



MEMORANDUM Transportation and Development – CC Memo No. 13-144

DATE: DECEMBER 12, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 MARSHA REED, ASSISTANT CITY MANAGER *ML*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT: DVR13-0027 VALLEY CHRISTIAN HIGH SCHOOL

Request: Action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three year schedule for development or to cause the property to revert to the former Agricultural District (AG-1) zoning

Location: 6900 and 6975 West Galveston Street, southeast and northeast corners of 56th and Galveston streets

Applicant: LVA Urban Design Studio LLC, Keith Nichter

Project Info: 18.3-acre site/high school campus master plan for school related uses

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval of extending the timing condition for an additional three (3) years.

EXTENSION OF THE TIMING CONDITION

The application requests a time extension for an approximate 18.3-acre site including parcels located at both the southeast and northeast corners of Galveston and 56th streets. City Council approved rezoning the 15.3-acre parcel from AG-1 (Agricultural) to Planned Area Development (PAD) zoning in 1993. The approximate three acre parcel at the southeast corner of 56th and

Galveston streets was zoned PAD in 2006 for a forklift sales and service development that never developed. City Council approved both parcels under one PAD zoning district for the entire high school campus planning area of 18.3 acres in 2010.

The PAD zoning approval was granted for a period of three (3) years, which expired on July 26, 2013. This application requests a time extension approval to maintain the PAD zoning for an additional 3 years, resulting in an extension to July 26, 2016. Time limits are calculated from the previous zoning approval's expiration date not the Council meeting date.

The City has the following options when a zoning district's timing condition expires. The City could, through administrative action, extend the timing condition for another period of time, eliminate the timing condition, or by legislative action revert the zoning to its former zoning classification. If the requested timing condition extension is approved, all other conditions in the original approval would remain in effect.

BACKGROUND

The Valley Christian High School Campus Master Plan, in addition to the existing school and recreation fields, includes three development phases for the construction of recreation fields, classroom and maintenance buildings, a performing arts center, and parking lots. The expanded campus is located along Galveston Street, which is a one-block cul-de-sac, between 56th Street and the Union Pacific Railroad. The school received Use Permit approval in 2000 to allow a modular classroom building. Several use permit time extensions were approved for the modular building, including an additional five years in 2009. The modular classroom building will be removed as part of Phase One. The proposed uses by phase are outlined below.

- Phase One: Temporary softball field south of Galveston Street, a 19,392 square foot 2-story classroom building between the existing classroom building and the gym, and a new fire lane north of the buildings.
- Phase Two: New 70-space parking lot on the southern parcel, a small maintenance building on the southern parcel, a new 19,030 square foot performing arts center south of the new classroom building, occupancy of the new classroom building's second floor, and a right-turn deceleration lane on northbound 56th Street south of Galveston Street.
- Phase Three: A 3,380 square foot addition to the gym's southern end and reconstruction of the softball field with a durable sub-grade to allow for overflow parking during special events at the performing arts center or other athletic fields.

This application does not seek to modify the previously approved land uses, site, or building design, but only to extend the timing condition for an additional 3 years. If any other alternative designs or uses are proposed, an amendment to the PAD zoning and/or PDP will be required. Planning Staff has no concerns with the approved conditions. A copy of the original approved ordinance is attached.

DISCUSSION

Planning Staff is in support of the requested time extension for an additional three years, which extends the PAD zoning until July 26, 2016. Planning Staff is of the opinion that the school related land uses for the Valley Christian High School Campus Master Plan remain appropriate for this site.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on October 28, 2013, at the high school. No one other than the applicant attended the meeting.
- At the time of this writing, Planning Staff has received no phone calls or letters in opposition to this request. Staff received one phone call inquiring about the proposed land uses.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Ryan)

RECOMMENDED ACTION

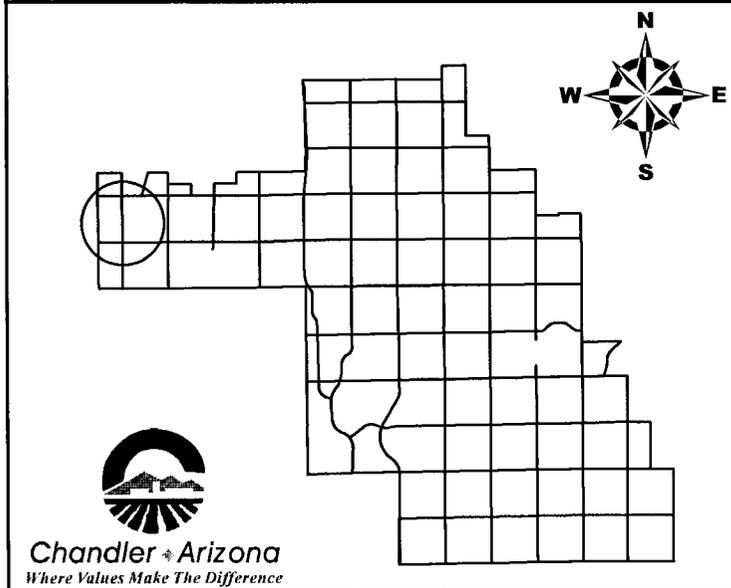
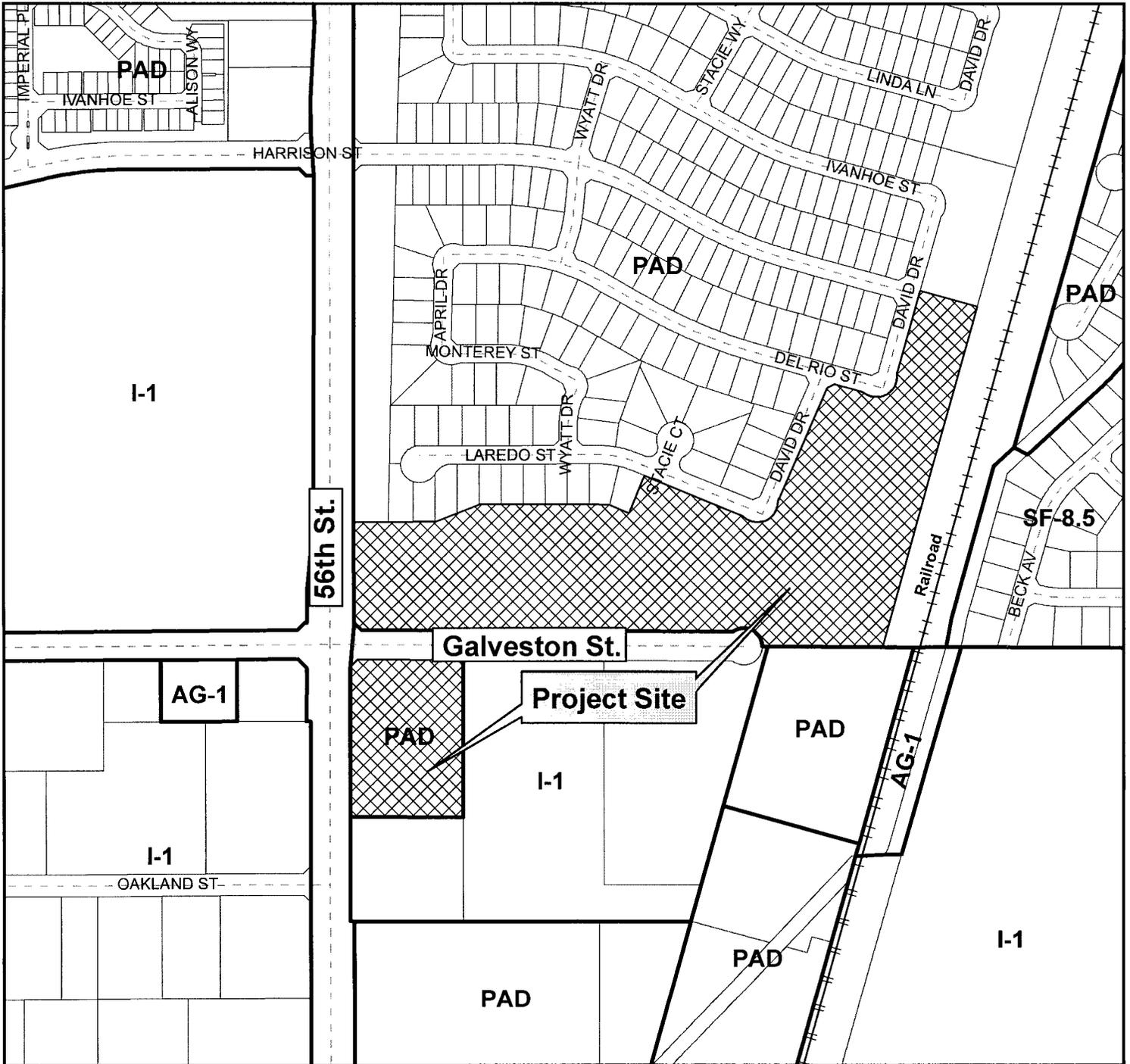
Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval to extend the timing condition for three (3) years with all of the conditions in the original approval remaining in effect.

