



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-1-20-7
October 16, 2020

Estrella Village Planning Committee October 20, 2020
Meeting Date:

Planning Commission Hearing Date: November 5, 2020

Request From: S-1 (Ranch or Farm Residence) (64.63 acres) and RE-43 (One-Family Residence) (1.12 acres)

Request To: R1-10 (Single-Family Residence District) (65.75 acres)

Proposed Use: Single-family residential subdivision

Location: Southwest corner of 107th Avenue and Southern Avenue

Owner: Empire Residential Communities Fund IV, c/o Shelby Duplessis

Applicant and Representative: Brennan Ray, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations

| <u>General Plan Conformity</u> | | | |
|--|-----------------|---|---|
| <u>General Plan Land Use Map Designation</u> | | Current: Residential 1 to 2 dwelling units per acre | |
| | | Proposed (GPA-EST-1-20-7): Residential 2 to 3.5 dwelling units per acre | |
| <u>Street Map Classification</u> | 107th Avenue | Minor Arterial (Maricopa County) | 65-foot east half Right-of-Way Easement (width varies) |
| | Southern Avenue | Arterial Minor Arterial (Maricopa County) | 55-foot south half |

***CONNECT PEOPLE AND PLACES CORE VALUE; CANALS AND TRAILS;
DESIGN PRINCIPLE: Provide multi-use trail connections where appropriate.***

The proposed rezoning case, as stipulated, will provide a multi-use trail connection from Southern Avenue south towards the Salt River. This trail connection will serve to connect residents in the area with recreational opportunities along the Salt River when these facilities are developed in the future and will further the city's vision to reimagine and revitalize the Rio Salado area. Furthermore, as stipulated, other pathways will be provided within this development to allow for other recreational opportunities as this project is constructed.

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE
VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new
development or redevelopment that is sensitive to the scale and character of
the surrounding neighborhoods and incorporates adequate development
standards to prevent negative impact(s) on the residential properties.***

As stipulated, this rezoning case which proposes a residential subdivision will incorporate stipulations to prevent negative impacts on existing residential properties. These stipulations include screening along the site's perimeter using a solid wall and enhanced landscaping along the north, limitations on the building height and increased lot widths along the northern perimeter of the site to reduce the number of lots within proximity to county properties. Furthermore, the two ingress and egress points to the site are presently located on 107th Avenue and Southern Avenue. Southern Avenue and 107th Avenue are minor arterial streets, thus there are no impacts to local streets.

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE
VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of
housing types and densities where appropriate within each village that support
a broad range of lifestyles.***

The proposed rezoning case will further diversify the existing zoning in this part of the city by allowing a residential subdivision adjacent to an arterial street intersection that is proposing a variety of lot widths. This will help to provide diverse housing opportunities in this area to residents.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will be required to provide shade along pedestrian paths connecting the development to adjacent streets. This will help to encourage walking and to mitigate the urban heat island effect by shading hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

[Estrella Village Plan](#) – See background item Nos. 4 and 10 below.

[Estrella Village Arterial Street Landscaping Program](#) – See item No. 11 below.

[Estrella Village Multi-Purpose Trail Plan](#) – See item No. 12 below.

[Complete Streets Guiding Principles](#) – See item No. 13 below.

[Tree and Shade Master Plan](#) – See item No. 14 below.

[Reimagine Phoenix Initiative](#) – See item No. 15 below.

[Housing Phoenix:](#) – See item No. 16 below.

[Rio Reimagined](#) – See item No. 17 below.

Surrounding Land Uses and Zoning

| | <u>Land Use</u> | <u>Zoning</u> |
|----------------|---|--|
| On Site | Residential and Agricultural | S-1 and RE-43 |
| North | Large Lot Residential, Rural / Agricultural | RU-43 (Unincorporated Maricopa County) |
| South | Salt River | S-1 and RE-43 |
| East | Rural / Agricultural | RU-43 (Unincorporated Maricopa County) |
| West | Rural / Agricultural | RU-43 (Unincorporated Maricopa County) |

| R1-10 – Single-Family Residential (Planned Residential Development Option) | | |
|---|---|--|
| <u>Standards</u> | <u>R1-10 Requirements</u> | <u>Proposed</u> |
| Gross Acreage | - | 65.75 acres |
| Total Maximum Number of Units | 230, or 296 with bonus | 279 |
| Maximum Density | Maximum 3.5 dwelling units per acre, or 4.5 dwelling units per acre with bonus. | 4.24 dwelling units per acre (Met) |
| Minimum Lot Width | 45 feet minimum | 45 feet (Met) |
| Minimum Lot Depth | None, except 110 feet when adjacent to a freeway or arterial street | 120 feet (Met) |
| Maximum Building Height | 2 stories and 30 feet | Not specified |
| MINIMUM BUILDING SETBACKS | | |
| Perimeter Streets: 107th Avenue and Southern Avenue | Street Front, Rear, Side: 15 feet (in addition to landscape setback) Property line (rear): 15 feet (1-story) 20 feet (2 story) Property Line (side) 10 feet (1-story) 15 feet (2-story) | 107th Avenue: 15 feet Southern Avenue: 30 feet Property line (rear): 15 feet (1-story) 20 feet (2 story) Property Line (side) 10 feet (1-story) 15 feet (2-story) |
| MINIMUM LANDSCAPE SETBACKS AND STANDARDS | | |
| Adjacent to Street (107th Avenue and Southern Avenue) | 15 feet average, 10 feet minimum | 30 feet landscape setback along Southern Avenue (Met) 15 feet landscape setback along 107th Avenue (Met) |
| Minimum Open Space | 5% of gross area | 20% of gross area (Met) |
| MINIMUM PARKING REQUIREMENTS | | |
| Parking | 2 spaces required per single-family residential lot | Not specified |

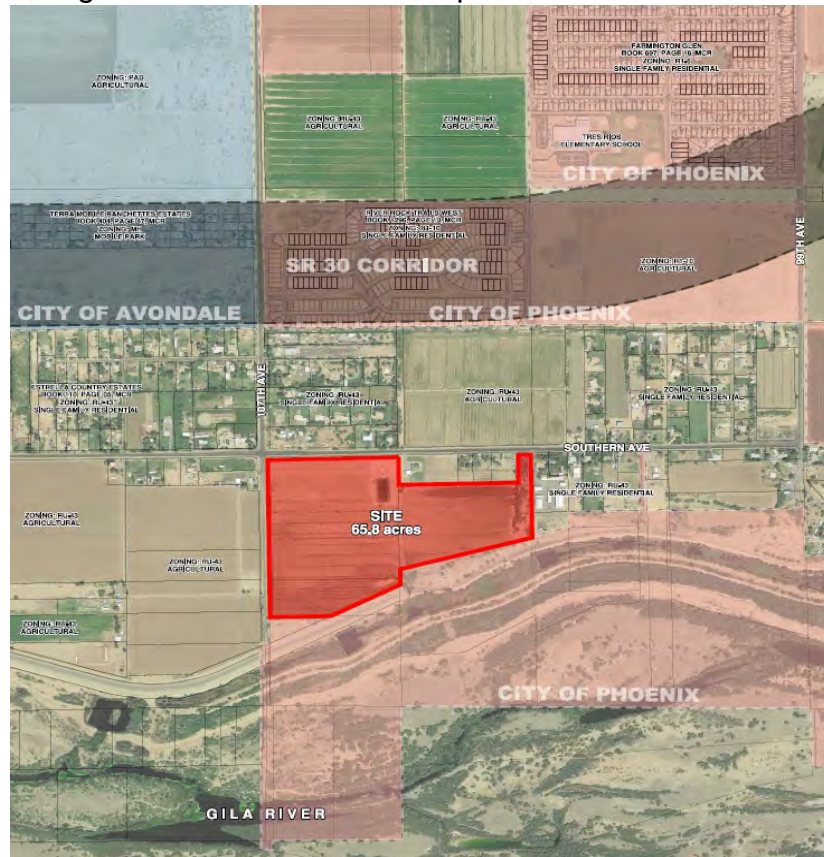
**if variance or site plan modification is required*

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone approximately 65.75 acres located on the southeast corner of 107th Avenue and Southern Avenue from S-1 (Ranch or Farm Residence) and RE-43 (One-Family Residence) to R1-10 (Single-Family Residence District) for a single-family subdivision. The site is currently used for residential and agricultural purposes. The proposed development, as proposed, would include 279 lots at a density of 4.24 dwelling units per acre.

Figure A. SR 30 Corridor Map



Source: Hilgart Wilson, dated December 2019

SURROUNDING LAND USES AND ZONING

2. North of the site is within Unincorporated Maricopa County (county island) with large lot residential uses zoned RU-43 and a small strip of land along 107th Avenue zoned RE-43 (One-Family Residence).

South of the subject site is the Salt River, where properties are zoned S-1 (Ranch or Farm Residence) and RE-43. Properties south of the subject site are vacant and undeveloped.

West of the property is unincorporated Maricopa County within the planning boundaries of the City of Avondale, which are zoned County RU-43 (Rural-43) per Maricopa County. Properties west of the site are used for agricultural and rural purposes.

East of the subject site, the zoning is County RU-43. These properties are used for agricultural and rural purposes.

Figure B. Aerial Exhibit

Source: Planning and
Development
Department

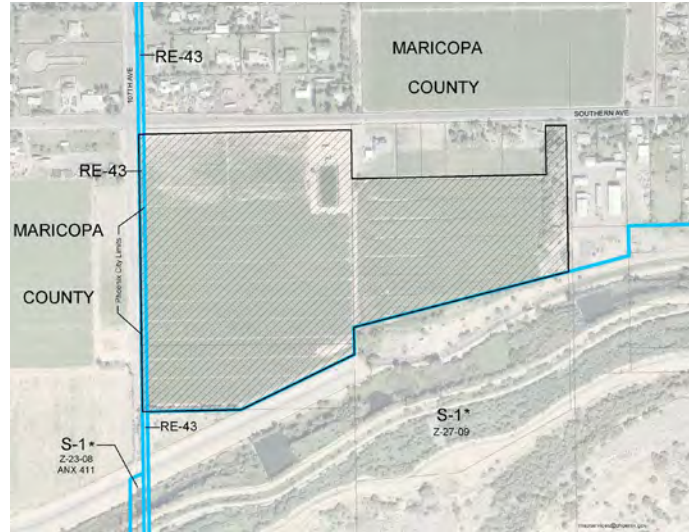


Figure C. Zoning Exhibit

Source: Planning and
Development
Department



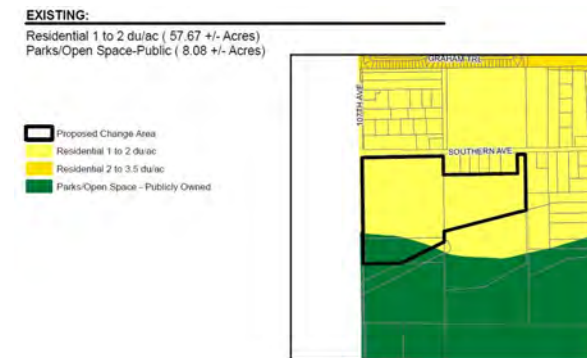
GENERAL PLAN LAND USE MAP DESIGNATIONS

3. The General Plan Land Use Map designation for the subject site is Residential 1 to 2 dwelling units per acre. Concurrent case GPA-EST-1-20-7 proposes a minor amendment to the General Plan Land Use Map to change the existing land use designation to Residential 3.5 to 5 dwelling units per acre, while staff recommends a Land Use Map designation of 2 to 3.5 dwelling units per acre on the subject site.

Residential 1 to 2 dwelling units is also the designation for properties to the north, west and southeast of the site. These properties are used for agricultural and rural purposes, and in majority located within Unincorporated Maricopa County (county island). The southwest corner of the site is designated as Parks/Open Space and is publicly owned as is shown in Figure D.

West of the subject site is Unincorporated Maricopa County (county island) and is designated as Rural Low Density Residential in the City of Avondale's General Plan Planning Boundary as shown in Figure E.

Figure D. Existing General Plan Land Use Map Designation.



Source: Planning and Development Department

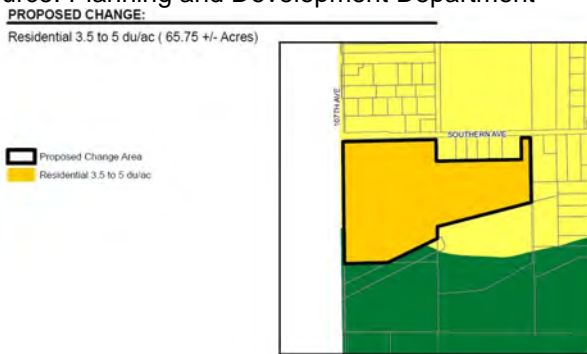
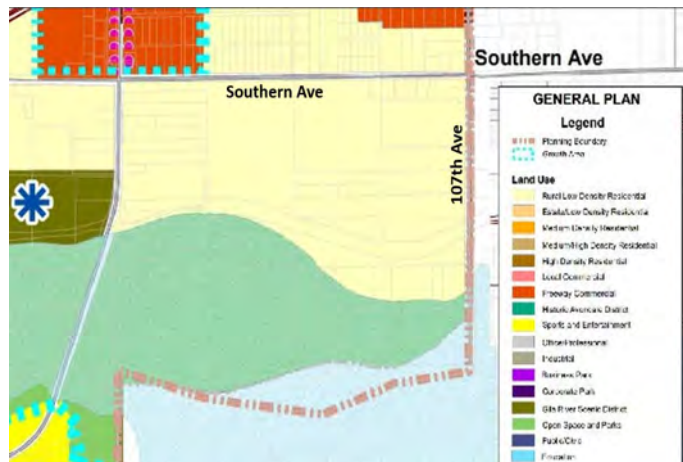


Figure E. Avondale General Plan Land Use Map. (Right)

Source: City of Avondale, with Planning and Department annotations.



PROPOSAL

4. Estrella Village Plan

The Estrella Village Plan was adopted in 1999 and it outlines a vision for improving the Estrella Village through five main goals that include: orderly growth, identifiable village core, strong residential neighborhoods, variety of homes and jobs, and consistent streetscapes and trail linkages. As depicted in Figure F., the plan shows densities of 0 to 2 units per acre along the Salt River including the subject property, which is also shown to be within the Rio Salado Area of Influence.

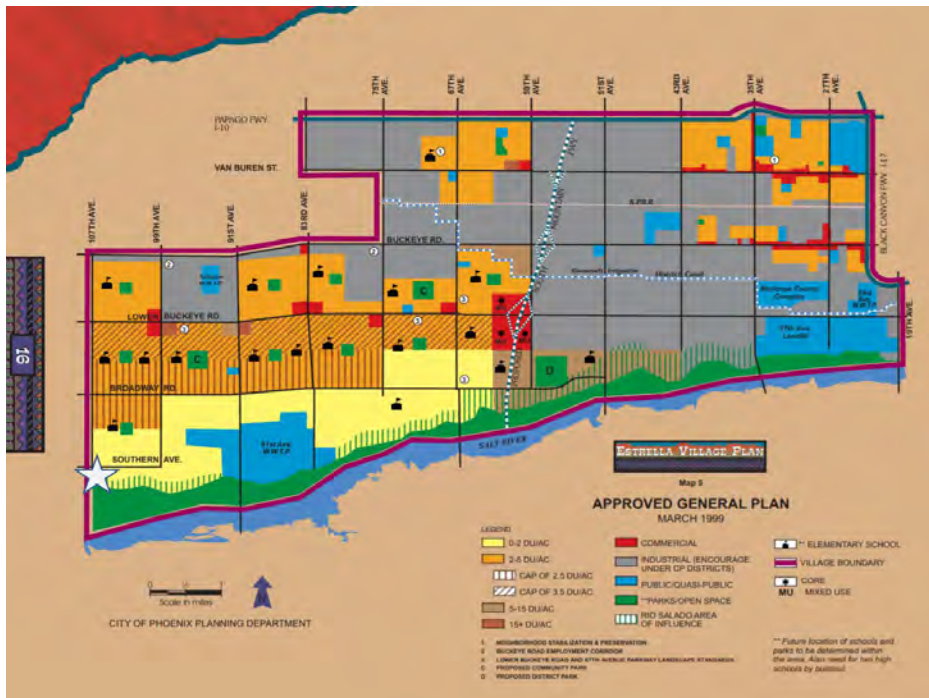


Figure F. (Left) Land Use Map, Estrella Village Plan

Source: City of Phoenix Planning and Development

Goal 3 of the Estrella Village Plan, protection of residential neighborhoods, Objective E states, “Areas with an existing rural lifestyle will be protected by encouraging rural uses or large lot residential transitions. Stipulation Nos. 1, 2 and 3 address the density, limitations on building height, location of larger lots, and buffering adjacent to smaller perimeter lots in order to enhance compatibility with surrounding uses.

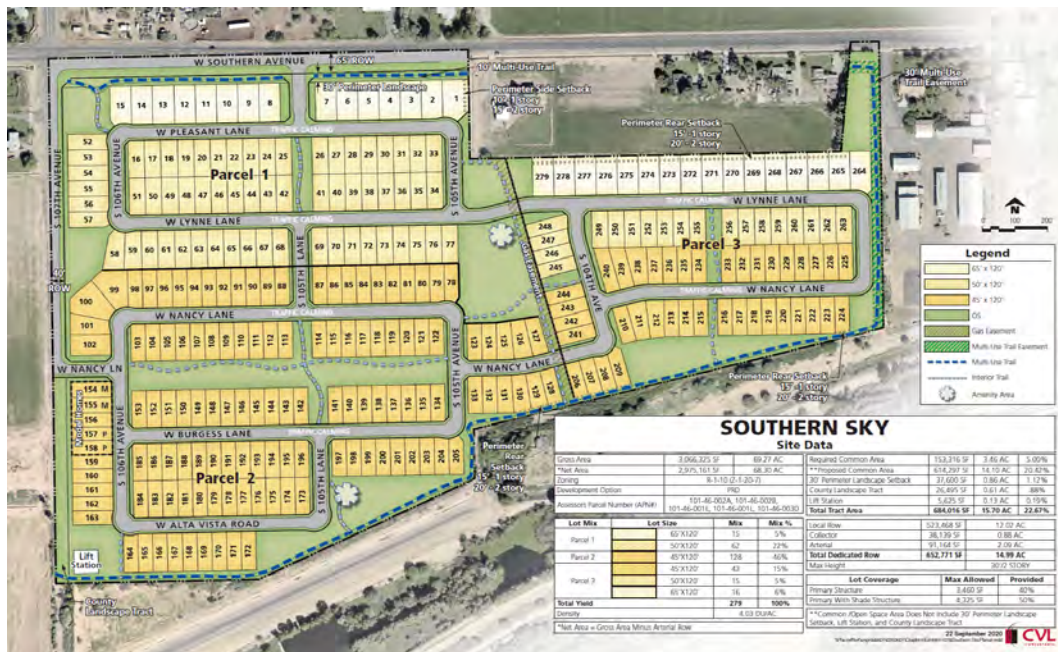
5. **State Route 30 (SR-30) Freeway Alignment**

As of the writing of this staff report, the Arizona Department of Transportation (ADOT) had selected a preferred SR-30 freeway alignment located approximately one-quarter mile to the north of this proposed development. The proposed development will provide increased housing opportunities in this area, while the SR-30 freeway will serve as a major transportation route in this part of the region, connecting the residents of this development to employment and services in the region.

