



March 11, 2022

**SENT VIA CERTIFIED MAIL TO:**

**Dr. Troy Bales  
Superintendent  
Paradise Valley Unified School District  
District Administrative Center  
15002 N. 32<sup>nd</sup> St.  
Phoenix, AZ 85032**

Re: Proposed Development at 18777 N Scottsdale Rd. Scottsdale, AZ 85255

Dear Dr. Bales,

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 21.88 gross acre site at 18777 N. Scottsdale Rd. that will result in greater residential densities on the subject Property. The property is currently zoned C-4 (General Commercial District) which would permit no residential units. Our application would rezone the property to a mixed-use district to accommodate 1,500 residential units and 31,000 SF of commercial space.

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 (480) 874-9900 ext. 1305 or [riehlem@optima.inc](mailto:riehlem@optima.inc). Thank you, in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Riehle".

Mark Riehle  
Senior Vice President - Optima

cc: Greg Bloemberg, City of Scottsdale Planning Department

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







# SCHOOL DISTRICT Determination of Adequate Facilities

City of Scottsdale Project Number: \_\_\_\_\_-PA-\_\_\_\_\_

Project name: Optima McDowell Mountain Village

Project Location 18777 N. Scottsdale Road, Scottsdale, AZ 85255

Applicant Name: Optima Phone: 480-874-9900 ext. 1305

Applicant E-mail: riehlem@optima.inc Fax: N/A

School District: Paradise Valley Unified 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

## 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

**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)

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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 Department**

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Dr. Troy Bales, Superintendent  
 Paradise Valley Unified School District  
 District Administrative Center  
 15002 N. 32nd St.  
 Phoenix, AZ 85032



9590 9402 7244 1284 0774 97

2. Article Number (Transfer from service label)

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A. Signature

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- Agent
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- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
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- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
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7021 2720 0000 3181 0718

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Judy Pearl*

- Agent
- Addressee

B. Received by (Printed Name)

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If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt