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MEMORANDUM Transportation & Development - PZ Memo No. 10-105

DATE: OCTOBER 11, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: ZUP10-0020 SETON CATHOLIC HIGH SCHOOL

Request: Use Permit extension for a modular building

Location: 1150 N. Dobson Road,
 North of the northwest corner of Dobson and Ray Roads

Applicant: Bob Esposito, Seton Catholic High School

RECOMMENDATION

The request is for Use Permit extension approval in order to continue the use of a modular building as classrooms. Staff, upon finding consistency with the General Plan, recommends 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 music classrooms. The High School is currently in the process of constructing a permanent classroom building, which is anticipated to be open for the 2011-2012 school year. Staff has added a timing condition recommending approval for an additional three years in the event that occupancy of the building is delayed. Once the building

is complete, the classes that occur in the modular building will be relocated to the permanent classroom building, and the modular building will be removed.

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, and most recently in 2007 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, media center, and chapel, as shown on the attached Site Plan. The portable building is located east of the gymnasium between two classroom buildings and is not visible from Dobson or Ray Roads.

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.

- A neighborhood meeting was held on Wednesday September 29, 2010. No neighbors were in attendance.

As of the writing of this memo, Staff has received no phone calls or letters of opposition to the Use Permit request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP10-0020 SETON CATHOLIC HIGH SCHOOL, subject to the following conditions:

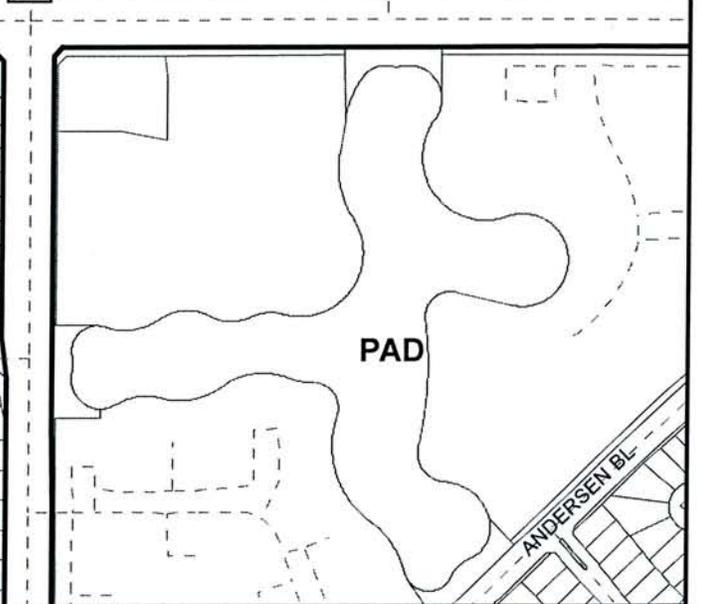
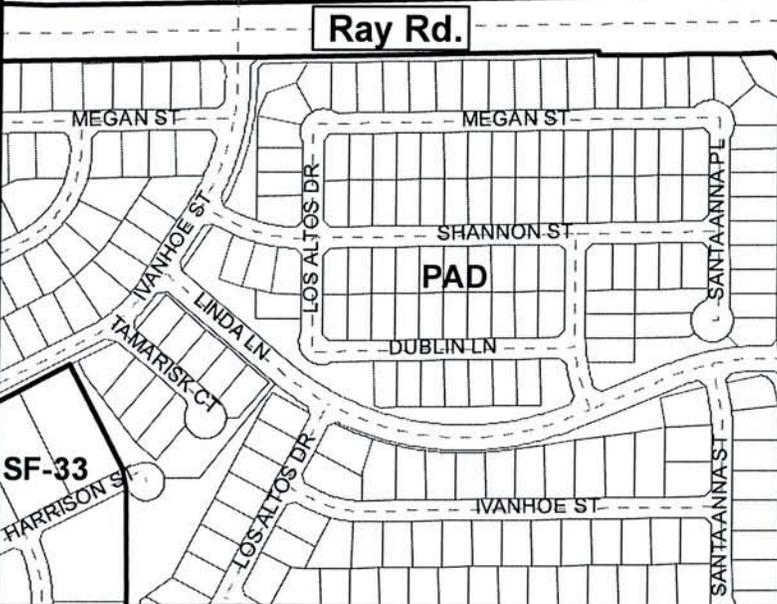
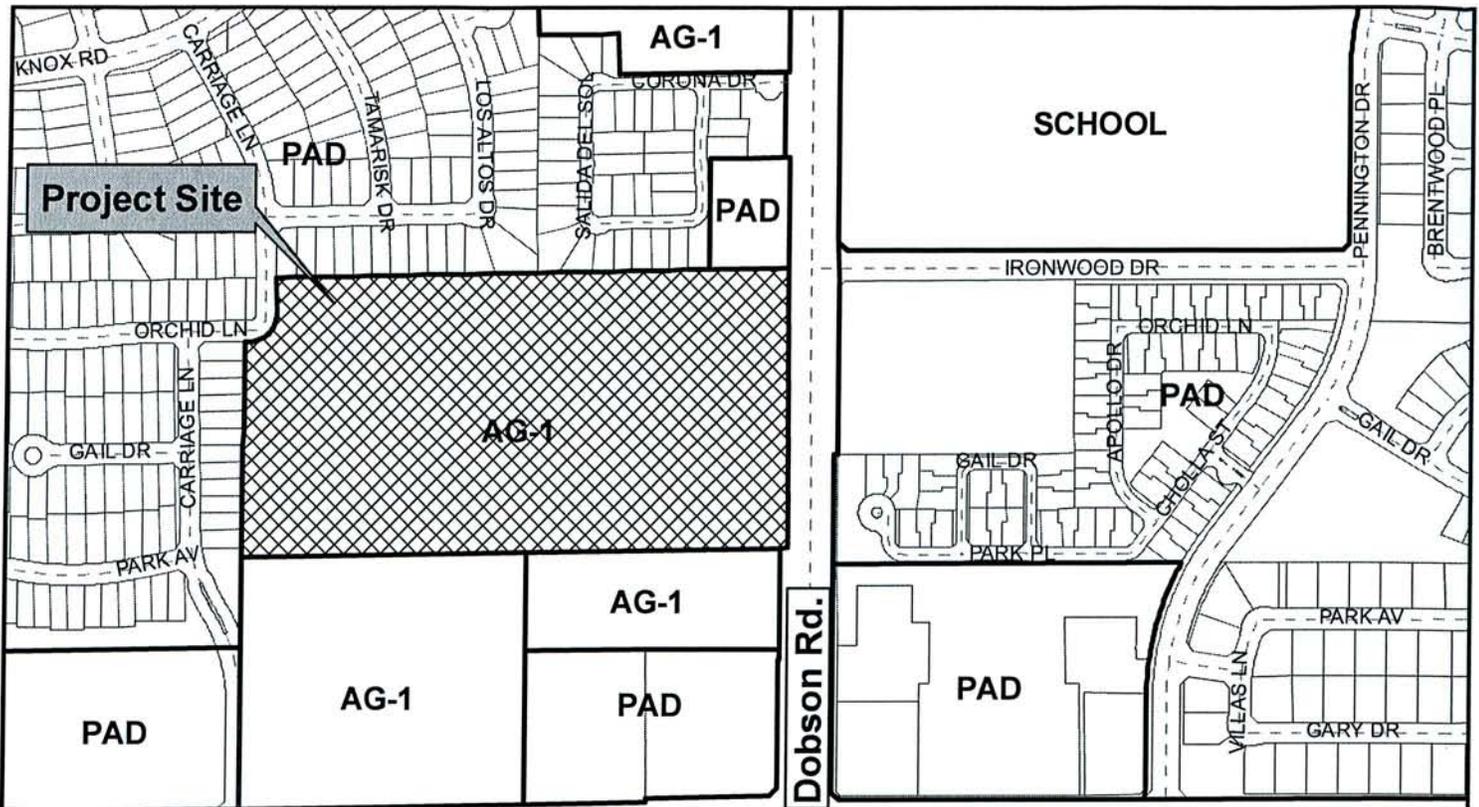
1. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to the City of Chandler and approval by the City of Chandler.
2. Substantial expansion or modification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

