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FEB 26 2009



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning & Development - CC Memo No. 09-018**

**DATE:** FEBRUARY 9, 2009

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR  
BOB WEWORSKI, PLANNING MANAGER

**FROM:** ERIK SWANSON, CITY PLANNER

**SUBJECT:** UP08-0050 VALLEY CHRISTIAN HIGH SCHOOL

**Request:** Use Permit extension approval for the use of a modular building as a classroom for an additional five years

**Location:** 6900 West Galveston Street  
South of the southeast corner of 56<sup>th</sup> Street and Ray Road

**Applicant:** Allan Alvarado, Danielle Briggs  
Valley Christian High School

**RECOMMENDATION**

The request is for Use Permit extension approval for the use of a modular building as a classroom for an additional five years. Planning Commission and Staff, upon finding the request to be consistent with the General Plan and Planned Area Development zoning, recommend approval with conditions.

**BACKGROUND**

The subject building is located east of the northeast corner of Galveston and 56<sup>th</sup> Streets, within the Valley Christian High School campus. The subject building is located roughly in the center of the site along Galveston Street. Directly north, adjacent to the campus is the Chandler Crossing single-family residential neighborhood. Directly east, adjacent to the school football field is the Union Pacific railroad tracks. South, across Galveston Street is a vacant field, and industrial zoned properties. West, across 54<sup>th</sup> Street is vacant property zoned PAD for industrial uses.

Valley Christian High School was originally zoned in 1993, with Preliminary Development Plan approval for the present site plan granted in 1995. In 2000, a Use Permit for a temporary modular classroom building was approved for three years. In 2003, the Use Permit was extended for an additional five years. At that time, the school anticipated funds would be available to begin the process of building the permanent 9,000 square foot structure that would house additional classrooms and a fine arts center. The expansion is proposed where the existing modular building is located. The school is currently in the process of raising funds, and anticipates the funds being available by spring of next year.

In addition to the modular building, the Valley Christian High School campus includes the main classroom building, gymnasium, baseball/softball field, and football field/track. The modular building is located east of the main classroom building and is screened from 56<sup>th</sup> Street. Galveston Street is a dead-end street about 1,100 feet long, serving only the high school on the north side and three industries on the street's south side. Existing landscaping and a large parking lot screen the portable building from Galveston Street.

The modular building totals 3,500 square feet and is divided into four classrooms of equal size. The building includes fire sprinklers to meet City Code requirements. Each classroom's doors are ground level, thus no ramps or stairs are required. The modular building provides a temporary solution to accommodate present growth while expansion plans are underway.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

This request was noticed according to the provisions of the City of Chandler Zoning Code.

- Notices were mailed to all property owners within a six-hundred (600') foot radius and all Registered Neighborhood Organizations (RNO's) within one ¼ mile.
- A legal notice was advertised in the newspaper.
- An 11" by 17" public hearing sign was installed on the property.
- A neighborhood meeting was held on Tuesday January 20, 2009 at the subject site. No neighbors were in attendance.

Staff has received one phone call regarding the request. The caller was in support of the Use Permit. Staff is unaware of any opposition to the request.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 5    Opposed: 0    Absent: 2 (Irby, Rivers)

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, and PAD zoning, recommend approval subject to the following conditions:

1. The Use Permit shall remain in effect for five (5) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to the City of Chandler and approval by the City of Chandler.
2. Substantial expansion or modification beyond the approved exhibits shall void the Use Permit and require new Use Permit application and approval.
3. The site shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

Move to approve UP08-0050 VALLEY CHRISTIAN HIGH SCHOOL, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Site Plan
3. Future Expansion Site Plan
4. Applicant Narrative



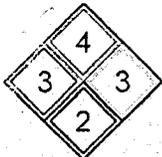
## Vicinity Map



UP08-0050

Valley Christian High School





**VALLEY CHRISTIAN HIGH SCHOOL**  
 6900 W. GALVESTON ST.  
 480-705-8888

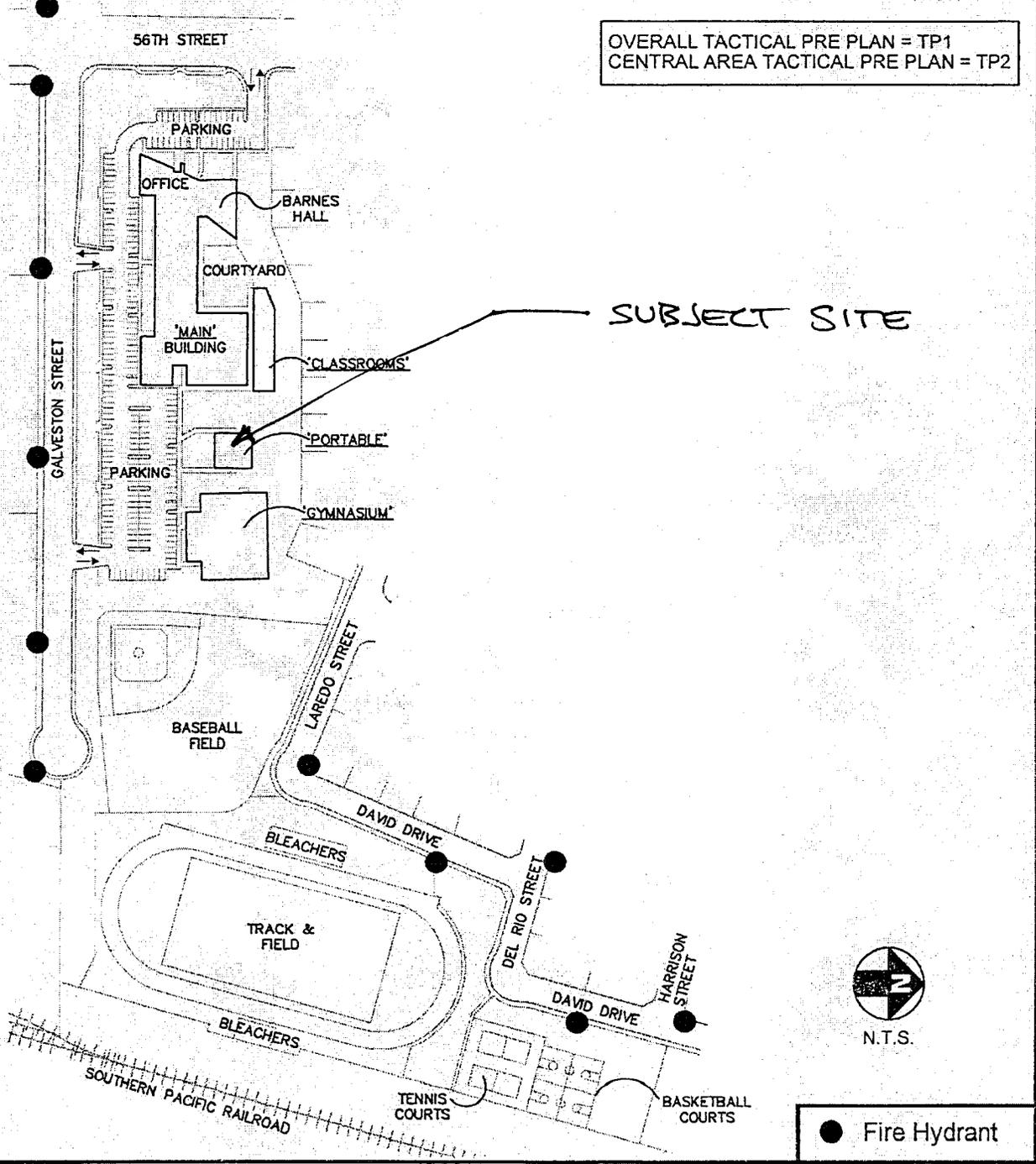
Map #  
**6900**

**TACTICAL PRE PLAN - OVERALL SITE** UPDATE: 11-15-04 Pg. 1 of 10

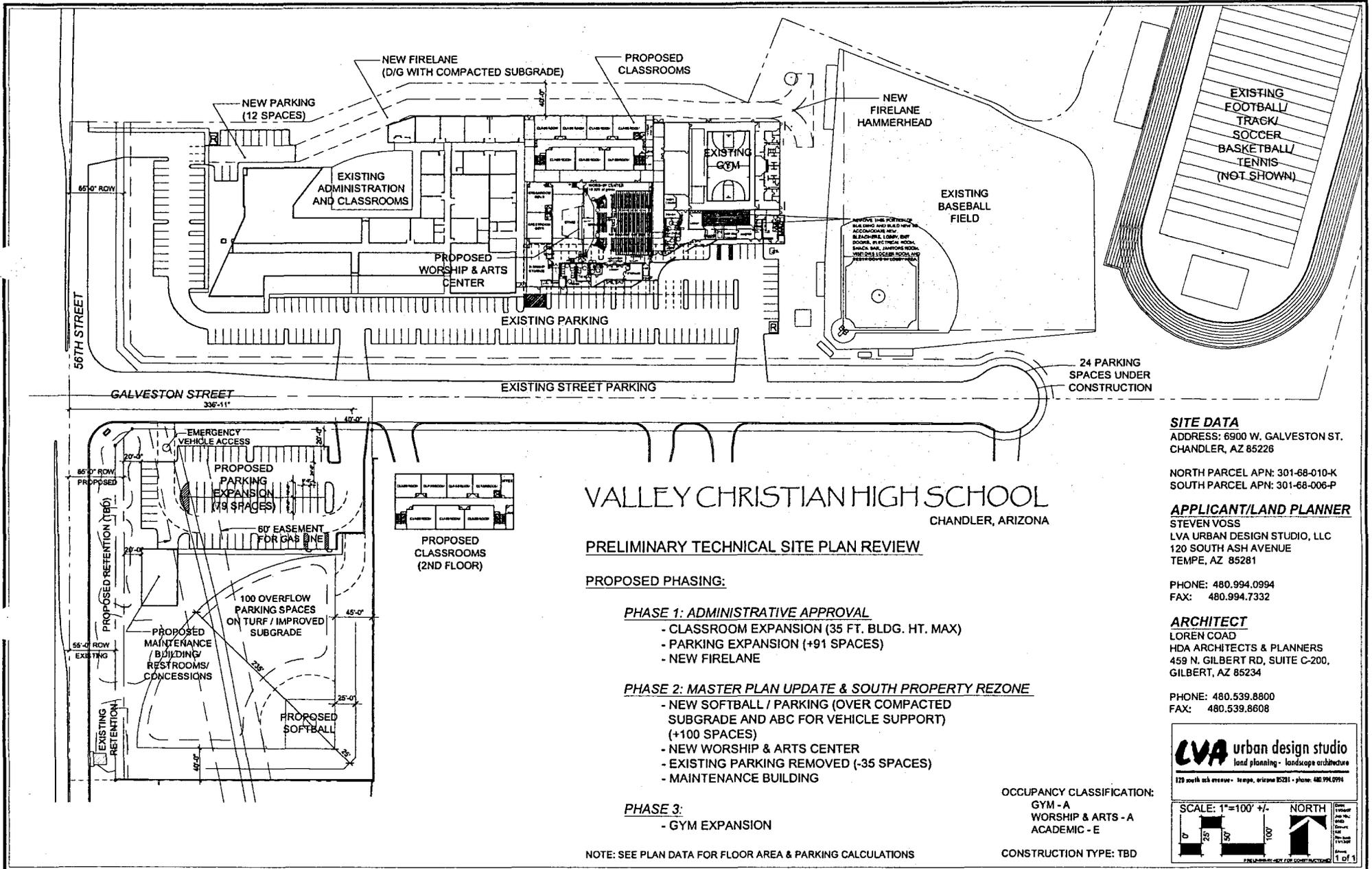
Stories: 1	Type of Occupancy: School	Bldg. Type: Block Roof Type: Varies	Emergency Name & Phone #: #1 William Briggs 602-692-0451 #2 Robert Cleckner 480-570-6423
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Special Considerations and/or Hazards:  
 Siteplan adjusted to match GPS points within 2.30 feet.

OVERALL TACTICAL PRE PLAN = TP1  
 CENTRAL AREA TACTICAL PRE PLAN = TP2



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 VOSS  
 LVA URBAN DESIGN STUDIO, LLC  
 120 SOUTH ASH AVENUE  
 TEMPE, AZ 85281

PHONE: 480.994.0994  
 FAX: 480.994.7332

**ARCHITECT**  
 LOREN COAD  
 HDA ARCHITECTS & PLANNERS  
 459 N. GILBERT RD, SUITE C-200,  
 GILBERT, AZ 85234

PHONE: 480.539.8800  
 FAX: 480.539.8608

**LVA** urban design studio  
 land planning - landscape architecture  
 120 south ash avenue - tempe, arizona 85281 - phone: 480.994.0994

SCALE: 1"=100' +/- NORTH  
 1"=100'  
 1"=100'  
 1"=100'  
 1"=100'

# VALLEY CHRISTIAN HIGH SCHOOL

CHANDLER, ARIZONA

## PRELIMINARY TECHNICAL SITE PLAN REVIEW

### PROPOSED PHASING:

#### PHASE 1: ADMINISTRATIVE APPROVAL

- CLASSROOM EXPANSION (35 FT. BLDG. HT. MAX)
- PARKING EXPANSION (+91 SPACES)
- NEW FIRELANE

#### PHASE 2: MASTER PLAN UPDATE & SOUTH PROPERTY REZONE

- NEW SOFTBALL / PARKING (OVER COMPACTED SUBGRADE AND ABC FOR VEHICLE SUPPORT) (+100 SPACES)
- NEW WORSHIP & ARTS CENTER
- EXISTING PARKING REMOVED (-35 SPACES)
- MAINTENANCE BUILDING

#### PHASE 3:

- GYM EXPANSION

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

CONSTRUCTION TYPE: TBD

NOTE: SEE PLAN DATA FOR FLOOR AREA & PARKING CALCULATIONS

FUTURE EXPANSION SITE PLAN



## VALLEY CHRISTIAN HIGH SCHOOL

6900 W. Galveston • Chandler, Arizona 85226 • (480) 705-8888 • Fax: (480) 705-8889  
www.vchstrojans.org  
Clark Stephens, Administrator

September 12, 2008

Erik Swanson  
City of Chandler  
Planning and Development Department  
Current Planning Division  
PO Box 4008, MS 105  
Chandler, AZ 85244-4008

RE: Use Permit Extension for Modular Classroom Building

Dear Erik Swanson:

The enclosed packet is our application with fee for an extension of our existing use permit of our modular classroom building. Our existing permit expires December 18, 2008 and as such will need it extended until the start of our proposed campus expansion.

Valley Christian High School has been occupying a 56' x 60' modular classroom building (4 classrooms of 28' x 30') for the past 8 years (see enclosed site plan). It is our hope to expand our campus in the coming future and replace this current space with permanent classrooms and a performing arts center. Our building committee is presently in communication with the city regarding those plans (see enclosed future plan).

Should you have any questions, please do not hesitate to call me at 480-705-8888 ext. 213.

Best regards,

Allan Alvarado  
Asst. Administrator for Business Affairs  
Valley Christian High School