PROPOSED MOTION

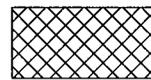
Motion to approve extending the timing condition for DVR13-0027 VALLEY CHRISTIAN HIGH SCHOOL, for an additional three (3) years, in which the zoning would be in effect until July 26, 2016, and with all of the conditions in the original approval remaining in effect.

Attachments

1. Vicinity Maps
2. Request for Timing Extension
3. Site Plan
4. Ordinance No. 4244 (DVR09-1003)

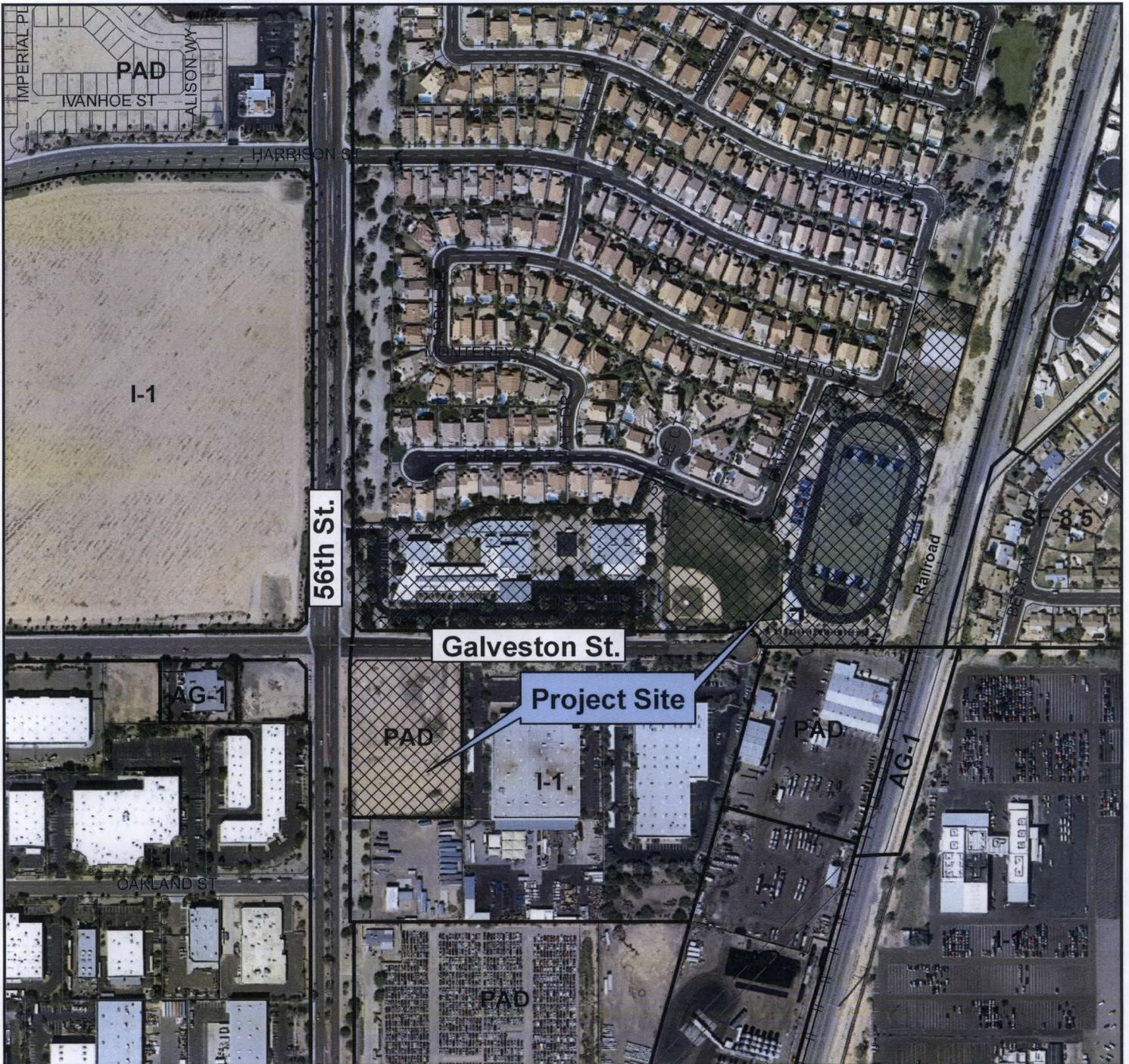


Vicinity Map



DVR13-0027

Valley Christian High School



Vicinity Map



DVR13-0027

Valley Christian High School



Valley Christian High School

PDP Amendment and Rezone Project Narrative

(Revised: 6/24)

Introduction:

Valley Christian High School (VCHS) is a private school that started in 1981 in Tempe. It is now located at the intersection of Galveston and 56th Streets. It provides quality Christian education to Chandler, Tempe, Phoenix, Mesa and Scottsdale.

Request:

This request is for an extension of the approved Valley Christian High School rezoning and PDP amendment (Case: DVR09-1003) to allow compliance with the schedule set forth in condition 7 of ordinance no. 4244.

History:

The current campus master plan was approved with a PAD in 1993. The school has been experiencing growth for several years and has a current student population of approximately 300. The VCHS Board anticipates future growth into the 500 to 600 range in the next 5 to 10 years. In 2009 the Board, to accommodate this growth, decided to finish the campus with some changes to how it was originally approved and at the same time expand it to the south.

Subsequently in the summer of 2010 the City of Chandler approved an application which rezoned the additional property to the south now owned by the school and updated the PDP for the entire campus, including the new property.

Main Campus PDP Amendment: The Worship and Arts Center and the Gym Expansion and “Shared Use” Parking Reduction.

Rezone: Softball Field, Maintenance Building, Parking Lot with overflow parking for large events on the outfield turf with an improved sub-grade to sustain weight of vehicles.

Since the approval, the recent economy has impacted the enrollment and the ability for the school to start construction on the expansion. The school believes

that this trend is short lived and they foresee growth in the next few years. For example, the freshman class has doubled between 2012 and Fall 2013.

As a result, they have submitted final plans for phase 1a of the softball field to the City. Because construction will not take place within the 3 year window stipulated with the approval, the zoning has not been vested and is subject to expiration. The following submittal hopes to extend the approved case while efforts are being made to vest the zoning.

Phasing:

The proposed phasing for finishing the campus with 9 individual steps is as follows:

Current Phase

Phase 1:

- A. Temporary Softball Field and Perimeter Tree Plantings

Future Phases

- B. Fire Lane & Parking Expansion on North Boundary.
- C. Classroom Building

Phase 2:

- A. Parking Expansion & 56th St. decel lane on South Property
- B. Occupy Second Floor of Classroom Building
- C. Maintenance Building
- E. Worship & Arts Center

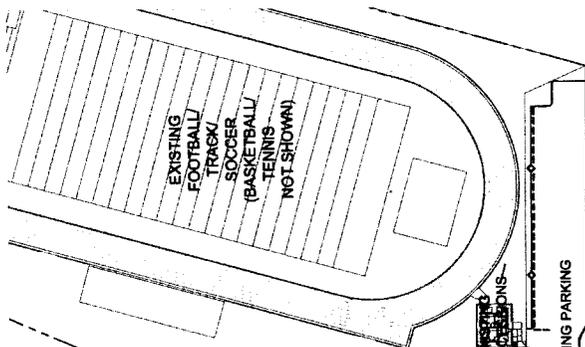
Phase 3:

- A. Final Softball Field with Sub-grade Improvements for overflow parking.
- B. Gym Expansion

Conclusion:

Valley Christian High School is an important part of the Chandler community and the surrounding City's as well. The school provides an important part of the community's educational needs. This extension will allow the expansion and flexibility with the final phases of the School's campus build-out and will help insure it's continued success in the community.

Thank you for your consideration!

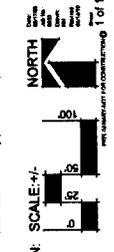


SITE DATA
 ADDRESS: 6800 W. GALVESTON ST.
 CHANDLER, AZ 85226
 NORTH PARCEL APN: 301-68-010-K
 SOUTH PARCEL APN: 301-68-008-P

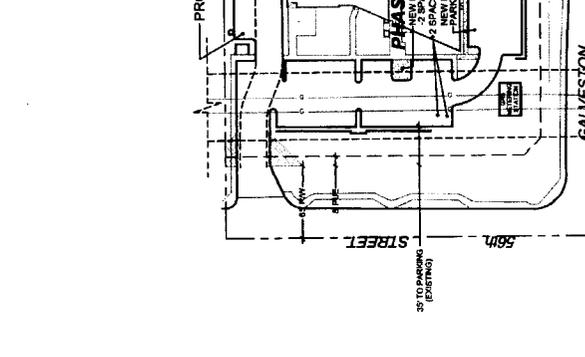
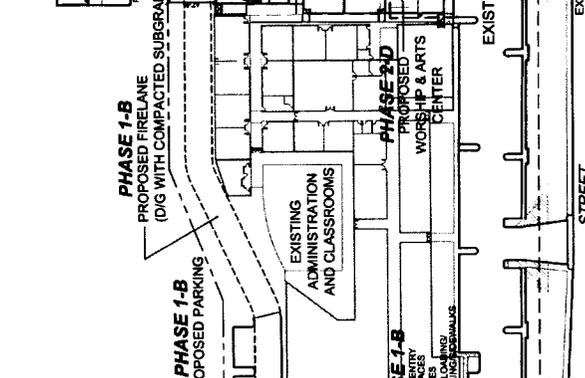
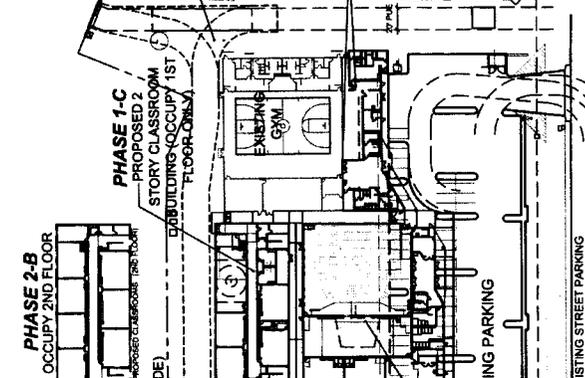
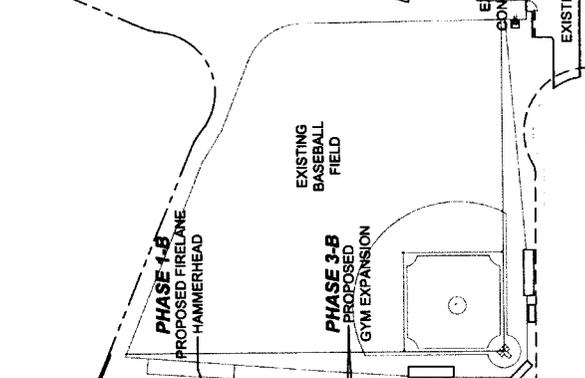
APPLICANT/LAND PLANNER
 STEVEN GOSSEL DESIGN STUDIO, LLC
 120 SOUTH ASH AVENUE
 TEMPE, AZ 85281
 PHONE: 480.984.0994

ARCHITECT
 LOREN COAD
 HDA ARCHITECTS & PLANNERS
 459 N. GILBERT RD., SUITE C-200,
 PHOENIX, AZ 85018
 PHONE: 480.539.8800
 FAX: 480.539.8808

ENGINEER
 CHUCK WRIGHT
 KIMLEY HORN & ASSOCIATES, INC
 7878 N. 19TH ST., SUITE 300
 PHOENIX, AZ 85018
 PHONE: 602.944.5500



SCALE: +/-
 OCCUPANCY CLASSIFICATION:
 GYM - A
 WORSHIP & ARTS - A
 ACADEMIC - E



VALLEY CHRISTIAN HIGH SCHOOL

CHANDLER, ARIZONA

REZONING AND PDP UPDATE

PROPOSED PHASING:

- PHASE 1:
 - A: TEMPORARY SOFTBALL FIELD & PERIMETER TREE, SHRUB AND GROUND COVER PLANTINGS
 - B: FIRE LANE & PARKING EXPANSION ON NORTH PROPERTY
 - C: CLASSROOM BUILDING (OCCUPY FIRST FLOOR ONLY)
- PHASE 2:
 - A: PARKING EXPANSION & 56TH ST. DECEL LANE ON SOUTH PROPERTY
 - B: OCCUPY SECOND FLOOR OF CLASSROOM BUILDING
 - C: MAINTENANCE BUILDING
 - D: WORSHIP & ARTS CENTER
- PHASE 3:
 - A: FINAL SOFTBALL FIELD WITH PARKING SUB-GRADE IMPROVEMENTS
 - B: GYM EXPANSION

NOTES: SEE PLAN DATA FOR FLOOR AREA & PARKING CALCULATIONS
 BOUNDARIES AND ALIGNMENTS ARE APPROXIMATE SEE SITE SURVEY FOR ACTUAL CONDITIONS

ORDINANCE NO. 4244

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PAD AMENDED (DVR09-1003 VALLEY CHRISTIAN HIGH SCHOOL) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'.

Said parcel is hereby rezoned from Planned Area Development (PAD) to PAD Amended, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Valley Christian High School", kept on file in the City of Chandler Planning Services Division, in File No. DVR09-1003, except as modified by condition herein.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

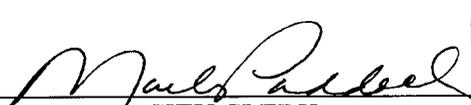
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
8. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
9. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

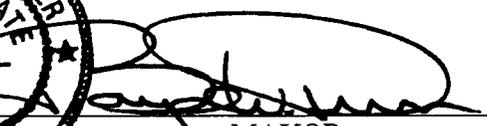
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 24th day of June 2010.

ATTEST:


CITY CLERK


ARIZONA


MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 26th day of July 2010.

ATTEST:


CITY CLERK


ARIZONA

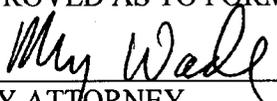

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4244 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 26th day of July 2010, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PUBLISHED in the Arizona Republic on August 6 and August 13, 2010.

Exhibit A

The North 467.17 feet of the West 361 feet of the following described property:

That part of the Northwest quarter of the Southwest quarter of Section 28, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the West quarter corner of said Section 28:

Thence Southerly along the West line of said Northwest quarter of the Southwest quarter, a distance of 751.95 feet of the Northwest corner of the property described in instrument recorded in Docket 11919, page 1002, records of Maricopa County, Arizona;

Thence South 89 degrees 58 minutes East parallel with the South line of the Northwest quarter of the Southwest quarter of Section 28, a distance of 980.01 feet to the Northwest corner of the property described in said instrument;

Thence Northeasterly along the West right of way of the Arizona Eastern Railroad, a distance of 776.89 feet, more or less, to the Northeast corner of the property described in instrument recorded in Docket 11018, page 676, records of Maricopa County, Arizona;

Thence Westerly along the North line of said Northwest quarter of the Southwest quarter, a distance of 1189.09 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion conveyed to the City of Chandler in instrument No. 91-125091, described as follows:

A parcel of land lying in the Northwest quarter of the Southwest quarter of Section 28, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the West quarter corner of said Section 28;

THENCE South 89 degrees 48 minutes 13 seconds East along the East-West midsection line a distance of 55.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 89 degrees 48 minutes 13 seconds East along said line a distance of 1119.00 feet;

THENCE along a curve to the right, with a radius point bearing North 89 degrees 48 minutes 13 seconds West, a radius of 50.00 feet, a central angle of 121 degrees 00 minutes 10 seconds and an arc length of 105.59 feet to a point of a reverse curvature;

THENCE along said curve to the left with a radius of 20.00 feet, a central angle of 31 degrees 00 minutes 10 seconds and an arc length of 10.82 feet to point of tangency, said point lying on a line 40.00 feet South of and parallel with said East-West midsection line;

THENCE along said line North 89 degrees 48 minutes 13 seconds West, 1012.86 feet;

THENCE South 45 degrees 08 minutes 09 seconds West, 28.25 feet to a point on a line 55.00 feet East of and parallel with the West line of Section 28;

THENCE North 00 degrees 04 minutes 30 seconds East, 60.00 feet to the TRUE POINT OF BEGINNING.