

APPLICANT'S NARRATIVE

The subject property located at 2205 E. Hebron Parkway (the "Property") is currently developed and utilized as a Church and a School, along with related site improvements. The existing Church building and School building are physically connected by two structures: an elevated walkway and a ground-level walkway (collectively referred to as the "Walkways"). These Walkways currently provide physical access between the two buildings, creating a singular, unified site.

The Applicant is requesting approval to amend the Planned Development District for the Property in order to facilitate the following changes:

Physical Separation of the Church and School Buildings

The Applicant proposes to physically separate the Church and School buildings by enclosing and walling off the Walkways that currently connect them. This modification will create two distinct and independent structures, one serving as a Church and the other serving as a School. The proposed separation will not involve any significant exterior modifications to the existing buildings beyond the enclosure of the Walkways and will not result in additional site improvements elsewhere on the Property.

Amendment to the Planned Development District for Side Setbacks

As part of this application, the Applicant is requesting an amendment to the existing Planned Development District to allow for a zero-foot (0') side setback between the two newly created lots. This modification is necessary to accommodate the proposed replatting and to ensure compliance with zoning requirements following the physical separation of the Church and School buildings. The zero-foot (0') side setback is appropriate given the nature of the existing development and the continued use of the Property as a Church and a School.

Continuation of Existing Uses

The Applicant affirms that, following the proposed changes, the Property will continue to be used as it is currently: one parcel will remain in use as a Church, and the other parcel will remain in use as a School. The proposed modifications are intended solely to create legal and physical separation between the two uses and will not result in any changes to the nature of the operations or the intensity of use on the Property.

No Additional Site Improvements

The Applicant does not propose any additional site improvements or modifications beyond the enclosure of the Walkways. The existing parking areas, landscaping, utilities, and other site features will remain unchanged and continue to serve the needs of both the Church and the School.