

WVCS Special Use Permit Narrative Outline

In response to the City of Goodyear Planning Department review comments that a Special Use Permit be issued as part of the current site plan approval process for the proposed new classrooms and additional parking facilities the following is provided:

Project Narrative providing a general, but thorough, description of what is being proposed on the property, including:

1. A description of the uses taking place inside and outside the building
West Valley Christian School provides a Preschool (3 and 4 year olds) through 12th grade. Our mission is to equip students for life by providing Academic excellence, a Biblical foundation, and a Christ-centered community.
The insides of the building are used for educational classrooms and offices. The outdoor spaces are used for playground (green field) space, parking lot, or additional buildings as needed.
 2. A description of noise, lighting, odors and that are unique to the proposed use and how the proposal mitigates these potential concerns,
Our students have outdoor recess a few times a day and can be heard playing on the playground or in the grass. We also have Physical Education class which may be outside for their sport specific lesson, or one of our Outdoor sports teams (Soccer, Beach Volleyball, Flag Football, Baseball). At this point in time, there are no night lighted sports fields. Should they be considered in the future their design and installation will be proposed via a site plan amendment as well as the usual building permit process. There are no noxious odors produced on site. The existing temporary storage containers located south of the gymnasium are being removed. A long term storage bin will be placed at the northwest corner of the site behind the existing two story classroom building and not visible to the public.
 3. Hours of operation,
School hours are 7:55 AM – 3:00 PM. Our office hours are 7:30 AM – 4:00 PM. We do have some interscholastic sports that will have practice or games outside of these hours.
4. Use Permits – a statement of conformance with section 1-3-2 of the Zoning Ordinance that the use permit will:
- a. will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare; and

This private Christian school use has proven to be a benefit to the community residents based on its acceptance by the patrons and its continued enrollment growth.
 - b. that the proposed use is reasonably compatible with uses permitted in the surrounding area.

Historically this site began [2004 or earlier] as a church with its own private school use. In 2013/2014 West Valley Christian School acquired the existing land and the original church / school buildings. It then proceeded to undergo site plan and building department approvals

to add a two-story classroom building and gymnasium / cafetorium. There are neighboring churches to its east and northwest.

The applicant bears the burden of demonstrating to the City Council's satisfaction that the foregoing requirements have been met. In making this finding the City Council shall evaluate whether the application submittal addresses the concerns and potential problems associated with the **use** as identified in this **Ordinance** or whether the concerns and potential problems can be mitigated through the imposition of additional conditions, such as: imposing conditions to address potential impacts on surrounding properties that will result from noise, lighting, odors and/or placement of trash receptacles; imposing conditions that will insure adequate parking, **ingress and egress so as not to increase traffic congestion**; limiting the hours of operation; imposing requirements for enhanced landscaping, screening, and buffering measures that will preserve reasonable **use** and enjoyment of **adjacent** properties.

5. [Special Use Permits](#) – a statement of conformance with section 1-3-4 of the Zoning Ordinance that the special use permit:

a. Will be desirable or necessary to the public convenience or welfare; and,

[We are one of a few private Christian schools in the West Valley. Our enrollment has been growing each year because the public wants their students in a private Christian school that aligns with their personal values.](#)

b. Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites;

[We have a landscaping team that comes every week to maintain the outdoor appearance of our school.](#)

[The architecture is compatible with adjacent developments and is consistent with City of Goodyear Planning Department requirements.](#)

[A school has been in use on this location since the operation of the original church.](#)

[The current scope of work shown on the pending site plans and building improvements documents provide for additional onsite parking, additional onsite queuing for drop off and pick up, as well as coordinated internal vehicle circulation to contain its traffic within the confines of the original parcel.](#)

c. Is in conformance with the adopted General Plan and any adopted Area Plans; and,

[The private school is an approved use within the underlying zoning district subject to a Special Use Permit](#)

d. Will not be detrimental to surrounding properties or persons in the area due to:

i. Impact on the circulation system of the adjacent neighborhood;

[We are adding additional parking that will also have some additional onsite queuing for cars](#)

while they wait for school dismissal. We will also be adding additional drop-off and pick-up lanes to keep cars on our property and off the neighboring streets.

