

**SPRING HILL PLANNING COMMISSION
REGULAR MEETING AGENDA**

Thursday, February 2, 2012
7:00 p.m.

Spring Hill Civic Center
401 N. Madison St.

CALL TO ORDER

ROLL CALL

Tobi Bitner
Janet Harms
Brian Haupt
Valerie Houpt

Bill Kiesling
Troy Mitchell
Michael Newton
Stephen Sly
Cindy Squire

APPROVAL OF AGENDA

FORMAL COMMISSION ACTION

1. Approval of Minutes
January 5, 2012

2. PUBLIC HEARING - Conditional Use Permit
Case No. : CU-01-12
Request: Wolf Creek Elementary School
Address: 19250 Ridgeview Rd.
Applicant: USD230

3. Public Improvements, conformity with the Comprehensive Plan
(K.S.A.12-748)

DISCUSSION

4. Planning Commission meeting March 1, 2012

ADJOURN

PUBLIC HEARING PROCEDURE

1. Chairperson opens the public hearing.
2. Commission members describe what, if any, ex-party contacts they might have had regarding this case; indicating the nature of the communication and *whom* it was with.
3. Commission members describe what, if any, conflicts of interest they may have and dismiss themselves from the hearing.
4. Staff presents a report and comments regarding the case.
5. Applicant or agent of the applicant makes brief presentation of the case or request.
6. Commission members ask for any needed clarification of the applicant or agent.
7. Public comments are solicited from the audience. Each member of the audience must fill out a Citizen Participation/Comment Form.
8. Commission members ask for any further clarifications from applicant or staff.
9. Public Hearing is closed.
10. Members deliberate the request.
11. 14-day Protest Period begins after the Planning Commission Public Hearing is closed.

*

- * **Protest Petitions:** Any protest petition must be filed in the Office of the Spring Hill City Clerk within 14 days from the conclusion of the public hearing held by the Planning Commission. Sample copies of protest petitions may be obtained from the City Clerk Office at 401 N. Madison, Spring Hill, KS 66083 (913-592-3664).

Memo

To: Spring Hill Planning Commission
From: Jim Hendershot, Community Development Director
CC: file
Date: January 27, 2012
Re: February 2, 2012 regular meeting

The following offers a brief explanation of items on the February 2, 2012, Planning Commission agenda. If you are unable to attend the meeting **PLEASE** contact my office at 913-592-3664. Embarrassing situations such as that experienced at the January meeting can be avoided if a quorum status is determined prior to the meeting.

1. **Approval of Minutes:** January 5, 2012 meeting
2. **Public Hearing, Conditional Use Permit, Wolf Creek Elementary School:** Included with this packet you will find a staff report on this item of business. CUP applications are required to be accompanied by a site plan that is also subject to review and approval by the Planning Commission. This site plan was reviewed and approved by the PC on January 5, 2012. Because of a publication error, the CUP hearing was rescheduled to February 2. Staff recommends approval of the CUP. If approved, the CUP, site plan, final plat and improvement agreement will be on the February 23 agenda of the City Council.
3. **Public Improvement Project, Compliance with Comprehensive Plan:** K.S.A 12-748 requires all public improvement projects of a municipality be reviewed by the Planning Commission for compliance with the Comprehensive Plan. You may recall, this process was completed for the Aquatic Center. The city has recently purchased the former post office building and plans to remodel the building for use as the new location of the Spring Hill Police Department.

The proposed site for the new police department is located at 418 E. Nichols in an area zoned C-2 or General Business District. The location is identified on the Future Land Use Map as Mixed Use Commercial. Section 17.326.B.3 lists "government service" as an allowed use in a C-2 district. By definition, government service means a "building or facility owned or operated by a government entity and providing services for the public, excluding utilities and

recreational services. Typical uses include administrative offices of government agencies and utility billing offices".

The site is also identified in the Comprehensive Plan Vision Plan as being in the "Town Core Zone". Section 5.8 of the Comprehensive Plan provides recommendations for Town Core development and places great emphasis on the development or redevelopment of this area. One of the recommendations for the Town Core is as follows: "Embed civic, institutional, and mid-sized commercial uses serving the larger community in the downtown and city core area, rather than isolating them in the remote single-use complexes of the community".