6. **Site Plan**

The proposed site plan as depicted in Figure G., outlines two access points into the 65.75-acre development from Southern Avenue and 107th Avenue, both classified as minor arterial streets by Maricopa County. The site plan proposes a density of 4.24 dwelling units per acre with a mixture of lot widths from 45 feet to 65 feet. As stipulated, the development would not exceed a density of 3.5 dwelling units per acre or 230 units in order to be consistent with the recommended General Plan Land Use category of 2 to 3.5 dwelling units per acre under case GPA-EST-1-20-7 and compatible with surrounding properties. The density for this development is addressed in Stipulation No.1. Staff is also recommending Stipulation No. 2, which limits the height of single-family homes along the northern perimeter to one-story and 20-foot maximum to be consistent with structures on adjacent county properties.

Figure G. 107th and Southern Site Plan (Below), Source: CVL Consultants



Stipulation No. 3 requires 65-foot wide lots along the northern perimeter to reduce the number of single-family homes adjacent to large lot properties in unincorporated Maricopa County.

Staff is not recommending a stipulation to require general conformance to the conceptual site plan to prevent conflicts with potential layout changes given the reduction in the number of lots as stipulated. Staff is recommending Stipulation Nos. 18 and 19 to require the administrative review by the Planning Hearing Officer (PHO) of the site plan for pedestrian connections and open space distribution, while the building elevation review is to ensure the architecture of homes incorporates elements consistent with the agricultural or rural nature of the area.

7. Open Space and Amenities

The conceptual site plan shows two open space areas, one centrally located and the other within proximity to the Salt River along the south in order to enhance pedestrian interactions plus connectivity with the adjacent Salt River as envisioned in the Rio Reimagined efforts. The site plan also indicated open space areas distributed throughout the site and comprising over 20 percent common open space. Staff is recommending Stipulation No. 4 which requires a minimum of 20 percent open space in the development.

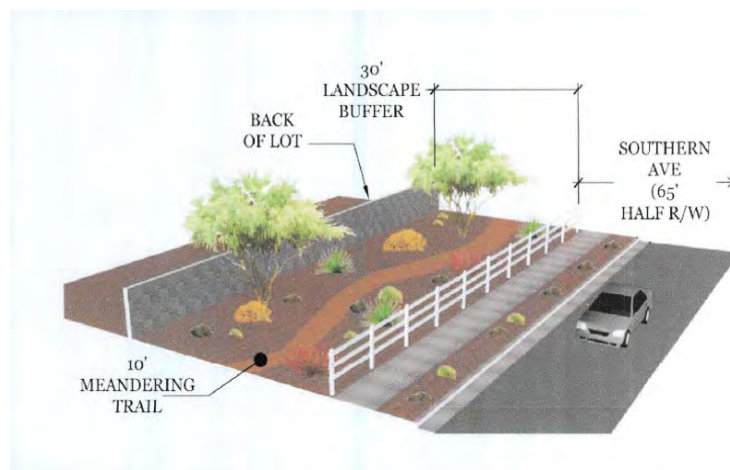
Stipulation No. 5 addresses the inclusion of minimum two 800-square foot active open space areas that include several amenities in order to promote the health of residents. The amenities required within each open space area per Stipulation No. 5 include all of the following:

- Tot lot;
- Game Court;
- Picnic Area that includes a shade ramada, bench and barbeque grill;
- One bench located in the shaded area;

8. Streetscape Enhancements

In order to enhance the perimeter streetscape given the existence of agricultural and rural uses in the area, staff is recommending Stipulation No. 6 which addresses the location of subdivision perimeter walls. This stipulation would require six-foot tall perimeter walls of enhanced material and textural differences, while requiring a combination of solid and view fencing for lots that back or side open space areas, including along the Salt River.

Figure H. Southern Avenue Street Cross Section (Conceptual) (Right)



Source: Hilgart Wilson

In order to enhance the character of the subject development given the agrarian and rural history of the surrounding area, Staff is recommending Stipulation No. 7 to require decorative ranch rail fencing within landscape areas along Southern Avenue.

Stipulation No. 8 addresses a landscaped gateway entry feature on the southeast corner of 107th Avenue and Southern Avenue in order to establish

the character of the village. A more detailed description of this feature is addressed in Background Item No. 9.

Stipulation Nos. 9 and 10 address detached sidewalks along perimeter and interior streets. These stipulations also address landscape enhancements adjacent to the sidewalks, including adherence with the Estrella Village Arterial Street Landscaping Program landscape palette along 107th Avenue and Southern Avenue.

Stipulation Nos. 11 and 12 address enhanced landscape setbacks which include a wider landscape setback along both 107th Avenue and Southern Avenue, and a combination of 1-inch, 2-inch plus 3-inch caliper sized trees to help buffer, plus shade the development.

9. **Pedestrian Connections and Trails**

The conceptual site plan shows a variety of pedestrian connections throughout the development, encouraging future residents of this development to use the network of pedestrian connections to visit destinations, including amenity areas. Since many of these pedestrian connections cross open space areas, Staff recommends Stipulation No. 13 in order to enhance the planting standards within open space areas and to shade these areas, including pedestrian thoroughfares a minimum of 50 percent.

Pedestrian connectivity throughout the site is addressed in Stipulation No. 14, which require a system of pedestrian thoroughfares including the following:

- Connections to/between open space amenity areas, nearest sidewalks, pedestrian access easements and shared-use trail using 5-foot wide paved paths.
- Provide a minimum of one connection from the north perimeter to the south perimeter, and east perimeter to the west perimeter of the development using minimum 5 feet wide pedestrian paths.
- Provide a minimum of three pedestrian paths a minimum of 5-feet in width from the southernmost trail to the closest public sidewalk to the north shall be provided. These connections shall be distributed throughout the development.
- Connection from the intersection of 107th Avenue and Southern Avenue to the nearest sidewalks internally within the development.

In addition to the system of pedestrian thoroughfares described above, the conceptual site plan for this development shows a number of perimeter trails.

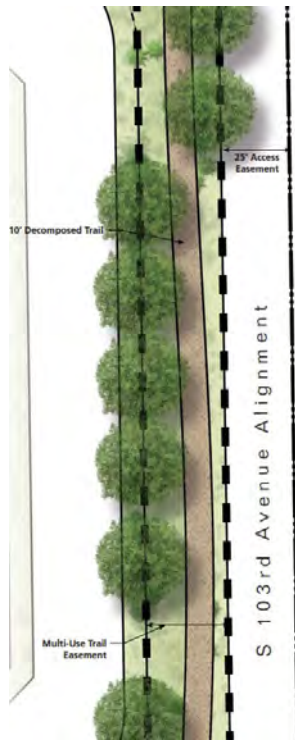


Figure I. (Left) Multi-Use Trail Treatment

Source: CVL Consultants

East of the site, along the 103rd Avenue alignment, is a multi-use trail identified in the Phoenix General Plan and requested by the Parks and Recreation Department. This trail will connect pedestrians from Southern Avenue to the Salt River area, where future trail connections could be constructed. This is addressed in Stipulation No. 15.

North of the site, along Southern Avenue east of 107th Avenue, is a trail which has been identified as a shared use trail by staff in Stipulation No. 16. This trail will allow for a variety of transportation modes.

South of the site, within proximity to the Salt River, is a trail which has been identified as a pedestrian access trail by staff in Stipulation No. 17. This trail will allow for a variety of transportation modes.

Figure J. (Right, Below), Source: CVL Consultants

This trail will allow for pedestrians to travel west from the multi-use trail along the south of the site. If this trail does not continue north along the 107th Avenue alignment towards the intersection of Nancy Lane and 107th Avenue, a seating node with wayfinding signage



will be developed so that it becomes a destination point and resting area for pedestrians. Stipulation No. 17 also requires a trail connection to an adjacent property owned by the City of Phoenix and identified as a trail head in previous plans by the U.S. Army Corps of Engineers. This trail head would serve to connect any future trails along the Salt River and provide pedestrian access

along this natural feature to promote health and wellness as envisioned in The Rio Reimagined.

The trails along Southern Avenue and the southern property line were not indicated in the trails plan by the Parks and Recreation Department, as the subject property was recently annexed into the City of Phoenix. However, these trails will enhance the connectivity in the area and allow for further recreational opportunities.

10. **Estrella Village Plan**

The Estrella Village Plan also provides guidance on connectivity and open space. The proposed development provides consistency with these goals through the introduction of several stipulations addressing trails and open space throughout the residential development.

Goal 1, Objective A of the Estrella Village Plan states, "Master Planned development of large parcels will promote the integration of streets and open space/trail design, and provide a more direct relationship with transit, park and school facilities and commercial services." Stipulation No. 15 addresses the location of a multi-use trail connecting the 103rd Avenue alignment and Southern Avenue. Stipulation No. 16 addresses a shared use trail along Southern Avenue.

Goal 5, Urban Design, Objective C states, "Private open space within subdivision retention areas or powerline corridors should be integrated into the neighborhood design and improved with active recreational amenities. Stipulation No. 14 addresses the location of pedestrian paths and Stipulation No. 18 addresses the distribution of open space areas.

11. **Estrella Village Arterial Street Landscaping Program**

The Estrella Village Arterial Street Landscaping Program was adopted in 1999 and it provides a landscape palette for arterial streets within the Estrella Village to help establish the community's character. In addition to providing planting guidelines, the plan also indicates the locations to establish entry gateways that welcome individuals entering the village with an entry sign and an enhanced landscape area of 75 feet by 75 feet in size.

Stipulation No. 8 addresses a landscaped gateway entry feature on the southeast corner of 107th Avenue and Southern Avenue in order to establish the character of the village. The corner of 107th Avenue and Southern Avenue was not identified as an intersection for a landscaped gateway features, however this property was recently annexed into the City of Phoenix and is located at the western limits of the Estrella Village thus a gateway entry feature at this location will help create a sense of transition. This stipulation would require adherence with the Estrella Village Arterial Street Landscaping Program plant palette.

Figure K. (Below) Entry Detail and Plan, Source: CVL Consultants



Stipulation Nos. 11 and 12 addresses minimum landscaping standards within setbacks adjacent to Southern Avenue and 107th Avenue as outlined in the guidelines in the Estrella Village Arterial Street Landscaping Program.

12. [Estrella Village Multi-Purpose Trail Plan](#)

The Estrella Village Multi-Purpose Trail Plan outlines a vision for a future community trails system that connects residential neighborhoods with other parts of the village. This plan outlines trail design to support various recreation needs and trail locations throughout the village. Stipulation No. 15 addresses the standards for the Multi-Use trail along the west side of the 103rd Avenue alignment.

Stipulation Nos. 16 and 17 addresses the overall connectivity within the perimeter of the development including a privately maintained multi-use trail along the south side of Southern Avenue and along the southern and western property lines within proximity to the Salt River.

13. [Complete Streets Guiding Principles](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. This development will pedestrianize the immediate street frontages by incorporating shaded detached sidewalks and multi-use trails to encourage walking, bicycling and other recreation activities. Stipulation Nos. 9 and 10 addresses detached sidewalks along exterior and interior streets. On exterior streets, it requires 2-inch caliper shade trees 20 feet on center to provide the maximum shade possible to adjacent sidewalks stipulated. On interior streets, 2-inch caliper shade trees planted 25-feet on center in order to provide shade for walking pedestrians is stipulated.

14. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect, where appropriate. Staff is recommending several stipulations designed to provide trees and enhance shade within the development.

Staff is recommending stipulations to shade pedestrian thoroughfares, trails and sidewalks as described below:

- Detached sidewalks along interior streets planted with minimum 2-inch caliper size trees. (Stipulation No. 9).
- Perimeter landscaping to shade the bus pad, adjacent sidewalks and trails using a minimum of 2-inch caliper trees. (Stipulation No. 12)
- Interior landscaping within open space areas are stipulated to provide a minimum 50-percent shade. (Stipulation No. 13).

Trees on both sides of detached sidewalks adjacent to 107th Avenue and Southern Avenue were not stipulated as part of this case due to possible conflicts with Maricopa County Department of Transportation (MCDOT) standards.

15. **Reimagine Phoenix Initiative**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The applicant has not indicated the potential for recycling in this development. However, recycling services are provided by the City of Phoenix for single-family residential uses.

16. **Housing Phoenix**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

17. [The Rio Reimagined](#)

The Rio Reimagined project is a vision to revitalize the Rio Salado (Salt River), Aqua Fria and Gila Rivers, and the region by transforming over 45 miles of the river stretching from the Salt River Pima Maricopa Indian Community at the eastern most boundary to the City of Buckeye to the west and encompassing more than 78,000 acres. The project aspires to reconnect the community with the river, to establish a unified vision, to be a catalyst for economic growth and inclusion, and to build a unique regional destination. Leaders of eight river communities demonstrated their commitment to moving Rio Reimagined forward by signing a Statement of Intent in 2018. With Arizona State University (ASU) as community convener contributing financial, intellectual and organizational resources, and the eight communities directing the vision, the journey has begun. Several stipulations are recommended by Staff pertaining to density, the location of a trail and an open space amenity near the property boundary closest to the Salt River as addressed in Stipulation Nos. 1, 17 and 18.

COMMUNITY INPUT SUMMARY

18. The applicant has completed the Citizen Participation requirements as outlined in the Rezoning Process Packet. The required mailings and site posting generated attendance at the virtual neighborhood meetings. At the time this staff report was written, staff has received four letters for this request. One of the letters referenced opposition to the case base on the density, inappropriate site location, lack of amenities, location of two-story homes, and other elements as opposition to the proposed development under the concurrent case GPA-EST-1-20-7.

The second letter referenced concerns with the development based on the impact to the area and the possibility of having two story homes along a portion of the northern property line of this development. The third letter referenced concerns related to the proposed density, noise and traffic impacts by this proposed development to existing properties in the area. The fourth letter sent by Douglas Martin, a representative from St. John's Irrigation District, is concerned about the impact of the project's plan to cover what are now open irrigation ditches.

19. Littleton Elementary School District stated that they have no objections to the rezoning case.

INTERDEPARTMENTAL COMMENTS

20. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the Phoenix Fire Code. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

21. The Floodplain Management division of the Public Works Department has indicated that the parcel is not located in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2170 M of the Flood Insurance Rate Maps (FIRM) dated November 4, 2015.
22. The Water Services Departments commented that the property does not have existing water and sewer mains that can potentially serve the development. Thus, water and sewer main extensions will be required.

In addition, it was noted that capacity is a dynamic condition that can change over time due to a variety of factors. Furthermore, the City intends to provide water and sewer service, requirements and assurances for which are determined during the site plan review process. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.

23. The Public Transit Department provided comments expressing the importance of direct, clearly defined accessible, and well shaded pedestrian pathways constructed of alternative paving material on the site. Shaded pathways should connect the public sidewalks with site amenities and gathering areas; this is reflected in Stipulation No. 14.

Connections to the bus stop and sidewalks utilizing the minimum possible distance and route, in addition to shading pedestrian paths a minimum of 75 percent while shading bus stops 50 percent were comments from the Public Transit Department. A connection between the bus stop and sidewalk is addressed in Stipulation No. 14, while shading of perimeter street sidewalks is addressed in Stipulation No.12.

The shading of the bus stop pad was not addressed due to potential conflicts pertaining to landscaping in the right-of-way from the Maricopa County Department of Transportation (MCDOT).

Another comment required the dedication of right-of-way and construction of one bus bay along eastbound Southern Avenue of 107th Avenue. This is addressed in Stipulation No. 21.

24. The Parks and Recreation Department requested the dedication of a multi-use trail easement (MUTE) along the west side of 103rd Avenue alignment and construction of a 10-foot wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement. The trail and easement are addressed in Stipulation No. 15.
25. The Pedestrian Safety Coordinator with the Street Transportation Department

commented that detached sidewalks should be constructed, including shade trees along both sides of the sidewalk or alternate single trees with thick vegetation within landscape strips along the perimeter streets to discourage pedestrian crossings mid-block. Detached sidewalks and landscaping are addressed in Stipulation Nos. 9 and 10.

Other comments included, providing pedestrian connectivity consisting of shaded and illuminated walkways connecting people walking to trails and other destinations, with special attention to 107th Avenue and Southern Avenue. The shading of open space, including pedestrian paths, is addressed in Stipulation No. 13 while pedestrian connectivity is addressed in Stipulation No. 14

In addition, providing benches and ramadas that are accessible to the public were other comments from the Pedestrian Safety Coordinator. Benches in open space amenity areas is addressed in Stipulation No. 5, while benches along the trail to the south of the development are addressed in Stipulation No. 17.

26. The Street Transportation Department have identified 107th Avenue and Southern Avenue as Maricopa County Department of Transportation (MCDOT) controlled roadways classified as a minor arterial street in the MCDOT Major Streets and Routes Plan, consistent with the requested right-of-way dedication by the Street Transportation Department. This is addressed in Stipulation Nos. 22 and 23.

Additionally, the developer shall be responsible for traffic signal and intersection improvements at 107th Avenue and Southern Avenue, as approved by the Maricopa County Department of Transportation. This is addressed in Stipulation No. 24.

Furthermore, the developer shall submit a Traffic Impact Study (TIS) to be reviewed and approved by the City of Phoenix and Maricopa County Department of Transportation prior to preliminary site plan approval. This is addressed in Stipulation No. 25.

Lastly, the Street Transportation Department commented that the developer shall construct all streets within and adjacent to the development with all required improvements and shall comply with all ADA accessibility standards. This is addressed in Stipulation No. 26.

OTHER

27. The site is not located in an area identified as being archaeologically sensitive. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 27.

28. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required

Findings

1. The stipulated density and associated development standards will provide for a gradual density transition as envisioned in the Estrella Village Plan and adjacent to the Rio Salado and will be consistent with the staff recommended land use map designation in GPA-EST-1-20-7.
2. The development, as stipulated, advances the purpose and intent of Estrella Village Plan and The Rio Reimagined project by incorporating elements in the proposal that promote connectivity and pedestrian interactions between this development and the Salt River. Furthermore, as stipulated, this development will provide a density transition between adjacent larger lots and mitigate any impacts through perimeter standards that include height limitations, larger lot widths, buffering and screening through the use of enhanced landscaping. Furthermore, the proximity of the SR-30 freeway to this development will help serve the increased density of homes proposed by this development.
3. The development as stipulated with specific regard to enhanced perimeter standards pertaining to larger lot widths, landscaping and screening, will ensure consistency be consistent in scale and character with land uses in the general area.

Stipulations

1. The development shall not exceed a density of 3.5 dwelling units per acre.
2. All lots along the northern perimeter of the development shall not exceed one story and 20 feet in height.
3. All lots within 100 feet of the northern property line shall be a minimum of 65 feet wide.
4. There shall be a minimum of 20 percent common open space provided, exclusive of required landscape setbacks, as approved by the Planning and Development Department.
5. A minimum of two active open space areas of 800 square feet minimum each shall be developed throughout the site and each shall include all of the following amenities at a minimum, as approved by the Planning and Development Department:

- Tot lot;
 - Game court;
 - Picnic area that includes a shade ramada, bench and barbeque grill; and
 - One bench located in a shaded area;
6. Subdivision walls shall be constructed to the following standards, as approved by the Planning and Development Department.
 - a. A six-foot high perimeter wall shall be constructed that includes material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs.
 - b. Where view fencing is required, a combination of solid masonry wall not exceeding 4 feet in height, and wrought iron view fencing or similar material can be utilized.
 7. Landscape areas adjacent to Southern Avenue shall contain decorative ranch rail fencing with accent columns under 3 feet in height, as approved by the Planning and Development Department.
 8. A landscaped gateway entry feature shall be provided on the southeast corner of 107th Avenue and Southern Avenue that includes an average 75 foot by 75 foot landscape entryway that connects to adjacent trail(s) and sidewalks, and adheres to the landscape palette for gateway entry features in the Estrella Village Arterial Street Landscaping Program. A minimum of two plant materials to provide seasonal interest shall be planted in an enhanced landscape area a minimum of 300 square feet in size. The gateway entry feature shall be in general conformance with the Entry Detail and Plan Exhibit date stamped September 18, 2020. The gateway entry feature shall utilize accents, colors and materials consistent with the adjacent subdivision, as approved by the Planning and Development Department.
 9. All sidewalks along 107th Avenue and Southern Avenue shall be detached with a minimum five-foot-wide landscaped area located between the sidewalk and the back of curb and planted to the following standards, as modified or waived by the Maricopa County Department of Transportation (MCDOT) and as approved by the Planning and Development Department and MCDOT. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
 - a. The plantings and landscape palette along arterial streets shall adhere to the Estrella Village Arterial Street Landscaping Program.
 10. All interior sidewalks shall be detached with a minimum five-foot-wide landscaped area located between the sidewalk and the back of curb, that includes minimum

2-inch caliper size shade trees planted a minimum of 25 feet on center or in equivalent groupings. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

11. A minimum landscape setback of 30 feet shall be provided along Southern Avenue and 15 feet along 107th Avenue.
12. All required landscape setbacks shall include a minimum of 25 percent 1-inch caliper, 50 percent 2-inch caliper and 25 percent 3-inch caliper single trunk trees planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department and developed to the following standards. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
 - a. Two rows of trees, a minimum of 2-inch caliper size, shall be planted along Southern Avenue and shall be placed within close proximity to the bus stop pad and public sidewalk, planted a minimum of 20 feet on center or in equivalent groupings to provide the maximum shade possible;
 - b. Minimum 2-inch caliper size trees shall be planted within close proximity to public sidewalk along 107th Avenue, planted a minimum of 20 feet on center or in equivalent groups to provide the maximum shade possible;
 - c. 3-inch caliper trees shall be planted in a manner that screens the development from adjacent existing homes to the maximum extent possible;
 - d. Trees shall be arranged to provide a minimum of 75 percent shade to trails within landscape setbacks at maturity;
 - e. Unless otherwise stated, the plantings and landscape palette along perimeter streets shall adhere to the Estrella Village Arterial Street Landscaping Program.
13. Large canopy drought tolerant shade trees shall be provided in interior landscape areas, open space areas and along trails and paths in order to achieve a minimum 50 percent shade at maturity, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
14. The developer shall provide a system of pedestrian thoroughfares developed to the following standards via the most direct route, as approved by the Planning

and Development Department and MCDOT for elements in the right-of-way.

- a. Connections to/between the below identified locations using minimum 5-foot wide paved paths:
 - Open space amenity areas, including those containing active recreational amenities;
 - Closest sidewalk(s);
 - Pedestrian pathways and trails;
 - Bus stop pad;
 - b. A minimum of one connection from the north perimeter to the south perimeter, and east perimeter to the west perimeter of the development using minimum 5-foot wide pathways. This connection shall avoid overlapping with internal sidewalks as much as possible.
 - c. A minimum of three pedestrian paths a minimum 5-feet in width from the southernmost trail to the closest public sidewalk to the north shall be provided. These connections shall be distributed throughout the development.
 - d. Connection from the intersection of 107th Avenue and Southern Avenue to the nearest sidewalks internally within the development. This connection may overlap with a portion of a trail along Southern Avenue.
 - e. Vehicular crossings shall be kept to a minimum.
15. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the west side of the 103rd Avenue alignment and construct a 10-foot wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement and as required by the Parks Department Master Trails Plan, as approved by the Planning and Development Department.
 16. The developer shall dedicate a minimum 20-foot-wide multi-use trail easement (MUTE), along the south side of Southern Avenue and construct a 10-foot wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement or as modified and approved by the Planning and Development Department.
 17. The developer shall dedicate a 20 foot-wide multi-use trail easement (MUTE), along the southern property line and a portion of the western property line south of Nancy Lane. The width of the MUTE can be reduced where conflicts exist with the location of lots or utilities, but shall at no point be less than 15 feet in width. The developer shall construct a 10-foot wide multi-use trial (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement or as modified by the Planning and Development Department. The following

standards shall also be included as approved by the Planning and Development Department.

- a. A connection between the MUTE and MUT shall be provided to the property along the southwest corner of the site, APN: 101-46-001S, as approved by the Planning and Development Department.
 - b. A minimum of two benches shall be located within proximity to the multi-use trail along the south property line, located in a shaded area.
 - c. Where access or utility conflicts exist for dedicating or constructing the MUTE or MUT along the western property line south of Nancy Lane, an additional pedestrian path shall be provided from the multi-use trail along the south to the closest sidewalk to the north. In addition, if these conflicts exist, a seating node containing a minimum of one bench in a shaded area and way finding signage shall be located on the western most end of the trail along the southern property line.
18. The conceptual site plan shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Department.
- a. Pedestrian paths connecting the northern perimeter to the southern perimeter, and eastern perimeter to the western perimeter of the development.
 - b. A system of pedestrian connections to/between open space amenity areas, closest sidewalks, and multi-use trail connections via the most direct route to reduce pedestrian walking distances.
 - c. A minimum of three pedestrian paths connecting the southernmost trail to the closest sidewalk to the north, within the development.
 - d. Distribution of open space areas and amenities throughout the development, including the location of an amenity area that is centrally located and another within proximity to the Salt River.
19. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Department.

- a. Variety of building elevations that contain features consistent with the agrarian and rural character of the area, including but not limited to:
 - 1) Durable, permanent, and high-quality materials such as native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, exposed aggregate concrete.
 - 2) Natural and subdued desert colors and tones.
 - 3) Trim and accent colors that complement the main building colors.
20. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural uses. The form and content of such documents shall be reviewed and approved by the City Attorney.
21. There shall be dedication of right-of-way and construction of one bus bay along eastbound Southern Avenue east of 107th Avenue. The bus bay and attached bus stop pad shall be compliant with City of Phoenix Standard Details P1256 and P1261 with a minimum bus stop pad depth of 10 feet. The bus bay shall be spaced from the intersection of Southern Avenue and 107th Avenue according to City of Phoenix Standard Detail P1258 as approved by MCDOT and the Public Transit Department.
22. 107th Avenue is a Maricopa County Department of Transportation (MCDOT) controlled roadway classified as a minor arterial by MCDOT. Right-of-way shall be dedicated consistent with MCDOT's Major Streets and Routes Plan.
23. Southern Avenue is a Maricopa County Department of Transportation (MCDOT) controlled roadway classified as a minor arterial in the MCDOT Major Streets and Routes Plan and requires a minimum 65-foot half street right-of-way dedication.
24. The developer shall be responsible for the traffic signal and intersection improvements at 107th Avenue and Southern Avenue, as approved by Maricopa County Department of Transportation Department.
25. The developer shall submit a Traffic Impact Study (TIS) to be reviewed and approved by the City of Phoenix and Maricopa County Department of Transportation prior to preliminary site plan approval.
26. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, driveways, streetlights, median islands, landscaping and other incidentals, as per plans approved by the

Planning and Development Department. All improvements shall comply with all ADA accessibility standards. The developer may complete an abandonment of any segments of existing public right-of-way that are not used for public streets as approved by the Street Transportation Department.

27. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Enrique Bojórquez-Gaxiola

October 16, 2020

Team Leader

Samantha Keating

Exhibits

Zoning sketch map

Aerial sketch map

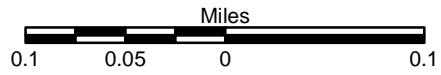
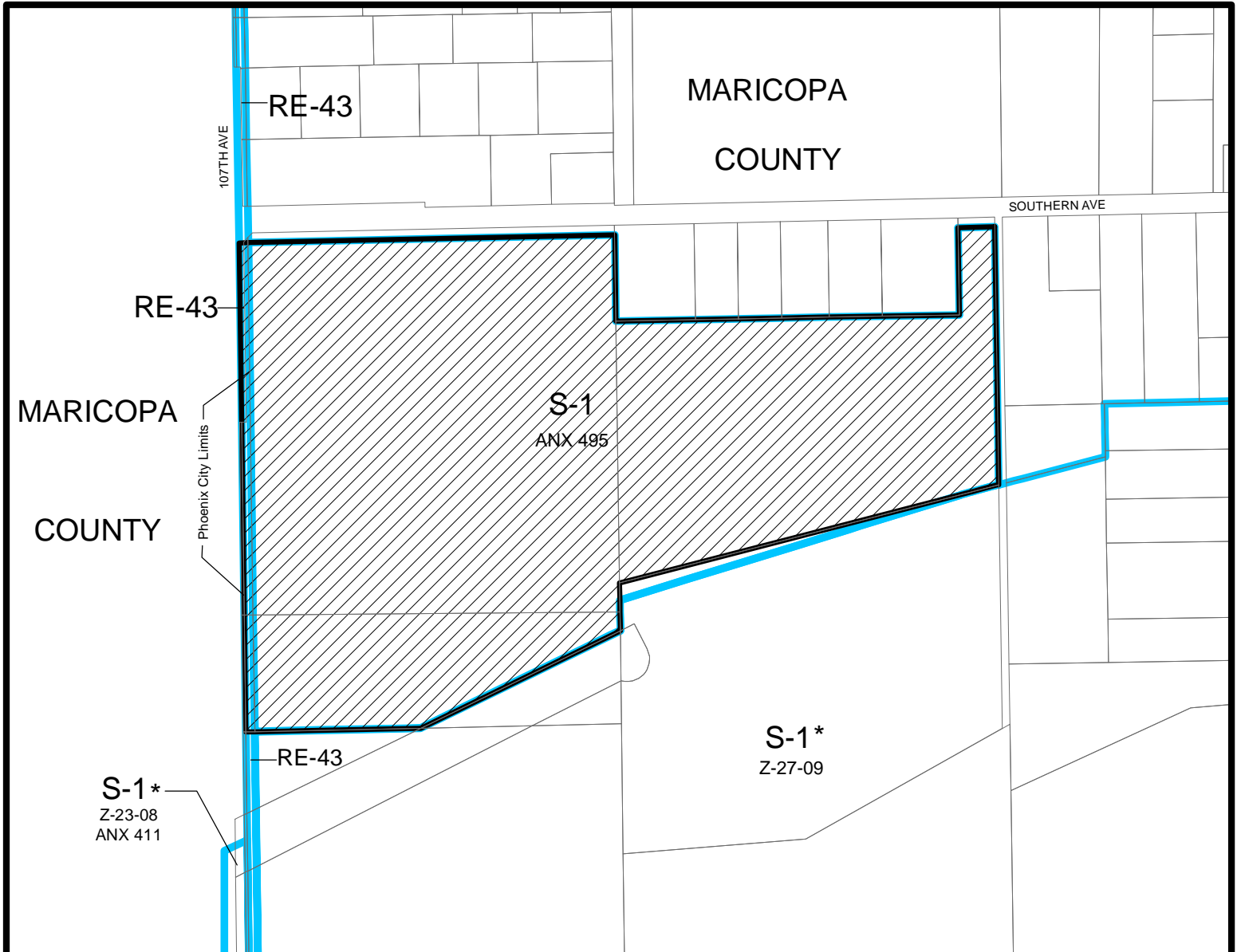
Conceptual Site Plan date stamped October 1, 2020 (1 page)

Entry Detail and Plan date stamped September 18, 2020 (1 page)

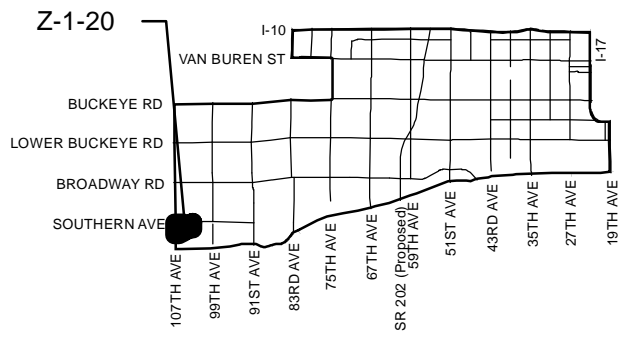
Trail Plan date stamped September 18, 2020 (1 page)

Multi-Use Trail Treatment date stamped September 18, 2020 (1 page)

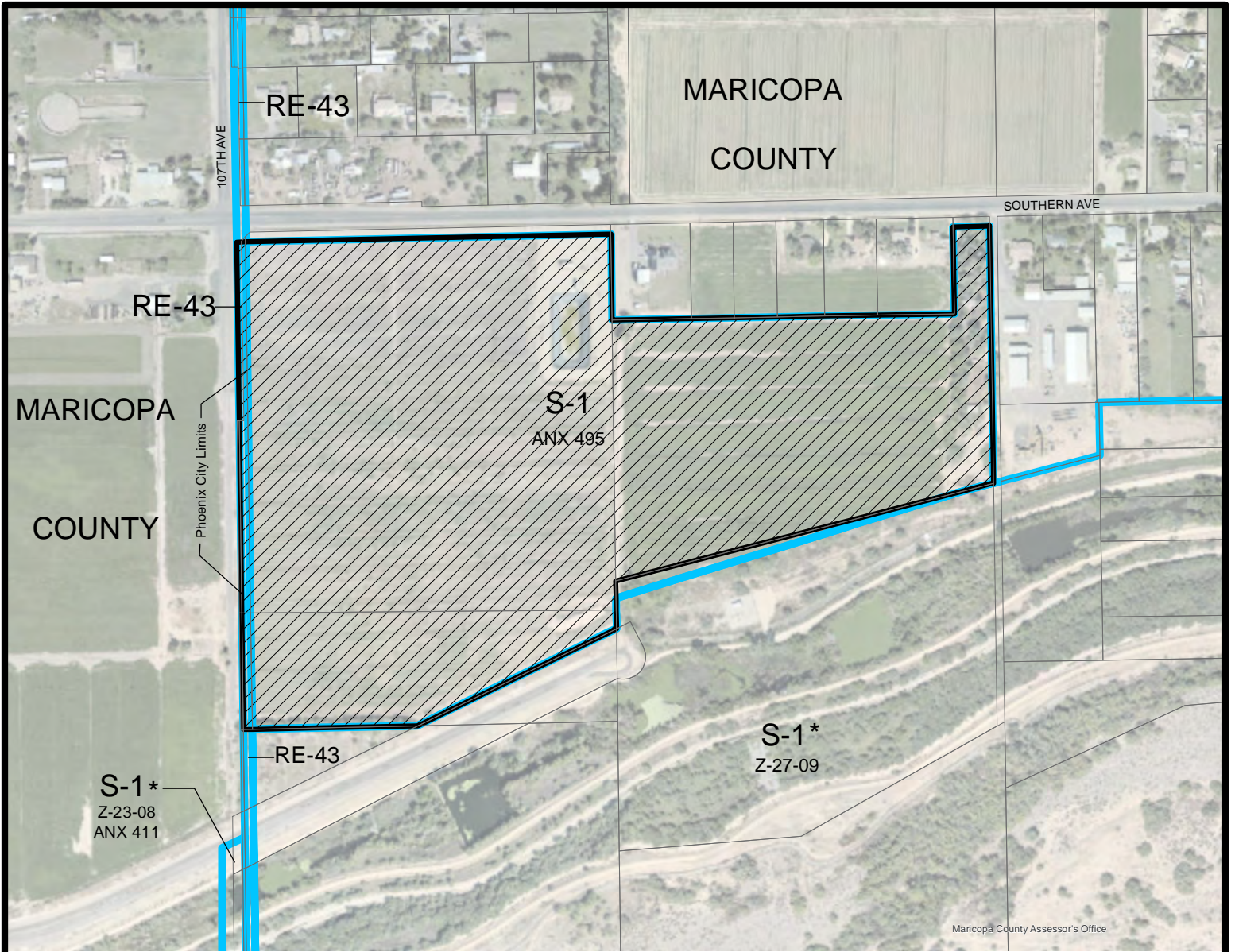
Community Correspondence (3 pages)



ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



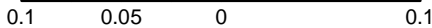
| | | | |
|--|--|--|---|
| APPLICANT'S NAME: Brennan Ray, Burch & Cracchiolo, P.A. | | REQUESTED CHANGE: | |
| APPLICATION NO. Z-1-20 | DATE: 3/19/2020 REVISION DATES: | FROM: S-1 (64.63 a.c.) RE-43 (1.12 a.c.) | |
| <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 65.75 Acres | 8/28/2020 | TO: R1-10 (65.75 a.c.) | |
| | AERIAL PHOTO & QUARTER SEC. NO. QS 2-3 | ZONING MAP D-2 | |
| MULTIPLES PERMITTED S-1, RE-43 R1-10 | CONVENTIONAL OPTION 64, 1 230 | | * UNITS P.R.D. OPTION N/A, N/A 296 |
| * Maximum Units Allowed with P.R.D. Bonus | | | |



