

Estrella PAD Amendment

For Parcels 12.25, 12.36, & 80 Notch

Northeast and Southeast Corners of
Estrella Parkway and West San Miguel Drive
Goodyear, Arizona

Rezoning Narrative



Rezoning Narrative

For

Estrella PAD Amendment Parcels 12.25, 12.36, & 80 Notch Goodyear, Arizona

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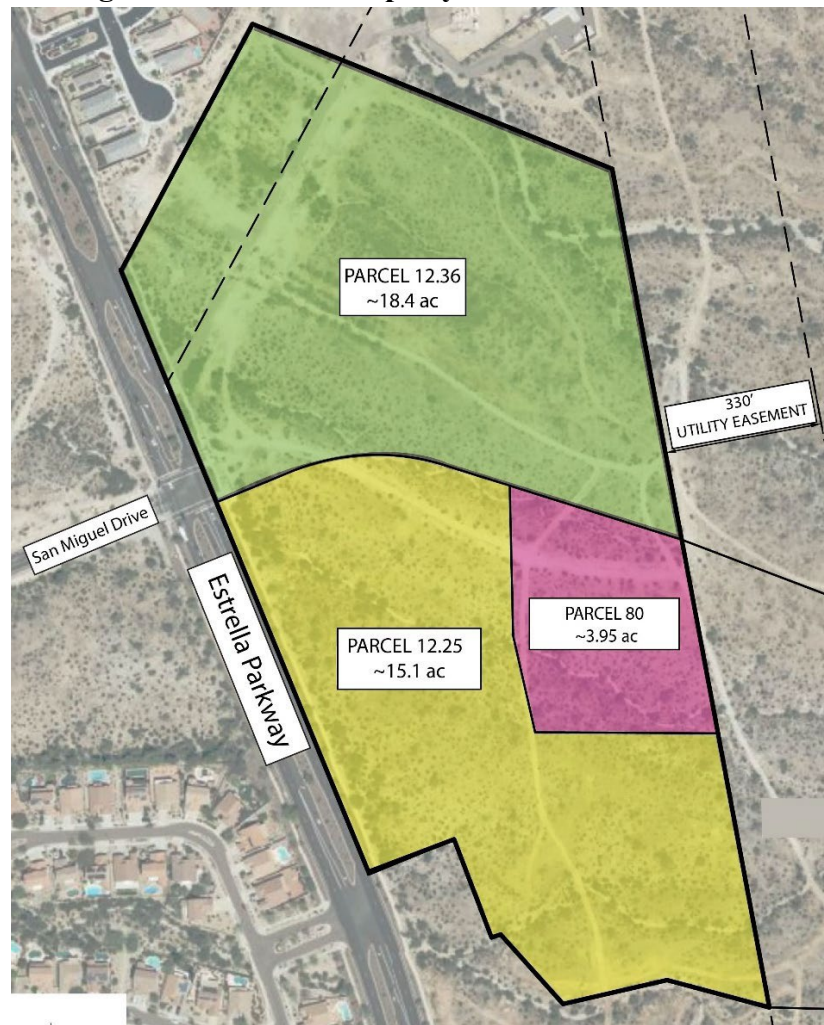
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I. Introduction

This request is to rezone approximately 37.45 acres of vacant land (“Request”) at the northeast and southeast corners of San Miguel Drive and Estrella Parkway (“Property”) to permit development of a residential subdivision with 114 single-family homes (“Project”). The Property is within the Estrella area of Goodyear, a partially built out master planned community of approximately 10,000 acres, and this infill site is ideally situated to continue the area’s high quality residential development with picturesque mountain views and ample open space on the east side of Estrella Parkway. The approximately 18.4-acre Parcel 12.36 on the north side of San Miguel Drive was rezoned in 2019 (Ordinance No. 2019-1434) with site-specific residential development standards, and this request would extend those updated development standards south of San Miguel Drive to the approximately 15.1 acre Parcel 12.25, and an approximately 3.95 acre portion of Parcel 80 “Notch”, resulting in a set of unified standards across the proposed subdivision. Figure 1 provides an aerial of the Property with parcel boundaries.

Figure 1. Aerial of Property with Parcel Boundaries

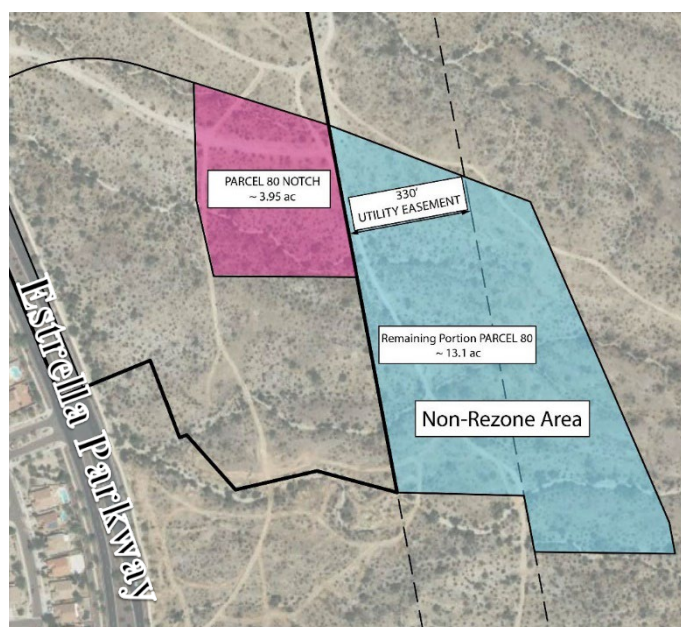


The Property is currently within the Goodyear 2025 General Plan's Neighborhoods land use category. It is a portion of Maricopa County Assessor's Parcel 400-03-961F. Parcels 12.25 and 80 Notch are subject to the 1988 Estrella Phase I Final PAD ("Phase I PAD"), but Parcel 12.36 is subject to the Estrella Parcel 12.36 PAD Amendment approved on June 24, 2019 (Case No.19-200-00001). A preliminary plat was approved for Parcel 12.36 in 2019 but has since expired.

Parcel 12.25 contains approximately 15.1 acres of undeveloped land. It is designated Junior High in the Phase I PAD zoning; however, K-8 schools are now more common than separate junior high schools, and school development is anticipated in other locations in Estrella. The Liberty Elementary School District does not plan to develop it as a school site and has submitted a letter included as Attachment A. The irregular shape and topographical variations of the parcel preclude development of a school at this location. Per the "Schools" section of the Phase I PAD, school sites maintain flexibility for residential development and carry the underlying zoning of the adjacent single-family use; therefore, single-family residential development could occur even without this rezoning request.

Parcel 80 is zoned PAD – Commercial in the Phase I PAD; however, the approximately 3.95 acre notch proposed for this Project ("Parcel 80 Notch") is separated from the remainder of the commercial site by a 330' electrical utility easement. Due to this constraint, development of the Parcel 80 Notch as commercial along with the rest of Parcel 80 is infeasible. Instead, the Parcel 80 Notch's use and access are more appropriately aligned with development of Parcel 12.25. As such, the Request would amend the land use category for the Parcel 80 Notch from PAD – Commercial to PAD – Single Family Residential ("SF") to be consistent with Parcel 12.36. The approximately 13.1-acre remainder of Parcel 80 would retain its commercial zoning. See Figure 2 below.

Figure 2. Parcel 80 Detail



II. Surrounding Area

The Property is surrounded by vacant land and residential subdivisions as set forth in Table 1 and depicted in Figure 3.

Table 1. Surrounding Zoning and Land Use

	Jurisdiction	Zoning	Use
North	City of Goodyear	PAD – SF	Vacant
West	City of Goodyear	Golf Village PAD	Estrella Parkway and Partially Single-Family Residential/ Partially Vacant
East	City of Goodyear	PAD - Commercial	Electrical Easement and Vacant Parcel 80
South	City of Goodyear	PAD - SF	Vacant; Single-Family Subdivision Under Development

Figure 3. Surrounding Area Map



III. Description of Development Proposal

The Request will accommodate a high quality 114-home subdivision in a growing residential area of Estrella nestled between Estrella Parkway and a large electrical easement with extensive trail connectivity. This development will complete an area of single-family development within the narrow corridor between the power line easement and Estrella Parkway as well as develop the last infill site east of Estrella Parkway and north of the high school. Primary access will be off of San Miguel Drive and Estrella Parkway. The Request would separate the Parcel 80 Notch from the remainder of the commercial parcel on the other side of the electrical easement and incorporate it into Parcel 12.25 and would also extend the SF standards previously approved for Parcel 12.36 to the entire Property to allow the Project to develop under uniform standards. The Project envisions all lots sizes to be a minimum of 50' wide lots and inclusion of a streetscape element, such as decorative pavers, porches or courtyards, or detached sidewalks, to provide an inviting neighborhood feel for this subdivision. The Project's overall density will be approximately 2.99 du/ac. While density on an individual parcel may exceed the overall Project average, it will remain well within the 4.5 du/ac permitted for the SF land use category under the Estrella Phase I PAD.

As part of the Project, San Miguel Drive would be extended east of Estrella Parkway to the eastern Property boundary. Access to Parcel 12.36 would be provided from San Miguel by construction of S. 173rd Lane to the north. 173rd Lane would continue south on the same alignment to provide access to Parcel 12.25, which would also have access directly from Estrella Parkway via Dry Creek Road.

This PAD Amendment increases the minimum open space from 15% to 20% to ensure residents can enjoy opportunities for outdoor leisure and recreation in Estrella's picturesque setting. Residents will also be in close proximity to the 330' utility easement to the east providing additional open area and trail connectivity. As part of the Project, an 8'-wide decomposed granite trail will be installed along approximately 950 linear feet on the south side of San Miguel Drive to tie into the area's outdoor aesthetic and connect to existing trail systems, including connectivity to the Maricopa Trail. The Project's amenities will include a shaded play area with a play structure, a ramada, and a community grill that connects to the development by paved sidewalks. Tree lined sidewalks will also be constructed along the north side of San Miguel Drive to enhance the pedestrian experience.

The Project will also include retaining walls for stability due to the degree of elevation change on the Property. The Project will provide for aesthetic enhancements where retaining walls exceed 2' in order to minimize any visual impact, and along both Estrella Parkway and San Miguel drive, a 20' landscape buffer will separate the wall from the right-of-way. This proposed condition is consistent with other portions of Estrella along the east side of Estrella Parkway.

IV. Permitted Uses

The permitted uses for the Property will be those uses allowed in the R1-6 Residential Zoning District as set forth in the City of Goodyear Zoning Ordinance (“Zoning Ordinance”).

V. Development Standards

The Zoning Ordinance’s R1-6 development standards shall apply to the Property except as expressly modified in Table 2 below. The development standards provided in Table 2 below are the same as those approved for Parcel 12.36 in 2019, with the exception that the minimum open space requirement is increased from 15% to 20% as an added benefit for the community. The Request would apply these standards to the entire Property.

Table 2. PAD Amendment Development Standards for Parcels 12.25, 12.36, and 80 Notch

Standard	Estrella Parcel 12.25, 12.36 and 80 Notch Standards	Goodyear – R1-6
Minimum Lot Width	50’	
Maximum Height	30’ (2 stories)	30’
Maximum Building Coverage	75%	60%
Front Facing Garage Minimum Setback	18’	20’
Front Minimum Setback	10’	10’
Side Minimum Setback	5’	5’
Rear Yard Setback	15’	20’
Open Space % (of net area) Minimum	20%	15%

Notes:

1. Unless expressly modified in this document, all development within the property shall comply with the City of Goodyear Zoning Ordinance.
2. Design shall be in conformance with the Estrella Phase One PAD and the Single-Family Requirements of Chapter 2 of the City of Goodyear Design Guidelines.
3. Streetscape Elements: At least ONE of the following items will be incorporated into the parcel, as described in the Zoning Ordinance Section 3-2-3:
 - a. Decorative paver driveways
 - b. Porches and Courtyards
 - c. Detached Sidewalks
 - d. Additional design features similar in scope as determined by the Zoning Administrator and/or his/her designee.