ii. Excessive noise or light generated from within the site;

There will be no additional noise other than what is common from a school with children at recess or outside physical education.

iii. Excessive scale or height in relationship to surrounding properties;

Height of buildings is proportionate to the surrounding buildings. The current proposed new structures are one story in height adjacent to existing residences. There is an existing 6ft tall masonry fence at the northeast corner of the site adjacent to an existing residence.

iv. Hours of operation;

School hours are 7:55 AM – 3:00 PM. Our office hours are 7:30 AM – 4:00 PM. We do have some interscholastic sports that will have practice or games outside of these hours.

v. Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties;

The included site plan and traffic study demonstrates the required parcel needs, setbacks and any mitigation measures.

vi. Inconsistency with the development character or architecture of the adjacent properties.

We have reached out to the City of Goodyear Planning and Zoning department prior to submittal and have already incorporated their most recent recommendations into our design.

The applicant bears the burden of demonstrating to the City Council's satisfaction that the forgoing requirements have been met.

The Planning and Zoning Commission may recommend, and the City Council require, such conditions and restrictions, if necessary, upon the height and bulk and area of occupancy of any site approved for a Special **Use Permit** as may be reasonable under the particular circumstances to ensure compliance with this Ordinance

Legal Description of the property(s)

The purchase of the original church and school campus is [APN 500-10-741]

An aerial photo with parcel APN's is provided for reference of the subsequent additional assembled parcels. These are shown for inclusion in the Special Use Permit Boundaries. No new improvements are being proposed at this time beyond the original parcel footprint.

North Parcel: [\[This parcel was gifted to the school in June 2022 as an outflow of the support in the community\]](#)

500-05-28C

East Parcels: These parcels were purchased at a discount in July 2015 with easements for the City of Goodyear's benefit.

500-10-704A

500-10-705B As a condition of the addition of this parcel a portion was dedicated to the City of Goodyear for a Drainage Easement

Legal Descriptions:

Primary Parcel: [original purchase for school use]

500-10-741

That part of Lot 7, Section 6, Township 1 North, Range 1 West, Gila & Salt River Base and Meridian, Maricopa, County, Arizona, described as follows:

Commencing at the Southeast corner of said Lot 7;

Thence North 89 degrees 41 minutes 00 seconds West. 426.76 feet along the South line of said Lot 7;

Thence North 00 degrees 12 minutes 27 seconds East 588.82 feet to the Point of Beginning;

Thence North 89 degrees 46 minutes 22 seconds West 566.41 feet;

Thence North 24 degrees 20 minutes 13 seconds East 675.59 feet;

Thence South 89 degrees 41 minutes 00 seconds East 290.20 feet;

Thence South 00 degrees 12 minutes 27 seconds West 616.20 feet to the Point of Beginning;

Except the following described property:

Commencing at the Southeast corner of said Lot 7;

Thence North 89 degrees 41 minutes 00 seconds West 426.76 feet along the South line of said Lot 7;

Thence North 00 degrees 12 minutes 27 seconds East set to the Point of Beginning;

Thence North 89 degrees 46 minutes 22 seconds West 208.50 feet;

Thence North 00 degrees 12 minutes 27 seconds East 209.00 feet;

Thence South 89 degrees 46 minutes 22 seconds East 208.50 feet;

Thence South 00 degrees 12 minutes 27 seconds West 209.00 feet to the Point of Beginning.

North Parcel: [This parcel was gifted to the school in June 2022 as an outflow of the support in the community]

500-05-28C

That part of Lot 7, Section 6, Township 1 North, Range 1 West, Gila & Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southeast corner of said Lot 7;

Thence North 89 degrees 41 minutes 00 seconds West, 426.76 feet along the South line of said Lot 7; Thence North 00 degrees 12 minutes 27 seconds East 588.82 feet to the Point of Beginning;

Thence North 89 degrees 46 minutes 22 seconds West 566.41 feet;

Thence North 24 degrees 20 minutes 13 seconds East 675.59 feet;