PROPOSED MOTION

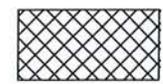
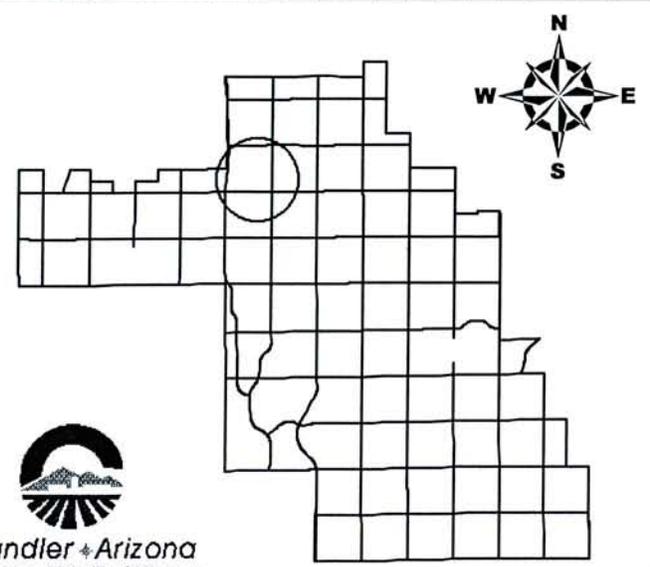
Motion to recommend approval of ZUP10-0020 SETON CATHOLIC HIGH SCHOOL, Use Permit extension for an additional three years, subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Applicant Narrative



Vicinity Map

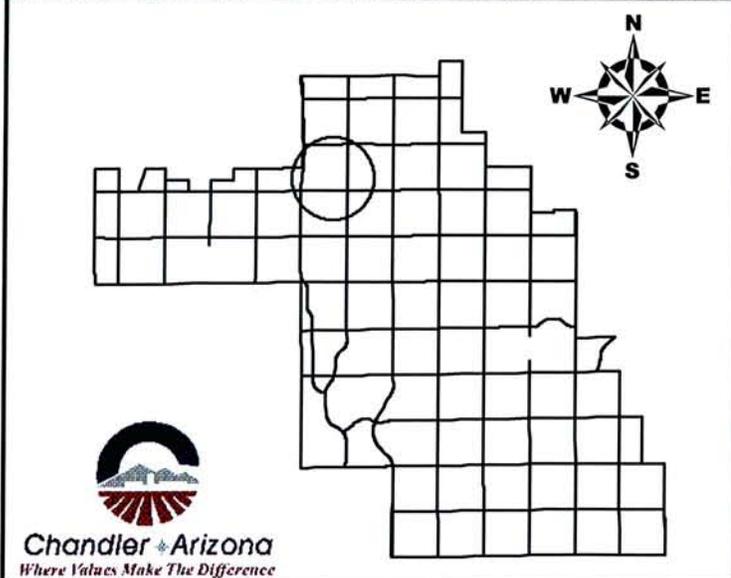


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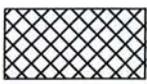
Seton Catholic High School



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Vicinity Map

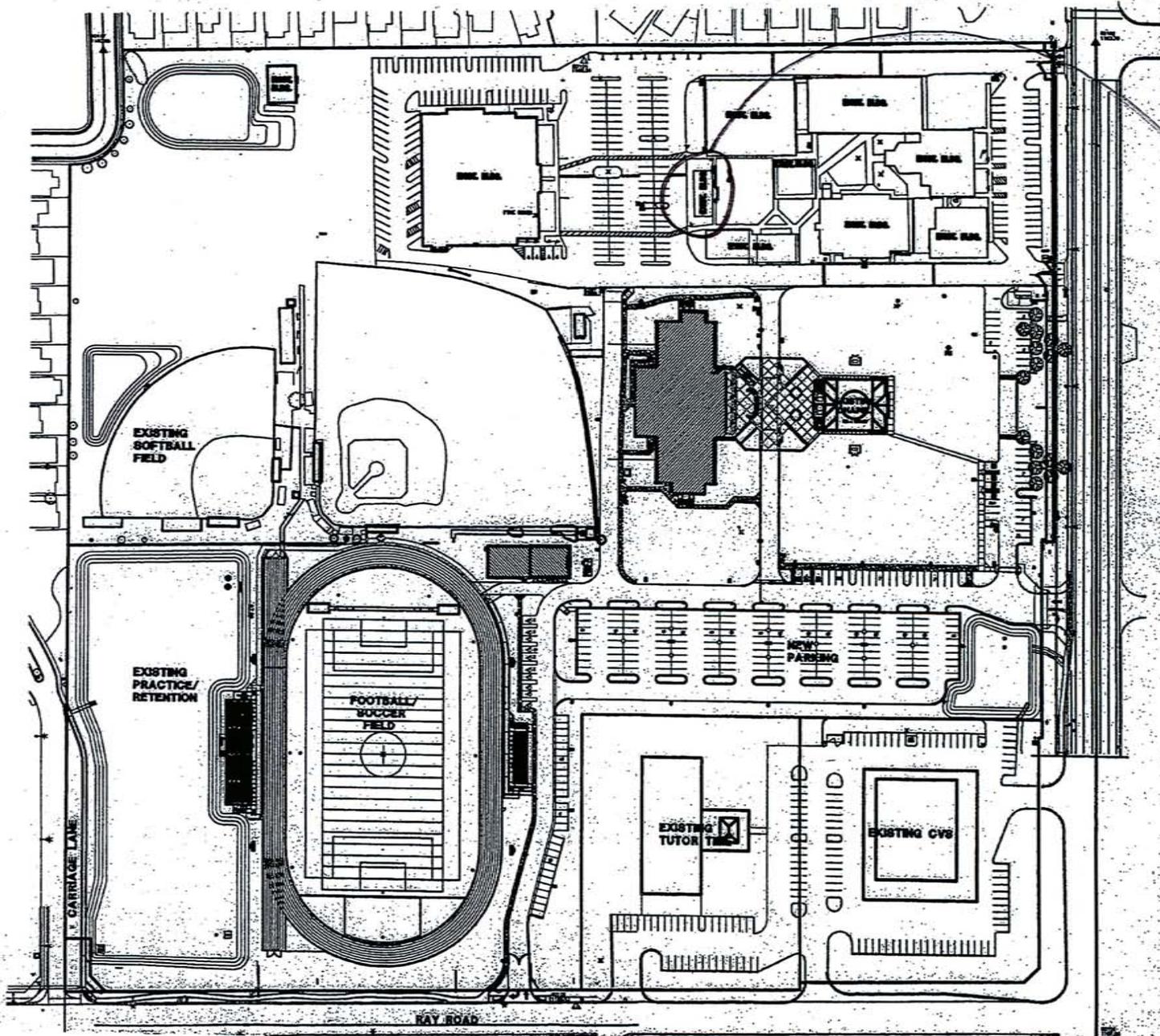


ZUP10-0020

Seton Catholic High School



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SUBJECT BUILDING

SITE PLAN

USE PERMIT APPLICATION NARRATIVE

OWNER: SETON CATHOLIC HIGH SCHOOL
CASE NO: UP06-0065
LOCATION: 1150 North Dobson Road
Use Permit: Modular Building – temporary classroom

Seton Catholic High School requests an extension of the existing permit for an additional 3 years. This building is utilized as a music classroom for our students. We are currently in the process of constructing a new classroom building. The new building will house the music classes that currently are held in this modular building.