Therefore, when considering zoning regulations, the definition of government service facilities, the vision plan and the future land use map, it is staff's opinion the site and proposed use is in compliance with the Comprehensive Plan.

It is the request of staff that a motion be made and approved indicating the Planning Commission has reviewed the proposed police department site and finds it to be in compliance with the Spring Hill Comprehensive Plan.

- 4. Planning Commission Meeting, March 1, 2012:** I am unable to attend the March 1, 2012 meeting of the Planning Commission as I will be out of town attending an educational conference. To date we have one item of business for the agenda that can be postponed, that being a renewal of a CUP for billboard signs. Additional business includes the annual election of a Chairman and Vice-Chairman. Staff will ask for direction to either cancel the March meeting or reschedule to an alternate date in March.

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And are not official minutes
Until approved by the Planning Commission

**SPRING HILL PLANNING COMMISSION
REGULAR MEETING
January 5, 2012**

CALL TO ORDER

A motion was made by Cindy Squire to appoint Bill Kiesling as the temporary chairman. Michael Newton seconded the motion, all present were in favor. At 7:00 PM, roll was taken and there was no quorum. Staff recessed for 10 minutes to attempt calling members. At 7:30, a quorum was reached and the meeting began.

ROLL CALL

Roll call by Mary Nolen.

Members Present:	Bill Kiesling	Members absent:	Tobi Bitner
	Troy Mitchell		Janet Harms
	Michael Newton		Brian Haupt
	Steve Sly		Valerie Houpt
	Cindy Squire		

Staff Present: Jim Hendershot, Community Development Director
Mary Nolen, Community Development Secretary

APPROVAL OF AGENDA

Mr. Hendershot asked to change item #2, eliminating the public hearing. The Preliminary Plat does not require a public hearing. He also asked to reschedule item #5 to February 2, 2012, due to an error in the publication of that public hearing.

Motion by Cindy Squire to approve the agenda as revised.
Seconded by Troy Mitchell. Motion passed 5 yes 0 no 0 abstention

FORMAL COMMISSION ACTION

1. APPROVAL OF MINUTES

Motion by Cindy Squire to approve the minutes from November 3, 2011.
Seconded by Troy Mitchell. Motion passed 5 yes 0 no 0 abstention

Ms. Squire announced to the meeting that she is an employee of USD230, Mr. Jenkins noted that this does not cause any conflict. Mr. Sly also noted that his wife is an employee of the district as well.

2. Preliminary Plat
Case No. : PP-01-12
Request: Wolf Creek Elementary School
Address: 19250 Ridgeview Rd.
Applicant: DLR Group

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BEGINNING OF STAFF REPORT

Wolf Creek Elementary School
19250 Ridgeview Rd.



BACKGROUND:

The preliminary plat for Wolf Creek Elementary School combines areas previously final platted for Estates of Wolf Creek as well as areas of Estates of Wolf Creek that were approved on a previous preliminary plat. The plat contains one lot with a gross area of 15.8 acres and is zoned RP-4. Copies of the plat are available either on the City of Spring Hill website or paper copies from the Community Development Office.

After several pre-platting conferences with DLR Group, city staff and key consultants, copies of the plat were distributed to various city departments as well as consultants and utility providers to submit comments on the plat. Comments from these firms and individuals have been considered by staff and implemented into the plat as applicable.

The applicant provided the required ownership list of property located within 200 feet of the proposed plat within the city limits and 1,000 feet in the county area. Staff has completed the required notification of surrounding owners as well as published notice of the public hearing in the official city newspaper. To date, staff has received one phone request for information on the speed limit for Ridgeview Road. In addition, the applicant held a neighborhood meeting on December 14, 2011. Staff did not attend this meeting but the applicant and/or agent is prepared to comment on the meeting.

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STAFF COMMENTS:

1. All required and applicable information as required by Section 17.372.C.3 is included with the preliminary plat.
2. A Traffic Impact Study and Storm Drainage Study was completed by Olsson Associates and reviewed by staff and applicable consultants.
3. Areas previously identified as Lots 1-12 and Tract D of Estates of Wolf Creek as well as Tipton Street are identified as being vacated and become part of the Wolf Creek Elementary School Plat.
4. Additional right-of-way on the north side of 193rd Street at the intersection of Ridgeview Road is to be dedicated for the construction of turning lanes.
5. Excise taxes have been calculated on the preliminary plat net area and will be referenced in the Improvement Agreement for the project.
6. The existing home shown in the northeast portion of the plat will be removed.
7. The existing intersection of Tipton Street and 193rd will be utilized as one of two entry points for vehicular traffic onto the school site.