Thence South 89 degrees 41 minutes 00 seconds East 290.20 feet;

Thence South 00 degrees 12 minutes 27 seconds West 616.20 feet to the Point of Beginning; Except the following described property:

Commencing at the Southeast corner of said Lot 7;

Thence North 89 degrees 41 minutes 00 seconds West 426.76 feet along the South line of said Lot 7; Thence North 00 degrees 12 minutes 27 seconds East 588.82 feet to the Point of Beginning;

Thence North 89 degrees 46 minutes 22 seconds West 208.50 feet;

Thence North 00 degrees 12 minutes 27 seconds East 209.00 feet;

Thence South 89 degrees 46 minutes 22 seconds East 208.50 feet;

Thence South 00 degrees 12 minutes 27 seconds West 209.00 feet to the Point of Beginning.

East Parcels: These parcels were purchased at a discount in July 2015 with easements for the City of Goodyear's benefit.

500-10-704A

LOT 3: That portion of Lot 7, Section 6, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, The South 164.24 feet of the North 462.24 feet of the following described parcel:

Commencing for a tie at the Southwest corner of said Section 6;

Thence South 89 degrees 41 Minutes 00 Seconds East along the South line of said Section 6, a distance of 853.30 feet to the True Point of beginning;

Thence North 00 degrees 12 Minutes 27 Seconds East, a distance of 717.24, feet;

Thence South 89 degrees 41 Minutes 00 Seconds East, a distance of 423.55 feet to a point on the East line of said Lot 7, said point being on the East line of Parcel D, as shown on map recorded in Book 116 of Maps, Page 37, recorded in Maricopa County, Arizona;

Thence South 00 degrees 02 Minutes 56 Seconds East, along said East line Lot 7 and the East line of Parcel D, a distance of 717.25 feet, more or less, to the Southeast corner of Lot 7, and the Southeast corner of said Parcel D;

Thence North 89 degrees 41 Minutes 00 Seconds West, along the South line of said Section 6, 426.76 feet more or less, to the True Point of Beginning;

Except the East 30.00 feet thereof.

IRRIGATION EASEMENT:

An easement for irrigation over the West 10 feet and over the North 10.00 feet of the South 255.00 feet of the West half of the following described property: Portion of Lot 7, Section 6, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing for a tie at the Southwest corner of said Section 6;

Thence South 89 degrees 41 Minutes 00 Seconds East along the South line of said Section 6, a distance of 853.30 to the True Point of Beginning;

Thence North 00 degrees 12 Minutes 27 Seconds East a distance of 717.24 feet;

Thence South 89 degrees 41 Minutes 00 Seconds East to a point of the East line of said Lot 7, said point being the East line of Parcel D, as shown on Map recorded in Book 116 of Maps, Page 37, recorded in Maricopa County, Arizona;

Thence South 00 degrees 02 Minutes 56 Seconds East, along said East line Lot 7, and the East line of Parcel D, a distance of 717.25 feet, more or less, to the Southeast corner of Lot 7 and the Southeast corner of said Parcel D;

Thence North 89 degrees 41 Minutes 00 Seconds West, along the South line of said Section 6, 426.76 feet, more or less, to the True Point of Beginning.

Except the South 33.00 feet and the East 30.00 feet.

BASIS OF BEARING:

The South line of the Southwest Quarter of Section 6, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as S 89 degrees, 41' 00"E, per Book 116 of Maps, Page 37, M.C.R.

500-10-705B As a condition of the addition of this parcel a portion was dedicated to the City of Goodyear for a Drainage Easement

PARCEL SECOND:

That portion of Lot 7, Section 6, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Commencing for a tie at the Southwest corner of said Section 6;

Thence South 89 degrees 41 Minutes 00 Seconds East along the South line of said Section 6, a distance of 853.30 feet to the True Point of Beginning;

Thence North 00 degrees 12 Minutes 27 Seconds East, a distance of 33.00 feet to the point of beginning;

Thence continuing North 00 degrees 12 Minutes 27 Seconds East, a distance of 222.00 feet to the point of beginning;

Thence South 89 degrees 41 Minutes 00 Seconds East a distance of 395.62 feet;

Thence South 00 degrees 02 Minutes 56 Seconds East a distance of 222.00 feet;

Thence North 89 degrees 41 Minutes 00 Seconds West a distance of 396.61 feet to the point of beginning.

