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MEMORANDUM **Planning Division – PZ Memo No. 14-105**

DATE: NOVEMBER 19, 2014

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT: ZUP14-0022 VALLEY CHRISTIAN HIGH SCHOOL

Request: Use Permit approval to allow a time extension for a modular classroom building

Location: 6900 West Galveston Street, south of the southeast corner of 56th Street and Ray Road

Applicant: Keith Nichter, LVA Urban Design Studio

Zoning: Planned Area Development (PAD)

RECOMMENDATION

Planning Staff, finding consistency with the General Plan, recommends approval subject to conditions.

BACKGROUND

The request is for Use Permit approval to allow a time extension for a modular classroom building located at 6900 West Galveston Street, south of the southeast corner of 56th Street and Ray Road. The modular classroom building is located near the center of the Valley Christian High School Campus, adjacent to the main classroom building and gym. The Chandler Crossing single-family residential subdivision is north and a school parking lot is directly south of the modular classroom building.

The first Use Permit for the modular classroom building was approved in 2000 for three years and then extended for an additional five years in 2003 and 2009. The current request is to extend the Use Permit for an additional five years. The modular classroom building is 3,360 square feet in floor area and contains four classrooms. Three classrooms are used for English, Spanish, and Health/Physical Education/Sports Medicine classes. The fourth classroom is used as the “football room” during the football season and as an office and team meeting area during the “off-season”.

November 19, 2014

The Valley Christian High School received PDP approval for their Master Plan in June, 2010. The Master Plan includes three development phases for the construction of recreation fields, classroom and maintenance buildings, a performing arts center, and parking lots. The modular classroom building would be removed and replaced by an approximate 19,392 sq. ft., two-story classroom building during Phase One development.

DISCUSSION

Planning Staff supports the continued use of the modular classroom building for an additional five years. The school intends to replace the temporary structure with a permanent structure as part of Phase One of the Campus Master Plan but has an ongoing need to use the modular classroom building for daily classes and ancillary school activities.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notification letter was mailed out on October 16, 2014. No comments or questions have been received.
- At the time of this writing, Planning Staff is not aware of any opposition to this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of ZUP14-0022 VALLEY CHRISTIAN HIGH SCHOOL, for a modular building, subject to the following conditions:

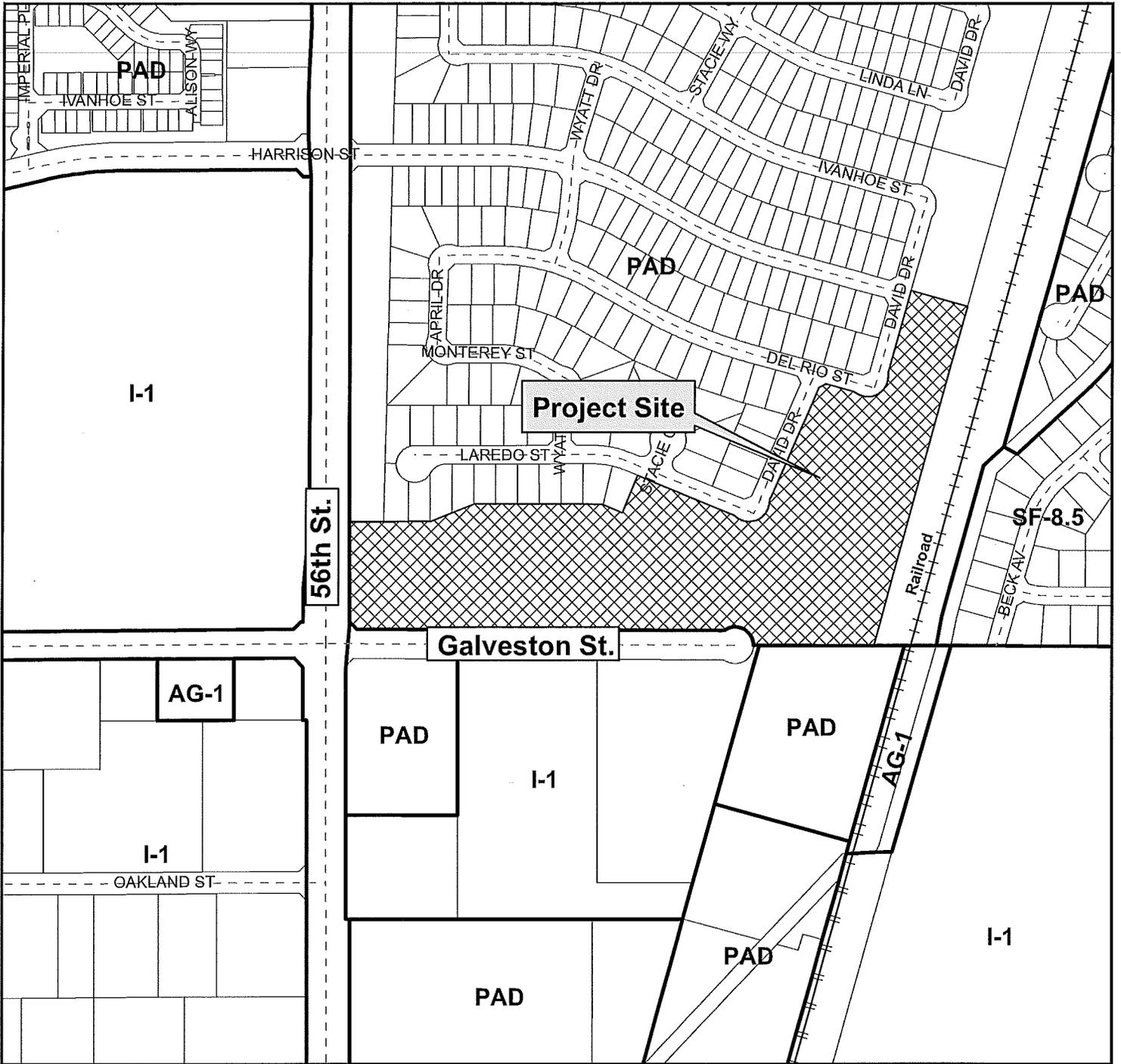
1. The Use Permit shall be extended for a period of five (5) years from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (Site Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

PROPOSED MOTION

Motion to recommend approval of Use Permit, ZUP14-0022 VALLEY CHRISTIAN HIGH SCHOOL, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Narrative

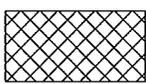
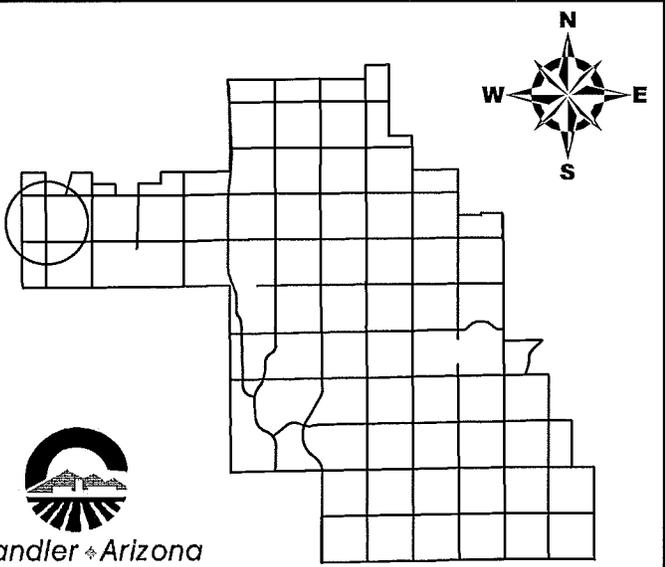


Project Site

Galveston St.

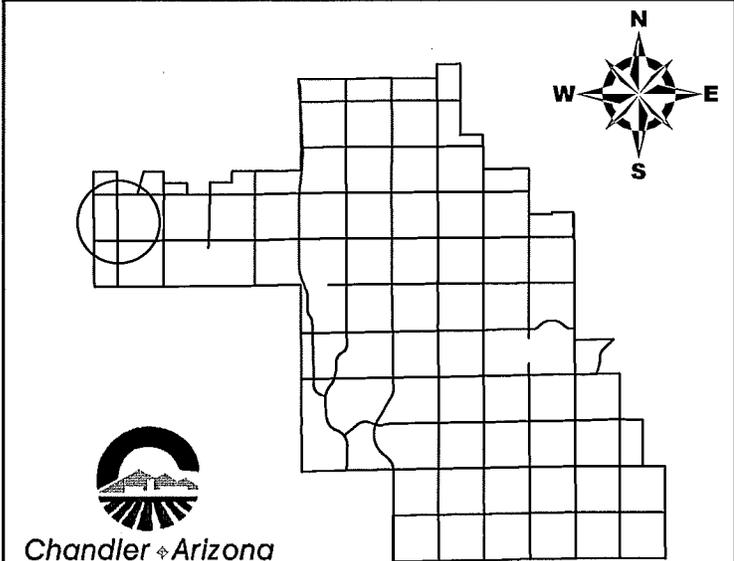
56th St.

