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July 30, 2024

Via Mail and Email gary.zehrbach@dvusd.org
Dr. Gary Zehrbach
Deputy Superintendent
20402 N. 15th Avenue
Phoenix, AZ 85027

Re: School District Notification – **Proposed Multi-Family Development**
West of the SWC of 75th Avenue and Rose Garden Lane

Dear Dr. Zehrbach:

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. We are applying for a Rezoning on approximately 20.23 gross acres and a Minor General Plan Amendment for a portion of a site located west of the southwest corner of 75th Avenue and Rose Garden Lane (the “Site”). An aerial map of the Site is attached.

Specifically, the General Plan Land Use Map is being amended from Low-Density Residential (LDR) 1-2.5 du/ac and Parks/Open Space (POS) to High-Density Residential (HDR-20) for an approximate 19.28-acre portion of the Site, and the remaining balance of the Site will remain POS. The property is currently zoned Planned Area Development (PAD) on the eastern portion and Agricultural on the western portion. The rezoning to a new PAD will facilitate the development of “Broadstone Arrowhead,” a luxury multi-family community.

Broadstone Arrowhead is proposed to be a high-quality multifamily community comprised of approximately 368 residences. The residences will be a mixture of 1-, 2-, and 3-bedrooms, and both townhome-style and apartment-style units will be available. The two-story townhome buildings have been thoughtfully located on the north side of the Site, closest to the single-family community north of Rose Garden Lane. The three-story multifamily buildings are located to the south, adjacent to Church buildings, commercial uses, and the Valaire at Aspera apartment community. A Conceptual Site Plan, Landscape Plan, and Elevation samples are provided.

As part of the General Plan and Zoning processes, I have attached two Certification of Adequate School Facilities for you to complete. The completed Certifications can be mailed to Alex Lerma, Glendale Planning Division, 5850 W. Glendale Avenue, Suite 212, Glendale, AZ 85301 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) 234-8728 or by email (rhorowitz@bcattorneys.com).

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Ricki Horowitz". The signature is fluid and cursive, with a large initial "R" and a long horizontal stroke extending to the right.

Ricki Horowitz
Paralegal to Brian Greathouse

/rlh
attachments

**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 No: SR# 23-0571

City Staff Contact: Alex Lerman Telephone: 623-930-2810 _____

Property Address: West of the Southwest corner of 75th Avenue and Rose Garden Lane _____

Property Size: 20.23 gross acres _____

Existing Zoning: PAD _____ Proposed Zoning: A-1 & PAD (Multi-Family) _____

Existing Dwelling Unit Potential: Single Family: N/A Multi-Family: N/A

Proposed # of Dwelling Units: Single Family: N/A Multi-Family: 368 units

Net Increase in Dwelling Units from Existing Zoning:

Single Family: N/A Multi-Family: 368 units

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

Impacted School(s): Elementary: Sierra Verde STEAM Academy _____

High School: Mountain Ridge High School _____

Applicant/Contact for Rezoning Application: Ricki Horowitz & Brian Greathouse /Burch & Cracchiolo, P.A. _____

Address: 1850 N. Central Avenue, Suite 1700, Phoenix, AZ 85004 _____

Telephone: 602-234-8728 _____ Fax: _____

Email: rhorowitz@bcattorneys.com _____

Sent for Certification to: Dr. Gary Zehrbach

Referred Date: 7/30/2024 _____

Response Deadline: 8/20/2024 _____

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

Response Date:

