

Staff Summary Report



Hearing Officer Hearing Date: June 22, 2010

Agenda Item Number: 10

SUBJECT: This is a public hearing for a request by **GRAND CANYON PREPARATORY ACADEMY** located at 5301 South McClintock Drive for one (1) use permit.

DOCUMENT NAME: 20100622dsrl02 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **GRAND CANYON PREPARATORY ACADEMY (PL100159)** (Ward Hollon, Hollon Design Associates LLC, applicant; Easley Sunland, Tujunga LLC, property owner) located at 5301 South McClintock Drive in the R/O, Residential/Office District for:

ZUP10056 Use permit to allow a charter school (6-12th grade).

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

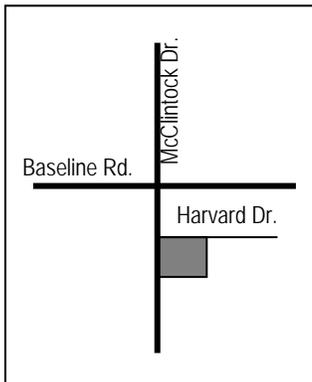
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	0.58 acres
Total Building area	9,124 s.f.
Lot Coverage	35 % (35% maximum allowed)
Building Height	18 ft (30 ft maximum allowed)
Student Ratio:	(High School 40%, Junior High 60% + Office 250 sf.)
Vehicle Parking	33 spaces (26 minimum required)
Bicycle Parking	7 spaces (6 minimum required)

PAGES:

1. List of Attachments
2. Comments / Reasons for Approval
3. Conditions of Approval / History & Facts / Description / ZDC Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Intent
4. Site Plan
5. Floor Plan
- 6-9. Site Photographs
- 10-12. Parking Study Report

COMMENTS:

The proposed use is located south of Baseline Road at the southeast corner of McClintock Drive and Harvard Drive. The previous use was the Sunrise Preschool, originally designed and constructed for this use in 1984.

The applicant is seeking approval of a use permit to allow a charter school in the R/O district. Grand Canyon Preparatory Academy is comprised of students within grades 6 through 12, with an average student population of 57. Grand Canyon Prep previously received approval of a use permit at 7541 South Willow Drive in Tempe on September 20, 2005. According to the letter of explanation, the school is seeking an alternate site that is more conducive to a school setting and provides greater visibility.

Public Input

To date staff has received one phone inquiry from the neighbor directly to the east of the project site. After inquiring about the type of charter school proposed for the site the gentlemen expressed concerns for loitering, littering and students parking in the street with sites limited amount of parking spaces.

Use Permit

The Zoning and Development Code requires a use permit for charter schools. The site was originally designed for a preschool facility and would transition appropriately with a small charter school format.

Conclusion

Staff recommends approval of this request, subject to conditions of approval identified below. Although the site has satisfied the parking requirements for the Zoning and Development, staff should closely monitor on-street to address any concerns that may arise during the regular school year.

REASON(S) FOR APPROVAL:

1. In arriving at the above determination, the following factors shall be considered, but not be limited to:
 - a. Any significant increase in vehicular or pedestrian traffic: *The site will accommodate the required parking for Code based on the ratio of high school and junior high students proposed for the site. Conditions have been added to address any potential issues related vehicular parking.*
 - b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions: *The use of the site is intended to operate during standard business hours. There does not appear to be an excess of noise that would generate from the site.*
 - c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan: *The proposed charter school is an adaptive reuse of a preschool facility designed for educational use. There does not appear to be any impacts on the neighborhood's deterioration or property values.*
 - d. Compatibility with existing surrounding structures and uses: *The site is compatible with the residential home typically found adjacent to public schools; and*
 - e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public: *The site will adequately control any potential nuisance to the surrounding area and the public.*

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. The use permit is valid for Grand Canyon Preparatory Academy and may be transferable to successors in interest through an administrative review with the Development Services Manager, or designee.
2. Any expansion or intensification of the use will require a new use permit.
3. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing to re-evaluate the appropriateness of the use permit.
4. All required permits and clearances shall be obtained from the Building Safety Division prior to installation of tenant improvements.
5. All dead and missing landscape shall be provided prior to opening of the facility, including but not limited to, perimeter trees and any shrubs as identified on the original approved landscape plan.
6. Provide new bike parking loops distributed on the site in visible proximity to the main entrance.
7. Roof top mechanical screening shall be repainted to match existing or any proposed paint colors for the building.
8. The school, and any successors in interest, shall enforce its student/employee parking and prohibit any on-street parking within the adjacent residential neighborhood.

HISTORY & FACTS:

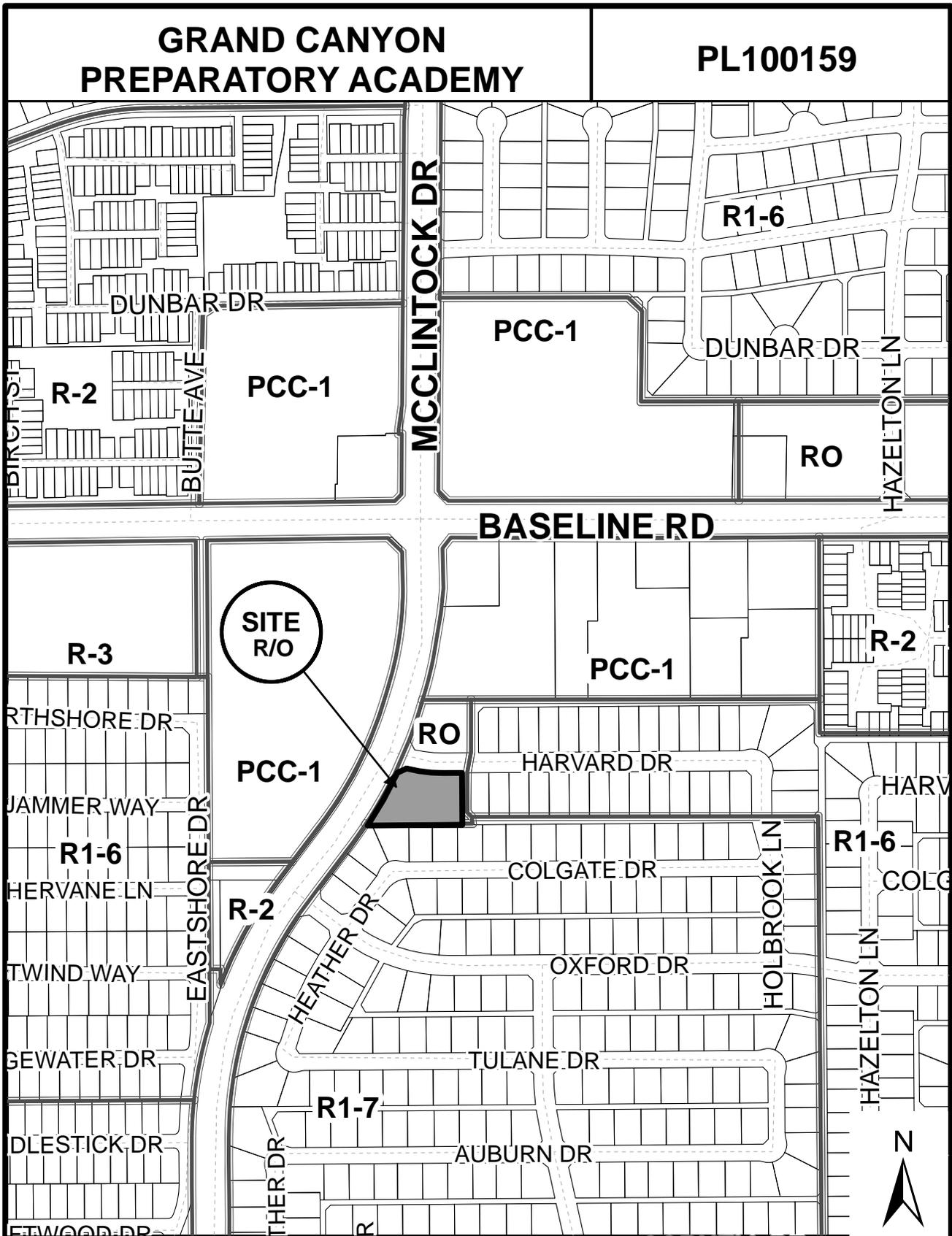
- February 28, 1984 Board of Adjustment approved a Use Permit for a Preschool and a Variance to reduce the required parking from 37 to 35 spaces.
- March 8, 1984 Design Review Board approved building elevations, site plan and landscape for SUNRISE PRESCHOOL located at 3501 South McClintock Drive.

