

**Exterior Building Color & Material Samples**

**Color Drawdowns**

**Archaeological Resources**

**Airport Vicinity Development Checklist**

**Parking Study**

**Trip Generation Comparison**

**Parking Master Plan**



# 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, J. CLAY FETTER 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.

J. Clav Fetter  
Superintendent or Designee

4/11/16  
Date

## Planning and Development Services Department

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

**BEUS GILBERT**

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET  
PHOENIX, ARIZONA 85008-6504  
(480) 429-3000  
FAX (480) 429-3100

WRITER'S DIRECT LINE  
480-429-3065  
dnewcombe@beusgilbert.com

52042-0002

March 2, 2016

**VIA US MAIL**

Superintendent Dr. James Lee  
15002 North 32<sup>nd</sup> 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

**8-ZN-2016**  
**3/30/2016**

### **"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 73<sup>rd</sup> 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

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School District: Paradise Valley

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

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- 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;

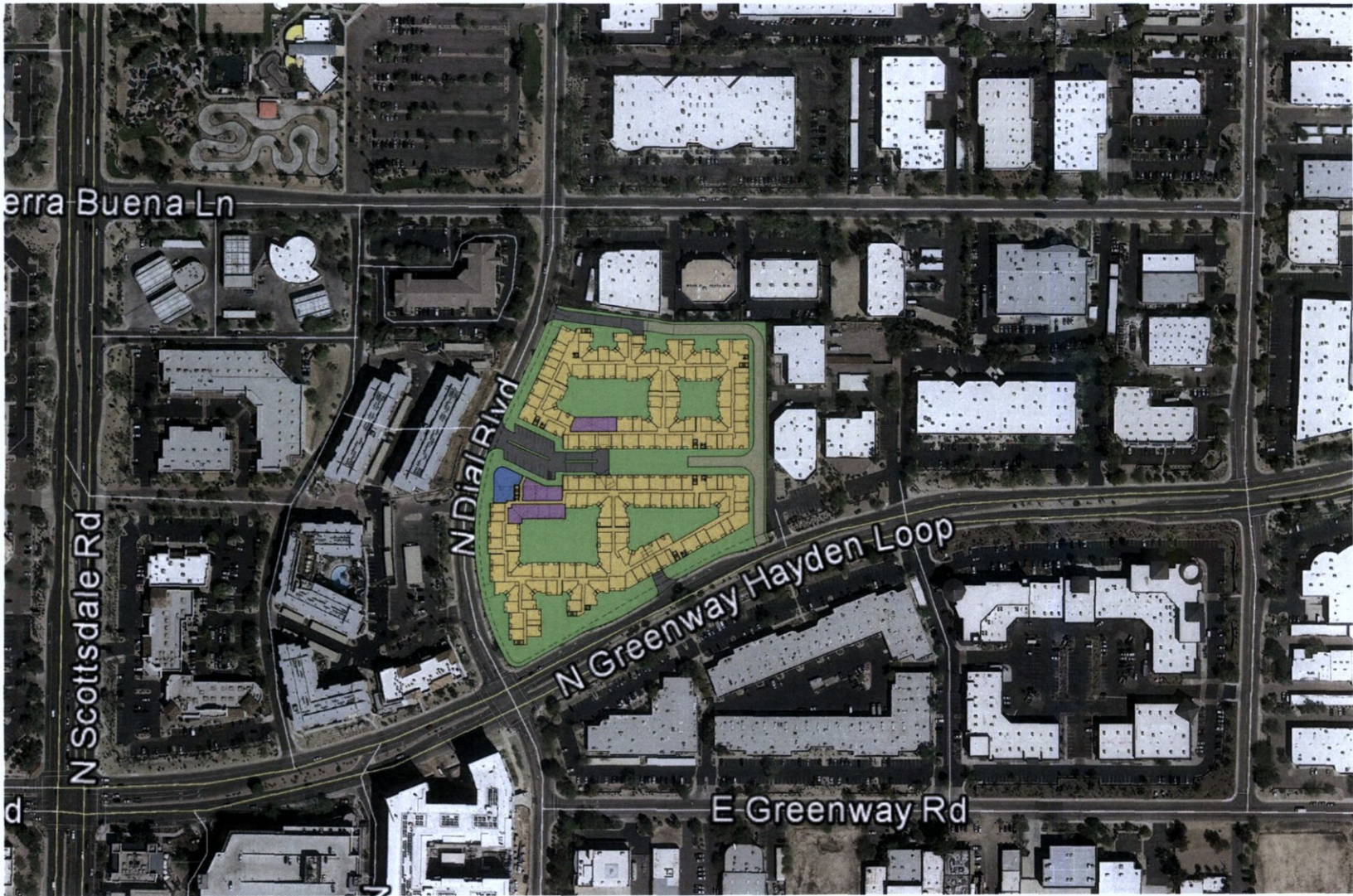
I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

