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When recorded mail to:

City of Goodyear
City Clerk's Office
1900 N. Civic Square
Goodyear AZ 85395

ORDINANCE NO. 2024-1601

CONDITIONALLY REZONING APPROXIMATELY 583.33 GROSS ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LOWER BUCKEYE ROAD AND THE 169TH AVENUE ALIGNMENT (S. CANYON TRAILS BLVD.) TO THE EL CIDRO 9th AMENDED PLANNED AREA DEVELOPMENT (MAY 2024); PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

DO NOT REMOVE

This is part of the official document

ORDINANCE NO. 2024-1601

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 583.33 GROSS ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LOWER BUCKEYE ROAD AND THE 169TH AVENUE ALIGNMENT (S. CANYON TRAILS BLVD.) TO THE EL CIDRO 9th AMENDED PLANNED AREA DEVELOPMENT (MAY 2024); PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, on March 5, 2007, the City Council of the city of Goodyear, in the manner prescribed by law, adopted Ordinance No. 07-1060 conditionally approving the rezoning (06-200-00015) of approximately 616.70 acres of property for the purpose of establishing the El Cidro Final Planned Area Development (PAD); and,

WHEREAS, on April 14, 2008, the City Council of the city of Goodyear, in the manner prescribed by law, adopted Ordinance No. 08-1111 conditionally approving a request (07-200-00028) to amend the El Cidro Final PAD by increasing the number of permitted residential lots in various parcels, reconfiguring the boundaries of approximately 47.62 acres of planned commercial and industrial land uses, increasing the size of the commercial parcel at Elwood Street and Cotton Lane, and changing the land use designation for the parcel at Cotton Lane and the UP/SP Railroad was changed from Commercial to Industrial; and,

WHEREAS, on May 24, 2010, the City Council of the city of Goodyear, in the manner prescribed by law, adopted Ordinance No. 10-1215 conditionally approving a request (09-200-00017) to amend the El Cidro Final PAD by adopting the El Cidro Planned Area Development Amended March 24, 2010 to include an additional 20 acres in the PAD designated as commercial, revising parcel numbers, creating a new Multi-Use land use category, reconfiguring and modifying existing land uses for several parcels, and zoning the adjacent city-owned property; and,

WHEREAS, on June 24, 2013, the City Council adopted Ordinance No. 13-1285 approving a request (13-210-00002) to amend the El Cidro Final PAD to change the land use designation from Commercial to Industrial for Parcel 10, located on the west side of Cotton Lane between Elwood Street and Commerce Drive, and a portion of Parcel 13 located adjacent to and west of Parcel 10; and,

WHEREAS, on December 14, 2015, the City Council adopted Ordinance No. 15-1327 approving a request (15-210-00004) to amend the El Cidro Final PAD to modify the side setbacks from five feet and 10 feet (15 feet total) to five feet and five feet (10 feet total) for Parcels 1A and 1D generally located in the area south of Lower Buckeye Road and east of Citrus Road; and,

WHEREAS, on June 5, 2017, the City Council adopted Ordinance No. 17-1352 approving a request (17-210-00002) to amend the El Cidro Final PAD to (1) increase the maximum lot coverage standard in the Low Density Residential land use categories from 45% to 55% in LDR1; from 45% to 60% in LDR2; and from 45% to 50% in LDR3; and (2) revise the boundaries between Parcels 1D, 1E, and 2 to conform to the platting of these parcels; and,

WHEREAS, on July 9, 2018, the City Council adopted Ordinance No. 2018-1387 approving a request (18-210-00003) to amend the El Cidro Final PAD to reduce the rear yard setback from

20 feet to 18 feet in Parcel 1D Phase 1 within the LDR2 residential land use category for single story homes; and,

WHEREAS, on September 24, 2018, the City Council adopted Ordinance No. 2018-1408 approving an amendment which: (i) consolidated all applicable stipulations of approval from previous rezonings, (ii) modified the rear yard setbacks for the LDR2 and LDR3 land use categories by reducing the rear yard setback from 20 feet to 18 feet for single story homes, (iii) modified the side yard setbacks for the LDR1 and LDR3 land use categories by reducing the side yard setbacks from 5 feet and 10 feet to 5 feet and 5 feet, and (iv) modified the maximum lot coverage for the LDR1 and LDR3 land use categories by increasing the maximum lot coverage from 50% and 55% to 60%; and,

WHEREAS, on August 19, 2019, the City Council adopted Ordinance No. 2019-1446, which created a separate PAD known as the Vita at El Cidro Ranch PAD for a portion of the property within the El Cidro PAD, changing the land use designation of a portion of Parcel 4 to multi-family residential; and,

WHEREAS, on December 18, 2023, the City Council adopted Ordinance No. 2023-1598, which created a separate PAD known as Logistics 85 for a portion of the property within the El Cidro PAD, changing the land use designation of Parcel 7 to Industrial; and,

WHEREAS, the 9th amended El Cidro PAD proposes to modify the land use designation of a 42.3-acre portion of the property within the El Cidro PAD identified as Parcel 4 on the land use plan from to Low Density Residential 1 (LDR1, 2-4DU/AC) to allow for the development to be known as the Willow at El Cidro by creating three new land use districts (Low Density Residential 5 (LDR-5), Medium Density Residential A (MDR-A) and Multi Family Residential (MFR)) and adopting development standards and other rules, regulations and requirements applicable to development within the Willow at El Cidro; and,

WHEREAS, the General Plan Land Use Plan designates the 42.3-acre portion of the Property, referenced above, as 'Neighborhoods', and the proposed rezoning is consistent with the designation of the Property in the General Plan as 'Neighborhoods' and will not adversely impact the surrounding area; and,

WHEREAS, City staff finds that the proposed amendment will not adversely impact the surrounding area the uses proposed on this site are currently allowed elsewhere within the property; and,

WHEREAS, a request to rezone property requires public review by the Planning and Zoning Commission and public review and approval by the City Council; and,

WHEREAS, this rezoning seeks to amend the development standards for the property within the El Cidro PAD to provide standards applicable to the entire El Cidro development; and,

WHEREAS, public notice that this rezoning request was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on June 12, 2024, appeared in the Arizona Republic West Valley edition on July 26, 2024; postcards were mailed to adjoining owners on June 19, 2024 and all property owners within the PAD on July 24, 2024; and signs were updated on the site to advertise the public hearing on June 18, 2024; and,

WHEREAS, a public hearing was held before the Planning and Zoning Commission on June 12, 2024.

WHEREAS, following staff and applicant presentations, one resident spoke in opposition to the rezoning raising specific concerns about the height of the multi-family and the impact on residential properties north of Lower Buckeye Road; and,

WHEREAS, following the public hearing, members of the Planning and Zoning Commission voiced concerns related to height of the multi-family adjacent to the single-family detached homes proposed to the west of the development and conceptual images of the multi-family residential proposal; and,

WHEREAS, after consulting the Property owner and staff, the Commission voted (7-0) to recommend approval of the proposed rezoning with the inclusion of two additional stipulations to address concerns related to roof style and variation as well as three-story product adjacent to single-family detached homes east of the multi-family parcel, which have been included as Stipulations 39.r and 39.s. of this Ordinance to provide additional roofline and style variation as well as height buffers between the multi-family portion of the development and the single-family detached portion of the development; and,

WHEREAS, public notice that this rezoning request is to be considered and reviewed at a public hearing held before the City Council on August 26, 2024, appeared in the Arizona Republic West Valley edition on July 26, 2024; postcards were mailed to adjoining owners on June 19, 2024 and all property owners within the PAD on July 24, 2024; and signs were updated on the site to advertise the public hearing on June 18, 2024; and,

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City of Goodyear.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1 DECLARATION OF PUBLIC RECORDS

That certain document titled “Official Supplementary Zoning Map No. 23-07”, a copy of which is attached hereto as Exhibit A, is hereby declared a public record and incorporated herein by this reference.

That certain document titled “El Cidro Final PAD Legal Description”, a copy of which is attached hereto as Exhibit B, is hereby declared a public record and incorporated herein by this reference.

That certain document titled “The Willow Legal Description”, a copy of which is attached hereto as Exhibit C, is hereby declared a public record and incorporated herein by this reference.

That certain document titled “El Cidro 9th Amended Planned Area Development (May 2024),” a copy of which is attached hereto as Exhibit D, is hereby declared a public record and incorporated herein by this reference.

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S 44-7041 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

SECTION 2. DESCRIPTION OF THE PROPERTY BEING REZONED

This Ordinance No. 2024-1601 applies to that parcel of land in Goodyear, Maricopa County, Arizona, generally located approximately at the southwest corner of Lower Buckeye Road and 169th Avenue more particularly described in that certain document titled "El Cidro Legal Description," attached hereto as Exhibit B and which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance (the "Property").

SECTION 3. REZONE

The Property is conditionally rezoned from the Planned Area Development (PAD) District to Planned Area Development (PAD) District by the adoption of the PAD Amendment "El Cidro 9th Amended Planned Area Development (May 2024)" attached hereto as Exhibit D, which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance subject to the conditions of approval set forth below. .

SECTION 4. CONDITIONS OF REZONING

The rezoning of the Property is subject to the following conditions of approval ("Stipulations"):

1. The Property shall be developed in conformance with the El Cidro 9th Amended Planned Area Development (May 2024) (the "9th Amended PAD") except as modified by the conditions of approval set forth herein; and,
2. The provisions of the City of Goodyear Zoning Ordinance shall apply to the development of the Property except as modified by the 9th Amended PAD as further modified by any conditions and/or stipulations in this Ordinance; and
3. Because the El Cidro project is no longer owned by a single entity, failure of a developer within the El Cidro project to comply with any other City codes and regulations in the development of El Cidro, then the Development Services Director may result in the Development Services Director, or his designee, suspending the issuance of building or construction permits within such developer's portion of the El Cidro project until such developer cures the item in default; and,
4. The owner shall apply to the Department of Water Resources (DWR) for the extinguishment of the Type 1 Rights appurtenant to the Property

and request that any assured water supply credits issued by DWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of any final plat for the development; and,

5. The maximum number of residential dwelling units permitted within the Property shall not exceed 1,476, of which no more than 463 may be part of Willow at El Cidro; and,
6. The underground placement of all permanent utilities, excluding power lines 69 kV or larger, within the development and abutting the development's portion of perimeter arterial streets per phase prior to issuance of the first Certificate of Occupancy within such phase of the development; and,
7. The owner shall construct off-site improvements in accordance with a phasing plan approved by the City Engineer, or his designee; and,
8. The owner will be required to construct off-site water line facilities and transmission lines adjacent to the Property as set forth in the City approved Master Water Study prepared for the West Goodyear Central Planning Area; and,
9. The owner will be required to construct off-site sewer trunk line(s) as set forth in the City approved Master Wastewater Trunk Line Study prepared for the West Goodyear Central Planning Area; and,
10. If the required retention basins do not drain within the time frame required, the owner shall be responsible for implementing alternative corrective measures for the duration of the project's warranty period and shall identify such alternative method or methods on the grading and drainage plans submitted to the City Engineer, or his designee, for review and approval prior to the issuance of the grading permit for the project; and,
11. The owner shall provide for a waiver agreement, which shall run with the land, for each initial homebuyer to sign, and shall include the following statement in the waiver agreement: "El Cidro 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 Luke Air Force Base and/or the Phoenix-Goodyear Airport. The waiver shall release and discharge the City of Goodyear and the owner from any liability for any and all claims for future damages to persons or property and complaints of any kind that may arise at any time in the future from the operation of such aircraft near and over the area"; and,
12. The Public Sales Report and each final plat shall include a statement that El Cidro 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, Luke Air Force Base and/or the Phoenix-Goodyear Airport; and,

13. The owner shall post signage within all subdivision sales offices identifying the location of the Luke Air Force Base Accident Potential Zones (APZs), 65 Ldn and higher noise contours, and departure corridors, as well as the Phoenix-Goodyear Airport Traffic Pattern Area and noise contours per the Goodyear General Plan 2003-2013 (Policy B-3e of Section 9 .2). This display shall include a twenty-four by thirty-six inch (24"x36") map at the main entrance of such sales facility and shall include the approximate locations of the homes or apartments being sold or leased clearly depicted. The required contents of the map shall be provided by the City of Goodyear; and,
14. The following information shall be disclosed in the Public Sales Report, noted on each final plat and be provided in a separate acknowledgment, which shall run with the land, for each initial homebuyer to sign: "El Cidro is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses"; and,
15. The following information shall be disclosed in the Public Sales Report, noted on each final plat and be provided in a separate acknowledgement, which shall run with the land, for each initial homebuyer to sign: "El Cidro is in proximity to the proposed Loop 303 and I-10 Reliever freeways and may be subject to potential noise intrusion, vibrations, dust and all other effects that may be caused by said freeways"; and,
16. The Public Sales Report shall include a statement that El Cidro Parcel 5 may be subject to noise, light and other potential effects associated with commercial uses that may be developed on Parcel 6. The property owner and/or developer shall maintain a temporary sign on Parcel 6 announcing the future commercial development of the property. Said sign shall be located along Lower Buckeye Road, and be maintained until such time that Parcel 6 is developed; and,
17. All development on the Property shall comply with the prevailing City of Goodyear Design Guidelines except as modified by the 9th Amended PAD; and,
18. The owner shall de-emphasize the garage element of all dwelling units by using techniques such as front porches and livable areas of the home that project forward of the garage, side entry or recessed garages, or other design elements acceptable to the Development Services Director, or his designee; and,
19. The owner shall establish a Homeowner's Association (HOA) for the Property, with said HOA owning and maintaining all open space areas, trails, and other community amenities and maintaining all arterial and collector road rights-of-way landscaping except for arterial median

landscaping. A note shall be placed on each final plat indicating HOA ownership and maintenance responsibilities of these tracts; and,

20. The owner shall submit a copy of the legal documents pertaining to the establishment of the HOA and any Conditions, Covenants and Restrictions (CC&R's) associated with the proposed development for City Staff review and comment prior to approval of any final plat; and,
21. All lots within the Property adjacent to internal open space areas shall have rear yard view fences. Those lots that have view fences shall be required to complete their rear yard landscaping within 90 days of the issuance of a Certificate of Occupancy for the dwelling. However, lots 78-80 in Parcel IA, and any other similarly situated lots are exempt from the rear view fence requirement due to headlight intrusion; and,
22. The owner shall improve all tot lots within the Property with an approved shade canopy over the play equipment; and,
23. All open space, landscape, hardscape, entry monuments, walls, and other subdivision amenity improvements shall be constructed prior to the issuance of the first single-family certificate of occupancy, unless a phasing plan for the improvements is submitted to the City Staff for review and approval; and,
24. The Industrial portion of the project shall be developed in accordance with the land uses and development standards of the I-2 General Industrial District, as described within the City of Goodyear Zoning Ordinance; and,
25. Consistent with the existing right-of-way for Cotton Lane, the owner shall provide for the dedication of the west-half of the right-of-way for Cotton Lane, 75 feet from centerline adjacent to the renumbered Parcel 7 on the El Cidro Land Use Plan dated May 15, 2018, from Elwood Street to a point approximately 300 feet south of Commerce Drive, in a form and substance acceptable to the City Engineer, or designee, prior to or concurrent with approval of any site plan or recordation of any subdivision plat involving renumbered Parcel 7; and,
26. The owner shall be responsible for the construction of the half-street and half-median improvements along Cotton Lane, from its intersection with West Elwood Street (formerly Dunlap Road) south to MC 85, which shall consist of a minimum of two, twelve-foot travel lanes, one four-foot wide bike lane, curb and gutter, an eight-foot wide sidewalk, and a center median prior to or concurrent with approval of any site plan or recordation of any subdivision plat involving renumbered Parcel 7. A portion of this responsibility may be fulfilled by the owner by making a payment to the City of appropriate proportionate share of any existing improvements that have already been installed; and,

27. For homes proposed within Parcels 1A, 1B, 1C, 1D, 1E, 1F and 4, the front door or entryway shall be clearly visible from the front of the lot; and,
28. For homes proposed within Parcels 1A, 1B, 1C, 1D, 1E, and 1F, a roughly proportionate mix of garage orientations, including side-entry and recessed garages, shall be provided; and,
29. Homes with a forward-facing garage proposed within Parcels 1A, 1B, 1C, 1D, 1E, 1F and 4 shall provide for porches, courtyards, and/or livable areas in front of the garage. For homes within Parcel 4, the inclusion of a covered front porch that is at least 48 square feet on at least 50% of the homes will satisfy one (1) Streetscape Element; and,
30. For all homes in Land Use Categories LDR1, LDR2, and LDR3, the El Cidro enhanced landscape package prepared by CVL titled El Cidro Enhanced Landscaping Exhibit within the 9th Amended PAD, shall be implemented within 60 days of issuance of the Certificate of Occupancy for that dwelling; and,
31. All phasing plans shall be approved by the City Engineer prior to construction plan approval for those phases; and,
32. The owner shall provide for the dedication of the following rights-of-way, in form and substance acceptable to the City Engineer, or his designee, prior to or concurrent with recordation of the applicable final plat:
 - a. East half of Citrus Road right-of-way, 55 feet from centerline;
 - b. South half of Elwood Road right-of-way west of Cotton Lane, 65 feet from centerline;
 - c. North half of Elwood Road right-of-way east of Cotton Lane to the eastern boundary of the project, at a width to be determined by the City;
 - d. North half of Broadway Road right-of-way west of the city of Goodyear property within the 303 alignment, at a width to be determined by the City, but no more than 55 feet from centerline; and,
33. The owner will be responsible for full-street improvements to the Cotton Lane from Elwood to Pioneer Street, including the proposed drainage channel, two travel lines in each direction, a center median, curbs and gutters, bike lanes and sidewalks. Owner shall be allowed to construct this portion of Cotton Lane in half-street segments in conjunction with the development of the adjacent portion of the property; and,
34. The owner will be responsible for the half-street and half-median improvements along those portions of Citrus Road, and Elwood Road adjacent to the property. The half-streets for Citrus Road, and Elwood Road shall be constructed with the following minimum improvements:

two twelve foot travel lanes, one four-foot wide bike lane with curb and gutter, an eight foot sidewalk and center median; and,

35. The owner or successor shall warranty all public and private improvements constructed by the owner or successors within the City of Goodyear rights-of-way, tracts and easements for a period of not less than two (2) years from the date of acceptance by the City Engineer, or his designee; and,
36. The owner shall be responsible for a proportionate share of the costs for traffic signals to be installed at the following intersections;
 - a. Elwood Road and Cotton Lane - 75%;
 - b. Lower Buckeye Road and Cotton Lane - 50%; and,
37. The owner shall pay to the City the proportionate share of the costs to install the required signals when warranted, as determined by the City Engineer or his designee, or at the time of the issuance of fifty percent (50%) of the building permits for the homes within the development, whichever comes first; and,
38. Street improvements and traffic signal contributions shall apply to the owner of the applicable portion of the El Cidro project; and,
39. The following additional stipulations and conditions of approval apply to the portion of the Property identified in the land use plan included in the 9th Amended PAD as Parcels 4A, 4B, and 4C and legally described in that certain document titled "The Willow Legal Description" attached as Exhibit C, which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance (the "Willow at El Cidro"):
 - a. Approval of the rezoning does not constitute approval of any site plan for development within the Willow at El Cidro. All future development will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and,
 - b. A park(s) totaling 1.5 acres is to be located within Parcel 4B of the Willow at El Cidro (The 4B Park). The park shall be included in the first site plan approved for development within Parcel 4B of the Willow at El Cidro or in the first final plat or minor land division subdividing all or part of Parcel 4B of the Willow at El Cidro, whichever is earlier. No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for any residential structures within Parcel 4B of the Willow at El Cidro, except for model homes, until the approximately 1.5 acre 4B Park including the resident and recreational amenities set forth in the PAD have been substantially completed as determined by the City of Goodyear Building Official or his designee or are

under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and,

- c. The 1.5 total acre park(s) is to be located within Parcel 4C of the Willow at El Cidro (The 4C Park) is to be located shall be included in the first site plan approved for development within Parcel 4C of the Willow at El Cidro or in the first final plat or minor land division subdividing all or part of Parcel 4C of the Willow at El Cidro, whichever is earlier. No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for any residential structures within Parcel 4C of the Willow at El Cidro, except for model homes, if any, until the approximately 2- acre 4C Park including the resident and recreational amenities set forth in the PAD have been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and,
- d. Owner shall be responsible, at Owner's sole cost and expense, for constructing all street infrastructure improvements identified in traffic impact studies updated at the time of development as being needed to support the development of the Willow at El Cidro consistent with applicable Development Regulations. Notwithstanding the foregoing, unless the access points along Cotton Lane and Lower Buckeye are relocated or additional access points added, Owner shall have no obligation for the construction of improvements to Cotton Lane and Owner's obligations regarding infrastructure improvements to Lower Buckeye are limited to the improvements expressly identified herein and
- e. If any of the improvements are to be constructed within property owned by the City, Owner shall pay the city for the use of city's property needed for such improvements. No turn lanes/deceleration lanes shall be located within property owned by the city that are located within the cross-section for the adjacent streets. For instance, an additional travel lane and a bike lane will be required for the ultimate buildout for Lower Buckeye. If a deceleration lane/turn lane is required, it cannot be located where that travel lane or bike lane are to be constructed. The amount to be paid the City shall be the greater of the fair market value of the property as determined by an appraisal paid for by the property owner but commissioned by the City, or the value the City paid when it acquired the property; and
- f. If access to the Willow at El Cidro is required across city owned property, Owner shall acquire and pay for public access easements from the City for either fair market value as determined by an appraisal paid for by the property owner but commissioned by the City or for 90% of the value the City paid when it acquired the property where the access drives are located, whichever is greater.

Notwithstanding the foregoing, the City, in its sole discretion, may waive the need for an appraisal if the City and Owner agree upon the value of the easement area. The easements shall be in place prior to the recordation of any final plat that includes the access areas within the Property; and

- g. Access to the Willow at El Cidro from Lower Buckeye Road shall be limited to right-in and right-out unless: (i) the access point is aligned with Canyon Trails Blvd; or (ii) unless additional access (three quarter access or full access) can be provided consistent with the requirements of the City of Goodyear Engineering Design Standards and Policies Manual AND ADOT has approved an updated Traffic Impact Analysis submitted at the time of development that includes the additional access; and
- h. Unless otherwise approved by ADOT, any access to the Willow at El Cidro from Cotton Lane shall be limited to right in/right out; and
- i. The Traffic Impact Analysis submitted with the application for rezoning is not approved. Unless otherwise waived by the City Engineer, updated Traffic Impact Analysis that complies with all of the requirements in the Engineering Design Standards and Policies Manual shall be submitted with preliminary plat submittals, site plan submittals, and final plat submittals submitted for the development of the Willow at El Cidro and approved by the City Engineer or his/her designee; and,
- j. Owner shall dedicate, at no cost to the City, all rights-of-way and/or easements within the boundaries of the Willow at El Cidro that are:
 - (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; and,
 - (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; and,
 - (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; and,
 - (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; and,
 - (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or;

(vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, all dedications shall be made prior to or concurrent with recordation of a final plat or the issuance of any permit for work within the Property whichever is earlier; and,

- k. Owner shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Willow at El Cidro and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to approval of the first site plan for development within the Property, prior to the recordation of the first final plat subdividing all or part of the Willow at El Cidro or prior to issuance of any construction permits for work within the Willow at El Cidro, whichever is earlier; and,
- l. Approval by the City Engineer or designee and the Arizona Department of Transportation (ADOT) of a current traffic impact study for the development of the Willow at El Cidro shall be obtained prior to the City of Goodyear issuing a Site Plan approval for any development within the Willow at El Cidro and prior to the issuance of any permit for any work within the Willow at El Cidro other than an at-risk grading permit. If the approved traffic impact study indicates the need for a traffic signal at any intersection adjacent to any portion of the Property, Owner shall be responsible for making an in-lieu payment for a proportionate share of the cost of a full traffic signal, with Owner being responsible for 25% of the full cost of a traffic signal for each corner of the intersection adjacent to the Property; and,
- m. Owner shall construct full half-street improvements for the south half of the section of W. Lower Buckeye Road between the western boundary of the driveway providing access to the Property from W. Lower Buckeye Road to the eastern boundary of the Property. Except as otherwise provided in a written development agreement approved by Council or a written phasing plan approved by the City Engineer or his/her designee, the W. Lower Buckeye Road Improvements described herein shall be constructed and accepted by the City prior to the issuance of any Certificate of Completion,

Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property; and,

- n. To the extent any portion of the Willow at El Cidro that is within the ultimate alignment of W. Lower Buckeye Road from S. Cotton Lane to S. Canyon Trails Boulevard (S. 169th alignment) is located within the jurisdiction of the County, Owner shall create and submit for approval by the City Engineer, or his/her designee, all documentation required to annex W. Lower Buckeye Road from S. Cotton Lane to S. Canyon Trails Boulevard (S. 169th Avenue alignment), unless previously annexed as a part of the ADOT Loop 303 Extension project or by other means. Annexation shall be for the full 66 feet as stated in Book 3 Page 16 of the Maricopa County Recorder's Book of Maps. Annexation shall occur prior to issuance of any permits within the current Maricopa County jurisdiction unless an Inter-governmental Agreement (IGA) has been approved by the City Council and County Board of Supervisors allowing permit issuance prior to the annexation effective date; and
- o. Prior to issuance of any permits for work within the Willow at El Cidro except for at-risk grading permits, Owner shall dedicate 10-foot Public Utility Easements in the following locations:
 - i. along the western boundary of the portion of the Property fronting the Cotton Lane alignment; and,
 - ii. along the northern boundary of the Property fronting the Lower Buckeye Road alignment; and,
- p. The Public Utility Easements to be dedicated herein shall be in a form and substance acceptable to the City Attorney or his designee and shall be lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances; and,
- q. Any modifications to existing irrigation facilities as a result of this development shall be coordinated with the appropriate Irrigation District/private owner; and,
- r. The roof heights of all residential buildings constructed within the MFR Land Use District shall be varied and shall include pitched tile and/or tower-like tile elements in a style similar to those roofs and tower elements found within the single-family residential portions throughout El Cidro; and,
- s. Residential buildings constructed within the MFR Land Use District shall not exceed three-stories in height. The height of the portion of residential buildings in the MFR land Use District located within 100 feet of the LDR Land Use District that houses the eastern most units shall not exceed two-stories, but the height of the remainder of the buildings may be a maximum of three-stories.

- i. By way of example, if a residential building within the MFR Land Use District that is four (4) units deep and two (2) units wide is located within 100 feet of the LDR5 Land Use District the height of the building can be up three stories except for the height of the portion of the building where the two (2) stacked end units closest to the LDR5 Land Use District is located, which shall step down to two-stories and shall not include a third-story. This will result in the residential building having 22 units with there being eight units on the first floor (4 x 2), eight units on the second floor (4 x 2) and 6 units on the third floor (3 x 2) or put another way the three-story portion of the building will have 18 units (six units per floor x 3 floors) and the two story portion of the buildings will have 4 units (two units per floor x 2 floors).

SECTION 4. AMENDMENT OF ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning of the Property provided for herein by that certain document titled "Official Supplementary Zoning Map No. 24-07" attached hereto as Exhibit A and declared a public record herein, which is referred to and made a part hereof as if fully set forth in this Ordinance.

SECTION 5. ABRIDGEMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the city of Goodyear.

SECTION 6. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 7. SEVERABILITY

If any provision 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 provisions of the ordinance or parts thereof.

SECTION 8. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

SECTION 9. PENALTIES

Any person who violates any provision of this Ordinance shall be subject to penalties set forth in Section 1-2-3 of the city of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

- A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.

- B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

- C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

- D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:
 - 1. Subject to civil sanctions of not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000) per offense; or
 - 2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars (\$2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the city of Goodyear Municipal Court for violations hereunder.

SECTION 10. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.


PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a 6-1 vote, this 26th day of August, 2024.



Joe Pizzillo, Mayor


Date: 8-26-2024

ATTEST:



Darcie McCracken, City Clerk

APPROVED AS TO FORM:



Roric Massey, City Attorney

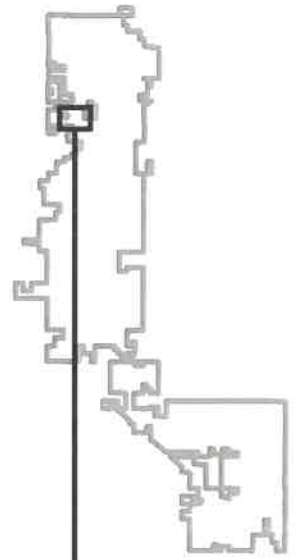


OFFICIAL SUPPLEMENTARY ZONING MAP NO. 23-07

AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO. 2024-1601, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS 26th DAY OF August, 2024.

