

PLANNING COMMISSION

Proposed Major
General Plan Amendment

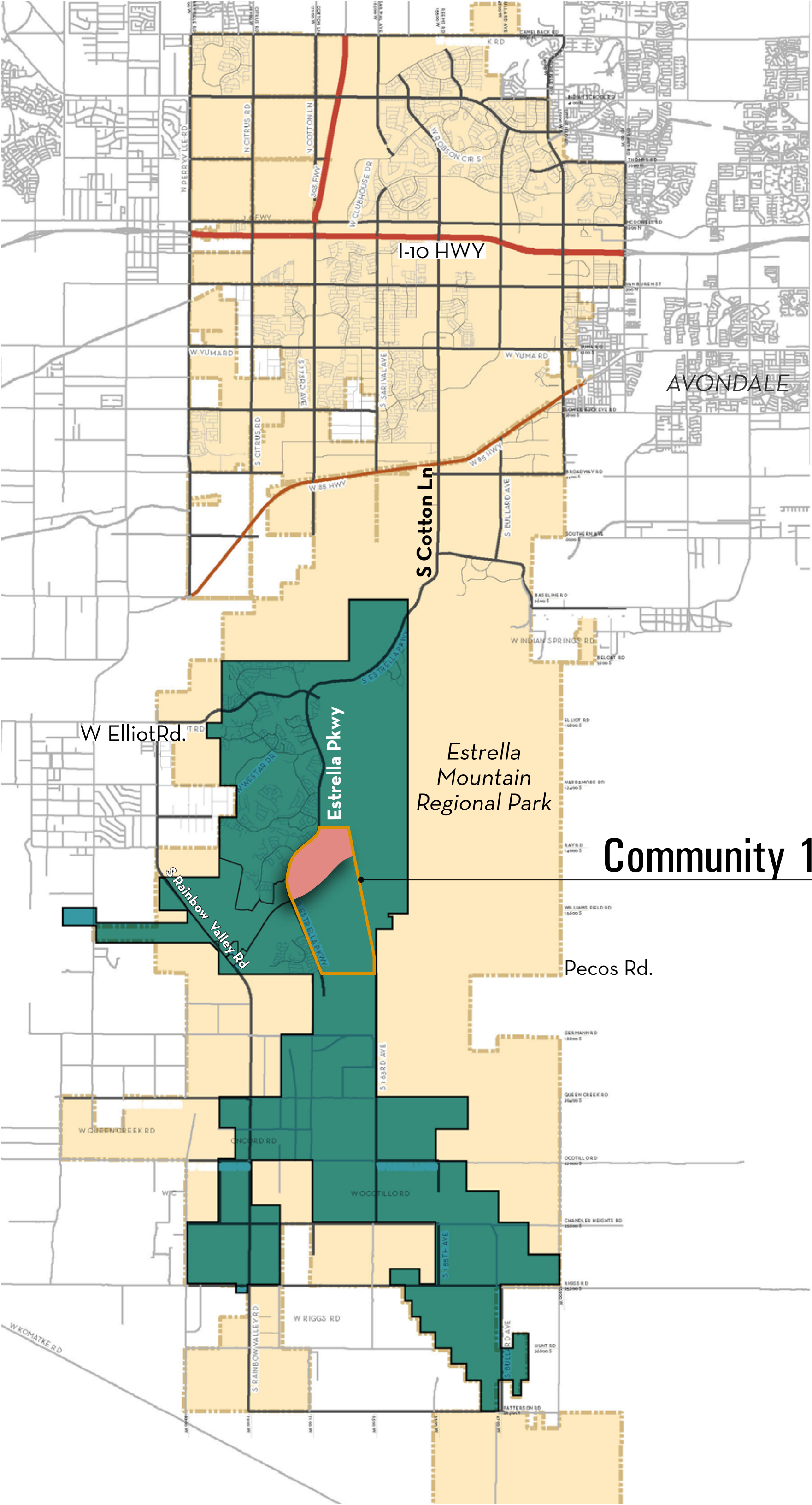
Community 14
ESTRELLA™

November 18th, 2021

Case Number: 21-700-00001

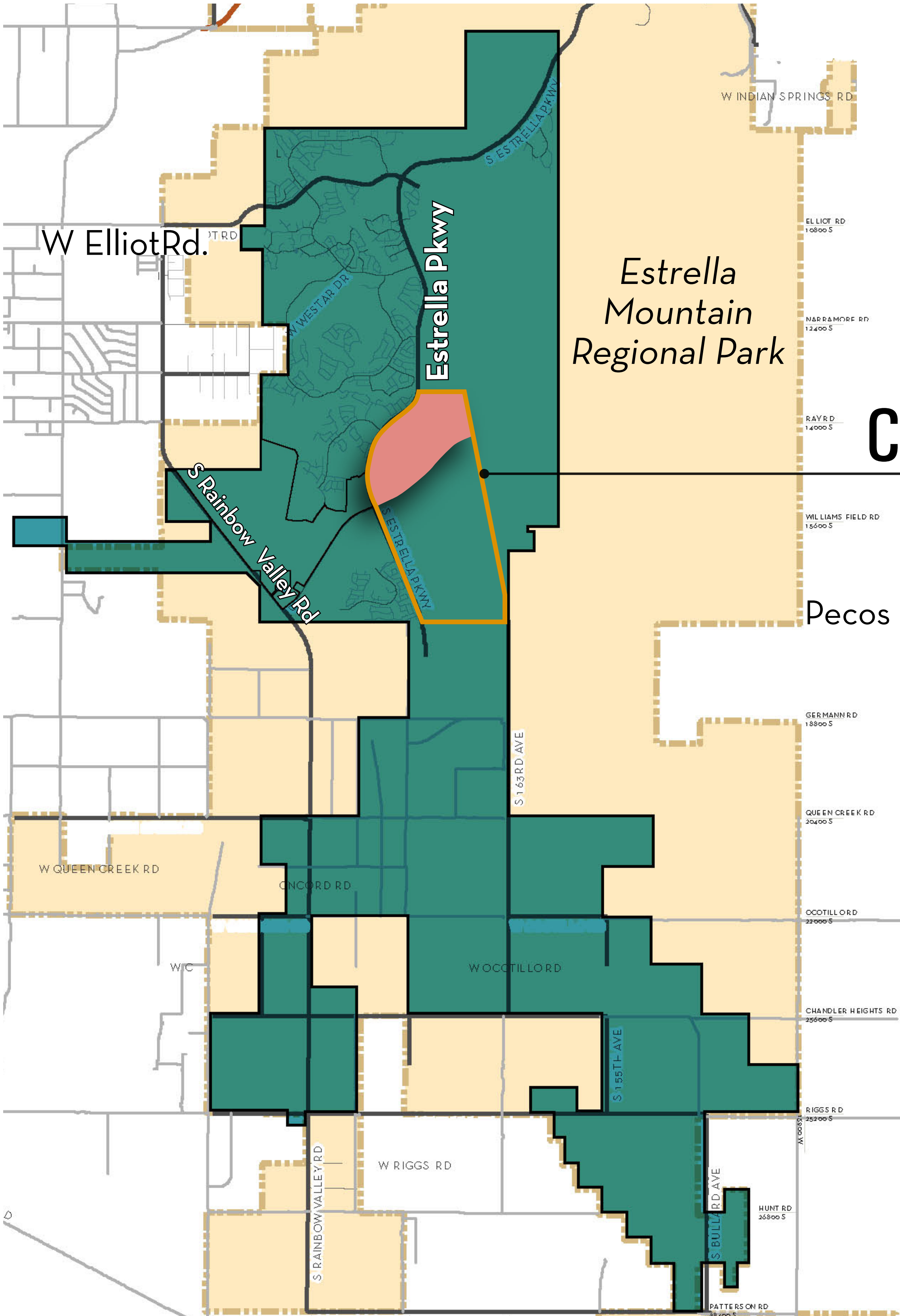


VICINITY MAP



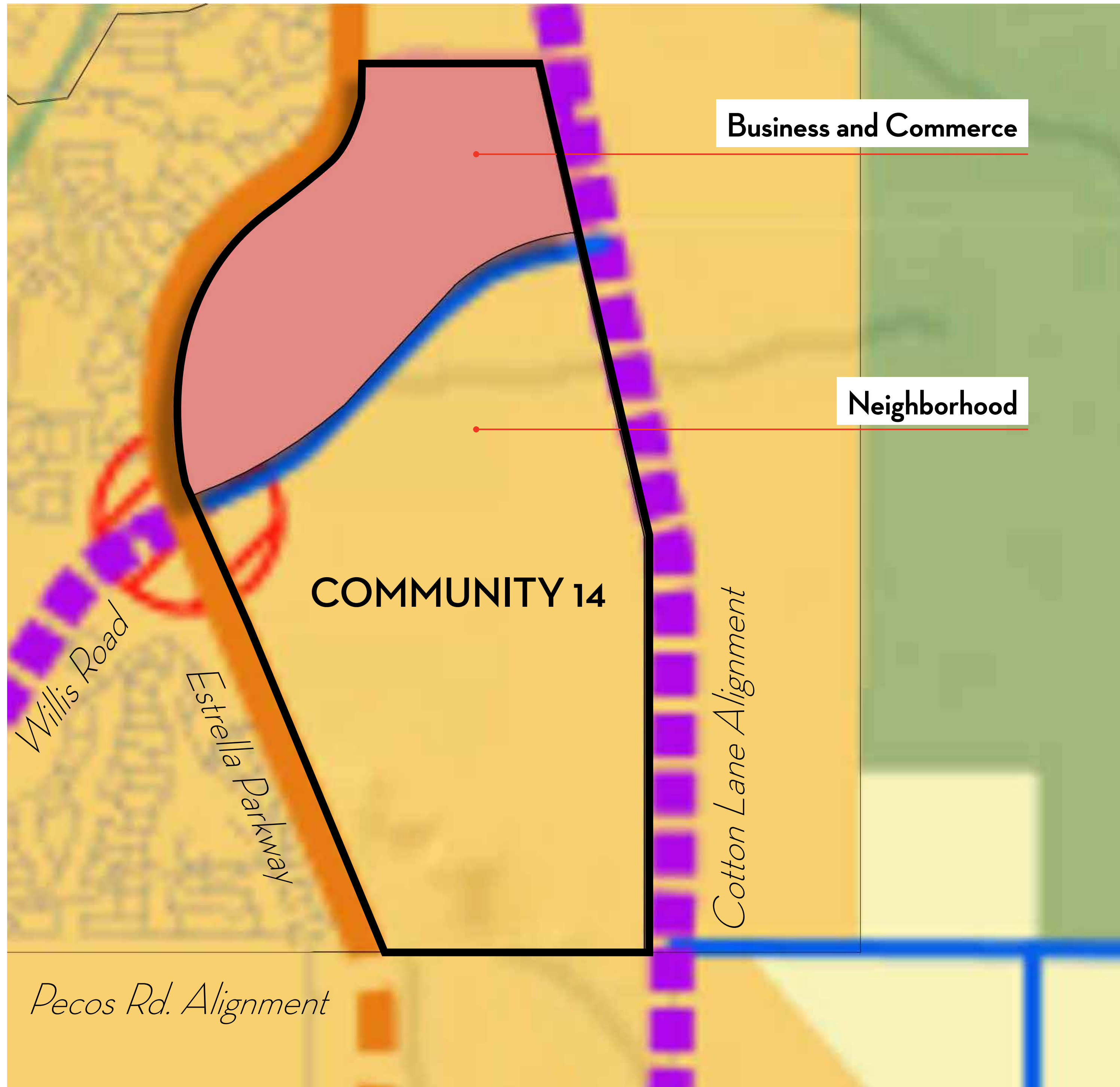
LEGEND

- Streets
- Unclassified
 - Freeway
 - Highway
 - Arterial
 - Collector
 - Residential
- City of Goodyear
- Estrella Community Boundary
- Community 14 Boundary
- GPA Area



Community 14

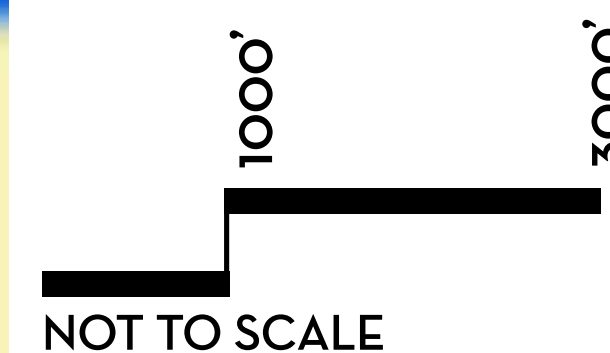
EXISTING GENERAL PLAN 2025



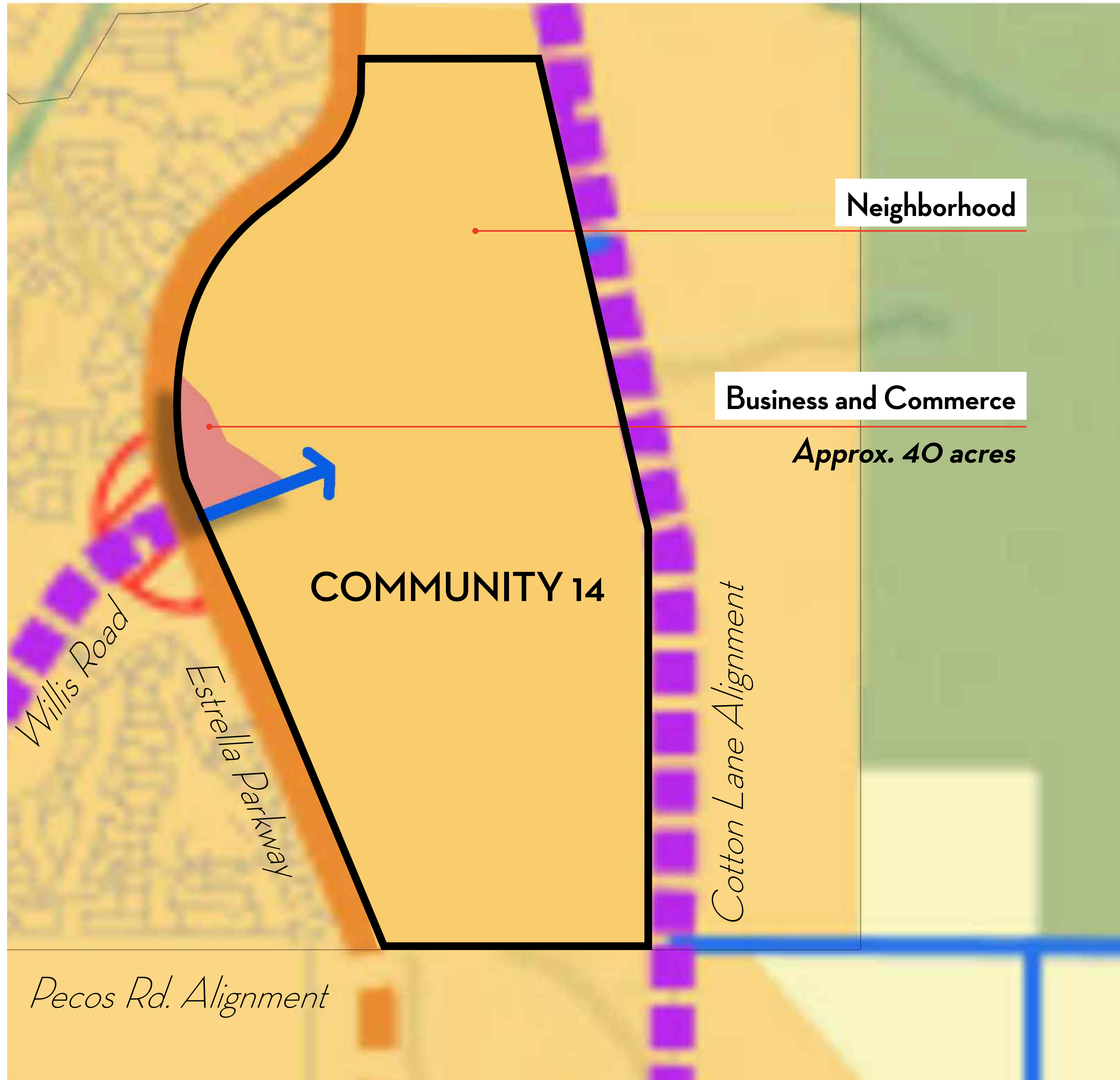
Land Use and Transportation Map

- Maricopa/Pinal County Line
- Municipal Planning Area Boundary
- City Limits
- Land Use Categories**
 - Open Space
 - Agriculture
 - Scenic Neighborhood
 - Neighborhood
 - Business & Commerce
 - Industrial
- City Center
- Land Use Overlay Districts**
 - Village Center Overlay
 - Luke Compatible Land Use Overlay
 - Transit Oriented Development Overlay
 - Wildlife Linkage Overlay
 - Aggregate Mining Overlay
- Phoenix/Goodyear Airport
- Airport 65 DNL (Day-night Noise Level) Line
- Luke AFB Accident Potential Zone (APZ)
- Sonoran Desert National Monument
- Wilderness Area
- Roadway Classifications**
 - Arterial
 - Scenic Arterial
 - Scenic Arterial - Proposed
 - City Center Arterial
 - Major Arterial
 - Major Arterial - Proposed
 - Major Arterial - Road of Regional Significance
 - Parkway
 - Parkway - Proposed
 - Freeway
 - Freeway/Parkway - Proposed
 - Other Streets
 - Rail Road

Date: January 7, 2021



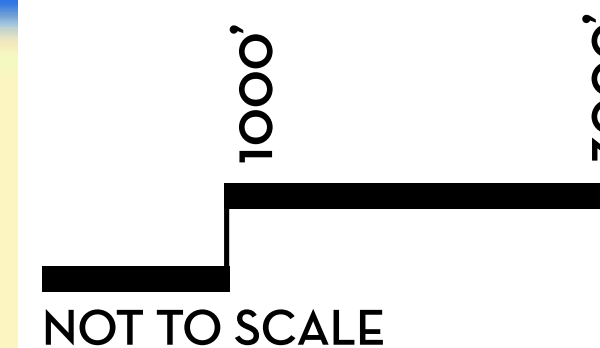
PROPOSED GENERAL PLAN LAND USE PLAN



Land Use and Transportation Map

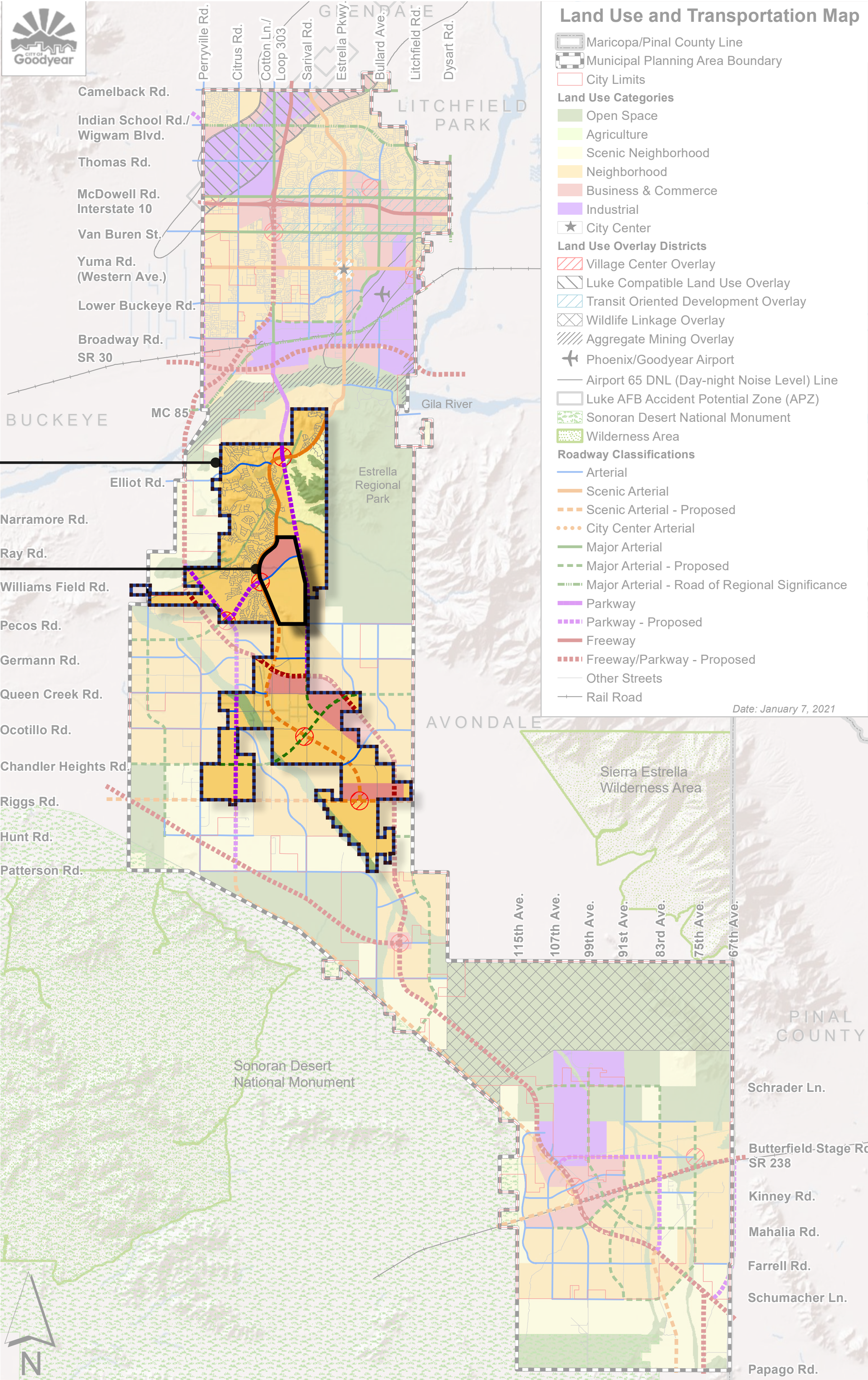
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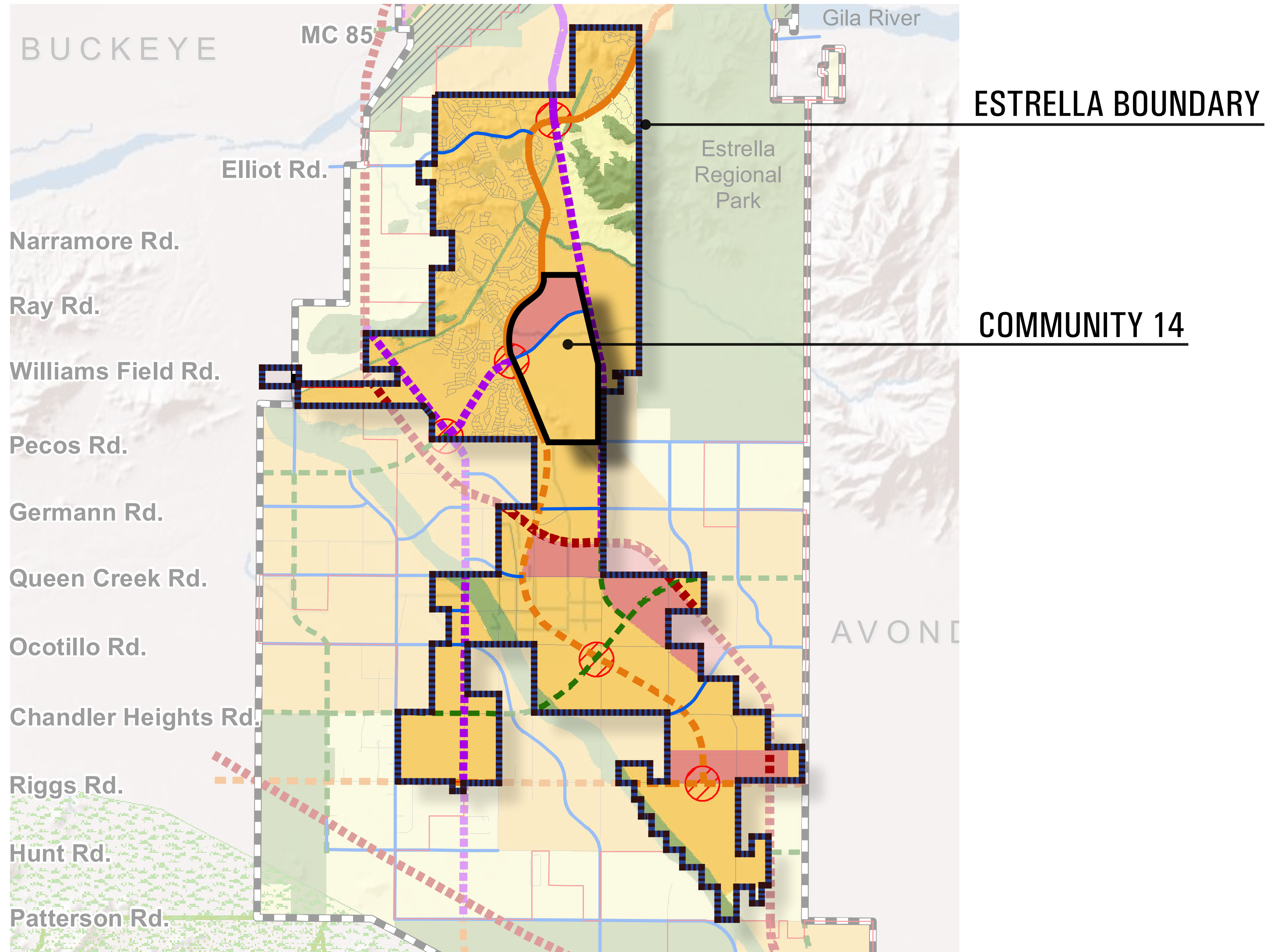


ESTRELLA BOUNDARY

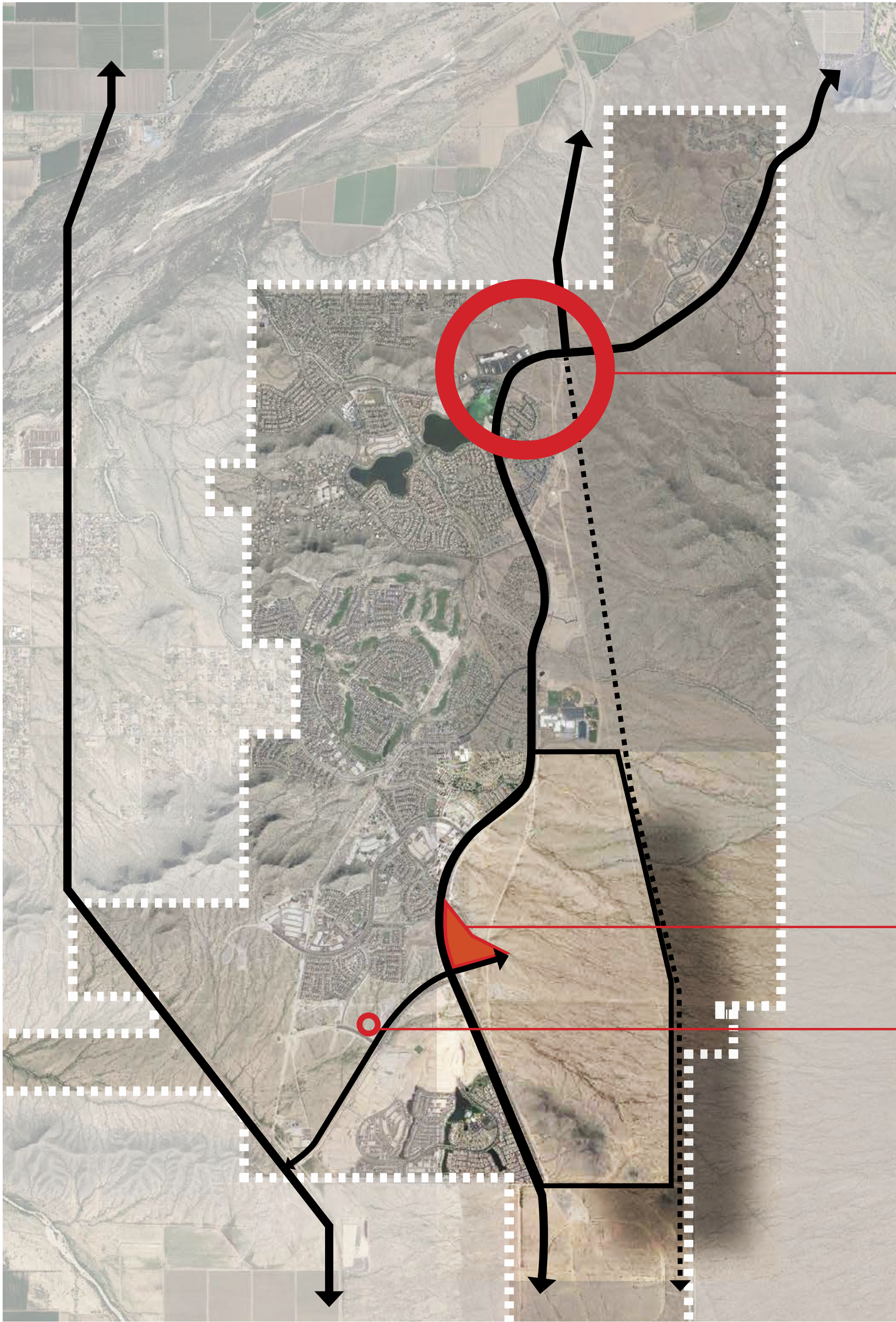
COMMUNITY 14



LAND USES . GENERAL PLAN 2025



COMMERCIAL PARCELS



NORTH CORE
APPROX 151

- Mountain Ranch Marketplace - 22 acres
- Elliot Market - 15 acres
- Parcel 42 - 24.9 acres
- Parcel 14 - 63.5 acres
- Parcel 45 - 25.4 acres

Proposed Commercial 40 acres

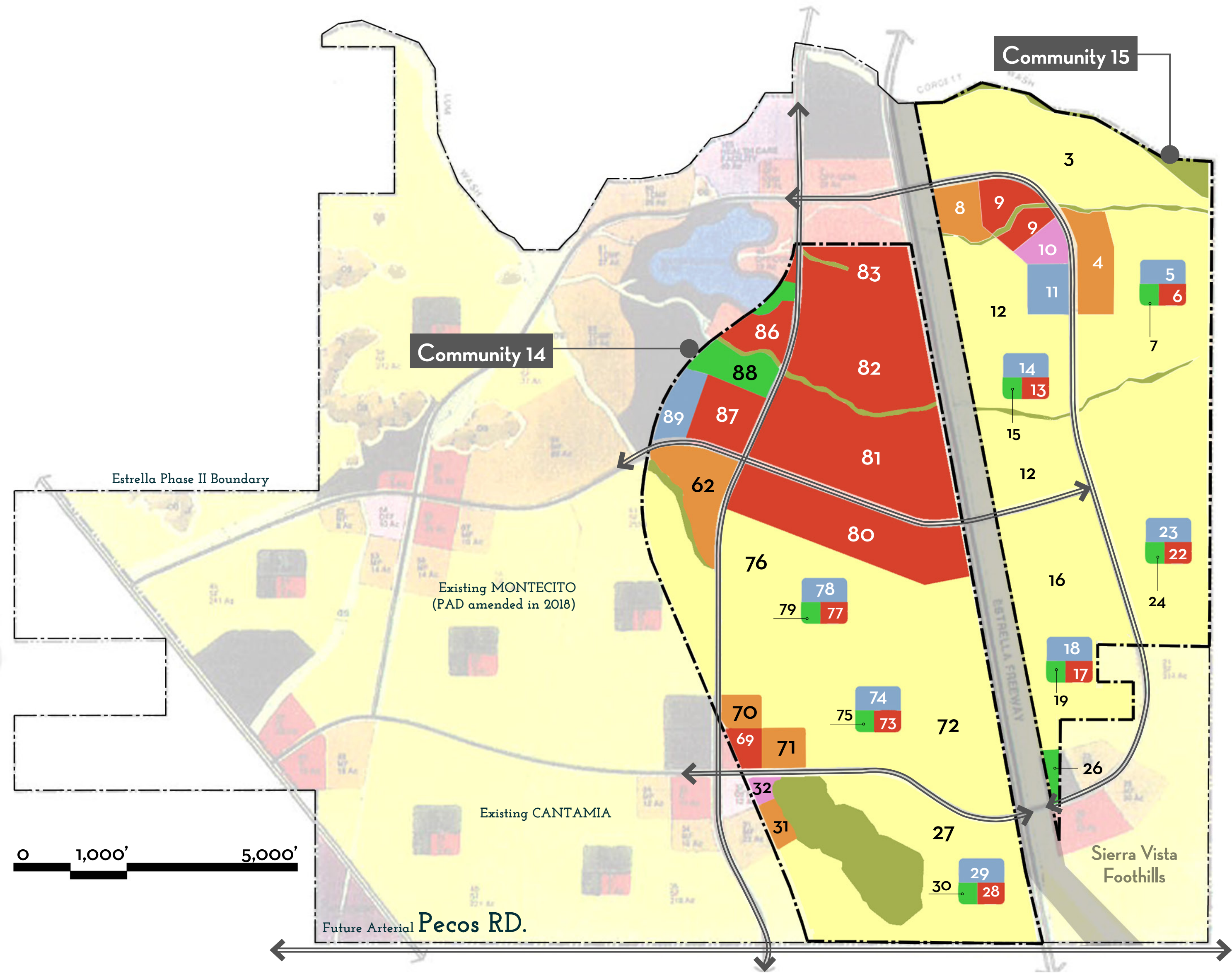
MONTECITO Future Commercial
10.5 acres

COMMUNITY 14 & 15 . HISTORIC ZONING MAP

Notes:

*1: Gross Densities for Single Family Residential Use are based on a range of densities between 2.5 du/ac and 6.0 du/ac - per page #17 of the Estrella Phase II PAD;

*2: Dwelling units in the Town Center (TC) category are not to exceed a gross density of 50 du/ac - Parcels number 80 and 87 are part of the TC category as estated on page #15 of the Estrella Phase II PAD document, .



Community 14

	PAD Parcel Number	LAND USE	LAND AREA (ACRES)	GROSS DENSITY *1		Potential Units *1	
Community 14	83-82	Office / Commercial	143	N/A			
	81	Mall	127	N/A			
	86	Commercial	16.6	N/A			
	87 *2	Commercial (TC)	29.0	50		1,450	1,450
	80 *2	Office / Commercial (TC)	89.2	50		4,460	4,460
	77	Commercial	4.0	N/A			
	73	Commercial	4.0	N/A			
	28	Commercial	4.0	N/A			
	69	Commercial	8.0	N/A			
	89	School	13.8	N/A			
	78	School	7.5	N/A			
	74	School	7.5	N/A			
	29	School	7.5	N/A			
	76-72	Single Family	417.0	2.5	6.0	1,043	2,502
	27	Single Family	165.0	2.5	6.0	413	990
	62	Multi Family	34.0	20.0		680	680
	70	Multi Family	9.7	20.0		194	194
	71	Multi Family	12.6	20.0		252	252
	31	Multi Family	6.0	20.0		120	120
	32	Office	3.6	N/A			
		Open Space	82.0	N/A			
	88	Park	20.0	N/A			
	79	Park	3.0	N/A			
	75	Park	3.0	N/A			
	30	Park	3.0	N/A			
		Park	3.8	N/A			
		Roads	98.1	N/A			
			1,322			8,611	10,648
						RANGE OF TOTAL UNITS	

Community 15

	PAD Parcel Number	LAND USE	LAND AREA (ACRES)	GROSS DENSITY *1		Potential Units *1	
Community 15	9	Commercial	23.0	N/A			
	6	Commercial	4.0	N/A			
	13	Commercial	4.0	N/A			
	22	Commercial	4.0	N/A			
	17	Commercial	4.0	N/A			
	10	Office	11.3	N/A			
	11	School	15.0	N/A			
	5	School	7.5	N/A			
	14	School	7.5	N/A			
	23	School	7.5	N/A			
	18	School	7.5	N/A			
	4	Multi Family	28.0	20.0		560	560
	8	Multi Family	18.0	20.0		360	360
	3	Single Family	433.6	2.5	6.0	1,084	2,602
	12	Single Family	168.0	2.5	6.0	420	1,008
	16	Single Family	141.0	2.5	6.0	353	846
	7	Park	3.0	N/A			
	15	Park	3.0	N/A			
	24	Park	3.0	N/A			
	19	Park	3.0	N/A			
	26	Park	3.0	N/A			
		Open Space	35.0	N/A			
		Roads	37.0	N/A			
			971			2,777	5,376
						RANGE OF TOTAL UNITS	

THANK YOU

Proposed Major
General Plan Amendment
Community 14
ESTRELLA™



TRANSPORTATION FRAMEWORK . GENERAL PLAN 2025