Vicinity Map

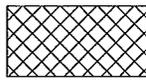


ZUP14-0022

Valley Christian High School

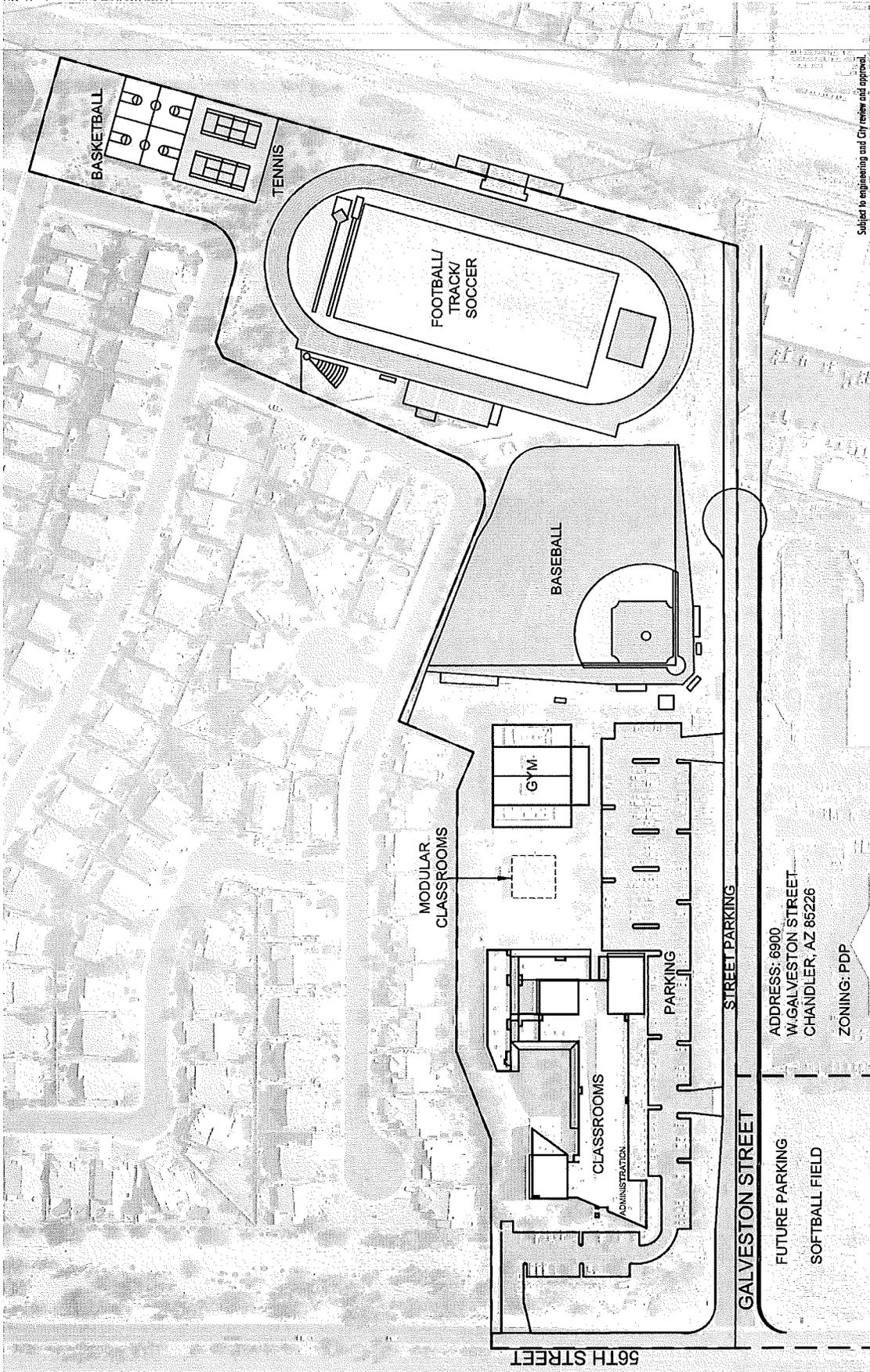


Vicinity Map



ZUP14-0022

Valley Christian High School



Subject to engineering and City review and approval.

SCALE: 1" = 60'

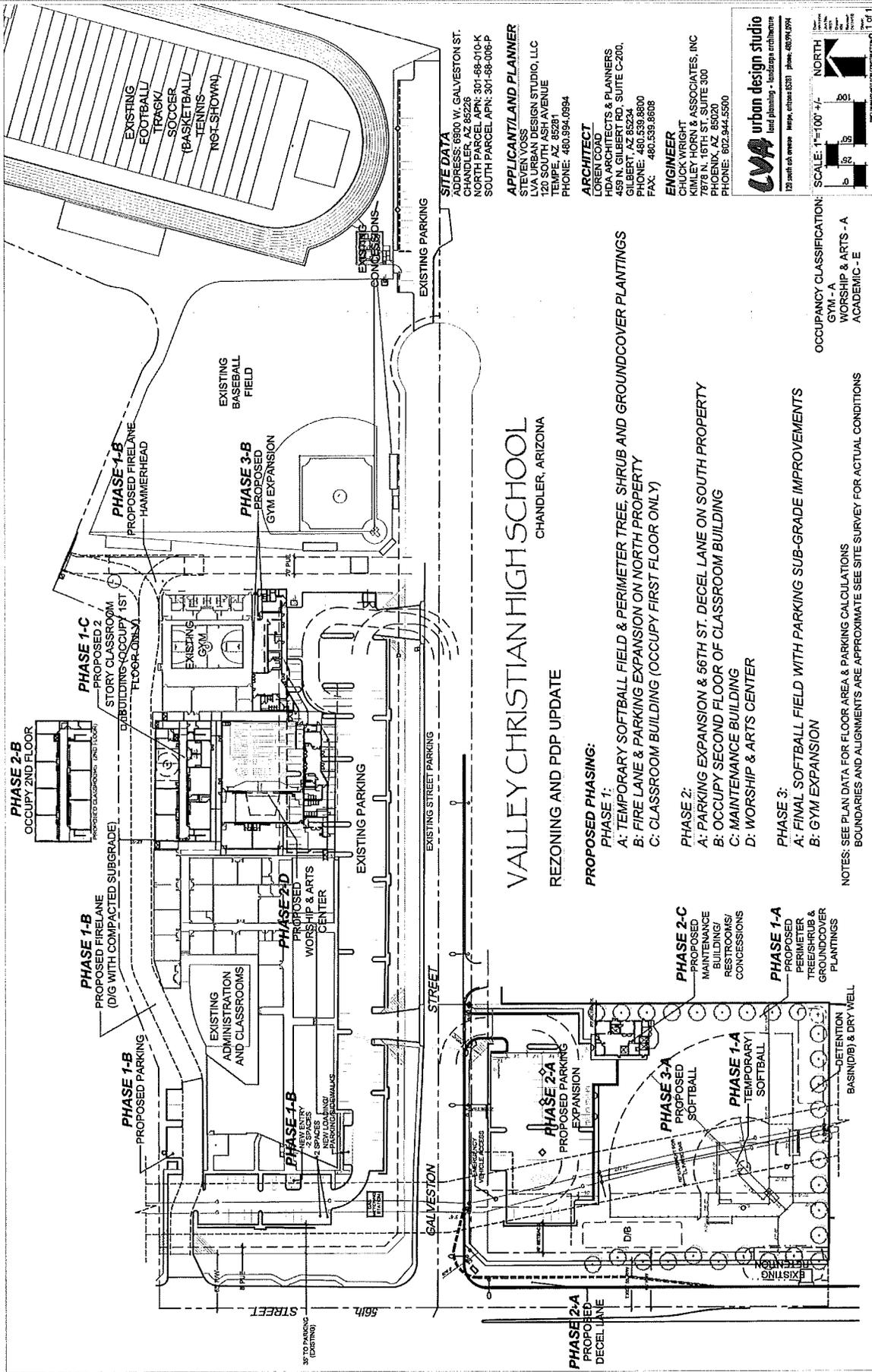
DATE: 8/14/14
 PROJECT NO: 045336
 DRAWN BY: JS

