

Attachment E

From: [Ada Cillis](#)
To: [PDD Estrella VPC](#)
Cc: [Enrique A Bojorquez-Gaxiola](#); [Roger Freeman](#); [Ryan French](#); [Khalilah Edwards](#)
Subject: GPA-EST-2-20-7 Comments
Date: Tuesday, August 18, 2020 3:43:05 PM

Good Afternoon,

This is a follow up comment to our communication on July 8, 2020 regarding GPA. EST. 2.20.7 submitted by Dr. Roger Freeman, Superintendent for the Littleton Elementary School District. There's no new information to add but we appreciate the opportunity to let you know that the District is still unable to estimate the potential impact of the proposed increase in density as we did not find a record of a description of the units to be constructed in parcels 18 and 20B. The District would continue to welcome the opportunity to work with Developer/Consultant. A communication of the District impact agreement option was sent in April and we found no record of a response to such agreement request.

Thank you for your consideration.

Ada Cillis

Administrative Assistant to the Superintendent/Governing Board Secretary



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Littleton Elementary School District #65

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From: [Rick Jellies](#)
To: freeman.roger@littletonaz.org; [Julie Vermillion](#); [Ryan Weed](#); [Enrique A Bojorquez-Gaxiola](#)
Subject: Sunset Farms
Date: Tuesday, August 18, 2020 3:07:56 PM
Attachments: [Sunset Farms Master Development Plan CMES corr.pdf](#)

Dr. Freeman,

Today, I was forwarded a copy of your letter from July 8, 2020 in response to our Minor General Plan and PCD Amendment on Sunset Farms. In answer to your questions regarding Parcel 20A. That parcel is in escrow with a developer for a planned grocery anchored center. We have a 240 residential unit count underlying the C2 zoning request in the event a grocery user never materializes on the site. However, with the amount of housing in the area and the planned SR 30 Freeway future offramp less than 1/2 mile away, we believe that corner will most likely stay commercial. If for some reason the commercial did not materialize, the product description would match what is reflected below for Parcel 20B.

The surrounding property, 20B is proposed to be zoned R-3, but with a density of 10.3 units per acre that is tailored for horizontal for rent product. There are 240 units allowed. The typical unit mix is 35% 1-bedroom units averaging 700 sf and 65% 2-bedroom units averaging 1020sf. That equates to 84- 1-bedroom and 156- 2-bedroom units. The typical demographic is single professionals, single professional roommates, couples with a child or a single parent with a child. Generally, the child count is expected to be less than the typical single family residence. As a possible source for demographic data in this asset class, I believe the Christopher Todd project north of the northwest corner of 99th Avenue and Lower Buckeye is in the district and a good case study to project student count. Previously, Parcel 20 was approved for up to 189 single family homes. Those would typically be three and four bedroom single family residences of 1700-2600 square feet with a higher potential child count per home on average.

Parcel 18 appears to be just outside but bordering the Littleton District boundary, so it may still have an impact on the district. The parcel was originally approved for 116 single family homes. Based on the original 60' wide lot size and considering what builders are currently building we would anticipate those homes would have been 2000-3000 sq feet and contain 3-5 bedrooms. The request is for 161- 45' wide lots. Based on current offerings, we expect the home sizes to be from 1700-2600 square feet and be primarily 3 and 4-bedroom homes.

I am happy to answer any other questions you may have.

Best of luck with the upcoming school year in these challenging times.

Kind regards,

Rick

Richard Jellies

Senior Vice President / Director Development Services
City to City Commercial Real Estate

Principal / The Lead Group, A Real Estate Consulting Firm

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Sign_Logo_color





August 28, 2020

Enrique A Bojorquez-Gaxiola
Planning and Development
Estrella Village
GPA.EST.2.20.7

The Littleton School District appreciates the communication from staff and the CitytoCity/Lead Group on the General Plan Amendment EST.2.20.7. The District's primary concerns about the potential impact on its schools and programs by the rapid pace of residential development in our region of the west valley. Parcels 20A and 20B sit within the District boundaries and Parcel 18 sits on the edge of the District served by TRES RIOS Service Academy, a K-8 school of 900 students.

The developer has indicated a plan with commercial space that would have a more measured impact. The increase in density by converting parcel 20A use to that of 20B would be significant. The commercial use impact would be 110 to 140 students, but the fully residential configuration would be more like 180 to 220 students. One-time infrastructure cost would range from \$1.98M to \$3.96M, with the larger impact from an 'all residential' application and the lesser one including the commercial pad. Program start-up is roughly \$1K per-pupil. Impact on the annual operating expense would be \$0.66M to \$1.32M which would be mostly covered by State aide.

Typically developers set aside some small amount of impact assistance that doesn't match the impact but provides some relief in the transition time need to expand facilities and programs as the District grows. That estimate with the commercial application would be only about \$100K.

From the analysis above on estimate of the impact on the existing educational infrastructure, we would recommend the best use is the combination of commercial and residential and some token assistance to the District as residences are sold. Under those conditions and for those reasons would would not oppose the GPA.EST.2.20.7 Application for a General Plan Amendment.

Thank you for your consideration,

Dr. Roger Freeman
Superintendent,
Littleton Elementary School District

Cc: Ryan French, Chief Operations Officer, Littleton Elementary School District #65

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Enrique A Bojorquez-Gaxiola

From: Rick Jellies <rjellies@citytocitycre.com>
Sent: Thursday, September 3, 2020 4:07 PM
To: Ada Cillis; Enrique A Bojorquez-Gaxiola; Julie Vermillion; Mark Brown
Cc: Roger Freeman
Subject: Re: Sunset Farms
Attachments: image001.jpg

Thank you for the update. I wanted to speak with Dr. Freeman prior to our P & Z hearing to discuss a donation to the district. My client is amicable to the donation and just wants to reach a fair agreement based on the additional units. We still have until City Council, so I will simply let P & Z know of our discussion and intent and if Dr. Freeman and I could speak next week after the holiday, that would be great.

I've copied our planner and the property owner above.

Thank you.

Richard Jellies

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On Thu, Sep 3, 2020 at 3:43 PM Ada Cillis <Cillis.Ada@littletonaz.org> wrote:

Hello Rick,

As I stated earlier, I would keep you updated.

With apologies, our meeting is running late and I need to reschedule. How time sensitive is this information. Could this call wait until next week? Our offices are closed tomorrow and Monday due to the Labor day weekend.

Ada Cillis

Administrative Assistant to the Superintendent/Governing Board Secretary



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From: Rick Jellies <rjellies@citytocitycre.com>
Sent: Thursday, September 3, 2020 10:00 AM
To: Ada Cillis <Cillis.Ada@littletonaz.org>
Cc: Roger Freeman <Freeman.Roger@littletonaz.org>
Subject: Re: Sunset Farms

Apologies 3:30 is better but I can make either time work.

Please note our new address:

Richard Jellies

City to City Commercial Real Estate &