



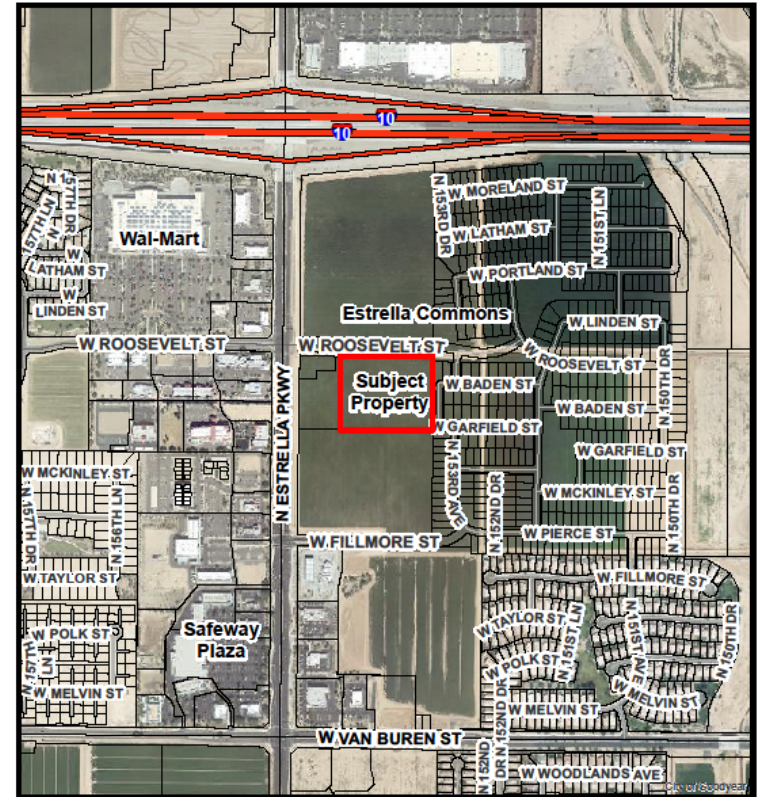
Curve at Estrella Commons Preliminary Plat

19-500-00017
2020-6975

Property & Vicinity

CURVE AT ESTRELLA COMMONS

- Estrella Pkwy & Roosevelt St
- New development in area
- Subject property: 7.6 acres
- General Plan Land Use: Business & Commerce



Drawn By: Steve Careccia
City of Goodyear Development Services Department
Date: March 23, 2020



CURVE AT ESTRELLA COMMONS

- Zoning: Final PAD
- Approved April 27, 2020
- Ordinance No. 2020-1465
- Intended for development of court homes

Current Request



CURVE AT ESTRELLA COMMONS

- Subdivide 7.6 acres into 64 lots & 9 tracts
- Single family detached court homes
- Proposed as rental community
- Private streets with common driveways
- 12.3% (0.9 acre) open space
- Common amenity area
- Visitor parking provided



PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	<i>Quercus virginiana</i>	Southern Live Oak
	<i>Acacia salicina</i>	Willow Acacia
	<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise
	<i>Chitalpa tashkentensis</i>	Chitalpa
		Existing Palm
ACCENTS		
	<i>Aloe barbadensis</i>	Medicinal Aloe
	<i>Dasylirion longistatum</i>	Toothless Spoon
	<i>Hesperaloe parviflora</i>	Brakeflights Red Yucca
	<i>Pedilanthus macrocarpus</i>	Lady Slipper Plant
VINES		
	<i>Rosa banksiae</i>	Lady Banks Rose
SHRUBS		
	<i>Eremophila hygrophora</i>	Bluebell
	<i>Leucophyllum frutescens</i>	Heavenly Cloud Sage
	<i>Tecoma stans</i>	Bells of Fire
	<i>Tecoma hybrid</i>	Orange Jubilee
		Existing Shrub to remain
GROUND COVERS		
	<i>Teucrium chamaedrys</i>	Germander
	<i>Eremophila glabra</i>	Winter Blaze
	<i>Eremophila maculata</i>	Outback Sunrise
MISCELLANEOUS		
Decomposed Granite + 1/2" Screened Apache Brown or equal 2" Depth in All Planting Areas (Typ.) (x 50)		
Plant material not on ADUR Low Water Use Plant List + not permitted in public right-of-way		

NOTES

- Trees adjacent to public street or walkways to be single trunk per the City of Goodyear, Planning and Zoning Division.
- Sight visibility easement (SVE) within these areas, no obstruction in excess of 3' in height will be permitted. Trees pruned to a height of 1' may be permitted so long as trunks are no larger than 8" in diameter and an unobstructed vision of automobiles is maintained.
- The sight visibility triangles shall be kept clear of vegetation that at maturity will have heights greater than 2' and trees that have branches lower than 11' as measured from pavement surface.
- Above ground utility facilities and appurtenances above 3' feet in height shall not be located within the sight visibility triangles.
- Signage approved by the city for use in the ROW may be located within the sight visibility triangles.

PRELIMINARY PLAT FOR CURVE AT ESTRELLA COMMONS BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE OLD AND SALT RIVER BASIN AND MEXICAN NARCOCA COUNTY, ARIZONA.

