



Legislation Text

File #: 17-410, **Version:** 1

TO: Chair and Planning Commission

FROM: Eva Cutro, Community Development Director
Paul Michaud, Senior Planner

DATE: December 5, 2017

CONTACT:

Paul Michaud, 480-348-3574

AGENDA TITLE:

Discussion of a Minor Amendment Request to the Christ Church Special Use Permit -
Change school stipulation to allow 5th Grade
4015 E Lincoln Drive

REQUEST

Christ Church of the Ascension is requesting a Minor Special Use Permit amendment for the Christ Church School located at 4015 E Lincoln Drive (Assessor Parcel 169-22-076B). Presently the school can have pre-school up to 4th grade, not to exceed a total of 168 students and not to exceed more than 14 students per 1st, 2nd, 3rd, and 4th grades. The proposed amendment seeks to modify the existing stipulation related to the allowable curriculum on the property to add 5th grade; with not more than 14 students in 5th grade, no change to the maximum 168 student enrollment, and no physical changes to any structures.

BACKGROUND

History:

The original Special Use Permit was issued in 1973. The Special Use Permit has been amended several times. The last amendment was a Managerial Amendment for a new fence around an existing sport court and enlargement of the sport court from 44 feet x 60 feet to 46 feet x 66 feet. In 2009, two Major Special Use Permit amendments were granted. The Town granted approval for a new monument sign on July, 9, 2009. All prior Special Use Permit amendments on the Property were superseded and replaced by the Major Special Use Permit amendment granted on March 26, 2009 by Ordinance #610. This amendment allowed for the addition of 1st through 4th grades, an increase in enrollment to 168 students, and the construction of a sport court. The 2009 amendments were both Major Special Use Permit amendments since at that time the Zoning Code did not have the Managerial, Minor, Intermediate, and Major Special Use Permit provision.

Enforcement:

As of the date of this report, there are no outstanding code violations on this SUP property.

General Plan/Zoning:

The subject property has a General Plan designation of “Public/Quasi Public” according to the Town’s General Plan Land Use Map. The zoning on the subject property is “Special Use Permit - Religious Facility, Private School, Non-Profit Organization, Public/Quasi Public.” The proposed request for adding 5th grade curriculum is in conformance with this designation and zoning.

DISCUSSION/FACTS

Compliance with SUP Guidelines and Other Standards

School Curriculum

There are no specific Special Use Permit guidelines or standards directly addressing school curriculum. Based on the request that the 168 student cap remain in place and not more than 14 students be allowed in 5th grade, the impact on circulation and parking appears negligible. The applicant is expected to provide an updated parking statement at the study session on December 5, 2017.

Structures

There are no changes proposed with this application for any of the existing structures.

Height and Setback

As previously noted, the physical structures will remain unchanged.

Lot Coverage

The SUP guidelines suggest maximum lot coverages of 25-percent. The existing lot coverage is approximately 9.5-percent.

Lighting

There is no new proposed lighting.

Parking and Circulation

The proposed amendment will not alter the number of classrooms or school office space. No alterations are proposed to the existing circulation. There are 202 existing parking spaces per the approved Special Use Permit plans. No additional parking is proposed.

Right-of-Way and Related Improvements

The subject site adjoins Lincoln Drive. Lincoln Drive is classified as a Major Arterial at a typical right-of-way width of 130 feet (half-width of 65 feet). The site has its typical half width of right-of-way dedication at 65 feet, 40 feet in fee title and 25 feet by an easement.

Signage

No new signage will be added.

Minor Amendment Criteria Conformance

The Planning Commission will need to take two actions related to this application request. First, the application request must be deemed a minor amendment pursuant to the four criteria in Section 1102.7.B of the Town Zoning Ordinance. Second, the Planning Commission must take action on the application with any relevant stipulations. This request meets the four minor amendment criteria as follows:

1. Change or add any uses.

There is no change in allowable use or addition of a new use. The use on the property already includes elementary school curriculum.

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.

The application request does not alter the existing structures or add any new square footage.

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.

The approval of the new school will not affect the student maximum of 168 total students and 14 students per grade. The addition of 5th grade will allow the school to be consistent with the grade level pattern of many public and private schools which follow a K-5, 6-8, and 9-12 grade level pattern. There will be no change to circulation, parking, or the staggered start and dismissal times already in place. Based on the application material provided, any nuisances should be sufficiently mitigated.

4. Change the architectural style.

The architectural style will not change, as there is no change to the existing structures.

Public Comment & Noticing

Mailing notification to all property owners within a radius of 1,500 feet, newspaper advertisement, and property posting will be completed for the meeting scheduled for action on this item. The tentative meeting to take action by the Planning Commission is December 19, 2017.

ATTACHMENTS

1. Vicinity Map
2. Application/Narrative
3. Prior SUP Approval Excerpts
4. Draft Stipulations

C: - Applicant
 - Case File