DESCRIPTION:

Owner – Easley Sunland, Tujunga LLC
 Applicant – Ward Hollon, Hollon Design Associates LLC
 Existing Zoning – R/O, Residential/Office District
 Student Ratio: High School 40%, Junior High 60% + Office 250 sf.
 Vehicle Parking 33 spaces (26 minimum required)
 Bicycle Parking 7 spaces (6 minimum required)

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

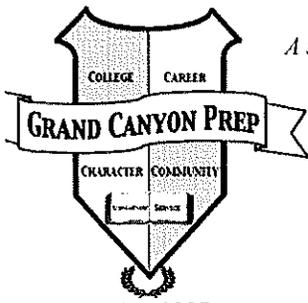
Section 6-308 Use Permit



Location Map



GRAND CANYON PREPARATORY ACADEMY (PL100159)



Est. 1997
NCA accredited
Since 1999

7541 S. Willow Drive, Tempe, AZ 85283
(480) 233-3622 grandcanyonprep@aol.com www.grandcanyonprep.com

May 21, 2010

Letter of Explanation

Grand Canyon Preparatory Academy is seeking a Use Permit for the former Sun Rise Pre School Location at 5301 South McClintock Road that is just south of Baseline. As some of you may be aware from previous hearings, Grand Canyon Prep is an accredited public charter school that has been serving students in grades six through twelve from the East Valley since 1997. Grand Canyon can boast that over 50 percent of its current student body is enrolled in college. Over the last six years, our students, whose population has averaged 57 students, have earned close to 400 hours of college credit while attending our school. With a commitment to service, our students annually participate in service learning/community service projects that assist the local community. Among these have been annual food drives, gift drives for impoverished children, and more recently assisting victims of the Earthquake in Hati and the City of Tempe in its Art and Halloween (Haunted House) events. Our school program mandates more stringent requirements than most University Entrance Requirements. Our students wear uniforms, participate in classes where the ratio is no more than 17 to 1, have greater requirements to meet in the Sciences and Humanities, know of our zero tolerance policy for misbehavior, and know that anything below a C is an F.

We are seeking to move to the site at 5301 South McClintock because it is more conducive to a school setting than our current location. Our population expectations are no different than when we applied for the Use Permit at our current location five years ago. This location will provide greater visibility and accessibility for our families and prospective new students. Our hours will be 7:00 a.m. to 4:00 p.m. There will be no traffic difference from our current site to this one.

The Zoning Ordinance requires 41 parking spaces for this facility. There are only 31 parking spaces at the site; however, this should be more than sufficient for our use. Per a Parking Study done in 2006 for our current facility, it was determined that the only a maximum of 15 spaces were utilized. As our student population, class size and ratios, and facility at this new site will be the same, we assume that the parking utilization should be the same. A copy of the Parking Study Report is included with this submittal.

Please contact us at 480 233 3622 if there are any questions about our program. We thank the City for reviewing our proposal and hope you will look favorably upon it. Take care.

