



Estrella PAD Amendment

Parcels 12.36, 12.25, and 80 Notch

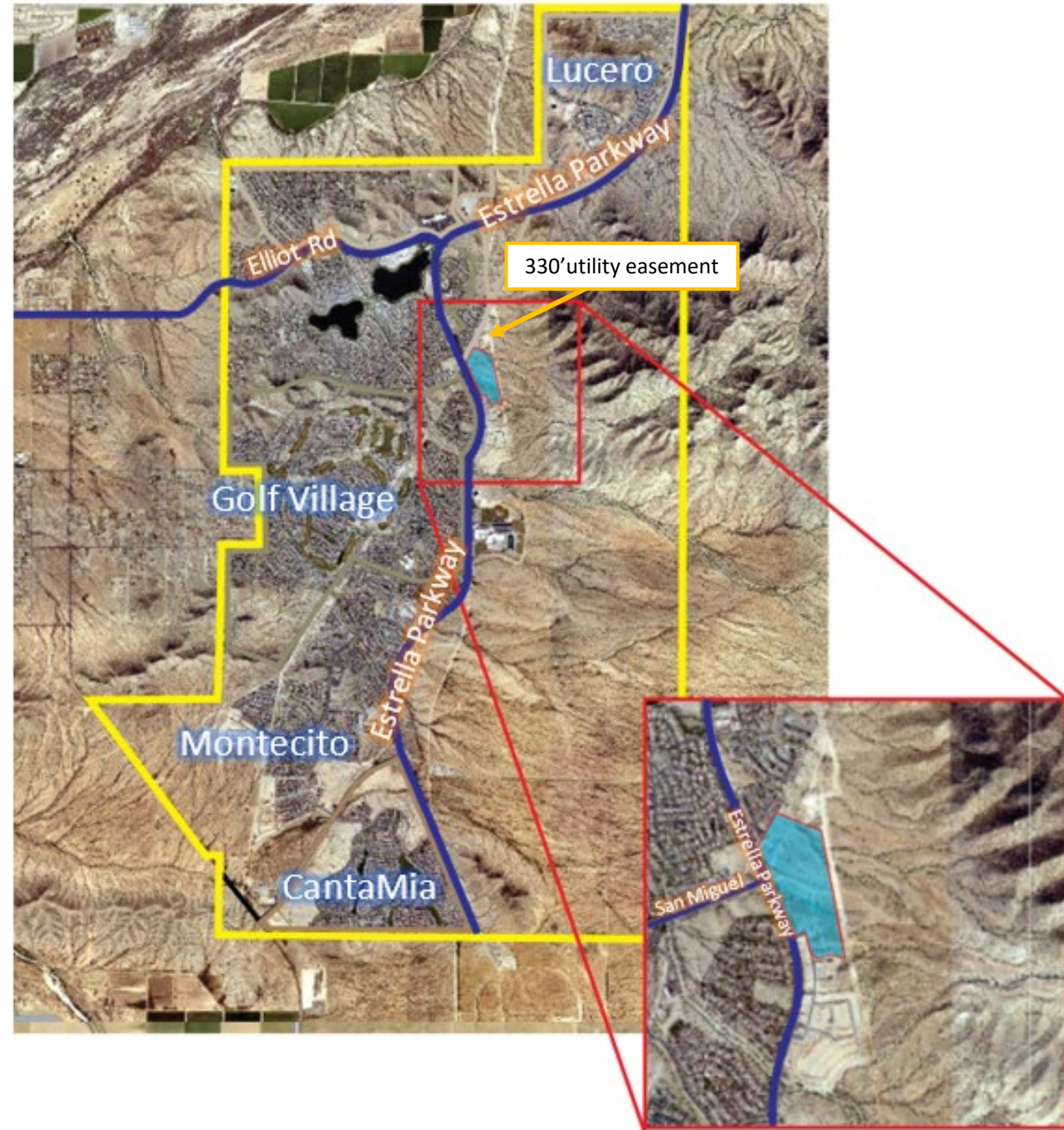
Vicinity & Request



Site is approximately 37.5-acres, located on the northeast and southeast corners of Estrella Parkway and San Miguel Drive



Rezone request will permit the construction of a 114-single family homes subdivision



Site Plan

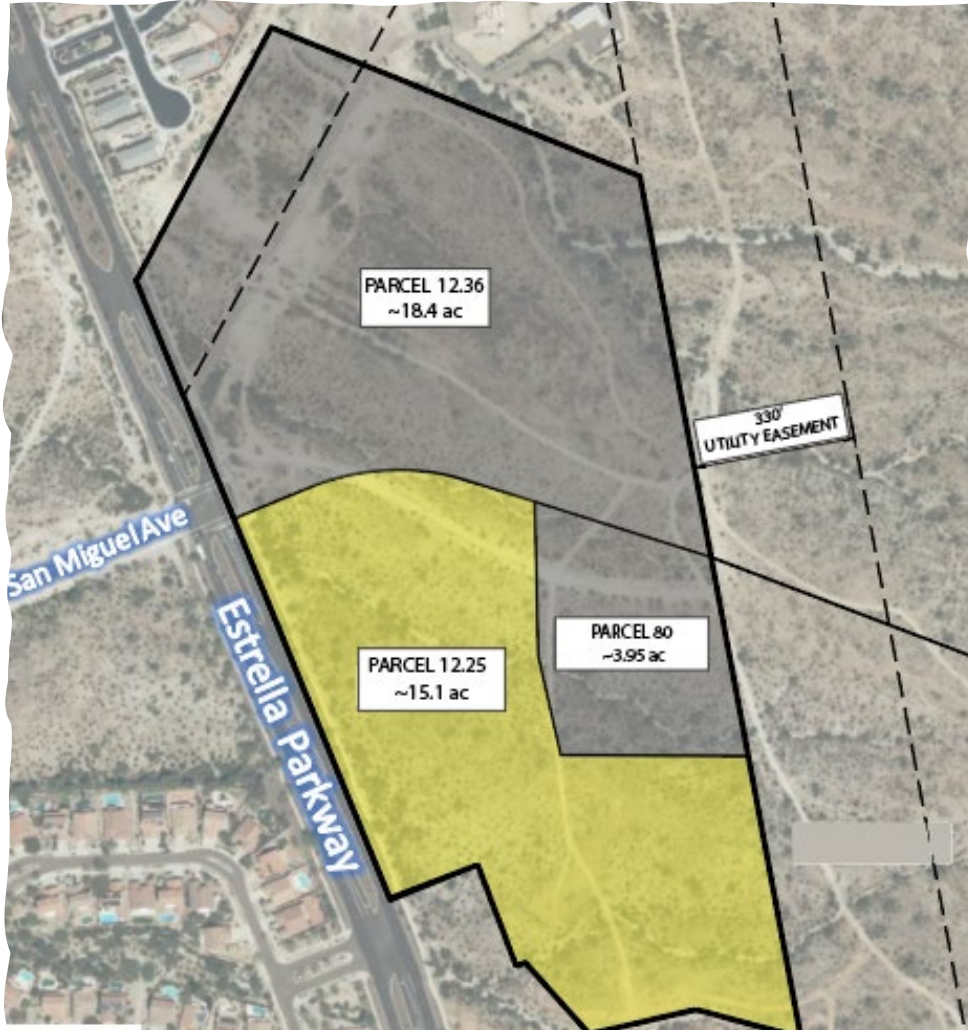


Parcel 12.36 | 18.4-ac



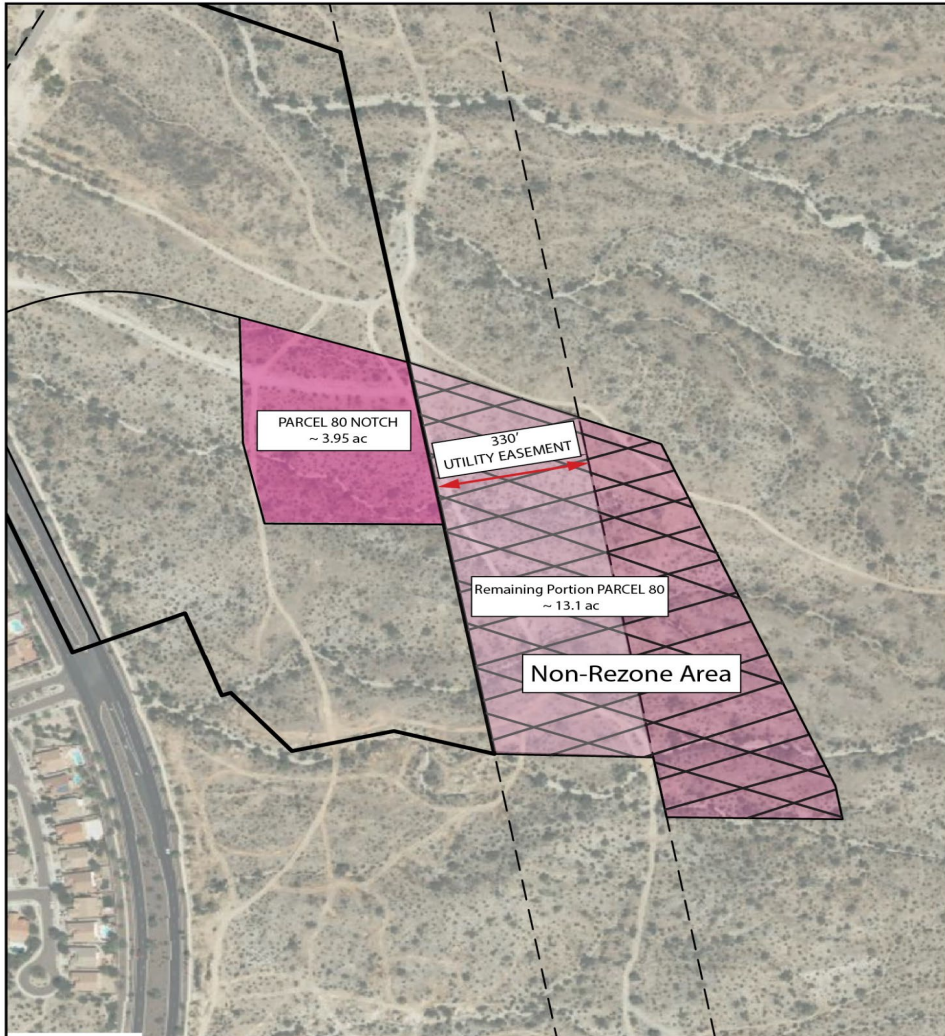
- Parcel is designated for Single-Family Residential
 - Subject to development standards approved in the Estrella Parcel 12.36 PAD Amendment **approved in 2019**
- Approximately 200 ft of the northwest portion of the Parcel is within an electrical utility easement and will remain undeveloped

Parcel 12.25 | 15.1-ac



- Parcel was originally designated for a Junior High school in 1988
- Under the existing zoning, the Parcel maintains the ability for residential development
- School District does not request the parcel for a school
- Site is irregularly shaped and has challenges due to topography

Parcel 80 | 3.95-ac (Notch) 13.1-ac (Not part)



- Request amends ~4-acres of Parcel 80 commercial zoning to permit single-family development consistent with Parcel 12.36 & 12.25
- 3.95-acre site is separated from the remainder of Parcel 80 by an approximate 330 ft electrical utility easement
