



Planning Hearing Officer

Case Information

CASE NUMBER: Z12-14
LOCATION: 32 South Center Street
GENERAL VICINITY: Located south of Main Street on the west side of Center Street.
REQUEST: Council Use Permit
PURPOSE: This request will allow development of sport courts at an existing charter school.
COUNCIL DISTRICT: District 4
OWNER: Earl Taylor, Heritage Academy
APPLICANT: Earl Taylor, Heritage Academy
STAFF PLANNER: Jeffrey McVay, AICP

SITE DATA

PARCEL NO.: 138-41-001, 138-41-026, 138-41-028,
138-41-029, 138-41-030, 138-41-031
EXISTING ZONING: Downtown Core (DC)
GENERAL PLAN DESIGNATION: Town Center
CURRENT LAND USE: Vacant
GROSS PARCEL AREA: 2.2± acres

SITE CONTEXT

NORTH: Office / Retail – zoned TCC
EAST: (Across S. Center St.) Mesa Arts Center – zoned TCC
SOUTH: Office / Retail - zoned TCC
WEST: (Across S. Drew St.) Parking Lot – zoned TCC

ZONING HISTORY

July 15, 1883: Annexed into City (Ord. #1)
July 8, 2009: Council Use Permit to allow expansion of the existing charter school (Ord. #4938)

STAFF RECOMMENDATION: Approval with conditions

PLANNING AND ZONING BOARD DECISION: Approval with conditions. Denial

PROPOSITION 207 WAIVER SIGNED: Yes No

PROJECT DESCRIPTION

The applicant is requesting a Council Use Permit (CUP) to allow the expansion of an existing charter school within the Downtown Core (DC) zoning district with the addition of sport courts. The sport courts are on two vacant parcels totaling 15,781 sf and will include three basketball courts and overlaid lines for volleyball and/or tennis. The project will be constructed in two phases. The first phase would consist of the concrete slab and sport court lines, perimeter fencing, and completion of a sidewalk along Drew Street. The second phase would be the construction of a shade cover over the sport courts. In 2000 the Zoning Code was updated to require the approval of a CUP for all schools within any Downtown District. The Heritage Academy has an approved CUP, however, the addition of the sport courts to the existing school campus is a modification that requires approval of a CUP that reflects the changes.

CHARTER SCHOOL PROPOSAL:

Charter School	Parking Req'd, Prov'd, Miscellaneous	Miscellaneous
Existing School: 32 S Center St 31,816 s.f.	Required spaces = 160 spaces 1 space per 200 s.f. (grades 9-12) 31,816sf = 160 spaces Provided spaces = 77 spaces The school is within the Town Center Development area and is able to utilize on-street parking and the public parking program. The Town Center Management Association has no objections.	Anticipated enrollment: 600± students School Hours 8:00am – 3:55pm Enrolls Grades 7-12

CITIZEN PARTICIPATION

The applicant has notified all surrounding property owners within 500-feet of the subject site. Staff has not received any comments or concerns from adjacent property owners regarding the proposed development.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan Land Use Map designates this site to be Town Center. Recently, the City Council adopted the Central Main Plan to guide the planned land uses for this area. The Central Main Plan designates this site as Transit Adjacent - Residential. The Transit Adjacent – Residential designation defines areas where a more urban environment will be encouraged with an emphasis on urban residential and limited mixed-use that supports more intense adjacent development. Consequently, the proposed development is in conformance with the General Plan and Central Main Plan.

STAFF ANALYSIS

SUMMARY:

Staff is supportive of the request for a Council Use Permit for a charter school at this location. The existing school has been in operation for many years. The location of the school in the downtown area brings additional activity to the area and helps provide an overall mix of uses that supports continued development activity.

CONCLUSIONS:

Staff recommends approval of the proposal subject to the following Conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development of the Charter School as described in the project narrative.
2. Compliance with all City development codes and regulations.