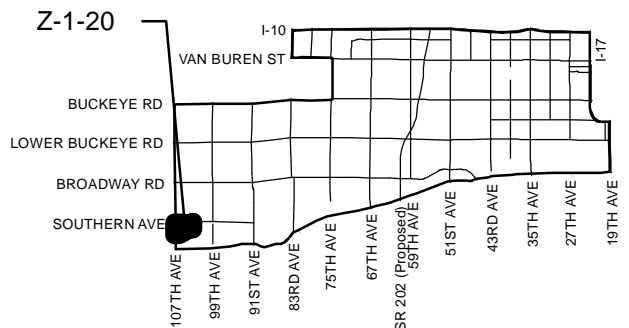
Maricopa County Assessor's Office



Miles

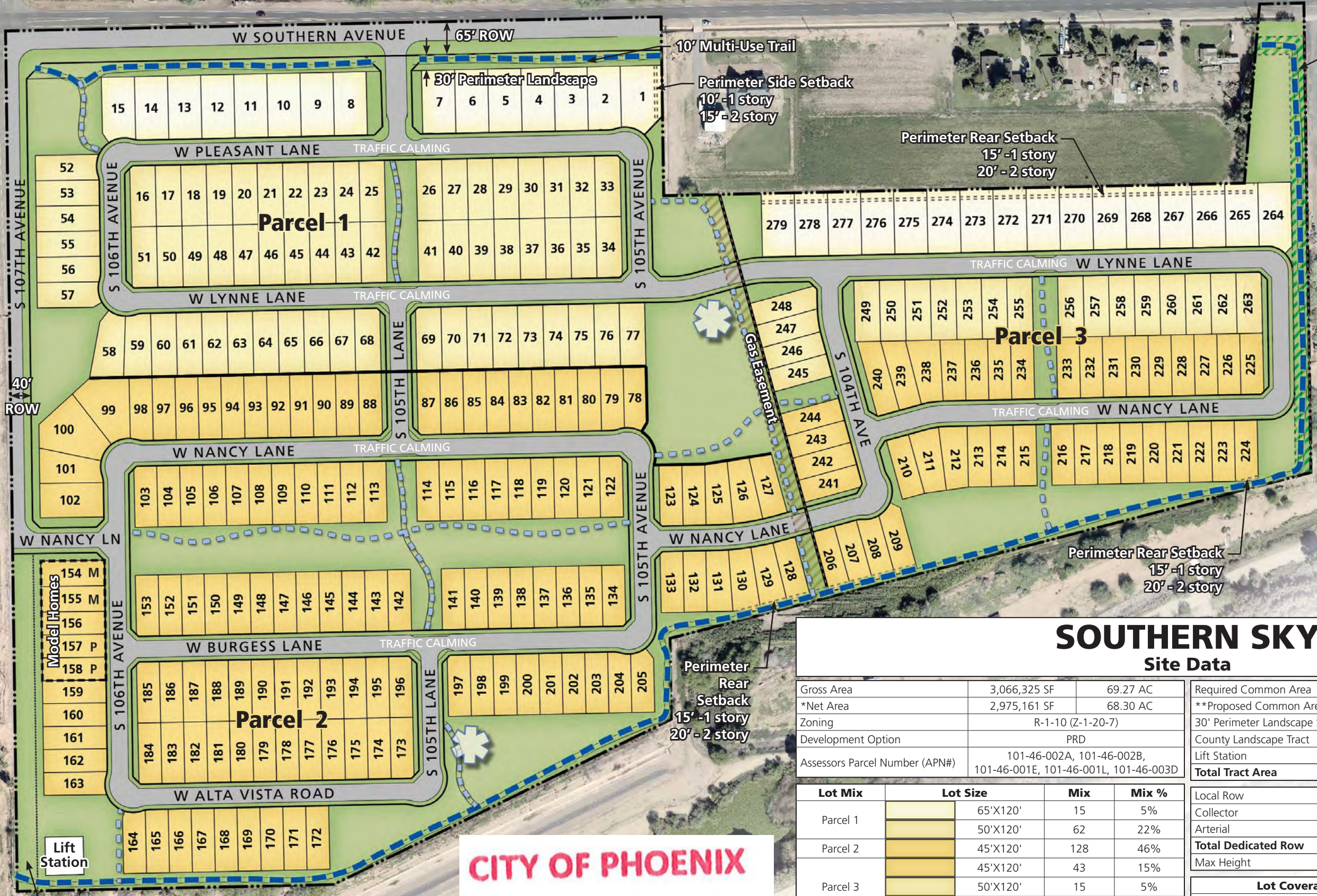


ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



| | | | |
|---|--|--|---|
| APPLICANT'S NAME: Brennan Ray, Burch & Cracchiolo, P.A. | | REQUESTED CHANGE: | |
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| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 65.75 Acres | AERIAL PHOTO & QUARTER SEC. NO. QS 2-3 | ZONING MAP D-2 | TO: R1-10 (65.75 a.c.) |
| MULTIPLES PERMITTED S-1, RE-43 R1-10 | CONVENTIONAL OPTION 64, 1 230 | | * UNITS P.R.D. OPTION N/A, N/A 296 |

* Maximum Units Allowed with P.R.D. Bonus



30' Multi-Use Trail Easement

10' Multi-Use Trail
Perimeter Side Setback
10' - 1 story
15' - 2 story

Perimeter Rear Setback
15' - 1 story
20' - 2 story

Perimeter Rear Setback
15' - 1 story
20' - 2 story

Perimeter Rear Setback
15' - 1 story
20' - 2 story



| Legend | |
|---------------------------------|--------------------------|
| [Light Yellow Box] | 65' x 120' |
| [Yellow Box] | 50' x 120' |
| [Orange Box] | 45' x 120' |
| [Green Box] | OS |
| [Green with Diagonal Lines Box] | Gas Easement |
| [Green with Dashed Lines Box] | Multi-Use Trail Easement |
| [Blue dashed line] | Multi-Use Trail |
| [Blue dotted line] | Interior Trail |
| [Star icon] | Amenity Area |

SOUTHERN SKY Site Data

| | | |
|--------------------------------|---|----------|
| Gross Area | 3,066,325 SF | 69.27 AC |
| *Net Area | 2,975,161 SF | 68.30 AC |
| Zoning | R-1-10 (Z-1-20-7) | |
| Development Option | PRD | |
| Assessors Parcel Number (APN#) | 101-46-002A, 101-46-002B, 101-46-001E, 101-46-001L, 101-46-003D | |

| | | | |
|---------------------------------|-------------------|-----------------|---------------|
| Required Common Area | 153,316 SF | 3.46 AC | 5.00% |
| **Proposed Common Area | 614,297 SF | 14.10 AC | 20.42% |
| 30' Perimeter Landscape Setback | 37,600 SF | 0.86 AC | 1.12% |
| County Landscape Tract | 26,495 SF | 0.61 AC | .88% |
| Lift Station | 5,625 SF | 0.13 AC | 0.19% |
| Total Tract Area | 684,016 SF | 15.70 AC | 22.67% |

| Lot Mix | Lot Size | Mix | Mix % |
|--------------------|------------|------------|-------------|
| Parcel 1 | 65'X120' | 15 | 5% |
| | 50'X120' | 62 | 22% |
| Parcel 2 | 45'X120' | 128 | 46% |
| | 45'X120' | 43 | 15% |
| Parcel 3 | 50'X120' | 15 | 5% |
| | 65'X120' | 16 | 6% |
| Total Yield | | 279 | 100% |
| Density | 4.03 DU/AC | | |

| | | |
|----------------------------|-------------------|-----------------|
| Local Row | 523,468 SF | 12.02 AC |
| Collector | 38,139 SF | 0.88 AC |
| Arterial | 91,164 SF | 2.09 AC |
| Total Dedicated Row | 652,771 SF | 14.99 AC |
| Max Height | 30' 1/2 STORY | |

| Lot Coverage | Max Allowed | Provided |
|------------------------------|-------------|----------|
| Primary Structure | 3,460 SF | 40% |
| Primary With Shade Structure | 4,325 SF | 50% |

