



August 21st , 2025

Project Narrative for Use Permit Application

St. Mary Basha Catholic School
New 1-story Multi-purpose Building
200 W. Galveston Street
Chandler, AZ 85225

Introduction

This 'Application' is requesting a Use Permit Review approval through the City of Chandler. The St. Mary Basha Roman Catholic Parish is an existing school campus that operates for Pre-K through the 8th grade. The site is located along the east side of N. Iowa Street, just across from the existing residential district. The existing lot area is approximately 606,575 sf or 13.93 acres. The existing zoning classification is SF-8.5 (single-family district) with no re-zoning proposed.

Existing Conditions

The existing Parish property consists of four classroom buildings, a church, a rectory, a parish administration office building, and two St Vincent De Paul Charity buildings, some exterior shade ramadas, and a baseball field. The property shares parking and property entry with the adjacent church facility.

Proposed Project

The proposed project consists of a new 1-story multi-purpose building to help serve existing campus students. New building program includes: gymnasium, classrooms, music platform stage, storage rooms, restrooms, warming kitchen and entry lobby. The building floor area is approximately 21,300 square feet.

Site Plan / Landscape Considerations

The new 1-story facility will not affect any of the existing entry / exit driveways on the property, however, we are locating an additional new entry/exit curb cut driveway at the west side of the property for easier access to the new building and supporting parking functions. New landscaping will be designed along the frontage facing Iowa Street. Minor landscape improvements such as sidewalks, new trees, shrubs, retention work will also be done in the immediate surroundings of the new building. Other minor site improvements include new concrete walkway paths and points of connection to entries and exits to the new facility, as well as a new pedestrian street connection from Iowa Street into the property. New ADA parking stalls are designed in front of the new facility and some additional new parking stalls are provided along the west side of the new building along with a new fire lane located east of the new building. All other existing fire lanes on the property will remain. The new 1-story multi-purpose building along with the other existing buildings will not impact nor create any new parking demands.



Parking Statement Analysis

The main Church functions occur on weekends or evenings not during school functions. Church utilizes school parking lot. Main School functions occur during the week from 8:00am to 3:00pm Monday through Friday. After school activities in the new Gymnasium will occur after school hours. The worst case parking scenario is either the total school occupancy with the new Gymnasium which is 106 parking spaces or church functions which is 225 parking spaces. Total on-site parking provided is 305 parking spaces which satisfies the worst case parking demand.

Building Design / Architecture

The building design is reflective of similar architectural styles present in the existing buildings and campus. Façade treatments have been applied throughout the exterior of the building with relief patterns and openings that strengthen the style of architecture. Windows are set up in a fashion where it follows a sense of order and geometry around the building perimeter and are also protected with shade from the façade treatment. The main material of the structural building walls is masonry block with an Exterior Insulating Finishing System (EIFS) applied over the walls. All colors are complimentary to the adjacent surrounding campus buildings and complement the existing campus design. Additional design elements incorporated into this project include façade pop outs for relief, decorative trims and coping details, and wainscot brick veneer. These design details help accentuate the architectural style and overall theme.

Hours of Operation

The hours of operation for the school campus are from 8:00am to 3:00pm Monday through Friday. Weekends are closed, except for public mass attendance which occurs inside the Church facility on Saturday evenings and Sunday mornings.

We believe that our Use Permit request for our new building complies with the Chandler Zoning Code requirements. We have reviewed and implemented the table of zoning guidelines per table on Article VII SF-8.5 – Single family district guidelines for the height regulations, front yard setbacks, side yard setbacks, rear yard setbacks, and intensity of lot use. More information can be found on our Site Plan Sheets. We have followed the Parking & Loading Regulation guidelines as well per Article XVIII under table 35-1802 minimum aisle widths, parking stall sizes, and parking calculations.

Thank you for your time and consideration of our application.

Sincerely,

Vincent P. Di Bella

Vincent P. Di Bella, AIA, CSI
Principal Architect
Adaptive Architects Inc.