

GENERAL PLAN AMENDMENT

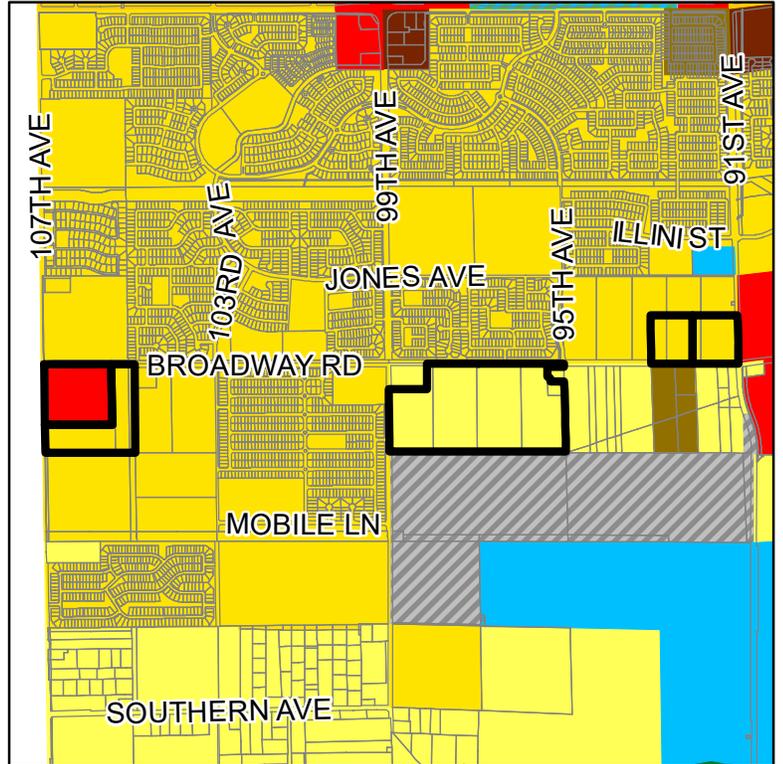
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-EST-2-20-7	ACRES: 136.91 +/-
VILLAGE: Estrella	COUNCIL DISTRICT: 7
APPLICANT: Julie Vermillion	

EXISTING:

Residential 1 to 2 du/ac (73.70 +/- Acres)
 Residential 2 to 3.5 du/ac (63.21 +/- Acres)***

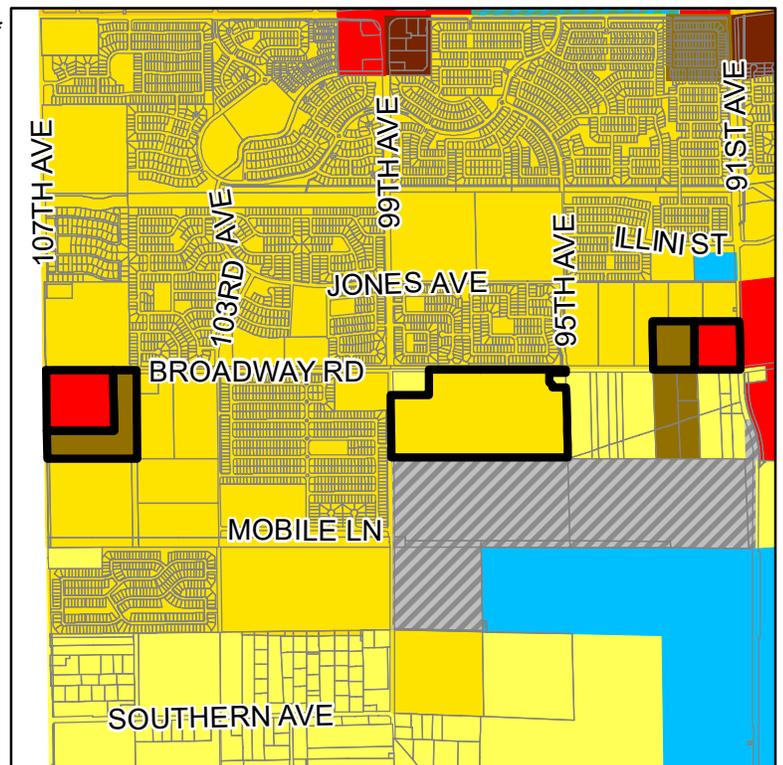
- GISADM.STR_CENTERLINE
-  Proposed Change Area
 -  Residential 1 to 2 du/ac
 -  Residential 2 to 3.5 du/ac
 -  Residential 3.5 to 5 du/ac
 -  Residential 15+ du/ac
 -  Residential 10 to 15 du/ac
 -  Commercial
 -  Mixed Use (Parks/Open Space - Publicly Owned / Public/Quasi-Public)
 -  Mixed Use (Industrial / Commerce/Business Park)
 -  Commerce/Business Park
 -  Parks/Open Space - Publicly Owned
 -  Public/Quasi-Public



PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (73.70 +/- Acres)
 Residential 10 to 15 du/ac (30.82 +/- Acres) ***
 Commercial (32.39 +/- Acres) ***

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 -  Residential 2 to 3.5 du/ac
 -  Residential 10 to 15 du/ac
 -  Commercial



*** - The 2015 Phoenix General Plan Land Use Map indicates a "Density Cap of 2.5 du/ac"

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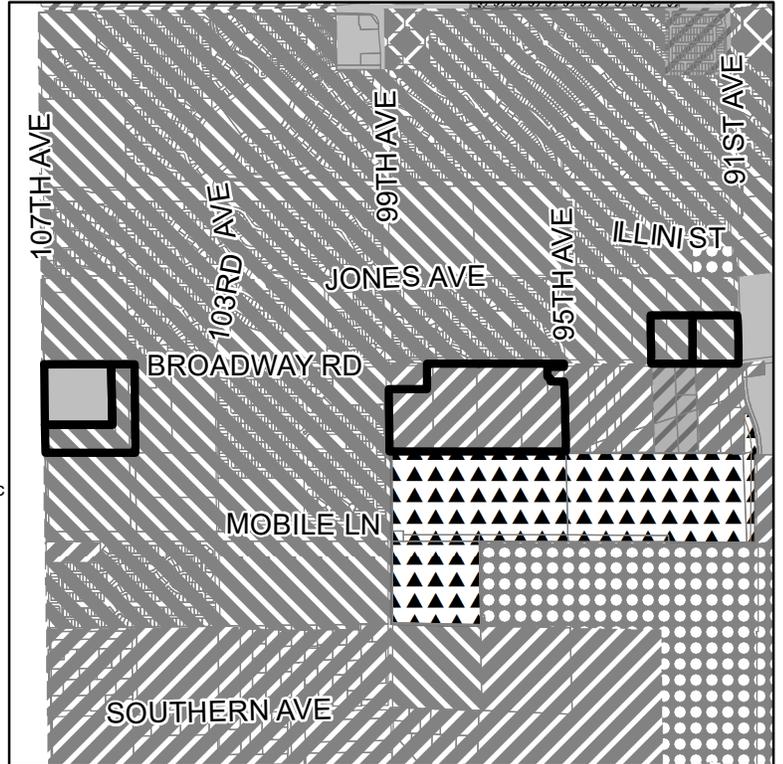
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VILLAGE: Estrella	COUNCIL DISTRICT: 7
APPLICANT: Julie Vermillion	

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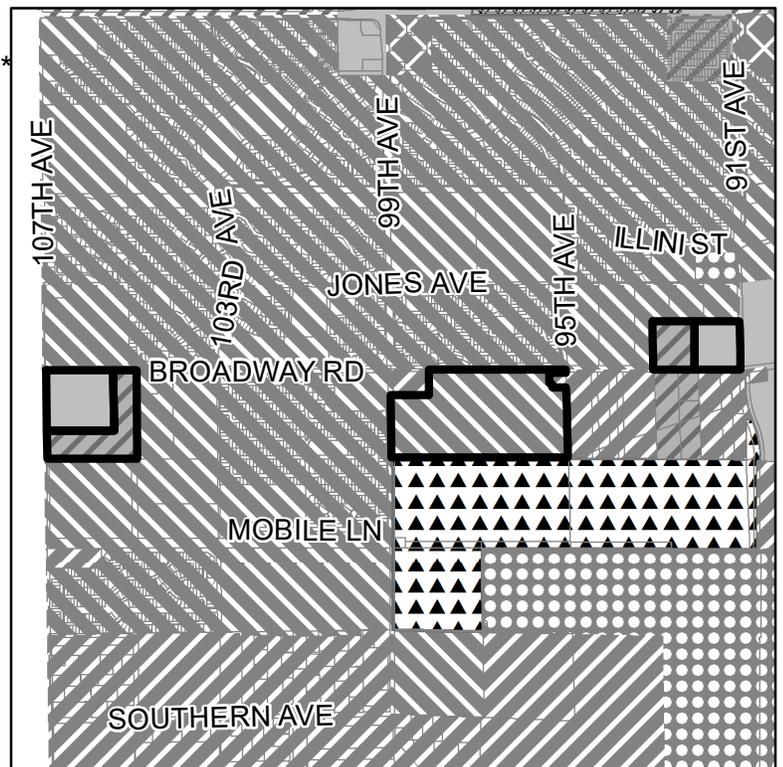
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July 8, 2020

Alan Stephenson,
Planning and Development Director
Estrella Village
GPA.EST.2.20.7

While The Littleton School District has no general objection to the General Plan Amendment EST.2.20.7, the District does have substantive concerns about the potential impact on its schools and programs. Parcels 20A and 20B sit within the District boundaries while Parcel 18 sits just on the edge of the District boundary next to the neighborhood served by TRES RIOS Service Academy, a K-8 school of 900 students.

This is important to the development planning because of the increase in density. Increased density typically impacts the type of dwelling products constructed, the number of school-age children per unit, and the mobility of dwelling occupants. Since the District cannot estimate the potential impact based on the limited information in this revised application, we would ask that Phoenix Planning and Development, or the developer, provide us with a description of the units to be constructed in Parcels 18 and 20B.

Once the District has reviewed that information, we will be able to provide a more accurate estimate of the impact on the existing educational infrastructure, and to make a determination as to whether we support or oppose the GPA.EST.2.20.7 Application for a General Plan Amendment.

Thank you for your consideration.

Dr. Roger Freeman
Superintendent
Littleton Elementary School District

Cc: Phyllis Kinder, Chief Operations Officer, Littleton Elementary School District #65
Ryan French, Chief Operations Officer, Littleton Elementary School District #65

Littleton Elementary School District #65 • PO Box 280 • Cashion, Arizona 85329 • (623) 478-5600 Reception • (623) 478-5625 Facsimile
Underdown Learning Center and Administrative Offices • 1600 South 107th Avenue, Avondale, Arizona 85323

www.littletonaz.org

Collier Elementary (623) 478-5900
www.coes.littletonaz.org

Estrella Vista STEM Academy (623) 478-6200
www.eves.littletonaz.org

Littleton Elementary STEM Academy (623) 478-5700
www.lnes.littletonaz.org

Tres Rios Service Academy (623) 478-6300
www.tres.littletonaz.org

Country Place Leadership Academy (623) 478-6100
www.cpes.littletonaz.org

Fine Arts Academy (623) 478-6400
www.faes.littletonaz.org

Quentin STEM Academy (623) 478-6000
www.ques.littletonaz.org

From: [M Busching \(Cartof\)](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: RE: City of Phoenix - General Plan Amendment - GPA-EST-2-20-7 (Estrella Village) - REVISED
Date: Tuesday, June 30, 2020 2:44:37 PM
Attachments: [image001.png](#)

Enrique—

--I don't see the reasons that justify a change in General Plan that is not part of the ten year review.

--The original planning was well conceived and there does not seem to be a valid reason to change so many parcels to more intense zoning, other than to gain more profitability for the landowner.

--There is a shopping center "Sanctuary Shopping Center" at 107th Ave and Lower Buckeye (a mile from the proposed) and so I'm not sure why the zoning needs to be changed to enable another shopping center.

--Much reliance is placed on future SR-30 but it appears that the final location of SR 30 has not been determined. <https://azdot.gov/planning/transportation-studies/state-route-30-loop-303-loop-202-study> [azdot.gov]. (I don't know how the applicant can claim that it will be per page 42 of their presentation.) By increasing the density/zoning of the property it will likely increase the property's value and cause the state to have to pay more in condemnation fees and as a result, the general public/taxpayers suffer.

-- if the Route of SR30 is really as the applicant/owner depicts, then it makes much more sense to rezone parcels that are adjacent to the on/off ramps to commercial, rather than parcels further away.

--Parcels 15 and 16 are currently very compatible with the surrounding property. There is no reason to change Parcel 16 when there is already commercial designation to the east; similarly with Parcel 20 A when there is Commercial to the West.

--It doesn't concentrate development in the Estrella Village Core—rather it increases density and land use for the benefit of a seller/owner only and provides no demonstrated needed public purpose.

Marcia Busching
(602) 980-2362

From: Enrique A Bojorquez-Gaxiola [mailto:enrique.bojorquez-gaxiola@phoenix.gov]
Sent: Monday, June 29, 2020 1:54 PM
To: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
Subject: City of Phoenix - General Plan Amendment - GPA-EST-2-20-7 (Estrella Village) - REVISED

REVISED REQUEST

Review & comment on General Plan Amendment in the Estrella Village (GPA-EST-2-20-7)

Attached for your review is an amendment to the City of Phoenix General Plan Land Use Map that has been filed: