

CAMELBACK BIBLE CHURCH
APPLICATION NARRATIVE

To: Town of Paradise Valley Planning Department
From: Philip Martens
Date: May 11, 2026
RE: Camelback Bible Church Minor Amendment to SUP-24-03 –
Proposed Modification to Stipulation # 9(k) re School Number

I. SCOPE OF PROPOSED CHANGE TO STIPULATION #9 and PERTINENT INFORMATION RE IMPACTS

Background. Camelback Bible Church (“CBC”) seeks to modify an existing stipulation from its current Special Use Permit (“SUP”) as such was modified on June 18, 2024 (SUP-24-03) so that it may allow for a second school entity. Given the limited growth of Acton, still with only fourth-three (43) students, CBC wishes to offer its campus to an additional school while remaining well below the maximum 120-student stipulation (9a). This requested change will permit the use of vacant CBC school rooms for a private school called Prodos Academy (“Prodos”).

- a) Prodos Academy is an authorized Empowerment Scholarship Account (ESA) Vendor status that provides a private faith-based school with an emphasis on Christian education and sports performance. Prodos currently has 28 (twenty-eight) students enrolled and future plans would limit enrollment to ensure compliance, alongside Acton, to Stipulation 9.a from SUP-24-03. That being said, the goal would be to have fifty (50) students attending in the near future, still well below the 120-student limitation imposed by SUP-24-03 for both schools.
- b) Prodos is associated with a Sporting Academy that is primarily focused on club soccer players wishing for a holistic approach to their education. Any outdoor activities will be three (3) fifteen-minute recess periods during regular school hours and will comply with Stipulation 2.g from SUP-24-03. Prodos conducts soccer training at another location; further, there will be no extra-curricular athletic activities at CBC.

CBC would like to help support this educational model that will train up children from CBC, Paradise Valley, Scottsdale, and the Phoenix metropolitan area to be future leaders of high character who will make a difference in our community.

Minor Changes to SUP Stipulation #9. For Prodos to be included on the campus and provide a unique and character-forming education at CBC, stipulation #9 from SUP-24-03 will need to be modified slightly. The proposed changes to this stipulation are (deleted text in ~~strikeout~~ and new text underlined):

- 9(k) **No more than ~~one~~ two school ~~entity~~ entities shall operate on the Church campus at any point in time.**

CBC and Prodos seek no other changes to the SUP while highlighting that the change will not affect the maximum student allowance; second, the traffic study remains unaffected with the total amount of

students far below the maximum student allowance (which the study was considering). With these minimal changes to the current SUP, there is little to no change to: the local traffic; the street system levels of service; or the surrounding residential properties.

II. MEETING TOWN CODES AND GUIDELINES

The application will fall within the Town’s guidelines as a minor amendment (pursuant to Sections 1102.1 and 1102.7.B of the Paradise Valley Zoning Ordinance, the “ZO”) to the existing SUP for CBC as the application is for the modification of a currently permitted use (school) and only requests making a minor change to existing stipulation 9(k). As noted in Section 1102.1 of the ZO:

The decision to grant, or to condition the grant of, a managerial or minor amendment to a Special Use Permit is an administrative act and is not subject to review by referendum, as it merely implements or clarifies a policy of the town that has been previously announced or established in the Zoning Code and General Plan, or a previous legislative act, and does not prescribe a new public purpose, policy, or plan.

And as further specified in Section 1102.7.B of the ZO:

“A Minor Amendment to a Special Use Permit shall include any proposal which is not a Managerial Amendment and does not:

1. Change or add any uses; or
2. Increase the floor area of the project by more than 5000 square feet or constitute an increase of more than 15% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty month period; or
3. Have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated; or
4. Change the architectural style of the existing Special Use Permit.

The application for the modification of stipulation #9 does not fall within the scope of a managerial amendment under Section 1102.7.A of the ZO, but does clearly fall within the scope of a minor amendment as no new public purpose, policy, or plan is proposed, nor is there any new use (school use is already a permitted use) or any material effect on the adjoining properties. Because no new structures are planned or needed, there is no increase in square footage and no change in the architectural style of the property. Approving the proposed modifications to stipulation # 9 will simply permit Acton Academy and Prodos to offer a valuable and needed private educational component that will benefit Town of Paradise Valley residents and others in the ways noted above.

III. MEETING TOWN LONG RANGE PLANS

This proposed use is compatible with the surrounding uses and will provide a low intensity school use limited in size to the existing approved pre-school use with no impact on the neighboring properties and no real changes in parking needs; and with an improvement on the traffic impacts. As noted in the Vision Statement of Town’s 2022 General Plan “ Our world-class resorts, places of worship, schools and other limited non-residential community-oriented development will continue to evolve and change with the times, but will always respect the quality of life of Town residents.” The Acton Academy and Prodos will

respect the quality of life in Paradise Valley, have no perceptible impact of surrounding properties and will complement the other private educational offerings in Paradise Valley through a small classroom multi-age educational opportunity that is character-building and distinct from the other school opportunities available to Paradise Valley residents.

This slight modification to the existing school use at CBC will fall within the scope of Goal LU6 of the Town's 2022 General Plan as it will encourage the revitalization of an existing special use permit property and improve the property as the Acton Academy and Prodos private school uses will help contribute to the maintenance and beautification of the CBC campus by helping fund future landscaping, maintenance, and safety improvements. By maintaining the current student count limits, the addition of the very small Prodos school will have no changes that will impact the neighboring properties and will thus protect the Town's low-density residential character and quality of life. Further, as noted in the Community Character & Housing section of the Town's 2022 General Plan:

“Existing quasi-public uses such as places of worship and schools represent a service to the community.” (see Future Conditions); and

“The Town shall recognize and support the continued vitality of the places of worship and schools and the added value they bring to the community.” (see CC&H 4.3)

By this minor amendment application CBC and Prodos hope to bring a unique educational offering that will be of service to the Paradise Valley community and contribute to the vitality of the Town.

IV. CONCLUSION

CBC seeks to change its existing school use stipulation given the low attendance of Acton, so that it allows for two school entities (Section 9k) while still complying with all remaining items in Section 9.