

ORDINANCE NO. 99-666

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA PROVIDING FOR CONDITIONAL REZONING OF 235.5 ACRES OF PROPERTY KNOWN AS 'COTTON FLOWER', FROM THE PRELIMINARY PLANNED AREA DEVELOPMENT (P.A.D.) DISTRICT MIXED USES TO THE FINAL PLANNED AREA DEVELOPMENT (P.A.D.) DISTRICT MIXED USES; AMENDING SUPPLEMENTARY ZONING MAP NO. 99-104 TO PROVIDE FOR THE CHANGE IN ZONING; PROVIDING SEPARABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Goodyear Planning and Zoning Commission held a public hearing on Zoning Case Z-10-99 on August 18, 1999, and September 15, 1999 in the manner prescribed by law, for the purpose of considering the rezoning of a parcel of land from the Preliminary Planned Area Development (P.A.D.) District, Mixed Uses to Final Planned Area Development (P.A.D.) District Mixed Uses;

WHEREAS, due and proper notice of such public hearing before the City of Goodyear Planning and Zoning Commission was given in the time, form, substance and manner provided by law including publication of such notice in THE WEST VALLEY BUSINESS on July 28, 1999; and,

WHEREAS, the City of Goodyear Planning and Zoning Commission has recommended to the Mayor and Council of the City of Goodyear, Arizona that it conditionally rezone the property as aforesaid and the Mayor and Council of the City of Goodyear, Arizona desire to accept such recommendation and conditionally rezone the property from the Preliminary Planned Area Development (P.A.D.) Zoning District, Mixed Uses to the Final Planned Area Development (P.A.D.) District, Mixed Uses.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Goodyear, Arizona that:

SECTION I. Rezoning. A parcel of land of 235.5 acres, as described in Exhibit A and attached hereto, is hereby conditionally rezoned from the Preliminary Planned Area Development (Mixed Uses) Zoning District to the Final Planned Area Development (Mixed Uses) Zoning District as provided in the Zoning Code.

SECTION II. Conditions. The rezoning herein provided for is subject to the following conditions:

1. Compliance with the Planned Area Development (P.A.D.) zoning district criteria, the City's Engineering Design Standards for public works construction, and with Maricopa County Association of Governments standards for public works construction;
2. Developer shall provide for the dedication of any necessary easements and rights-of-way, in form and substance acceptable to the City, prior to issuance of any construction permits on the rezoned land within each phase of development;
3. Compliance with the development concepts contained in the Cotton Flower Final

Planned Area Development report prepared for The Roston Company, dated June 14, 1999, and submitted with this rezoning request;

4. Minor amendments, defined as those not permitting an increase in the number of total dwelling units in excess of 822 (includes all density housing products); nor permitting arterial street intersections at locations other than presented in the Final P.A.D. Report, dated June 14, 1999, nor changes permitting uses, densities and intensities not included in the application; nor the relocation of intended uses (except as allowed by existing city codes) to the proposed land use concept and configuration; may be approved by the Community Development Director, or his designee;
5. The maximum amount of dwelling units within the Cotton Flower development shall not exceed 822 which provides an overall density of 3.75 dwelling units per acre in this Medium Density Residential area of the General Plan;
6. The schedule of Development Standards for single-family residential construction in Table 2 of the Cotton Flower P.A.D. booklet be amended to provide for staggered front yard setbacks of 18 feet to 21 feet, and the maximum height of dwelling units shall not exceed 30 feet rather than 35 feet. Side entry garages may be allowed within 10 feet of the front property line. The setbacks are to be staggered a minimum of 3 feet between adjacent units, and non-garage elements may extend 5 feet beyond the garage. Setbacks shall be measured from the property lines. A setback exhibit shall be submitted at the time prior to standard building permit application for staff review and approval;
7. The developer shall designate a minimum of 15% of the total development as open space and park area, and of this total, the developer shall designate 20% of the total open space and park area to be outside of the project drainage and retention system as mutually agreed upon by the developer and City Staff prior to Council approval of the preliminary plat. Landscaped areas, exceeding the minimum right-of-way width, abutting the collector road can be counted toward the 15% requirement for open space and park area;
8. Park and open space areas shall remain privately owned and maintained by a homeowners association;
9. Compliance with the Flood Plain Management Ordinance or the receipt of a letter of approval from the Maricopa County Flood Control District prior to any final plat approval explaining that the Cotton Flower Development is not within the flood plain;
10. The under-grounding of all utilities within and abutting the proposed Cotton Flower development coincidental with construction of subdivision improvements for each applicable development phase, excluding power lines of 69 kv or larger;
11. The developer shall control dust as required by the State, City and the County Bureau of Air Pollution on temporary access ways during construction with a dust proof road surface. Vacant parcels of the Cotton Flower development shall be mowed and not tilled, except for parcels under agricultural production;
12. Improvements made on all arterial (except Cotton Lane), collector and local streets abutting and within the proposed Cotton Flower development shall comply with the

City's Engineering Design Standards, and any streets and roads abutting the rezoned boundaries shall be fully developed, except the off-site extension of Cotton Flower Blvd to Lower Buckeye Road. The developer shall provide a two (2) year warranty on all public improvements;

13. The developer shall provide an acknowledgement for each home buyer to sign, which shall include the following statement: "Cotton Flower is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflights and by the operation of aircraft landing at, or taking off from the Phoenix-Goodyear Airport and Luke Air Force Base". The owner hereby acknowledges receipt of a copy of this statement. A similar statement shall be included in the Public Sales Report and on each Final Plat;
14. Failure of the Developer to commence development, which shall be defined as any vertical construction, in the rezoned area within two (2) years of City Council approval of this rezone request shall be cause for the City Council to rescind the rezoning, unless an extension of time is granted by the Council;
15. That within the single-family areas of Cotton Flower, the minimum residential lot size shall be 5,500 square feet with a minimum frontage of 50 feet as measured at the front yard setback;
16. Portions of this project that include lots that are less than 55 feet in width shall enhance the streetscape by incorporating curvilinear street patterns, the use of "knuckles and eyedrops", shorter block lengths, functional open space connections, and providing architectural elements in the front building elevations such as pop-outs, covered spaces, roof treatment, and columns. The architectural product will also be used to vary the streetscape by de-emphasizing the garage element, introducing livable areas of the home to project forward beyond the garage, and the use of side entry garages. The homes proposed will include at least five different floor plans and three elevations per floor plan. Each elevation must have material changes, such as different roof lines and other structural changes. The elevations will include at least five different exterior color schemes and at least two different roof tile options in three different colors.
17. The developer of the commercial parcel shall submit a proposed buffering scheme for transitioning from the commercial parcel at the southwest corner of Yuma Road and Cotton Lane to the proposed residential development for Staff review and approval prior to site plan approval;
18. The developer shall submit proposed building elevations for each housing model for Staff review and approval prior to approval of any final plat for Cotton Flower;
19. No growing of crops shall be permitted within 50 feet of the perimeter wall of any subdivision parcel with vertical construction on ground owned by the property owner for whom this rezoning is sought or such owners and successors on the property herein zoned; and the public sales report and any Final Plats shall include a statement that: "Cotton Flower is adjacent to agricultural uses and is therefore subject to noise, dust and odors associated with such a use.";

20. The developer shall, subject to the developer making every good faith effort to secure the required right-of-way, initiate construction of an extension of the north/south collector road (Cotton Flower Blvd) from the south boundary of the subdivision to Lower Buckeye Road with a minimum of 24 feet of pavement with a thickened edge acceptable to the City Engineer at the mid section line upon issuance of the 400th building permit at Cotton Flower and complete construction prior to issuance of the 500th building permit at Cotton Flower. If developer is unable to secure the required right-of-way, then the developer must submit written documentation to the City Staff outlining efforts made to secure the required right-of-way. The City will enter into payback agreements with the developer and the adjacent property owner (or owners) so that the developer of Cotton Flower is reimbursed for costs associated with this road extension and the City may assist the developer, if necessary, in acquiring any easements needed for this road extension;
21. The developer agrees to incorporate into the P.A.D. submittal any exhibits at the Planning Commission and City Council hearings used by the developer to portray the image and quality of Cotton Flower. These exhibits may include illustrations of streetscape, landscaping, walls and design features for the development;
22. All lots adjacent to common open spaces that have view fences will be required to complete their rear yard landscaping within ninety (90) days of the issuance of a certificate of occupancy;
23. No two-story homes shall be located adjacent to Yuma Road, on any corner lots, or on Any on-site lots along the western boundary of the subdivision adjacent to Sweetwater Estates. No more than three two-story homes will be allowed side by side, and three consecutive two-story homes must be followed by a minimum of two single-story homes. If 2 two-story homes are located side by side, then they must be followed by at least 1 one-story home. No more than 60% of the total number of dwelling units within Cotton Flower shall be two-story structures;
24. The commercial site developer shall provide a set of design guidelines, addressing setbacks, landscaping, signage, architecture, and other site development standards for the commercial parcel at the southwest corner of Yuma Road and Cotton Lane for Staff review and approval with the submittal of the site plan;
25. The developer shall separate the sidewalk from the curb on local streets within Cotton Flower as illustrated in the exhibit, dated February 8, 1999, and presented to the Planning Commission at their February 17, 1999, regular meeting;
26. Lot coverage within Cotton Flower shall be as follows:

50 foot by 110 foot lots	45%
55 foot by 110 foot lots	49%
60 foot by 110 foot lots	47%
Commercial lots	50%
27. The same elevation or floor plan for dwelling units shall not be placed side by side or across the street from each other;

28. Within the purchase price of each house, a landscape package for the front yard will be installed by the developer/builder within 90 days after issuance of the Certificate of Occupancy, and the front yard landscaping for all residential lots shall include a minimum of two 15 gallon trees that are subject to staff approval;
29. That the Final Planned Area Development for Cotton Flower limit the total number of 50 foot wide lots in the single-family parcels to a maximum of 300 lots of the 822 total lots proposed in the Cotton Flower Final Planned Area Development booklet dated June 14, 1999, and submitted with this rezoning request;
30. That the minimum gross square footage of any single-family house constructed within Cotton Flower shall be 1160 square feet, and that the maximum gross square footage for single-story houses on 50-foot wide lots be limited to 2,000 square feet;
31. A minimum of 25% of the houses constructed on lots of less than 55 feet in width shall include porches, or other significant architectural elements acceptable to the City staff, in their front building elevation designs, and no less than 20% of the houses in Cotton Flower shall have side entry garages;
32. The developer shall provide lot depths of a minimum of 150 feet for those lots that rear onto the west property line of Cotton Flower, and provide a "courtyard" lot configuration as presented at the February 17, 1999, Planning Commission meeting for any lots abutting the west boundary of Cotton Flower adjacent to Sweetwater Estates;
33. The developer shall construct an equestrian trail and pedestrian pathway in the Yuma Road right-of-way improvements, and provide a separation distance between the equestrian trail and pedestrian pathway acceptable to City staff;
34. The developer shall construct a 6-foot high subdivision masonry wall, of a design acceptable to the City, along the west boundary of Cotton Flower adjacent to Sweetwater Estates with development of the subdivision improvements in the first construction phase of Cotton Flower; and,
35. The developer shall provide a temporary access road onto Cotton Lane after issuance of the first 300 building permits within the Cotton Flower development, and close the access road upon written request from the City.

SECTION III. Amendment of Zoning Map. The Zoning Map of the City of Goodyear is herewith conditionally amended to reflect the change in districts referred to in Section I and the adoption of Supplementary Zoning Map No. 99-104 a copy of which is attached and which shall be filed with the City in the same manner as the Zoning Map of the City of Goodyear.

SECTION IV. Separability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION V. Effective Date. This ordinance shall become effective at the time and in the manner prescribed by law.


PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Arizona, this 12 day of OCTOBER, 1999.


William O. Arnold, Mayor

ATTEST:


Dee Cockrum, City Clerk

APPROVED AS TO FORM:


James H. Oeser, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 99-104

AMENDING ARTICLE 2, SECTION 1.B OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO. 99-666, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS 12TH DAY OF OCTOBER, 1999.

