

Case Research

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52042-0002

March 2, 2016

VIA US MAIL

Superintendent Dr. James Lee
15002 North 32nd Street
Paradise Valley School District
Phoenix, AZ 85032

RE: School District Determination of Adequate Facilities
City of Scottsdale Project Number: 733-PA-2015

Dear Dr. Lee:

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration and Procedures, Section 1.1500, collaborative City and School Planning.

Please be advised that we are applying for a rezoning application that changes the zoning classification from non-residential to a residential classification resulting in greater residential units (apartments) allowed on the subject property. The property is currently zoned for 0 residential units; our application will result in a total of 644 apartment units, an increase of 644%.

Enclosed please find a detailed project narrative, a location map, site plan and the City's Determination Form required per the above Ordinance. If necessary, we can meet to discuss the above proposal further, please let me know and we can schedule a time. I can be reached by phone at (480)-429-3065 or email (dnewcombe@beusgilbert.com) at your convenience.

Very truly yours,

BEUS GILBERT PLLC

Dennis M. Newcombe
Planning Consultant

Enclosures:

- 1) Project Narrative
- 2) Location/ Context Map
- 3) Site Plan
- 4) Determination Form

cc: City of Scottsdale Current Planning Department



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Developers • Builders • Managers

Jerry Davis

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"District at the Quarter" - Project Summary & Narrative

This request is for a Non-Major General Plan Amendment (GPA) from Airpark Mixed Use (AMU) and a small portion of Employment (EMP) to Airpark Mixed Use-Residential (AMU-R) and a rezoning from Industrial Park (I-1) to Planned Unit Development District (PUD) on 8.83+/- gross acre site located at 15501 North 73rd Street (the "Site") (also referred to as Dial Boulevard). The applicant intends to create a small mixed-use luxury residential multi-family community of approximately 644 units. The property is currently zoned for zero residential units.

The design for this property features a main entrance off of 73rd Street which features some above ground parking spaces (approximately 22 spaces) and a ramp leading to underground parking garage where the majority of parking will be located. Additionally, a secondary access to underground parking will be located at the south end off of Greenway-Hayden loop. The commercial/ retail portion is located near the main entrance facing 73rd Street. Two four-story luxury residential buildings enclose a total of four interior courtyards, one central courtyard, and one courtyard that fronts onto Greenway-Hayden Loop. These outdoor activity areas provide for recreation, relaxation, and an abundance of open space. The main building structures are navigated through a series of pedestrian passages that lead throughout the site and ultimately to the surrounding area. The north and east boundaries facing existing businesses are buffered by an internal roadway from the proposed units.

The District at the Quarter residential community will provide an exciting mixed-use project featuring upscale residences with a small retail/ commercial component to blend and transition with the commercial/ retail businesses close by along with the jobs in the Scottsdale Airpark, which is the second largest employment center in the state of Arizona. The proposed development would further many of the goals set forth in the Greater Airpark Character Area Plan ("GACAP") by creating a dynamic walkable community based on live, work, and play principles.

The proposed project will provide an ideal fit for this location and beyond. The ease of accessibility, proximity to businesses, shopping, entertainment, recreation, and airport makes this development a compliment to its surroundings.



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 733 -PA- 2015

Project name: "District at the Quarter"

Project Location 15501 N. 73rd Street (Northeast corner of 73rd Street & Greenway-Hayden Loop)

Applicant Name: Dennis Newcombe, Beus Gilbert PLLC Phone: 480-429-3065

Applicant E-mail: dnewcombe@beusgilbert.com Fax: 480-429-3100

School District: Paradise Valley

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

- The school district had 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 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 be 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 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 the 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;

