

CITY COUNCIL AGENDA

CITY COUNCIL CHAMBERS . 11465 WEST CIVIC CENTER DRIVE . AVONDALE, AZ 85323

SPECIAL MEETING
June 30, 2008
5:00 PM

CALL TO ORDER BY MAYOR ROGERS
PLEDGE OF ALLEGIANCE
MOMENT OF REFLECTION

1 ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

2 UNSCHEDULED PUBLIC APPEARANCES

(Limit three minutes per person. Please state your name.)

3 ESTRELLA FOOTHILLS SPECIFIC PLAN VISIONING DISCUSSION

The Council will discuss their vision for the Estrella Foothills area of the community as the first step toward amending the general plan for the area south of Lower Buckeye Road. For information discussion and direction.

4 EXECUTIVE SESSION

a. The Council may hold an executive session pursuant to Ariz. Rev. Stat. § 38-431.03 (A)(7) for discussion or consultation with City representatives in order to consider its position and instruct its representatives regarding negotiations for the purchase of real property.

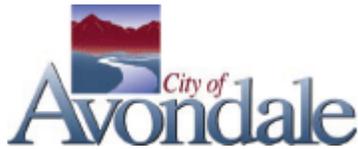
5 ADJOURNMENT

Respectfully submitted,

A handwritten signature in cursive script that reads "Carmen Martinez".

Carmen Martinez
Acting City Clerk

Any individual with a qualified disability may request a reasonable accommodation by contacting the City Clerk at 623-333-1200 at least 48 hours prior to the council meeting.



DEVELOPMENT SERVICES

SUBJECT: Estrella Foothills Specific Plan Visioning Discussion **MEETING DATE:** June 30, 2008

TO: Mayor and Council
FROM: Brian Berndt, Development Services Director, 623-333-4011
THROUGH: Charlie McClendon, City Manager

BACKGROUND:

The Estrella Foothills study area covers that portion of the City generally bordered by Lower Buckeye Road on the north, Estrella Mountain Regional Park on the south, Litchfield Road on the west, and 107th Avenue on the east (Exhibit A).

The area contains a number of different types of land uses as well as an array of unique and different opportunities. The area is challenged by several regional constraints, including:

- The proposed State Route 801 Freeway alignments
- Surrounding General Plans
- Planned and existing communities- Las Ligas, Cantada Ranch, Tierra Ranchettes, Hillcrest, Lakin Ranch, as well as smaller neighborhoods in unincorporated Maricopa County
- Utilities – difficulty getting wastewater to the treatment plant from south of the APS affluent line near Roeser Road
- Existing and planned sand & gravel operations
- Gila River and Agua Fria River floodplains

Some of the opportunities include:

- Future development near State Route 801
- Potential trails and recreation activities along the Gila and Agua Fria Rivers
- Large master planned communities, such as Lakin Ranch and Hillcrest
- Surrounding General Plans
- Commercial and recreation uses associated with Phoenix International Raceway
- Potential resort and/or golf course development
- Estrella Mountain Regional Park
- New public facilities
- View corridors of the Estrella Mountains
- Habitat restoration along the Gila and Agua Fria Rivers

The City of Avondale has always facilitated a pro-active growth management strategy that includes development and revitalization. The City Council has facilitated citizen-friendly and amenity driven development in all sectors of the community. However, planned quality growth is both the greatest challenge and the greatest opportunity facing the community in this specific area of Avondale. The challenge is to plan and provide for the increased demand for municipal services, infrastructure, public facilities, economic vitality, enhanced physical security, quality of life, and the preservation of the City's diverse cultural heritage while dealing with the large number of constraints bisecting the area.

Vision

The first step in the planning process for the Estrella Foothills Specific Plan is creating a common vision for the area. The vision should be a dramatic idealized description of the preferred outcome of the project or plan that encourages, strengthens and helps create the necessary balance of land uses, recreational opportunities, and a better quality of life as the city's target. The goal when creating the vision for the area should focus on the desired look and development of the area at its completion date. The best vision statements result from descriptive outcomes that are five to ten years away, although some may look even further out.

When analyzing the vision for the Estrella Foothills area, the City Council should consider the following:

- Draw on the area's strengths, opportunities, threats, and environment.
- Determine what you want to see the area to look like in the future.
- Be specific with each goal and objective and develop a strong implementation program.
- Do not assume that the community will have the same framework as it does today.
- Be open to dramatic modifications to current organization, methodology, facilities, etc.