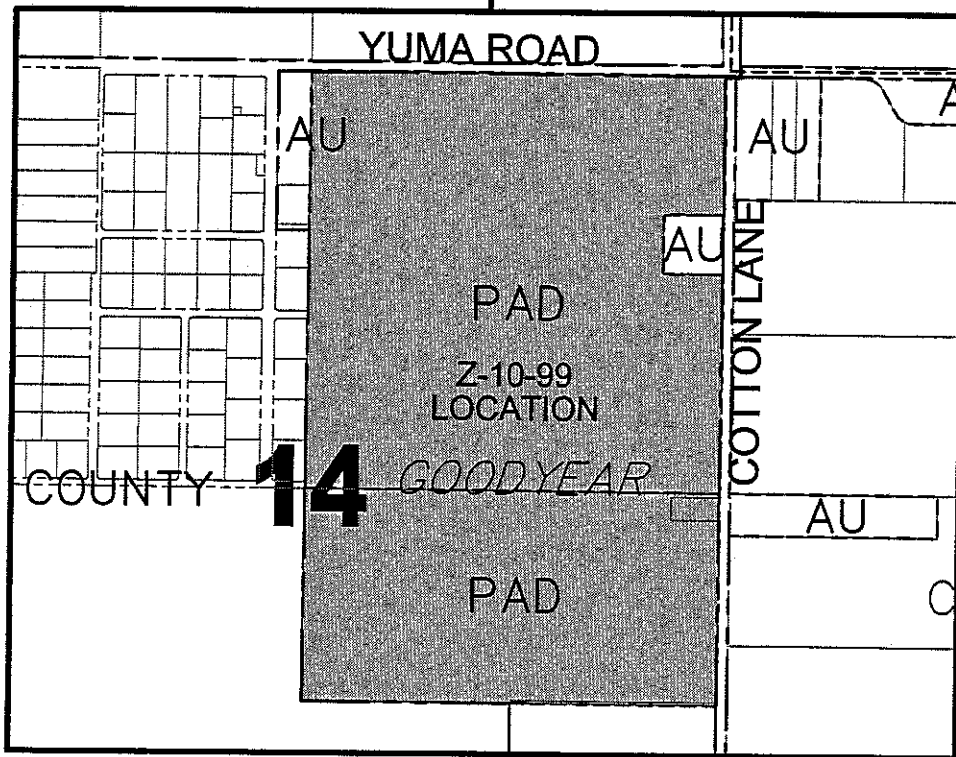
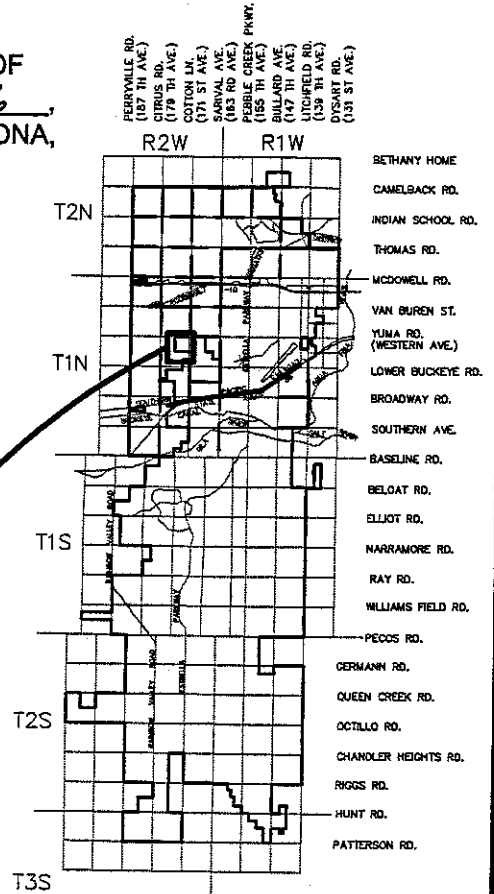
William O. Powell

MAYOR

Dee Cochran
CITY CLERK

SUBJECT PROPERTY:

Northeast quarter and North half of the Southeast quarter of Section 14, Township 1 North, Range 2 West.



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT
A

REZONE FROM PRELIM. PAD TO FINAL PAD

Z-10-99

DATE:
SEPT. '99

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Adopt Ordinance No. 99-666 and Supplementary Map No. 99-104 Approving the Final P.A.D. for Cotton Flower (Z-10-99)

STAFF PRESENTER: Harvey Krauss
COMPANY
CONTACT: Jim Fergus, The Roston Company

RECOMMENDATION:

Council adopt Ordinance No. 99-666 and Supplementary Map No. 99-104 approving the rezoning of 235.5 acres of property, known as "Cotton Flower", generally located at the southwest corner of Cotton Lane and Yuma Road, from Preliminary Planned Area Development (P.A.D.) Mixed Uses to Final Planned Area Development (P.A.D.) Mixed Uses, subject to the following stipulations:

1. Compliance with the Planned Area Development (P.A.D.) zoning district criteria, the City's Engineering Design Standards for public works construction, and with Maricopa County Association of Governments standards for public works construction;
2. Developer shall provide for the dedication of any necessary easements and rights-of-way, in form and substance acceptable to the City, prior to issuance of any construction permits on the rezoned land within each phase of development;
3. Compliance with the development concepts contained in the Cotton Flower Final Planned Area Development report prepared for The Roston Company, dated June 14, 1999, and submitted with this rezoning request;
4. Minor amendments, defined as those not permitting an increase in the number of total dwelling units in excess of 822 (includes all density housing products); nor permitting arterial street intersections at locations other than presented in the Final P.A.D. Report, dated June 14, 1999, nor changes permitting uses, densities and intensities not included in the application; nor the relocation of intended uses (except as allowed by existing city codes) to the proposed land use concept and configuration; may be approved by the Community Development Director, or his designee;
5. The maximum amount of dwelling units within the Cotton Flower development shall not exceed 822 which provides an overall density of 3.75 dwelling units per acre in this Medium Density Residential area of the General Plan;
6. The schedule of Development Standards for single-family residential construction in Table 2 of the Cotton Flower P.A.D. booklet be amended to provide for staggered front yard setbacks of 18 feet to 21 feet, and the maximum height of dwelling units shall not exceed 30 feet rather than 35 feet. Side entry garages may be allowed within 10 feet of the front property line. The setbacks are to be staggered a minimum of 3 feet between adjacent units, and non-garage elements may extend 5 feet beyond the garage. Setbacks shall be measured from the property lines. A setback exhibit shall be submitted prior to standard building permit application for staff review and approval;
7. The developer shall designate a minimum of 15% of the total development as open space and park area, and of this total, the developer shall designate 20% of the total open space and park area to be outside of the project drainage and retention system as mutually agreed upon by the

developer and City Staff prior to Council approval of the preliminary plat. Landscaped areas, exceeding the minimum right-of-way width, abutting the collector road can be counted toward the 15% requirement for open space and park area;

8. Park and open space areas shall remain privately owned and maintained by a homeowners association;
9. Compliance with the Flood Plain Management Ordinance or the receipt of a letter of approval from the Maricopa County Flood Control District prior to any final plat approval explaining that the Cotton Flower Development is not within the flood plain;
10. The under-grounding of all utilities within and abutting the proposed Cotton Flower development coincidental with construction of subdivision improvements for each applicable development phase, excluding power lines of 69 kv or larger;
11. The developer shall control dust as required by the State, City and the County Bureau of Air Pollution on temporary access ways during construction with a dust proof road surface. Vacant parcels of the Cotton Flower development shall be mowed and not tilled, except for parcels under agricultural production;
12. Improvements made on all arterial (except Cotton Lane), collector and local streets abutting and within the proposed Cotton Flower development shall comply with the City's Engineering Design Standards, and any streets and roads abutting the rezoned boundaries shall be fully developed, except the off-site extension of Cotton Flower Blvd to Lower Buckeye Road. The developer shall provide a two (2) year warranty on all public improvements;
13. The developer shall provide an acknowledgement for each home buyer to sign, which shall include the following statement: "Cotton Flower is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflights and by the operation of aircraft landing at, or taking off from the Phoenix-Goodyear Airport and Luke Air Force Base". The owner hereby acknowledges receipt of a copy of this statement. A similar statement shall be included in the Public Sales Report and on each Final Plat;
14. Failure of the Developer to commence development, which shall be defined as any vertical construction, in the rezoned area within two (2) years of City Council approval of this rezone request shall be cause for the City Council to rescind the rezoning, unless an extension of time is granted by the Council;
15. That within the single-family areas of Cotton Flower, the minimum residential lot size shall be 5,500 square feet with a minimum frontage of 50 feet as measured at the front yard setback;
16. Portions of this project that include lots that are less than 55 feet in width shall enhance the streetscape by incorporating curvilinear street patterns, the use of "knuckles and eyedrops", shorter block lengths, functional open space connections, and providing architectural elements in the front building elevations such as pop-outs, covered spaces, roof treatment, and columns. The architectural product will also be used to vary the streetscape by de-emphasizing the garage element, introducing livable areas of the home to project forward beyond the garage, and the use of side entry garages. The homes proposed will include at least five different floor plans and three elevations per floor plan. Each elevation must have material changes, such as different roof lines and other structural changes. The elevations will include at least five different exterior color schemes and at least two different roof tile options in three different colors.

17. The developer of the commercial parcel shall submit a proposed buffering scheme for transitioning from the commercial parcel at the southwest corner of Yuma Road and Cotton Lane to the proposed residential development for Staff review and approval prior to site plan approval;
18. The developer shall submit proposed building elevations for each housing model for Staff review and approval prior to approval of any final plat for Cotton Flower;
19. No growing of crops shall be permitted within 50 feet of the perimeter wall of any subdivision parcel with vertical construction on ground owned by the property owner for whom this rezoning is sought or such owners and successors on the property herein zoned; and the public sales report and any Final Plats shall include a statement that: "Cotton Flower is adjacent to agricultural uses and is therefore subject to noise, dust and odors associated with such a use.";
20. The developer shall, subject to the developer making every good faith effort to secure the required right-of-way, initiate construction of an extension of the north/south collector road (Cotton Flower Blvd) from the south boundary of the subdivision to Lower Buckeye Road with a minimum of 24 feet of pavement with a thickened edge acceptable to the City Engineer at the mid section line upon issuance of the 400th building permit at Cotton Flower and complete construction prior to issuance of the 500th building permit at Cotton Flower. If developer is unable to secure the required right-of-way, then the developer must submit written documentation to the City Staff outlining efforts made to secure the required right-of-way. The City will enter into payback agreements with the developer and the adjacent property owner (or owners) so that the developer of Cotton Flower is reimbursed for costs associated with this road extension and the City may assist the developer, if necessary, in acquiring any easements needed for this road extension;
21. The developer agrees to incorporate into the P.A.D. submittal any exhibits at the Planning Commission and City Council hearings used by the developer to portray the image and quality of Cotton Flower. These exhibits may include illustrations of streetscape, landscaping, walls and design features for the development;
22. All lots adjacent to common open spaces that have view fences will be required to complete their rear yard landscaping within ninety (90) days of the issuance of a certificate of occupancy;
23. No two-story homes shall be located adjacent to Yuma Road, on any corner lots, or on any side-on lots along the western boundary of the subdivision adjacent to Sweetwater Estates. No more than three two-story homes will be allowed side by side, and three consecutive two-story homes must be followed by a minimum of two single-story homes. If 2 two-story homes are located side by side, then they must be followed by at least 1 one-story home. No more than 60% of the total number of dwelling units within Cotton Flower shall be two-story structures;
24. The commercial site developer shall provide a set of design guidelines, addressing setbacks, landscaping, signage, architecture, and other site development standards for the commercial parcel at the southwest corner of Yuma Road and Cotton Lane for Staff review and approval with the submittal of the site plan;
25. The developer shall separate the sidewalk from the curb on local streets within Cotton Flower as illustrated in the exhibit, dated February 8, 1999, and presented to the Planning Commission at their February 17, 1999, regular meeting;

26. Lot coverage within Cotton Flower shall be as follows:
- | | |
|--------------------------|-----|
| 50 foot by 110 foot lots | 45% |
| 55 foot by 110 foot lots | 49% |
| 60 foot by 110 foot lots | 47% |
| Commercial lots | 50% |
27. The same elevation or floor plan for dwelling units shall not be placed side by side or across the street from each other;
28. Within the purchase price of each house, a landscape package for the front yard will be installed by the developer/builder within 90 days after issuance of the Certificate of Occupancy, and the front yard landscaping for all residential lots shall include a minimum of two 15 gallon trees that are subject to staff approval;
29. That the Final Planned Area Development for Cotton Flower limit the total number of 50 foot wide lots in the single-family parcels to a maximum of 300 lots of the 822 total lots proposed in the Cotton Flower Final Planned Area Development booklet dated June 14, 1999, and submitted with this rezoning request;
30. That the minimum gross square footage of any single-family house constructed within Cotton Flower shall be 1160 square feet, and that the maximum gross square footage for single-story houses on 50-foot wide lots be limited to 2,000 square feet;
31. A minimum of 25% of the houses constructed on lots of less than 55 feet in width shall include porches, or other significant architectural elements acceptable to the City staff, in their front building elevation designs, and no less than 20% of the houses in Cotton Flower shall have side entry garages;
32. The developer shall provide lot depths of a minimum of 150 feet for those lots that rear onto the west property line of Cotton Flower, and provide a "courtyard" lot configuration as presented at the February 17, 1999, Planning Commission meeting for any lots abutting the west boundary of Cotton Flower adjacent to Sweetwater Estates;
33. The developer shall construct an equestrian trail and pedestrian pathway in the Yuma Road right-of-way improvements, and provide a separation distance between the equestrian trail and pedestrian pathway acceptable to City staff;
34. The developer shall construct a 6-foot high subdivision masonry wall, of a design acceptable to the City, along the west boundary of Cotton Flower adjacent to Sweetwater Estates with development of the subdivision improvements in the first construction phase of Cotton Flower; and,
35. The developer shall provide a temporary access road onto Cotton Lane after issuance of the first 300 building permits within the Cotton Flower development, and close the access road upon written request from the City.

DISCUSSION:

Rezone application No. Z-10-99 is a request submitted by The Roston Company to rezone approximately 230 acres of land from Preliminary Planned Area Development-Mixed Uses (P.A.D). to Final Planned Area Development-Mixed Uses. The land to be developed by The Roston Company is known as "Cotton Flower", and is generally located at the southwest corner of Yuma Road and Cotton Lane. The developer has proposed a mixed-use development with 822 residential dwelling units and a neighborhood commercial corner of 16 acres. The Roston Company will not be the developer of the commercial parcel. The Roston Company will provide the community and residential subdivision improvements, and may sell improved lots to a homebuilder(s).

On May 24, 1999, the Council conditionally approved the Preliminary Planned Area Development for Cotton Flower. The southern portion of Cotton Flower, consisting of approximately 80 acres, was annexed into the City on May 10, 1999, and subsequently zoned Preliminary P.A.D. with the same conditions as the remainder of the development.

Surrounding land uses to Cotton Flower are as follows:

- North: Primarily Vacant Land in County, house at northwest corner
- East: County, agricultural equipment storage
- South: Vacant Land, County
- West: County subdivision, one-acre lots (Sweetwater Estates)

The General Plan projected mixed uses on the property to be developed as Cotton Flower. At the corner of Yuma Road and Cotton Lane, commercial land use is projected due to its proximity with a proposed interchange for Loop 303. Immediately to the south of the commercial corner, a 12 acre high density residential land use is projected. Surrounding the commercial and high density residential land use is an area designated for "Medium High Density Residential". The remainder of the property is designated for "Medium Density Residential" land uses. The Roston Company proposes to deviate from the General Plan land uses in two respects. First, the area of high density residential is being eliminated due to concerns from residents of Sweetwater Estates Homeowners Association. Second, the medium high density residential area is being eliminated due to market concerns on the amount of land that can be effectively developed at a density of 8 units per acre at this location at this time. Since the property is proposed for more traditional development, the General Plan target density of 3.5 dwelling units per acre has been used to evaluate this rezoning proposal.

The Roston Company has reduced the overall density in the Preliminary P.A.D. from 831 dwelling units to 822 dwelling units. The 822 units provides for an overall density of 3.75 dwelling units per acre, which exceeds the target density in the General Plan.

The target density may be exceeded if the developer addresses the criteria provided in the General Plan. The enclosed memorandum, dated March 11, 1999, from Jim Fergus addresses the criteria in the Goodyear General Plan. To address concerns from residents on the westside of Cotton Flower as well as to satisfy the General Plan criteria, the Roston Company has committed to completing various off-site improvements in the Sweetwater Estates subdivision to mitigate the impacts of their development. Enclosed is a copy of the

Roston Company's proposal to the Sweetwater Estates Homeowners. The Roston Company will also be installing an equestrian trail along Yuma Road to provide homeowners in this County subdivision with an equestrian trail from their subdivision to a proposed regional trail system in the Loop 303 right-of-way. In addition, the developer will be dedicating land along Cotton Lane for a regional drainage and open space corridor, and has agreed to make various cash contributions to the City for police and fire operations. The Commission and Council should determine whether these contributions justify the increase in the target density from 3.5 to 3.75 dwelling units per acre. The 3.5 dwelling units per acre provides for an overall density of 791.

The City's proposed Zoning Ordinance provides for a minimum of 15% of open space. The developer provided approximately 34 acres of open space and park areas. The 15% requirement would translate into a total of 35 acres. Stipulation #7 requires the developer to meet this 35-acre open space requirement. This can be accomplished within the platting of this development. An oversized right-of-way for the north-south collector road and an interior loop road provide the developer with an opportunity for extensive landscaping and a trail system through the interior of Cotton Flower. Staff proposes that at least 20% of the open space be outside the drainage retention area, possibly in the park central to the project and adjacent to the north-south collector road in the development.

A school site is not proposed in this development. The developer has committed to a financial contribution of \$1,000 to Avondale Elementary School District (70%), and Agua Fria Union High School District (30%). The developer has agreed to these voluntary contributions in the development agreement with the City approved on May 24, 1999.

The developer originally proposed 45-foot wide lots in a majority of the development. Based upon comments from Staff and the Commission, the developer has revised this proposal. The developer has proposed three lot widths: 50, 55, and 60 feet. The City's proposed Zoning Ordinance contemplates a minimum of 55 foot wide lots in standard zoning districts, but allows smaller lot widths in larger developments with greater housing choices. The developer has agreed to limit the number of lots of less than 55 feet in width, with a minimum of 50 feet at the front yard setback line, to 300 lots, which translates into 36% of the total dwelling units. To address Commission and Council concerns on small lot development, staff has incorporated various site development standards similar to those imposed on Canyon Trails, Centerra, and Pueblo Verde. These standards relate to the number and location of two-story structures, side entry garages, the use of architectural elements in the front building elevations, varying front yard setbacks, and front yard landscaping requirements.

Building elevations for residential units will need to be submitted for Staff review and approval prior to approval of standard building plans. Development standards for the commercial parcel must be submitted prior to site plan submittal.

Residents of Sweetwater Estates have expressed concerns on the impact of Cotton Flower on their properties and lifestyle. To address land use compatible, the developer has proposed that the lots abutting Cotton Flower's west boundary be a minimum depth of 150 feet and be in a courtyard lot configuration to reduce the visual building mass along the west boundary of the project. Originally, the developer had proposed a 150-foot wide buffer. Instead of using the open space on the development's western border, it was felt that larger lots adjacent

to Sweetwater Estates and more centrally located open space would better serve existing and future residents in the area. The developer has also agreed to make various improvements to the Sweetwater Estates subdivision. A copy of the Sweetwater Estates' understandings with the developer is included for your review and information. In addition, Staff has stipulated that only single-story houses can be constructed on lots adjacent to Sweetwater Estates, and that a subdivision wall adjacent to the Sweetwater Estates development be constructed with the first phase of subdivision development.

On May 10, 1999, the City entered into a development agreement with the Roston Company regarding the Cotton Flower development. The agreement provides for the prepayment of various development fees, credits for infrastructure over-sizing and off-site improvements, and phasing of infrastructure improvements required for this development.

The water and sewer reports for Cotton Flower have been reviewed and approved by the City Engineer. The Developer will extend a 16-inch water line from a planned 24-inch water line within Lower Buckeye Road. The 16-inch water line will enter the property approximately one-fourth of a mile north of Lower Buckeye Road. An easement is needed from the adjacent property owner for this water line extension. In addition, the Developer is in the process of obtaining a sewer easement on this quarter mile of property north of Lower Buckeye Road to extend a force main into a lift station to serve the development with sewer service.


Since approval of the Preliminary Planned Area Development, Staff has added a new stipulation (#20) regarding an extension of Cotton Flower Blvd to Lower Buckeye Road. If the property to the south does not develop prior to issuance of the 400th building permit in Cotton Flower, then The Roston Company will be required to initiate construction of two lanes of pavement (24 feet) through the adjacent property to the south so that the development will have two access points for ingress and egress. Construction must be completed prior to issuance of the 500th building permit. Staff proposes that the City enter into payback agreements with the Developer and the adjacent property owner so that The Roston Company may be reimbursed by the Developer to the south for this road extension.

The Planning Commission, at their regular meeting on September 15, 1999, recommended of the adoption of Ordinance No. 99-666 and Supplementary Zoning Map No. 99-104 approving the Final Planned Area Development for Cotton Flower. The Commission vote on this recommendation was 6 to 0. One Commission member was absent. The Commission discussion focused on clarification of issues.

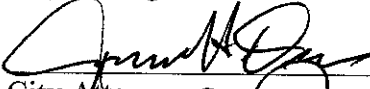
FISCAL IMPACT

Staff is re-evaluating the parameters and assumptions of the economic impact model so it was not applied to this Final P.A.D. proposal.

