

RESULTS SHEET

Date: 01/06/26

Case No./Name: PLZ 2025-180 FUMC

A. STIPULATIONS AND RECOMMENDATIONS

Only the language shown in green text reflects new regulations for PD 215. All language shown in black text reflects existing requirements carried forward from Ordinance 3922. While the formatting and language will be updated to align with current standards, the requirements associated with Ordinance 3922 will remain unchanged.

Staff recommends **APPROVAL** amending PD-215 to modify conceptual plans and to revise development standards to allow a zero-foot side yard setback between the proposed two properties, reducing the eastern setback on the western property and the western setback on the eastern property, and to add a stipulation under the subsection labeled “General”, numbered 6, to require shared parking, circulation and mutual access throughout PD-215, Tracts 1 and 2, consistent with the approved traffic impact analysis (TIA):

Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-7/14) Single-Family Detached Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-7/14) Single-Family Detached Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-7/14) Single-Family Detached Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations, except as otherwise provided in Section II below.

Additional Permitted Uses

1. Elementary and Secondary School, Public or Private
2. Private Pre-School and Child Day Care Service

Development shall be in general conformance with the following special conditions, restrictions, and regulations:

General:

1. Development shall be in general conformance with the Conceptual Site Plan, Exhibit C; Landscape Screening Plans, Exhibit D; Traffic Circulation Plans, Exhibits E and F; and Conceptual Building Elevations, Exhibit G.
2. The minimum setback for the eastern side setback of Tract 1, see Exhibit B, shall be zero-feet or 0-feet.
3. The minimum setback for the western side setback of Tract 2, see Exhibit B, shall be zero-feet or 0-feet.
4. The design and architectural features of the field house and all future additions shall be similar to the existing buildings.
5. The maximum number of students shall be: 779
 - a. Private Pre-School/ Child Day Care Service: 129
 - b. Elementary and Secondary School, Public or Private: 650
 - c. The existing portable building must be removed within 90 days of issuance of a Certificate of Occupancy for Phase 4 (Future Sanctuary).
6. Traffic circulation, parking, and access shall remain shared between Tracts 1 and 2, consistent with the approved TIA and as provided on Exhibits B, E, and F.

Streets and Traffic Mitigation:

1. A traffic impact analysis and a new technical site plan shall be required if the overall student population is expected to exceed 779 students for the entire 33-acre site.
2. Traffic circulation for pick-up and drop-off shall follow the Traffic Circulation Plan, shown as Exhibits E and F.
3. Start and end times associated with the pre-school/Child Day Care Service and the Elementary/Secondary school shall be staggered by a minimum of 45 minutes.

Landscaping/Screening:

1. A landscape screen, maintained in accordance with the Comprehensive Zoning Ordinance (CZO), shall be provided along the east line, outside of the drainage easement, and beginning at the north end of the sanctuary, as shown on the Landscape and Conceptual Site Plans.
 - a. The landscape screen required along the drainage channel shall be in the form of a group of plant material comprised of 5 evergreen trees, be a minimum three 3-inch-caliper size at the time of planting and planted at a rate of 1 group for each 150-linear-feet of drainage easement.
 - b. A minimum 15-foot-wide landscape buffer shall be installed and maintained along the northeast corner of Arbor Creek Drive and Hebron Parkway East, as shown on the attached Exhibit D, in accordance with the Comprehensive Zoning Ordinance.
2. Landscape screening shall be provided along and east of the alley adjacent to Lots 10 - 20, Block A, Arbor Creek, Phase VI; and Lots 37-43, Block A, Arbor Creek, Phases IV and V with the following requirements:
 - a. 30-gallon evergreen trees shall be planted an average of 3 evergreen trees for every house backing to the landscape screening area (See Landscape Screening, Exhibit D);
 - b. Evergreen trees shall not be less than 10 feet from the alley;

- c. As required in the Comprehensive Zoning Ordinance (CZO), the following shall be submitted to obtain permits:
 - i. Landscape plan providing the specific location and types of evergreen trees;
 - ii. Irrigation plan

Athletic Field

- 1. Lighting poles, not to exceed 60 feet in height, shall be permitted for the football field.
- 2. Athletic field lighting shall be turned off no later than 10:30 p.m.
- 3. Lighting for parking lots and driveways shall be limited to 30 feet in height.
- 4. Scoreboard shall not exceed a maximum height of 23.5 feet, as shown on the conceptual site plan.
- 5. Two 25-second clocks with a maximum height of 6 feet shall be permitted, as shown on the conceptual site plan.
- 6. Bleachers shall be permitted on the east side of the football field, as shown on the attached conceptual site plan.
 - a. Bleachers shall not exceed dimensions of 66 feet long, 13 feet wide and a height of 7.5 feet.
 - b. Bleachers shall not exceed 6 rows.
- 7. Bleachers and a press box shall be permitted on the west side of the football field, as shown on the attached conceptual site plan.
 - a. Bleachers shall not exceed dimensions of 120 feet long, 46 feet wide and a height of 29.5 feet to the top of the security fence on top of the press box.
 - b. Bleachers on the west side of the football field shall not exceed 15 rows.

B. P&Z ACTION from P&Z meeting: 12/04/25:
Result: **APPROVED /W Stipulations** /Vote: **9-0**

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 01/06/26:
Result: /Vote: