



CASE NO: 1 - IID - 2003

PROJECT LOCATION: Southwest Corner of Scottsdale Rd. + Camelback Rd.

COMMUNITY INPUT CERTIFICATION

DATE	NAME (Person, Organization, Etc. and Address)	Type	Of	Contact
		Meeting	Phone	Letter
5-30-03	Dr. Barbara Erwin Scottsdale Unified School District			✓

Martha West for John V. Berry
Signature of owner/applicant

May 30/03
1-II-2003

BEUS GILBERT
PLLC

ATTORNEYS AT LAW

4800 NORTH SCOTTSDALE ROAD
SUITE 6000
SCOTTSDALE, ARIZONA 85251-7630
(480) 429-3000
FAX (480) 429-3100

May 30, 2003.

Dr. Barbara Erwin
Superintendent
Scottsdale Unified School District #48
3811 N. 44th Street
Phoenix, AZ 85018

Dear Dr. Erwin:

**Re: School District Determination of Adequate Facilities
City of Scottsdale Case # 1-IID-2003; Southwest Corner of Scottsdale Road and Camelback
Road**

This letter is being sent to you pursuant to the City of Scottsdale Application Checklist for the above-noted case.

Please be advised that we are submitting a request to utilize the infill incentive district designation and plan per A.R.S. 9-499.10 . The proposed mixed use project on 11.3 acres will include 485 dwelling units.

The subject property, with approximately 11.3 gross acres, is currently zoned D/RCO-Type 2 PBD, with approved amended development standards and subject to stipulations of approval under rezoning case 43-ZN-1995. The underlying zoning allows up to 50 dwelling units per gross acre. Accordingly, a maximum of 565 dwelling units could be developed on the site. This application therefore anticipates a fifteen percent (15%) reduction from the allowable residential density.

The subject property is designated "Regional Commercial Office – Type 2" under the City of Scottsdale Downtown Plan. This designation contemplates mixed use development and anticipates residential development within a mixed use project.

Please find a detailed project narrative, a location map, site plan and the Determination Form. I would like to schedule a meeting with you to discuss the above proposal. I can be reached at 480-429-3061, 602-909-5836 (mobile), or 480-429-3100 (facsimile). My email address is mwest@beusgilbert.com.

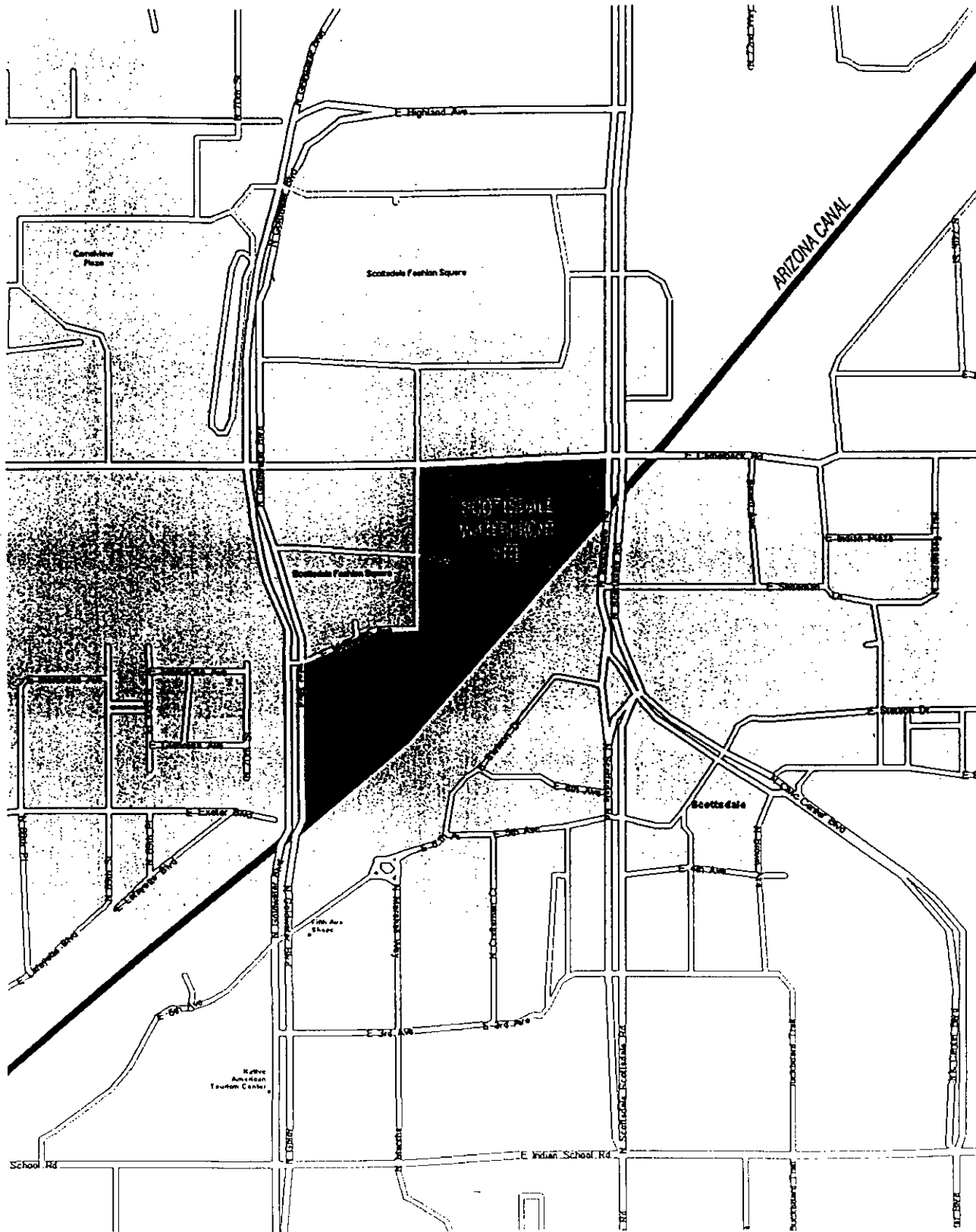
Sincerely,

Martha West

Martha M. West
Sr. Land Use Planner

Attachments

cc. Dr. Bill Johnson, Chief of Facilities and Operations
Kurt Jones
John V. Berry
Geoff Beer



SCB

SITE LOCATION MAP
SCOTTSDALE WATERFRONT
 Scottsdale Waterfront, L.L.C.

06.02.03





City of Scottsdale
Current Planning Services

SCHOOL DISTRICT
 Determination of Adequate Facilities

City of Scottsdale Project Number: 1-11D-2003

Area in gray to be completed by Applicant.

Project Name: Scottsdale Waterfront

Project Location: Southwest corner of Scottsdale Rd. + Camelback Rd.

Applicant Name: John Berry, Beus Gilbert PLLC Phone: 480-429-3003

Applicant E-mail: Johnvberry@msn.com Fax: 480-429-3100

School District: Scottsdale Unified School District

I, _____, hereby certify that the following determination has been made in regards to the above referenced project:

- The school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area; or
- The school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities for the projected increase in students; or
- The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy of said agreement is attached hereto); or
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of attendance areas for elementary, middle and high schools for this location
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three years.

Or

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

 Superintendent or Designee

 Date

Planning and Development Services

7447 E Indian School Road, Suite 105
 Scottsdale, AZ 85251
 Phone: 480-312-7000 • Fax: 480-312-7088