

RECEIVED

MAY 12 2017

TOWN OF PARADISE VALLEY
APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT

PARCEL NO.: 168 - 32 - 002C
168 - 32 - 002E
(County Tax Assessor Number)

DATE: 5-10-2017

NAME OF SUBDIVISION OR PARCEL: 4800 E. Doubletree Ranch Rd.

ADDRESS OR LOCATION OF PROPERTY: 4800E. Doubletree Ranch Rd.

OWNER: Matt Gambetta, Sion Holdings Doubletree LLC
NAME

2815 Kalakava Ave #504 Honolulu, HI
ADDRESS 96815 PHONE #

(see letter of authorization)
SIGNATURE OF OWNER

AUTHORIZED AGENT: John Berry / Michele Hammond
NAME

6750 E. Camelback, #100 Scottsdale, AZ 480-385-2753
ADDRESS 85251 PHONE #

Michele Hammond
SIGNATURE OF AUTHORIZED AGENT

APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT

PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL (Please Attach

Additional Sheets as Necessary): _____

See Project Narrative.

BEING UNDER SPECIAL USE PERMIT AS FOLLOWS:

NAME: Tesseract School SUP

SPECIAL USE PERMIT DATED: _____ AMENDED: _____

THE MINOR AMENDMENT TO EXISTING, APPROVED SITE PLAN IS REQUESTED FOR THE FOLLOWING

REASONS: The Jones Gordon School is relocating to this facility. No exterior or site changes except for signage. One stipulation modification.

THE ABOVE SITE PLAN IS TO BE AMENDED AS

FOLLOWS: Stipulation modification as follows:

current: h: The school shall be for preschool through eighth grade.
proposed: h: The school shall be for preschool through twelfth grade.

EXHIBITS, MODELS, SITE PLANS, ETC. FOR THE ABOVE SPECIAL USE WILL BE CHANGED IN THE FOLLOWING

MANNER: No exterior or site changes except for signage.

May 3, 2017

Via Hand-Delivery, to:

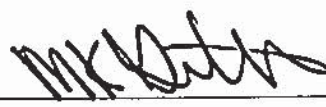
Town of Paradise Valley
Planning Department
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253

Re: Letter of Authorization – 4800 E. Doubletree Ranch Road SUP

To Whom It May Concern:

This letter authorizes the following companies/individuals: Chuck & Anita Theisen, Berry Riddell LLC, and the Jones Gordon School, to represent and act on behalf of Sion Holdings Doubletree LLC in connection with the Special Use Permit amendment application and related Town approvals for property located at 4800 E. Doubletree Ranch Road (APN#168-32-002C and 168-32-002E) in Paradise Valley, Maricopa County, Arizona.

Sion Holdings Doubletree LLC
Matt Gambetta

By: 

Its: Manager

The Jones Gordon School

4800 E. Doubletree Ranch Road

SUP Application Narrative

Location: 4800 E. Doubletree Ranch Road

APN: 168-32-002C & 168-32-002E

Current Zoning: SUP - P / Special Use Permit for Private School

Request

The applicant is seeking to relocate The Jones Gordon School from 16641 N. 91st Street, Suite 100, Scottsdale (91st Street & Bell Road) to the Tesseract School site on Doubletree Ranch Road. Tesseract recently announced plans to relocate, which has presented an opportunity for The Jones-Gordon School to move to a more centrally located home for the student population who predominately live in Scottsdale and Paradise Valley.

The applicant will occupy the school as-is with no exterior modifications to the building or site. However, the existing signage will be modified to properly identify The Jones-Gordon School in accordance with Town regulations. Further, the SUP will need to be amended to address Stipulation 6.h. which states: “h. The school shall be for preschool through eighth grade. There shall be no grade levels above grade 8.” The Jones Gordon school intends to offer curriculum through grade 12, and as such, a change to the existing stipulation is required. We respectfully request that this modification be considered a “minor” amendment to the existing SUP.



Background Information on The Jones-Gordon School

Founded in 2010 by owner and Head of School, Dana Herzberg, M.Ed., The Jones-Gordon School (JGS) is a small private school that fosters the academic, social, and emotional growth of diverse learners. JGS delivers a flexible and personalized education to elementary, middle, and high school students, empowering them to thrive. While there are other Valley schools—both public and private—who serve portions of our student population, JGS was created specifically to fill the need for an educational environment *dedicated* to bright students who need a different way of learning than traditional schools provide.

In 1999, Dana established her first successful business and the precursor to JGS, On-Track Tutoring (OTT). An at-home service, OTT serves families primarily in the Paradise Valley and Scottsdale areas with a variety of academic support services. Helping students one-on-one with her team of educational specialists was undeniably worthwhile and fulfilling; however, as an educational consultant, Dana increasingly became more aware of the need for a different kind of school in the Paradise Valley/Scottsdale area—a school for high-potential students with learning differences and those who are considered “twice exceptional” (intellectually gifted kids who also have one or more learning challenges). The school’s first students were welcomed in the fall of 2010.

Originally called On-Track Academy, The Jones-Gordon School was renamed in 2015 in honor of Dana’s mentors—Dr. Clare B. Jones, former educational psychologist, author, and educator; and Dr. Len Gordon, former professor, Dean, and member of the ASU Senate. As the only location existing or planned in the greater Phoenix area, the new JGS campus will allow its students to flourish in a permanent home. In keeping with our philosophy, core values, and the vital importance we place on the family-like atmosphere of our school community, we will not exceed the existing Tesseract School SUP enrollment cap of 340 students.

School Program & Components

It is important to note that JGS is **not** a therapeutic school, and does **not** serve children who have behavioral needs. JGS is also not a traditional school model. In addition to rigorous, college-preparatory academics and elective classes, Jones-Gordon’s progressive program strives to educate the “whole child.” We accomplish our goal of making academic success attainable through differentiated instruction, multisensory methods and experiential curriculum. Our academic environment is nurturing and constructive, and is supported by an extensive, knowledgeable team of collaborative professionals who are teachers *and* student mentors.

Cornerstones of our program:

- **Very small class sizes** — 10 students or fewer per core class and a school wide, student-to-faculty ratio of 3:1 ensure personalized attention, close student-teacher and peer relationships, and fewer classroom distractions.
- **Multisensory and project-based learning** — research-validated, hands-on curricula and authentic, immersive experiences support in-depth learning and understanding, critical thinking, and problem solving.

- **Field studies** — regularly occurring field trip destinations and activities (museums, parks, outdoor adventures, etc.) afford diverse learning opportunities tied to thematic instructional units.
- **Infusion of technology** — embedded across the curriculum, technology enhances learning, increases student engagement, and improves digital literacy skills.
- **Daily FLEX hour** — all lower and middle school students (and high school students, as needed) receive individualized instruction and support in their area(s) of need and/or enrichment (reading, writing, math, STEM, or a combination thereof).
- **Executive function (EF) instruction and support** — strategies for essential skills (planning, organization, task initiation, self-monitoring, adaptability, etc.) are taught and practiced to make learning (and life!) easier.
- **A focus on global citizenship** — through community service learning, sustainability education, values-based decision making, and travel opportunities, students develop critical 21st century learning skills that equip them to contribute to the greater world community.
- **Social-emotional learning (SEL)** — students acquire the tools to successfully navigate everyday social situations, make positive decisions and avoid negative behaviors, develop cooperative problem-solving abilities, increase empathy and caring, and gain other skills they'll use throughout their lifetime.
- **Athletics** — JGS offers daily PE in addition to schoolwide competitive programs through the Canyon Athletic Association.

Student Population and Enrollment

JGS students see the world a little differently. They're unconventional thinkers—creative, intelligent kids who thrive in our progressive learning environment. Jones-Gordon students possess average to above average or gifted intelligence; often have specific diagnosed learning differences (such as dyslexia, anxiety, and/or ADHD); and are sometimes gifted in addition to having learning or attention challenges (known as twice exceptional or “2e” students).

JGS has multi-age, ability-based, and flexible classrooms and groupings, where students are placed according to individual academic abilities in each subject area (with consideration of social development needs). Therefore, every student's schedule is unique and our students are classified as **lower, middle, or high school** students rather than as “first graders,” “second graders,” etc.

Because of the unique nature of our school and programming, JGS attracts students from all over the Valley. Approximately 5-10% of our students currently live in Paradise Valley, 40-50%

live in Scottsdale, 20-30% live in central to north Phoenix, 5-10% live in the west valley, and 10-15% live in other areas (e.g. Mesa, Fountain Hills, Cave Creek, Chandler). Because of its centralized location in terms of our student population, the Doubletree campus is ideal and convenient locality for JGS and we would anticipate an increase in students from the Paradise Valley area.