\_\_\_\_\_  
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



Terra Buena Ln

N Scottsdale Rd

N Dial Blvd

N Greenway Hayden Loop

E Greenway Rd

**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

15-448 December 11, 2015



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AERIAL VIEW		A1.0	
No.	ITEM	DATE	
1	1ST SUBMITTAL	X.X.X	

CASE FILE NUMBER

PLANNING SUBMITTAL X.X.X



**DISTRICT AT THE QUARTER**

**KAPLAN AQUISITIONS, LLC**

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

**SCOTTSDALE, AZ**

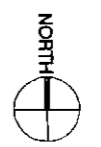
**ARCHITECTS ORANGE**

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

15-448 December 11, 2015



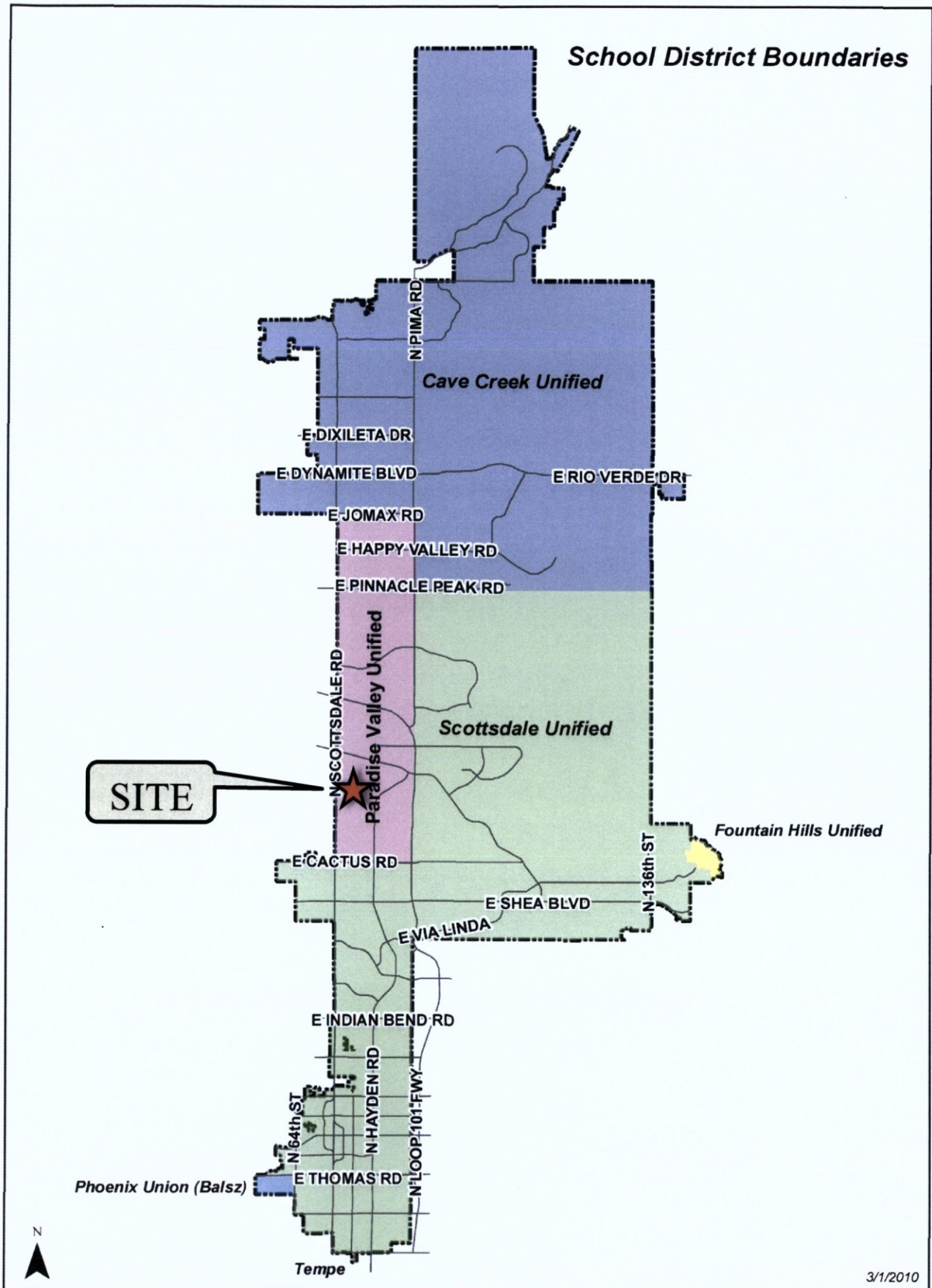
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No.	ITEM	DATE
1	1ST SUBMITTAL	X.X.X

