



4 February 2025

Superintendent Jeremy Calles
Tolleson Union High School District
9801 W. Van Buren Street
Tolleson, AZ 85353
Jeremy.calles@tuhsd.org

RE: School District Notification – Proposed Mix-Use Development
South of the southwest corner of 99th Avenue and Ballpark Boulevard

Dear Superintendent Jeremy Calles,

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 39 acres property located south of the southwest corner of 99th Avenue and Ballpark Boulevard (see attached Aerial location map).

On behalf of Porter Fields LLC, city staff is initiating a General Plan Amendment and Rezoning request. Specifically, the General Plan Land Use Map is being amended from Business Park (BP) to Entertainment Mixed Use (EMU). The zoning request is for a change to the subject property zoning classification from Agricultural (A-1) to Planned Area Development.

The intent of the PAD is to develop a high density multi-functional development consisting of multi-family housing and diverse commercial employment incorporating retail, and hospitality services, hotels, and other permitted land uses that complement and enhance the sports and entertainment designated area.

As required per the above Planning Department policy, please find an aerial location map 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 at (623) 930-2810 or email at alerna@glendaleaz.com.

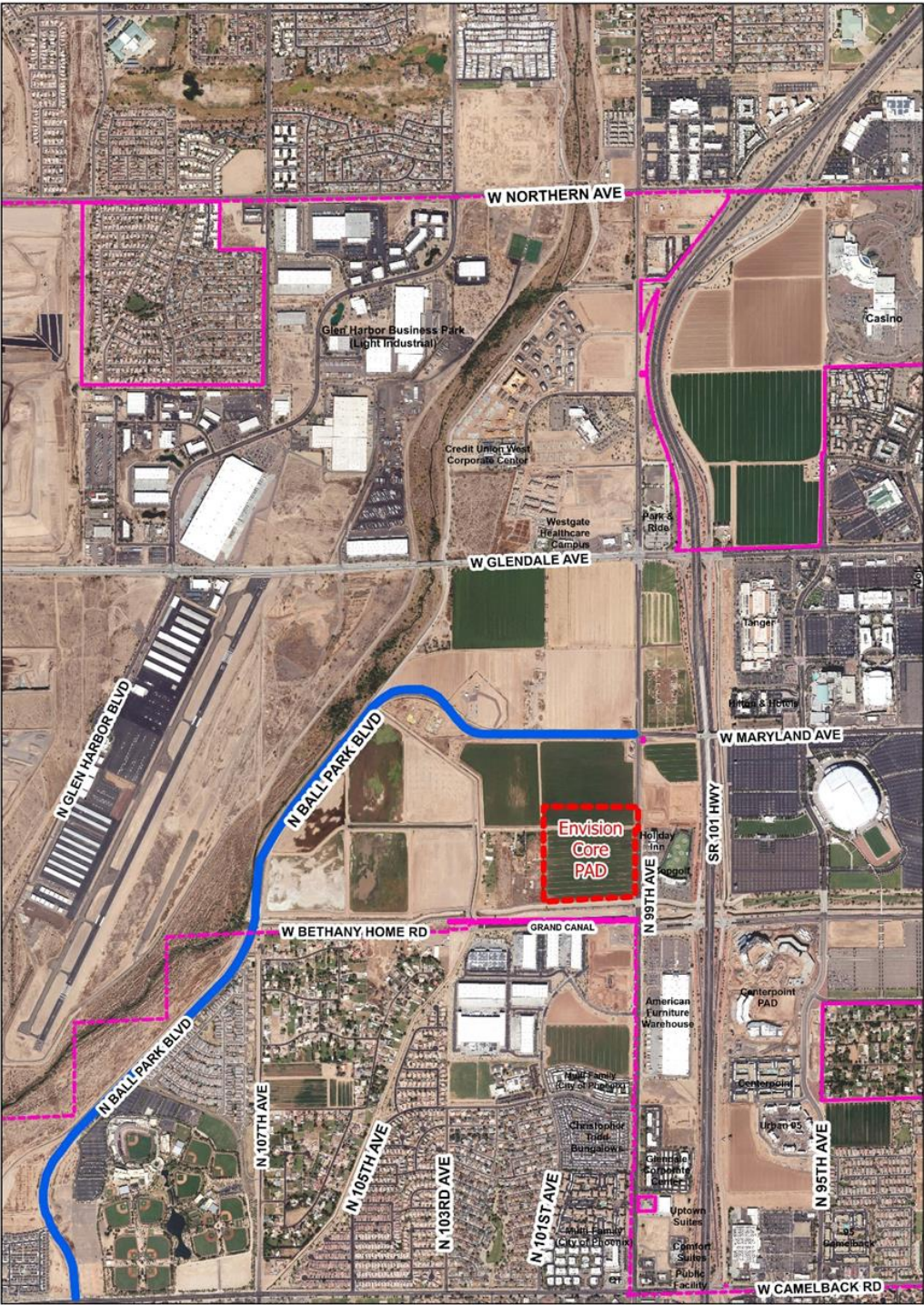
Sincerely,



Alex Lerma
Senior Planner
623-930-2810
alerma@glendaleaz.com

Attachments: Aerial Location Map
 Certificate of Adequate School Facilities Form

Aerial Map



City of Glendale
Planning • 5850 West Glendale Avenue, Suite 212 • Glendale, AZ 85301-2599 • Phone (623) 930-2800
Temporarily relocated to 5754 West Glenn Drive, Glendale, AZ 85301
www.glendaleaz.com

**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: GPA24-02 & ZON24-02

City Staff Contact: Alex Lerma

Telephone Number: 623-930-2810

Property Address: South of the southwest corner of 99th Avenue and Ballpark Boulevard

Property Size: +/- 39 acres

Existing Zoning: Agricultural (A-1) Proposed Zoning: Development (PAD) Planned Area

Existing Dwelling Unit Potential: Single Family: 0 Multi-Family: 0

Proposed # of Dwelling Units: Single Family: 0 Multi-Family: Potential for 1,170 units

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

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

 Middle: Pendergast Elementary School District

 High School: Tolleson Union High School District

Impacted School(s): Elementary: Pendergast Elementary School District

 Middle: Pendergast Elementary School District

 High School: Tolleson Union High School District

Sent for Certification to: Superintendent Jeremy Calles

Referred Date: March 4, 2025

Response Deadline: April 3, 2025

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

Response Date: _____

Lerma, Alex

From: Kenneth Hicks <Kenneth.Hicks@tuhsd.org>
Sent: Tuesday, March 11, 2025 1:52 PM
To: Lerma, Alex
Cc: Lupita Goodman
Subject: Re: Request for Adequate School Letter

You don't often get email from kenneth.hicks@tuhsd.org. [Learn why this is important](#)

Just selected #1.
Thanks,

Ken Hicks, M.P.A.
Chief Financial Officer
Tolleson Union High School District

From: Lerma, Alex <alerma@GLENDALEAZ.com>
Sent: Tuesday, March 11, 2025 1:48 PM
To: Kenneth Hicks <Kenneth.Hicks@tuhsd.org>
Cc: Lupita Goodman <Lupita.Goodman@tuhsd.org>
Subject: RE: Request for Adequate School Letter

CAUTION: [EXTERNAL EMAIL] This email originated from outside of TUHSD. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

Mr. Hicks:

Received. Did you add any additional information to the form? The attachment only has the information city staff had already added.



Alex Lerma
Senior Planner
Development Services Department

alerma@glendaleaz.com
P 623.930.2810
5754 West Glen Drive
Glendale, AZ 85301

We improve the lives of the people we serve every day.
Community • Integrity • Excellence • Innovation • Learning

From: Kenneth Hicks <Kenneth.Hicks@tuhsd.org>
Sent: Tuesday, March 11, 2025 1:15 PM
To: Lerma, Alex <alerma@GLENDALEAZ.com>

Cc: Lupita Goodman <Lupita.Goodman@tuhsd.org>

Subject: Fw: Request for Adequate School Letter

You don't often get email from kenneth.hicks@tuhsd.org. [Learn why this is important](#)

Good afternoon,

I have completed the form as requested.

Have a great day,

Ken Hicks, M.P.A.
Chief Financial Officer
Tolleson Union High School District

From: Jeremy Calles <Jeremy.Calles@tuhsd.org>

Sent: Monday, March 10, 2025 4:35 PM

To: Kenneth Hicks <Kenneth.Hicks@tuhsd.org>; Lupita Goodman <Lupita.Goodman@tuhsd.org>

Subject: Fw: Request for Adequate School Letter

WARNING: [THINK TWICE BEFORE OPENING ATTACHMENTS] when opening emails that look suspicious and you have a doubt, please delete.