RECOMMENDATION:

Staff recommends approval of the preliminary plat PP-01-12 for Wolf Creek Elementary School.

END OF STAFF REPORT

Mr. Hendershot discussed the staff report. He told the Commissioners of a Neighborhood Meeting that was held by the developers. Those items were distributed to the Commissioners, and are included in these minutes for reference. He said letters were sent to property owners within 1,000 feet. He's had one call related to the speed limit on Ridgeview Rd. That has not been determined.

NEIGHBORHOOD MEETING MINUTES BY DLR GROUP

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Meeting Minutes



Architecture Engineering Planning Interiors

7290 West 133rd Street
Overland Park, KS 66213

o: 913/897-7811
f: 913/897-8333

Meeting Date January 3, 2012
To Jim Hendershot, City of Spring Hill
From David Contag
Location Spring Hill High School-Media Center
Project Wolf Creek Elementary School
Project No. 12-11114-00
Attendees Dr. Bart Goering, USD #230
Phil Elliot, USD #230
Tim Meek, USD #230
Andy Anderson/David Contag, DLR
Brett Lauritsen/Ryan Dugdale, Olsson

Purpose Neighborhood Meeting

Minutes The following meeting minutes will summarize questions and comments received at the Neighborhood Meeting that the City of Spring Hill requested the District hold to provide information to the public. The meeting was held at the Spring Hill High School on December 14, 2011 from 5-7 PM. The District mailed invitation letters about 10 days in advance of this meeting to all property owners within 1000 feet of the proposed elementary school project.

Eight neighbors attended the meeting and signed in. The attendee list is attached. The consultant team of DLR Group and Olsson Associates were in attendance. Bart Goering, Tim Meek, Phil Elliott from the District also attended. The media center was set up with all of the City submittal plans on boards and available for public viewing and comment.

- Written comment cards were available for the public to fill out. No completed forms were received for the project.
- Several persons asked how the proposed school traffic circulation would work. It was explained that 192nd Street would be built as part of this project and 193rd Street would be widened near Ridgeview Road. Both Streets will have left turn lanes.
- Neighbors seemed to appreciate the fact a traffic study was completed and that the District was proposing the turn lanes on 192nd and 193rd Streets to enable more movement through the subdivision.
- Neighbors looked at the building elevations and generally appreciated the colors and brick materials.

Action Items

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Meeting Minutes / Page 2

- One question was received on site lighting for the parking lots. It was noted that lighting levels as required by the city will be maintained and no lighting of the grass play fields will be provided.
- Two persons asked about the type of fencing around the property and if there would be any access gates. The fence will be a 5-foot high metal fence with black finish. Pedestrian gates (two) will be provided at the northwest and south west corners of the property to accommodate neighborhood use of the open space. Maintenance gates on the east are also shown and the fence is not a total enclosure to the building to keep a more open feel.
- Several neighbors asked about the storm water management areas and what they will look like once constructed. The response is that they will only hold water for a short duration and will have an underdrain system to help the storage areas dry out more quickly. Native grasses and vegetation that will grow up to about 2-3 feet will be planted.
- One question about the type of trees and landscape that will be provided. The plan and tree types were reviewed.
- Service and buses will enter from 192nd Street and enter the site at the west side of the building. The bus company has not yet determined the total number of buses to enter this site during school hours.
- One question was asked if the site would be irrigated including the ditch between the property and Ridgeview Road. The answer is that the site will be irrigated and the ditch will be irrigated from inside the property if possible.
- The site will be stabilized with sodded with fescue turf sod with a few areas to be seeded.

The foregoing is my understanding of issues discussed and conclusions reached. Please contact the undersigned should any additions or corrections are required.

Attendees

cc: Doug Loveland, DLR Group

Submitted by:



David Contag, ASLA, DLR Group
Senior Associate

DLR Group
Overland Park, Kansas
o: 913/897-7811 f: 913/897-8333

WOIT Creek Neighbornood Meeting | December 14, 2011

Name:	Address:	Email:	Phone:
FRANK PEARCE	OLSSON ASSOCIATES		816-365-1177
BRETT LAURITSEN	OLSSON ASSOCIATES		913-381-1170
PHAN APTEP	19318 NEW CASTLE ST.	PHAN@MISSIONREPAIR.COM	913-707-3609
DAVE LEMSON	18419 W. 193 TERR		913-686-5050
Michael & Tammy Pearce	19300 New Castle St.	mppearce@yahoo.com	417-529-9398
Dale Schnelle	19307 New Castle St		417-300-3879
Robert Garver	Wolf Creek	rsgarverbuilder@ydoo.com	913-244-2538
DAVID CONTAG	DLR Group	dcontag@dlr-group.com	913-897-7811
TERRY ANGERKAMP	19313 NEW CASTLE		913-692-552
MIKE & MARY LOU SAMPLE	18308 W 193 RD TERR	mersample@suno.com	913-592-500

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END OF NEIGHBORHOOD MEETING MINUTES BY DLR GROUP

Mr. Kiesling asked if the property owners who own the existing homes in Estates of Wolf Creek next to the school will be concerned by the park and pool area being moved. Mr. Hendershot noted it had never been built, and the pool was in excess of what is required for the subdivision. There are other pool locations in the subdivision.

Motion by Michael Newton to approve PP-01-12 for the preliminary plat for the Wolf Creek Elementary School as recommended by staff.

Seconded by Cindy Squire. Motion passed 5 yes 0 no 0 abstention

3. Final Plat

Case No. : FP-01-12
Request: Wolf Creek Elementary School
Address: 19250 Ridgeview Rd.
Applicant: DLR Group

BEGINNING OF STAFF REPORT

BACKGROUND:

An application has been received for a final plat of approximately 15.8 acres at 193rd and Ridgeview to the Wolf Creek Elementary School.

Site Layout and Design. The site layout complies with the approved preliminary plat.

Public facilities and Services. Fire, police and public services will be able to serve this subdivision adequately. All utility services are available to the site.

Drainage. Storm water and drainage studies were completed by Olsson Associates and reviewed by staff and City Engineer John Brann. Drainage from the site is sheet flow generally to the northwest or southeast. Two detention basins are to be constructed along with other BMP's including a catch basin insert, bio-swale, infiltration trenches which mitigate water quality, peak rates and volumes. The site development meets the APWA 5600 requirements for storm water detention as determined by the City of Spring Hill and appropriate storm water quality mitigation practices have been included with the site design.

Neighborhood Character. The proposed plat is compatible with the surrounding area.

Public Improvements: Public Improvements associated with this plat are minimal and include street right-of-way for 192nd and 193rd Street improvements.

Improvement Agreement: An Improvement Agreement will be completed and signed by the owner prior to consideration of the final plat by the Governing Body.

Other Staff Comments.

1. All required and applicable information as required by Section 17.372.D is included with the final plat.

RECOMMENDATION:

Staff recommends approval of the Final Plat for the Wolf Creek Elementary School FP-01-12.

END OF STAFF REPORT

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Mr. Hendershot shared some aerial slides of the plat with the Planning Commission. He discussed the staff report. Mr. Mitchell asked about the house on the property. It is a rental and plans have been made for it to be vacated and demolished.

