

ESTRELLA PARCEL 3.14

Preapplication Narrative

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Submitted by:

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Parcel Locations and Land Use

Parcel 3.14 is comprised solely of APN 400-03-960 and consists of a total of 14.43 net acres located within Phase 1 of the Estrella Master Planned Community in Goodyear, AZ. The site is located at the northwest corner of San Miguel Dr. and Estrella Parkway. The Parcel is within the Estrella Phase 1 Final Planned Area Development as contained in Ordinance No. 87-217. Per Ordinance No. 08-1103, Parcel 3.14 was amended to zoning of PAD Patio Home Residential (PH). See Appendix A for Ordinance No. 08-1103 and the Approval Letter for Case No. 07-200-00010.

The Patio Home zoning provides for the following four (4) unit types with a density range of 4 to 8 dwelling units per acre:

Land Use	Unit Type	Density	Front Setback	Side Setback	Rear Setback	Lot Coverage	Height
Patio Home	Single Family Detached	4-8 du/ac	10 feet	5 feet	10 feet	60%	35 feet
Patio Home	Zero Lot-line single family detached	4-8 du/ac	10 feet	10 feet aggregate	10 feet	75%	35 feet
Patio Home	Zero Lot-line single family attached	4-8 du/ac	10 feet	10 feet aggregate	10 feet	75%	35 feet
Patio Home	Cluster Home	4-8 du/ac	10 feet	10 feet aggregate	10 feet	50%	35 feet

Parcel 3.14 will utilize the Single Family Detached standards noted above.

Surrounding Uses:

North: Existing Parcel 33, single family residential (on the west 1/2), Vacant Parcel zoned Church (on the east 1/2)

East: S. Estrella Parkway and PAD Estrella Phase 1, vacant

South: Open Space, S. San Miguel Drive and Existing Parcel 26B, single family residential

West: Corgett Wash and Existing Parcel 55, single family residential

Proposed Parcel

Estrella Parcel 3.14 is planned as 44 single family detached residential lots with a minimum size of 50' x 100'. The net and gross area of the parcel is 14.43 AC and the density is 3.05 du/ac. There are seven (7) tracts proposed totaling 6.84 acres of open space resulting in 47.4% open space.

There is a large amount of open space being preserved along the projects frontage with Estrella Parkway and San Miguel Drive. These area will be left in their native state as much as possible. A 200' electric easement and a 50' gas easement encumber these same areas and are depicted on the preliminary plat. The parcel will be designed to conform to the natural topography of the land and preserve the existing 404 jurisdictional wash running through the northeast side of the project.

Adjusted Density Calculation

Due to the large area of open space, the following calculation will be used to calculate the density to be used for the water/sewer demands and EDU Calc:

Net/Gross Area:	14.43 ac
Less Natural Areas	
Tract A (portion)	-4.0 ac
Tract D	-1.31 ac
Tract G	<u>-0.15 ac</u>
	-5.46 ac
Adjusted Net Area:	8.97 ac
Adjusted Density (44/8.97):	4.91 du/ac

This approach will allow the parcel density to fall within the 4-8 du/ac and make an adjustment for the large amount of open space.

Amenities & Landscape

A tot lot and ramada are planned to be installed within Tract E. Areas of turf will be installed around the amenity area. The remaining disturbed tract areas will be planted with low water use landscaping appropriate for the Sonoran Desert.

Infrastructure & Utilities

Utilities are provided as follows:

Water, Sewer and Fire: City of Goodyear

Telephone: Century Link

Electric: APS

Cable TV: Cox

Gas: SW Gas

Reclaimed Water: Private

Water

Parcel 3.14 will be served by the existing Zone 1 - 16" AICP waterline in San Miguel Drive and will connect on both street connections of 175th Drive and 176th Drive. The proposed 8" water will loop through the parcel and provide fire flow.

Sewer

The sewer will gravity flow west/northwest through the parcel and connect to the existing 15" sewer running along the west side of Parcel 3.14 and the east side of Corgett Wash.

Reclaimed Water

Tract areas that are disturbed will be landscaped and irrigated using reclaimed water from the private irrigation system at Estrella. There is an existing stub and meter along the west side of the parcel that will be used as the point of connection.

Drainage

The parcel is within the Phase 1 Master Drainage Study that uses Corgett Wash and the lakes to detain flows. The detaining of the flow allows the parcel to meet pre vs post drainage conditions and the onsite basin for Parcel 3.14 is sized for the first flush storm event. The parcel flows discharge north into an existing wash that has sufficient capacity to convey the flows.

Appendices

Appendix A – Ordinance No. 08-1103 and Approval Letter for Case No. 07-200-00010