From: Walker-Hall, Tawanda <TWalker@GLENDALEAZ.com>

Sent: Tuesday, March 4, 2025 1:16 PM

To: Jeremy Calles <Jeremy.Calles@tuhsd.org>

Cc: Perry, Tabitha <TPerry@GLENDALEAZ.com>; Lerma, Alex <alerna@GLENDALEAZ.com>; Walker-Hall, Tawanda <TWalker@GLENDALEAZ.com>

Subject: Request for Adequate School Letter

CAUTION: [EXTERNAL EMAIL] This email originated from outside of TUHSD. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

Dear Superintendent Jeremy Calles,

I hope this message finds you well.

I am reaching out on behalf of the City of Glendale – Development Services to request the Adequate School Letter for the Tolleson Union High School District. For your reference, I have attached a letter that provides details about the project, along with the form that needs to be completed.

As this is a time-sensitive matter, I kindly ask that you return the completed form via email by **Friday, April 4th**.

Thank you for your attention to this matter. Should you have any questions, please feel free to reach out.



Tawanda Walker-Hall
Supervisor, Admin. Support
Development Service Department - Planning

twalker@glendaleaz.com
P 623.930.3914
5754 W. Glenn Dr.
Glendale, AZ 85301

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7 February 2025

Superintendent Dr. Jennifer Cruz
Pendergast Elementary School District
3802 North 91st Avenue
Phoenix, AZ 8188
ralvarez@pesd92.org

RE: School District Notification – Proposed Mix-Use Development
South of the southwest corner of 99th Avenue and Ballpark Boulevard

Dear Superintendent Gisselle Herrera,

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 39 acres property located south of the southwest corner of 99th Avenue and Ballpark Boulevard (see attached Aerial location map).

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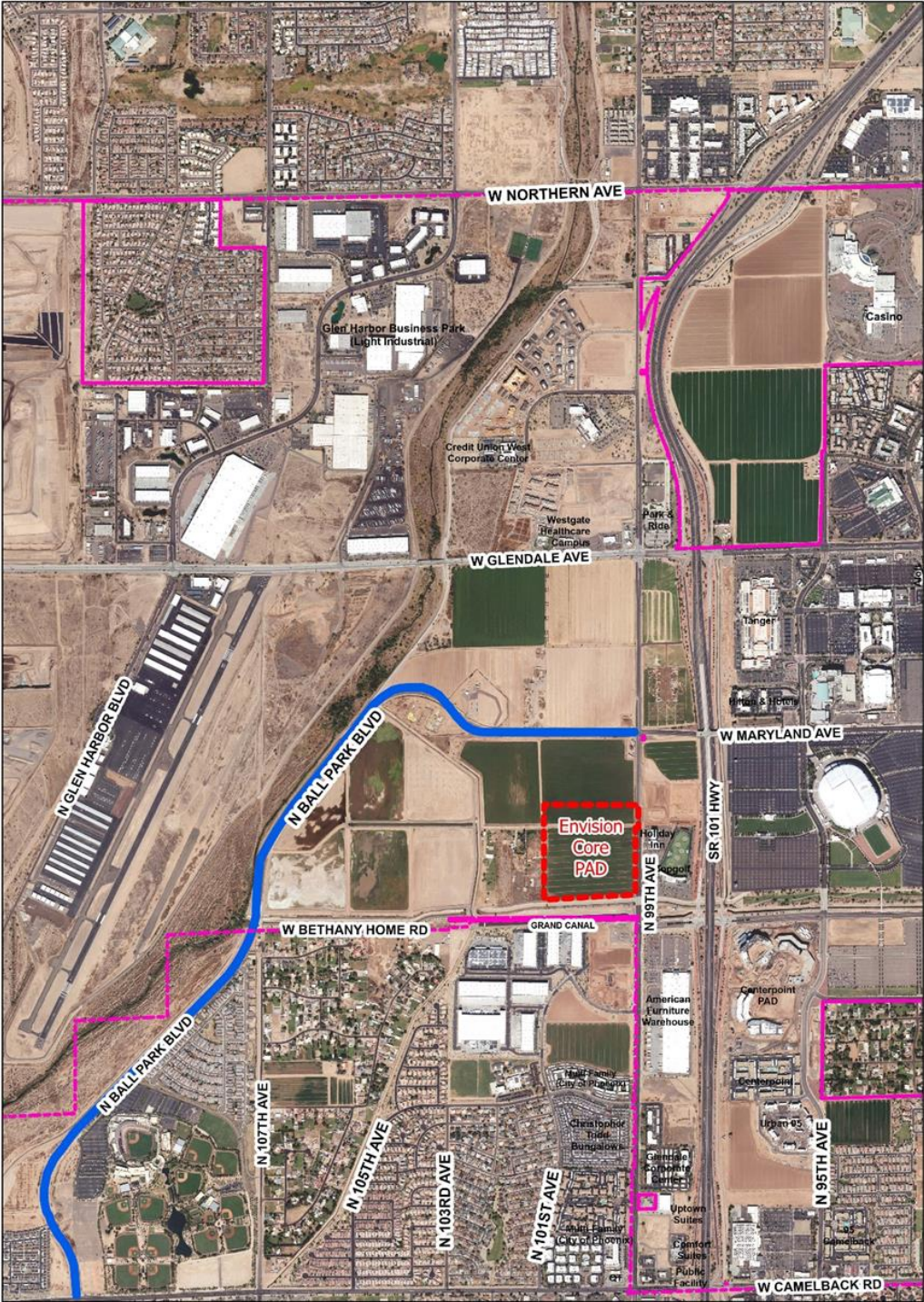
Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Lerma', written in a cursive style.

Alex Lerma
Senior Planner
623-930-2810
alerma@glendaleaz.com

Attachments: Aerial Location Map
 Certificate of Adequate School Facilities Form

Aerial Map



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Revised November 2001**

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City Staff Contact: Alex Lerma

Telephone Number: 623-930-2810

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 High School: Tolleson Union High School District

Impacted School(s): Elementary: Pendergast Elementary School District

 Middle: Pendergast Elementary School District

 High School: Tolleson Union High School District

Sent for Certification to: Superintendent Dr. Jennifer Cruz

Referred Date: March 7, 2025

Response Deadline: April 7, 2025

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

Response Date: _____

**Certification of Adequate School Facilities
for
Residential Rezoning – Glendale, Arizona
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To Be Completed By School Official (Choose One)

1. ___ The school district has adequate facilities to accommodate the projected number of new students within the school district attendance area that will be generated by this rezoning request.
2. ___ The school district will have adequate school facilities by a planned capital improvement to be constructed within one (1) year and located within the school district’s attendance area affected by this residential rezoning request.
3. ___ The school district has determined an existing or proposed charter school can provide adequate school facilities.
4. ___ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities in a timely manner within the school district’s attendance area affected by this residential rezoning request. Details of this agreement are not required.
5. ___ The school does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

If response number five (5) is selected, please provide specific details regarding the factors contributing to the lack of adequate facilities as related to the School Facilities Board Guidelines. Indicate where facilities are not adequate. Attach additional details as necessary.

- | | |
|--|--|
| A. School Site | |
| B. Academic Classroom Space | |
| C. Classroom Fixtures and Equipment | |
| D. Libraries and Media Centers | |
| E. Auditoriums and Multipurpose Rooms | |
| F. Technology | |
| G. Transportation | |
| H. Science Facilities | |
| I. Arts Facilities | |
| J. Vocational Educational Education Facilities | |
| K. Physical Education-Comprehensive Health Program | |
| L. Other School Facility Areas and Equipment | |
| a. Compliance with Building Codes | |
| b. Building Systems | |
| c. Building Soundness | |
| d. Minimum Gross Square Footage | |
| e. Critical Health or Safety Issues | |

School District Tolleson Elementary School District

Representative Name (Please Print) _____

Representative Signature _____

Title _____ **Date** _____ **Application No.** GPA24-02 & ZON24-02

The completed Certification of Adequate School Facilities should be forwarded to:

Alex Lerma, Project Manager

**City of Glendale
5850 West Glendale Avenue, Suite 212
Glendale, Arizona 85301**