


## LETTER OF INTENT

---

To: City of Roswell  
From: Robert Donner for Regina Caeli Academy   
robert@donner.com / 770-605-2037  
Re: Rezoning, Buffer Variance  
Parcels: 2370 Holcomb Bridge Rd (parcel 12 279007300499 / 2.31 Acres)  
2380 Holcomb Bridge Rd (parcel 12 279007300507 / 0.76 Acres)  
Date: Feb 5, 2013

### Overview

Regina Caeli Academy has purchased (as of Feb 15, 2013) two parcels of approximately 3 Acres adjacent to Holcomb Bridge Rd. It intends to build, own, and operate a single-story facility that provides a hybrid home-school educational program for no more than 200 students from pre-kindergarten to 12<sup>th</sup> grade. The school will provide customary classroom and recreational student activities only, and has no intent of any formalized sports programs or arenas on the site. To that end, it respectfully requests rezoning from the current FC-A to Office-Professional with Conditional Use and a buffer variance. The intended use is classified as Conditional for O-P in Table 6.1 of the Zoning Ordinance for Special and Private Schools; it meets the Character standards as set forth in the 2030 Comprehensive Plan for the Holcomb Bridge Road corridor.

### Zoning, Use & Variance Requests

- Rezone both parcels from FC-A to O-P
- Consolidate both lots into a single 3.07 acre plat
- Approve a Conditional Use for a Special School or Private School with a 200-student capacity in grades pre-K to 12, and no more than 25k SF heated floor plan.
- Approve a Concurrent Variance to reduce the required 40' natural buffer to 25', with minor exceptions as shown on site plan for driveway
  - The shape of the property is triangular. This geometric shape, combined with a 40' natural buffer on both sides would prohibit the intended use, which in part designates a substantial area of pervious, landscaped playground.
  - The largest edge of the triangular shaped property fronts Holcomb Bridge Rd. The intended facility will be offset from this road frontage to accommodate significant landscape screening for both aesthetic and noise abatement purposes, both reducing the available space for the 40' buffer and the required driveway and parking requirements.
  - The rear of this facility is planned for a simple, naturally-grassed playground area for students (no stadiums or lighted arenas) of roughly 1 acre size. This use is in harmony

Approved:  
City of Roswell  
FEB 5 2013  
Community  
Development  
Dept.

## LETTER OF INTENT

---

with the 2030 Comprehensive Plan and should provide an appropriate buffer between this site and the two residential properties adjoining it.

- o Three lots immediately adjacent to the western edge of this property are abandoned residential homes with FC-A zoning. Commercially zoned shopping centers exist within 300 yards on both the eastern and western sides of this property.

### **Intended Use & Structure**

Regina Caeli is a 501(c)3 non-profit organization headquartered in Atlanta, Ga. This facility will serve both as their Roswell campus as well as the office space for the organization's administrative staff.

The school offers a hybrid approach to education in which home-schooled children meet periodically, in uniform, at the facility to augment their home studies. It is a fully accredited national home-schooling program.

The facility is intended as a single-story structure of no more than 25kSF of heated floor space. The attached conceptual drawings illustrate the intended low profile and architectural harmony with the surrounding areas. Architectural design is intended to convey more of a residential than commercial aesthetic. The design meets the stated Future Development and Design Principles of the 2030 Comprehensive Plan for the Holcomb Bridge corridor. It is low-scale, minimizes curb cuts, is high-quality infill providing transition between commercial and residential zones.

Landscaping will incorporate more of residential style as well with grassy areas, large caliper trees, heavily planted borders along the perimeter, and plant screenings along road frontage.

During school hours, enrolled students will recreate on the grounds. There will be no high school team sports competing on these grounds; there will be no lighted stadiums or arenas.

