

Applicant:	The Waldorf School
Address of Property:	827 Kirk Road and 711 South Columbia Drive
Present Land Use Classification:	RL – Low Density Residential
Present Zoning:	R-85 Single-Family Residential

1. Subject property includes a total of about 9.88 acres, as follows:

The property located at 711 South Columbia Drive includes about 4.1 acres. About 1.8 acres are located in the City. The balance is located in unincorporated DeKalb County.

The property located at 827 Kirk Road includes about 4.9 acres and is presently developed a dwelling. The majority of this property is undeveloped.

Also included is an undeveloped Willard Avenue right-of-way between the two properties. This right-of-way includes about 0.4 acres.

A property located 1151 Conway Road in unincorporated DeKalb County included about 0.48 acres and is proposed for a driveway and a sanitary sewer connection.

2. Applicant presently uses the church property and buildings for a substantial part of its school campus and activities. It wishes to add and develop the Kirk Road property for additional school campus area and school uses.

3. Private elementary and middle schools are permitted in the R-85 district after a public hearing by the Planning Commission and approval of the City Commission. The development standards for private elementary and middle schools in the R-85 district are as follows:

Minimum lot area:	Elementary schools – 4 acres Middle or junior high schools – 8 acres
Minimum frontage:	100 feet
Minimum building setbacks from property lines from adjoining residential uses:	50 feet.
Minimum setbacks from property lines for parking areas and driveways:	25 feet.