Containing 2.02 acres +/-.

Conceptual Site Plan. 24x36 in size.

As a part of this submittal a new classroom building is shown on the east side of the original campus parcel. The structural system is a Factory Built Building that is premanufactured under the approval of the State of Arizona and the Arizona Department of Housing, FBB's were previously considered modular. It is assembled on site and then the City approved exterior finishes applied, and final connections to power, water, sewer and fire protection.

Remaining [added] parcels are held for future development with no conceptual design:

East lot/parcels may be developed for recreation fields, some parking, or potentially future classrooms.

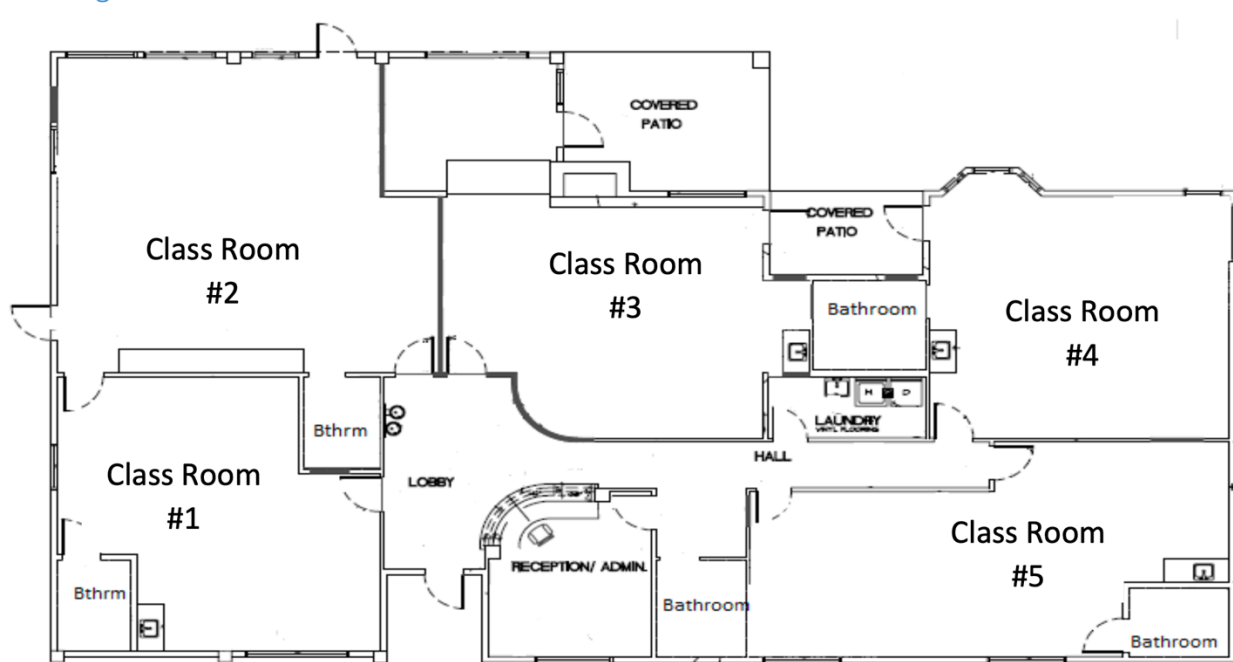
North lot to have recreation and ball fields, potentially future classrooms.

