

NARRATIVE FOR  
ST. JOHN VIANNEY SCHOOL  
SPECIAL USE PERMIT  
APPLICATION

May 27 2016

## **1. Reason for this SUP Application:**

St. John Vianney School has served schoolchildren and their families since 1992. The success of this school is evident in its growth: currently serving 330 pupils, the demand for this school has outstripped its physical facilities. The proposed expansion will facilitate 250 more pupils joining the St. John Vianney student body. Class sizes are too high, averaging 25-35 pupils per class, whereas the optional number is 20-25 pupils per class. The school needs more classroom space; space to be provided in the expansion reflected in this SUP application: 10 new classrooms, for an outgrown school with a long waiting list of would-be pupils. (Already 40 additional students have signed up to attend next fall.)

Moreover, a gymnasium has been sorely lacking at this school, a need also to be satisfied by this proposed expansion, the subject of this SUP application. Arizona Falls and Springs are too warm for only outdoor activities and play every day; September, October, March, April and May temperatures can all be well above 90 degrees, even 100 degrees, during school hours. Air conditioned activities and physical education classes in the Sonoran Desert require indoor environments to maximize healthy, safe, and well-rounded activity, recess, and physical education opportunities for students. And yes, we do have the occasional rainy day, during which indoor activities, recess, and physical education also benefit from an indoor facility. Finally, note that "indoor activities" will include musical instruction and performance, again demonstrating the need for this facility and the reason for this application.

## **2. Impact to the Adjacent Properties**

This new building will be a two-story, 40-foot tall structure, built in an area previously used for a playground. To the west is a park, which will incur no impact. To the south is a parking lot, to the east, more school buildings and a church: no impact. To the north, across the street, there is another school, and some residential neighbors. St. John Vianney has been in place at this location, with various existing 2-story buildings already in place, for 10 years. While this expansion presents one more such building, it is one of several already there, at a long-standing school. Thus, the expansion presents little visual impact to the area.

The expansion of the school, accommodated by the SUP application, will generate additional trips to and from the site. A traffic study has been prepared and submitted with this application. This study establishes that the level of service to area traffic during peak hours will continue to maintain a level of acceptability.

### **3. City Policies in Support**

It is a fundamental element of the City's Vision to "encourage growth by offering opportunities for . . . educational . . . development." (GP, p. 33.) To achieve this vision, the following goals and policies are set forth:

ED-3: "an educated and healthy workforce"--the addition of 10 classrooms and a gymnasium facility are perfectly suited to reaching this goal.

CC-1: "vibrant and complete neighborhoods" defined as "includ[ing] schools" and CC-1-1 adds the policy to "create and foster complete neighborhoods" which include "schools that meet the needs of the neighborhood." (GP, pp. 75-76) St. John Vianney School has been an important element of its neighborhood for nearly 25 years. This expansion ensures it will continue to help "complete" this neighborhood for many years to come.

CC-6-1 affirms the City's policy to "support K-12 learning institutions" such as St. John Vianney.

CC-7-2 adds this policy to "promote a physically active community." St. John Vianney is precisely as described, a "learning institution," with a proposed gymnasium which will "promote a physically active community."

#### **4. The impact of the Proposed SUP**

a. The future of Goodyear is greatly influenced by its schools, which train the future workforce and community leadership. Schools are centers of community life, connecting families and citizens. This SUP will enhance St. John Vianney's capacity to perform those functions, thus serving the public good in numerous ways.

b. The SUP will enhance a school that has been in this neighborhood for nearly 25 years, thereby enhancing the neighborhood with new investment. Adjacent to a park and church, this school is well situated physically to harmonize with its surroundings.

c. The goals and policies set forth above demonstrate conformance to the General Plan.

d. The proposed SUP will not be detrimental to surrounding persons or property:

1. The traffic study submitted demonstrates the adequate capacity of the street system;
2. Rather than generate noise, this facility will contain a level of activity previously carried on out of doors;
3. The scale of the new building conforms to the existing buildings on the site;
4. The hours of operation are normal school hours, similar to those of the school to the north;
5. The parcel adequately buffers the expansion, adjacent to a park and church;
6. The architecture is consistent with the architecture on site.

## **4. Parking Assessment and Analysis**

### Current Conditions

The current campus is comprised of a 2 story classroom building and 3 single story classrooms and administration serving 330 K -8 students. School hours of operation are generally 7:30 to 3:00 Monday through Friday. Students arrive and depart the campus by bus or parent/guardian.

A single story church/sanctuary is located on the site with primary functions occurring on Sunday. Ancillary church functions like weddings, religious education and similar functions occur on Saturdays and/or non-school hours of operations. The parish community consists of approximately 300 families. Church capacity is approximately 400.

Combined staff for teachers, administrators and church is 40 of which 28 are attributed to the school staffing requirements.

Current parking inclusive of handicap designated spaces is 185.

Based on the non-simultaneous hours of operation for the school and church, meaning church function occur in the evenings and weekends, the greatest parking demand is created by the church. Per parking zoning code religious facilities shall accommodate 1 parking space per 75 sf of sanctuary area. The gross church area is 11,920 sf which translate to requiring 160 spaces. This requirement is satisfied by the current parking spaces of 185.

### Conditions with New Facility

As noted in the new proposed facility provides for 10 additional classrooms and a gymnasium. The gymnasium is provided for the sole purpose of school functions during school hours such as indoor athletics, music, band, pep rallies and other school functions. The gymnasium does not add or create more parking requirements. The additional classrooms add capacity for an additional grade per class and specialty classrooms such as art and science. The new classrooms do not add to the parking requirement since students do not drive. The traffic report enumerates the peak drop-off and pick-up and states during the time of high traffic, altered start and end times may be required but difficult to assess until operations begin. School staff may increase by 10 to 12 but again does not impact parking demand.

The largest single parking demand is the church or the gymnasium when the gymnasium is utilized for after school events or other community events. The church requires 160 spaces as noted above. The gymnasium at 7,520 sf requires 100 spaces based on 1 space per 75 sf. The post development parking spaces will be 175 spaces with loss of parking spaces due to fire truck turning radius and access requirements. Each facility function is accommodated but similar to peak pick-up and drop off demands scheduling of large simultaneous events will need to be controlled.

## **5. Summary and Conclusion**

The net parking demand driven by the church or gymnasium does not require additional parking spaces. Scheduling of large simultaneous events will need to be managed by staggering start and end times or not scheduling on the same time.

Sincerely,

*Vincent Di Bella*

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