Sincerely

David Gordon
School Chancellor

*David Gordon, Masters
Founder, School Director*

*Lauren Antloco, Bachelors
Drama*

*Melanie Alger, Masters
Speech Pathologist*

*Bruce Brimacombe
Computer Science*

*Jessica Burnquist, Masters
English, History*

*Wei Chen, Masters
Robotics*

*Andrea Domanik, Masters
Biological Sciences*

*Jelena Eros, Masters
Art Portfolio, Animation*

*Jo Gordon
Administrator*

*Dave Grago, Masters
Japanese*

*Steve Harmon, Masters
Math, Science*

*Frederick Milton, Masters
Middle School, Latin*

*Carol Payant, Masters
Special Education*

*Bill Ramos, Masters
History*

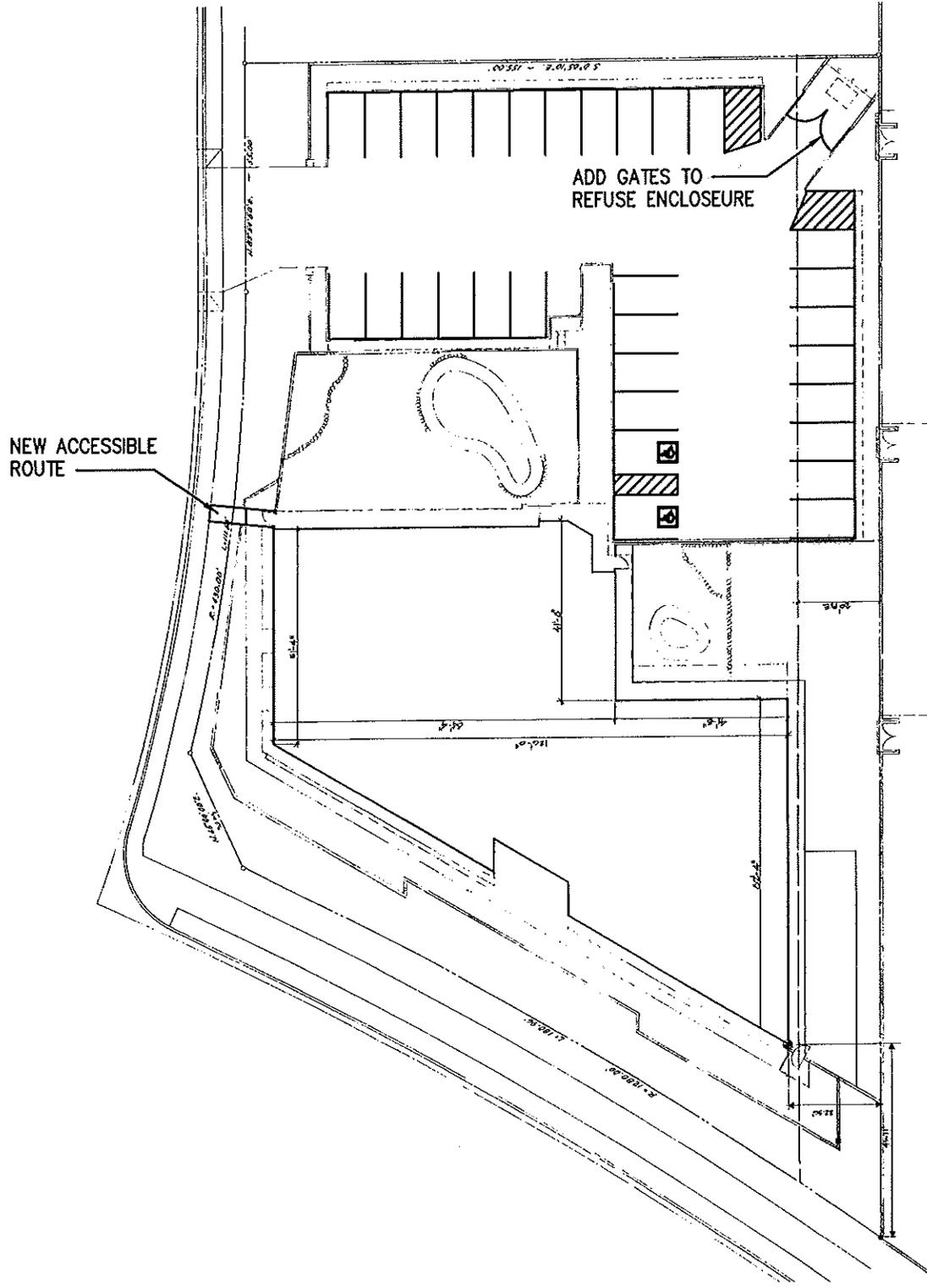
*Yolanda Ratliff, Masters
Spanish*

*Robert Slusser, Masters
Math, Social Studies
Career Pathways*

*Matthew Smith, Bachelors
Math, Science*

*Tom Timpone, Masters
Special Education*

P:\JOBS\Misc\GC Prep\5301 McClintock\Use Permit\UP-3.dwg DATE: 05/25/10 TIME: 15:04



