

August 5, 2022

Superintendent Dr. Jennifer Cruz  
Pendergast Elementary School District #92  
3802 N. 91<sup>st</sup> Avenue  
Phoenix, AZ 85037

RE: General Plan Amendment and Rezoning request  
Proposed Recreational Vehicle Resort  
City Application Numbers: GPA22-09 and ZON22-17  
Approximately 585 feet south of the southwest corner of 83rd Avenue  
Glendale Avenue

Dear Superintendent Dr. Cruz,

This letter is being sent to you pursuant to the City of Glendale Planning Department Adequate School Facilities notification policy for zoning classification changes.

Please be advised that we are applying for a General Plan Amendment and Zoning change for an approximate 17 gross acres (15.82 net acres) property located approximately 585 feet south of the southwest corner of 83rd Avenue Glendale Avenue (see attached Aerial location map). On behalf of our client, Paul Davis Family - Davis Enterprises, we have submitted this General Plan Amendment and Rezoning request. The overall subject site consists of 4 parcels and is identified in Maricopa County Assessor's data base as APNs:102-03-006A, 102-03-006B, 102-03-008, and 102-03-009. The property is being planned for a new Recreational Vehicle Resort.

The purpose of this request is to submit, process, and obtain approval for a Minor General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently.

The first request seeks a Minor General Plan Amendment ("GPA") to change the existing MDR 5 (Medium Density Residential 3.5 - 5.0 du/ac) and OFC (Office) land use designations to GC (General Commercial) land use designation.

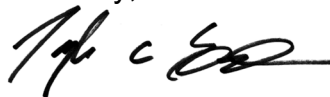
The second companion request seeks PAD (Planned Area Development) zoning on the property to allow for a Recreational Vehicle Resort community. This request seeks a rezoning from R-3 to PAD with amended development standards to allow a planned Recreational Vehicle Resort development, which is an appropriate use next to the existing mobile home park and near the City's entertainment and sports corridor. Glendale Recreational Vehicle Resort is designed as a community of Recreational Vehicle sites with landscaped open space areas and amenities to provide guests with an attractive environment to complement their visit to Glendale. The layout and design of Glendale Recreational Vehicle Resort faces all lots on this property inward onto the property's

internal loop street and open space. The Recreational Vehicle Resort will be designed to attract the owners and users of high-end recreational vehicles.

The intent of this development is to create a luxury Recreational Vehicle Resort community that brings in tourism and sets the bar for design and quality for this area using high-quality design features and amenities. The goal is to create a high-quality luxury development that enhances this area of the City. Because the existing and proposed zoning could allow for multifamily residential, we are providing this letter and Adequate School Certificate form for your review. While not the intent, if this site were developed as multifamily is could allow up to 272 units.

As required per the above Planning Department policy, please find an aerial location map, site plan, and Certification of Adequate School Facilities Form enclosed. You are requested to respond to the City of Glendale Planning Department by utilizing the Certification of Adequate School Facilities Form within 30 days of receipt of this notification. If you would like to discuss the proposal, you can call me or Ric Toris, my in-house planner, at (602) 265-0094 or email Ric at rtoris@earlcurley.com.

Sincerely,

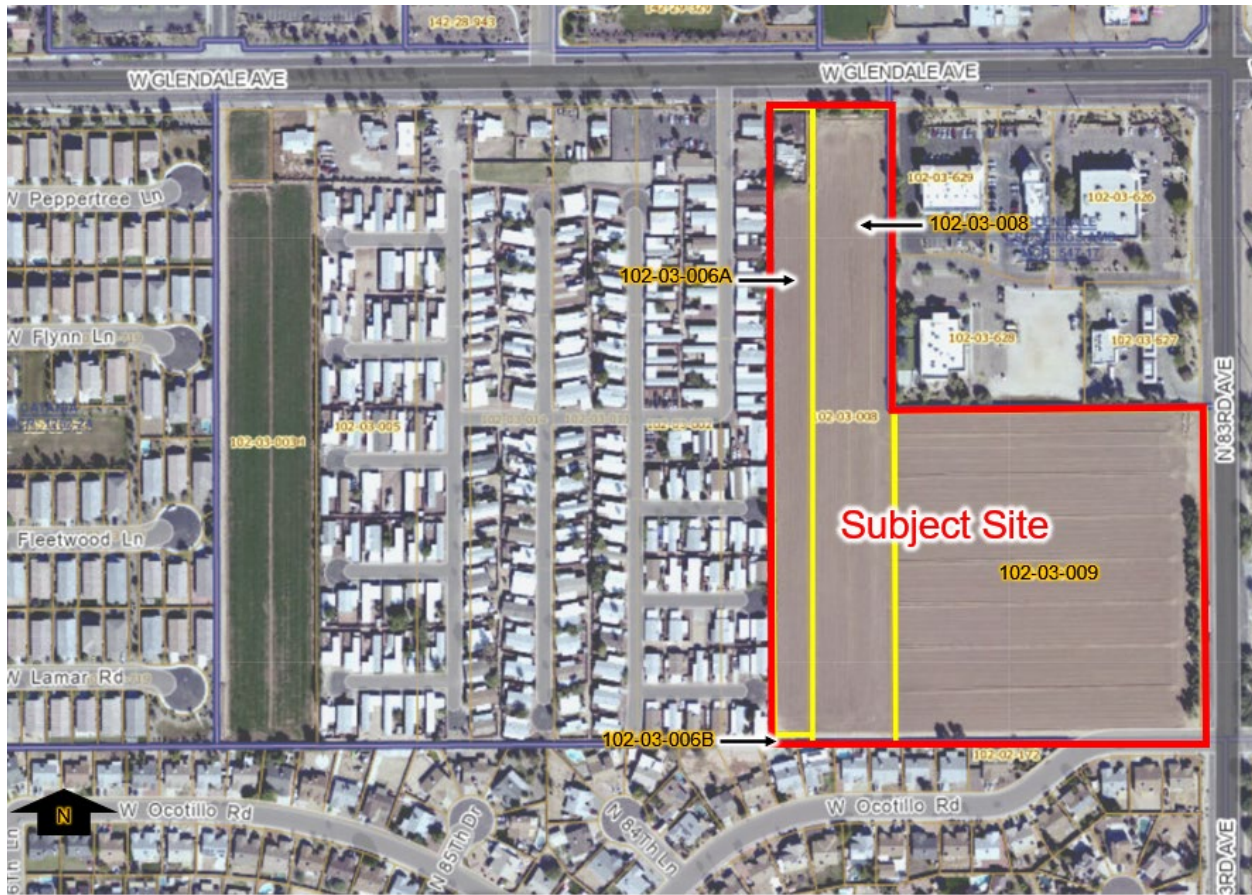


**Taylor C. Earl**  
Partner

o (602) 265-0094  
tearl@earlcurley.com

Attachments:      Aerial Location Map  
                            Conceptual Site Plan  
                            Certification of Adequate School Facilities form

O:\INDEX\Davis Enterprises\83rd & Glendale (RV Park)\Docs\Certification of Adequate Schools Letter and Form (RV)(Pendergast Elementary School District)(Final)\_8.5.2022.docx



APNs: 102-03-006A, 102-03-006B, 102-03-008 & 102-03-009

Aerial Photograph with Subject Property

Aerial Location map



Conceptual Site Plan

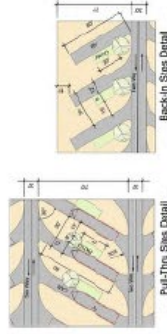


**Site Data - EAST PARCELL**

RV Data	
Back-In Sites (60')	85
Back-In Sites (45')	30
Pull-Thru Sites(60')	38
Pull-Thru Sites(55')	6
<b>Total RV Sites</b>	<b>159</b>
Parking Stalls Provided	30

**East Parcel Site Data**

Area of Site -	692,037.72 S.F./ 15.887 Ac.
Open Space -	275,865.48 S.F./ 6.333 Ac.
Open Space %	39.86%



**GLENDALE RV & SHAMROCK  
EXPANSION  
RV - Conceptual Development Plan**

Prepared by: **nadigroup**

Prepared for: **DAVIS**

NOT TO SCALE  
Information furnished on this property is from sources deemed reliable. Nad Group has not made an independent inspection of these records and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to all maps, and does not represent any regulatory approval.