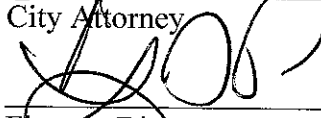
REVIEWED BY:



City Manager

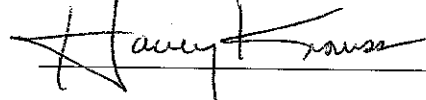


City Attorney



Finance Director

PREPARED BY:



The Roston Company

Memorandum - Via Fax

Date: March 11, 1999

Subject: CottonFlower General Plan "Target Density" Analysis

To:

Harvey Krauss, City of Goodyear

From:


Jim Fergus, The Roston Company

Harvey, as you know, the City General Plan provides for increases to "Target Densities", based upon design elements, amenities or other considerations typically considered to be "beyond the ordinary." We believe CottonFlower, because of the unique contributions itemized below, accomplishes these objectives. The purpose of this memo is to provide sufficient justification for the proposed project density, which with 831 dwelling units, equals 3.95 du/ac. It is intended to provide a basis for acceptance of 40 dwelling units, which is the difference between staff's analysis (791 dwelling units) and the PAD proposal (831 dwelling units).

Each applicable "Element" described on pages 31 and 32 of the City General Plan are discussed below.

Background: General Plan / Proposed Densities

The site is comprised of three density classifications, which when blended equals 5.0 dwelling units per acre. The CottonFlower Project proposes an overall density of 3.95 dwelling units per acre, or .45 dwelling units above staff's discussion of the target density of 3.5 units for those portions of the site designated as "Medium Density".

Element One: Exceed open space requirements and/or enhance connections to community open space system.

The Project meets open space requirements specified in the General Plan and PAD stipulations. Further, an equestrian trail system is proposed within the Yuma Road frontage; and, land is set aside within the Cotton Lane frontage, described below, for what will ultimately be a regional drainage and recreation corridor.

Element Two: Architectural Variety

This is accomplished via an innovative land plan presented previously to the Planning Commission; and, through the voluntary imposition of design guidelines (community, neighborhood, site) and additional stipulations providing for diversity and interest. These are contained in the PAD Design Book, additional criteria presented to Planning Commission and in the PAD stipulations.

Element Three: Infrastructure extensions, excess capacities and excessive right-of-way dedications.

The Roston Company has committed to, first, extending over-sized waterlines to the property and along the Yuma Road frontage.

The Cotton Lane area of the property is proposed to be set aside as follows:

- 150 feet from centerline for the future Hwy 303
- Approximately 75 feet in addition, for the future White Tanks Regional Drainage System.

These two dedications (excluding the normal 65 foot 1/2 street dedication) for which no compensation is offered or requested, amounts to approximately 14 acres, which at 4 units per acre equates to 64 dwelling units.

Element Four: Off-site work designed to mitigate impact to adjoining neighborhoods.

The Roston Company has reached agreement with the adjoining Sweetwater Estates Homeowners' Association, whereby the following improvements will be made to that neighborhood:

- Provide approximately 10,000 feet of waterline pipe that will be used to improve water and irrigation facilities.
- Provide Earth-moving equipment to improve streets.

This unusual arrangement is intended to assist our neighbors, provide something in return to the surrounding community, and to result in a 'win-win' condition that can set a model for cooperation.

Element Five: Significantly upgrade recreation facilities.

The Roston Company proposes to provide a regional equestrian trail within its Yuma Road frontage. Ultimately, this system will connect to a trail within the Cotton Lane frontage, already offered for dedication, for drainage and recreation.

Element Six: Dedicate land and provide cash contributions for public purposes (beyond standard RW dedications).

The Roston Company proposes in addition to the dedications detailed elsewhere in this memo, and as part of the Project Development Agreement, to make the following cash contributions:

- Approximately \$300,000 for Police and Fire O & M costs, paid in a lump sum at the start of the Project. This will provide for extensions of City Services to the site.
- \$1,000,000 for Sewer Facilities upgrades -two lump sums: \$700,000 at the start of the Project and the remaining \$300,000 in the middle of the Project.

Element Seven: Actions that improve existing subdivision design.

The CottonFlower land plan innovatively incorporates many design features that result in neighborhoods having interest and diversity. Among these features are:

- Dramatic Project Entry and "Central Boulevard" which connects neighborhoods via auto and pedestrian linkages
- Placement and sizing of neighborhood parks
- Orientation of homes to parks
- Cluster housing concepts
- Design criteria that provides architectural solutions to common concerns articulated by staff
- Detailed landscape architectural criteria dealing with colors, imagery and interest/variety. Landscape themes are established at the Project entry and carried throughout the Project via the Central Boulevard and individual neighborhoods.

Element Eight: Mitigate impact of development on surrounding uses.

The CottonFlower Project imposes a 150-foot deep lot criterion along the western property line which adjoins Sweetwater Estates. Augmented by cluster-home concepts presented previously to the Planning Commission, these measures have been accepted by the Sweetwater Estates Homeowners' Association.

Element Nine: Substantially further the City's sustainability goals.

CottonFlower will be operated by a professionally managed Homeowners' Association that will be responsible for permanent maintenance of all parks and for enforcement of the Association's rules and regulations.

Harvey, we believe, that CottonFlower will be a fine, new addition to the City of Goodyear. By consideration of the above criteria and in recognition of "the underlying General Plan designations, we hope the City will agree with us that we have creatively addressed issues of design, impacts and economics; and that the proposed dwelling unit yield of 831 is justified, which

results in a 'target density' increase of only 40 dwelling units over staff's analysis.

We look forward to your comments on this.

The Roston Company

March 04, 1999

To: Mack Coker
 From: Jim Fergus
 Re: COTTONFLOWER/SWEETWATER HOMEOWNER'S ASSOCIATION

ASSOCIATION OBLIGATIONS

- > The Association will support the CottonFlower Project, as it was presented at the Planning Commission hearing on February 17, 1999 and with any modifications thereto, and in future hearings (Planning Commission and City Council) - this would include the P.A.D. Zoning and future mapping. The Association may review and approve future map design along the western boundary of CottonFlower, provided such design is consistent with the February 17, 1999 Land Plan.