[Any future improvements will be shown in the site plan approval process for that phase of work]

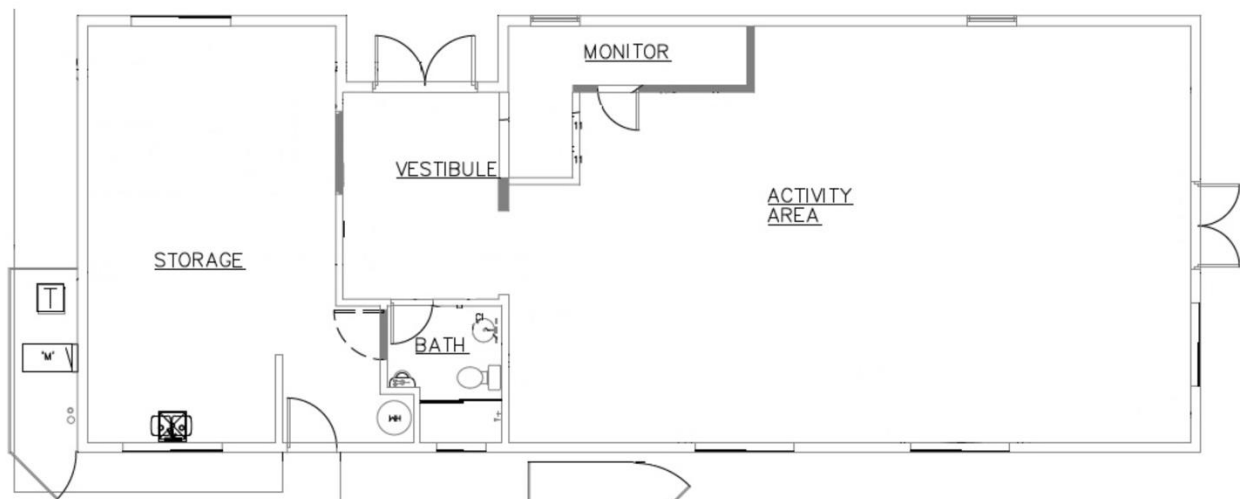
Conceptual Landscape Plan. 24x36 in size, including: [Current plan review comments are being incorporated into the resubmittal of corrected landscape plans with these requested items also shown]

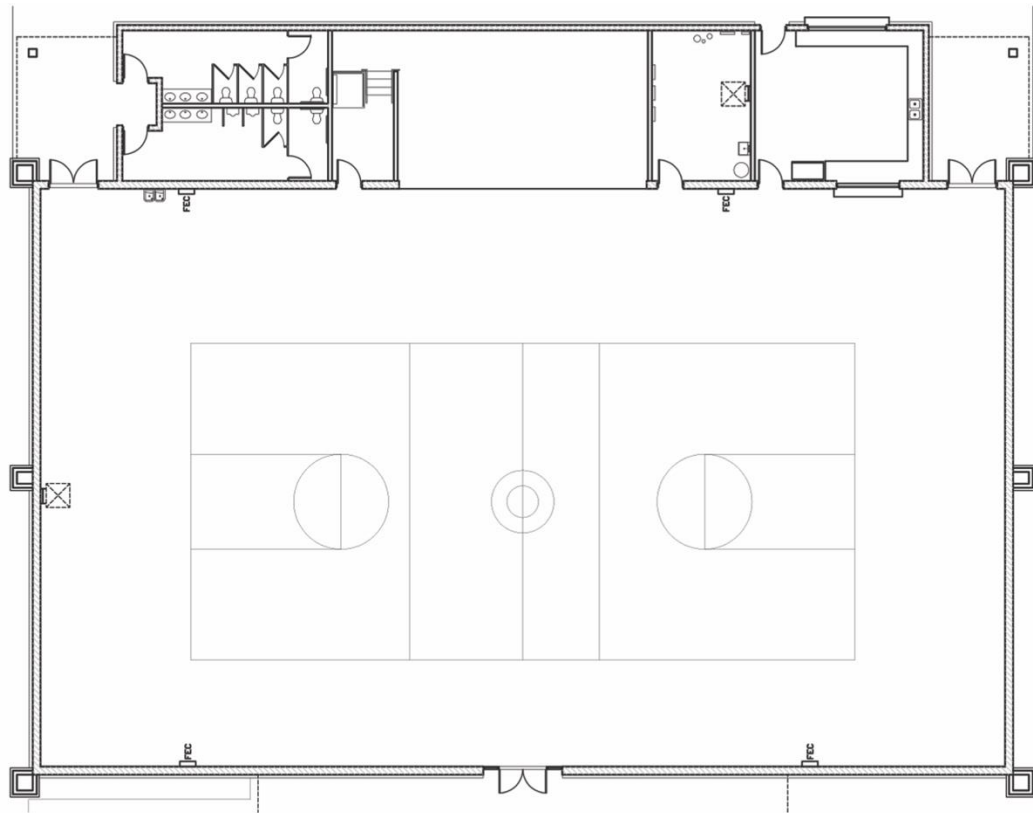
1. The location and identification of all proposed landscape areas on the site;
2. The ground floor areas of all proposed buildings

