



THE CITY OF
Litchfield Park

USE PERMIT RENEWAL

**FEE: Due at time of application.
Fees are set on City Fee Schedule**

Address and/or Location: 400 S. Old Litchfield Rd., Litchfield Park AZ 85340

APPLICANT INFORMATION:

Name (Print): St. Peter's Episcopal Church and Montessori School

Address: 400 S. Old Litchfield Rd., Litchfield Park AZ 85340

Phone: () 623-935-3279 Email Address: office@stpetersaz.com

PROPERTY OWNER:

Name (Print): St. Peter's Episcopal Church of Litchfield Park

Address: 400 S. Old Litchfield Rd., Litchfield Park AZ 85340

Phone: () 623-935-3279 Email Address: office@stpetersaz.com

Signature:  Date: 7-7-2021

Carter L. Wilson III,
for St. Peter's Episcopal Church of Litchfield Park

I hereby certify that the information contained herein is correct and that I am authorized to file an application on said property, being either the owner of record or authorized to file on behalf of the owner.


APPLICANT'S SIGNATURE

7-7-2021
DATE

Pre-hearing Consultation: has been held is requested (date: _____) is waived

The City will schedule and hold two public hearings at which the applicant or the applicant's representative **must** be present. (If a representative will be attending, a letter from property owner giving permission for representation must be included.)

Prior to being scheduled for any City Public Hearings, the applicant must publicize and hold a Citizens Review meeting for all property holders within 1000 feet of subject property. City Staff must approve of process. Please contact the City Planning Department at 623-889-6205 for information.

USE PERMIT RENEW APPLICATION

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Attach a separate sheet for answers if necessary.

1. Purpose of Request: To maintain and continue operating the Montessori School, Pre-K, and Toddler programs consisting of three modular buildings located on church property that is currently zoned Public Facility (PF). St. Peter's Church and Montessori School has operated in Litchfield Park since 1965.

2. Is the use being requested consistent with the Use Permit previously approved? yes If not, please provide an explanation of the differences. _____

3. How is the use consistent with other adopted plans for the property? Consistent with current and continued use of property. Buildings are current permanently located on the property with stucco exterior and replaced flooring and roofing and are intrinsically connected.

4. How does the use meet development standards? The school property blends with the church and other properties surrounding and is consistent with current zoning.

5. How is the use consistent/compatible with the character of adjoining and nearby properties and the district as a whole?
 - a. Does the use increase traffic in the area? ___YES X___NO
 Explanation: No traffic increase over current use.

 - b. Does the use increase odor, dust, gas, vibration, smoke, heat, or glare in the immediate area? ___YES X___NO
 Explanation: _____

 - c. Does the use contribute measurable to the deterioration of the area? ___YES X___NO
 Explanation: _____