June 1, 2022 3 of 4

**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.*

City Application Number: GPA22-09/ZON22-17

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

Property Address: Approx. 585 feet south of southwest corner of 83rd Ave & Glendale Avenue

Property Size: +/- 17 acres

Existing Zoning: R-3 (Multiple Residence) Proposed Zoning: PAD

Existing Dwelling Unit Potential: Single Family: 124 Multi-Family: 272

Proposed # of Dwelling Units: Single Family: 0 Multi-Family: If not developed as RV Resort up to 272 units

Net Increase in Dwelling Units from Existing Zoning:

Single Family: 0 Multi-Family: 0

Affected School District(s): Elementary: Pendergast Elementary School District 92

Middle: Pendergast Elementary School District 92

High School: Tolleson Union High School District

Impacted School(s): Elementary: Desert Mirage Elementary School K-8

Middle: Desert Mirage Elementary School K-8

High School: Copper Canyon High School

Applicant/Contact for Rezoning Application: Taylor C. Earl or Ric Toris of Earl & Curley, P.C.

Address: 3101 N. Central Avenue, Suite 1000, Phoenix, Arizona 85012

Telephone: (602) 265 - 0094 Fax: (602) 265 - 2195

Email: tearl@earlcurley.com / rtoris@earlcurley.com

---

Sent for Certification to: Dr. Jennifer Cruz District Superintendent

Referred Date: August 8, 2022

Response Deadline: September 9, 2022

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

Response Date: \_\_\_\_\_



August 5, 2022

Superintendent Nora Gutierrez  
Tolleson Union High School District  
9801 W. Van Buren Street  
Tolleson, AZ 85353

RE: General Plan Amendment and Rezoning request  
Proposed Recreational Vehicle Resort  
City Application Numbers: GPA22-09 and ZON22-17  
Approximately 585 feet south of the southwest corner of 83rd Avenue  
Glendale Avenue

Dear Superintendent Nora Gutierrez,

This letter is being sent to you pursuant to the City of Glendale Planning Department Adequate School Facilities notification policy for zoning classification changes.

Please be advised that we are applying for a General Plan Amendment and Zoning change for an approximate 17 gross acres (15.82 net acres) property located approximately 585 feet south of the southwest corner of 83rd Avenue Glendale Avenue (see attached Aerial location map). On behalf of our client, Paul Davis Family - Davis Enterprises, we have submitted this General Plan Amendment and Rezoning request. The overall subject site consists of 4 parcels and is identified in Maricopa County Assessor's data base as APNs:102-03-006A, 102-03-006B, 102-03-008, and 102-03-009. The property is being planned for a new Recreational Vehicle Resort.

The purpose of this request is to submit, process, and obtain approval for a Minor General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently.

The first request seeks a Minor General Plan Amendment ("GPA") to change the existing MDR 5 (Medium Density Residential 3.5 - 5.0 du/ac) and OFC (Office) land use designations to GC (General Commercial) land use designation.

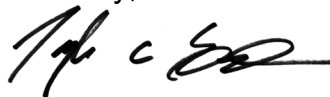
The second companion request seeks PAD (Planned Area Development) zoning on the property to allow for a Recreational Vehicle Resort community. This request seeks a rezoning from R-3 to PAD with amended development standards to allow a planned Recreational Vehicle Resort development, which is an appropriate use next to the existing mobile home park and near the City's entertainment and sports corridor. Glendale Recreational Vehicle Resort is designed as a community of Recreational Vehicle sites with landscaped open space areas and amenities to provide guests with an attractive environment to complement their visit to Glendale. The layout and design of Glendale Recreational Vehicle Resort faces all lots on this property inward onto the property's

internal loop street and open space. The Recreational Vehicle Resort will be designed to attract the owners and users of high-end recreational vehicles.

The intent of this development is to create a luxury Recreational Vehicle Resort community that brings in tourism and sets the bar for design and quality for this area using high-quality design features and amenities. The goal is to create a high-quality luxury development that enhances this area of the City. Because the existing and proposed zoning could allow for multifamily residential, we are providing this letter and Adequate School Certificate form for your review. While not the intent, if this site were developed as multifamily is could allow up to 272 units.

As required per the above Planning Department policy, please find an aerial location map, site plan, and Certification of Adequate School Facilities Form enclosed. You are requested to respond to the City of Glendale Planning Department by utilizing the Certification of Adequate School Facilities Form within 30 days of receipt of this notification. If you would like to discuss the proposal, you can call me or Ric Toris, my in-house planner, at (602) 265-0094 or email Ric at rtoris@earlcurley.com.

Sincerely,

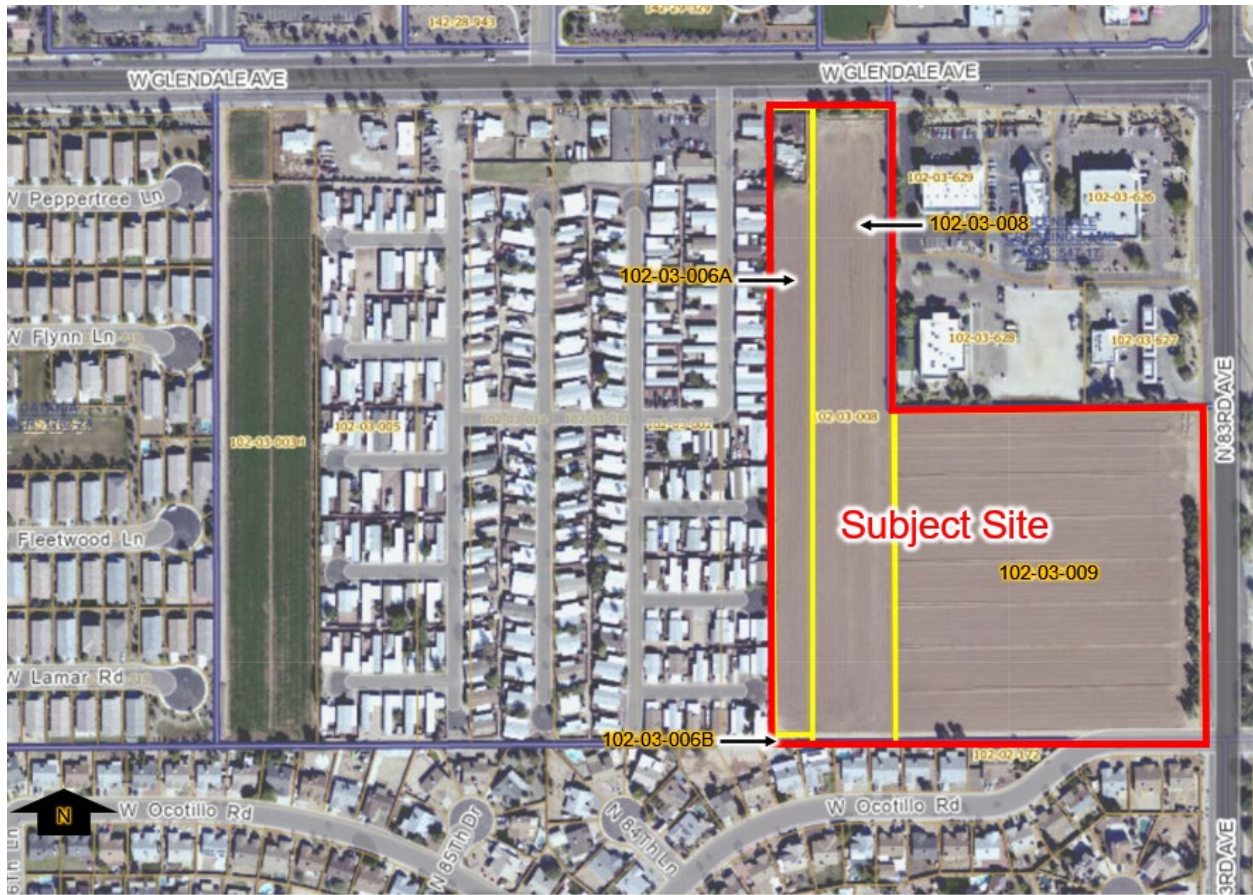


**Taylor C. Earl**  
Partner

o (602) 265-0094  
tearl@earlcurley.com

Attachments:      Aerial Location Map  
                            Conceptual Site Plan  
                            Certification of Adequate School Facilities form

O:\INDEX\Davis Enterprises\83rd & Glendale (RV Park)\Docs\Certification of Adequate Schools Letter and Form (RV)\Tolleson Union High School District\Final\_8.5.2022.docx



APNs: 102-03-006A, 102-03-006B, 102-03-008 & 102-03-009

Aerial Photograph with Subject Property

Aerial Location map



Conceptual Site Plan

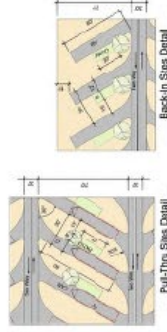


**Site Data - EAST PARCELL**

RV Data	
Back-In Sites (60')	85
Back-In Sites (45')	30
Pull-Thru Sites(60')	38
Pull-Thru Sites(55')	6
<b>Total RV Sites</b>	<b>159</b>
Parking Stalls Provided	30