The following is a list of points of consideration to help facilitate the discussion:

Land Use Issues

- Housing Quality and Types of Neighborhoods
- Commercial
- Employment
- Environment
- Transportation
- Unincorporated areas

Urban Growth Issues

- Sustain the small town charm/family atmosphere
- Preserve small-town feel while promoting business development
- Increase lot sizes
- Less dense housing
- Reduce cookie cutter developments
- Educational and other public services
- Create revenues versus costs
- Infrastructure responsibility

Transportation Issues

- Transportation planning
- Traffic operation/design
- Public transit
- Parking

Water & Sewer Infrastructure

- Private water companies

- Extension of existing service lines
- Infrastructure limitations and expense

CIP Projects

- Streets
- Utilities
- Bridges
- Parks
- Public safety

Environmental Issues

- Open space/green spaces
- Geology and soils
- Air
- Water
- Noise/light pollution
- Energy conservation
- Protecting and preserving natural environment/systems
- Superfund sites

Cultural, Natural and Historic Resources

- Rivers
- Historic trails and canals
- Archeological sites
- Wildlife

RECOMMENDATION:

The City Council will be providing their preferences, ideas and input to staff to guide the future of the Estrella Foothills Specific Plan area. No formal action is required at this time.

ATTACHMENTS:

Click to download

[📄 Estrella Foothills Specific Plan study area](#)

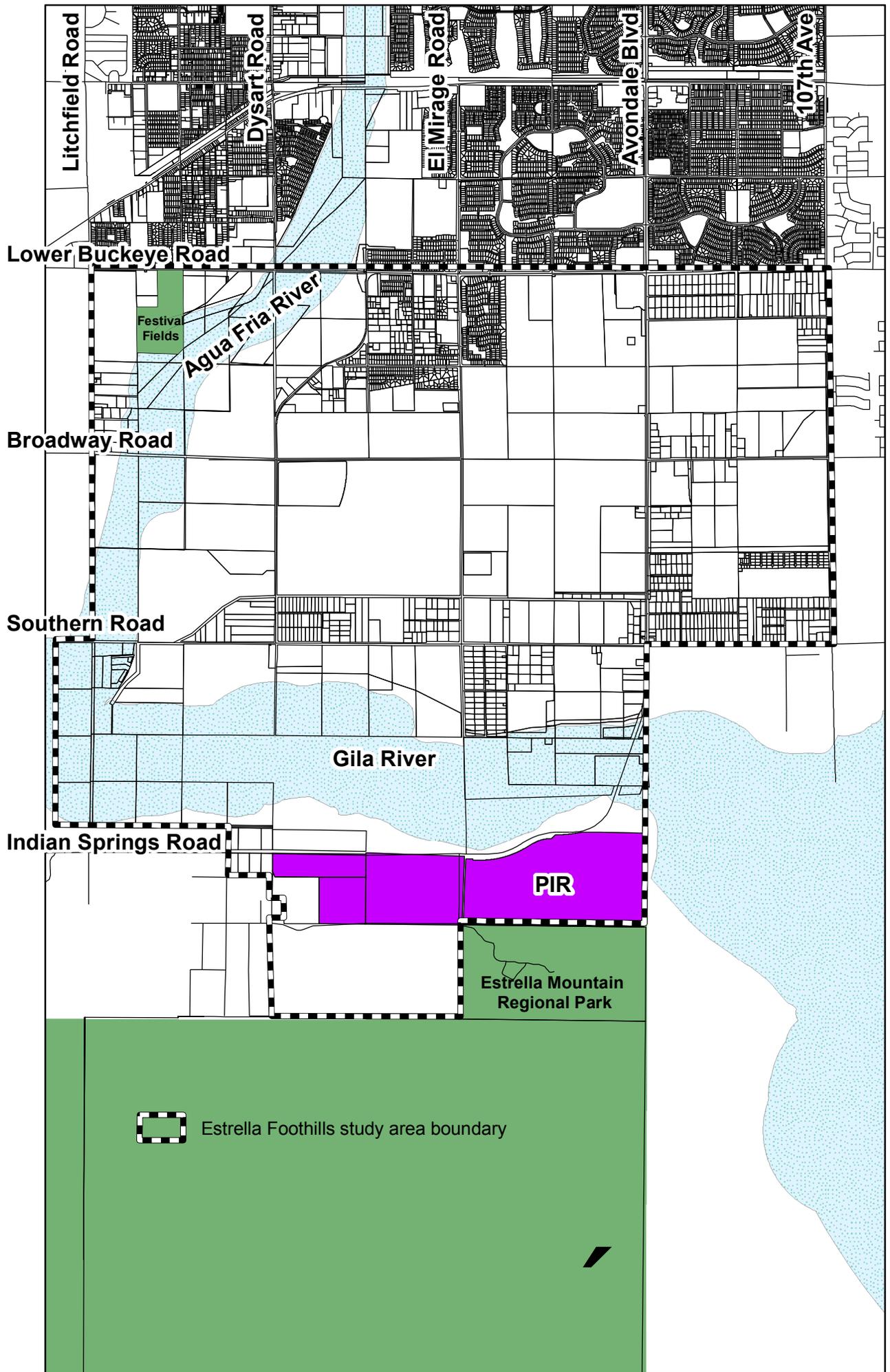
[📄 Estrella Foothills Existing General Plan Map](#)