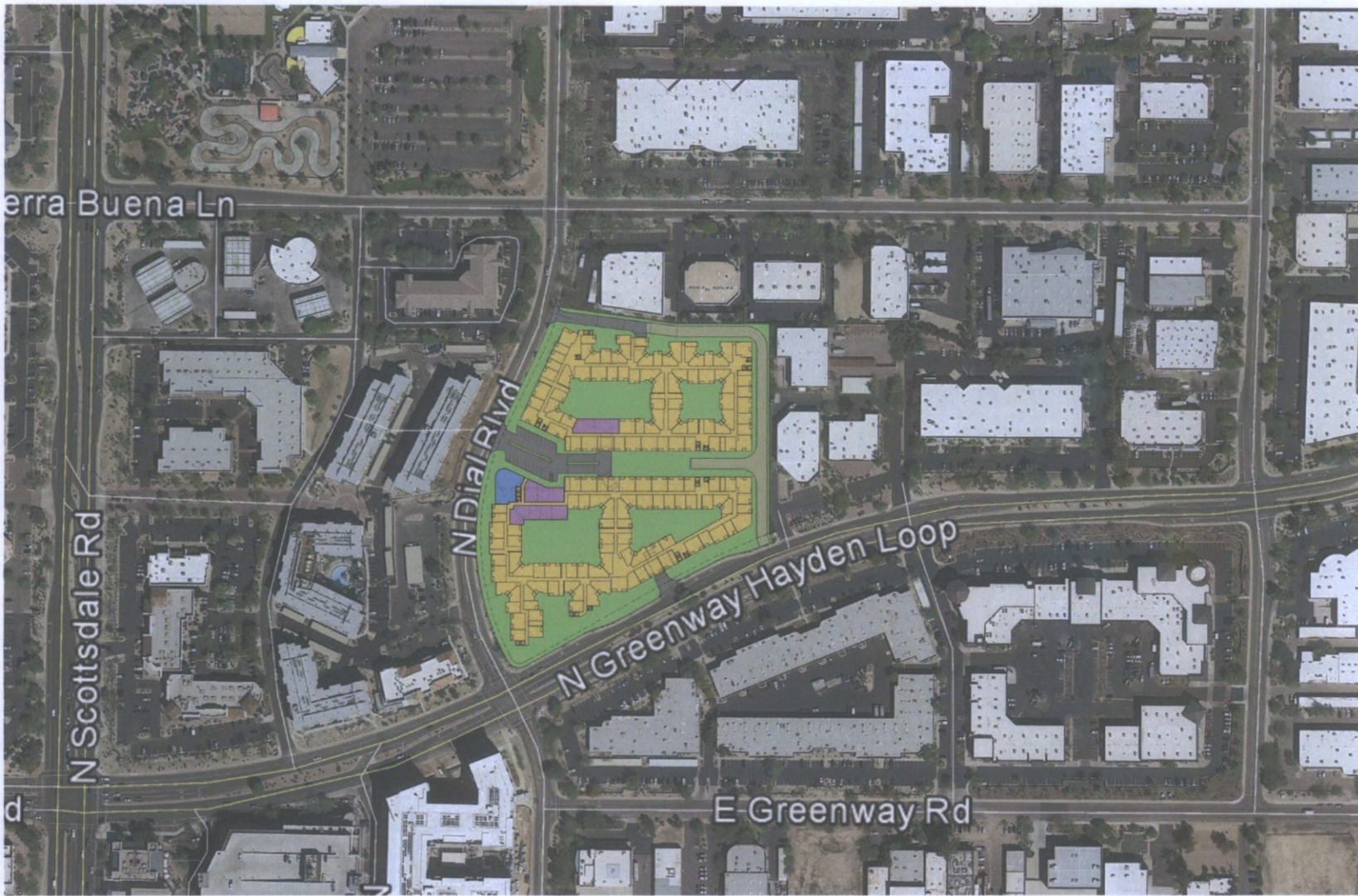
I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

Superintendent or Designee

Date

Planning and Development Services Department

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



DISTRICT AT THE QUARTER

KAPLAN AQUISITIONS, LLC

7150 E Camelback Rd., Suite 444 Scottsdale, AZ 85251

SCOTTSDALE, AZ

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860

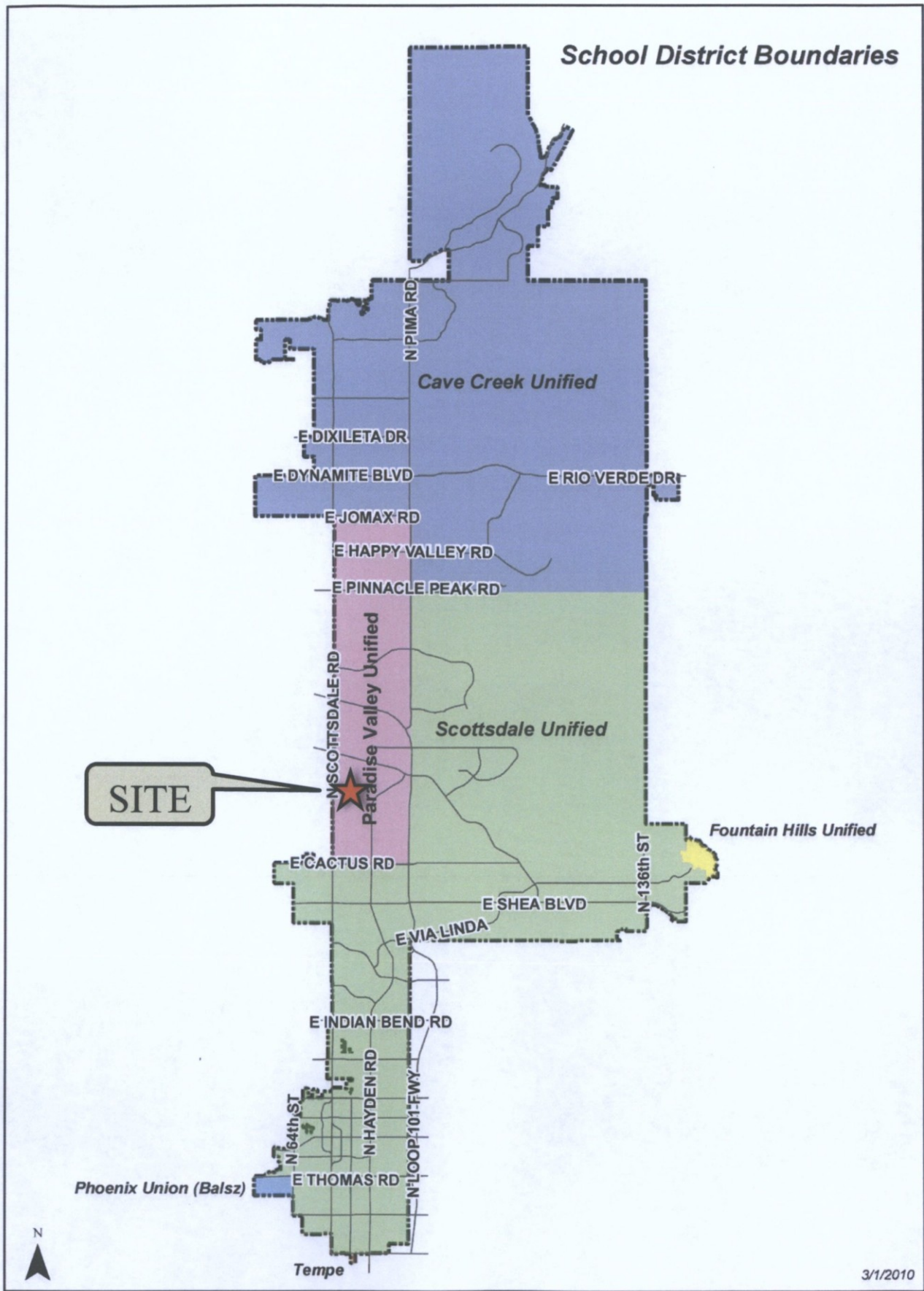
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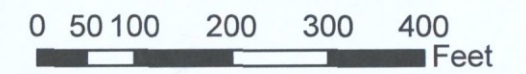
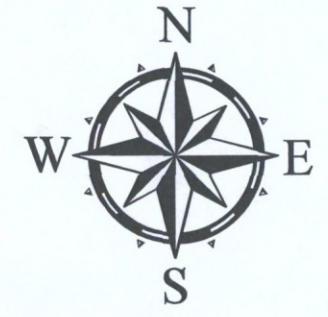
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AERIAL VIEW		A1.0	
NO.	ITEM	DATE	
1	1ST SUBMITTAL	XXX	
CASE FILE NUMBER:			

PLANNING SUBMITTAL XXX



School District Location Map



1 inch = 200 feet*

* Scale valid for original print only. Reproductions may alter the scale and render this value inaccurate.

