up would be at the south entrance to the facility. Figures 1 and 2 shows the proposed drop-off/pick up locations for the 2020-2021 school year.

PERSONNEL ASSISTING WITH DROP-OFF AND PICK UP

As stated previously, all drop-off and pick up will be via the southern entrance to the facility. Four (4) traffic cones will be placed in front of this entrance for use in designating drop-off or pick up stations. These cone positions are shown on Figures 1 and 2. Figures 1 and 2 also show the locations of all personnel assisting with pick up.

AM Drop-Off

The Grammar School principal and administrative assistants will typically handle drop-off in the morning. Vehicles dropping off students will queue along the four (4) traffic cones. The staff will prop open the facility doors and then open the vehicle doors and assist the students in exiting the vehicles so the students easily walk into the building. After the students exit the queued vehicles, the vehicles pull away and proceed along the travel path as appropriate.

Rhetoric student drivers will park in designated places in the southern parking lot and will proceed to enter the facility's south entrance.

PM Pick Up

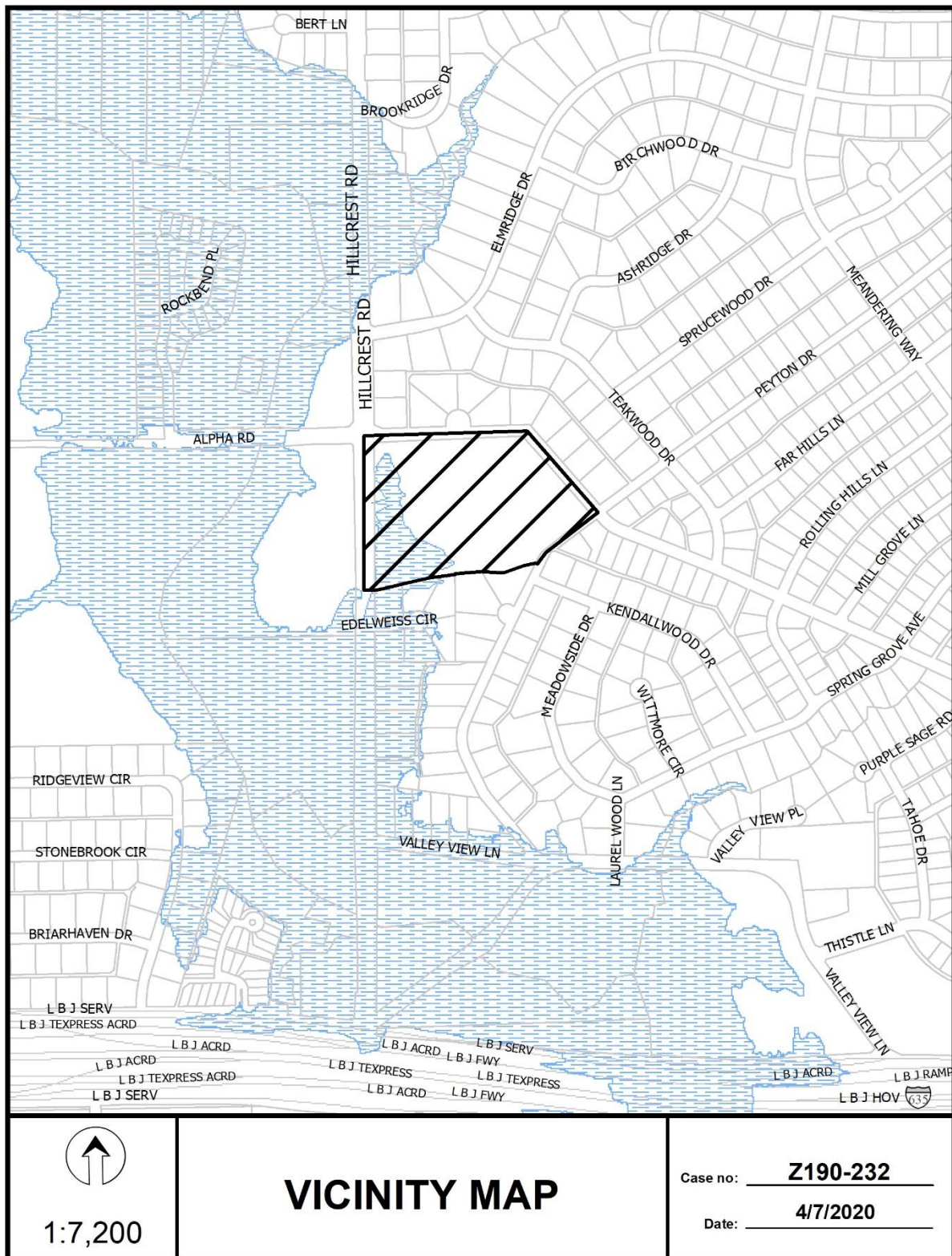
Logic School parents without Grammar or Rhetoric School students will queue along the four (4) traffic cones. Logic School students without Grammar and Rhetoric School siblings will typically be dismissed from class around 2:55 PM. The Logic School students would then exit the facility's south entrance and walk to their parent's vehicles. Once the students enter their vehicles, the vehicles pull away from their pick up location.

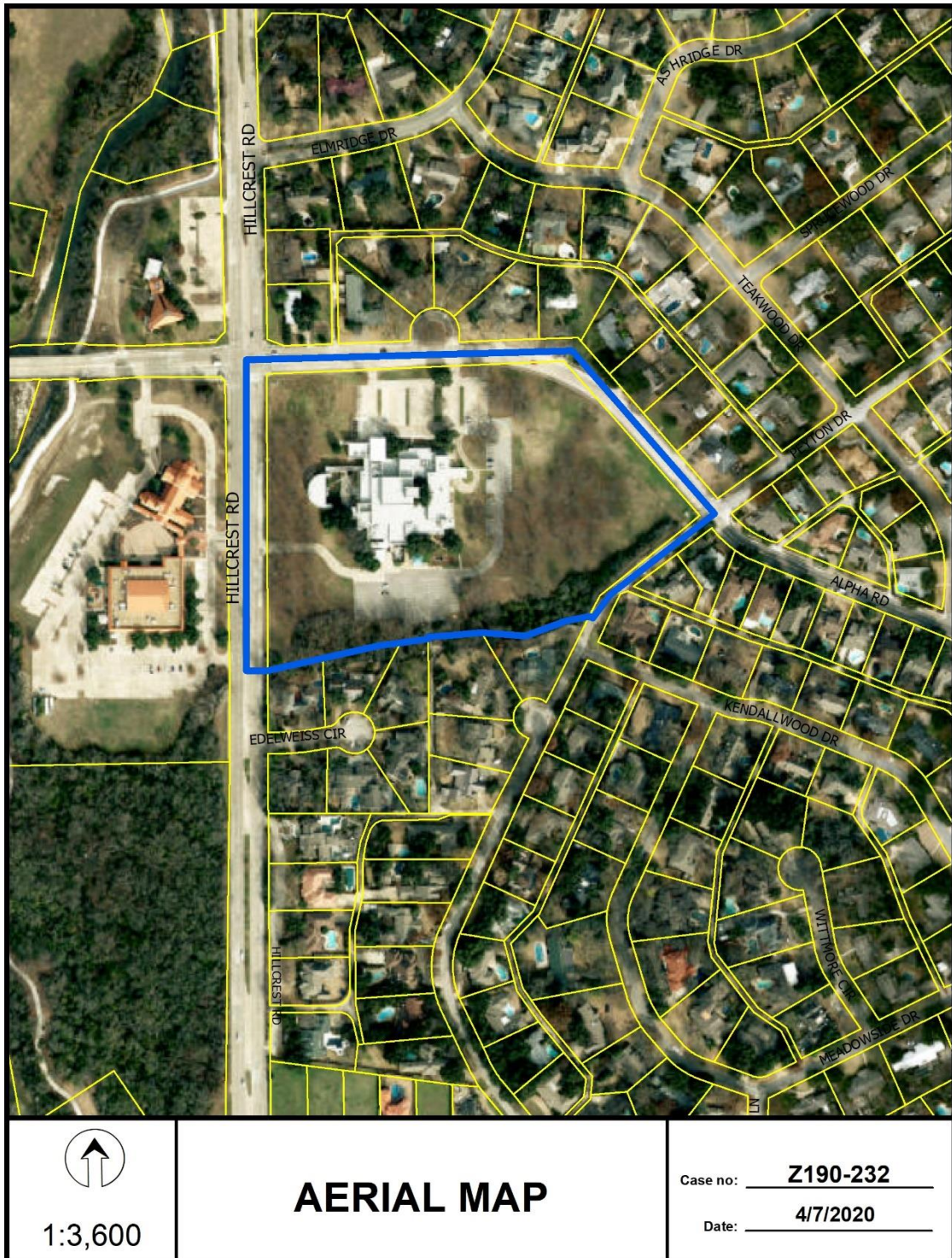
Faculty, staff and some Logic School students all assist with Grammar School student pick up. Starting around 3:05 PM all Grammar School students along with Logic School siblings will gather by class in a large area just inside the doors that lead to the designated pick up location. Three (3) staff equipped with a walky-talky stay with the students. One (1) staff person will be located approximately seven (7) vehicle lengths upstream from the initial vehicle pick up location and also equipped with a walky-talky. Four (4) additional staff will be stationed at the four (4) vehicle pick up stations designated by the traffic cones. All families will be provided a name placard that is to be visible to the staff person located approximately seven (7) vehicle lengths upstream. This person will call the students names back to the staff staying with the

