

To: Alex Lestinsky
City of Goodyear

Narrative: Parcel 12.36 PAD Amendment

This PAD Amendment request is to request the following zoning change:

- Change Parcel 12.36 from Commercial zoning to Patio Home (aka High Density Single-Family) zoning.

Justification:

Parcel 12.36: was zoned commercial as part of the 1987 Estrella Mountain Ranch(Estrella) PAD amendment. Since that time (over thirty years later) the use of and demand for land has changed dramatically. There is currently no interest in this land for a commercial use, but it does have interest from a single family home builder.

It is also generally thought, based on anticipated future growth, the acreage of commercial land within reasonably close proximity to parcel 12.36 is ample enough to supply the northern region of Estrella for another 10 plus years (including parcels 2.45, 2.47, 2.48, and 2.42).

The parcel is located at the northeast corner of Estrella Parkway and San Miguel. The location offers easy access to city infrastructure and is within walking and biking distance of the lakes, yacht club and the Starpoint residents club, as well as Mountain Ranch Marketplace. It will have fantastic views to the mountains to the east, with easy access to the 45 to 50 miles of trails throughout Estrella.

Consistency with other land uses

The parcel to the north and west are currently single family homes. The parcels to the south (12.23 and 12.24) are planned to be single family homes in the future. Parcel 12.25, the parcel to the immediate south (separated by future San Miguel) is currently zoned for a junior high school which is no longer needed due to the school system combining those grades in with the current curriculum (Kindergarten to 8th grade). Due to this, the use is compatible with the surrounding property and a good fit for the area.

The sales of single family homes in Estrella is at a ten year high. This zoning change, if approved, will complement and add to the growing segmentation Estrella is experiencing by offering a new product or filling the current need of a parcel that is close to selling out and help maintain the sales pace Estrella is seeing.

Water and Waste Water

Water and Waste Water service will be provided by the City of Goodyear.

Estrella has ample waste water capacity available at the Corgett Waste Water facility where this parcels waste water will be processed, and due the CAP (Surface Water Treatment Project) water agreement that was executed in 2018, enough available EDU's for water to serve this parcel.

Parks and Open Space

The parcel will be designed to have a minimum of 15% open space and include a tot-lot with a shade structure. The parcel is also located in close proximity to the lakes, yacht club and the Starpointe Residents club. It will also be tied into the numerous miles of trails adjacent to the parcel to the east.

Access Infrastructure and traffic signal

The parcel will require San Miguel extended approximately 1000 feet to the east of its current terminus for access. There will be an emergency access only coming off the road leading back to the Site 13 water campus. The city is currently in the process of planning a traffic signal at the intersection and the two entities are working together (The city and Newland) to ensure the placement will properly accommodate the future extension of the road. A traffic report was completed for the parcel and will be included as part of the submittal.

Schools:

<u>School Type</u>	<u># of Res Units</u>	<u>Student Ratio</u>	<u># of Students</u>
Liberty Elementary	42	0.3 Students/unit	12.60
Buckeye Union HS	42	0.19 Students/ unit	7.98
Total:	42		20.58

Requested Development Standards

Patio Home (aka High Density Single-Family):

- Setbacks
 - Front Yard Setback:
 - 18'to front facing garage
 - 10' to livable space
 - Side setback:
 - 5' minimum each side
 - Rear Yard Setback:
 - 15'

Lot Coverage:

- 75%

Maximum Height:

- 30' (2 Stories)

Parking:

- 2 off street