

La Tierra School
Re: 124, 130, 138 N. Virginia Street

1/18/2024

PAC Meeting Items of discussion

Greetings,

We have completed the initial PAC meeting with the City of Prescott regarding the current La Tierra School site and abilities to expand. The following information was determined as a result of this meeting. I am also including the PAC Meeting document we were given for more in-depth details.

Current lots:

- 124- Parcel #104-05-105B
Current Lot size: .55 acres = 23,958 S.F.
Current lot coverage: 4650 S.F. = 19% Coverage (50% Max = 11979 S.F.)
Current Setbacks: 20 Front, 20 Rear, 10 Sides

- 130- Parcel #114-05-099
Current Lot size: .17 acres = 7500 S.F.
Current lot coverage: 1274 S.F. = 17% Coverage (50% Max = 3750 S.F.)
Current Setbacks: 20 Front, 20 Rear, 10 Sides

- 138- Parcel #114-05-097
Current lot size: .18 acres = 7840 S.F.
Current lot coverage: 1555 S.F. = 20% Coverage (50% Max = 3920 S.F.)
Current Setbacks: 20 Front, 20 Rear, 10 Sides

Maximum height of any new structures: 35'

If lots combined (recommended by City of Prescott Building Department):

To combine lots, a surveyor or civil engineer would need to prepare and submit a formal replat. The cost of this would vary between a surveyor and civil, and I can ask either for pricing in the near future upon your request. This would eliminate the lot lines between parcels and the benefits would also include not needing to fire design walls within 10' of the eliminated lot lines as is usually necessary for commercial structures (for any new buildings).

Parking requirements:

2 spaces per classroom and approved drop-off area. As is with all new construction, if you touch it, it must all be approved. If you build any additional classrooms, the entire site will be reviewed for adequate exiting, restrooms, parking and drop off zones and will be required to comply with current codes and zoning. What exactly is required will take a little more research to determine.

CUP:

The School was originally built for Skyview, so I have learned. All three lots are in the Multi-Family Housing zoning area, which allows for Education uses. Upon additional classroom construction application, a Conditional Use Permit would need to be reviewed and approved. This process would be more in-depth than what we are discussing here, and would only be pursued once we have a good idea of where you would want to add classrooms onsite, the size, and rough configuration.

Fire:

Due to the Education use of these buildings, any new structures will require fire sprinkler systems. Additional structures may also open up the requirement for an additional fire hydrant. This also applies to any temporary buildings that may be brought in for use during construction. Any temporary structures have a limitation of 180 days onsite, renewable at least once.

Historic District:

These lots fall within a historic district which will require additional reviews to determine that any new structures meet the nature of the historic district without clashing with neighboring styles of construction. Though any existing structures are not required to comply, any new structures will need to. Manufactured buildings may not be considered to comply with this district, even if installed onsite on permanent foundations. The northernmost structure, which is currently used as Kinder, has the most historic relevance of any on the site. It also has the least existing distance from the property line, and is grandfathered in there, so maintaining it is recommended if possible.

Grading and Drainage:

A Civil Engineer will be required for any new structures to be permitted and built onsite, to demonstrate grading and drainage compliance.

Overview:

There appears to be plenty of room to build six classrooms and supporting restrooms on the site(s) whether you combine lots or not, though combining will help with various aspects of new construction.

Any new buildings will need to comply with all current commercial codes and zoning, including ADA, and meet requirements for the historic district and the Wildfire District. My recommendation would be to build in one of the locations shown on the attached site plan. The northern most addition would require the removal of the storage garage and replat of the site. Both solutions keep the outdoor eating at center and maintain a good amount of property for playground. We can also give some additional privacy from the bank to the south and make use of passive solar if we build on the south east corner of your current largest lot.

New buildings are currently costing anywhere from \$250-\$450 per square foot. This one would probably fall in the middle to upper level of that, given the need for site work, fire sprinkler systems, potential need for additional plumbing, and ensuring the new structures have full ADA access to and from them. Going to a 2 story building can save on site and foundation work, but you would need an elevator, so the footprint would be bigger for elevator and stairs.

Please respond with any questions. Have a great day!



Trinidee Shelton, AIA Grand Canyon Director, 2024
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