



**Project Narrative for Special Use Permit  
Intero Montessori School and Related Commercial Development  
Northwest Corner of Sarival and Van Buren  
Goodyear, Arizona  
March 25, 2015**

**Introduction:**

Intero Montessori School is proposing to develop a new private Montessori school at the northwest corner of Sarival and Van Buren. Due to the current PAD zoning on the property, a Special Use Permit is required to allow the school on the property. The school will be the first phase of a commercial development on the 12+ acre site. The commercial development is proposed to include a drug store or other commercial use, a potential branch bank and three retail buildings with restaurant potential.

**Neighborhood Impact:**

The development is adjacent to residential neighborhoods, a church and the existing Montessori school. The development is appropriate for a large corner lot at the intersection of two major streets surrounded by residential developments. The presence of the existing Montessori school across the street demonstrates the city's acceptance of the use in this area. The school will enhance the adjacent properties by providing a local alternative school to the citizens for the neighborhood. The school will partner with the businesses being developed on this site to provide after-school, extra-curricular activities for the students. A school in the PAD complies with the General Plan of the City of Goodyear.

The development will not be detrimental to the surrounding area. The proposed school will provide a hands-on learning experience for up to 200 students. This is not a large school and the traffic impact on the area is expected to be minimal. The school will not produce excessive noise or light in the areas because the school operates during the day and not late at night. The school has a minimal foot print compared to other potential developments that could be constructed on the site without a special use permit. The school will only be one story in height. The school is of a scale and height that is appropriate to the surrounding properties. The school will operate from 7:15 am to 7:30 pm, including before and after school programs. The school will have full landscaping, playground and gardening program that provides a buffer to the adjacent properties and a wonderful learning environment for the students. The school will be fenced to separate it from the adjacent on and off site developments.

**Site:**

The site is adequate in size and shape for the proposed school and commercial buildings including parking, sports fields, retention areas etc. as depicted on the proposed site plan. The areas around the site have been developed and the infrastructure is adequate to support this development. The sports fields and classroom buildings will be secured from the public right-of-ways by fencing and gates. The landscape design will integrate the landscape requirements of the community along the street fronts of the development; then blend to a desert botanical and agricultural garden in the school play area for study purposes. The landscaping design throughout the site

will be based on the Montessori concept of learning from nature and the local environment.

**Intero Montessori School:**

The schools will house no more than 200 total students, from 8 weeks old through the 6<sup>th</sup> grade. The proposed school building will be approximately 19,000 square feet. A true Montessori school, Intero will teach students from 8 weeks to the sixth grade at this location. The school will comply with all State, County and Local licensing requirements for both day care facilities and educational institutions. Unlike traditional schools, the Montessori school does not have traditional start and end times but rather creates schedules based on the individual students and parents' schedules. The arrival time for the school will begin at 7:15 and end at approximately 9:00 am. The dismissal / after school pick-up will begin at 2:00 and end at 7:30 pm. Parents will be required to park and walk the students into the building. Thus, there is no large traffic rush at the beginning and end of the school day. The character of the surrounding residential neighborhood would be complimented by the addition of the school providing an optional educational opportunity for the families in the immediate area.

The site within the school's perimeter fence will be used for recreational and educational proposes. The sports fields will be used to play both organized and unorganized games during the school day and organized sporting events after typical school hours. This is a school for younger age children and the extracurricular events at the sports fields are not expected to last past about 8:00 pm. The playgrounds will be used for recess during the school day and for play arrival and departure playtimes, all of which will occur between 7:15 am and 7:30 pm. The planting areas used for education purposes would have the same time period for use.

**The Commercial Development:**

The commercial buildings and associated improvements will be development on the site in phases after the school as the business partners for the spaces are finalized. Several of the businesses (caterer, athletic trainer, music tutor, dance, martial arts, medical, gymnastics and similar uses) proposing to enter the development have working relationships with the school and will benefit by having a business located on the same site as the school. The local neighborhood will also benefit from the proposed local branch bank and potential drug store or other businesses.

**Aesthetic:**

The aesthetic design of the buildings will draw from and enhance the design of the surrounding neighborhoods along with utilizing a combination of classic campus style elements combined in union with more modern simple elements. The construction will relate directly to the design of residences within the local Goodyear community. All of the buildings will be one story in height.

**Summary:**

The increasing population of the surrounding communities and Goodyear substantiates the need for the Montessori school and partner commercial development. The new school will provide some of the educational choice from the public school district for the students and parents in the area. The commercial development will provide convenience for the local neighborhoods. The operations of the school and commercial development will not detrimentally impact the traffic or utility infrastructure of the area.