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APR 26 2007



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MEMORANDUM

Planning & Development - CC Memo No. 07-085

DATE: APRIL 9, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: UP06-0065 SETON CATHOLIC HIGH SCHOOL

Request: Approval for Use Permit extension for a modular building

Location: 1150 N. Dobson Road

Applicant: Bob Esposito

RECOMMENDATION

Planning Commission and Staff, upon finding consistency with the General Plan recommend approval to extend the timing condition for an additional three (3) years.

BACKGROUND

The subject site is located north of the northwest corner of Dobson and Ray Roads. Directly north of the site is the Sandstone Place, and the Silvergate III single-family residential neighborhoods. East, across Dobson Road is the Faith Community Church. South, adjacent to the site is the Dobson Commons shopping center. Directly west of the site is the Dobson Terrace single-family residential neighborhood.

The subject site is requesting a use permit extension for a modular building. The modular building currently serves as two temporary classrooms. The High School is currently in the process of submitting plans to the City of Chandler for a new building of classrooms, but in the process has run out of time for their use permit, thus requiring a use permit extension.

The existing Use Permit was approved in 2001 to permit the installation of a portable building that added two classrooms to the campus. In 2001 the school anticipated the need for the temporary building only for two years. The use permit was extended again in 2003 for an additional three years.

In addition to the portable building, the Seton Catholic High School campus includes six classroom buildings, a gymnasium, cafeteria, administration building, and a media center, as shown on the attached Site Plan. The portable building is located west of the gymnasium between two classroom buildings and is not visible from any road or adjacent property.

The portable building totals 1,362 square feet; 681 square-feet for each classroom. The building includes fire sprinklers to meet City Code requirements and an ADA accessible ramp. The portable classroom building provides a temporary solution to accommodate present growth while expansion plans are underway. Staff does not believe parking is negatively affected by the temporary building.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the 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 Monday March 26, 2007 at the Faith Community Church. No neighbors were in attendance.

As of the writing of this memo, Staff has received one phone call from a neighbor in support of the request. Staff has received no phone calls or letters of opposition to the Use Permit request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7

Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of the Use Permit subject to the following conditions:

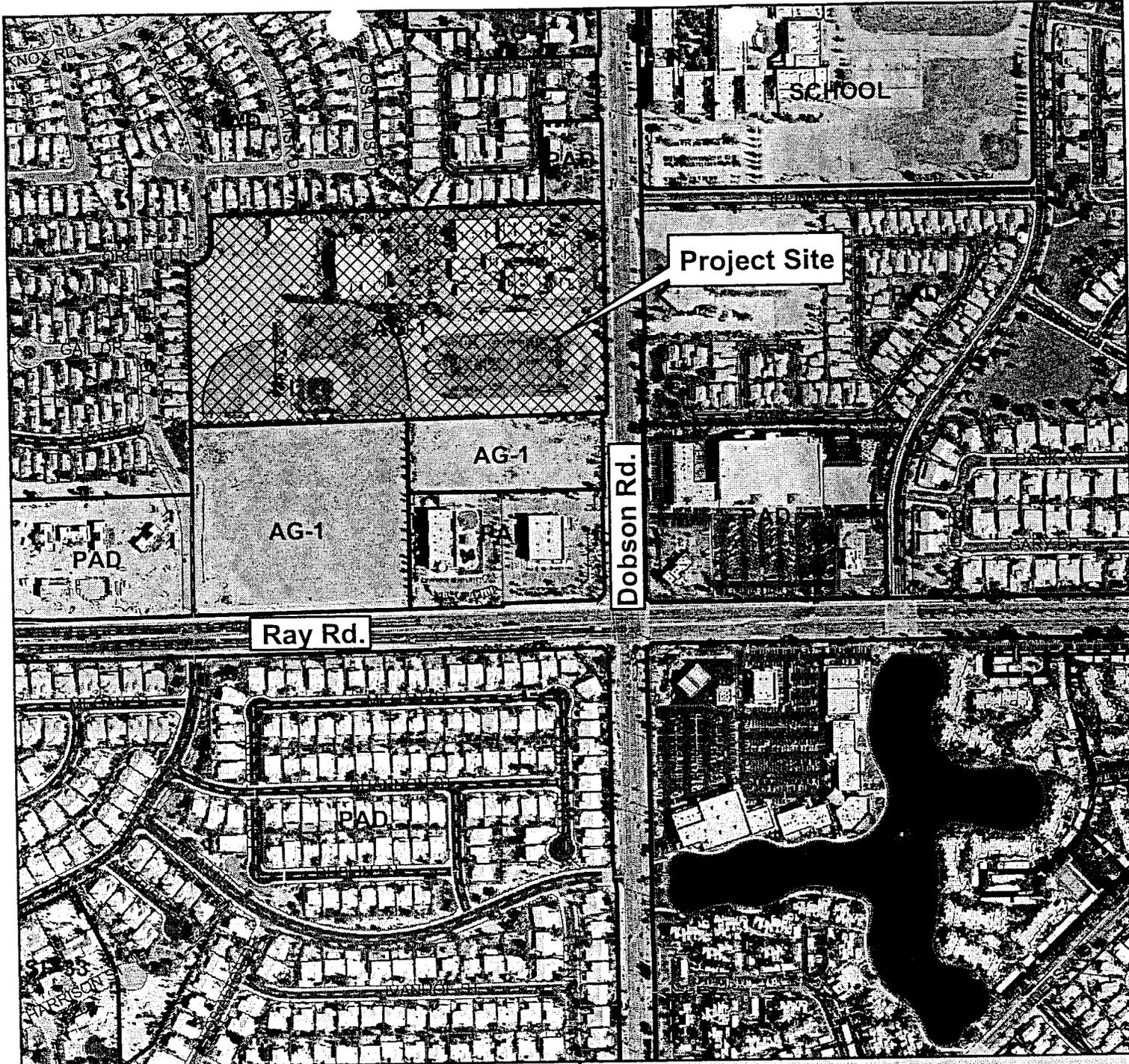
1. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to the City of Chandler and approval by the City of Chandler.
2. Substantial expansion or modification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