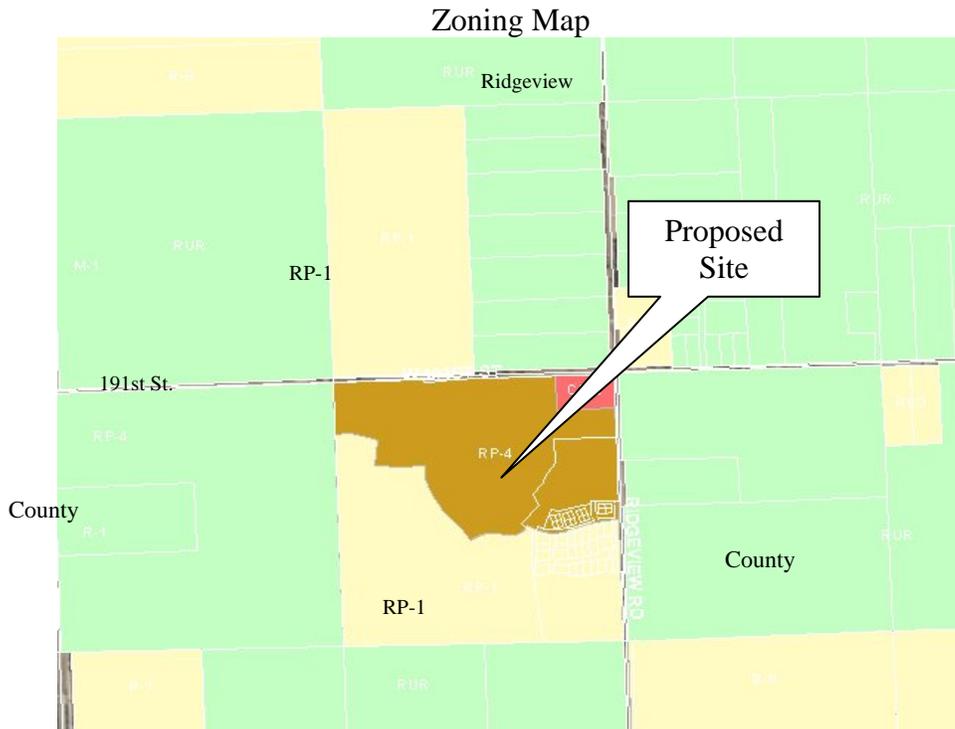
Motion by Steve Sly to approve FP-01-12 for the final plat for the Wolf Creek Elementary School as recommended by staff.

Seconded by Troy Mitchell. Motion passed 5 yes 0 no 0 abstention

Mr. Hendershot told the meeting that the final plat will come before the City Council on January 26, 2012, if the improvement agreement is ready.

4. Site Plan
Case No. : SP-01-12
Request: Wolf Creek Elementary School
Address: 19250 Ridgeview Rd.
Applicant: USD230

BEGINNING OF STAFF REPORT



BACKGROUND: The applicant, USD 230, has submitted an application for site plan approval for an elementary school to be located at 19250 Ridgeview Road. A copy of the site plan is included with the staff report.

The site was previously approved as part of Wolf Creek Estates Subdivision and is currently zoned RP-4. As per Section 17.318.C.3 schools are allowed in an RP-4 district with an approved Conditional Use Permit. This site plan is associated with the CUP application.

STAFF REVIEW:

Staff has reviewed the site plan under the requirements of Section 17.340 of the Spring Hill Zoning Ordinance as follows:

- All lot lines and rights-of-way are identified
- All proposed structures with applicable data are identified
- All parking areas have been identified and the type of surface and base course identified
- Trash receptacles are properly screened
- All exterior lighting is in compliance with applicable regulations
- Landscaping is identified on the site plan and is in compliance with code requirements
- The exterior finish of the building is brick and in compliance with the provisions for a Planned Development
- Utilities are identified and in compliance with regulations
- Adequate erosion and pollution control systems are identified
- A Traffic Impact Study has been completed identifying the need for turn lanes on 192nd and 193rd Streets. These turn lanes are included with the site plan. The study analyzes the proposed traffic flow within the project area to ensure possible negative effects on the surrounding area and transportation system are minimized.
- Consultants, utility providers and city staff have reviewed the site plan and provided comments. These comments and recommendations have been implemented into the site plan as applicable

In addition to the above noted items the site plan has been reviewed for compliance with the following standards:

1. *The extent to which the proposal conforms to the provisions of the Code.*
The proposed use is allowed with a conditional use permit as provided for in Section 17.318.C.3
2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*
As communities grow new schools are necessary to provide education opportunities to the youth of the area. Consequently, schools are allowed in residential districts with an approved conditional use.
3. *The extent to which the development would be compatible with the surrounding area.*
The surrounding area is residential in nature and planned use. An elementary school is compatible with existing and planned future land uses in the area.
4. *The extent to which the proposal conforms to the recommendations of the Spring Hill Comprehensive Plan including but not limited to the Vision Plan, the Community Development Recommendations, and the Planning and Principles and Design Guidelines.*
Appendix E of the Spring Hill Comprehensive Plan addresses the school districts growth potential and scenarios to adequately provide facilities to accommodate this growth. As the population of the northeast area of both Spring Hill and within the USD 230 boundaries continues to increase, the placement of this elementary school will fulfill the school districts need to expand and serve the residents of the area.
5. *The extent to which the proposal conforms to customary engineering standards used in the City.*
The building has been designed by recognized and licensed architects and engineers.
6. *The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.*
A Traffic Impact Study was completed for the project by Olsson Associates and reviewed by BHC Rhodes, the contracted traffic engineering consultant for the City of Spring Hill. During the many pre-platting conferences city staff and BHC Rhodes representatives emphasized the need for safety of the students and vehicular traffic in the area. Staff gave particular emphasis to provided adequate area for parents to

