

**Certification of Adequate School Facilities
for
Residential Rezoning – Glendale, Arizona
Revised November 2001**

Glendale City Ordinance No. 2104 applies to applications for residential rezoning which will increase the projected number of students for any school district's attendance area. This includes applications for rezoning which change zoning classifications from non-residential to residential and rezonings which change residential zoning classifications to a higher density classification.

To be completed by City Staff

City Application Number: SR 21-0070

City Staff Contact: Alex Lerma Telephone Number: (623) 930-2810

Property Address: North of the NWC of 51st Avenue & Bell Road

Property Size: 7.44± gross acres

Existing Zoning: PAD for commercial/office uses Proposed Zoning: PAD for multi-family residential

Existing Dwelling Unit Potential: Single Family: _____ Multi-Family: _____

Proposed # of Dwelling Units: Single Family: _____ Multi-Family: 203

Net Increase in Dwelling Units from Existing Zoning:
Single Family: _____ Multi-Family: _____

Affected School District(s): Elementary: Deer Valley Unified School District

Middle: Deer Valley Unified School District

High School: Deer Valley Unified School District

Impacted School(s): Elementary: Greenbrier Elementary

Middle: Desert Sky Middle School

High School: Deer Valley High School

Sent for Certification to: _____

Referred Date: _____

Response Deadline: August 14, 2021

If no response is received by this date, it will be deemed that there are adequate school facilities for the proposed rezoning.

Response Date: _____



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July 14, 2021

Via Email superintendent@dvusd.org and Mail
Superintendent Curtis Finch, Jr., Ph.D.
Deer Valley Unified School District
20402 N. 15th Avenue
Phoenix, AZ 85027

Re: School District Notification – **Proposed age restricted (55+) Multifamily Development**
North of the NWC of 51st Avenue and Bell Road

Dear Superintendent Finch:

This letter is being sent to you pursuant to the City of Glendale Planning Department school district notification policy for General Plan and Zoning changes.

Please be advised that on behalf of Sparrow Partners (“Sparrow”) we are applying for a Rezoning, General Plan Amendment and Design Review on approximately 7.44± gross acres located north of the northwest corner of 51st Avenue and Bell Road (the “Site”). An aerial map of the Site is attached.

Specifically, the General Plan Land Use Map is being amended from Planned Commercial (PC) to High-Density Residential (HDR-30). The property is currently zoned Planned Area Development (PAD) for commercial and office uses. The rezoning request is for a new PAD to allow a high-quality multifamily development for an **age-restricted (55+ years old)** multifamily community.

Sparrow’s 4-story age-restricted multifamily community will consist of approximately 203 multifamily units with a residential density of 25 du/ac. A copy of the Site Plan and Conceptual Building Elevations are attached.

As part of the General Plan and Zoning processes, I have attached a Certification of Adequate School Facilities for you to complete. The completed Certification can be mailed to Alex Lerma (address can be found on sheet 2 of the Certification) or emailed to Alex at alerma@glendaleaz.com.

If you have questions or would like to discuss the proposal, I can be reached by telephone (602) 234-8787 or by email (lchatburn@bcattorneys.com). Thank you.

Very truly yours,

A handwritten signature in blue ink that reads "Leslie Chatburn". The signature is written in a cursive, flowing style.

Leslie Chatburn
Paralegal to Brian Greathouse

/lc
encl. (as stated)