



City of Goodyear

Goodyear Municipal Court/
Council Chambers
14455 W. Van Buren St., Ste.
B101
(SE Corner of 145th Ave. &
Van Buren St.)
Goodyear, AZ 85338

Legislation Details (With Text)

File #:	15-5576	Version:	1	Name:	
Type:	Ordinance	Status:		Passed	
File created:	3/30/2015	In control:		City Council Regular Meeting	
On agenda:	4/13/2015	Final action:		4/13/2015	
Title:	<p>PUBLIC HEARING TO CONSIDER REZONING 178 ACRES TO THE PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT DISTRICT FOR ESTRELLA COMMONS RECOMMENDATION:</p> <ol style="list-style-type: none">Conduct a public hearing to consider the rezoning of 178-acres of land to the Preliminary and Final Planned Area Development (PAD) District for Estrella Commons.<ol style="list-style-type: none">Open public hearingStaff presentationReceive public commentClose public hearingADOPT ORDINANCE NO. 15-1321 CONDITIONALLY REZONING 59.1 ACRES FROM THE PRELIMINARY PLANNED AREA DEVELOPMENT (PAD) DISTRICT TO THE PRELIMINARY PLANNED AREA DEVELOPMENT (PAD) DISTRICT AND REZONING 118.9 ACRES FROM THE FINAL PLANNED AREA DEVELOPMENT (PAD) DISTRICT TO THE FINAL PLANNED AREA DEVELOPMENT (PAD) DISTRICT GENERALLY LOCATED SOUTHEAST OF INTERSTATE 10 AND ESTRELLA PARKWAY AND ADOPTING THE ESTRELLA COMMONS PAD DATED MARCH 13, 2015 WITH MODIFIED RESIDENTIAL DEVELOPMENT STANDARDS TO GOVERN DEVELOPMENT OF THE PROPERTY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. <p>PURPOSE:</p> <p>This is a request to rezone for 178 acres at the southeast corner of Interstate 10 and Estrella Parkway from the Preliminary and Final Planned Area Development (PAD) zoning district to the Preliminary and Final Planned Area Development (PAD) zoning district to facilitate the development of a development known as Estrella Commons. The Preliminary PAD would apply to the 59.1 acre area of Estrella commons, known as the "District". The Final PAD would apply to the remaining 118.9 acre residential portion. At a public hearing held on March 18, 2015, the Planning and Zoning Commission voted (4-3) to forward a recommendation of approval to the City Council. (Katie Wilken, Planning Manager)</p>				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Staff Report, 2. Ordinance, 3. Exhibit A - Legal Description, 4. Exhibit B - Supplementary Zoning Map, 5. Exhibit C - Traffic Signal Letter, 6. Aerial Photo, 7. Estrella Commons Zoning Plan, 8. Conceptual Lot Layout, 9. Estrella Commons PAD 03.13.15, 10. Estrella Commons 2006 to 2014 Comparison, 11. Presentation				

Date	Ver.	Action By	Action	Result
4/13/2015	1	City Council Regular Meeting	APPROVED	Pass

PUBLIC HEARING TO CONSIDER REZONING 178 ACRES TO THE PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT DISTRICT FOR ESTRELLA COMMONS

RECOMMENDATION:

- Conduct a public hearing to consider the rezoning of 178-acres of land to the Preliminary and Final

Planned Area Development (PAD) District for Estrella Commons.

- a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. ADOPT ORDINANCE NO. 15-1321 CONDITIONALLY REZONING 59.1 ACRES FROM THE PRELIMINARY PLANNED AREA DEVELOPMENT (PAD) DISTRICT TO THE PRELIMINARY PLANNED AREA DEVELOPMENT (PAD) DISTRICT AND REZONING 118.9 ACRES FROM THE FINAL PLANNED AREA DEVELOPMENT (PAD) DISTRICT TO THE FINAL PLANNED AREA DEVELOPMENT (PAD) DISTRICT GENERALLY LOCATED SOUTHEAST OF INTERSTATE 10 AND ESTRELLA PARKWAY AND ADOPTING THE ESTRELLA COMMONS PAD DATED MARCH 13, 2015 WITH MODIFIED RESIDENTIAL DEVELOPMENT STANDARDS TO GOVERN DEVELOPMENT OF THE PROPERTY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

PURPOSE:

This is a request to rezone for 178 acres at the southeast corner of Interstate 10 and Estrella Parkway from the Preliminary and Final Planned Area Development (PAD) zoning district to the Preliminary and Final Planned Area Development (PAD) zoning district to facilitate the development of a development known as Estrella Commons. The Preliminary PAD would apply to the 59.1 acre area of Estrella commons, known as the “District”. The Final PAD would apply to the remaining 118.9 acre residential portion. At a public hearing held on March 18, 2015, the Planning and Zoning Commission voted (4-3) to forward a recommendation of approval to the City Council. (Katie Wilken, Planning Manager)