

TOWN OF PARADISE VALLEY
APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT

PARCEL NO.: 169 - 22 - 076B
(County Tax Assessor Number)

DATE: 11.21.17

NAME OF SUBDIVISION OR PARCEL: N/A

ADDRESS OR LOCATION OF PROPERTY: 4015 E Lincoln Drive

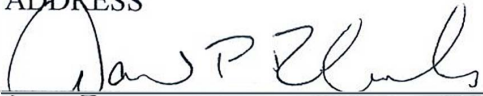
OWNER: Christ Church of the Ascension
NAME

4015 E Lincoln Drive

602.840.8210

ADDRESS

PHONE #



Rev. Daniel P. Richards, Rector

SIGNATURE OF OWNER

AUTHORIZED AGENT: Berry Riddell LLC; Wendy Riddell
NAME

6750 E Camelback Road, #100 Scottsdale Arizona 85251

480-682-3902

ADDRESS

PHONE #



SIGNATURE OF AUTHORIZED AGENT



Application for Minor Special Use Permit Amendment

November 22, 2017

Prepared for:

Christ Church School
Kim Westfall, Head of School
4015 E Lincoln Drive
Paradise Valley, Arizona 85253

Prepared by:

Berry Riddell LLC
Wendy Riddell, Esq.
Ashley Porter, Planning Assistant
6750 E Camelback Road, Suite 100
Scottsdale, Arizona 85251

REQUEST

This request is for a minor modification to the Special Use Permit (“SUP”) for Christ Church School (“CCS”) to allow for the addition of a fifth grade. The school location is shown in the aerial below at 4015 E Lincoln Drive (the “Site”) and is also the location of the school’s accompanying church, Christ Church of the Ascension.



SPECIAL USE PERMIT

Christ Church of the Ascension received their initial SUP approval in July of 1973, permitting both the church and the school. Various amendments to the SUP have been approved over the years, due to minor changes in the operations of the church and school. In 2009, through SUP-08-7, the SUP was modified to expand the school to include grades 1 through 4 and increase total daily enrollment from 112 to 168 students. As such, the SUP contained a stipulation that the school would be limited to providing only grades pre-school, kindergarten and 1 through 4. The current request is to modify this stipulation to allow a small 5th grade class which will meet in an existing classroom and will not require any expansion of the school’s premises.

The addition of the 5th grade will allow CCS to be consistent with the grade level pattern of many private and public schools in the Valley, including the Scottsdale Unified School District, which generally follow a K-5, 6-8, 9-12 grade level patterns from Elementary to Middle, then High School. Without a 5th grade, current CCS students may be required to change schools to attend a 5th grade “gap year” at a different school before then transferring, again, to another school for 6th grade. CCS recognizes that avoiding excess transitions provides a more consistent education and significantly benefits the growth and development of young students.

CCS class sizes are typically very small, which allows teachers to provide individualized educational experiences and produces favorable academic and social results. All five of the students in CCS’s existing 4th grade and their parents are committed to staying at CCS for 5th

grade if the SUP amendment is approved. Through this SUP amendment, CCS is not proposing to exceed the stipulated number of 168 maximum students, but is expected to have a total daily enrollment of 159 students with 5th grade included. CCS will continue to have staggered start times, ranging from 8:00 to 9:30, and staggered dismissals from noon to 4:00.

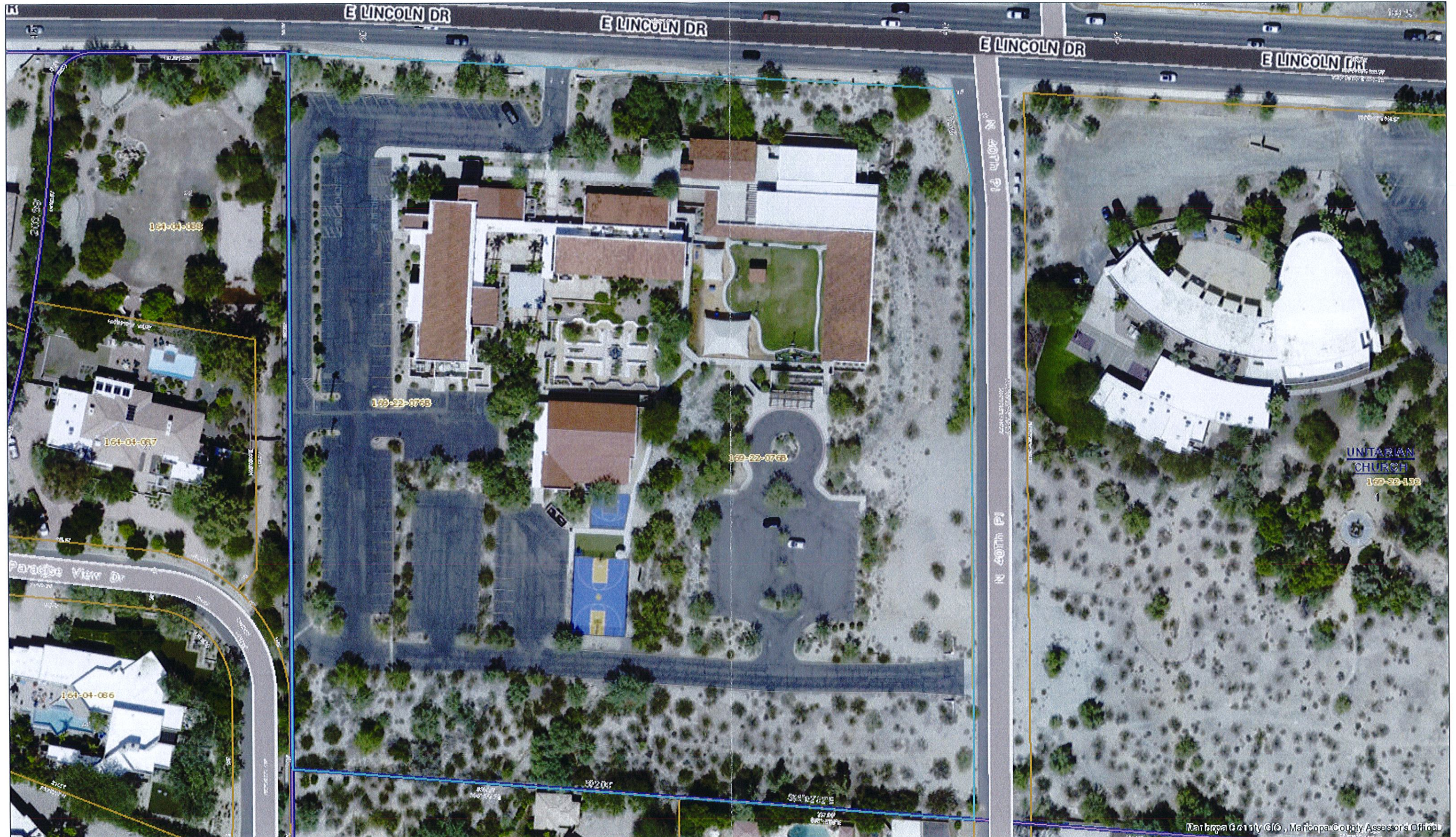
CHRIST CHURCH SCHOOL

CCS is committed to delivering affordable, high-quality private education programs and their small class sizes ensure accelerated learning. The comprehensive education includes Christian values for a well-rounded experience. CCS has been a valued member of our community and works closely with the surrounding residents to ensure a compatible relationship--many of who visit CCS on a regular basis to walk their dogs or enjoy the beautiful campus.



Changes to the school as a result of the approval of a SUP amendment will be imperceptible to the surrounding property owners. No impact on traffic is anticipated, as many of the 5th grade students will have younger siblings attending CCS (and the 5th graders would arrive in the same vehicle) and one student's parents work on the school/church campus. Additionally, the existing traffic impact of the daily operations of the school is lessened by staggered start times for the various grades. No improvements will be made to accommodate the extra grade, as the facility already has the capacity for an extra class. The existing faculty can accommodate the additional students and no teachers will be hired.

Site Plan





Aerial with Surrounding Properties