CASE FILE NUMBER: \_\_\_\_\_

PLANNING SUBMITTAL X.X.X



**School District Location Map**





# Collaborative City and School Planning

## Policies and Procedures

**Basis:** These policies and procedures have been adopted in compliance with the City of Scottsdale Zoning Ordinance (Ordinance 455), Article I., Administrative And Procedures, Section 1.1500, Collaborative City And School Planning, effective October 10, 2002.

**Goal:** To ensure that rezoning applicants communicate with school districts and obtain their comments on potential impacts of new development on school facilities.

**Impact:** Applicable rezoning cases shall follow the procedures and use the forms established by the City of Scottsdale for the purposes of this section, as attached hereto.

### **Criteria for Applicability:**

The provisions of this section shall apply only to applications for residential rezoning which increase the projected number of students for any school district's school attendance area as a result of the proposed rezoning.

The applicability of this section includes requests for rezoning which:

- Change zoning classifications from non-residential to residential classifications, and/or
- Changes in residential zoning classifications or amended stipulations that result in greater residential densities, thereby increasing the number of potential students.

### **Applicant Responsibilities:**

- 1) *Thirty days prior to submittal the applicant shall provide to the superintendent(s) of the applicable school district(s) the following information (via registered mail), with a copy to the City of Scottsdale Planning and Development Services:*
  - Cover Letter including a request for a meeting to discuss the proposed rezoning (see attached example)
  - Detailed project narrative including the current allowed and proposed number of residential units
  - Location map (see attached example)
  - 11x17 Site Plan
  - Contact Information, including name, mailing address, fax and e-mail.
  - School District Response form, with applicant and project information completed
- 2) *At submittal, the applicant shall provide with the rezoning application:*
  - A copy of the above materials and,
  - A copy of the school district(s) response regarding the adequacy of available facilities, or a request for a thirty (30) day extension of the discussion and response time

