



PHONE: 602-230-0600

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

March 20, 2019

SENT VIA CERTIFIED MAIL TO:

Dr. John Kriekard
Superintendent
Scottsdale Unified School District
7575 E. Main Street
Scottsdale, Arizona 85251

Re: Bishop Lane & 2nd Street in Downtown Scottsdale

Dear Dr. Kriekard:

This letter is being sent to you pursuant to the City of Scottsdale Collaborative City and School Planning Policy for General Plan designation and zoning classification changes.

Please be advised that we are applying to rezone approximately 1.5-acres located at the southwest corner of Bishop Lane and 2nd Street, as seen on the attached exhibits. The request will change the classification from Highway Commercial, Downtown Overlay (C-3, DO) to Downtown/Downtown Multiple Use Type 3, Planned Block Development, Downtown Overlay (D/DMU-3, PBD, DO) to enable a multifamily residential project resulting in greater density on the subject property. The property is currently zoned for approximately 35 dwelling units; this application will enable up to roughly 200 dwelling units.

As required per the above Planning and Development Department policy, please find a location map and School District Response Form enclosed. **You are requested to respond to myself and/or the City of Scottsdale Planning and Development Services Department by utilizing the attached Determination document.**

I would be happy to meet with you to discuss this application if you so desire. 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

Attachments

Aerial Map



Bishop Lane





CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"
0 10' 20' 40'



2ND STREET AND BISHOP LANE

SHEET
1
OF 1

School District Determination of Adequate Facilities



City of Scottsdale Project Number: 890 -PA- 2018

Project name: Bishop Lane

Project Location: Southwest corner of Bishop Lane and 2nd Street in downtown Scottsdale

Applicant Name: George Pasquel III - Withey Morris, PLC

Phone: 602.230.0600

Applicant E-mail: George@WitheyMorris.com

Fax: N/A

School District: Coronado Learning Community

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

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

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Dr. John Krickard - SUSD	
Street and Apt. No., or PO Box No.	
7575 E Main St	
City, State, ZIP+4®	
Scottsdale AZ 85251	