Building A –



Building B –

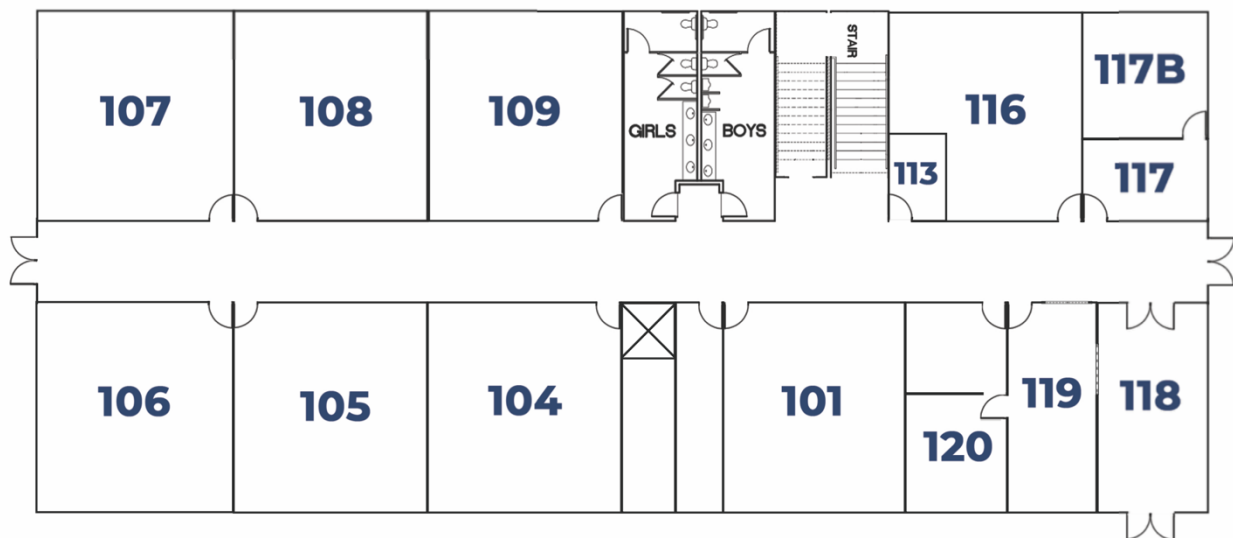




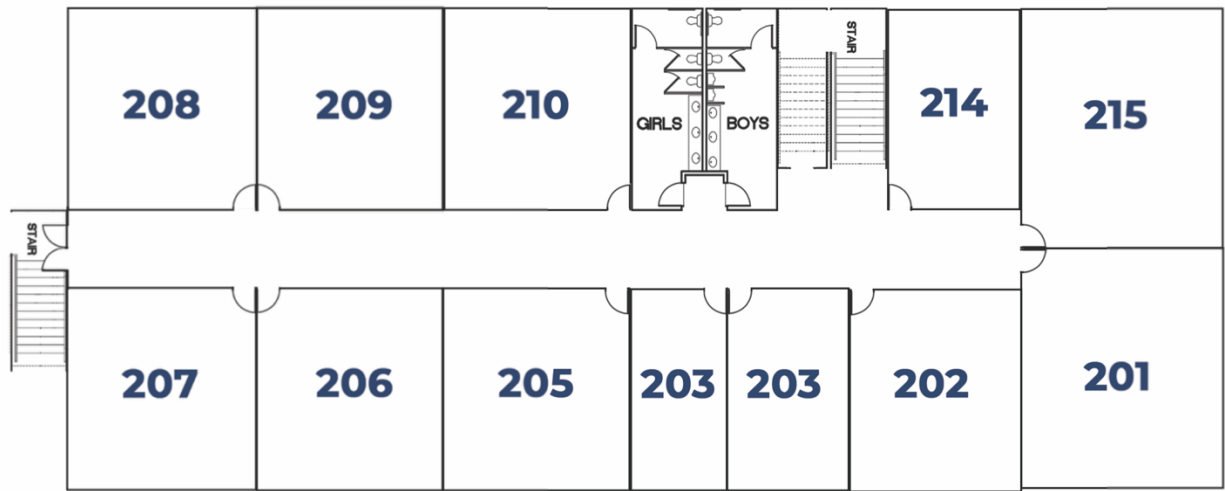
Building C –

Building D –

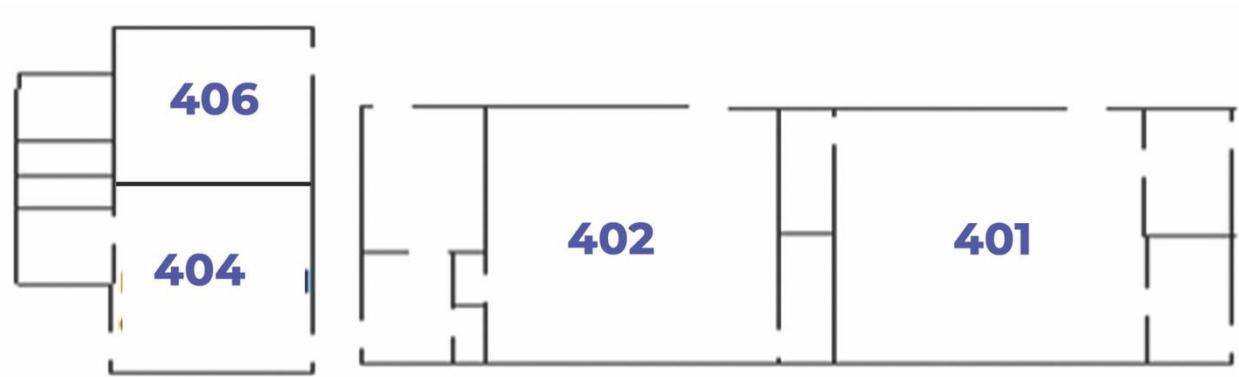
First Floor



Second Floor



Building E –



3. The amount of all proposed landscaped areas, required and provided. USE PERMIT PROCESS GUIDE

4. The location of all proposed trees, shrubs, and other landscape materials and improvements.

5. Notes or graphical representations adequately showing the intent of the proposed plans and materials.

6. The location, height, type, and general design and finish of all proposed walls and other screening (if applicable). [\[revised fence and gates layout\]](#)

7. The location of all proposed storm water retention areas. [\[revised civil grading and drainage background layout reflected on LS plan\]](#)

8. A specific schedule of all trees, shrubs, and other landscaping materials identified by common and botanical name and the quantity and size of each of the landscape materials to be installed.

Conceptual Building Elevations (Both Color and Black and White) 24x36 demonstrating conformance with the zoning ordinance and design guidelines. [\[resubmit corrected elevations\]](#)

Conceptual Floor Plans 24x36 showing the proposed uses and areas inside of the building. [\[markup floor plans with uses listed\]](#)

Traffic Impact Study (prepared in compliance with the Engineering Standards) for the property based on the proposed use of the property. [\[resubmit corrected report\]](#)

Mailing List in excel format with the mailing addresses of the properties within 500 feet of the subject property that are subject to neighborhood meeting and public hearing notifications. [\[COG planning staff to provide this list\]](#)

Additional information specific to your project that is identified at the pre-application meeting.

[\[added parking, added drop off locations and length, additional onsite queuing length, \]](#)

Approval process steps

Department review

[City staff to advise of SUP permit application fees amount](#)

Citizen Review Meeting

City staff send notice

Planning Commission Public Hearing

Staff send out legal ad in paper

Staff to post property

Staff send notice to adjoining property owners and other interested parties