- Due to this constraint, development of this parcel for commercial uses would be infeasible and more appropriately aligned with the development of Parcels 12.36 & 12.25
- Remaining 13.1-acre portion of Parcel 80 will not be part of the Rezone request and remain zoned for commercial uses

Project Development Standards

- Standards were already approved for ~18-acre Parcel 12.36 in 2019
- This request would extend those standards to apply uniformly across the ~37-acre subdivision
 - Consistent with surrounding subdivisions
- 114-home subdivision would result in 3.0 du/ac density

Development Standards Matrix	
Standard	Estrella Parcel 12.25, 12.36 and 80 Notch
Minimum Lot Width	50'
Front Yard Setback (Front Facing Garages)	18'
Front Yard Setback (Livable Space)	10'
Side Yard Setback	5' & 5'
Rear Yard Setback	15'
Maximum Lot Coverage	75%
Maximum Height	30' (2 stories)
Open Space	20%

Provision for 20% exceeds the open space requirement of 15% in the R1-6 District and existing standards of 12.36

Open Space and Recreation



Increase to 20% minimum open space requirement

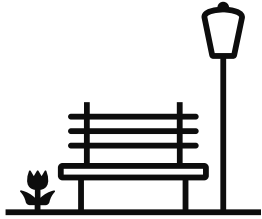


Project will provide outdoor amenities for residents such as a playground, ramada, trees, and a picnic area with a community grill.

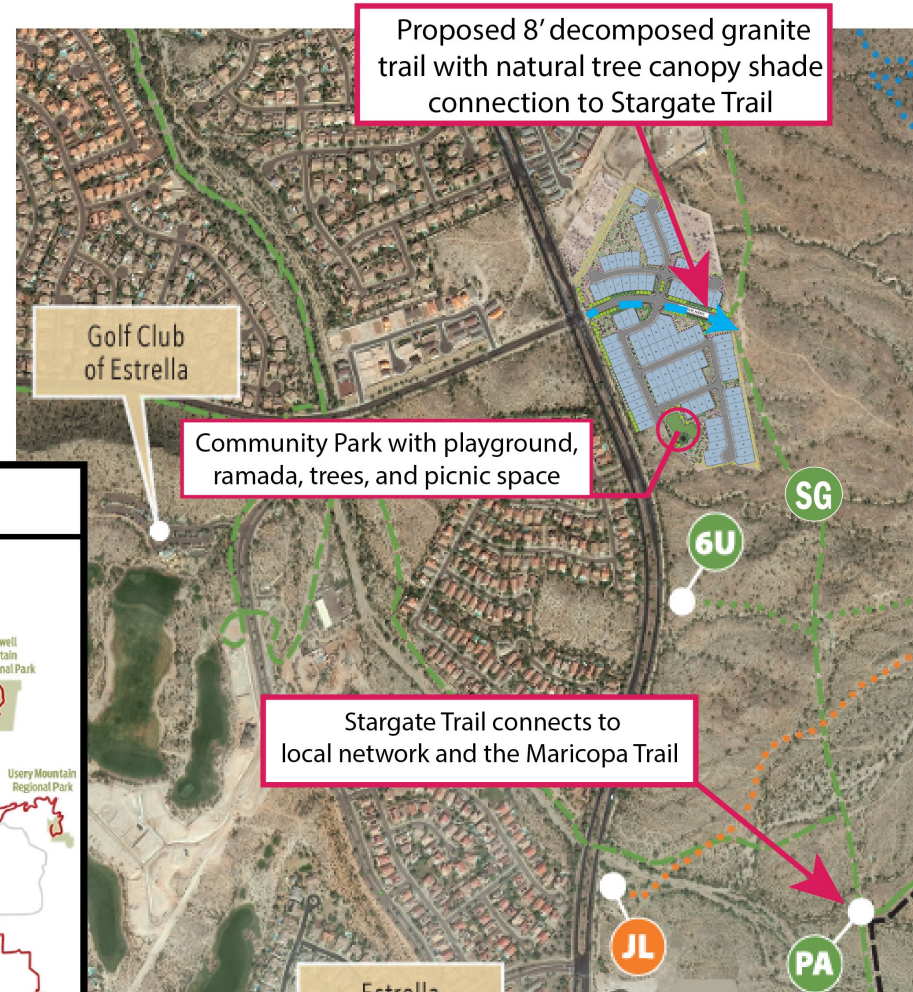
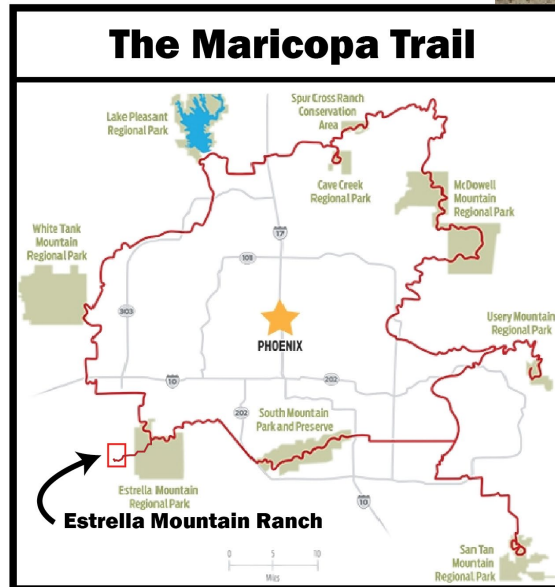


Decomposed granite trail along San Miguel will connect to existing trail network and Estrella Mountain Park

Amenities: On-site and Trail Connections



TRAILS	
The Maricopa Trail	7.16 mi. in Estrella
Jumpline	1.27 mi.
Park Ave	1.57 mi.
6' Under	0.46 mi.
Stargate	4.50 mi.
Proposed Trail	



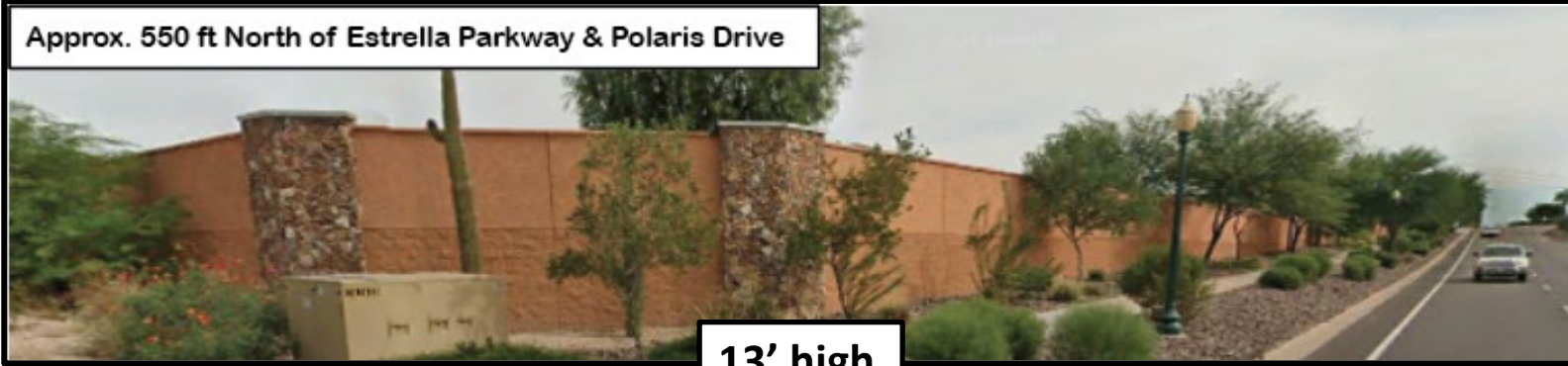
Connectivity to Estrella Community Amenities

Residents are minutes away from both the Starpointe and Presidio Residents Clubs



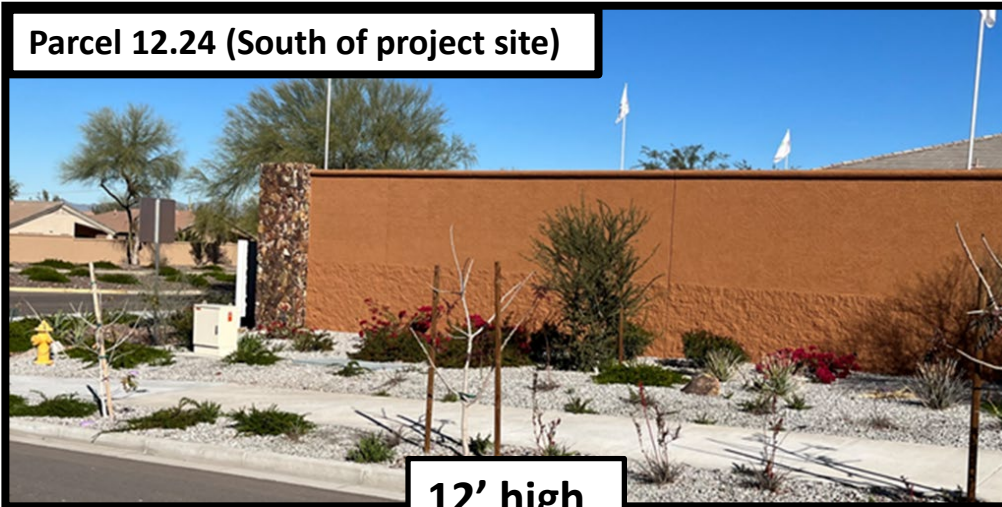
Retaining Walls - Existing Conditions along Estrella Parkway

