

FAITH CHRISTIAN SCHOOL

Project Narrative and Justification

Continuation of Existing School Use / No Change in Zoning or Land Use

Property Address	3761 S. Power Road, Mesa, Arizona 85212
Applicant	Faith Christian School
Applicant Contact	Ganeen Harstick, Director of Operations gharstick@faith-christian.org 602-326-4484
Property Owner	Leman Academy of Excellence, Inc.
Permit Request	Council Use Permit for continued operation of an existing school campus as a private K-12 school.
Existing / Proposed Use	Existing K-12 school campus to continue as a private K-12 school with no proposed change in zoning or land use.
Project Scope	No new construction, building additions, structural modifications, site redevelopment, or changes to the existing operational school use are proposed at this time.

1. Request and Purpose

The proposed narrative is limited to the purchase and transfer of school operations. No rezoning, General Plan amendment, change in land use, building expansion, site redevelopment, or change to the current zoning classification is proposed. The applicant is not seeking to alter the currently established school use of the property.

The school use has been established at this location for several years. Faith Christian School’s intent is to maintain substantially the same school use following transfer of ownership and to remain in compliance with all applicable provisions of the Mesa City Code, building and fire code requirements, and other applicable local and state regulations.

2. Project Narrative

The property is improved with an existing school campus. Faith Christian School proposes to utilize the site, buildings, circulation, access, parking, and existing improvements substantially as they exist today. The campus will continue to serve students, families, faculty, and staff through classroom instruction, school administration, student services, student drop-off and pick-up, faculty operations, and related K-12 school programming.

No new construction, additions, structural modifications, site redevelopment, or physical expansion are proposed under this request. Existing site circulation, access, parking, and improvements are intended to remain in place unless otherwise required through City review. Any future exterior alterations, site modifications, or improvements, if needed, will be submitted separately for review under applicable City requirements.

3. Council Use Permit Justification

The following statements are provided in support of the Council Use Permit request and the applicable City of Mesa findings for approval:

Consistency with General Plan and City Policies

Approval of the proposed project will advance the goals and objectives of, and is consistent with, the policies of the General Plan and any other applicable City plan or policies. The request supports the continued productive

use of an established educational campus and preserves a community-serving school facility without requiring a change in zoning or land use.

Location, Size, Design, and Operating Characteristics

The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies. The site is already developed and operating as a school campus, and Faith Christian School proposes to continue substantially the same educational use within the existing improvements.

No Injurious or Detrimental Impact

The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project, to improvements in the neighborhood, or to the general welfare of the City. The proposal does not introduce a materially different land use, does not expand the building footprint, and does not propose external intensification of the site. The continuation of school operations is compatible with the established character of the property as an educational campus.

Adequate Public Services and Infrastructure

Adequate public services, public facilities, and public infrastructure are available to serve the proposed project. Because the property is already improved and has operated as a school campus, the existing site is served by the public services, facilities, access, and infrastructure necessary for continued school use, subject to applicable City review and compliance requirements.

4. Compatibility with Surrounding Area

The continued use of the site as a school campus is compatible with the surrounding area because the property is already developed for educational use and is expected to function in a similar manner under Faith Christian School's operation. The proposed transition from charter school use to private school use does not materially alter the essential character of the property as a school.

Faith Christian School will operate the campus in a manner consistent with typical private K-12 school operations, including classroom instruction, student supervision, administration, student support services, faculty activity, family communication, and student drop-off and pick-up. The request does not propose a new commercial, industrial, or unrelated use of the property.

Because the school campus is already established, the Council Use Permit will allow the property to remain in active, productive, and community-serving educational use while avoiding unnecessary disruption to the surrounding area.

5. Site Development and Operational Characteristics

- Existing building and site improvements will remain substantially unchanged under this request.
- No building addition, structural expansion, or major site redevelopment is proposed at this time.
- Existing access, circulation, parking, and drop-off/pick-up areas are intended to remain in place unless otherwise directed through City review.
- The operational change is from charter school use to private school use; the core educational function of the property remains the same.
- Any future exterior improvements or site modifications, if needed, will be submitted separately and reviewed in accordance with applicable City requirements.

6. Compliance Commitment

Faith Christian School intends to remain in compliance with all applicable provisions of the Mesa City Code, building code requirements, fire code requirements, and any other applicable local or state regulations.

Faith Christian School understands that City review may identify conditions, clarifications, or compliance requirements applicable to continued occupancy and operation of the existing school campus. Faith Christian School will continue to work cooperatively with City of Mesa staff to address applicable review comments and requirements.

7. Conclusion

For the reasons stated above, Faith Christian School respectfully requests approval of the Council Use Permit for 3761 S. Power Road, Mesa, Arizona 85212, to allow the continued operation of the property as an existing school campus, with the use transitioning from charter school operation to private K-12 school operation.

The request is consistent with the established educational function of the site, compatible with the surrounding area, supportive of continued community-serving use, and reasonable given that no rezoning, General Plan amendment, building expansion, site redevelopment, or material change in land use is proposed.

Respectfully submitted by:

Faith Christian School

Date: 5/1/2024

Applicant

Signature:

Printed Name / Title:

Ganeen L Harstick, Director of Operations