PROPOSED MOTION

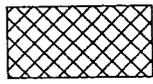
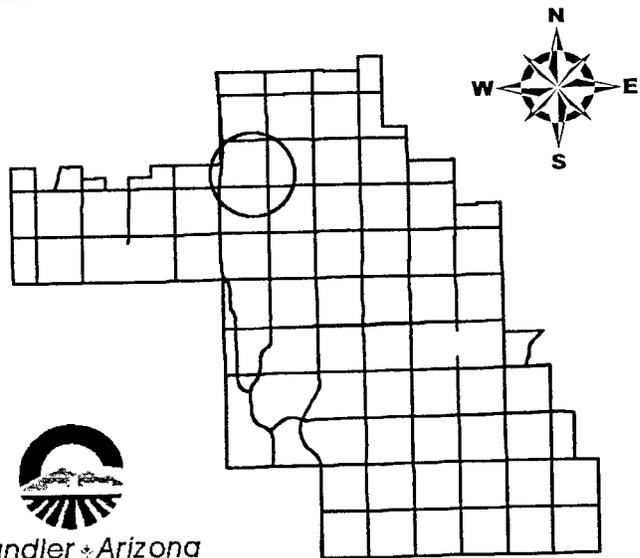
Motion to approve UP06-0065 SETON CATHOLIC HIGH SCHOOL, use permit extension for a modular classroom building, subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Applicant Narrative



Vicinity Map

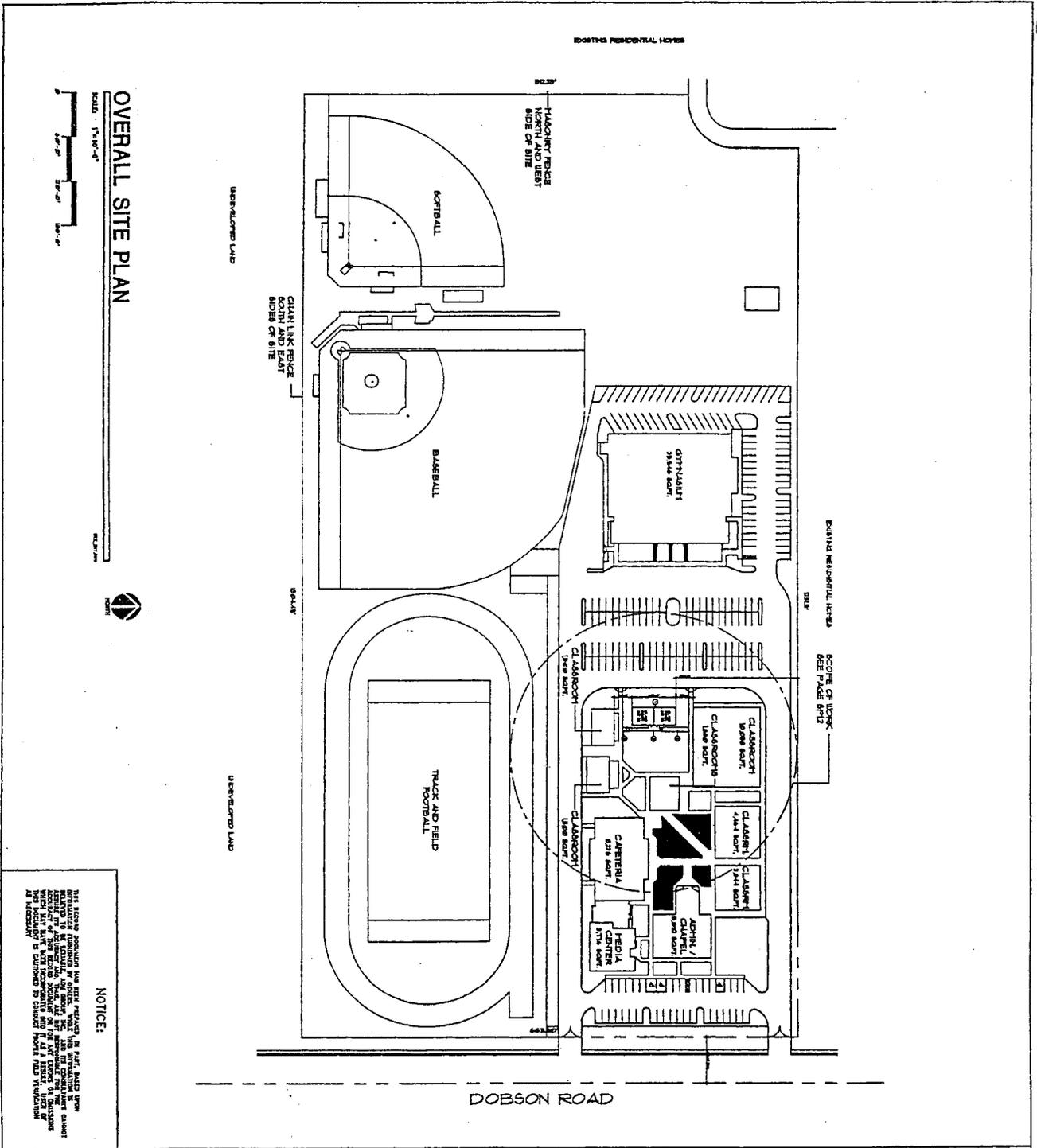


UP06-0065

Seton Catholic High School



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NOTICES:

THIS SITE PLAN IS A PRELIMINARY DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF THE PROJECT.

PROJECT INFORMATION

PROJECT USE AND LOCATION: SETON HIGH SCHOOL MODULAR ADDITION, 12345 DOBSON ROAD, WASHINGTON, DC 20000

OWNER: SETON HIGH SCHOOL DISTRICT

DESIGNER: ADM GROUP, INC.

DATE: JULY 2001

SCALE: 1" = 40'-0"

KEYNOTES

1. STUDY FOOTING CLASSROOM BUILDING SET SETBACK FROM EXISTING FOUNDATION
2. USE CONCRETE RETAINMENT OVER 4' SETBACK
3. ALL ACCESSIBLE WALKWAYS, PLATFORMS AND STAIRS TO BE PROVIDED WITH TACTILE BUILDING

KEYPLAN:

Site Road

Site

SETON HIGH SCHOOL MODULAR ADDITION

Project Number: 5436
 Date: 7/23/01
 Drawn By: PLS
 Checked By: LK

ADM GROUP, INC.

NOT FOR CONSTRUCTION

USE PERMIT APPLICATION NARRATIVE

Owner: Seton Catholic High School
Case No: UP03-0027 Seton Catholic High School
Location: 1150 N Dobson Road
Use Permit: Modular Building-Temporary Classroom

Seton Catholic High School requests an extension of the existing permit for an additional 3 years. Currently we are in the process of submitting plans for our new campus to the City which include new classroom buildings to replace the modular building in addition to other existing buildings.