Approx. 550 ft North of Estrella Parkway & Polaris Drive



13' high

Parcel 12.24 (South of project site)

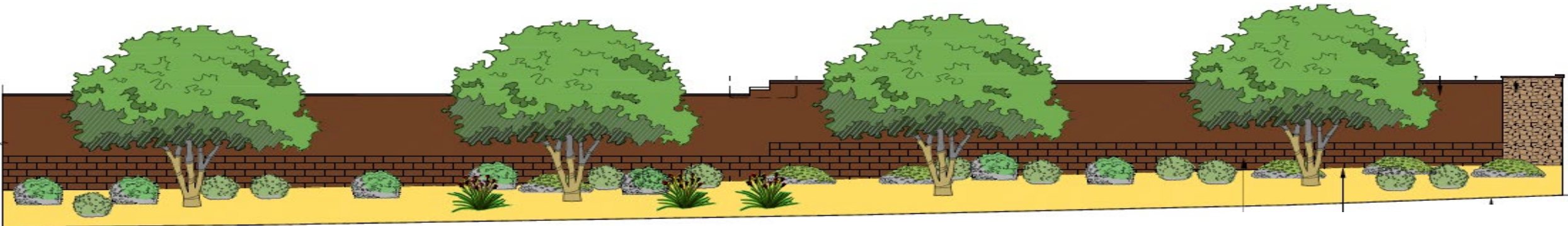
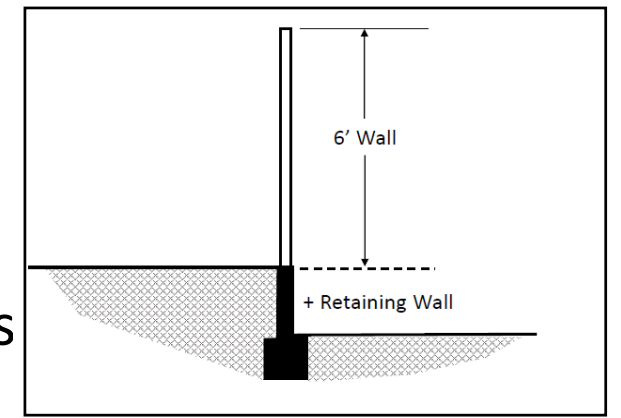


12' high



Modifications to Permit Retaining Walls

- Property has at least 30' grade change as it heads toward mountains to the east
- Modified standards would account for retaining walls with theme walls on top
 - Maximum combined wall height of 12': 6' retaining portion + 6' theme wall
- For retaining walls adjacent to Estrella Parkway or San Miguel Drive:
 - Minimum 20' landscape buffer
 - Maximum combined height of 10'
- Any wall with a retaining wall taller than 2' will include aesthetic enhancements

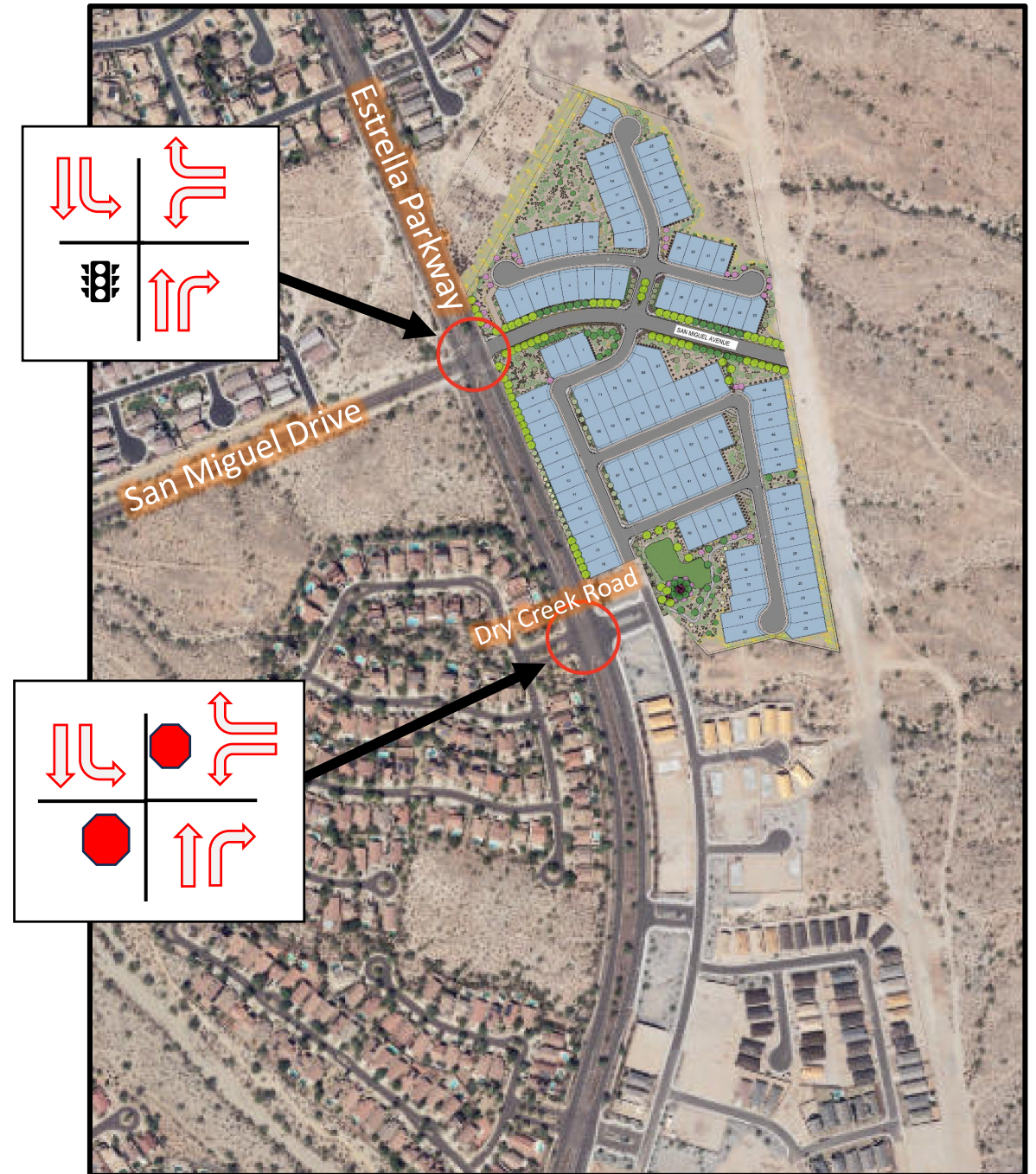


An aerial photograph of a resort complex. In the foreground, there is a large, winding swimming pool with several fountains. To the right of the pool is a large, calm lake with a small island in the center. The resort is surrounded by lush greenery, including many palm trees. In the background, a range of rugged mountains is visible under a dramatic, cloudy sky. The text "Thank you" is overlaid in the center of the image.

Thank you

Circulation

- Proposed development is expected to generate approximately 1,094 daily trips at full occupancy:
 - 81 trips in AM peak
 - 109 trips in PM peak
- Project is a reduction of nearly 1,000 daily trips from previous school designation
- Northbound right-turn lane to be added to the intersection of Estrella Parkway and San Miguel Drive w/250' of storage



Full wall elevation along Estrella Parkway

- ① COMMUNITY THEME COLUMN WITH STONE VENEER AND PRECAST CONCRETE CAP
- ② PRECAST CONCRETE CAP, PAINTED TO MATCH WALL
- ③ STUCCO VENEER, PAINTED
- ④ STAGGERED WALL AT GRADE TRANSITIONS
- ⑤ SPLIT FACE CMU BLOCK, PAINTED
- ⑥ FINISH GRADE
- ⑦ SIDE WALK