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transport students to the facility in a safe manner and minimizing the impact on Ridgeview Road. As a result, the project provides adequate turning lanes on 192nd and 193rd Streets and provides adequate area within the two parking lots to provide a safe means of traffic flow in and out of the facility.

7. *All structures shall be required to have permanent or continuous footings and foundations.*
All structures are adequately designed and engineered.

RECOMMENDATION:

It is the recommendation of staff that the Planning Commission approve the site plan with the following stipulation:

- Final Plat for Wolf Creek Elementary School is recorded with the appropriate Johnson County office.
- Excise tax as calculated for the preliminary plat and identified in the Improvement Agreement is paid in full.

END OF STAFF REPORT

Mr. Hendershot explained that the Conditional Use Permit, which will be heard in February, requires a site plan, and we can cover that at this meeting.

Mr. Hendershot said he's having discussion with Johnson County related to the speed limit on Ridgeview Rd. in the area of the school. They discussed the issues of turn lanes and when they will be warranted. Some turn lanes are included to ensure the safety of the people who use the school. They discussed lighting in different areas of the parking lots and play areas. DLR Group held the neighborhood meeting, and said it went well. They talked about where staff parking would be located, which is in a front lot, and all the front lots will be lit, as well as 192nd St. It was noted the capacity of the school is 528 students.

Discussion also included the detention pond, which will not normally hold water. They covered the play areas and ball fields, landscape plans and the types of trees that will be used.

Mr. Dale Schnelle of 19307 Newcastle St. spoke about the plan for the school. He is concerned with impeding traffic on Ridgeview Rd. Do they plan to widen Ridgeview? DLR group responded that when they have a full build-out of the Estates of Wolf Creek, they will perform a traffic study at that time.

Mr. Kiesling asked if there were any others in the audience that would like to comment on the project. There were none, and with no further questions from the Commissioners, he asked for a motion.

Motion by Cindy Squire to approve SP-01-12 for the site plan for the Wolf Creek Elementary School as recommended by staff.

Seconded by Steve Sly. Motion passed 5 yes 0 no 0 abstention

Mr. Hendershot noted that the CUP and Site Plan will go before the City Council at the second meeting in February.

5. PUBLIC HEARING - Conditional Use Permit

Case No. : CU-01-12
Request: Wolf Creek Elementary School
Address: 19250 Ridgeview Rd.
Applicant: USD230

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Mr. Kiesling reiterated that the Conditional Use permit will be heard as a public hearing at the February 2, 2012 Planning Commission meeting.

6. Report on Ordinance adoption for Planning Commission and Board of Zoning Appeals.

At the December 8, 2011 meeting of the Governing Body, ordinances were adopted that changed the membership of the Planning Commission and Board of Zoning Appeals.

- Effective March 1, 2012 the PC will consist of 9 members. Seven members will be residents of the City of Spring Hill, one member will reside in Miami County within three miles of the city limits and one will reside in Johnson County within three miles of the city limits.
- Effective July 1, 2012 the Board of Zoning Appeals will consist of five members with all being residents of the City of Spring Hill.

ADJOURN

Motion by Troy Mitchell to adjourn.

Seconded by Michael Newton. Motion passed 5 yes 0 no 0 abstention

The meeting was adjourned at 8:15 PM.

Mary Nolen, Planning Secretary

**SPRING HILL PLANNING COMMISSION
CONDITIONAL USE STAFF REPORT**

Case #: CU-01-11

Meeting Date: January 5, 2012

Description: Conditional Use for operation of an elementary school

Location: 19250 Ridgeview Rd.