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Aerial



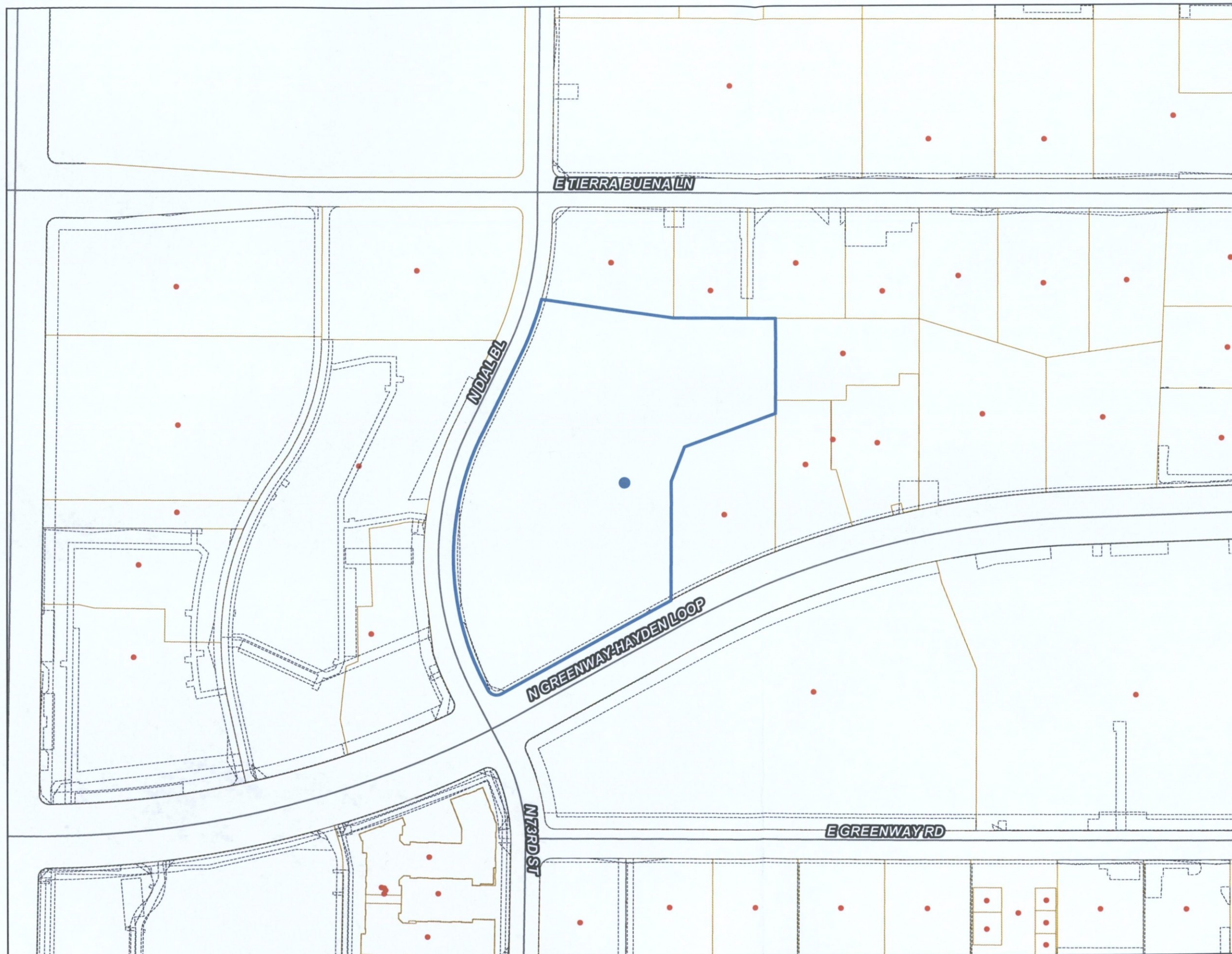
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1 inch = 200 feet*