NORTH

PRELIMINARY CITY CONSTRUCTION - COPPERSTATE URBAN DESIGN STUDIO, LLC
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VALLEY CHRISTIAN HIGH SCHOOL

EXHIBIT A - SITE PLAN



SITE DATA
 ADDRESS: 6900 W. GALVESTON ST.
 CHANDLER, AZ 85226
 NORTH PARCEL APN: 301-68-010-K
 SOUTH PARCEL APN: 301-68-006-P

APPLICANT/LAND PLANNER
 STEVEN YOSS
 LVA URBAN DESIGN STUDIO, LLC
 201 SOUTH 15TH AVENUE
 TULSA, OK 74106
 PHONE: 480.984.0894

ARCHITECT
 LOREN COAD
 HDA ARCHITECTS & PLANNERS
 459 N. GILBERT RD., SUITE C-200,
 GILBERT, AZ 85234
 PHONE: 480.984.0800
 FAX: 480.333.6688

ENGINEER
 CHUCK WRIGHT
 KIMLEY HORN & ASSOCIATES, INC
 7878 N. 16TH ST., SUITE 300
 PHOENIX, AZ 85020
 PHONE: 602.944.5500

CVA urban design studio
 land planning • landscape architecture
 125 south 4th avenue • mesa, arizona 85201 • phone: 480.976.8794
 www.cvaurban.com

SCALE: 1"=100' +/- NORTH
 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

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

OCCUPANCY CLASSIFICATION:
 GYM - A
 WORSHIP & ARTS - A
 ACADEMIC - E

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

October 13, 2014

RE: Use Permit Extension for Modular Classroom Building

Valley Christian High School requests an extension of our existing use permit of our modular classroom building. Our existing permit is expiring and as such will need it extended until the start of our proposed campus expansion estimated to commence before the expiration of the requested five year use permit extension.

Valley Christian High School has been occupying a 56' x 60' modular classroom building (4 classrooms of 28' x 30') for the past 14 years (see Exhibit A). Typical activities consist of:

- Room 31—English 11 classes meet there (1 teacher with a total of 76 students throughout the day—8:00 AM-3:10 PM); normal educational activities.
- Room 32—Spanish classes meet there (1 teacher with a total of 40 students during the mornings—8:00 AM-12:12 PM); normal educational activities.
- Room 33—"Football Room" heavily used by football in the summer and during their season, with limited use the rest of the year. 1 Teacher and our security guard use this room as their office. Football and basketball team meetings are held there during many breaks and lunch-times. The hours used vary but it typically includes 30-60 minutes after school during football season, around 3:30-4:00/4:30 PM. Some football equipment is stored there. Number of students involved in the team activities varies from around 45 during football to around 25 during basketball.
- Room 34—Health/PE classes and the Sports Medicine class meet there (2 teachers with a total of 133 students for both semesters—8:00 AM-3:10 PM); normal educational activities.

In the summer of 2010 the City of Chandler approved a Preliminary Development Plan (PDP) amendment and rezoning to update the current VCHS Master Plan (see Exhibit B) including plans for the final development of the central core (where the modulares currently exist). Since the approval, the economy 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 continued growth in the next few years.

It is our hope that the extension of the original Case: UP08-0050 will allow the School to continue the use of the modular classrooms until they can replace with permanent classrooms and a performing arts center in the future.

Should you have any questions, please do not hesitate to call me at 480.994.0994.

Sincerely,

Keith Nichter