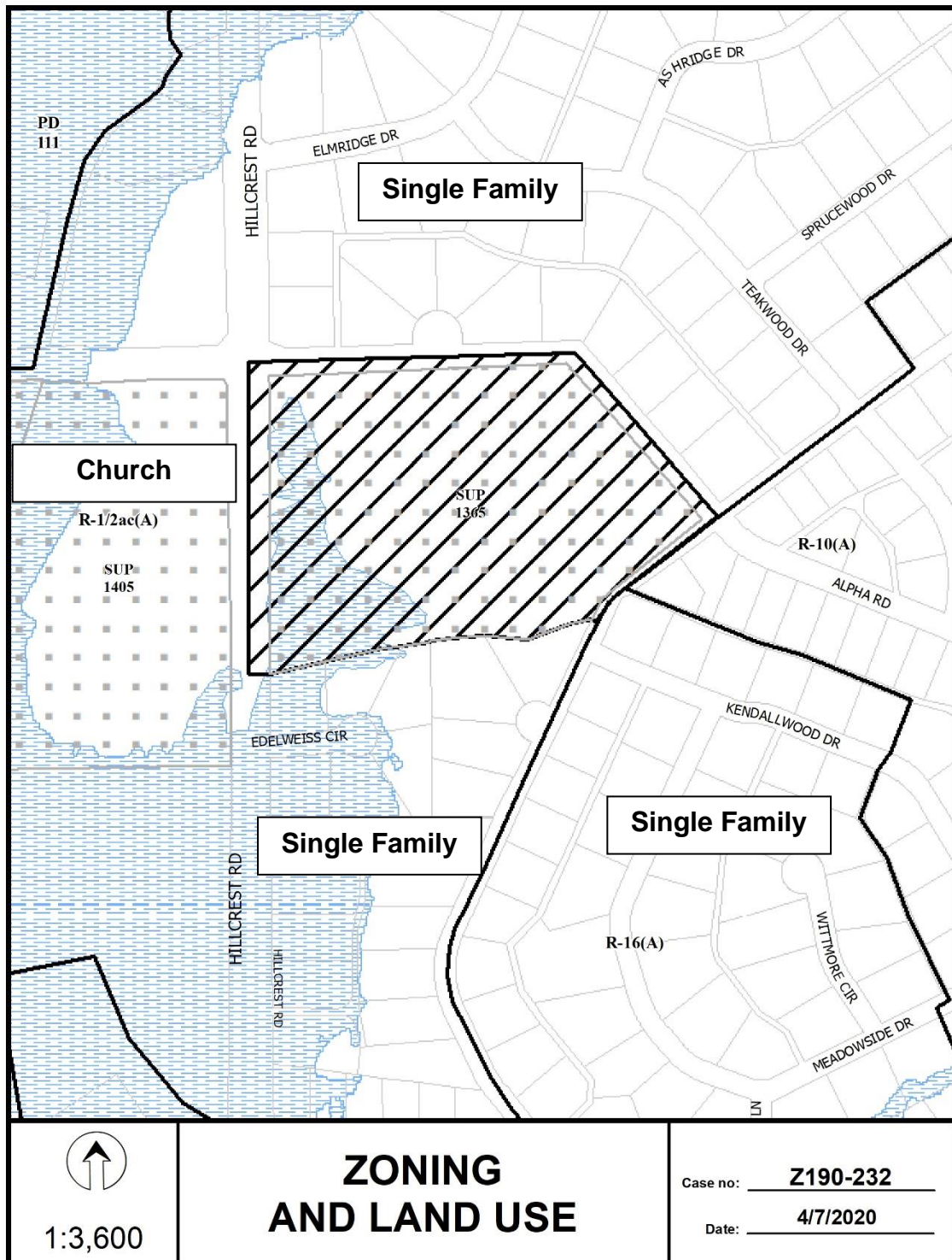
students and designates which vehicle pick up station the student(s) should be sent to. The Logic School students will assist the younger Grammar School students by either directing where they should go or by helping to carry student backpacks/supplies. Once a student and the student's vehicle arrive at the designated pick up station, the staff member that is located at that station will open the car door for the student and assists the student with entering the vehicle with their backpacks/supplies. The staff person then shuts the vehicle door and the vehicle pulls away from the pick up station.