PROPOSED SITE PLAN

1

**GRAND CANYON
PREPARATORY ACADEMY**
5301 S McCLINTOCK DRIVE
TEMPE, ARIZONA 85283

SITE PLAN

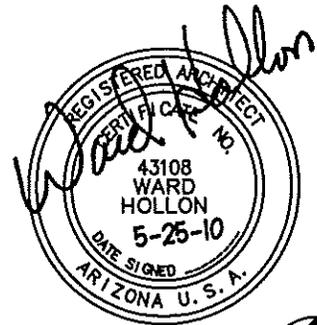
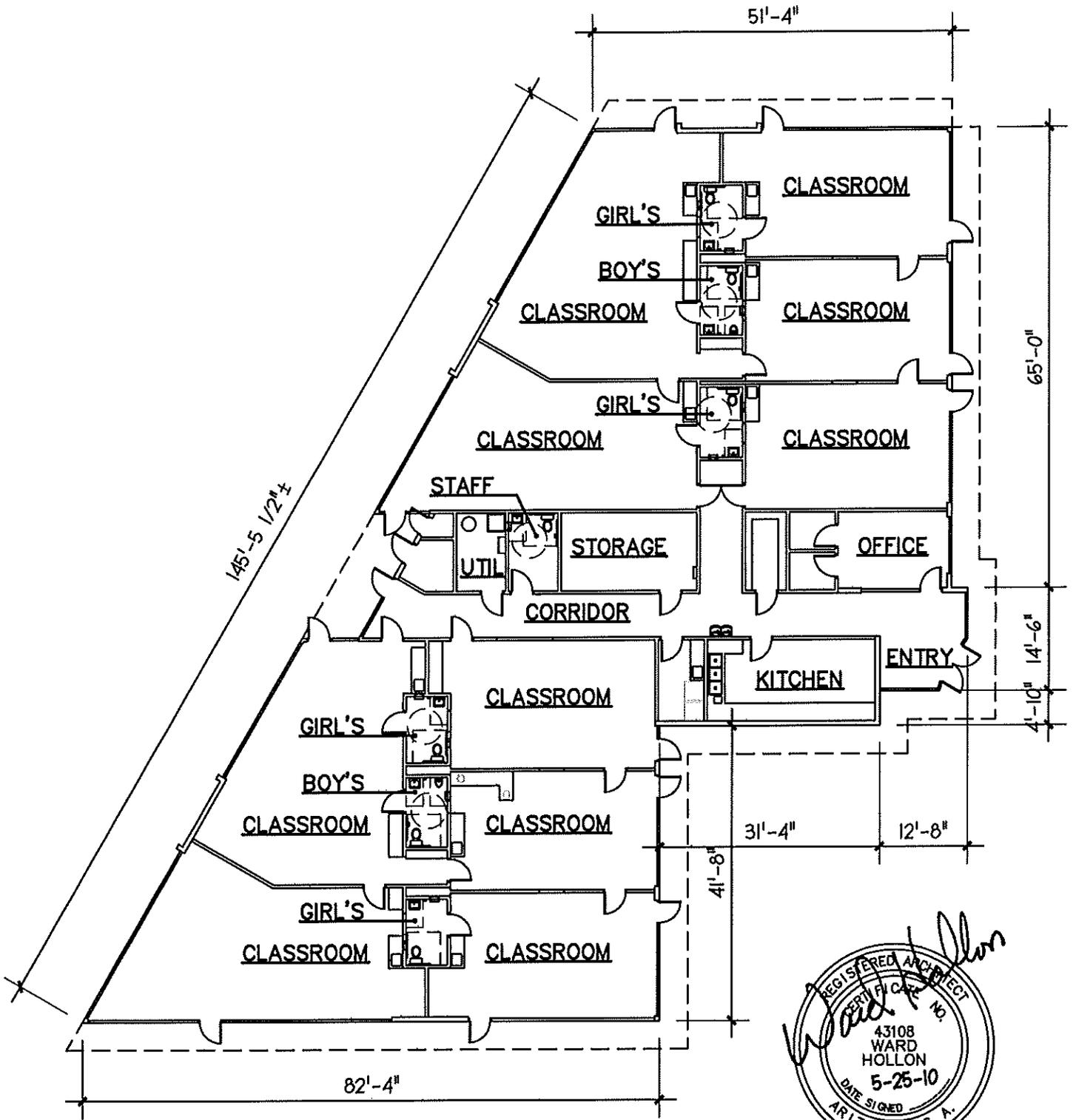
**HOLLON DESIGN
ASSOCIATES, LLC**

McCLINTOCK DR, SUITE 104 TEMPE, ARIZONA 85283
FAX 480-897-7106 architects@hds-az.com

JOB: 1015
DATE: 5-24-10

UP-3

P:\085\Misc\GC Prep\5301 McClintock\Use Permit\UP-4.dwg DATE: 05/25/10 TIME: 16:26



Expires 9-30-11



1"=20'

1 PROPOSED FLOOR PLAN

**GRAND CANYON
PREPARATORY ACADEMY**
5301 S McCLINTOCK DRIVE
TEMPE, ARIZONA 85283
PROPOSED FLOOR PLAN

**HOLLON DESIGN
ASSOCIATES, LLC**

McCLINTOCK DR. SUITE 104 TEMPE, ARIZONA 85283
55 FAX 480-897-7106 architects@hds-az.com

JOB: 1015
DATE: 5-24-10

UP-4



**GRAND CANYON PREPARATORY
ACADEMY**

5301 SOUTH MCCLINTOCK DRIVE

PL100159

FRONT BUSINESS











September 5, 2006

City of Tempe
Planning & Zoning Department
31 East Fifth Street
Tempe, Arizona 85281

Project: Grand Canyon Preparatory Academy
7541 S. Willow Drive
Tempe, Arizona

PARKING STUDY REPORT

Following is a brief breakdown of the parking study conducted for the about referenced project.

PREMIS:

The purpose of the parking study was to show empirically, that the school use for this particular project parked far fewer vehicles than any typical school application, per the Zoning Ordinance. The principal of the school, Mr. Dave Gordon, had indicated that the only vehicles parked on premises were those of the educators and the senior students, who have earned the privilege of being able to park on campus as a result of their continued advancement through the program. He had estimated that at any one time there may be an average of 7 to 9 vehicles on campus. The parking lot currently has 37 spaces available for vehicular parking, including 2 accessible spaces. It was decided that the parking study should be completed during a typical school week. The times at which the vehicles were to be counted also coincided with anticipated peaks in the number of vehicles on campus. Those times were as follows: (1) in the morning, prior to the start of classes; (2) during class time; (3) at lunch time; (4) during afternoon classes, and; (5) at the end of the school day.

PROCEDURE:

The data for the study was taken during a typical school week. Employees from this office went to the campus periodically and tabulated the number of stalls in the lot that were occupied by vehicles or other apparatus (i.e. trailers or other towed equipment). The count was transferred onto a master tabulation form for use in this report. The vehicles were counted on a time system that considered the use of the campus and surrounding businesses. On Monday, Wednesday and Friday mornings, the vehicles were counted prior to the start of the school day and shortly after the start of classes. Then they were counted again at noon and once more after school had dismissed. Finally, we thought it was important to see how many vehicles remained until the end of the business day, in order to see if the lot would have any impact on "rush hour" traffic. On Tuesday and Thursday, the vehicle count was conducted on a regular 3 hour interval, beginning at the onset of classes through the end of the business day. We alternated the times in order to be sure there was no peak activity that may not show up on the M,W,F tabulations.

FINDINGS:

The results of the tabulations fall in line with the suggested numbers mentioned by Principal Gordon. Prior to the start school, only a few vehicles were on campus. After school started, there were about 8 to 10 vehicles present. At midday, on Wednesday, the campus had 15 vehicles. This was the highest count during the entire week. As school dismissed, the number of vehicles ranged between 7 and 11. At the end of the business day, the parking varied from as few as 3 vehicles to as many as 7. The master tabulation form is included with this report.

SUMMARY:

The total parking required for the school use, as calculated per the current zoning ordinance, is 46 spaces. The site has 37 parking spaces available, including 2 accessible spaces. As the attached table shows, the high parking count on each day did not get any higher than 15. That is about 1/3 of the calculated spaces required. The second highest total was 11, and of the 23 trips to the campus, only one other instance of double digit vehicles was tallied. Indeed, the number of vehicular parking stalls used by this school is far less than those required by the Zoning Ordinance. And, with 37 stalls available for use, it is apparent that there will be ample parking available.

Respectfully submitted,



Shawn M. Clow
for Deines-Hollon Architects
SMC/ms

Grand Canyon Preperatory Academy Parking Study: Vehicular Tabulation

		Monday Aug. 21	Tuesday Aug. 22	Wednesday Aug. 23	Thursday Aug. 24	Friday Aug. 25
		Number of Vehicles Parked				
	7:00 AM	2		3		3
School Hours	8:00 AM		10		9	
	9:00 AM	8		8		8
	10:00 AM					
	11:00 AM		7		7	
	12:00 PM	9		15		9
	1:00 PM					
	2:00 PM		8		8	
	3:00 PM	7		11		7
	4:00 PM					
	5:00 PM	7	5	4	6	3

Daily High:	9		10		15		9		9
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Daily Average:	6.6		7.5		8.2		7.5		6
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Average during School Hours:	8		8.33		11.33		8		8
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