**East Parcel Site Data**

Area of Site -	692,037.72 S.F./ 15.887 Ac.
Open Space -	275,865.48 S.F./ 6.333 Ac.
Open Space %	39.86%



**GLENDALE RV & SHAMROCK  
EXPANSION  
RV - Conceptual Development Plan**

Prepared by: **nadigroup**

Prepared for: **DAVIS**

NOT TO SCALE  
Information furnished on this property is from sources deemed reliable. Nad Group has not made an independent inspection of these records and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to all maps, and does not represent any regulatory approval.

June 1, 2022 3 of 4

**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.*

City Application Number: GPA22-09/ZON22-17

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

Property Address: Approx. 585 feet south of southwest corner of 83rd Ave & Glendale Avenue

Property Size: +/- 17 acres

Existing Zoning: R-3 (Multiple Residence) Proposed Zoning: PAD

Existing Dwelling Unit Potential: Single Family: 124 Multi-Family: 272

Proposed # of Dwelling Units: Single Family: 0 Multi-Family: If not developed as RV Resort up to 272 units

Net Increase in Dwelling Units from Existing Zoning:

Single Family: 0 Multi-Family: 0

Affected School District(s): Elementary: Pendergast Elementary School District 92

Middle: Pendergast Elementary School District 92

High School: Tolleson Union High School District

Impacted School(s): Elementary: Desert Mirage Elementary School K-8

Middle: Desert Mirage Elementary School K-8

High School: Copper Canyon High School

Applicant/Contact for Rezoning Application: Taylor C. Earl or Ric Toris of Earl & Curley, P.C.

Address: 3101 N. Central Avenue, Suite 1000, Phoenix, Arizona 85012

Telephone: (602) 265 - 0094 Fax: (602) 265 - 2195

Email: tearl@earlcurley.com / rtoris@earlcurley.com

---

Sent for Certification to: Superintendent Nora Gutierrez

Referred Date: August 8, 2022

Response Deadline: September 9, 2022

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

Response Date: \_\_\_\_\_