This request also expressly permits retaining walls, which are necessary to provide stability for the Project due to the more than 30’ east-west change in elevation on the Property. Theme walls will be constructed on top of retaining walls. Standards for retaining walls have been tailored to fit the Project needs and are as follows:

Except as modified herein, the provisions of Section 3-2-3.C.e shall apply to walls within the Project:

- Retaining walls are permitted with a maximum height of 6’.
- A privacy, perimeter, or theme wall may be constructed on top of a retaining wall.
 - Any final plat within the Property shall contain a note that the combined wall height for residential lots may be up to 12’ if needed for retaining.

- Any wall with retaining wall in excess of 2' shall incorporate aesthetic enhancements that reduce the visual impact, such as a change in material with painted CMU and stucco veneer, with final design to be approved with the preliminary plat.
- Standards for Lots Adjacent to Estrella Parkway and San Miguel Drive.
 - Any wall with retaining wall in excess of 2' shall be separated from Estrella Parkway or San Miguel Drive by a landscape buffer with a minimum depth of 20' from the Property boundary.
 - The maximum combined height of a retaining wall and privacy, perimeter, or theme wall shall be 10' along Estrella Parkway or San Miguel Drive.
- Where unique conditions exist and the provisions contained herein cannot be satisfied, alternative design and retaining solutions may be proposed and approved by the Zoning Administrator and/or his/her designee to ensure safety and maintain the area's overall design theme, provided that the Director may not approve a wall exceeding the maximum height set forth herein for more than 50 linear feet per instance.

The proposed retaining wall standards are consistent with existing development on the east side of Estrella Parkway and will maintain the community's character. The proposed 20' landscape buffer along Estrella Parkway and San Miguel Drive will provide separation from the roadway to maintain the open feeling of the Estrella community, while changes in materials will provide aesthetic enhancements to the wall itself. The landscaped area will feature shrubs and trees that provide screening and shade to the adjacent sidewalk and create a visual sense of separation. These aesthetic enhancements will maintain or improve upon the current condition along the east side of Estrella Parkway

VI. Access and Circulation

a. Vehicular Circulation

Internal circulation to the community will be provided from entrances constructed from San Miguel Drive, an east-west 60' collector road bisecting the Property. Access to Parcel 12.25 will also be provided from Dry Creek Road off Estrella Parkway, a scenic arterial to the west. Local streets with 50' right-of-way are proposed within the community. A traffic report will be provided under separate cover.

