

Councilman: Development will be good

by **Charles Kelly** - June 14, 2008 06:47 PM
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A 160-acre mixed-used development approved for construction on the southwestern corner of Estrella Parkway and Lower Buckeye Road will be welcome in the neighborhood, according to Goodyear City Council member Frank Cavalier.

Cavalier said the development will make the area a vibrant place.

"I think it will work out very well," Cavalier said.

The council voted unanimously to approve rezoning for the development at the council meeting Monday.

Cavalier said residents who live near the property had been worried it would be rezoned for an industrial use. Mixed use is much more attractive, he said.

"It keeps the neighborhood lively," he said. "I'd like to see more in this commercial area - things people can drive to and walk to."

The development by Sun-DS Farms will incorporate parks as well as typical uses such as grocery stores, small shops, fast-food restaurants, offices and residential.

Overall, the development will have a positive impact on the city via increased sales-tax revenue, according to city staffers.

Incorporated into the project will be a 41-acre business park and 10 acres of office space.

City officials praised the developers for working closely to resolve concerns of neighbors in the area who, among other things, were worried about increased traffic resulting from the development and the potential of traffic cutting through neighborhoods.

The project would place mostly residential uses next to residential communities of Sarival Village and Estrella Vista.

The rezoned property is within the Avondale Elementary School District and the Agua Fria Union High School District. The developer will make contributions to the local schools.

The project as rezoned will be compatible with residential and land uses planned and existing in the surrounding area, city staff said.