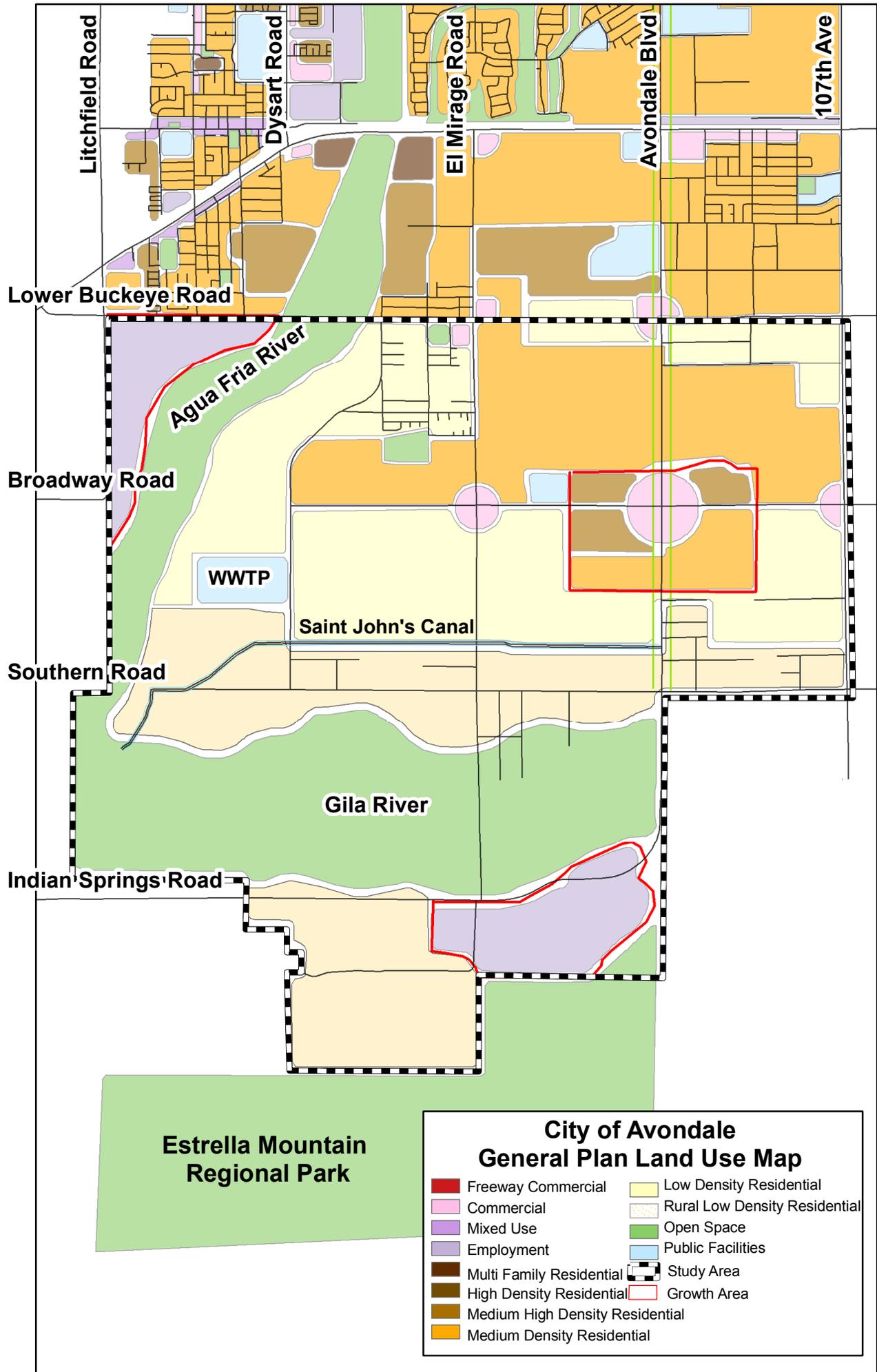
PROJECT MANAGER:

Scott Wilken, Senior Planner, 623-333-4016

Estrella Foothills Specific Plan Study Area

Exhibit A

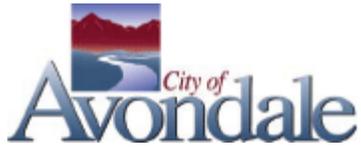




**Estrella Mountain
Regional Park**

**City of Avondale
General Plan Land Use Map**

- Freeway Commercial
- Commercial
- Mixed Use
- Employment
- Multi Family Residential
- High Density Residential
- Medium High Density Residential
- Medium Density Residential
- Low Density Residential
- Rural Low Density Residential
- Open Space
- Public Facilities
- Study Area
- Growth Area



CITY COUNCIL REPORT

SUBJECT:
EXECUTIVE SESSION

MEETING DATE:
June 30, 2008

TO: Mayor and Council
FROM: Carmen Martinez
THROUGH: Charlie McClendon, City Manager

PURPOSE:

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No Attachments Available