

Notre Dame Preparatory High School

Project Narrative

Prepared for:

Notre Dame Preparatory High School

9701 E. Bell
Scottsdale, Arizona

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NDP
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12-ZN-2009
1st: 9/17/09

I. Property Information

Location: Southwest corner of 98th Street and Bell

Property Size: 33.9 (+/-) acres

II. Current Zoning:

- R1-35 ESL PCD (Single Family Residential, Environmentally Sensitive Lands, Planned Community Development District)
- R1-5 ESL PCD (Single Family Residential, Environmentally Sensitive Lands, Planned Community Development District)

III. Project Overview

Notre Dame Preparatory High School is a highly regarded, private parochial high school located in North Scottsdale at the southwest corner of 98th Street and Bell Road. Since opening in 2002, Notre Dame has exceeded expectations in every manner of school life from academic excellence to numerous state and regional championship sports teams. Due to the strength of its programs, curriculum and consistently increasing enrollment, Notre Dame is seeking approval for a new campus master plan to continue to meet expected demand for its quality education.

The intent of the new campus master plan proposal is to add buildings to accommodate higher enrollment projections of 1,200 students (an increase from 1,000 students) and expand curriculum needs, as well as to accommodate additional fine arts and athletic programs. This will be achieved through the construction of a performing arts center, a gymnasium expansion, new/additional classrooms, and a multipurpose athletic facility including football. Additionally, a more functional and neighborhood friendly student drop-off and parking plan will be implemented.

In working with the City, Notre Dame Preparatory will be able to provide an environmentally sensitive campus that will allow joint use opportunities for the community utilizing portions of the adjacent City parcel directly to the west. The joint use would include vehicular parking that would be used during the school year by Notre Dame and on non-school hours by Westworld. Additionally, the current master plan identifies potential athletic fields on the City parcel, whose use also would be part of a joint use agreement with the City. A companion Development Agreement between the school and the City should be completed concurrently with the zoning and use permit cases for the master plan.

The property is part of the greater Horseman's Park Planned Community Development (PCD) District. Existing surrounding land uses include vacant municipal land to the west; single-family residential to the north; office and single-family residential to the east; and the Westworld property to the south.

III. Zoning Overview

The below cases were approved by City Council in 2002 for Notre Dame Preparatory:

- 16-ZN-2001: Rezoning of southern 10-acre property to R1-5 ESL PCD to allow for campus recreational facilities.
- 62-UP-1997#2: Amendment to the previous private and charter school conditional use permit.
- 23-UP-2001: Conditional use permit for community buildings and recreational facilities, not publically owned to allow for recreation fields.

The new campus master plan for Notre Dame Preparatory would involve an amendment to the site plan approved pursuant to the above mentioned cases and an amendment to the Horseman's Park PCD with respect to setbacks and building heights. The maximum building height proposed is 46 feet with the exception of a small fly space area (approximately 10% of the roof area) on the performing arts center building which will extend up to 65 feet in height.

IV. Planned Community Development District (PCD) Findings

Per Section 5.2105 of the Scottsdale Zoning Ordinance:

Before approval or modified approval of an application for a proposed P-C district, the Planning Commission and City Council must find:

A. That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas.

The General Plan Land Use Map designates this parcel with both Cultural /Institutional/Public Use and Suburban Neighborhoods. The Cultural/ Institutional/Public Use category includes a range of private and public facilities to include schools, government uses, recreational uses, equestrian facilities, hotels and resorts, utilities and airports. The Suburban Neighborhoods category consists primarily of single-family neighborhoods with supporting land uses such as private and public schools. Expansion

of the existing campus to accommodate the needs of the school is consistent with the General Plan.

B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

Vehicular access to the campus is provided from 98th Street which runs along the eastern edge of the property and intersects with Bell Road to the north and McDowell Mountain Ranch Road to the south, which then connects to Thompson Peak Parkway. According the City's Street Classification Map, both Bell Road and Thompson Peak Parkway are classified as minor arterials; 98th Street and McDowell Mountain Ranch Road are classified as major collectors. The existing street system is more than adequate for the anticipated increase in enrollment. Additionally, the new campus master plan will provide a more functional and neighborhood sensitive student drop-off and parking plan.

C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:

3. In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.

Notre Dame Preparatory High School is in harmony with the surround land uses. The site is located just north of the Westworld multi-use facility and located adjacent to significant roadway corridors to allow for appropriate access to and from the campus. Additionally, the new campus master plan will improve vehicular and pedestrian circulation. The campus is closed to the public and Notre Dame maintains private security. Utilizing the adjacent City parcel to the west for joint parking and shared athletic fields will allow the new campus buildings to be positioned further away from the single-family neighborhood and will allow for access changes that will benefit the area and the neighbors.

V. Use Permit Findings

A Conditional Use Permit is required for Private/Charter Schools and Community Buildings and Recreational Facilities not publically owned. Conditional Use Permits may be granted only after the Planning Commission has made a recommendation and the City Council has found as follows (Section. 1.401):

A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In

reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

No excessive or significant smoke, odor, dust, or vibration is anticipated to be generated from Notre Dame Preparatory High School. The athletic fields will be used for sporting events that will create some level of noise and illumination. Through careful site planning efforts, the location of the athletic fields were positioned in a manner to provide an ample buffer to the adjacent single-family homes. Additionally, Notre Dame proposes only 4 additional light poles from what exists on campus today. These lights will utilize state of the art lighting design and standards to minimize impact and foot-candle trespass to the residential neighborhood. In terms of context, the Westworld multi-purpose facility, which is located to the south of Notre Dame Preparatory has lighted arenas, major events, and day and night use throughout the year.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

The new campus master plan for Notre Dame Preparatory will not result in unusual volume or character of traffic. The existing street system is more than adequate for the anticipated increase in enrollment. Additionally, the new campus master plan will provide a more functional and neighborhood sensitive student drop-off and parking plan. Vehicular access to the campus is provided from 98th Street which runs along the eastern edge of the property and intersects with Bell Road to the north and McDowell Mountain Ranch Road to the south, which then connects to Thompson Peak Parkway

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

Notre Dame Preparatory High School is compatible with the surround land uses which include vacant municipal land to the west; single-family residential to the north; office and single-family residential to the east; and the Westworld multi-use facility to the south. The site is located adjacent to significant roadway corridors to allow for appropriate access to and from the campus. Additionally, the new campus master plan will improve vehicular and pedestrian circulation. Careful thought and consideration has been given to the site planning with respect to the single-family residential neighborhood to the east. Utilizing the adjacent City parcel to the west for joint parking and shared athletic fields will allow the new campus buildings and athletic facilities to be positioned away from the single-family neighborhood and provide additional benefits to community and to Westworld's users.

C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

There are no specific criteria pertaining to community buildings and recreational facilities, not publically owned. However, Section 5.102. B. 8. prescribes development standards specifically related to a private or charter schools with the intent to mitigate the effects of those occurrences identified above.

- a) **Lot size must be greater than 86,000 square feet:** The school site is approximately 33.9(+/-) acres.
- b) **Floor area ratio shall be no greater than 20% of the net lot area:** Floor area ratio under the new master plan is 20%.
- c) **There will be no outdoor speaker systems or bells:** No outdoor speaker systems or bells are being proposed subject to appropriate security measures and internal communication measures.
- d) **Open space:** Open space required is 507,983 s.f.; open space provided is 767,618 s.f.
- e) **Parking:** All parking meets the setback and parking lot landscaping requirements.
- f) **Lighting:** All parking lot and campus lighting is 16' or lower, shielded, and directed downward. Non-security lighting is turned off by 10:00 p.m. Athletic field lighting will be handled through a separate use permit for recreational facilities.
- g) **Screening:** The developed portions of the site are screened from the single-family residential neighborhoods by utilizing a combination of screen walls, view fences, and open space (including Natural Area Open Space).
- h) **Access:** 98th Street is classified as a major collector and provides direct access to the Notre Dame Preparatory campus. Additionally, the new master plan will provided a more functional vehicular circulation and student drop-off plan.
- i) **Operations:** The outdoor fields will be significantly setback from the surrounding single-family districts.
- j) **Building design:** All buildings are subject to review and approval by the Development Review Board.
- k) **Circulation plan:** A circulation plan is being provided with the new master plan for Notre Dame Preparatory identifying all of the access points, drop-off locations, pedestrian connections and vehicular movement.

VI. Conclusion

The new campus master plan proposal will accommodate higher enrollment projections from the existing 1,000 students to a maximum of 1,200 students, add academic buildings, expand curriculum needs, and accommodate additional fine arts and athletic programs. The additional buildings will be located in a manner that is sensitive to the nearby single-family neighborhood while providing a more neighborhood friendly student drop-off and parking plan. Additionally, the new campus plan will provide additional parking for Westworld and athletic fields for the public.