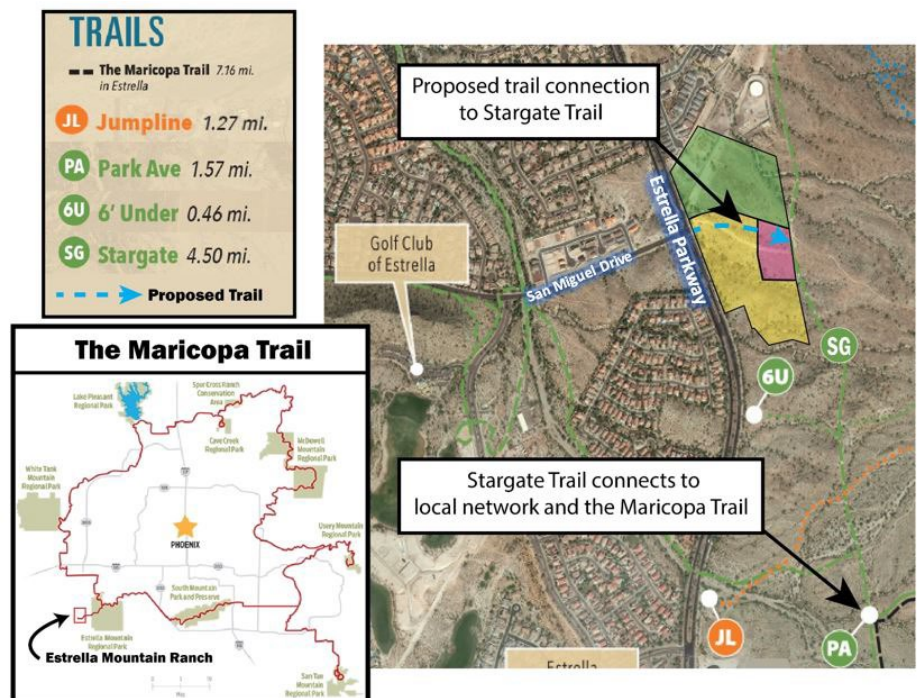
b. Pedestrian Circulation

Sidewalks and pathways will provide pedestrian circulation within the Project. Local streets will include sidewalks adjacent to curb. Connections to the open space areas from these attached sidewalks will be provided by pathways. All paved access routes shall meet ADA guidelines. The Project is also adjacent to an extensive trail system and will provide an 8' decomposed granite trail along the south side of San Miguel Drive. This trail will be approximately 950 linear feet and will connect to the Estrella Loop Trail, which is also referred to as the Star Gate Trail, within the large utility easement to the east. See Figure 4.a. and 4.b. on the following page.

**Figure 4.a.
Location of
Proposed DG Trail**



**Figure 4.b.
Connectivity of Proposed
Trail to Surrounding
Area Trails**



VII. Open Space and Amenities

The Project will increase the minimum open space requirement from 15% to 20% in order to ensure residents have ample area for outdoor leisure and recreation. The open space will include a shade ramada with two picnic tables, a covered play area with a play structure, a circular walkway with bench seating, and a large active play natural turf lawn. The Property is also located in close proximity to the Golf Club of Estrella, as well as North Lake Park and South Lake Park. Both lakeside parks feature multi-use fields, basketball courts, and paved jogging paths. The 330' utility easement running along the Project's eastern boundary provides additional opportunities for open area recreation and creating a buffer for residents.

VIII. Landscaping, Fences, Walls, and Screening

Proposed wall types shall represent the Estrella theming, which provides a pleasing sense of community character. They will also create a cohesiveness across the parcels while maximizing open views and providing visual interest through patterning, wall color, and texture. Project signage will be provided in optimal locations at entries for ease of way finding that is typical for the Estrella community. The landscaping design will provide a pleasant mixture of desert friendly trees, shrubs, accent plants, and ground cover. The variety used in the Project's landscaping will provide shade, create interest, and provide continuity to the surrounding landscape in this Goodyear neighborhood.

IX. Utilities and Services

Utility services are readily available for the community. Table 3 below describes utility providers for the Project.

Table 3. Utility Providers

Utility	Provider
Water	City of Goodyear
Wastewater	City of Goodyear
Electric	Arizona Public Service
Gas	Southwest Gas Corporation

X. Community Facilities and Services

Table 4 outlines the community service providers.

Table 4. Communities Facilities and Services

Service	Provider
School	Liberty Elementary School District No. 25 Buckeye Union High School District
Police	Goodyear Police Department
Fire	Goodyear Fire Department

XI. Drainage

The Property lies within Flood Zone “X” as delineated on the Federal Emergency Management Agency (FEMA) FIRM Map No. 04013C2625M, dated November 4, 2015. Flood Zone “X” is defined by FEMA as areas of 500-yr flood; areas of 100-yr flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-yr flood. Stormwater retention/detention basins are sized so the post-development flows entering adjacent parcels are lower than pre-development flows. Basins will be designed to drain within 36 hours by percolation and drywalls. Offsite flows are routed through and around the site and released back to historical conditions. A preliminary drainage report is included with this submittal.

XII. Water and Sewer

City of Goodyear water and wastewater systems exist in the area and are proposed to serve the Project with required infrastructure improvements. The system will connect to the existing 16-inch waterline in Estrella Parkway at the intersection of San Miguel Drive. There is sufficient water to serve the Project based on the CAP water agreement and the available EDUs for development in Estrella.

Within the Project, a system of 8-inch gravity sewer lines is proposed to direct sewer flows from the east of the development to west to an existing 8-inch sewer line in Estrella Parkway. The wastewater will be processed at the Corgett Wastewater Facility. Preliminary water and wastewater reports are provided with this submittal under separate cover.

XIII. Development Schedule

Each parcel is proposed to develop independently of each other and alongside the development of West San Miguel Drive. Construction of West San Miguel Drive will occur along with the first residential development for the Property.

