

**CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION ACTION FORM**

**SUBJECT: Special Use Permit for the
Intero Montessori School located at Van
Buren Street and Sarival Avenue within
the Canyon Trails Planned Area
Development (PAD) Zoning District**

STAFF PRESENTER: Alex Lestinsky,
Planner I

APPLICANT: Jim Larson, Larson
Associates Architects, Inc.

CASE NUMBER: 15-350-00001

RECOMMENDATION:

- A. Conduct a public hearing to consider a request for a Special Use Permit for Intero Montessori School located at the northwest corner of Van Buren Street and Sarival Avenue.
1. Open public hearing
 2. Staff presentation
 3. Receive public comment
 4. Close public hearing
- B. Planning and Zoning Commission recommend to the City Council approval of a request for a Special Use Permit to allow the Intero Montessori School at the northwest corner of Van Buren Street and Sarival Avenue, within the Canyon Trails Phase One Planned Area Development (PAD) zoning district, subject to the following stipulations:
1. The use shall be in conformance with the narrative dated March 25, 2015;
 2. The site plan provided with the Special Use Permit is conceptual in nature and is not approved with this Special Use Permit. Additional comments impacting the layout of the site may be identified during site plan review;
 3. The traffic impact analysis shall be submitted with the site plan. Review of the traffic impact analysis may generate additional requirements related to both on-site and off-site circulation;
 4. The conceptual landscape plans shall be submitted with the site plan and provide appropriate buffering between the school and residential uses;
 5. The outdoor lighting plan shall be submitted with the site plan. Appropriate screening shall be provided to mitigate potential impacts on adjacent residential uses;
 6. This development is responsible for the full half-street improvements along the frontage of South Sarival Avenue and West Van Buren Street. The Offsite plans

shall be approved, and the financial assurance for the improvements put in place, prior to the issuance of the first onsite permit;

7. The project engineer shall coordinate West Van Buren half-street improvements with the City CIP project for West Van Buren Street/South Sarival Avenue;
8. This development is responsible for 25% of the cost of the traffic signal at South Sarival Avenue and West Van Buren Street. Payment for the signal must be secured prior to the issuance of the first onsite permit; and,
9. The west driveway along the south side of the property shall line up with the median opening and the driveway on the opposite side of the street.

PURPOSE:

The Special Use Permit is being requested to allow the Intero Montessori School on a 12.16 acre parcel within Canyon Trails Phase I at the northwest corner of Sarival Avenue and Van Buren Street.

BACKGROUND & COMMUNITY BENEFIT:

Current Policy:

Special Uses are land use activities that may be included in the City, but because of their unique nature, potential for creating impacts on other uses, or pre-existing legal status may require particular consideration as to their proper location in relation to adjacent established or intended uses, or to the planned development of the City. The Zoning Ordinance considers Public, Parochial and Charter Schools a Special Use in any district. The Special Use Permit request is to be reviewed by the Planning and Zoning Commission and approved by the City Council.

Section 1-3-4 (Special Use Permits) of the Zoning Ordinance provides that Special Use Permits may be approved only upon a finding that the proposed development and/or use reflected in the application submittal for the Special Use Permit:

1. Will be desirable or necessary to the public convenience or welfare; and,
2. Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites;
3. Is in conformance with the adopted General Plan and any adopted Area Plans; and,
4. Will not be detrimental to surrounding properties or persons in the area due to:
 - a. Impact on the circulation system of the adjacent neighborhood;
 - b. Excessive noise or light generated from within the site;
 - c. Excessive scale or height in relationship to surrounding properties;
 - d. Hours of operation;
 - e. Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties;
 - f. Inconsistency with the development character or architecture of the adjacent properties.

Historical Information:

On July 26, 1999, City Staff approved the Canyon Trails Phase I Planned Area Development (PAD). The PAD designated the parcel for Commercial use and the General Plan Land Use Map places it in the Neighborhoods category which supports community facilities like schools and commercial development.

Community Benefit:

This business will provide an additional private school to the community.

DISCUSSION:

Background:

Land uses and existing zoning surrounding the subject property include the following:

- North – Canyon Trails residential development, zoned Planned Area Development (PAD)
- South – Canyon Trails residential development, zoned Planned Area Development (PAD)
- East – Harvest Baptist Church of Goodyear, zoned Agricultural/Urban (AU)
- West – Broadstone apartments at Canyon Trails, zoned Planned Area Development (PAD)

Details of the Request:

A Special Use Permit is being requested to facilitate the development of Intero Montessori School on a portion of a 12.16 acre lot within the Canyon Trails Planned Area Development at the northwest corner of Van Buren Street and Sarival Avenue. A conceptual site plan and conceptual building elevations for the school have been submitted as part of the Special Use Permit application to reflect how Intero Montessori intends to develop the subject property. The property is currently being used for agriculture and the remaining portion of the subject property will remain agriculture until future phases of the site begin development.

The 19,000 square foot facility will provide education for up to 200 students ranging from 8 weeks old through grade 6. On-site parking will be provided with a total of 70 standard spaces and 12 ADA parking spaces. These additional parking spaces permit the drop-off format that the school has proposed. Parents are required to park and walk their child into the building, eliminating the need for a drop-off lane and reducing traffic rushes. The school will offer flexible drop-off and pick-up times based on individual students and parents' schedules. Drop-off times begin at 7:15 a.m. and end at approximately 9:00 a.m. and pick-up times begin at 2:00 p.m. and end at 7:30 p.m.

Staff Analysis and Findings:

The Intero Montessori School is requesting a Special Use permit to locate on a parcel in the Canyon Trails Planned Area Development.

1. ***Will be desirable or necessary to the public convenience or welfare;***
Intero Montessori School will offer another school option to the public;
2. ***Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites;***

The school use will be compatible with the adjacent residences and properties.

3. ***Is in conformance with the adopted General Plan and any adopted Area Plans;***
The Neighborhoods category in the General Plan includes public and community facilities so adding a school to this location will be in conformance with the General Plan;
4. ***Will not be detrimental to surrounding properties or persons in the area due to:***
 - a. ***Impact on the circulation system of the adjacent neighborhood;*** The school is only accessible through Van Buren Street and Sarival Avenue therefore will not affect any neighborhood traffic for adjacent residents;
 - b. ***Excessive noise or light generated from within the site;*** The outdoor sports field and site will be lit with a full interior shield eliminating light trespass at property lines, as well as extracurricular events utilizing the fields are not expected to last past about 8:00 p.m. therefore surrounding properties will not be disturbed;
 - c. ***Excessive scale or height in relationship to surrounding properties;*** The school will be one-story in height and not cause any detriment to surrounding properties;
 - d. ***Hours of operation;*** hours of operation will be Monday through Friday between 7:15 a.m. and 7:30 p.m.;
 - e. ***Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties;*** the residences to the north of the subject property will be separated from the school facility by 174 feet that will be landscaped and used as planting areas for education purposes. The multi-family residences on the west side of the subject property will have 193 feet of separation from the school with the sports field and other landscaping used as the buffer;
 - f. ***Inconsistency with the development character or architecture of the adjacent properties;*** the conceptual building elevations appear to be consistent with the development character of the adjacent properties.

In order to assist Intero Montessori meet their goals, the required Traffic Impact Analysis, landscape plans, and lighting plans were delayed to site plan review. Therefore, the site plan submitted for the Special Use Permit is conceptual in nature and will be more thoroughly reviewed at site plan review.

DEPARTMENTAL IMPACTS:

Phoenix Goodyear Airport

The subject property is located within the Phoenix Goodyear Airport Traffic Pattern Area; however, the school use will not be impacted by the operations at the Phoenix Goodyear Airport.

Luke Air Force Base:

The subject property is located within the prescribed boundary for territory within the vicinity of a military airport; it is not located in the noise contours or the accident potential zone; and, the school use will not negatively impact the operations at Luke Air Force Base.

Fire Response:

The subject property is served by Fire Station No. 4 located at 16161 West Yuma Road, which is approximately one and one quarter miles south of the property.

Streets/Access:

Vehicular access for the school will be provided by driveways from Sarival Avenue and Van Buren Street.

PREVIOUS ACTIONS AND DISCUSSION:

Citizen Review Meeting:

In accordance with the City's Citizen Review Process, a citizen review meeting was held on Tuesday March 17, 2015. Postcards were mailed to the owners of property within 500 feet of the subject property on February 27, 2015. No citizens attended this meeting and to date, no comments or inquiries have been received by staff in response to this notification.

Planning and Zoning Commission Meeting:

Notice for this public hearing before the Planning and Zoning Commission included a postcard mailed to the owners of property within 500 feet of the subject property on March 20, 2015; a legal notice published in the Arizona Republic on March 27, 2015; and a notice of public hearings sign posted on the property on March 26, 2015. To date, City staff has not received any response to this notification.

FISCAL IMPACT:

The City of Goodyear will receive construction sales tax from the construction of the school. No additional fiscal impact is anticipated from this project.

ATTACHMENTS:

1. Narrative dated March 25, 2015
2. Context Plan
3. Aerial Photo
4. Conceptual Site Plan
5. Conceptual Building Elevations