THE ROSTON COMPANY OBLIGATIONS

- > Delivery of 9120 feet of Schedule 35 PIP Irrigation Pipe (15", 50# test, slip fit) at no more than three designated 'drop' sites to be determined by the Association. Delivery of this pipe shall occur prior to the first issuance of a Residential Occupancy Permit within CottonFlower.
- > Delivery of 400-500 feet of 150# test PVC Pipe (8") at a designated 'drop' site determined by the Association. A stub will be provided at a mutually agreed upon location along the western property line of CottonFlower and a valve shall be installed at this point where the pipe is stubbed. Delivery of this pipe shall occur prior to the issuance of the first Residential Occupancy Permit within CottonFlower.
- > The ROSTON Company shall pay for a total of 50 hours of 'blade' time with a Contractor selected by The ROSTON Company and mutually approved. The Operator shall work at the direction of the Association, with the objective of work being to shape various streets and adjoining ditches within the Sweetwater Estates. The Grading Contractor shall be employed no sooner than during the first grading operation within CottonFlower, but no later than the issuance of the first Residential Occupancy Permit with CottonFlower. The street grading operation will commence following pipe installation, but no later than six months following pipe drop. The Association agrees to hold The ROSTON Company harmless for any problems associated with the grading and/or any material provided by The ROSTON Company as part of this Agreement

The ROSTON Company is aware of and approves of the Associations desire for an equestrian trail and we will continue to work with the City of Goodyear to facilitate this goal. An equestrian trail is proposed within the Yuma Road Parkway, subject to City of Goodyear approval

OTHER

If the Association wishes to view the various pipe lengths and 'blade' time as a "pool" to be adjusted within budget limits over time to fit specific needs; this is acceptable to The ROSTON Company. As a guideline, please consider the following unit costs in your budget analysis:

- * 15", 50# slip-fit irrigation pipe = \$3.25/ft.
- * 8", 150# test water line = \$5.00/ft.
- * 'Blade' Time = \$90/hr.

Of course, bid prices vary over time. This will give you some direction, however. Please refer to the above ROSTON Company obligations for quantities. Again, and as an example, if it is your desire, say, to delete the 8" waterline in favor of "T" fittings, or another feature, we have no quarrel.

Mack, the spirit of this agreement is to continue to work on any future issues of mutual concern that may arise during the CotronFlower Project. As an example, we will work with the immediately adjacent Property Owners to mitigate the 'courtyard designs' proposed along the westerly Property line. Examples of mitigation would include the placement of building and any landscaping required (trees) in addition to the planned six-foot block wall.

Your signature below will indicate the Sweetwater Estate Homeowner's Association's approval of this Agreement

Accepted:

Sweetwater Estates Homeowner's Assn.



The ROSTON Company

Date

3/4/99
Date

**CITY OF GOODYEAR
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

PROJECT COORDINATOR ASSIGNMENTS

Harvey Krauss
Community Dev. Dir

Annexation Requests
Canyon Trails
Cotton Flower
Development Agreements
Estrella Vista
Globe Property
Goodyear Financial Center
Goodyear Market Place
Patrick Properties Office
Rubbermaid
WildFlower Ranch

Special Projects

Airport Issues
Design Guidelines
Housing Rehabilitation
School Issues

Kevin Kugler
Senior Planner

Estrella Aerospace
Estrella Mtn Ranch
King Ranch
Patterson Industrial
Pueblo Verde
Rancho Mirage
Recorp Properties
Sarival Village
Southwest Specialty Foods
SunChase Holdings (1000+ac)

Long Range

Gila River Restoration
Open Space/Growing
Smarter Update

Karen Shurko
Planner I

Centerra
Hampton Inn
McDonald's
Palm Valley Crossing
Palm Valley Marketplace
Palm Valley Office Park
Palm Valley Pavilions
Palm Valley Subdivisions
PebbleCreek Golf Resort
Sunrise
US Post Office

Long Range

City Center Program
Demographics/Statistics
Historic Preservation
Kiosk Sign Program



October 20, 1999

Mr. Jim Fergus
 The Roston Company
 300 Carlsbad Village Drive, # 223
 Carlsbad, CA 92008

RE: Cotton Flower Final P.A.D. Rezoning (Case Z-10-99)

Dear Jim:

This is to inform you that the Goodyear Mayor and Council, at their regular meeting on October 12, 1999, approved Ordinance No. 99-666 and Supplementary Zoning Map No. 99-104 rezoning 235.5 acres of Cotton Flower from the Preliminary Planned Area Development (P.A.D.) to Final Planned Area Development (P.A.D.), subject to the following stipulations:

1. Compliance with the Planned Area Development (P.A.D.) zoning district criteria, the City's Engineering Design Standards for public works construction, and with Maricopa County Association of Governments standards for public works construction;
2. Developer shall provide for the dedication of any necessary easements and rights-of-way, in form and substance acceptable to the City, prior to issuance of any construction permits on the rezoned land within each phase of development;
3. Compliance with the development concepts contained in the Cotton Flower Final Planned Area Development report prepared for The Roston Company, dated June 14, 1999, and submitted with this rezoning request;
4. Minor amendments, defined as those not permitting an increase in the number of total dwelling units in excess of 822 (includes all density housing products); nor permitting arterial street intersections at locations other than presented in the Final P.A.D. Report, dated June 14, 1999, nor changes permitting uses, densities and intensities not included in the application; nor the relocation of intended uses (except as allowed by existing city codes) to the proposed land use concept and configuration; may be approved by the Community Development Director, or his designee;
5. The maximum amount of dwelling units within the Cotton Flower development shall not exceed 822 which provides an overall density of 3.75 dwelling units per acre in this Medium Density Residential area of the General Plan;
6. The schedule of Development Standards for single-family residential construction in Table 2 of the Cotton Flower P.A.D. booklet be amended to provide for staggered front yard setbacks of 18 feet to 21 feet, and the maximum height of dwelling units shall not exceed 30 feet rather than 35 feet. Side entry garages may be allowed within 10 feet of the front property line. The setbacks are to be staggered a minimum of 3 feet between adjacent units, and non-garage elements may extend 5 feet beyond the garage. Setbacks shall be measured from the property

THE CITY OF GOODYEAR

lines. A setback exhibit shall be submitted prior to standard building permit application for staff review and approval;

7. The developer shall designate a minimum of 15% of the total development as open space and park area, and of this total, the developer shall designate 20% of the total open space and park area to be outside of the project drainage and retention system as mutually agreed upon by the developer and City Staff prior to Council approval of the preliminary plat. Landscaped areas, exceeding the minimum right-of-way width, abutting the collector road can be counted toward the 15% requirement for open space and park area;
8. Park and open space areas shall remain privately owned and maintained by a homeowners association;
9. Compliance with the Flood Plain Management Ordinance or the receipt of a letter of approval from the Maricopa County Flood Control District prior to any final plat approval explaining that the Cotton Flower Development is not within the flood plain;
10. The under-grounding of all utilities within and abutting the proposed Cotton Flower development coincidental with construction of subdivision improvements for each applicable development phase, excluding power lines of 69 kv or larger;
11. The developer shall control dust as required by the State, City and the County Bureau of Air Pollution on temporary access ways during construction with a dust proof road surface. Vacant parcels of the Cotton Flower development shall be mowed and not tilled, except for parcels under agricultural production;
12. Improvements made on all arterial (except Cotton Lane), collector and local streets abutting and within the proposed Cotton Flower development shall comply with the City's Engineering Design Standards, and any streets and roads abutting the rezoned boundaries shall be fully developed, except the off-site extension of Cotton Flower Blvd to Lower Buckeye Road. The developer shall provide a two (2) year warranty on all public improvements;
13. The developer shall provide an acknowledgement for each home buyer to sign, which shall include the following statement: "Cotton Flower is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflights and by the operation of aircraft landing at, or taking off from the Phoenix-Goodyear Airport and Luke Air Force Base". The owner hereby acknowledges receipt of a copy of this statement. A similar statement shall be included in the Public Sales Report and on each Final Plat;
14. Failure of the Developer to commence development, which shall be defined as any vertical construction, in the rezoned area within two (2) years of City Council approval of this rezoning request shall be cause for the City Council to rescind the rezoning, unless an extension of time is granted by the Council;
15. That within the single-family areas of Cotton Flower, the minimum residential lot size shall be 5,500 square feet with a minimum frontage of 50 feet as measured at the front yard setback;
16. Portions of this project that include lots that are less than 55 feet in width shall enhance the streetscape by incorporating curvilinear street patterns, the use of "knuckles and eyedrops", shorter block lengths, functional open space connections, and providing architectural elements in the front building elevations such as pop-outs, covered spaces, roof treatment, and columns. The architectural product will also be used to vary the streetscape by de-

