



## Report to the Board of Supervisors

Prepared by the Maricopa County Planning and Development Department

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**Board Hearing Date:** December 13, 2017

**Case #/Title:** Z2000128 – Stepping Stones Academy

**Supervisor District:** 1

**Applicant/Owner:** Andy Nuessle, Synergy Construction / Stepping Stones Academy, Inc.

**Request:** Removal of Special Use Permit (SUP) – Stepping Stones Academy

**Site Location:** Generally located on the west side of 7<sup>th</sup> Street, approximately 1,250' south of the southwest corner of Cloud Rd. and 7<sup>th</sup> St., in the Desert Hills area.

**Site Size:** Approx. 4.7 acres

**County Island:** No

**Additional Comments:** There are no outstanding concerns from reviewing agencies. The SUP is no longer necessary for this existing charter school, thus the property owner has requested it be removed.

**Commission Recommendation:** On 11/9/17, the Commission voted 7-0 to recommend **removal of the Special Use Permit (SUP)** of Z2000128.

**Presented by:** Derek Scheerer, Planner  
**Reviewed by:** Darren Gerard, AICP, Deputy Director

**Attachment:** 11/9/17 P&Z Packet (2 pages)

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**Note:** 11/9/17 Draft P&Z Minutes are not available as of the writing of this report, but can be provided upon request later when available.



## Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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**Case:** Z2000128 – Stepping Stones Academy

**Meeting Date:** November 9, 2017

**Agenda Item:** 1

**Supervisor District:** 3

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**Applicant:** Andy Nuessle, Synergy Construction

**Owner:** Stepping Stones Academy, Inc.

**Request:** Removal of Special Use Permit (SUP) – Stepping Stones Academy

**Site Location:** Generally located on the west side of 7<sup>th</sup> Street, approximately 1,250' south of the southwest corner of Cloud Rd. and 7<sup>th</sup> St., in the Desert Hills area.

**Site Size:** Approx. 4.7 acres

**Density:** N/A

**County Island:** No

**County Plan:** Rural Development Area (0-1 d.u./ac)

**Municipal Plan:** NA

**Support/Opposition:** None known

**Recommendation:** **Initiate and Approve**

## Project Summary:

1. The applicant, Andy Nuessle, of Synergy Construction, on behalf of the owner, Stepping Stones Academy, Inc., seeks removal of SUP Z2000128 for a charter school located in the Rural-43 zoning district. When first established in 2000, the existing charter school required SUP approval; however, text amendment TA2014006, approved by the Board of Supervisors on October 8, 2014, removed the restriction that charter schools required SUP approval and made them by-right uses in the Rural-43 zoning district. Therefore, SUP approval is no longer needed for the subject charter school.

## Recommendation:

Staff recommends the Commission motion to **Initiate and Approve** the rescission of Z2000128.

Presented by:	Derek Scheerer, CFM, Planner
Reviewed by:	Matthew Holm, AICP, Planning Supervisor
Attachments:	Case Map (1 page) Letter Requesting SUP removal (1 page)

# MARICOPA COUNTY



Date: 11/09/2017 Legal Description: T5N, R3E, Section 5

Applicant: Andy Nuessle

Case Address: 35812 N. 7<sup>th</sup> St., Phoenix 85086

Parcel: 211-53-028

**Z2000128**  
Aerial Date: 2017

SUPERVISORAL DISTRICT NO 2

Removal of Special Use Permit Z2000128



# STEPPING STONES ACADEMY

35812 N. 7TH ST.  
PHOENIX, AZ 85086

PHONE 623-465-4910  
FAX 623-587-8514

[WWW.STEPPINGSTONESACADEMY.ORG](http://WWW.STEPPINGSTONESACADEMY.ORG)

10/6/17

To Maricopa County Planning & Development,

As the owner of the Stepping Stones Academy located on Parcel numbers 211-53-028 & 211-53-032G, I would like to rescind the Special Use Permit (SUP) currently on the property. With the current R-43 zoning guidelines now allowing for school use, the Special Use Permit is no longer required for our use. We recently had our pre-application meeting with the County on a proposed building addition to the school and were instructed by Ralph Shepard to supply a letter requesting the rescinding of the SUP and that the conditions of the SUP will be grandfathered into our current zoning use. We are also currently in the process of combining the two parcels to accommodate the new building addition and Ralph indicated that the project can go right to building permit if we rescind the SUP. Please let us know if there is any additional information you may need at this time.

Thank you,

*Dedre Stewart-Alliger*

Dedre Stewart-Alliger  
Owner

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**WHERE CHARACTER COUNTS AND LEADERSHIP HAPPENS!**

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