## **Planning and Development Services Department**

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



# Collaborative City and School Planning

## Policies and Procedures

### School District Responsibilities:

- 1) Upon receipt of the above information, the school district(s) shall review the materials and determine one of the following:
  - That 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
  - That 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
  - That the school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities within the school district's attendance area in a timely manner; or
  - That 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; or
  - That the school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.
- 2) The school district shall determine the above with methodology approved and published by the appropriate school district. If a school district fails to establish a student per-household ratio methodology for projecting the number of new students resulting from an applicant's rezoning application, then the school district shall base its certification upon an authoritative source accepted within the education community and based upon the most recent published Census information.
- 3) If the school district(s) requests a thirty (30) day extension, such request must be made prior to the expiration of the original discussion and response time. Such requests must be made in writing and submitted to Current Planning Department of the City of Scottsdale Planning, Neighborhood, and Transportation Division.
- 4) In the event that the appropriate school district determines that there are not adequate school facilities for the proposed rezoning, the school district shall notify the applicant and the City of Scottsdale in writing that the school district determined that it does not have adequate school facilities to accommodate the rezoning.
- 5) Said Determination shall be communicated to the City via the form provided for that purpose.
- 6) In the event the City does not receive certification from the School District within five (5) days of the date of the application shall proceed on the basis of not finding on the adequacy of school facilities for the proposed rezoning. School District input thereafter may be sought by the City on the issue for consideration by the Planning Commission and City Council in making a decision on the rezoning application. (Per Section 1.1502.D)