DEVELOPER
SUNBELT DEVELOPMENT LLC
6063 N. SCOTTSDALE ROAD, SUITE 210
SCOTTSDALE, AZ 85250
602-475-5411
ATTN: NATE PALE

CIVIL ENGINEER
SUNBELT ENGINEERING GROUP
RINO E. GORDON DR. SUITE #101
SCOTTSDALE, ARIZONA 85250
480-348-7229
ATTN: ALI ENIGH



W 1/2 CORNER
SECTION 5,
T1N, R1W
FD CDD BCRH
POINT OF COMMENCEMENT

DEVELOPER
AND N. ESTRELLA PARK
ECCENTRIC, AT 85018
RPM: 500-16-435
ZONING: FND

SW CORNER
SECTION 5,
T1N, R1W
FD CDD BCRH

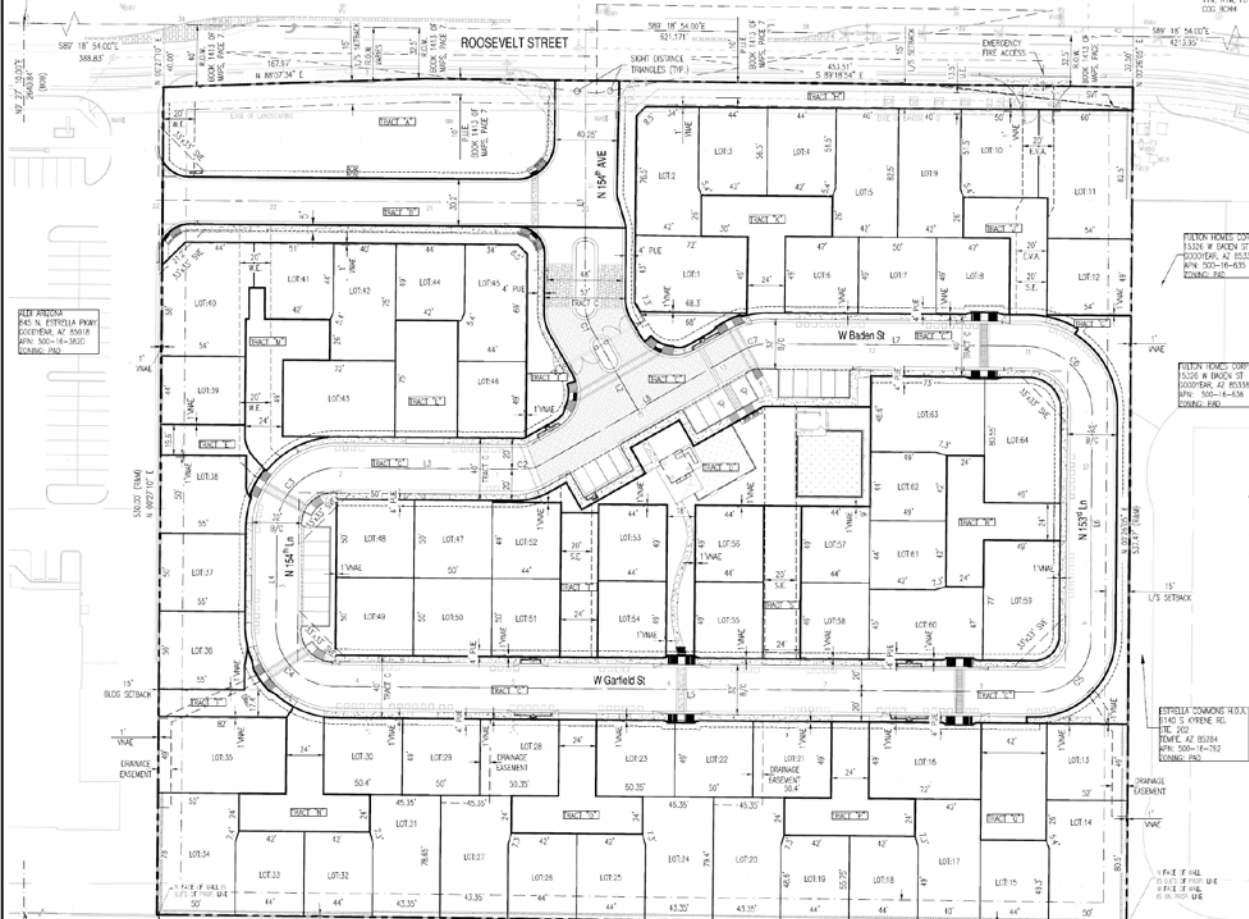
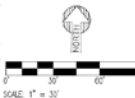
POINT OF BEGINNING
SET BY NAL
R/W/AS "WALLS 45377"
IN WALL FOOTING

SET BY ELLIOTT
BLIND & HELLER ST
ECCENTRIC, AT 85018
RPM: 500-16-435
ZONING: FND

LINE#	LENGTH	BEARING
L1	125.78	S2° 15' 55.47"W
L2	56.30	S29° 44' 22.99"E
L3	120.40	S89° 33' 05.85"E
L4	55.00	N2° 26' 54.41"E
L5	450.00	N89° 33' 05.99"W
L6	144.57	S2° 20' 54.47"W
L7	164.72	S89° 33' 05.95"E
L8	147.07	N27° 20' 54.47"E

CURVE #	DELTA	RADIUS	LENGTH
C1	34.02	43.29	25.70
C2	30.00	26.00	13.61
C3	85.31	30.13	58.26
C4	84.04	38.03	55.78
C5	89.37	33.35	57.92
C6	86.32	43.65	55.91
C7	30.00	34.00	17.80

- LEGEND
- PROPERTY LINE
 - LOT LINE
 - ROADWAY CENTERLINE
 - MONUMENT LINE
 - PIKE ACCESS LINE
 - SETBACK LINE
 - WATER EXCISEMENT
 - DRAINAGE EASEMENT
 - PIKE
 - TRACT LINE
 - 4" ROLL CURB
 - 4" CURB & GUTTER



Recommendation

CURVE AT ESTRELLA COMMONS

- Findings
 - Consistent with PAD
 - Consistent with subdivision regulations
- Staff & PZC recommend approval
- Eight stipulations in Council Action Report