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ROW





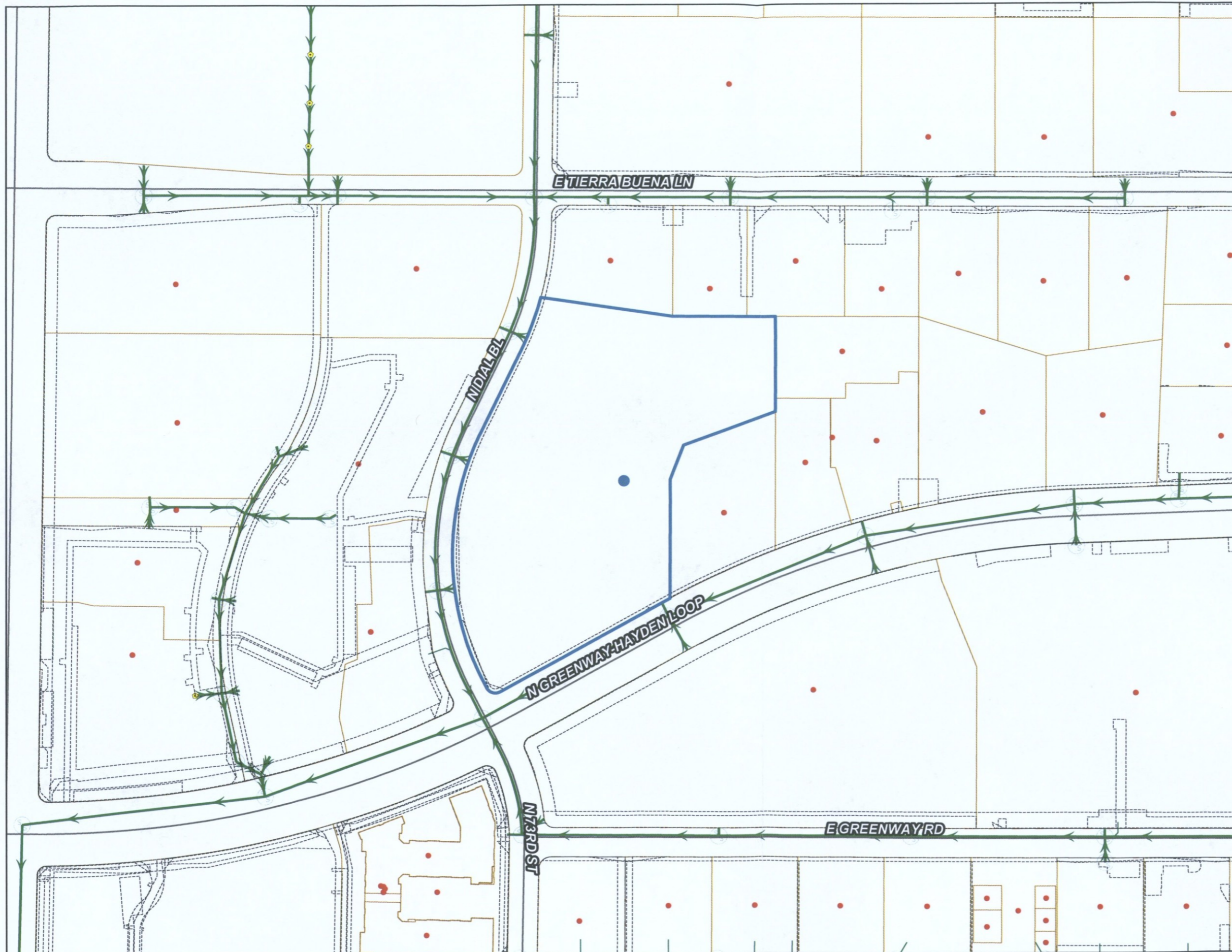
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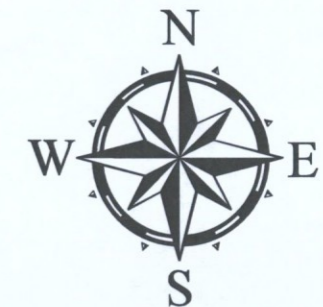
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Sewer





0 50 100 200 300 400 Feet

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Zoning