XIV. The Project Is in Conformance with the Rezoning Evaluation Criteria of Zoning Ordinance Section 1-3-1.D.3

Section 1-3-1.D.3 of the City of Goodyear’s Zoning Ordinance sets forth evaluation criteria to be considered for amendments to the zoning map. As described below, this Project is in conformance with these criteria and meets the goals and objectives provided in the City of Goodyear’s planning documents.

a. Consistency with the goals, objectives, policies and future land use map of City’s General Plan; consideration of current market factors, demographics, infrastructure,

traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted.

The City of Goodyear's General Plan Land Use and Transportation Map designates the Property as Neighborhood, which permits residential densities up to 5 du/ac anywhere within the designation. The Project's overall approximately 2.99 dwelling units per gross acre density is within this range. The Project's consistency with specific goals, objectives, and policies in the General Plan is provided below.

Standard 5. *Goodyear promotes a safe walkable and bikeable community. Each development should be located and designed to reduce vehicle trips and miles whenever possible. Pedestrian and bicycle connections shall be provided between and within developments to allow the community to walk or bike to nearby destinations.*

Standard 31. *Pedestrian and bicycle connections shall be provided to internally and externally link residential uses to nearby commercial uses, schools, parks, other neighborhoods, and other important destinations by walking or biking.*

Standard 32. *New subdivisions should be designed to provide convenient pedestrian access to adjoining streets, open spaces, and commercial areas. Subdivision design is encouraged that minimizes or avoids the use of typical subdivision perimeter walls. If subdivision walls are proposed, they should include pedestrian access points for pedestrian movement. The pedestrian access points should be strategically located to maximize usage by residents.*

Objective CC-1-2. *Ensure neighborhoods are internally and externally connected.*

The Project will add a new housing option on currently vacant land that will integrate into the existing system of streets, sidewalks, and trails. Thousands of lots have been developed west of Estrella Parkway in the Estrella community. By developing this infill site, the Project will complete a stretch of residential development east of Estrella Parkway that runs south to the Estrella Foothills High School and is constrained on the east by a 330' electrical easement. The Property is less than one mile from the high school and just over one mile from the Westar Elementary School, providing easy access to schools for Project residents. In addition, the Project's over 20% percent open space, trails, and paved sidewalks will provide connectivity for pedestrians, hiking enthusiasts, and cyclists to the extensive trail system surrounding the Property.

Standard 25. *Low Density Residential. Single family, detached and attached, residential uses with densities up to 5 dwelling units per acre are appropriate throughout the Neighborhoods category.*

The Project has an overall residential density of approximately 2.99 du/ac, which is well within the 5 du/ac density permitted throughout the Neighborhood land use category.

Objective GD-2-1. *Ensure that new development pays its fair share toward the cost of additional public service needs generated by that new development.*

This Project will pay its fair share for infrastructure. Preliminary water, sewer, and drainage reports are included under separate cover and provide additional detail regarding infrastructure.

Goal CC-1 - *Vibrant and complete neighborhoods recognized as being people and family-friendly, each with their individual character yet connected and integrated into a cohesive Goodyear.*

Goal CC-2 - *A diverse stock of high quality housing that meets the needs of all residents.*

Objective CC-1-1. *Create and foster complete neighborhoods.*

Objective CC-2-1. *Provide diverse and quality housing products.*

The Project fosters complete neighborhoods by adding a housing enclave on a constrained infill property. This area of Estrella already has a mix of lot sizes with homes from multiple high-quality builders, and the Project will provide additional opportunities for homebuyers in popular sizes. Estrella's overall diversity offers homes for many types of buyers and includes move-up opportunities within the community. The Project will provide over 20% open space with native landscaping, meandering sidewalks, shaded play structure, ramada, and proximity to schools and community amenities will make it an attractive addition to Estrella.

Objective CC-1-3. *Foster the creation and maintenance of attractive, high quality neighborhoods.*

The Project is designed with generous open space and amenities to create and maintain an attractive and high-quality neighborhood. Neighborhood theming will be consistent with this portion of Estrella. The Project's streetscape will also be enhanced with an additional streetscape feature to be approved by staff in the plat stage.

