



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

March 6, 2020

SENT VIA CERTIFIED MAIL TO:

Dr. John Kriekard
Acting Superintendent
Scottsdale Unified School District
8500 E. Jackrabbit Road
Scottsdale, AZ 85250

Re: Proposed Development at 7110 East Indian School Road

Dear Dr. Kriekard:

This letter is being sent to you pursuant to the City of Scottsdale Collaborative City and School Planning policy (a copy of which is attached) to ensure adequate opportunity to receive input from the School District regarding potential impacts of new development on school facilities.

Please be advised that we are applying for a zoning change to the roughly 3.5 gross acre site at 7110 East Indian School Road that that will result in greater residential densities on the subject Property. The property is currently zoned Central Business, Downtown Overlay (C-2, DO) which would permit roughly 80 residential units. Our application would rezone the property to Downtown Multiple Use Type—2, Planned Block Development, Downtown Overlay (D/DMU-2, PBD, DO) which allows for a customized number of residential units. The current plan anticipates approximately 250 residential apartment units.

As required per the above noted policy, please find a location map, site plan and Determination form enclosed. **You are requested to respond to the City of Scottsdale Planning and Development Services Department by utilizing the Determination form within 30 days of receipt of this notification.**

I would also be happy to meet with you to discuss this project. Should you have any questions, please do not hesitate to contact me at (602) 230-0600 or George@witheymorris.com. Thank you, in advance, for your consideration.

Sincerely,

WITHEY MORRIS, PLC

By


George Pasquel III

cc: Bryan Cluff, City of Scottsdale Planning Department

Attachments: planning policy, determination form, aerial, site plan

10-ZN-2020
9/3/2020

Aerial Map



3rd Avenue

Marshall Way

SITE

Scottsdale Road

Indian School Rd

7110 E. Indian School



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
 - Detailed Project Narrative including the current allowed and proposed number of residential units
 - Location Map
 - 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

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

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 and Development Services.
- 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)

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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

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School District Determination of Adequate Facilities



City of Scottsdale Project Number: 63 -PA- 2020

Project name: AC Scottsdale

Project Location 7110 E Indian School Road

Applicant Name: George Pasquel III

Phone: 602.230.0600

Applicant E-mail: George@WiltheyMorris.com

Fax: N/A

School District: _____

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;

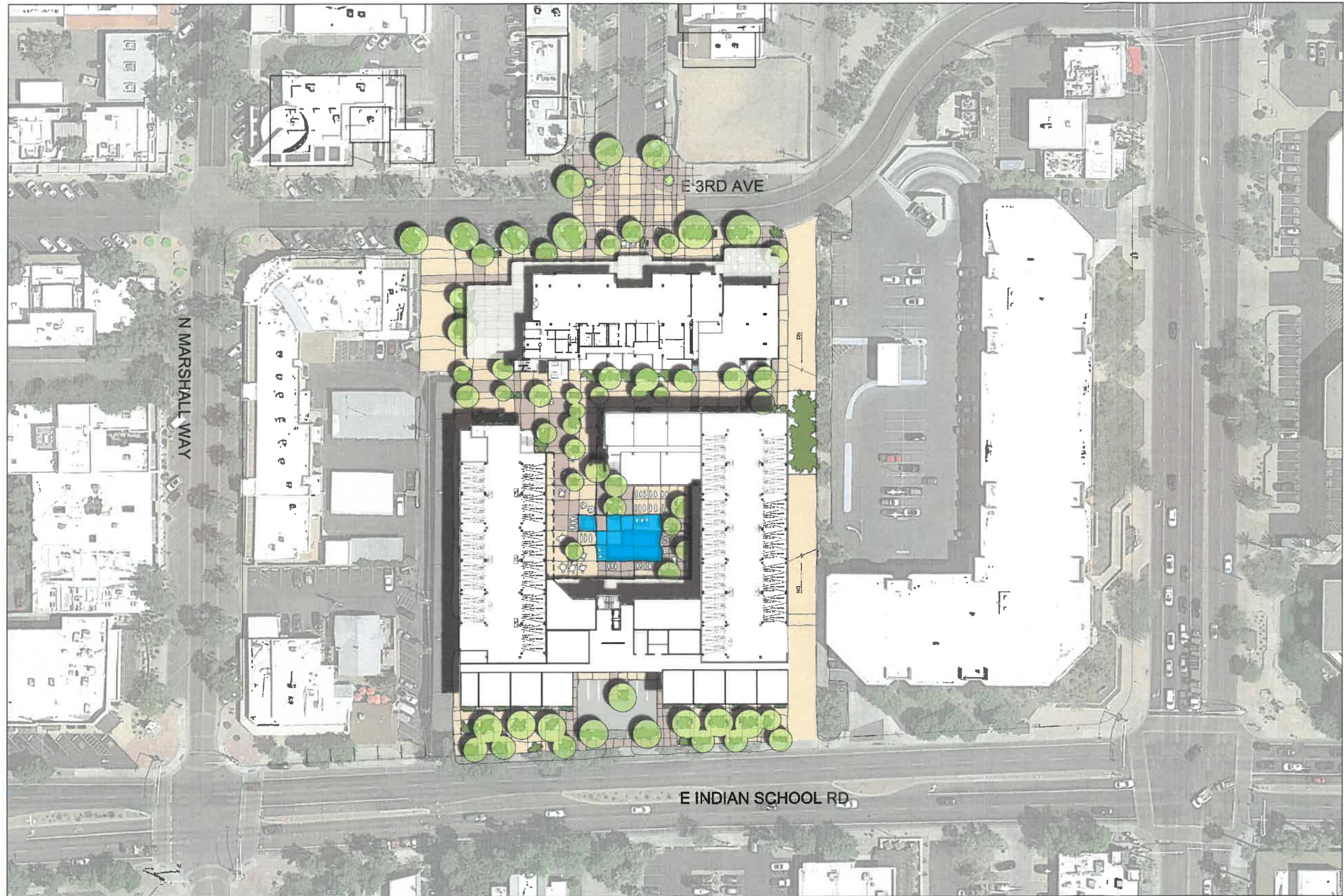
I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

Superintendent or Designee

Date

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Old Town Scottsdale - **AC Hotel Mixed-Use Development**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	1.40
Total Postage and Fees	
\$	7.80

Postmark
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Sent To
Dr. John Krickard
 Street and Apt. No., or PO Box No.
8500 E. Jackrabbit Rd
 City, State, ZIP+4®
Scottsdale, AZ 85250