Applicant: USD 230

Engineer: Phelps Engineering

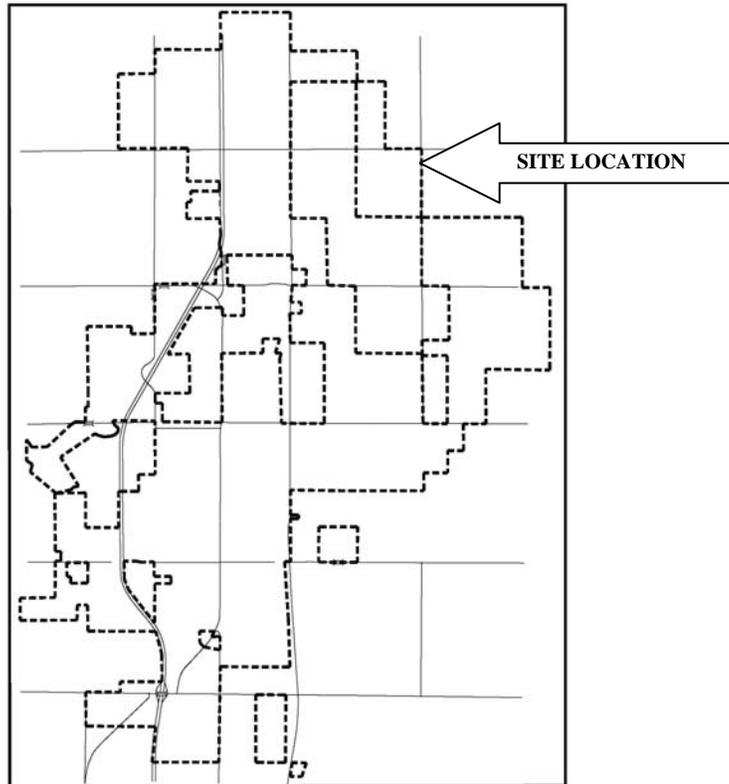
Current Zoning: "RP-4

Site Area: 14.25acres.

Number of Lots: 1

	Current Zoning	Existing Land Use	Future Land Use Map
Site:	"RP-4"	Planned Multi-family	Mixed-use residential
North:	"CP-2"	Planned General Business	Mixed-use commercial
South:	"RP-4"	Planned Multi-family	Mixed-use residential
East:		County	
West:	"RP-4"	Planned Multi-family	Mixed-use residential

Related Applications: PP-01-12, FP-01-12, SP-01-12



Wolf Creek Elementary School
19250 Ridgeview Rd.



BACKGROUND:

The applicant, USD 230, has submitted an application for a Conditional Use Permit for an elementary school to be located at 19250 Ridgeview Road. The site was previously approved as part of Wolf Creek Estates Subdivision and is currently zoned RP-4. As per Section 17.318.C.3 schools are allowed in an RP-4 district with an approved Conditional Use Permit.

GOLDEN FACTORS:

The review of the proposed conditional use permit is consistent with Golden v. City of Overland Park, 224 Kan. 591, 584 P. 2d 130 (1978).

- 1. Consistent with Purposes of the Regulations and Intent of the Proposed District:** Schools are an allowed use within residentially zoned districts with the approval of a Conditional Use Permit.
- 2. Neighborhood Character.** The surrounding area is primarily residential in character with county zoning to the east of the site.
- 3. Adjacent Zoning.** Specific zoning districts are identified on page 1 of this staff report.
- 3. Suitability for Current Zoning.** The site is zoned RP-4 (Planned Multi-Family). Planned zoning districts refer to the base zone (R-4) for many of the required

regulations. A school is allowed within an RP-4 or R-4 District with an approved Conditional Use Permit.

5. **Length of Time at Current Zoning.** The site was rezoned to RP-4 in 2006.
6. **Public Gain Balanced by Landowner Hardship.** Public gain includes regulating the property with a Conditional Use Permit.
7. **Conformance with Comprehensive Plan.** The proposed conditional use permit would be in conformance with the Spring Hill Comprehensive Plan.

RECOMMENDATION:

Staff recommends the approval of CU-01-12 for a elementary school located at 19250 Ridgeview Road with the following conditions:

1. The conditional use permit is subject to renewal in 25 years (January 2037).