JGS Enrollment Projections

<u>2017-18 SY</u>	<u>Classrooms</u>	<u>Students</u>
Lower School	4	40
Middle School	4	40
High School	4	40
TOTALS	12	120

<u>2018-19 SY</u>	<u>Classrooms</u>	<u>Students</u>
Lower School	4	40
Middle School	5	50
High School	5	50
TOTALS	14	140

<u>2019-20 SY</u>	<u>Classrooms</u>	<u>Students</u>
Lower School	4	40
Middle School	6	60
High School	5	50
TOTALS	15	150

<u>2020-21 SY</u>	<u>Classrooms</u>	<u>Students</u>
Lower School	5	50
Middle School	6	60
High School	5	50
TOTALS	16	160

School Hours/Hours of Operation

Hours of operation per the property's existing SUP Stipulations are limited to the hours between 6:00 o'clock a.m. and 7:00 o'clock p.m. Monday through Friday; JGS hours of operation are 7:00 o'clock a.m. (when staff begins arriving) until 6:00 o'clock p.m. (when staff departs following the conclusion of after-school activities).

Helping to mitigate any potential traffic or parking issues, JGS has successfully instituted staggered drop-off and pick-up times in its existing campus, which would be maintained at the new campus:

Lower School	8:30 a.m.	3:15 p.m.
Middle School	8:45 a.m.	3:30 p.m.
High School	9:00 a.m.	3:00 p.m.

In addition, we have a successful carpooling program in place as some of our students are traveling from outside the Paradise Valley area.

Outdoor Usage

During the school day, the overwhelming majority of class-time is spent inside classrooms. Outdoor usage is generally restricted to playtime one half hour before school begins; one hour during lunch/recess; and from end-of-day dismissal until 4:30 p.m. for sports, after school activities, and playtime. Additionally, outdoor space will be used for P.E. classes by all grade levels. Students are never outdoors (or even allowed on campus) without appropriate staffing and supervision that reflects our low student-to-teacher ratio.

Special Events and Parking

JGS occasionally hosts small-scale evening events on campus, such as presentations for parents. Generally, no more than 75 adult participants can be expected at these events. JGS has five larger-scale annual events on campus, for which proper permits from the Town of PV will be obtained and stipulations met:

Fall Festival, occurring just prior to Thanksgiving, held outdoors during the school day (12-4PM), typically with outdoor games and a potluck family feast. An estimated 200 to 350 maximum participants (students and family members) can be expected at the event.

Field Day, occurring late winter/early spring, 9:00am-1:00pm, held outdoors during the school day, with both lower school and middle school students participating in outdoor events that last approximately four hours in total. High school students, as well as parent volunteers (as many as 50), are also on campus to assist staff in facilitating the event.

Student Talent Showcase, occurring in the spring (late March to early April), held indoors during the school day (10:00am -1:00pm). An estimated 200 to 350 maximum participants (students and family members) can be expected at the event.

Middle School Promotion, occurring at the end of May, held indoors during the school day, 2:00-4:00PM. An estimated 100 to 250 maximum participants (students and family members) can be expected at the event.

High School Graduation, occurring at the end of May, held indoors in the early evening, 4:00-6:00PM. An estimated 75 to 200 maximum participants (students and family members) can be expected at the event.

According to the Town's SUP Guidelines and Town Code, the number of classrooms on the campus, our model and student count, we calculate that JGS is required to have approximately 36 paved parking spaces on site. Based on Town of Paradise Valley documents, the campus has 91 paved parking spaces available (including the 7 parallel parking spaces along the east drive aisle).

Our student body is comprised of approximately 20 students who are of driving age; of those, fewer than half (currently six students) regularly drive themselves to and from school. This number is expected to stay within 10%, as we do not desire or project growth of our high school. JGS is prepared to restrict student parking to whatever number the Town deems necessary and appropriate within the number of spaces currently available.

In order to handle any overflow parking during special events, we have been in contact with several nearby church facilities (located along Shea Blvd.) so that event attendees can park off-site and be shuttled to campus via existing JGS 15-passenger vans. We anticipate that a long-term agreement can be entered into with one or more churches to facilitate this occasional parking need.

Signage

In keeping with the Town's character and regulations, The Jones-Gordon School's simple and elegant proposed signage, (to replace the existing LED-lit signage on perimeter walls along Tatum Blvd. as well as on the corner of Tatum Blvd./Doubletree Ranch Rd.), will consist of the school's name/logotype only, fabricated from non-illuminated painted acrylic or metal. *Rough mock-ups of proposed signage appear below.*



Other Considerations

The existing Tesseract campus has ample space for the school's needs. We plan to make only minor modifications to the campus's interior buildings; no outside facility changes are necessary or required. No plans for any interior or exterior changes to lighting, sound systems (or PA/bell systems), etc., are planned or desired.

For the last seven years, JGS has been located in the McDowell Mountain area of North Scottsdale. During that time, there have been no issues or neighborhood complaints about the school regarding noise, parking, traffic, etc.