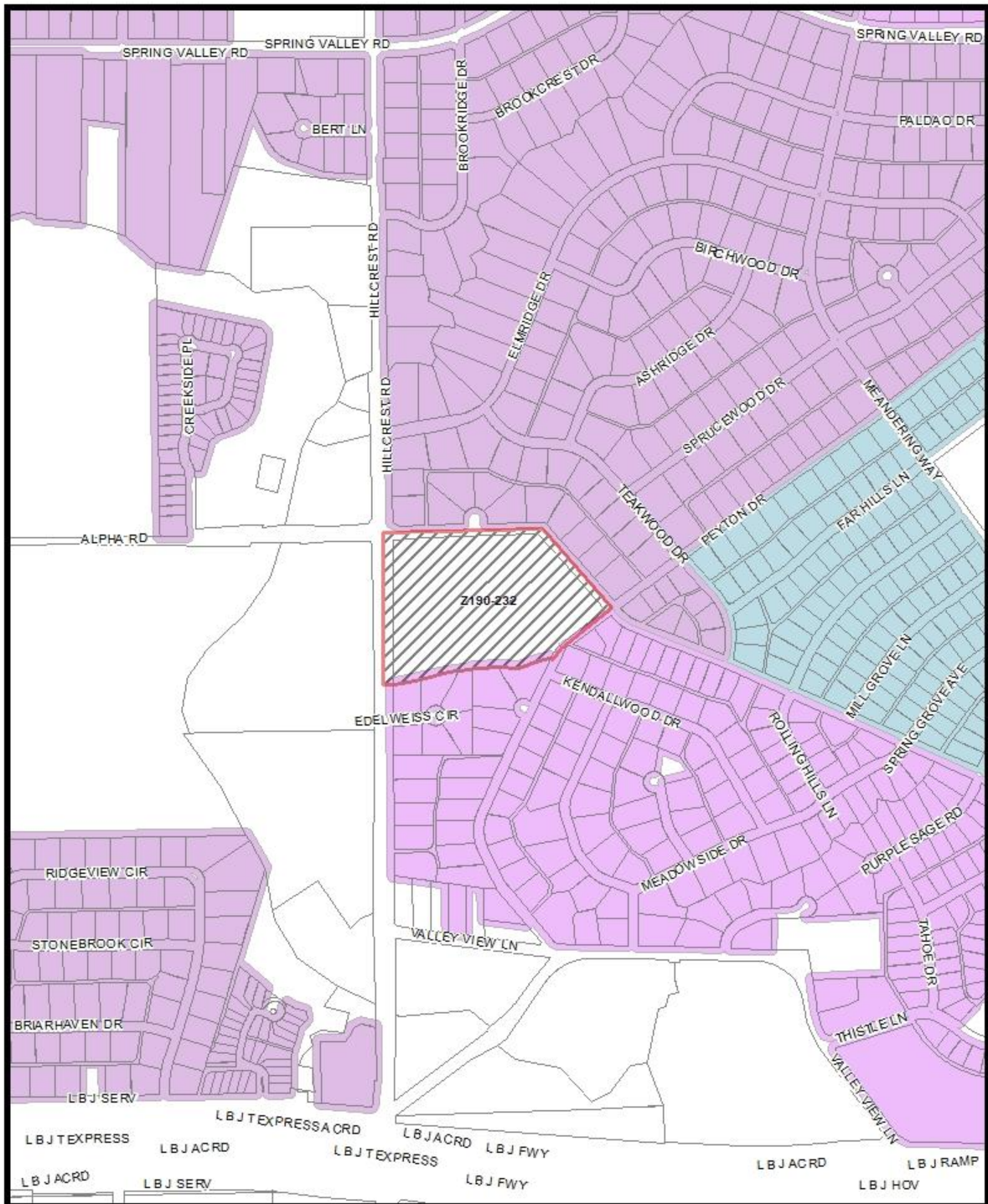
Rhetoric School students along with Grammar and Logic School siblings are typically dismissed from class around 3:45 PM. Rhetoric School parents will queue along the four (4) traffic cones. The Rhetoric School students and associated siblings would then exit the facilities south entrance and walk to their parent's vehicles. Once the students enter their vehicles, the vehicles pull away from their pick up station.

All remaining Rhetoric School students that are self-driven along with their siblings would exit the facilities south entrance and proceed to their vehicles parked in the south parking lot.









Market Value Analysis

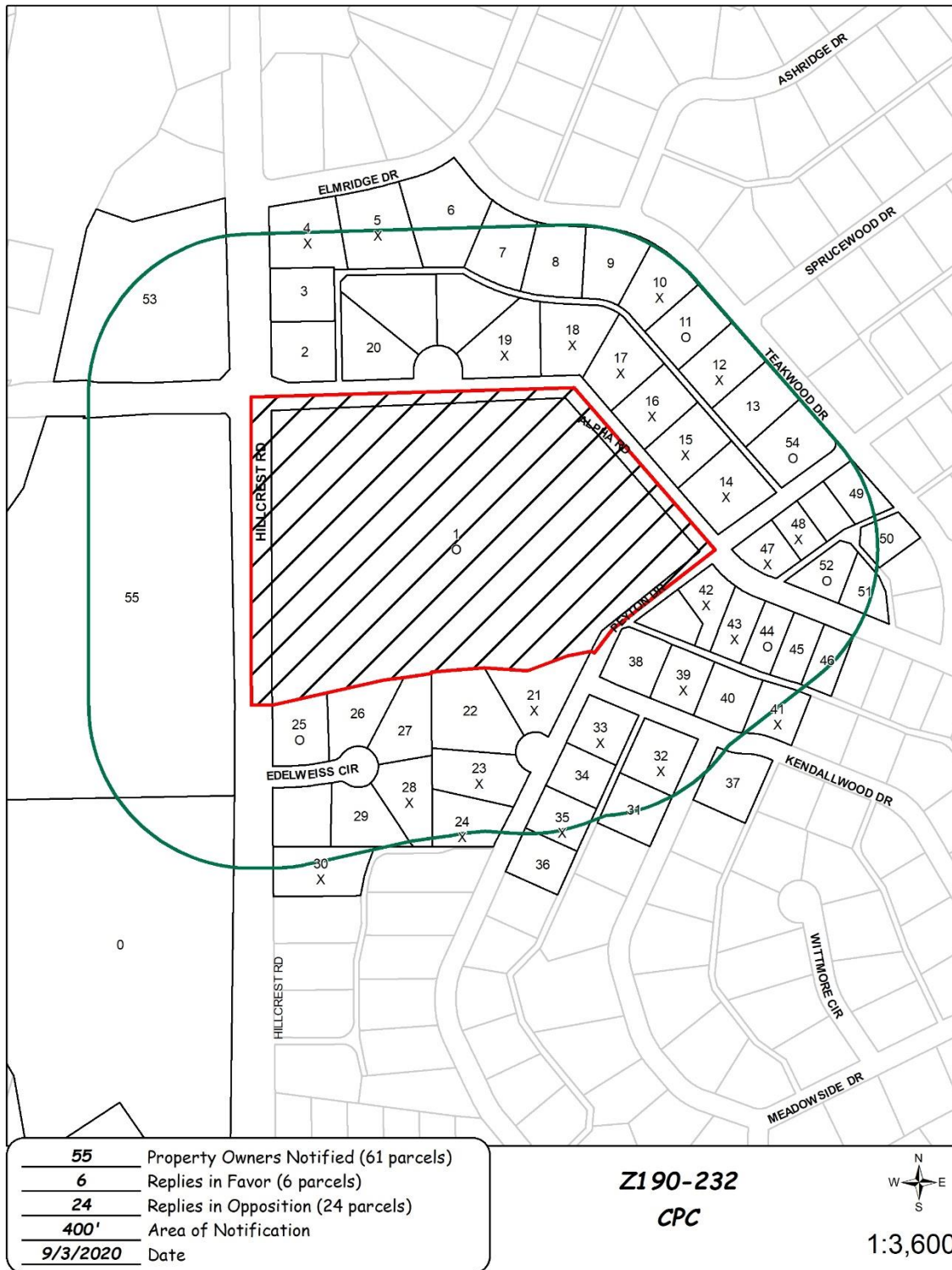


1:7,200

Market Value Analysis

Printed Date: 4/7/2020

CPC Responses



09/02/2020

Reply List of Property Owners***Z190-232******55 Property Owners Notified******6 Property Owners in Favor******24 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	6930 ALPHA RD	TEMPLE SHALOM
	2	13710 HILLCREST RD	DROPPO MICHAEL & BEVERLY
	3	13720 HILLCREST RD	BUCKNER ELIZABETH ANNE EST OF &
	6	6930 ELMRIDGE DR	FRAZIN LORRAINE
	7	6916 TEAKWOOD DR	STEPHENS JOHN R &
	8	6926 TEAKWOOD DR	BOHN DAVID CHRISTOPHER
	9	6936 TEAKWOOD DR	WEAVER JOSHUA & MELISSA
O	11	7020 TEAKWOOD DR	KATZ SCOTT
	13	7040 TEAKWOOD DR	PINKUS JONATHAN AARON
	20	6919 ALPHA RD	ROSENBERG ROBERT GLEN & JODI S
X	21	13361 PEYTON DR	PECHAR ROBERT EDWARD &
	22	13351 PEYTON DR	ZAK THAD
X	24	13333 PEYTON DR	REED FRANCIS R
O	25	6905 EDELWEISS CIR	JOHNSTON DAVID L & MARCY D
	26	6915 EDELWEISS CIR	REYNOLDS TIMOTHY M &
	27	6925 EDELWEISS CIR	HUNT JUNE
	29	6912 EDELWEISS CIR	GOFF APRIL A & PATRICK R
	31	13379 MEADOWSIDE DR	KRUPOWICZ ERIC & LISA SZATKIEWICZ
	34	13352 PEYTON DR	LAUBE REX & JEANIE B
	36	13332 PEYTON DR	ZLOTKY ROBERT H
	37	13388 MEADOWSIDE DR	MINTON RANDALL W &
	38	7111 KENDALLWOOD DR	SPRUILL BARBARA
X	39	7121 KENDALLWOOD DR	MORRISON WILLIAM R &
	40	7131 KENDALLWOOD DR	GLASCOCK HOMER H III &
X	41	7141 KENDALLWOOD DR	RODRIGUES ROBERT WILLIAM &
X	42	13412 PEYTON DR	HOLLOWAY WALTER C IV

09/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	43	7106 ALPHA RD	SOHRWARDY AHMED Z & HUMA
O	44	7110 ALPHA RD	HYMAN CANDACE
	45	7114 ALPHA RD	DALEY EDWARD
	46	7118 ALPHA RD	INFANTE ANGELICA
	49	13518 PEYTON DR	PETERSON JAMIE BRYSON &
	50	7120 TEAKWOOD DR	DONNELLY MARGARET A FAMILY TRUST
	51	7115 ALPHA RD	HURT MARVIN L
O	52	7109 ALPHA RD	JUDY STEPHEN T & NANCY A
	53	13701 HILLCREST RD	HOLY TRINITY GREEK
O	54	7050 TEAKWOOD DR	ROGGE JOYCE C & WILLIAM F
	55	13555 HILLCREST RD	GREEK ORTHODOX CHURCH
X	A1	6931 ALPHA RD	CHANDRA VIVEK & RICHA PANDE
X	A2	6941 ALPHA RD	LOVING LAURA W
X	A3	7007 ALPHA RD	SEMOS CATHY JT &
X	A4	7017 ALPHA RD	FULTON TOBIAS & VERONICA
X	A5	7027 ALPHA RD	GARCIA MARIA GUADALUPE
X	A6	7037 ALPHA RD	LANTZ DALE B & LISA
X	A7	6924 EDELWEISS CIR	SAUNDERS DAVID H TR &
X	A8	6910 ELMRIDGE DR	KENISTON PAUL D &
X	A9	6920 ELMRIDGE DR	SHANNON JOE W & NATASHA
X	A10	13220 HILLCREST RD	MITCHELL BEVERLY
X	A11	13389 MEADOWSIDE DR	SALDANA FRANK M & BRENDA G
X	A12	13342 PEYTON DR	TEH JULIAN
X	A13	13345 PEYTON DR	MELTZER BRUCE JAY &
X	A14	13362 PEYTON DR	CAO VU ANH
X	A15	13506 PEYTON DR	MAKEDON FILLIA
X	A16	13510 PEYTON DR	BLEVINS SHELLY &
X	A17	7010 TEAKWOOD DR	BERNSTIEN MARK
X	A18	7030 TEAKWOOD DR	RAMSEY JASON &