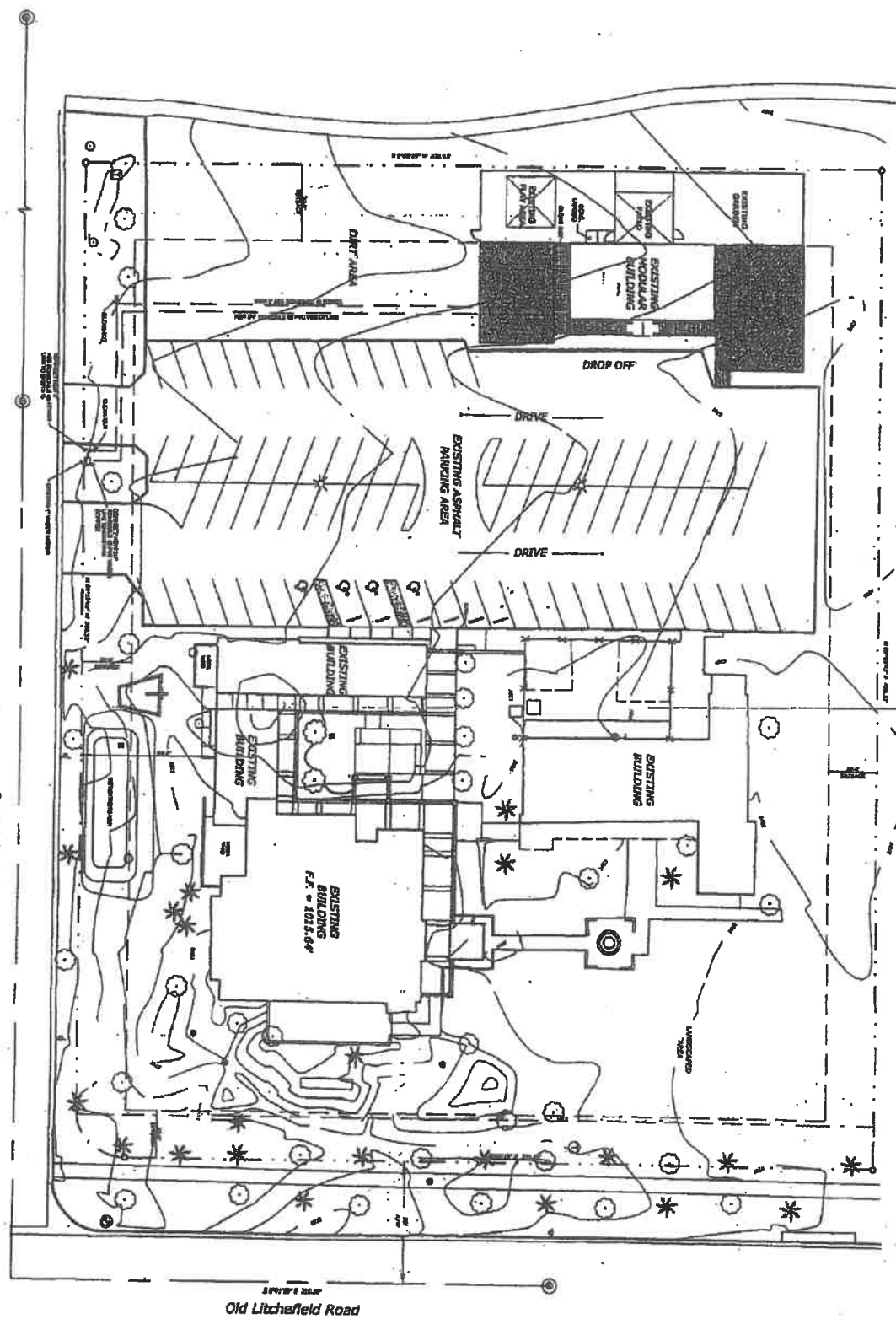
 - d. Does the use lower property values? ___YES X___NO
 Explanation: _____

THESE ITEMS MUST BE INCLUDED WITH THE APPLICATION:

- A READABLE SITE PLAN on 8.5" X 11" or 11" X 17" paper.
 1. Must be drawn to scale and show all property lines and setback lines.
 2. Identify bordering streets and alleys.
 3. Show location of all existing and proposed buildings/structures with dimensions to property lines and/or other structures on site.
 4. Clearly distinguish between existing buildings/structures and proposed new buildings/structures.
 5. If use will increase parking need on site, indicate how additional parking needs will be accommodated.

- Additional information may be required by City Staff.

Revised 12/11/10



SITE PLAN
 N
 1/4" = 1'-0"

DATE: 09.02.09
 DRAWN BY: JF
 CHECKED BY: STW
 PROJECT NO.: 0913
 SHEET NO.: 001
 SITE PLAN

NEW MODULAR CLASSROOM BUILDINGS
**ST. PETER'S
 EPISCOPAL CHURCH**
 400 S. OLD LITCHFIELD ROAD
 LITCHFIELD, ARIZONA

C C B G Architects, Inc.
 102 E. Buchanan Street Phoenix, Arizona 85004
 T: 602-255-2211 F: 602-255-0909