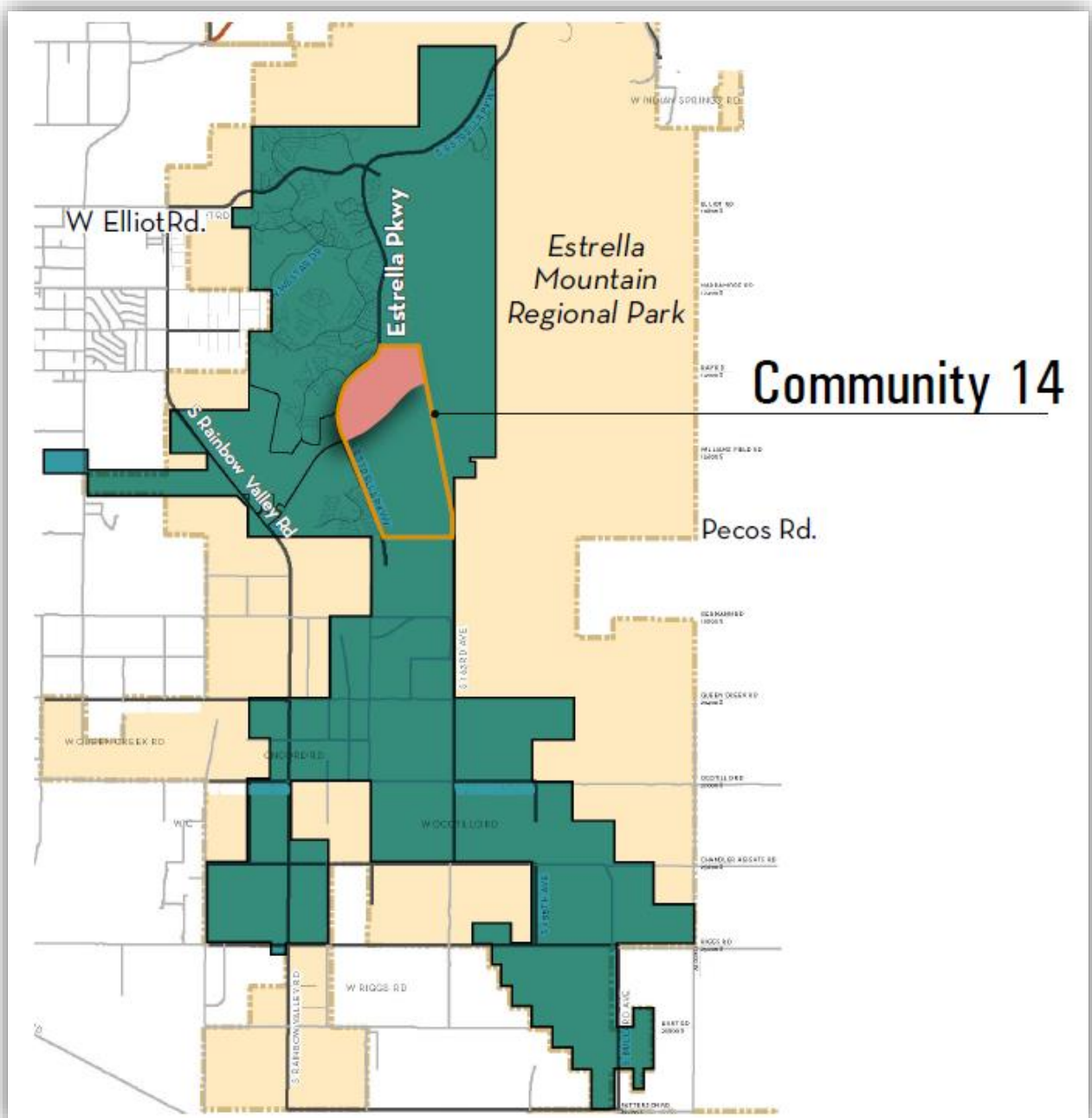


Community 14 Estrella General Plan Amendment

Summary of Neighborhood Meeting

September 29th, 2021

21-700-00001



September 29th, 2021, Neighborhood Meeting

Community 14 Estrella Major General Plan Amendment

21-700-00001

The development team arrived at 5:45 PM and the first citizens arrived at 6:10 PM. The following members of the development team were in attendance:

Carolyn Oberholtzer – BFSO Law
Andrew Yancey – BFSO Law
Jeffrey Denzak – Swaback Partners
Pao Cagnina – Swaback Partners
Pete Teiche – Brookfield Properties
Alex Lestinsky – City of Goodyear Planning Staff

The development team was present and available to answer citizens questions prior the meeting start time. The presentation began at 6:30 PM. Mr. Denzak began the presentation by introducing the development team and generally explained the General Plan amendment process. He introduced the project and identified the vicinity map and project location within Community 14. He explained the major General Plan amendment application regarding the proposed location, impacting approximately 420 acres of the Business and Commerce General Plan area along the north side of W. Willis Road. He then explained the difference between the existing General Plan designation and the proposed General Plan amendment, which converts approximately 380 acres of existing Business & Commerce category to the Neighborhoods category (from approximately 420 acres to 40 acres), which provides for a wide range of residential densities and also commercial uses at appropriate locations. The resulting 40 acres of Business & Commerce is located along Estrella Parkway, north of W. Willis Road.

Mr. Denzak continued the presentation by recognizing other commercially-zoned centers within the Estrella project and identified their relationship with the proposed 40 acres of Business & Commerce located along the intersection of the Future I-11 and Loop 303 corridor. Mr. Denzak concluded the presentation by providing a historical background of Community 14 and Community 15 zoning, and how they relate in respect to commercial and residential uses.

The Development Team then opened up the meeting for citizen questions:

A citizen asked what use will the 420 acres be?

Mr. Denzak responded that uses cannot be determined until the General Plan is amended, but that the proposed change would result in 40 acres dedicated to Business & Commerce and the remaining 380 acres to Neighborhoods.

Ms. Oberholtzer elaborated that commercial uses could still exist within the Neighborhood designation.

A citizen asked what are other use categories considered in this amendment?

Ms. Oberholtzer responded that there are no other categories impact and that this change is limited to the Business & Commerce area west of Estrella Parkway, and that a future rezoning case would follow the General Plan adoption that would establish the future uses.

A citizen asked does this amendment affect existing PADs?

Ms. Oberholtzer responded that this amendment will not affect the existing PADs and currently, the only application is to amend the General Plan which, due to the acreage, can only be processed once, annually.

A citizen asked has there been any updates on the new freeway development?

Mr. Denzak responded that they have not received any updates regarding the freeway, but that the development team is taking a long-term approach to this project and the freeway development will likely be reexamined after this General Plan amendment.

A citizen asked who makes the final decision to approve this amendment?

Ms. Oberholtzer responded that it is City Council who votes on the final approval of General Plan amendments.

A citizen asked when is ground projected to break in the proposed area?

Mr. Denzak responded that we won't know when that date is until this amendment passes, uses are identified and developers commit.

Ms. Oberholtzer responded that development is likely to begin near Pecos Rd. and that platting for those areas would likely being soon.

A citizen asked what may prevent the amendment from passing?

Ms. Oberholtzer responded that the City follows a specific schedule in processing this type of amendment, which includes the future City Council hearing. Citizens are encouraged to participate along the way both in the community meetings, but also in the future public hearings that will take place. Ultimately, the decision rests with the City Council.

A citizen asked will multifamily residential be proposed in Community 14?

Ms. Oberholtzer responded that there is currently multi-family permitted in Community 14 zoning. The Business & Commerce category also permits multi-family in certain scenarios. If the change to Neighborhoods is approved, a future zoning case will likely reduce the amount of approved multi-family to be consistent with the new General Plan category.

A citizen asked when is it expected for the commercial buildout to begin?

Ms. Oberholtzer responded that there is a sequence to developing and before the commercial buildout can begin, first residential must be established to create the critical mass necessary to create sustainable demand for commercial uses.

A citizen asked what is that home to commercial calculation right now?

Ms. Oberholtzer responded that the market is different based on the type of commercial, and that the original Business & Commerce designation for this property was intended to facilitate a regional mall complex. The shift has gone away from large-scale retail footprints and this application is tended to be an adjustment in recognition of that.

Mr. Denzak responded that the development team has hired experts to determine that calculation.

A citizen asked how many acres is Community 14?

Mr. Denzak responded that Community 14 comprises of approximately 1,500 acres.

A citizen asked will all the information from this community meeting be posted somewhere?

Ms. Lestinsky responded that yes, the City will post the meeting presentation and minutes on the City website.

A citizen asked has there been any updates on the medical center development nearby?

Mr. Denzak responded that we are unaware of the status of that development.

A citizen asked what is the primary use within the Montecito community adjacent to Community 14?

Mr. Teiche responded that Montecito is primarily residential.

Mr. Denzak responded that there are commercially-zoned acres in the Montecito community zoned, but there isn't enough demand yet to support commercial development.

A citizen asked is there a plan to build more schools with the increase in residential?

Mr. Denzak responded that yes, there will be consideration for schools with future applications and that schools have always been a component of the Community 14 plans.

The meeting concluded at 7:15 PM. The development team stayed after the meeting to answer any additional questions from citizens.

The sign-in sheets are attached as Exhibit #1.

Exhibit #1

Neighborhood Meeting Sign-In Sheet

Estrella Community 14 Major General Plan Amendment
Case No. 21-700-00001

Neighborhood Meeting – Wednesday, September 29th, 2021
Starpointe Residents Club
17665 W. Elliot Road Goodyear AZ, 85338

Name	Address	City & Zip Code	Phone/E-Mail
Barbara Entl	18590 W McDowell St	Goodyear 85338	414-322-1710 baentl-3@hotmail.com
Marie Bronsing	14964 S. 181st Lane	Goodyear 85338	mbronsing@hotmail.com
Max Kunder	4400 N Scottsdale Road, #3000	Scottsdale 85251	480-300-0032
Bruce GOTTSCHALK	17973 W. GERMIND DR	Goodyear 85338	BRUCEG654@AOL.COM
Denise Harvey	18366 W Mountain Sky	Goodyear	Denharvey@yahoo.com 503-577-2860
Gina Corp	18002 W Thimble Hill	Goodyear	CJ_Soothill@hotmail.com
Charles Scheffe	13571 S. 177th LN	Goodyear	Charles@estrella.church.
Steven & Tracey Jiles	18291 W. Verben Dr.	Goodyear	traceyjiles@gmail.com

Neighborhood Meeting Sign-In Sheet

Estrella Community 14 Major General Plan Amendment

Case No. 21-700-00001

Neighborhood Meeting – Wednesday, September 29th, 2021

Starpointe Residents Club

17665 W. Elliot Road Goodyear AZ, 85338

Name	Address	City & Zip Code	Phone/E-Mail
Steve Turke	9419 S. 181 st Ave	Goodyear	
Vi McKinley	18538 Thunderhill	85338	
Bob Nobis	18339 W. Mesquite Trumpet	Goodyear 85338	Robert@Nobis.net
Kyle Wax	14764 S. 181 st Lane	Goodyear 85338	
Larry Taylor	13710 S 177 th Ave	Goodyear 85338	msgtaylorret@gmail.com
EARL YODER	13378 S 176 th Drive	GOODYEAR	
John Olson	14939 S. 185 Ave	Goodyear	jkolson1@gmail.com
Laurel Petersen			
Donald Petersen	12350 S. 181 st Dr	Goodyear AZ	

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