emphasizing the garage element, introducing livable areas of the home to project forward beyond the garage, and the use of side entry garages. The homes proposed will include at least five different floor plans and three elevations per floor plan. Each elevation must have material changes, such as different roof lines and other structural changes. The elevations will include at least five different exterior color schemes and at least two different roof tile options in three different colors.

17. The developer of the commercial parcel shall submit a proposed buffering scheme for transitioning from the commercial parcel at the southwest corner of Yuma Road and Cotton Lane to the proposed residential development for Staff review and approval prior to site plan approval;
18. The developer shall submit proposed building elevations for each housing model for Staff review and approval prior to approval of any final plat for Cotton Flower;
19. No growing of crops shall be permitted within 50 feet of the perimeter wall of any subdivision parcel with vertical construction on ground owned by the property owner for whom this rezoning is sought or such owners and successors on the property herein zoned; and the public sales report and any Final Plats shall include a statement that: "Cotton Flower is adjacent to agricultural uses and is therefore subject to noise, dust and odors associated with such a use.";
20. The developer shall, subject to the developer making every good faith effort to secure the required right-of-way, initiate construction of an extension of the north/south collector road (Cotton Flower Blvd) from the south boundary of the subdivision to Lower Buckeye Road with a minimum of 24 feet of pavement with a thickened edge acceptable to the City Engineer at the mid section line upon issuance of the 400th building permit at Cotton Flower and complete construction prior to issuance of the 500th building permit at Cotton Flower. If developer is unable to secure the required right-of-way, then the developer must submit written documentation to the City Staff outlining efforts made to secure the required right-of-way. The City will enter into payback agreements with the developer and the adjacent property owner (or owners) so that the developer of Cotton Flower is reimbursed for costs associated with this road extension and the City may assist the developer, if necessary, in acquiring any easements needed for this road extension;
21. The developer agrees to incorporate into the P.A.D. submittal any exhibits at the Planning Commission and City Council hearings used by the developer to portray the image and quality of Cotton Flower. These exhibits may include illustrations of streetscape, landscaping, walls and design features for the development;
22. All lots adjacent to common open spaces that have view fences will be required to complete their rear yard landscaping within ninety (90) days of the issuance of a certificate of occupancy;
23. No two-story homes shall be located adjacent to Yuma Road, on any corner lots, or on any side-on lots along the western boundary of the subdivision adjacent to Sweetwater Estates. No more than three two-story homes will be allowed side by side, and three consecutive two-story homes must be followed by a minimum of two single-story homes. If 2 two-story homes are located side by side, then they must be followed by at least 1 one-story home. No more than 60% of the total number of dwelling units within Cotton Flower shall be two-story structures;
24. The commercial site developer shall provide a set of design guidelines, addressing setbacks, landscaping, signage, architecture, and other site development standards for the commercial

parcel at the southwest corner of Yuma Road and Cotton Lane for Staff review and approval with the submittal of the site plan;

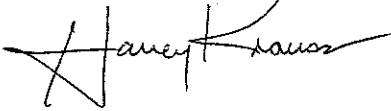
25. The developer shall separate the sidewalk from the curb on local streets within Cotton Flower as illustrated in the exhibit, dated February 8, 1999, and presented to the Planning Commission at their February 17, 1999, regular meeting;
26. Lot coverage within Cotton Flower shall be as follows:

50 foot by 110 foot lots	45%
55 foot by 110 foot lots	49%
60 foot by 110 foot lots	47%
Commercial lots	50%
27. The same elevation or floor plan for dwelling units shall not be placed side by side or across the street from each other;
28. Within the purchase price of each house, a landscape package for the front yard will be installed by the developer/builder within 90 days after issuance of the Certificate of Occupancy, and the front yard landscaping for all residential lots shall include a minimum of two 15 gallon trees that are subject to staff approval;
29. That the Final Planned Area Development for Cotton Flower limit the total number of 50 foot wide lots in the single-family parcels to a maximum of 300 lots of the 822 total lots proposed in the Cotton Flower Final Planned Area Development booklet dated June 14, 1999, and submitted with this rezoning request;
30. That the minimum gross square footage of any single-family house constructed within Cotton Flower shall be 1160 square feet, and that the maximum gross square footage for single-story houses on 50-foot wide lots be limited to 2,000 square feet;
31. A minimum of 25% of the houses constructed on lots of less than 55 feet in width shall include porches, or other significant architectural elements acceptable to the City staff, in their front building elevation designs, and no less than 20% of the houses in Cotton Flower shall have side entry garages;
32. The developer shall provide lot depths of a minimum of 150 feet for those lots that rear onto the west property line of Cotton Flower, and provide a "courtyard" lot configuration as presented at the February 17, 1999, Planning Commission meeting for any lots abutting the west boundary of Cotton Flower adjacent to Sweetwater Estates;
33. The developer shall construct an equestrian trail and pedestrian pathway in the Yuma Road right-of-way improvements, and provide a separation distance between the equestrian trail and pedestrian pathway acceptable to City staff;
34. The developer shall construct a 6-foot high subdivision masonry wall, of a design acceptable to the City, along the west boundary of Cotton Flower adjacent to Sweetwater Estates with development of the subdivision improvements in the first construction phase of Cotton Flower; and,
35. The developer shall provide a temporary access road onto Cotton Lane after issuance of the first 300 building permits within the Cotton Flower development, and close the access road upon written request from the City.

Should you have any questions on this final P.A.D. rezoning approval, please contact me at 623-932-3005.

Sincerely,

CITY OF GOODYEAR

A handwritten signature in black ink that reads "Harvey Krauss". The signature is written in a cursive style with a large, stylized initial "H".

Harvey Krauss
Community Development Director

Cc: Dee Cockrum, City Clerk
Brian Dalke, Economic Development Director
Chris Stevens, City Engineer
Cato Esquivel, Public Works Director
File Copy