## Planning and Development Services Department

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



# Collaborative City and School Planning

## Policies and Procedures

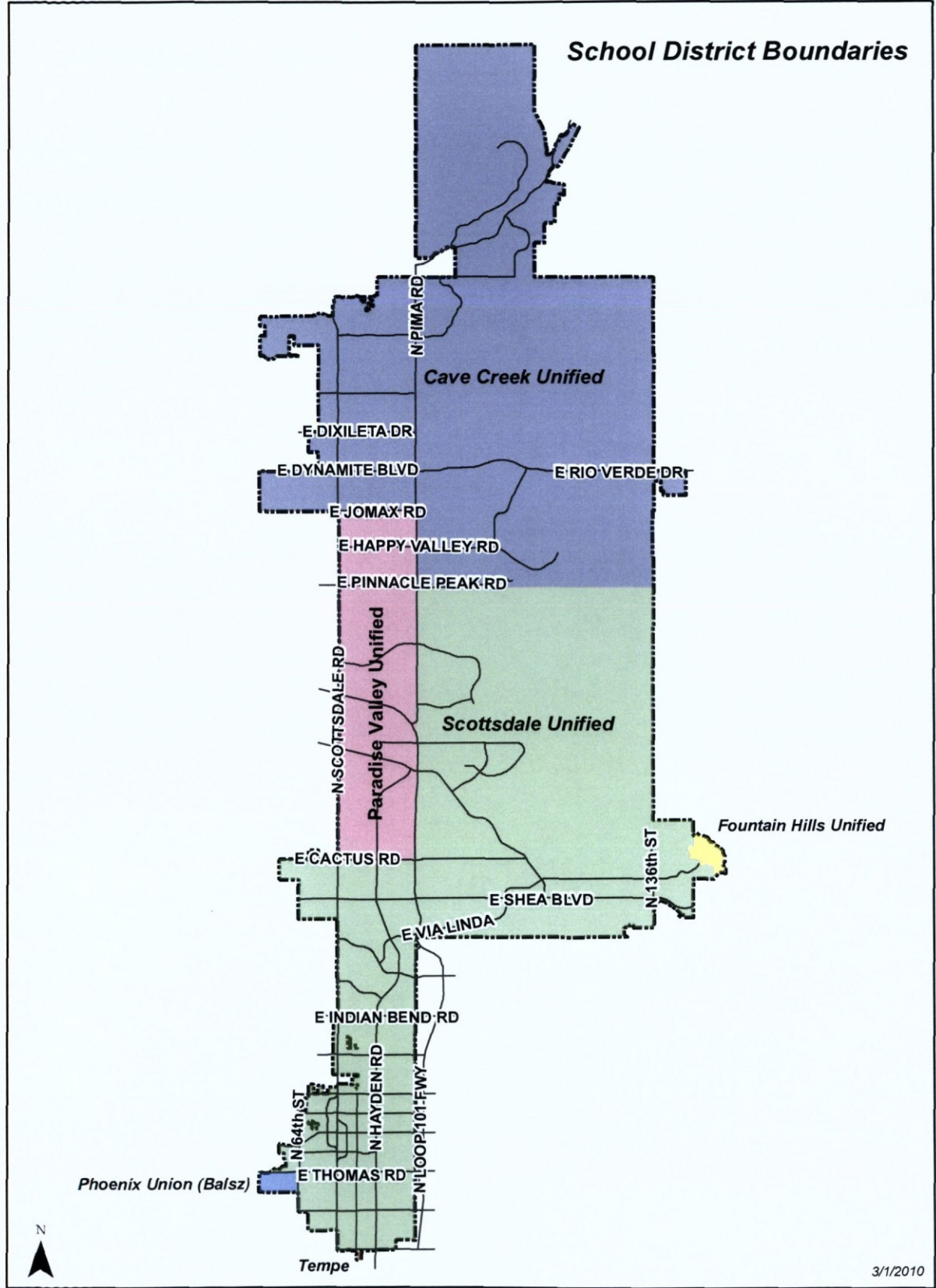
### City of Scottsdale Responsibilities

- 1) The City shall review the school district(s) response and include the district's determination in the staff report prepared for the Planning Commission and City Council.
- 2) If the school district does not respond, the staff report will reflect no response on the part of the School District. The City may choose to contact the School District regarding the rezoning. (Per Section 1.1502.D)
- 3) The determination form, if returned by the school district, shall be included as an attachment to the said staff report.
- 4) The City shall continue to provide to the school district(s) notification of request for public hearing per the Early Notification policy.

### **Planning and Development Services Department**

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

# School District Boundaries





## School District Contact Information

**Baltz School District**  
4825 E Roosevelt Street  
Phoenix AZ 85008  
602-629-6400  
[www.balsz.k12.az.us](http://www.balsz.k12.az.us)

**Cave Creek School District**  
PO Box 426  
Cave Creek, AZ 85327  
480-575-2000  
[www.ccusd93.org](http://www.ccusd93.org)

**Paradise Valley School District**  
15002 N 32<sup>nd</sup> Street  
Phoenix, AZ 85032  
602-449-2000  
<http://cmweb.pvschools.net/siteweb/>

**Tempe Elementary School District**  
3205 S Rural Road  
Tempe, AZ 85282  
480-730-7100  
<http://www.tempeschools.org/>

**Tempe Union High School District**  
500 West Guadalupe Road  
Tempe, AZ 85283  
480-839-0292  
<http://www.tuhsd.k12.az.us>

**Phoenix Union High School District**  
4502 N Central Ave  
Phoenix, AZ 85012  
602-764-1100  
[www.phxhs.k12.az.us](http://www.phxhs.k12.az.us)

**Fountain Hills School District**  
16000 E. Palisades Boulevard  
Fountain Hills, AZ 85268  
480-664-5000  
[www.fountainhillsschools.org](http://www.fountainhillsschools.org)

**Scottsdale School District**  
3811 N 44<sup>th</sup> Street  
Phoenix, AZ 85018  
480-484-6100  
<http://susd.schoolfusion.us/>

### Planning and Development Services Department

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

Date

Superintendent

\_\_\_\_\_ School District

\_\_\_\_\_, AZ \_\_\_\_\_

Dear Madam or Sir,

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(s) from non-residential to residential classifications, and/or changes the residential zoning Or stipulation(s) resulting in greater residential densities allowed on the subject property. The property is currently zoned for \_\_\_\_\_ residential units; our application will result in a total of \_\_\_\_\_ units allowed, an increase of \_\_\_\_\_%.

Enclosed please find a detailed project narrative, a location map, site plan and the Determination Form required by the City per the above Ordinance. I would like to schedule a meeting with you to discuss the above proposal. I can be reached \_\_\_\_\_.

Sincerely,

\_\_\_\_\_

Phone

Fax

E-mail

cc: City of Scottsdale Current Planning Department