**Common /Open Space Area Does Not Include 30' Perimeter Landscape Setback, Lift Station, and County Landscape Tract

CITY OF PHOENIX
OCT 01 2020
Planning & Development Department

*Net Area = Gross Area Minus Arterial Row

107th Ave & Southern

Entry Detail and Plan

CITY OF PHOENIX

SEP 18 2020

Planning & Development
Department



107th Ave & Southern

Senator John McCain Trail



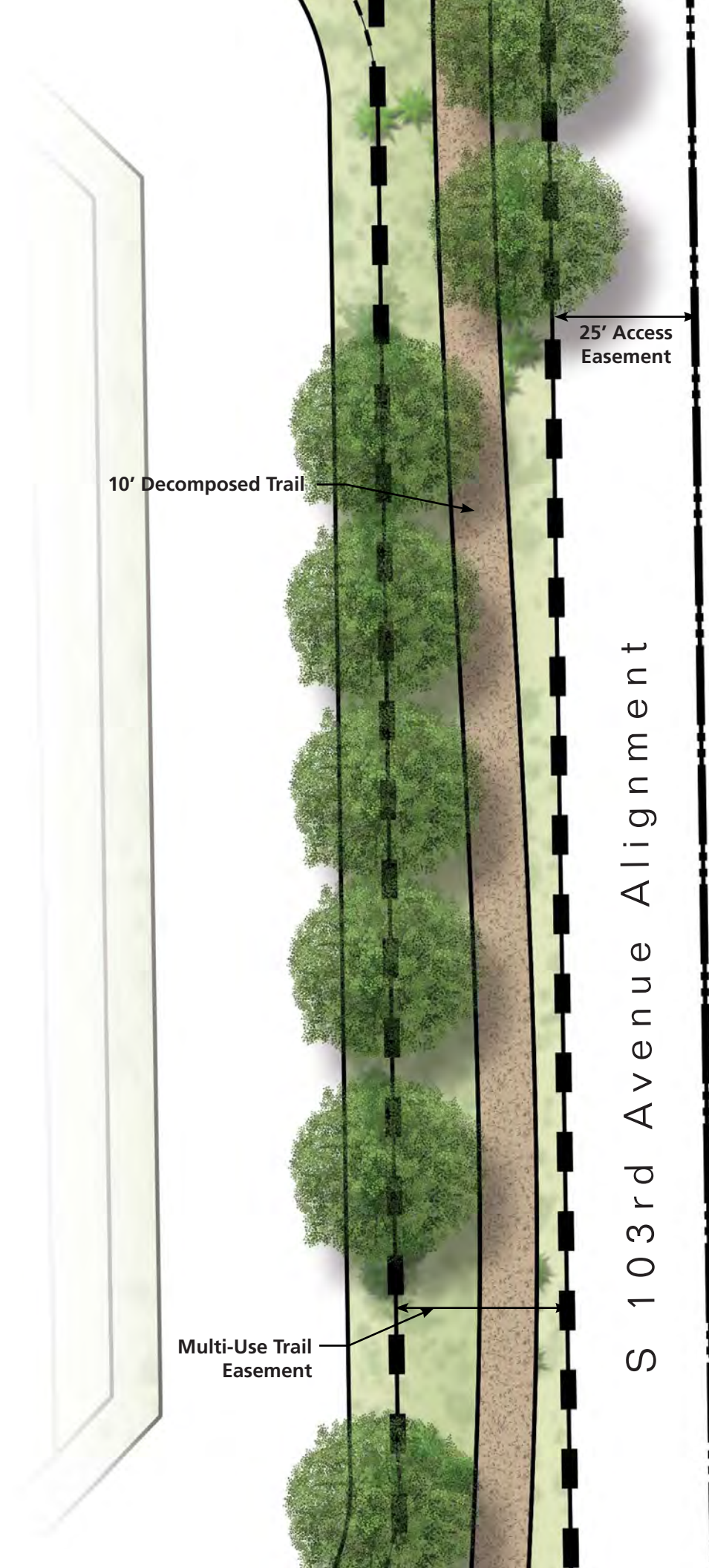
CITY OF PHOENIX

SEP 1 8 2020

**Planning & Development
Department**

107th Ave & Southern

Multi-Use Trail Treatment Adjacent to Local Street



CITY OF PHOENIX

SEP 18 2020

**Planning & Development
Department**

From: [JENNIFER PREZIOSIO-DREY](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Re: City of Phoenix - Questions on development
Date: Tuesday, October 13, 2020 3:22:21 PM
Attachments: [image001.png](#)

Success! Thank you for response. My question is in regards to Empires proposed housing development on 107th ave and Southern . We are property owners on the northeast of proposed residential site. We were unable to participate in that first info only date, but as an affected party, have a couple of concerns/questions. Development will now permanently change area where we reside in regards to construction, lights , noise traffic etc. Most significantly one of the issues for us, will be the homes proposed directly on our southern property line. If two story homes are allowed that will completely erase privacy within our property. On the current proposed site map that would be home sites #265-269. We did meet with Empire rep(Sherri) and their engineer in July to discuss property line issues. Their engineer stated that issue could be included but Sherri stated they did not have a home builder at that point in time. So, not being through this process before was looking for guidance on when that is addressed/discussed/decided on? I do see upcoming info on next review meeting and appreciate your time. Jennifer

From: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
Sent: Tuesday, October 13, 2020 9:54 PM
To: jpdrey@msn.com <jpdrey@msn.com>
Subject: City of Phoenix - Questions on development

Hello Jennifer,

How are you? Feel free to send me any questions/comments that you have on development and I will do my best to answer these or direct you to another Department who can assist.

Thank you,

Enrique Bojórquez-Gaxiola
Planner II – Village Planner
City of Phoenix
Planning & Development Department
Long Range Planning
200 W. Washington Street
Phoenix, AZ 85003
Office: (602) 262-6949



From: [Douglas Martin](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: lindareitz@earthlink.net; [Bailey Even](#)
Subject: Estrella Village Planning Committee Public Meeting on 9/15
Date: Tuesday, September 15, 2020 3:28:32 PM

Hello Enrique,

We withdraw our request to speak. Please enter this in the record. We represent the St. John's Irrigation District that takes a neutral position as to the project, but is seriously concerned about the impact of the project's plan to cover over what are now open irrigation ditches. That plan impacts the District's ability to maintain those ditches because of silt buildup from the tail water.

The district consists of about 2,000 acres of which about 950 acres are farms owned by about 20 separate landowners. In addition, 400 residential homes are served by the irrigation district.

Thank you,

Douglas Martin
MARTIN, KERRICK & BELL, L.L.C.
4520 N 12th St, Suite 201
Phoenix, AZ 85014
Office: 602-230-0030
Email: dmartin@mkblawaz.com

From: [M Busching \(Cartof\)](#)
To: [Kristi Trisko](#)
Cc: [Nick Klimek](#)
Subject: RE: Review & Comment on General Plan Amendment in the Estrella Village (GPA-EST-1-20-7)
Date: Tuesday, February 25, 2020 4:42:58 PM

Kristi--

I am concerned that:

- the density is too high
- if I read it correctly, even the general plan only proposed 2-3.5 du/acre
- it will be completed surrounded by R-43 zoning
- it takes away from current open space
- it requires a general plan amendment
- it is not near any main thoroughfares
- it shows little/nothing in the way of amenities
- one of the 2018 goals of the Estrella Village was to “ensure tha development along the Salt River bottom is consistent in scale and character with existing properties in the surrounding area”. It does not appear to do that.
- Another 2018 goal was to “ensure that new development respects scenic view corridors.” I don’t know that the 2 story houses do that.
- it has 2 story houses abutting the wetlands

I haven’t driven it yet, and so my opinion may change, but at least I thought I’d get you some comments.

Marcia Busching
(602) 980-2362

From: Kristi Trisko [mailto:kristi.trisko@phoenix.gov]
Sent: Tuesday, February 25, 2020 8:21 AM
Subject: Review & Comment on General Plan Amendment in the Estrella Village (GPA-EST-1-20-7)

Attached for your review is an amendment to the General Plan for Phoenix that has been filed:

ESTRELLA VILLAGE

Application GPA-EST-1-20-7 located in the Southeast corner of 107th Avenue and Southern Avenue. Request for a Map Amendment to change the General Plan land use map designation on approximately 65.8 acres from Residential 1 to 2 and Parks/Open Space to Residential 3.5 to 5.

This application is proceeding concurrently with a rezone request for the same property, approximately 65.8 acres from County Rural-43 (Pending S-1) to R1-10.

✓ Application Reference: Z-1-20-7

Please forward your comments prior to **March 16, 2020** to:

Kristi Trisko
Planner III
City of Phoenix Planning & Development Department
200 West Washington Street, 3rd Floor

From: [Linda Reitz](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: RE: Estrella Village Planning Committee Public Meeting - - notifications of upcoming meetings
Date: Friday, October 16, 2020 3:19:32 PM
Attachments: [image001.png](#)

Hello, Enrique

I am wondering if there a way that a homeowner within a half mile of this area they are calling Estrella Village can state that they are opposed to the re-zoning? Do we submit something in writing or do we have to speak at the meeting? I wouldn't want the board to think no one was opposed to the re-zoning just because we are not well versed in how the meetings are handled. The fact is I am strongly opposed to the re-zoning, as most of the 300 homes in this 2000 acre area along Southern Ave. abided by the 1-2 homes per acre. Our community only covers ½ mile north and south of Southern on the 4 miles between 99th ave and Dysart. I feel that nearly doubling the amount of residences by putting 288 homes in just 65 acres within a half mile of my property will cause an unusual amount of traffic and noise to our way of life. We are already loosing neighbors to the R30, people who have called this area home for many years, and some families for multiple generations. I am so upset by this proposal. Can you tell me what would be required to make our feelings known?

Have a great day!

Linda Reitz
602-769-7219

From: Enrique A Bojorquez-Gaxiola [mailto:enrique.bojorquez-gaxiola@phoenix.gov]
Sent: Thursday, October 1, 2020 10:36 AM
To: lindareitz@earthlink.net
Subject: RE: Estrella Village Planning Committee Public Meeting - - notifications of upcoming meetings

Hello Linda,

As the meeting dates approach, feel free to email me for additional information or insights into these meetings.

Regards,

Enrique Bojórquez-Gaxiola
Planner II – Village Planner
City of Phoenix
Planning & Development Department
Long Range Planning
200 W. Washington Street
Phoenix, AZ 85003
Office: (602) 262-6949