
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 Mobile Home Park expansion
City Application Numbers: GPA22-08 and ZON22-18
Approximately 1,760 ft west of the southwest corner of Glendale Avenue
and 83rd 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 6 gross acres (5.75 net acres) property located approximately 1,760 ft west of the southwest corner of Glendale Avenue and 83rd 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 2 parcels and is identified in Maricopa County Assessor's database as APNs:102-03-003H and 102-03-012A. The property is being planned for an expansion of the existing Shamrock Mobile Home Park.

The purpose of this request is to submit, process, and obtain approval for a Minor General Plan Amendment and Rezoning/MH-Mobile Home Overlay 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) land use designation to the MHDR 12 (Medium-High Density Residential 8.0 – 12.0 du/ac) land use designation.

The second companion request seeks a MH (Mobile Home) Overlay to the existing R-3 zoning on the property to allow for the expansion of the existing mobile home park. This request seeks a rezoning from R-3 to R-3 MH. The existing R-3 zoning on the subject site has been in place since 1984 and yet no development has occurred. The R-3 zoning allows for multifamily residential development up to 16 du/ac and building heights up to 30-feet. The proposed density for this rezoning overlay request is approximately 9.66 du/ac - which is well below the allowed density under the existing R-3 zoning on the subject property. Because of the narrow and deep shaped parcel and limited access we

believe the proposed requests are appropriate and are a good land use solution for this challenging site. It would be difficult to think of a more compatible use for this site, given the existing mobile Home Park and the shape and size of the lot. The development of the mobile home park expansion will fit seamlessly into the surrounding community.

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 (MHP)(Tolleson Union High School District)(Final)_8.5.2022.docx



APNs: 102-03-003H and 102-03-012A

Aerial Photograph with Subject Property

Aerial Location map



MH DUNE WEST PARCEL
 Area of Site - 247,899.96 S.F./ 5.691 Ac.
 Number of Sites - 55
 Density - 9.66 U/Ac.
 Parking - 2 Spaces per Home Site
 Additional New Spaces - 32
West Parcel Site Data
 Open Space - 0 27,181.44 S.F./ 624 Ac.

Prepared by: **nadigrp**

Prepared for: **DAVIS**

GLENDALE RV & SHAMROCK EXPANSION
 MH-Conceptual Development Plan

NOT TO SCALE

Information furnished regarding this property is based on information provided to us by the owner and is not intended to constitute an offer of any financial product or service. This information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision.

June 1, 2022 2 of 4

Conceptual Site Plan

**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: GPA22-08 / ZON22-18

City Staff Contact: Alex Lerma Telephone: (623) 930 - 2810
Property Address: Approx. 1,760 ft west of SWC Glendale Ave & 83rd Ave (APNs: 102-03-003H & 102-03-012A)
Property Size: +/- 6 acres
Existing Zoning: R-3 (Multiple Residence) Proposed Zoning: R-3 MH (Multiple Residence Mobile Home overlay)
Existing Dwelling Unit Potential: Single Family: 44 Multi-Family: 96
Proposed # of Dwelling Units: Single Family: 55 mobile home spaces Multi-Family: 0
Net Increase in Dwelling Units from Existing Zoning:
Single Family: 11 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: _____

August 5, 2022

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

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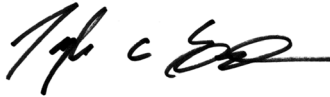
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