Objective CC-1-5. *Promote neighborhood identity within a shared City culture and bring neighborhoods together.*

To identify the neighborhood, the Project will display entry monumentation for at least one access point that is consistent with surrounding Estrella neighborhood. As is typical in Estrella, the eventual builders will provide the name for the subdivision later in the development process.

Goal CC-3 *A parks, trails, open spaces, and recreation facilities system that is regionally and locally linked and accessible, that serves existing and future residents and contributes to the community's social, economic, and environmental quality.*

Objective CC-3-1. *Develop parks and recreation facilities in support of programs and events desired by city residents, that support economic development and that promote neighborhood identity and quality of life.*

Goal CC-4 *A non-motorized trail and path network that provides safe and convenient opportunities for bicycling and walking.*

Objective CC-4-2. *Develop the off-road trail system.*

The Project's open space and amenities will be consistent with the general theming of Estrella

and provide a quality resident experience. Estrella is home to a robust trail system reaching to the Estrella Mountain Regional Park, and the Project will provide connections to this existing trail system with the proposed approximately 950' decomposed granite trail connection along the south side of San Miguel Drive.

b. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district;

The Property has a natural boundary to the east with a wash and large electrical easement. The Property is sloped rising toward the Estrella Mountains to the east and will require retaining walls for stability.

c. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;

The Project is compatible with surrounding residential uses in Estrella and will conform to the overall community character. The Request would apply the approved development standards for Parcel 12.36 to the entire Property, creating a uniform set of standards for the subdivision. In addition, the Project layout is consistent with the surrounding residential uses, in particular by setting residential enclaves in the constrained area immediately east of Estrella Parkway, which also serves to prevent cut through trips and keeps through traffic on the Estrella Parkway arterial.

d. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning;

Extending Parcel 12.36's development standards to the Property will provide for uniform application of standards to the subdivision and ensure consistency of Project character. The Property is better suited for single-family residential development consistent with this stretch of Estrella Parkway's eastern frontage because of the natural boundary created by the electrical easements and the irregular parcel configuration precluding a school site.

e. Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;

Estrella has a history of high demand for a variety of single-family housing products. This request will apply uniform standards supporting a popular size home product consistent with the scale of the surrounding single-family residential development. The Property is also conveniently situated along Estrella Parkway, providing for convenient access throughout the community and to regional transportation routes.

f. Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public

infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment;

As an infill site, the Project is able to construct connections to existing infrastructure. In addition, as a residential community, the Project will include school-age children. Table 5 below provides a standard student ratio calculation for the elementary school district and high school district. In addition, the developer is working with the school districts about current and future school demand within Estrella as a whole.

Table 5. Standard Student Ratios

School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary School	114	0.30 Students/Unit	34
High School	114	0.19 Students/Unit	22
Total	114		56

g. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;

There is already infrastructure in the area, in particular along Estrella Parkway. Because of the significant existing and planned public services in the vicinity, adverse fiscal impacts are not anticipated. The Project will include the improvements needed to connect to existing infrastructure and services and will comply with City requirements to facilitate infrastructure connections.

h. General public's concerns;

The applicant will comply with the citizen review process set forth in Section 1-3-8 of the Zoning Ordinance to determine if any concerns are raised by the public.

i. Whether the amendment promotes orderly growth and development;

The Request will extend the recently approved development standards for Parcel 12.36 to the Property so that the Project may be developed under a uniform set of standards. This development pattern is consistent with the east side of Estrella Parkway north of Estrella Foothills High School. In addition, the Parcel 80 Notch is better suited for residential development because it is separated from the remainder of the commercial site by a 330' electrical easement.

j. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

This Project is a thoughtfully planned community that will increase housing options while remaining consistent with the area's existing residential character.

XV. Conclusion

The Project will provide a new and attractive residential community consistent with the character of Estrella by extending Parcel 12.36's approved development standards to the entire Property and updating retaining wall standards to provide necessary stability and match the surrounding area. This subdivision will be compatible with existing and planned development in the area while supporting the goals and objectives of the City of Goodyear.