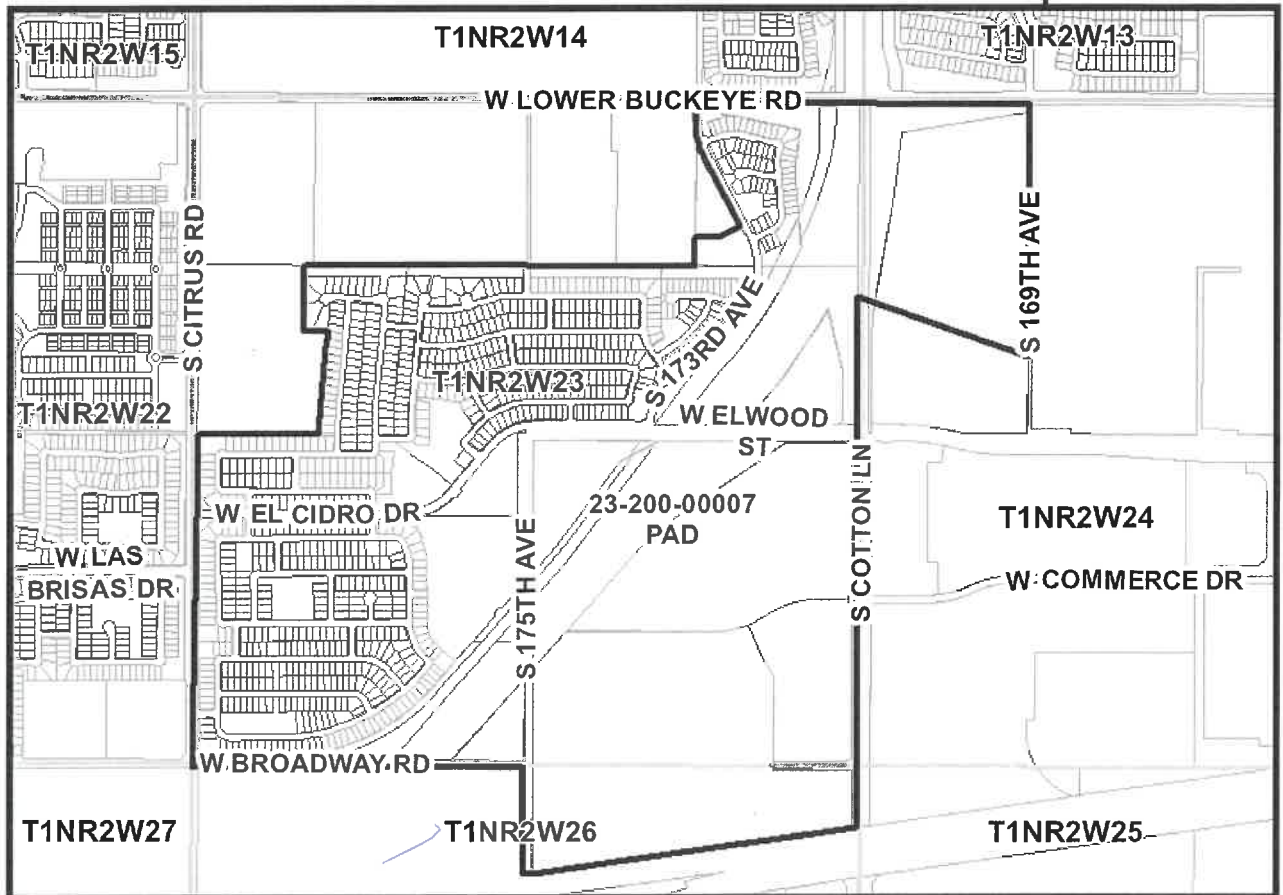
Joe Pizzitello
MAYOR

Daniel McCauley
CITY CLERK



SUBJECT PROPERTY:

**Portions of Section 23, 24, and 26 Township 1 North,
Range 2 West of the Gila and Salt River Base and Meridian,
Maricopa County, Arizona.**



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT A	REZONE FROM PAD TO PAD	23-200-00007	DATE: March, 2024
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EXHIBIT B
EL CIDRO FINAL PAD
LEGAL DESCRIPTION

That part of Sections 23, 24 and 26, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Maricopa County Department of Transportation Brass Cap in handhole marking the Southwest Corner of said Section 23;

Thence North $00^{\circ}31'46''$ East, along the West line of the Southwest Quarter of said Section 23, a distance of 2,636.39 feet to the Cotton Picker Spindle marking the West Quarter Corner of said Section 23;

Thence South $89^{\circ}44'14''$ East, along the North line of the Southwest Quarter of said Section 23, a distance of 997.02 feet;

Thence North $07^{\circ}19'51''$ East, departing said North line, a distance of 128.45 feet;

Thence North $05^{\circ}21'40''$ East, a distance of 691.54 feet;

Thence North $89^{\circ}43'14''$ West, a distance of 191.19 feet;

Thence North $00^{\circ}17'24''$ East, a distance of 504.62 feet to a point on the North line of the South Half of the Northwest Quarter of said Section 23;

Thence South $89^{\circ}44'06''$ East, along said North line, a distance of 1,766.30 feet to the Northwest Corner of the Southwest Quarter of the Northeast Quarter of said Section 23;

Thence South $89^{\circ}44'24''$ East, along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23, a distance of 1,323.35 feet to the Northeast Corner thereof;

Thence North $00^{\circ}11'58''$ East, along the West line of the Northeast Quarter of the Northeast Quarter of said Section 23, a distance of 222.81 feet;

Thence South $89^{\circ}48'03''$ East, departing said West line, a distance of 181.91 feet;

Thence North $61^{\circ}54'46''$ East, a distance of 194.23 feet;

Thence North $28^{\circ}05'14''$ West, a distance of 608.72 feet to the beginning of a tangent curve of 540.00 foot radius, concave Northeasterly;

Thence Northwesterly, along said curve, through a central angle of $28^{\circ}17'12''$, a distance of 266.60 feet to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 23;

Thence North $00^{\circ}11'58''$ East, along said West line, a distance of 215.03 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 23;

Thence South $89^{\circ}45'34''$ East, along the North line of the Northeast Quarter of said Section 23, a distance of 1,323.05 feet to the Northwest Corner of said Section 24;

Thence South 89°46'24" East, along the North line of the Northwest Quarter of said Section 24, a distance of 1,321.59 feet to the Northeast Corner of the West Half of the Northwest Quarter of said Section 24;

Thence South 00°11'56" West, along the East line of the West Half of the Northwest Quarter of said Section 24, a distance of 2,030.16 feet to the northeasterly corner of Lot 1, EL CIDRO PARCEL 5, a final plat recorded at Book 1639 of Maps, page 36, Maricopa County Recorder's Office;

Thence North 70°36'51" West, along the northerly line of said Lot 1, a distance of 140.14 feet;

Thence North 70°39'10" West, continuing along said northerly line, a distance of 1004.08 feet;

Thence North 71°00'35" West, continuing along said northerly line and its northwesterly extension, 253.90 feet to the westerly line of the Northwest quarter of said Section 24;

Thence South 00°11'10" West, along said westerly line, 1070.90 feet to the East quarter corner of said Section 23;

Thence South 00° 11 '30" West, along the East line of the Southeast Quarter of said Section 23, a distance of 2,644.51 feet to the Northeast Corner of said Section 26;

Thence South 00°24'20" West, along the East line of the Northeast Quarter of said Section 26, a distance of 474.31 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad;

Thence along the Northerly right-of-way line of the Union Pacific Railroad the following courses:

Thence South 82°05'59" West, a distance of 14.58 feet;

Thence South 82°03'16" West, a distance of 2,660.50 feet to a point on the West line of the Northeast Quarter of said Section 26;

Thence North 00°18'20" East, departing said Northerly right-of-way line along said West line, a distance of 861.52 feet to the South Quarter Corner of said Section 23;

Thence North 89°37'52" West, along the South line of the Southwest Quarter of said Section 23, a distance of 2,650.03 feet to the **POINT OF BEGINNING**.

The above described parcel contains 585.3764 Acres, more or less.

David M. Schlieff



EXHIBIT E

THE WILLOW LEGAL DESCRIPTION

A portion of land being situated within the Northwest quarter of Section 24, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found P.K. nail with tag, RLS 19344, accepted as the Northwest corner of said Section 24, from which a found 3 inch City of Goodyear brass cap in hand hole, RLS 21782, down 0.5 feet, accepted as the North quarter corner thereof bears South 89°46'24" East, 2643.19 feet;

Thence South 89°46'24" East, 1321.59 feet on the north boundary of said Northwest quarter to the northeast corner of the West half of said Northwest quarter;

Thence on the east boundary of said West half, South 00°11'56" West, 70.67 feet to the **POINT OF BEGINNING**;

Thence continuing on said east boundary, South 00°11'56" West, 1959.49 feet to the northeast corner of the Final Plat for "El Cidro Parcel 5", as recorded in Book 1639, Page 36, Records of Maricopa County, Arizona;

Thence on the northerly boundary of said final plat the following 3 courses:

Thence North 70°36'51" West, 140.14 feet;

Thence North 70°39'10" West, 1004.08 feet;

Thence North 71°00'35" West, 149.95 feet to the northwest corner of said final plat, said corner being on the easterly boundary of the property as described in the Special Warranty Deed as recorded in Document No. 2007-1356154, Records of Maricopa County, Arizona;

Thence on said easterly boundary the following 3 courses:

Thence North 10°21'45" East, 868.83 feet;

Thence North 07°11'45" East, 498.58 feet;

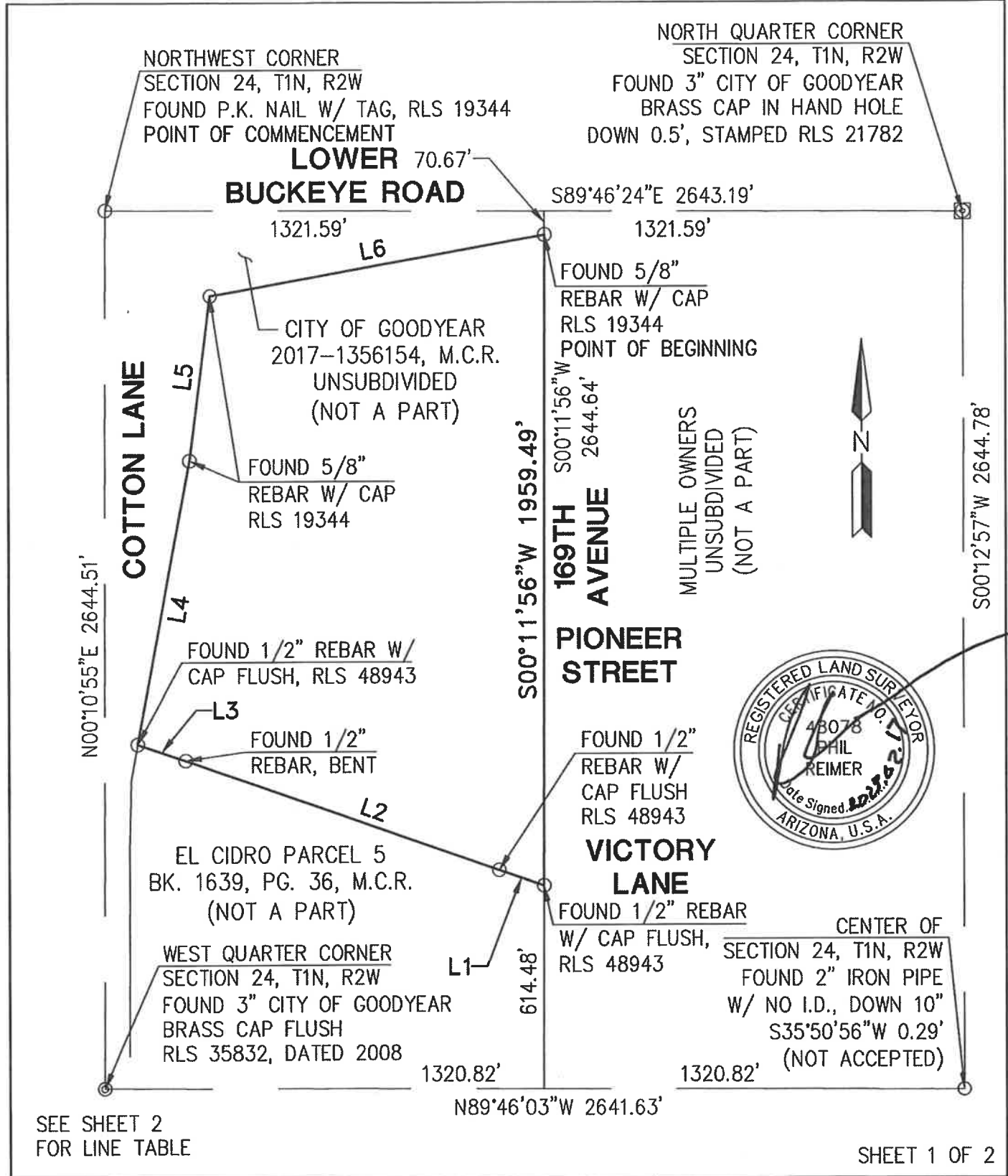
Thence North 79°46'05" East, 1025.75 feet to the **POINT OF BEGINNING**.


The above described parcel contains a computed area of 1,846,618 sq. ft. (42.3925 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1603
Date: February 2023






PROJ.NO.:	1603	WILLOW AT COTTON LANE S.E.C. OF COTTON LANE & LOWER BUCKEYE ROAD GOODYEAR, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE:	FEB 2023		
SCALE:	N.T.S.	EXHIBIT	
DRAWN BY:	JDL		
CHECKED BY:	PR		

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N70°36'51"W	140.14'
L2	N70°39'10"W	1004.08'
L3	N71°00'35"W	149.95'
L4	N10°21'45"E	868.83'
L5	N07°11'45"E	498.58'
L6	N79°46'05"E	1025.75'



SHEET 2 OF 2

PROJ.NO.: 1603	WILLOW AT COTTON LANE S.E.C. OF COTTON LANE & LOWER BUCKEYE ROAD GOODYEAR, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: FEB 2023		
SCALE: NONE		
DRAWN BY: JDL	EXHIBIT	
CHECKED BY: PR		

Replacement Page

Exhibit 'D'

EL CIDRO 9TH AMENDED
PLANNED AREA DEVELOPMENT
MAY 2024

On File at the Goodyear City Clerk's Office
1900 N. Civic Square
Goodyear, AZ 85395
623-882-7830

EL CIDRO

9th Amended
Planned Area Development

May 2024

1) PROJECT SUMMARY

This is the ninth amendment to the Planned Area Development (PAD) for El Cidro (hereinafter referred to as “Community” or “Project”). This amendment creates new land use districts for the 42.40 acres of land located east of Cotton Lane and north of the Western Area Power Administration power corridor parcel (4A, 4B and 4C on the Land Use Plan) (hereinafter referred to as “Willow at El Cidro”), modifies density for the entire Community, creates new standards for development within the Willow at El Cidro, clarifies that Vita at El Cidro (hereinafter referred to as “Vita at El Cidro”), adopted by Ordinance No. 2019-1446 is no longer within this PAD and also clarifies that BET Rail property (hereinafter referred to as “El Cidro Logistics 85”), adopted by Ordinance No. 2023-1598 is no longer a part of this PAD. This amended replaces the existing PAD and creates a single cohesive PAD which applies to the entire 583.33 acre El Cidro PAD. The Project is envisioned to be a master planned community with a diversity of residential product types; commercial, shopping, employment and retail sites; and a network of trails, parks and open space.

2) PURPOSE AND INTENT

El Cidro is bordered roughly by Lower Buckeye Road on the north, the 169th Avenue alignment on the east, the Broadway Road alignment, the Union Pacific Railroad, Elwood Street and the Western Area Administration power corridor on the south, and Citrus Road on the west (see Figure 2 – **El Cidro Land Use Plan**).

This PAD document is intended to provide the allowable land uses and regulatory zoning provisions to guide the implementation of project design for El Cidro through the plan review and development permit process in accordance with the provisions of the City of Goodyear, Arizona Zoning Ordinance (the “Zoning Ordinance”). All administration and procedures shall adhere to Article 1, Article 2, Article 4 and Article 6 of the Zoning Ordinance and other applicable city, state, and federal requirements. In the event of a conflict between the provisions of this document and the Zoning Ordinance, the provisions of this PAD shall prevail.

The following sections include the uses, regulations, and development standards related to residential development and will apply to the various land use districts identified herein. The intent of these standards is to ensure a high-quality built environment while providing flexibility over time without compromising the mutually-agreed upon goals between the City and El Cidro and overall design intent for El Cidro.

**Table 1
Land Use Table**

Land Use	Underlying Zoning District	Parcel	Primary Land Use	Alternative Land Use
LDR1	R1-6	1B	Residential	
LDR2	R1-6	1A	Residential	
		1D	Residential	PFD
LDR3	R1-4	1C	Residential	
		1E	Residential	
		1F	Residential	
LDR4	R1-4	2 3	Residential	
MU	R1-4, C-2, C-O	3B	Residential	
MFR	MF-18	4A	Residential	
LDR5	R1-4	4B	Residential	
MDRA	R1-A	4C	Residential	
Not a Part	Not a Part	5	Not a Part	
COM	C-2	6	Commercial	
IND	I-2	7	Industrial	
Not a Part	Not a Part	8	Not a Part	
FRE	R1-4, C-2, C-O, I-2, R1-4, R1-A, MF-18	9	Freeway	

Note: The MDRA portions of Parcel 4 Land Uses shall be further governed by the Medium Density Residential Attached (MDRA) District Development Standards and Design Guidelines and the MFR portions of Parcel 4 Land Uses shall be further governed by the Multi-Family Residential (MFR) District Development Standards and Design Guidelines.

Alternative Land Uses:

Multi-Use (MU):

The City and the developer recognize that the presence of the future Loop 303 makes it difficult to plan the development of certain parcels within the project, the most problematic being Parcel 3B. In order to provide the developer with flexibility and the ability to development the Parcel in accordance with market demands, Parcel 3B shall be designated as Multi-Use. This Multi-Use designation will allow for a variety of uses, including residential, commercial and office.

Residential development within the MU parcel shall be in accordance with the LDR4 residential standards described herein.

Commercial development within the MU parcel shall be in accordance with the commercial standards described herein.

Office development within the MU parcel shall be in accordance with the City's C-O zoning district standards in effect at the time of site plan submittal.

In the event a use for the MU parcel is permitted both within the City's C-O zoning district and the City's C-2 zoning district, then the City's C-2 zoning district development standards shall apply.

Potential Location of Arizona State Route 303 Loop (FRE):

There is one parcel (Parcel 9) owned by the City of Goodyear that is the potential location for the future Loop 303 consisting of 103.37 gross acres. In addition to being identified as potential right-of-way for the future Loop 303, this parcel is designated as land use district FRE, which allows the parcel to be developed under a variety of underlying zoning district. Note the total acreage for Parcel 9 also includes the Flood Control channel property within Parcel 9.

3) PAD DEVELOPMENT PLAN AND UNDERLYING ZONING

All permitted uses, development standards, design guidelines, landscape standards, sign regulations, and lighting regulations shall be governed by the underlying zoning district for the applicable land use district, except as expressly modified by this PAD. Provisions not contemplated or expressly stated in the PAD shall meet the underlying zoning district requirements.

Below are the PAD land use districts and the underlying zoning district(s):

- LDR1: R1-6, Single-Family, except as expressly modified by this PAD.
- LDR2: R1-6, Single-Family, except as expressly modified by this PAD.
- LDR3: R1-4, Single-Family, except as expressly modified by this PAD.
- LDR4: R1-4, Single-Family, except as expressly modified by this PAD.
- LDR5: R1-4, Single-Family, except as expressly modified by this PAD.
- MU: R1-4, Single-Family, C-2, General Commercial, C-O, Commercial Office, or PFD, Public Facilities District except as expressly modified by this PAD.
- FRE: R1-4, Single-Family, C-2, General Commercial, C-O, Commercial Office, or I-2 General Industrial, except as expressly modified by this PAD.
- MDRA: R1-A, Single-Family, except as expressly modified by this PAD.
- MFR: MF-18, Multi-Family, except as expressly modified by this PAD.
- COM: C-2, General Commercial, except as expressly modified by this PAD.
- IND: I-2, General Industrial, except as expressly modified by this PAD.

4) DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The following sub-sections introduce and define the uses, regulatory standards, and development standards specifically designed to implement each of the PAD land use districts. The land use districts establish a unique set of standards and design guidelines which will govern the regulatory development process during the multi-year implementation of the PAD. In the event of a conflict between the provisions of this document and the Zoning Ordinance

of the City of Goodyear, Arizona (“Zoning Ordinance”), the provisions of the PAD shall prevail.

I. Low-Density Residential (LDR) District Development Standards and Design Guidelines:

A. Intent

- The LDR land use districts offer a range of single-family housing opportunities disbursed throughout the Project. The Low-Density Residential land use districts are LDR1, LDR2, LDR3 and LDR4, and LDR5.

B. Underlying Zoning Districts for the LDR land use districts set forth in Table 1 and are either

- R1-6
- R1-4

C. Uses

- All uses shall be governed by the underlying R1-6, and R1-4 zoning district, except as modified below:
- Additional Principal Permitted Uses:
 - A portion of Parcel 1D (land use district LDR2) may be developed as part of a Public Facilities District (PFD). In the event a portion of Parcel 1D is used to develop a PFD, it shall be in accordance with the City’s PFD zoning district standards in effect at the time of the site plan submittal. The Public utility facility shall serve the immediate area, excluding office facilities and maintenance yard and shall not exceed an acre in size; and

D. Design Guidelines

- Residential subdivision and residential home design shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code) except as modified by this PAD.

E. Development Standards

- The following development standards will apply to the LDR land use districts:

**Table 2
LDR Development Standards**

Land Use Districts	LDR1	LDR2	LDR3	LDR4	LDR5
Underlying Zoning Districts	R1-6	R1-6	R1-4	R1-4	R1-4
Minimum Lot Area (sf)	7,200	6,325	5,750	3,800	4,000
Minimum Lot Width (ft.)	60	55	50	40	45
Minimum Lot Depth (ft)	120	115	115	95	90
Maximum Building Height (ft)	30	30	30	30	30
Maximum Building Coverage	60%	60%	60%	TBD ^d	60%
Minimum Setbacks					
Front (ft)	10 ^c	10 ^c	10 ^c	10 ^c	10 ^{c,f}
Side (ft)	5	5	5	5	5
Total Sides (ft) ^g	10	10	10	10	10
Street Side (ft)	10 ^a	10 ^a	10 ^a	0 ^e	10
Rear (ft)	20	20/18 ^b	20/18 ^b	10	15

^a Exempt when residential lot is adjacent to a landscaped tract at least 10 feet wide.

^b 20 foot setback applies to lots with two-story homes/18 foot floor setback applies to lots with single-story homes.

^c 1) From right-of-way to side facing garage, or forward living space, or porch.

2) No encroachments will be allowed in the 10 foot setback.

3) Front facing garages shall be 20 feet from the back of walk (sidewalks are detached).

^d To be determined.

^e Subject to PUE requirements

^f Minimum setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet.

^g Total of both sides setback may be reduced to 10 feet subject to the requirements as provided in Section 3-2-3-D of the Goodyear Zoning Ordinance.

II. Medium Density Residential Attached (MDRA) District Development Standards and Design Guidelines:

A. Intent

- The Medium Density Residential Attached District offers a mix of single-family product, including single-family detached homes and single-family attached townhomes. The land use district is MDRA. The MDRA is intended to be an attached alley loaded product.

B. Underlying Zoning District for the MDRA land use district is set forth in Table 1 and is:

- R1-A

C. Uses

- All uses shall be governed by the underlying R1-A zoning district.

D. Design Guidelines

- Residential subdivision and residential home design shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code) except as modified by this PAD.

E. Development Standards

- The following development standards will apply to the MDRA land use districts:

**Table 3
MDRA Development Standards**

Land Use District	MDRA
Underlying Zoning District	R1-A
Minimum Lot Area (sf)	2,400
Minimum Lot Width (ft.)	30
Minimum Lot Depth (ft)	80
Maximum Building Height (ft)	30
Maximum Building Coverage	75%
Minimum Setbacks	
Front (ft) ^{1,2}	10
Garage (ft)	20
Side (ft) ³	0
Total Sides (ft) ³	0
Street Side (ft) ⁴	10
Rear (ft)	15
Open Space (% of Net Area)	15%

¹ Front setback shall be measured to patios, livable space, and side entry garages.

² Setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet.

³ Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet.

⁴ Where a minimum 10-foot-wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies.

III. Multi-Family Residential (MFR) District Development Standards and Design Guidelines:

A. Intent

- The MFR parcel and land use district allows for the development of multi-family residential.

B. Underlying Zoning District for the MFR land use district is set forth in Table 1 and is

- MF-18

C. Uses

- All uses shall be governed by the underlying MF-18 zoning district.

D. Design Guidelines

- Multi-family developments shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code) except as modified by this PAD.

E. Development Standards

- The following development standards will apply to the MFR land use districts:

**Table 4
MFR Development Standards**

Land Use Districts	MFR
Underlying Zoning Districts	MF-18
Maximum Density (Du/Ac)	19.9
Minimum Lot Width (ft.)	200
Minimum Lot Depth (ft)	N/A
Maximum Building Height (ft)	40
Maximum Building Coverage	50%
Minimum Setbacks	
Front (ft)	30
Side (ft)	30
Total Sides (ft)	60
Street Side (ft)	30
Rear (ft)	30
Minimum Setback from SF Residential Zoning¹	
Building Height 20' (ft)	
Building Height 20'-30' (ft)	30
Building Height > 30'	50
	50+5 for Every 1' > 30'

¹ Setback shall be measured from a single-family residential lot or zoning district when not platted, whichever is the furthest

IV. Commercial (COM) District Development Standards and Design Guidelines:

A. Intent

- The Commercial parcels shall be developed in accordance with the City's C-2 standards in effect at the time of site plan submittal and the project shall be designed utilizing the City's then-current General Commercial Design Guidelines. The principally permitted, conditionally permitted and accessory uses allowed within the Commercial parcels shall be those uses that are allowed under the City's C-2 zoning district. The Commercial parcels will add some site amenities in the form of a plaza, courtyard, sitting area with trees for shade, and a water or planter feature that reflects the theme of the commercial district and the City of Goodyear. The main entrance into the commercial district shall be landscaped with plants and include sidewalks for pedestrian access.

B. Underlying Zoning District for the COM land use district is set forth in Table 1 and is

- C-2

C. Uses

- All uses shall be governed by the underlying C-2 zoning district.

D. Design Guidelines

- Commercial developments shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code) except as modified by this PAD.

V. Industrial (IND) District Development Standards and Design Guidelines:

A. Intent

- The Industrial parcels shall be developed in accordance with the City's I-2 standards in effect at the time of site plan submittal and the project shall be designed utilizing the City's then-current General Commercial Design Guidelines. The principally permitted, conditionally permitted and accessory uses allowed within the Industrial parcels shall be those uses that are allowed under the City's I-2 zoning district.

B. Underlying Zoning District for the IND land use district is set forth in Table 1 and is

- I-2

C. Uses

- All uses shall be governed by the underlying I-2 zoning district.

D. Design Guidelines

- Industrial developments shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code) except as modified by this PAD.

VI. Multi-Use (MU) District Development Standards and Design Guidelines:

A. Intent

- The City and the developer recognize that the presence of the future Loop 303 makes it difficult to plan the development of certain parcels within the project, the most problematic being Parcel 3B. In order to provide the developer with flexibility and the ability to develop the Parcel in accordance with market demands, Parcel 3B shall be designated as Multi-Use. This Multi-Use (MU) designation will allow for a variety of uses, including residential, commercial and office.

B. Underlying Zoning Districts for the MU land use district is set forth in Table 1 and are:

- R1-4
- C-2
- C-O
- PFD

C. Uses

- All uses shall be governed by the underlying R1-4, C-2, C-O and PFD zoning district.

D. Design Guidelines

- Developments within the MU parcel shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code) except as modified by this PAD.

E. Development Standards

- Commercial development within the MU parcel shall be in accordance with the commercial standards described herein.
- Office development within the MU parcel shall be in accordance with the City's C-O zoning district standards in effect at the time of site plan submittal.
- Public Facilities District development within the MU parcel shall be in accordance with the City's PFD zoning district standards in effect at the time of the site plan submittal.

- In the event a use for the MU parcel is permitted both within the City's C-O zoning district and the City's C-2 zoning district, then the City's C-2 zoning district development standards shall apply.

VII. Potential Location of Arizona State Route 303 Loop (FRE) Development Standards and Design Guidelines:

A. Intent

- Pursuant to the El Cidro Development Agreement, the City acquired 80.443 acres from BET. Parcel 9 has been identified on the Land Use Map using the candy-stripe coloring and the designation of "City of Goodyear Property." The land uses for Parcel 9 include Multi-Use, Residential, Commercial and Industrial, as well as being designated as SR-303 right-of-way. In the event Parcel 9 or portions thereof are developed, rather than used as right-of-way, the development standards shall be those identified herein for the applicable to the underlying zoning districts for the FRE land use district as set forth in Table 1.

B. Underlying Zoning Districts for the FRE land use district is set forth in Table 1 and are

- R1-4
- C-2
- C-O
- PFD
- I-2
- R1-4
- R1-A
- MF-18

C. Uses

- All uses shall be governed by the underlying R1-4, C-2, C-O, PFD I-2, R1-4, R1-A or MF-18 zoning district.

D. Design Guidelines

- Developments within the FRE parcel shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code) except as modified by this PAD.

E. Development Standards:

- Residential development within the FRE parcel shall be in accordance with the residential standards described herein.
- Commercial development within the Freeway parcel shall be in accordance with the commercial standards described herein.
- Office development within the FRE parcel shall be in accordance with the City's C-O zoning district standards in effect at the time of site plan submittal.

- Public Facilities District development within the MU parcel shall be in accordance with the City’s PFD zoning district standards in effect at the time of the site plan submittal.
- In the event a use for the FRE parcel is permitted both within the City’s C-O zoning district and the City’s C-2 zoning district, then the City’s C-2 zoning district development standards shall apply.

5) LANDSCAPE PLAN/WALL DESIGN

Except as expressly modified by this PAD, the property subject to the El Cidro PAD shall be developed in accordance with the requirements in the Goodyear Zoning Ordinance, including but not limited to the requirements Articles 5 – 9, the City of Goodyear Design Guidelines as may be amended by the City Council, and the Goodyear Subdivision Regulations (Chapter 15 of the City Code) in effect at the time of development.

Subdivision identification will be monumented. There will be two entry monuments along Lower Buckeye Road at the entrances to Parcels 3 and 4. A monument will also be located at the ingress/egress point along Citrus Road between Parcels 1A and 1B, and at the main entrance to the project between Parcels 1E and 1C along Elwood Road. The monuments will adhere to the City of Goodyear Design Standard for all entry monumentation.

A ten-foot landscape tract will be along all major, adjacent arterials. The perimeter, rear, and side walls of lots shall be 6’ in height as measured from the high side elevation. Exceptions to this height are the retaining or screen walls, dependent upon location and necessity. All lots backing open space shall have partial view wall or view fencing to provide visual open space and more security, unless otherwise approved by the Zoning Administrator via a specific wall plan.

The open space, as well as the front yards of residential lots, will be planned with Xeriscape to meet the landscape concept for the City of Goodyear. The builder will be responsible for all landscaping of residential front yards. Landscape package options will be submitted to the City for staff approval. Landscaping will consist of a minimum of three trees, shrubs, and groundcover as depicted in the Enhanced Landscape Package exhibit. The landscape plan and wall design for El Cidro will adhere to the City of Goodyear Design Guidelines for single-family, commercial, and industrial uses.

Per the City’s first review comments of El Cidro, where street sidewalks are detached, the size of the area between the curb and sidewalk will increase to 4.42’ by placing the sidewalk one foot into the PUE. The 20’ front setback right-of-way will not be affected. The requirement for increase in the size of the area between the curb and sidewalk when sidewalks are detached shall not apply to development of Parcel 4, but Parcel 4 shall comply with all other applicable standards.

6) RESIDENTIAL AMENITIES AND ADDITIONAL REQUIREMENTS

- I. **El Cidro Westside Residential Amenities and Additional Requirements:** The following additional guidelines, requirements, and regulations apply to residential

development within the El Cidro PAD located west of Cotton Lane (“El Cidro Westside”).

- Development Within El Cidro West Side shall feature the minimum following amenities:
 - Five (5) tot lots
 - Five (5) ramadas with barbeque grills and picnic tables
 - Two (2) sand volley courts
 - One (1) basketball court area
 - Large trail system with benches
 - Extensive open-play areas
- Most open space will lie within retention basins with the exception of 6.7+ acres used for amenities such as tot lots that will remain high and dry. Landscaped tracts will be adjacent to residential lots along arterial, collector, and local roads.
- Amenities such as trails, tot lots, ramadas, and sand volleyball courts dispersed throughout the development will provide a basis for density bonuses.
- Community Diversity: The home builder will submit a minimum of five (5) single-family detached home floor plans, five (5) housing elevations, and three (3) color schemes for approval. Three landscape packages will also be offered, which will be selected by the purchaser and installed before certificates of occupancy are issued. This diversity will increase the uniqueness of the project, and provide economic and aesthetic sustainability to the community.
- Community Identity: Entry features will be the first prominent focal point in the community. They will provide residents and visitors alike with a comforting sense of home. Many entry ways have been designed to terminate at open spaces, providing a sense of arrival and openness for all persons in the community.
- The entry features will adhere to City of Goodyear Design Standards. El Cidro includes 10’ beautifully landscaped tracts along all arterial ingress/egress points, as well as incorporating 10’ landscape tracts along many collector and local streets.
- Single-family homes shall comply with the El Cidro Enhanced Front Yard Landscaping Exhibit.

II. The Willow at El Cidro Additional Requirements:

The following additional guidelines, requirements, and regulations apply to development within the El Cidro PAD identified as the Willow at El Cidro (the “Willow”).

A. Applicable to all of Willow at El Cidro (Parcels 4A, 4B and 4C of the Land Use Plan)

1. If perimeter walls are constructed along the boundaries of the parcels within the Willow at El Cidro (Parcels 4A, 4B and 4C of the Land Use Plan), the perimeter wall shall be cohesive between the LDR5, MDRA,

and MFR parcels and shall complement the overall themes established within the West Goodyear area and shall provide a complimentary transition between the existing El Cidro development theme wall. The perimeter walls shall provide for connections to adjacent trails, paths, and sidewalks to be provided as identified below.

2. Perimeter walls constructed along the boundaries of the parcels within the Willow at El Cidro (Parcels 4A, 4B and 4C of the Land Use Plan), such as at the project entrances, incorporate cobblestone wall pillars with end caps and/or other agrarian elements and desert/natural colors for the primary wall (not shades of grey, white or pink). Accent colors on the theme wall are encouraged.
3. A West Goodyear monument sign shall be installed at the southwest corner of Lower Buckeye Road and 169th Avenue alignment to match the theme and character of the West Goodyear area (agrarian). This will be achieved by constructing a trellis or agrarian themed monument structure that says “West Goodyear” or “Willow at El Cidro” and “West Goodyear” on the monumentation at this location or similar concept as determined by the Zoning Administrator.
4. If a perimeter wall or fence is constructed along the southern boundary of the property included within the Willow at El Cidro (i.e. Parcel 4C of the Land Use Plan) adjacent to the power line open space corridor, partial view walls and/or partial view fencing shall be utilized except where trash enclosures, utilities and mechanical equipment need to be screened. If parking is located along the southern property line, the partial view wall shall have a minimum of three (3) feet of Concrete Masonry Unit (CMU) or a similar screening material at the base of the wall.
5. Cotton Lane Greenbelt Trail: A 50-foot setback shall be provided along the western boundary of property included within the Willow at El Cidro (i.e. along the western boundary of Parcels 4A and 4C of the Land Use Plan) and shall be fully landscaped and shall include a 6-foot concrete trail and a 4-foot compacted decomposed granite bridle path from the southern end of the development up to the northern project boundary. Connections shall be provided to the existing trails to the north and south of the Willow at El Cidro Property. The trail shall be open to the general public. At least three (3) pedestrian connections shall be provided from the interior of the communities developed within the property included within the Willow at El Cidro to the trail and at least two (2) shaded, publicly accessible seating area shall be constructed along the trail and trees shall be planted on both sides of the trail. There shall be at least 5 feet of landscaping on both sides of the trail between the trail and any wall, including sound walls, constructed along the western boundary of the Property. The 50-foot setback shall remain open to the general public. Perimeter walls shall not be constructed within the 50-foot setback but the 50-foot setback may include adjacent

open spaces or landscape setbacks for development within the Willow at El Cidro.

6. Eastern Landscape Buffer and Trail: A minimum 60-foot landscape setback shall be provided along the eastern boundary of the property included within the Willow at El Cidro (i.e. along the eastern boundary of Parcels 4B and 4C of the Land Use Plan). The landscape buffer shall contain a minimum of one meandering 6-foot compacted DG trail as well as landscaping meeting City Design Standards. The 60-foot setback may contain adjacent open spaces or landscape setbacks for development within Willow at El Cidro. The 60-foot landscape setback shall remain open to the residents of Parcel 4. If a perimeter wall or fence is constructed along the eastern boundary of the property included within the Willow at El Cidro, rear walls facing the 60-foot landscape setback shall be view fencing or partial view fencing.
7. Northern Landscape Buffer and Trail: A minimum 30-foot landscape setback shall be provided along the northern boundary of the property included within the Willow at El Cidro (i.e. along the northern boundary of Parcels 4A and 4B of the Land Use Plan). The 30-foot setback may contain adjacent open spaces or landscape setbacks for development within Willow at El Cidro. At least one (1) pedestrian connections shall be provided from the interior of the community developed within the property included within the Willow at El Cidro to the trail. The trail shall consist of one meandering 6-foot concrete path and associated landscaping. The 30-foot landscape buffer shall be open to the residents of Parcel 4. If a perimeter wall or fence is constructed along the northern boundary of the property included within the Willow at El Cidro, all lot walls facing the 30-foot landscape setback shall be view fencing or partial view fencing.
8. Southern Trail Corridor: At least one (1) pedestrian connection shall be provided from the interior of the communities developed within the Willow at El Cidro to the trail located adjacent to the southern boundary of the property included within the Willow at El Cidro (Parcel 4C of the Land Use Plan). Southern Trail Corridor shall be open to the general public.
9. The Cotton Lane Greenbelt Trail, Eastern Landscape Buffer and Trail, Northern Landscape Buffer and Trail and the access points to the Southern Trail Corridor required above (the "Trails") shall be owned and maintained by homeowners' association(s) for Parcels 4A, 4B, and 4C. The Cotton Lane Greenbelt Trail shall be open to the general public. The Eastern Landscape Buffer and Trail, Northern Landscape Buffer and Trail and Southern Trail Corridor shall remain accessible to all residents within Parcels 4A, 4B, and 4C and shall be stipulated on the plat or in manner acceptable to the City.
10. The Owner shall dedicate an easement to the City allowing for public access to the Cotton Lane Greenbelt Trail. The easement shall be at no cost to the City, shall be lien free and free of all encumbrances except

as agreed to by the City Engineer of his/her designee, and shall be in a form acceptable to the City Attorney or his designee. The dedication for the Trails shall be in connection with the development of property within the Willow at El Cidro adjacent to such Trail.

B. In order to meet the “Reduced” comparable zoning designation and associated development standards outlined above, development within the Willow at El Cidro will include the following:

1. Amenity Elements:

- i. There shall be a 1.5-acre neighborhood park with Parcel 4B and a 2-acre neighborhood park within Parcel 4C. The two (2) parks shall be placed in a manner which causes them to be located within a ¼ mile walking distance of all single-family dwelling units within The Willow at El Cidro. One large park totaling at least 3.5 acres may be provided in lieu of the two parks provided above. If two parks are provided, it is highly encouraged to connect them via off-street trails.
- ii. A community pool shall be provided in at least one of the parks described above. At least one community pool shall be accessible to the single-family dwelling units within The Willow at El Cidro. The community pool shall be provided within the first park developed above unless otherwise approved by the Zoning Administrator.
- iii. The Amenity Elements described above shall be connected to the Eastern Landscape Buffer and Trail via a meaningful trail connection or enhanced off-street detached sidewalk connection.

2. Connectivity Elements:

- i. The Cotton Lane Greenbelt Trail shall be constructed and remain unfenced and accessible to the general public.

3. Streetscape Elements:

- i. A minimum of three (3) of the following elements shall be incorporated into the Preliminary Plat and/or Residential Design Review for the LDR5 portion of the Willow at El Cidro (Parcel 4B of the Land Use Plan). If Reduced Side Setbacks are implemented a minimum of Four (4) elements shall be required. A minimum of Two (2) of the following elements will be incorporated into the Preliminary Plat and/or Residential Design Review for the MDRA portion of the Willow at El Cidro (Parcel 4C of the Land Use Plan). All lots shall either front or directly benefit from at least one of the elements below:

1. Provide Detached Sidewalks - 5 and a half-foot wide planter adjacent to all roads in interior of the development with HOA maintained landscape strips and street trees.

2. Provide Paving Materials - Decorative pavers on all driveway of lots that are 45-feet-wide Provide Additional Streetscape Elements – Pavers and/or colored concrete will be used at the three main entrances into the development and maintained by the HOA.
3. Provide Additional front setback. Homes (and all elements of the homes and garages) have a minimum setback of 30-feet.
4. Provide shared or Clustered Driveways. Driveways are paired so that there is a single curb-cut providing access to 2 houses, and the total width for the paired driveway is not more than 20 feet. Alternatively, driveways may be clustered (but need not share the same curb cut) so that there is at least 36 feet of uninterrupted curb between the clustered driveways.
5. Provide Alley – Loaded Homes (i.e. homes with alley loaded garages).
6. Provide Open Space Facing Homes (i.e. homes that do not have a traditional front yard but face onto a shared open space or courtyard).
7. Provide Porches and Courtyards. This requires that 100% of homes have a front porch or courtyard with at least 50% of the homes having a covered front porch that is at least 48 square feet. Covered porch can include a slatted roof or other roof design alternative, if it is an integrated, significant architectural feature with columns that are complimentary to the style of the home.
8. Provide Additional Streetscape Elements. Other streetscape elements not minimally required by any other regulation, ordinance, policy, standard or master plan adopted by the City that meet the stated purpose and provide the same impact to the community as the listed elements may be approved.

C. Development with Low Density Residential land use district (LDR5 – Parcel 4B in the Land Use Plan) and the Medium Density Residential Attached land use district (MDRA – Parcel 4C in the land Use Plan) shall comply with the following:

1. There shall be one (1) guest parking space provided, per platted lot subject to the following:
 - i. The guest parking space may be accommodated via on-street parking or in a guest parking space located on an alley, HOA maintained tract, or parking lot so long as it is no more than 165 feet away from access to the parking lot, parking field or street side parking.

- ii. If guest parking is provided for within an HOA maintained alley, tract, parking field or parking lot the spaces must be striped.
- 2. Alley – Loaded Residential. Homes with alley loaded garages that accessed by Private Alleys shall comply with the following.
 - i. Private-Alleys serving Alley-Loaded Residential shall not exceed 450’ unless either (1) the fronts of the Alley-Loaded Residential being served by the Private Alley are fronting along a public street (or private street built to public street standards) OR (2) lots adjacent to the Private Alley’s entrance provide street frontage to a public street (or private street built to public street standards) that intersects the Private Alley. Any portion of the Private Alley adjacent to common area open space tracts shall not count towards the maximum 450’ Private Alley length.
 - ii. If the entry drive from a public or private street into a Private Alley at the T-intersection is less than 200 feet measured from the edge corner of the street to the T-intersection, it shall not be considered a separate Private Alley for the purposes of the measurement above.
 - iii. Entries from a public or private street into a Private Alley that continues as a L-shaped or U-shaped Private Alley are not separate Private Alley’s but shall be considered part of the L-shaped or U-shaped Private Alley.
- 3. The front setback of residential units shall not be located within 30 feet of a solid wall that exceed 3 feet in height. For this provision, the front setback shall be measured from the covered building front porch or the front of the building, whichever is closest to the wall.

D. Development with the Multi-Family Residential District (MFR – Parcel 4A of the Land Use Plan) shall comply with the following:

- 1. All development within the MFR is subject to Administrative Site Plan review.
- 2. The number of dwelling units per acre that may be developed in the MFR land use district (Parcel 4A) shall not exceed 19.9 dwelling units per acre.
- 3. Development within the MFR Parcel include color schemes that add visual interest and variation to buildings on the site.
 - i. At least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of base colors and accent colors/materials shall be used in a manner which creates a minimum of 4 (four) unique building schemes throughout the site.
 - ii. The color palates that incorporate a variety of colors and not simply shades of grays/browns.

- iii. Each dwelling unit shall have a minimum of 60 square feet of private outdoor open space in the form of private patios, and private balconies.
 - iv. A variation in roof height is required.
 - v. In lieu of complying with the City of Goodyear Design Guidelines requiring Multi-story buildings (exceeding two stories) stepping up and back from the street and adjacent properties (Incorporating a tiered design with one or two-stories in the front and increasing to multiple stories in the rear) the following shall apply:
 - a. All residential multi-family buildings within 20 feet of the eastern boundary of the multi-family district or landscape setback shall provide at least one (1) pedestrian connection, per building, to the adjacent public or private sidewalk which features a shaded pedestrian element and all residential multi-family buildings within 20 feet of the Northern Landscape Buffer and Trail shall provide at least one pedestrian connection, per building, to the public or private sidewalk which features a shaded pedestrian element.
4. At least one of the pedestrian connections to the Cotton Lane Greenbelt Trail required to be provided as set forth in Section II (A)(5) above shall be located within the MFR land use district (Parcel 4A).
 5. A minimum 15-foot-wide landscape buffer shall be installed along the southern boundary of the MFR Parcel. No buildings, carports, parking spaces or drive aisles/ driveways shall be located within the landscape buffer except drive aisles/driveways may cross over a landscape buffer as needed to access a parking lot. The landscape buffer may include sidewalks, parks/open space, and private yards.
 6. Amenities shall comply with Article 3-5-5 of the Goodyear Zoning Ordinance. In addition, each of the following additional enhanced amenities shall also be provided:
 - i. Minimum 6,500 square foot clubhouse/leasing office (may be located in separate buildings)
 - ii. Resort-style pool
 - iii. Shaded seating areas
 - iv. Fitness center (may be located in clubhouse)
 - v. Outdoor barbeque area
 - vi. Turf area(s)

7) ARCHITECTURAL GUIDELINES

The proposed homes will be made of high-quality material and architectural features to ensure long-term use and protected land value. The builder will submit color palettes for roof materials, dwelling units, accessory structures, and all other items associated with the development. As

mentioned above, a minimum of five floor plans, five elevations, and three color schemes will also be submitted by the builder for City approval.

At this time, architectural guidelines have not been fully established. The developer is willing to work with the City to establish architectural guidelines that will enhance the City's goals and vision, in making this an exceptional development. The CC&R's will be used as a template for providing a variety of housing alternatives.

8) CIRCULATION

The El Cidro internal street system shall be designed with a combination of short/long blocks and cul-de-sacs emphasizing accessibility and street networking, as well as connectivity to adjacent PADs. A roundabout is planned for the intersection of Elwood Street and 173rd Avenue, to keep traffic speed at appropriate levels, as agreed upon between staff and developer.

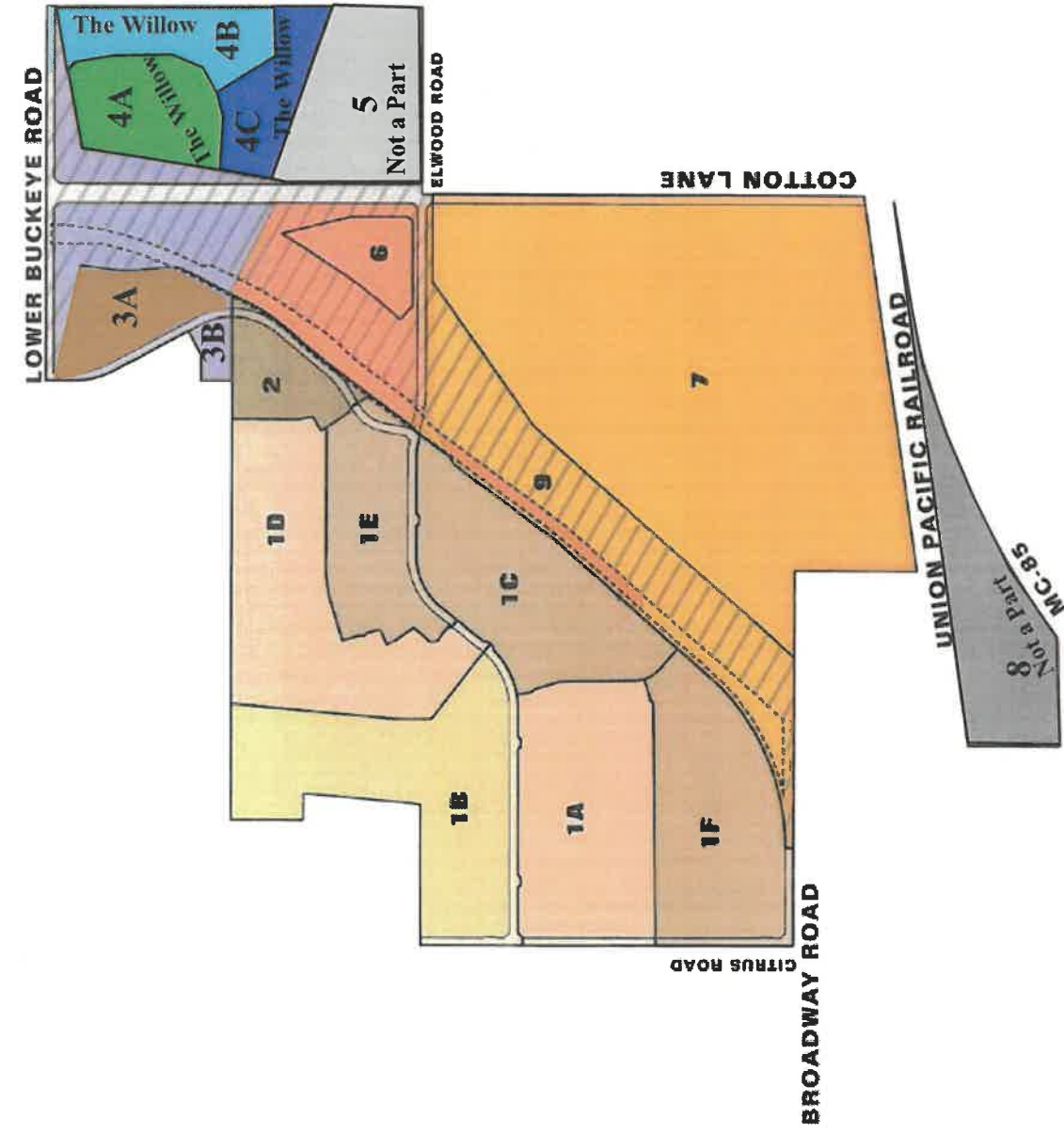
In addition to single-occupancy vehicles, City transportation will be furthered through the addition of bus bays placed at each monumented entrance, as well as each direction on the corners of Elwood and Cotton Lane in the El Cidro development. Two bus bays will be constructed northbound on Citrus Road and eastbound on Lower Buckeye Road.

The overall street design discourages non-resident traffic and allows access to neighborhood trails and amenities. It is anticipated that all streets will be public with no gated entries. In the event there are private interior roadways, such roadways will be maintained by the HOA. All public roadway improvements associated with the proposed development shall be designed and built to City standards.

9) COVENANTS, CONDITIONS, AND RESTRICTIONS

A set of Covenants, Conditions, and Restrictions (CC & R's) will establish a master homeowners' association (HOA) that will be responsible for the maintenance of the perimeter theme walls, signage, trails, landscape buffers and landscaping in all common areas and rights-of-way.

EL CIDRO LAND USE PLAN



Legend

- LDR4
- LDR3
- LDR2
- LDR1
- Commercial
- Industrial
- Multi-Use
- Arterials/Collectors
- City of Goodyear Property
- Flood Control Channel
- Not a Part
- Not a Part

- LDR5
- MDRA
- MFR

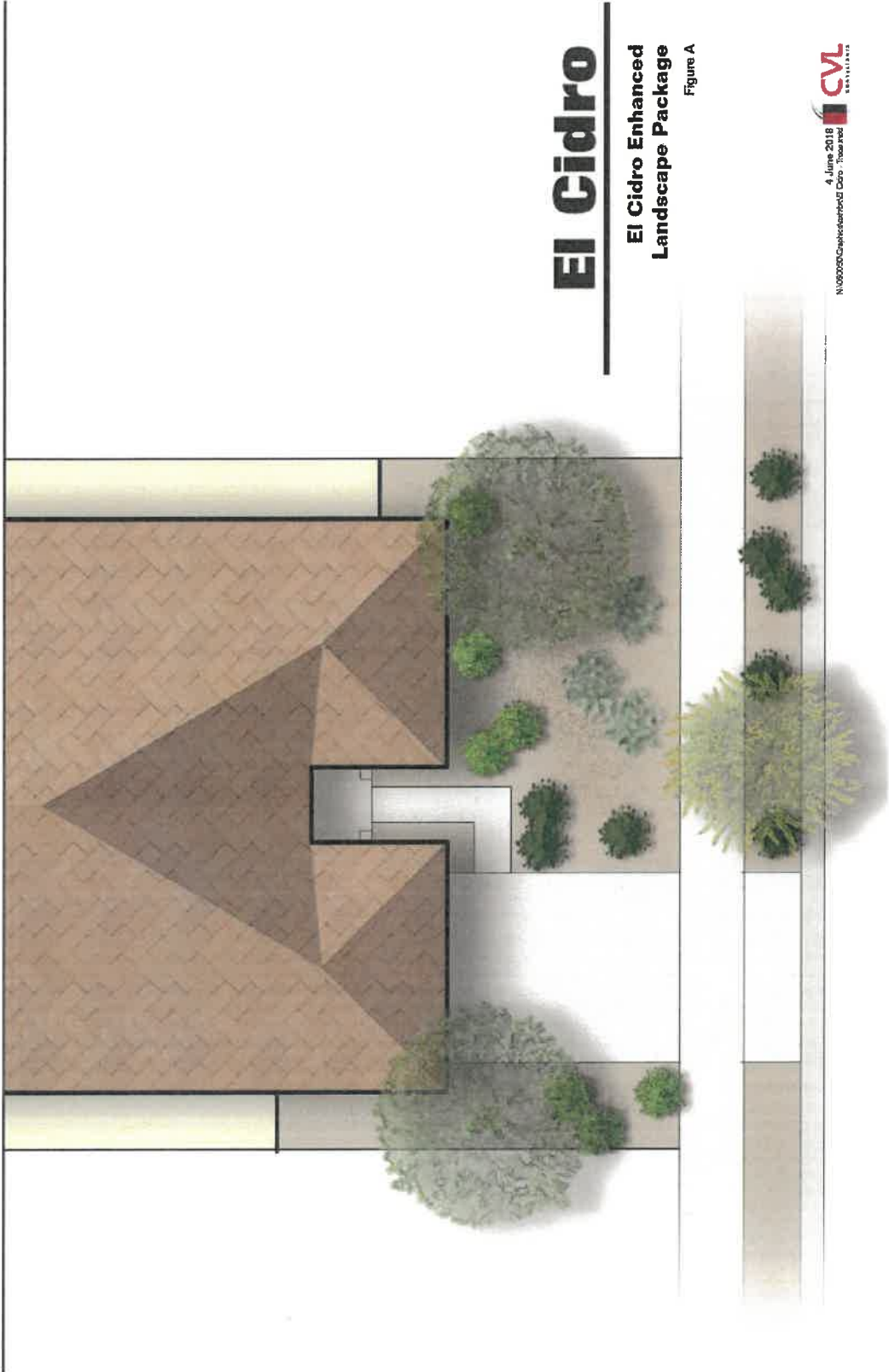
El Cidro

Land Use Plan

Figure 2



EL CIDRO ENHANCED FRONT YARD LANDSCAPING EXHIBIT



El Cidro

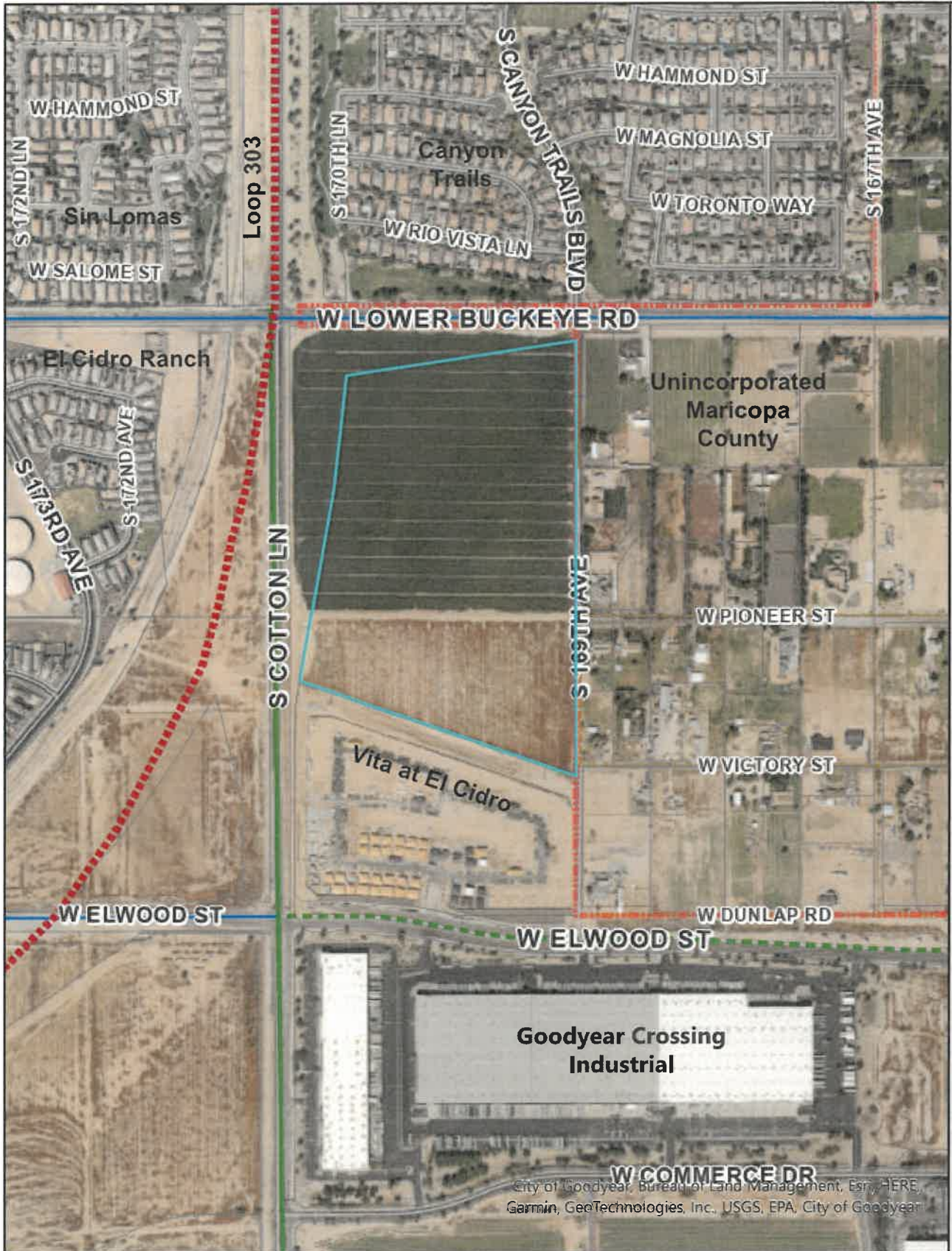
El Cidro Enhanced
Landscape Package

Figure A

Name of Map: City of Goodyear

Description: Willow at El Cidro Ranch

23-200-00007



City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, City of Goodyear

PAD AMENDMENT
(El Cidro PAD)

Narrative

Willow
at
El Cidro Ranch

(El Cidro – Parcel 4)

Goodyear, Arizona

1st Submittal: June 29, 2023

2nd Submittal: November 20, 2023



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Paradise Valley, AZ 85253

Development Team



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I. Purpose of Request

Willow at El Cidro Ranch is a proposed diverse residential housing community on an approximately 42.4-acre parcel of relatively unimproved agricultural land comprising APN 500-06-017E (the "Property"), located at the southeast corner of the future SR303 Freeway (Cotton Lane alignment) and Lower Buckeye Road in the City of Goodyear (the "City"). The Property is bordered by the future SR303 Freeway ROW and Lower Buckeye Road on the north, unincorporated Maricopa County residential properties to the east, the planned "Vita at El Cidro Ranch" build for rentresidential development to the south, and the future SR303 Freeway ROW and Cotton Lane on the west (see **Exhibit 1 – Context Map**). The Property comprises Parcel 4 of the existing El Cidro Planned Area Development (the "El Cidro PAD") which also encompasses the majority of the properties to the west (see **Exhibit 2 – Existing El Cidro Land Use Plan**).

Willow at El Cidro Ranch has been strategically located at this location and responds to ADOT's pending construction of the future SR303 Freeway (which will be significantly elevated above the adjacent properties at this location) and associated interchange immediately adjacent to the Property, which was not contemplated when the El Cidro PAD was originally approved by the City in 2007. *Willow at El Cidro Ranch* will provide a range of residential densities and diverse housing options, providing a transition of development height and intensity from the elevated SR303 Freeway and associated interchange back to the existing, lower density residential uses to the east of the Property.

As has previously been introduced to the City's Elected Officials, Management and Staff, BET Investments (dba El Cidro Ranch LLC) is proposing the development of *Willow at El Cidro Ranch*; an approximately 463-unit residential community, comprising a mix of single-family detached, single-family attached townhome units (alley-loaded), and multi-family units, all in conformance with the Property's existing "Neighborhood" General Plan land use designation. This sub-market of the City is underserved by housing product of this type, so this request will help fill a need in the sub-market area. The existing El Cidro PAD was planned in accordance with the City's prior General Plan which has since been updated and replaced. Consequently, *Willow at El Cidro Ranch* offers a proposed development that is consistent and compatible with the City's current General Plan.

The purpose of this application (as further outlined in Section II below), submitted on behalf of El Cidro Ranch LLC, is to request an amendment to the existing El Cidro PAD with respect to Parcel 4 only. The proposed amendment builds upon the existing entitlements for Parcel 4 and revises the land use regulations and development standards to accommodate a mix of low and medium density single-family (detached and attached) and multi-family residential uses.

II. Description of Proposed PAD Amendment

El Cidro Ranch LLC has owned the Property since 2004. The Property is currently zoned PAD and comprises Parcel 4 of the larger El Cidro PAD, originally approved by the City in 2007 as Case No. 06-200-00015. The El Cidro PAD was subsequently amended eight times over the past 16 years, most recently in 2018. The El Cidro PAD currently designates the Property as "Low Density Residential 1", which contemplates a residential density of 2.0 – 4.0 DU/Acre. This land use district was first established for the Property in 2007 when the El Cidro PAD was originally approved.

Due to the Property's proximity to the future elevated SR303 Freeway and associated interchange (slated for construction by ADOT in 2026), there has been no interest in the market to develop the Property as "Low Density Residential 1" per the El Cidro PAD, as lower density residential uses are simply less desirable and largely incompatible with an adjacent elevated freeway facility. Additionally,

ADOT’s ongoing design changes for this portion of SR303 now feature an even more elevated and extensive freeway at this location.

El Cidro Ranch LLC is therefore requesting an amendment of the El Cidro PAD, with respect to Parcel 4 only, to revise the Property’s existing “Low Density Residential 1” land use district with three (3) separate land use districts termed “Low Density Residential 5” or “LDR5”, “Medium Density Residential A” or “MDRA”, and “Multi-Family Residential” or “MFR”, each of which will include distinct development standards for the housing product types proposed for the Property as outlined in Section III below (the “PAD Amendment”) (see **Exhibit 3 – Proposed Land Use Plan**). The requested PAD Amendment will facilitate the development of the proposed *Willow at El Cidro Ranch*, which will include three separate residential development units. Totalling approximately 463 residences, *Willow at El Cidro Ranch* will include a mix of single-family residences, single-family attached townhome units (alley-loaded), and multi-family units, all in conformance with the Property’s existing “Neighborhood” General Plan land use designation. *Willow at El Cidro Ranch* will provide a compatible transition of both development height and intensity from the elevated SR303 Freeway on the north and west to the existing lower density residential uses to the east.

It should be noted that ADOT’s official September 27, 2018 Final Noise Report Addendum recognized the permitting requirement threshold for El Cidro Ranch Parcel 4 had been met per FHWA approval for the SR303 Freeway, confirming that a sound wall is not required to be built by the property owner on the east side of the freeway adjacent to the Property. The residential uses proposed by *Willow at El Cidro Ranch* are contemplated in the use category assumed by ADOT for the Property in this noise study. A proposed El Cidro noise wall will be designed and built by ADOT and has already been recognized by the Federal Highway Administration as “planned, designed, and programmed” by ADOT.

The proposed PAD Amendment will establish uses and development standards for the Property based on those of the City’s R1-4, R1-A, and MF-18 Residential Zoning Districts, establish design guidelines, and provide a conceptual development plan described in more detail in Section III below to guide future site plan approvals. This will give the City certainty as to how the requested PAD Amendment will be implemented on the Property.

III. Development Plan

Permitted Uses

Willow at El Cidro Ranch will be comprised of three (3) distinct land use districts representing the three (3) proposed housing product types. The permitted uses in these land use districts are all those uses allowed in the R1-4, R1-A, and MF-18 Residential Zoning Districts as set forth in **Table 1** below and in accordance with Article 3-2 of the City’s Zoning Ordinance. Unless explicitly modified within this PAD Amendment, then the City’s Zoning Ordinance prevails.

Table 1 – Permitted Uses

Land Use Districts	Permitted Uses
LDR5	R1-4
MDRA	R1-A*
MFR	MF-18

*Up to 15% of the units in MDRA may be detached.

Proposed Lot/Unit Size & Distribution

As depicted in **Exhibit 4 – Conceptual Development Plan**, *Willow at El Cidro Ranch* will include approximately 463 units, comprising a mix of single-family detached units, two-story single-family attached townhome units (alley-loaded), and three-story multi-family “stacked flats”. The community has been designed to be compatible with its proximity to the future elevated SR303 Freeway and associated interchange. The product type distribution currently contemplated for *Willow at El Cidro Ranch* is as outlined in **Table 2** below:

Table 2 – Proposed Product Type & Distribution

Land Use District	Product Type	% of Total Within District
LDR5	SF Detached	100%
MDRA	SF Attached Townhomes Units (Alley Loaded)	85 -100%
	SF Detached Townhomes (Alley Loaded)	0-15%
MFR	Multi-Family (Apartments/Stacked Flats)	100%

Proposed Development Standards

In order to accommodate the lot/unit sizes and housing product proposed for *Willow at El Cidro Ranch* (which are not currently contemplated in the El Cidro PAD), the development standards in **Tables 3 and 4** below are proposed to replace the “LDR1” development standards applicable to the Property as set forth in the El Cidro PAD (deviations are noted in **bold**):

Table 3 – Single-Family Development Standards

Land Use Districts	R1-4	LDR5	R1-A	MDRA
Underlying Zoning Districts		R1-4		R1-A
	City Standard	Amended PAD Standard	City Standard	Amended PAD Standard
Minimum Lot Area (sf)	4,500	4,000	2,800	2,400
Minimum Lot Width (ft.)	45	45	35	30
Minimum Lot Depth (ft)	100	90	80	80
Maximum Building Height (ft)	30	30	30	30
Maximum Building Coverage	60%	60%	75%	75%
Minimum Setbacks				
Front (ft) ^{1, 2}	10	10	10	10
Garage (ft)	20	20	20	20
Side (ft) ³	5	5	0	0
Total Sides (ft) ³	15	15 ⁵	0	0
Street Side (ft) ⁴	10	10	10	10
Rear (ft)	20	15	15	15
Open Space (% of Net Area)	15%	15%	15%	15%

¹ Front setback shall be measured to patios, livable space, and side entry garages.

² Setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet.

³ Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet.

⁴ Where a minimum 10-foot-wide landscape tract is provided, the typical side setbacks, rather than the Street Side setback applies.

⁵ Total of both sides setback may be reduced to 10 feet subject to the requirements as provided in Section 3-2-3-D.

Table 4 – Multi-Family Development Standards

Land Use Districts	MF-18	MFR
Underlying Zoning Districts		MF-18
	City Standard	Amended PAD Standard
Maximum Density (Du/Ac)	18	19.9
Minimum Lot Width (ft.)	200	200
Minimum Lot Depth (ft)	N/A	N/A
Maximum Building Height (ft)	30	40
Accessory building (ft)	12	12
Maximum Building Coverage	50%	50%
Minimum Setbacks ⁵		
Front (ft) ¹	30	30
Side (ft)	30	30
Total Sides (ft)	60	60
Street Side (ft) ⁴	30	30
Rear (ft)	30	30
Minimum Setbacks from SF Residential Zoning ⁵		
Building Height 20'	30'	30'
Building Height 20'-30'	50'	50'
Building Height > 30'	50' +5' for every 1' > 30'	50' +5' for every 1' > 30'
Recreation Open Space (SF/DU)	400	400
Private Outdoor Open Space (SF/DU)	60	60

Justification for Development Standards Deviations

- *30' landscape buffer measured to curb in MFR District (Staff Interpretation).*
 - The required 30' landscape buffer shall be provided in the MDRA District adjacent to the internal spine road. However, such buffer will be measured from back of the right of way and may include a detached sidewalk and view fence. A minimum buffer of 20' shall be

provided between the right of way and view fence. The entire buffer will be landscaped, satisfying the intent of the code requirement.

- *40' building height permitted in the MFR District.*
 - The future 303 alignment and planned elevated traffic interchange immediately adjacent to the MFR District warrants additional height at this location. The increased height will provide additional buffering for the single-family districts from the freeway and allows for additional opportunities for open space and amenities.
- *Minimum lot depth of 90 feet in the LDR5 District.*
 - Reducing the minimum lot depth by 10' in the LDR5 District promotes efficient use of the site. The lot size is compatible with homebuilder product that is common in the market and enables activation of more open space, including the enhanced trail corridor along the eastern perimeter. This also enables a larger buffer for the County RU-43 residences to the east.
- *Minimum lot area of 4,000 square feet in the LDR5 District.*
 - As described above, the 90' lot depth enables the development to include more active open space, including the proposed 60' wide trail on the eastern perimeter of the Property. The single-family residential component of *Willow at El Cidro Ranch* provides more than double the City's minimum required open space with 4.8 acres of open space, including 1.8 acres of active open space. The proposed lot sizes enable home builders to deliver a product with demand in the market while encouraging community activation.
- *Minimum rear setback of 15 feet in the LDR5 District.*
 - Reducing the rear setback by 5' will allow for optimal land use by maximizing the buildable area of the site. Given the overall site constraints as a result of the Loop 303 alignment and the desire to provide outdoor amenities, the minor setback reduction allows for additional units of an in-demand residential housing product. This not only helps maintain affordability but allows for more housing to meet the increasing demand in this area.
- *Minimum lot width of 30 feet in the MDRA District.*
 - Reducing the minimum lot width by 5' in the MDRA District promotes efficient use of the site. The lot size is compatible with homebuilder product that is common in the market and enables activation of more open space. The MDRA District of *Willow at El Cidro Ranch* will include 5.5 acres of open space, including 2.1 acres of active open space.
- *Minimum lot area of 2,400 feet in the MDRA District.*
 - With 30' lots being compatible with in-demand homebuilder product, allocating additional square footage to open space and amenities encourages outdoor activity and community activation. As described below, the single-family residential component of *Willow at El Cidro Ranch* provides more than double the City's minimum required open space. This creates an attractive community with a variety of housing options.

Conceptual Open Space & Amenities (Overall)

Willow at El Cidro Ranch will significantly exceed the City's minimum 15% open space requirement for single-family residential development, providing at least 10.3 acres or 39% of the single-family development units (Parcels B and C) as open space. **See Exhibit 5, Conceptual Open Space Plan.** Abundant open space and amenity programming will be central design features for each development unit within this community. As shown on **Exhibit 6 – Conceptual Landscape Plan**, the single-family

portion of the project will include two park amenity areas, ensuring that all residents have convenient walkable access to a variety of open space and amenity opportunities.

- Parcel B will have a total of 1.8 acres of usable open space.
- Parcel C will have a total of 2.1 acres of usable open space.
- Additionally, *Willow at El Cidro Ranch* will have a continuous open space buffer around the perimeter of the project, accessible to both the single-family and multi-family portions of the project. This open space buffer will have a minimum width of 50' on the western boundary, 30' on the northern boundary, and 60' on the eastern boundary. The southern boundary is adjacent to the 100' wide powerline easement corridor which will be developed as an open space area by the development to the south. Additionally, the open space buffer on the northern, western, and eastern perimeters will feature a continuous pedestrian pathway that will connect to the pathway in the powerline corridor to the south, thereby creating a 4.8-acre trail corridor with a nearly 1-mile (4,440 LF) pedestrian trail loop for all residents of *Willow at El Cidro Ranch* to enjoy. This perimeter open space buffer will also serve to provide proper screening and buffering from the adjacent land uses. The trail on the western perimeter will also be available for use by the public with access from the powerline easement trail.

Conceptual Open Space & Amenities (Multi-Family)

The multi-family portion of *Willow at El Cidro Ranch* will separately satisfy the City's open space requirements for multi-family residential uses. In addition to having full access and connectivity to the overall community open space amenities outlined above, the multi-family portion of the project will have its own exclusive park amenity area.

- The Multi-Family Common Area will feature a minimum of 2.1 acres of activated open space and will include a community pool and cabana facility, a clubhouse, and turf activity. The Multi-Family Common Area, combined with the non-programmed open space within the multi-family portion of the project, will total 6.2 acres or approximately 270,072 SF in size (664 SF/DU), thereby significantly exceeding the 400 SF per DU required by the MF-18 development standards for the 312 proposed units.
- Additionally, each of the multi-family units will have a private outdoor open space area of at least 60 SF per DU. This private outdoor open space will be provided in the form of private patios for ground-level units and private balconies for 2nd and 3rd level units.

Pedestrian Connectivity

Willow at El Cidro Ranch is intended to promote excellent internal walkability and connectivity consistent with a more urban environment feel. To that end, the following measures illustrated on **Exhibit 7 – Pedestrian Connectivity Plan** have been implemented:

- As noted above, a nearly 1-mile pedestrian trail has been created in the open space buffer around the north, west, and east perimeters of the project and connecting to the trail in the powerline corridor to the south.
- A minimum of 6 pedestrian connections have been provided from the interior of the project out to the perimeter trail loop.

- The main park amenity areas within the project are connected and accessible to the residents via a series of pedestrian pathways and street sidewalks.

Parking

Multi-Family District

The MFR district will provide a total of 590 parking spaces, which exceeds the required minimum of 587 spaces based on applicable parking ratios for multifamily development. A minimum of 2% of the required parking spaces will be reserved for handicap parking and 2 spaces shall be van accessible. Guest parking in the MFR district is provided per minimum City Standards.

MDRA District

For the MDRA district, guest parking spaces have been included near the centralized amenity areas and can also be accommodated with on-street parking and in the individual unit driveways. Parking will meet minimum City standards.

Entry Monumentation

Entry monumentation welcoming visitors and residents to *Willow at El Cidro Ranch* will be provided at the two main entrances to the community off of Cotton Lane and Lower Buckeye Road and will be designed to be consistent and appropriate for the character of the area. Entry monumentation will conform to the City standards as outlined in Article 7 of the Zoning Ordinance.

Walls & Fencing

Project walls and fencing for *Willow at El Cidro Ranch* have been strategically located to provide the appropriate balance of privacy, security, and view opportunities within the project itself and with its relationship to the surrounding community. Perimeter walls constructed along the boundaries of the Property will complement the overall themes established within the West Goodyear area and will provide a complementary transition between the existing El Cidro developments theme wall.

Additionally, perimeter walls constructed along the boundaries of the Property will, where possible and practical at locations such as project entrances, incorporate cobblestone wall pillars with end caps and/or other agrarian elements and desert/natural colors. *Willow at El Cidro Ranch* will feature primarily solid perimeter walls on the north, east, and west boundaries to provide privacy and security, with partial view wall provided along the southern boundary, thereby enhancing the visual connectivity with the open space corridor to the south (see **Exhibit 8 – Conceptual Site Wall & Street Sections Exhibit**).

Design Requirements

Willow at El Cidro Ranch will implement at least the minimum required number of design elements from the list of options in **Table 5** below:

Table 5 – Additional Design Elements

Land Use Districts	LDR5	MDRA
Amenity Elements (Required)	(1)	(1)
Adjacent to Community Amenity		
Additional Open Space		
Additional Internal Park Amenities		
Integrated Commercial Additional Amenities		
Connectivity Elements (Required)	(2)	(2)
Infill Development		
Limited Subdivision Perimeter Walls		
Trail System Connections		
Smaller Blocks		
Lot Diversity		
Additional Connectivity Elements		
Streetscapes Elements (Required)	(3)	(1)
Additional Front Setbacks		
Detached Sidewalks		
Shared or Clustered Driveways		
Alley-Loaded		
Open Space Facing Homes		
Porches & Courtyards		
Paving Material		
Deep Recessed Garages		
Additional Streetscape Elements		

El Cidro Ranch LLC or another future developer may elect to implement any of the additional design elements in **Table 5** above in order to meet the minimum required number for each land use district, and/or any other design elements that may be approved by the City's Zoning Administrator. Though not a comprehensive list, *Willow at El Cidro Ranch* currently anticipates implementing the following:

Amenity Elements

- Adjacent to Community Amenity – *Willow at El Cidro Ranch* is immediately adjacent to a powerline open space corridor that will be improved by the project to the south with a pedestrian trail to serve as a community amenity. *Willow at El Cidro Ranch* will connect its planned perimeter trail corridor to this community amenity, thereby providing a 1-mile trail loop (see **Exhibit 6 – Conceptual Landscape Plan**). This amenity element would apply to both single-family land use districts (LDR5 and MDRA).

- Additional Internal Park Elements – *Willow at El Cidro Ranch* shall provide Additional Internal Park Amenities in the Parcel B Open Space and the Parcel C Open Space as depicted in **Exhibit 6 – Conceptual Landscape Plan** (this amenity element would apply to both single-family land use districts (LDR5 and MDRA). Development of Parcels B and C may include amenities selected from the list below or comparable:
 - Benches
 - On-site parking
 - Trash Receptacle
 - Drinking fountains
 - Seating Nodes
 - Open Space
 - Internal Trails and Paths
 - Shade Structure
 - Shade Trees
 - Passive Turf Areas
 - Turf retention basin
 - Community garden
 - Botanical garden
 - Small Play Structure (ages 5-12)
 - Tot Lot (ages 2-5)
 - Interactive Water Play
 - Pool
 - Ramada/Built Shade
 - Fire Pit
 - Outdoor Dining and BBQ area
 - Dog Park
 - Splash pad
 - Exercise/Fitness Park
 - Crawl tunnel
 - Bocce ball court
 - Lawn Games
 - Tennis court
 - Basketball court
 - Baseball field
 - Bag toss
 - Soccer field
 - Bike parking
 - Activity/discovery trail
 - Turf/Sand Volleyball Court
 - Sport Court
 - Barbeque

Connectivity Elements

- Limited Subdivision Perimeter Wall – Except as may be modified to comply with applicable development standards and final platting, the design of the walls and fencing installed around the perimeter of *Willow at El Cidro Ranch* shall be consistent with the walls and fencing reflected in **Exhibit 8 - Conceptual Site Wall & Street Sections Exhibit**. Along the southern boundary of the project adjacent to the powerline/open space corridor, 100% of the project's perimeter wall will be partial view wall. This connectivity element would apply to the MDRA single-family land use district.
- Trail System Connections – As outlined in **Exhibit 7 – Pedestrian Connectivity Plan**, *Willow at El Cidro Ranch* is located immediately adjacent to the powerline open space corridor and trail on the project's southern boundary. The project will provide multiple pedestrian connections out to this trail, thereby creating a nearly 1-mile-long trail system along the perimeter of the project. This connectivity element would apply to both single-family land use districts (LDR5 and MDRA).
- Additional Connectivity Elements – As outlined in **Exhibit 7 – Pedestrian Connectivity Plan**, *Willow at El Cidro Ranch* shall provide a minimum of 6 pedestrian connections to the perimeter trail system (it should be noted that such connections may be gated and will not allow “pass-thru” pedestrian traffic from the surrounding community); pedestrian gates built in tandem with

vehicular entries shall count as one (1) pedestrian connection. This connectivity element would apply to both single-family land use districts (LDR5 and MDRA):

- Lower Buckeye Road & North Boundary Trail:
 - A minimum of one (1) pedestrian connection shall be designed from the interior of the community out to the street sidewalk and/or pedestrian trail along the north boundary of the project, facilitating enhanced connectivity to the surrounding area.
- Cotton Lane & West Boundary Trail:
 - A minimum of three (3) pedestrian connections shall be designed from the interior of the community out to street sidewalk and/or pedestrian trail along the west boundary of the project, facilitating enhanced connectivity to the surrounding area. Additionally, a minimum of two (2) publicly accessible, shaded seating areas shall be provided along the trail.
- Southern Powerline Open Space & Trail Corridor:
 - The perimeter trail on both the east boundary and the west boundary will connect to each end of the existing trail within the powerline open space corridor to the south of the project, thereby creating the 1-mile perimeter trail loop that can be utilized by Willow at El Cidro Ranch residents.

Streetscape Elements

- Alley-Loaded – The housing product proposed for the MDRA land use districts will be alley-loaded.
- Porches & Courtyards – 100% of MDR Homes shall have a front porch or courtyard with at least 50% of the homes having a covered front porch that is at least 48 square feet. Covered porch can include a slatted roof or other roof design alternative, if it is an integrated, significant architectural feature with columns that are complimentary to the style of the home.

IV. Design Guidelines

The required design guidelines for *Willow at El Cidro Ranch* will be in general conformance with the single-family residential requirements of Chapter 2 and the multi-family residential requirements of Chapter 3 of the City of Goodyear Design Guidelines, except as modified by the following:

Single-Family Residential Subdivision Design – Lot & Tract Design

3.A(1)(h) *Corner lots are encouraged to be at least ten (10) feet wider than interior lots to accommodate housing product and street side setbacks.*

Corner lots at *Willow at El Cidro Ranch* will either be 10 feet wider than interior lots or located adjacent to a minimum 10-foot-wide landscape tract.

Architectural Form – Building/Garage Orientation

3.B(1)(a) *Garages should be designed and located to reduce the visual impact of garage doors along street frontages. A mix of garage orientations (i.e., significantly recessed front facing, side entry, tandem) shall be provided.*

Willow at El Cidro Ranch will not offer any floorplans with side-entry garage plans. The single-family attached residential product will be alley-loaded which has no garages on the front of the homes. Garages on the non-alley-loaded product will be recessed from the livable portion of the homes.

Architectural Form – Architectural Design

3.B(2)(b) *The front door of the home shall be clearly visible from public view (i.e., from the front portion of the lot).*

The front door shall be visible from public view in all cases. For alley-loaded townhomes, the front door will either face street right-of-way or an open space tract and will therefore be visible from public view despite not being located on the front portion of the lot.

3.B(2)(u) *A useable, covered outdoor patio should be provided on the rear side of each unit. Covered patio dimensions should be at least 100 square feet, with a minimum interior dimension of ten feet (10’).*

The homes offered at *Willow at El Cidro Ranch* will meet the minimum size requirement of the outdoor patio, but in order to allow more natural light into these areas the outdoor patios will not be covered.

Multi-Family Residential Design – Architectural Guidelines - Building Scale & Height

3.B(1) *Multi-story buildings (exceeding two stories) shall step up and back from the street and adjacent properties. Incorporate a tiered design with one or two-stories in the front and increasing to multiple stories in the rear where appropriate.*

The multi-story buildings in the MFR land use district of *Willow at El Cidro Ranch* will not step up and back from the street and adjacent properties. In this case, the MFR portion of the project is located immediately adjacent to the future SR303 Freeway and Lower Buckeye Road interchange and is additionally buffered from these facilities by a 50'-wide landscape setback. Creating a step up/back from such a condition is unwarranted and unnecessary. The rest of the project's housing product is expected to include primarily two-story product, thereby further eliminating the need to step up/back the buildings.

The multifamily buildings are separated from the single-family residential districts by a public minor collector street with a 48' street section, bike lanes, and detached sidewalks. Combined with the landscape buffers there will be adequate separation to avoid any stark height contrasts between development areas, while also providing a buffer for the single-family development units from the freeway.

V. Proposed Housing Product

Although not the subject of this current request, we understand the housing product proposed for *Willow at El Cidro Ranch* is important to an overall assessment and review of the development. As previously indicated, El Cidro Ranch LLC is currently contemplating three distinct product types for this community: single-family detached units, single-family attached townhome units (alley-loaded), and

three-story multi-family stacked flats, in order to create a range and diversity in housing product offerings (see **Exhibit 9 – Sample Project Imagery**):

- The single-family detached units proposed for the LDR5 land use district will primarily be a two-story product on a 45' x 90' lot. This product series will range in size from approximately 1,300 SF to 2,200 SF and feature 2 car garages plus a full-length driveway.
- The single-family attached townhome units (alley-loaded) proposed for the MDRA land use district will be a two-story product on a 30' x 80' lots which include a minimum 10' rear yard, largely put together in 4-unit buildings. This product series will range in size from approximately 1,200 SF to 2,020 SF and feature two-car garages plus a full-length driveway. In order to accommodate a variation on product and limit long blocks of units. Up to 15% of the overall MDRA units may be a single-family detached townhome.
- The multi-family product proposed for the MFR land use district will consist of three story stacked flats with units ranging in size from approximately 750 SF to 1,280 SF. Surface parking will be provided.

The provided sample housing products are intended to be purely conceptual and representative of architectural styles. Final housing designs shall be subject to Design Review and approval.

VI. Streets & Circulation

The main street through the project from the previously negotiated primary entrance locations from Lower Buckeye Road and Cotton Lane will utilize a 60' wide public minor collector street with a 48' wide street section, bike lanes, and detached sidewalks. The LDR5 district will utilize a 50' wide public local street with an approximately 33' wide street section and attached sidewalks. The MDRA section will utilize a 43' private local street with a 32' wide street section, parking on both sides of the street, and attached sidewalks. Finally, the alleys will utilize a 26' wide street section with no on-street parking allowed (see **Exhibit 8 - Conceptual Site Wall & Street Sections Exhibit**).

Willow at El Cidro Ranch will be easily accessible from the future SR303 Freeway. Primary access will occur at entries via either the Cotton Lane/SR303 Freeway frontage road or Lower Buckeye Road. It should be noted that no improvements are being required by the City to Cotton Lane or Lower Buckeye Road given the pending construction of the adjacent SR303 freeway and the interchange at Lower Buckeye Road.

VII. Public Utilities & Services

Water

Water service for *Willow at El Cidro Ranch* will be provided by the City. It is anticipated that the project will connect to the City's existing 24" water line in Lower Buckeye Road adjacent to the Property and will construct a new 12" water line from Cotton Lane through the Property.

Sewer

Sewer service for *Willow at El Cidro Ranch* will be provided by the City. It is anticipated that the project will connect to the City's existing 36" sewer line along Cotton Lane adjacent to the Property, which will ultimately discharge to the City's existing 157th Avenue WWTP.

Electric

Electric service for *Willow at El Cidro Ranch* will be provided by APS which has existing infrastructure adjacent to the Property.

Cable/Internet

Cable and internet service for *Willow at El Cidro Ranch* will be provided by Cox Communications or CenturyLink which have existing infrastructure adjacent to the Property.

Refuse & Recycling

Refuse and recycling services for *Willow at El Cidro Ranch* will be provided by the City. The City is already providing these services to the surrounding area.

Police, Fire & Emergency Services

Police, fire, and emergency services for *Willow at El Cidro Ranch* will be provided by the City. The City is already providing these services to the surrounding area.

Schools

Willow at El Cidro Ranch is located within the Agua Fria Union High School District (Desert Edge High School) and the Avondale Elementary School District (Copper Trails K-8). Additionally, there are a variety of charter school options in the area available to future residents. Anticipated student demand for *Willow at El Cidro Ranch* is outlined in **Table 6** below.

Table 6 – School Impact Analysis

School Type	Total Units	Student Ratio	Projected Students
Avondale ESD (K-8)	463	0.30/Lot	139
Agua Fria Union High School District	463	0.19/Lot	88
Total	463		227

VIII. Drainage & Retention

Willow at El Cidro Ranch is located within FEMA Flood Zone 'X' per FIRM Panel 04013C2145M, effective September 18, 2020. A relatively small amount of off-site drainage from the north, east and west will impact the Property. Drainage channels have therefore been planned within the landscape setbacks along the north, east and west boundaries of the project to convey this flow around the Property to its historical outfall, while also providing additional perimeter buffering from adjacent land uses.

Stormwater retention for *Willow at El Cidro Ranch* may include a combination of surface and underground retention, all in conformance with the City's requirements.

IX. Compatibility with Adjacent Properties

Willow at El Cidro Ranch is bordered by the future SR303 Freeway ROW and Lower Buckeye Road on the north, unincorporated Maricopa County residential properties to the east, the planned “Vita at El Cidro Ranch” residential development to the south, and the future SR303 Freeway ROW and Cotton Lane on the west (see **Exhibit 1 – Context Map** attached hereto).

It is important to note that the future SR303 Freeway adjacent to the Property will be significantly elevated, thereby making traditional, single-story residential uses impractical and undesirable at this location. The proposed project is therefore compatible with the planned SR303 Freeway and related interchange/frontage road infrastructure to the north and west, which also provides separation between the project and the traditional single-family residential uses on the other side.

In order to achieve compatibility with the SR 303 Freeway and existing and planned residential uses to the east and south, *Willow at El Cidro Ranch* has been designed with a transition of density and building height from north to south and west to east, with open space/landscape buffers provided along the northern and eastern boundaries (minimum 30’ wide) and the western boundary (minimum 50’ wide). There is an existing 100’ wide powerline open space corridor along the southern boundary.

The introduction of the elevated SR303 Freeway at this location will change the feel of the surrounding area, and El Cidro Ranch LLC believes that a new diverse residential community will be fully compatible with the surrounding area and will not have any adverse impacts to neighbors or the City as a whole. Rather, it will introduce a new and exciting diversity of housing options into an under-served sub-market of the City.

X. Compatibility with General Plan

Willow at El Cidro Ranch is compatible with the Property’s existing “Neighborhood” General Plan land use designation, which allows for a variety of single-family and multi-family residential uses. Further, *Willow at El Cidro Ranch* is consistent with the goals, objectives, and policies of the General Plan, including:

Goal GD-1: A compatible mix of land uses that fosters a quality community, with livable and safe neighborhoods, a healthy population, a strong economy, and a sustainable environment.

As indicated above, *Willow at El Cidro Ranch* responds to the pending extension of the SR303 Freeway adjacent to the Property by proposing a mix of diverse housing product options at a key location, while still maintaining compatibility with the surrounding community.

Goal GD-2: Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addressed the needs of existing and future residents and businesses.

- *Objective GD-2-1: Ensure that new development pays its fair share toward the cost of additional public service needs generated by that new development.*

Willow at El Cidro Ranch will construct all required infrastructure to support the project and pay development impact fees to the City for its fair share of additional public service needs that may be generated.

- *Objective GD-2-2: Focus new growth in the City's designated growth areas to effectively utilize resources, minimize operation and maintenance costs, and attract and effectively provide new services such as transit and entertainment opportunities.*

While not specifically located within a designated growth area, *Willow at El Cidro Ranch* is located along the pending extension of the SR303 Freeway where additional growth is expected to occur.

Goal GD-3: A connected community with a well-functioning roadway network of complete streets that meet the needs of its residents, workforce, and visitors.

- *Objective GD-3-1: Establish and maintain a well-functioning roadway network.*

Willow at El Cidro Ranch will be situated immediately adjacent to the SR303 Freeway extension and the interchange at Lower Buckeye Road, thereby providing a connected and well-functioning roadway network in the area for future residents.

- *Objective GD-3-2: Integrate land use planning with transportation planning efforts.*

As indicated above, *Willow at El Cidro Ranch* responds to the pending extension of the SR303 Freeway adjacent to the Property by proposing a mix of diverse housing product options at a key location, providing a transition of development intensity moving from the freeway southeast toward existing development.

Goal GD-5: A customer-centered, effective, and efficient system of public and private facilities and services for existing and future residents, businesses, and visitors.

- *Objective GD-5-1: Ensure infrastructure and services are available to meet the needs of new residents and workers and continue to meet the needs of the existing community.*

El Cidro Ranch LLC will work closely with the City to ensure that adequate City services and level-of-service will be available to the future residents of *Willow at El Cidro Ranch*. Further, key utility infrastructure adjacent to the project will be completed by El Cidro Ranch LLC.

Goal GD-6: An assured volume and reliable supply of affordable, high quality water resources that meet both current and future needs.

- *Objective GD-6-6: Commit to water conservation.*

Willow at El Cidro Ranch will implement water conservation methods in its landscaping and irrigations system designs. Plants shall be selected from the Low-Water-Use/Drought-Tolerant Plant List as detailed in the Official Regulatory List for the Phoenix Active Management Area Fourth Management plan.

Goal GD-7: A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environment.

- *Objective GD-7-3: Ensure the built (i.e., man-made) environment fosters safety.*

Willow at El Cidro Ranch will be designed to respond to this objective, incorporating appropriate street and open space lighting, as well as street design (i.e. centralized roundabout) that discourages speeding, in order to create a safe community.

Goal GD-8: A community that is sensitive and dedicated to preserving the unique nature and wildlife of the Sonoran Desert.

- *Objective GD-8-1: Utilize architecture and landscape that is compatible with the Sonoran Desert.*

BET Investments always considers the natural environment in the design of its communities. *Willow at El Cidro Ranch* will be no exception. Site architecture will be compatible with the elements of the Sonoran Desert, and landscape design will utilize vegetation that provides shade, color, and allow for the efficient use of water.

Goal CC-1: Vibrant and complete neighborhoods recognized as being people and family-friendly, each with their individual character yet connected and integrated into a cohesive Goodyear.

- *Objective CC-1-1: Create and foster complete neighborhoods.*

Willow at El Cidro Ranch will be a complete neighborhood, featuring a range of housing options, pedestrian and bicycle connectivity, abundant open space, amenities, and gathering places, all in close proximity to key transportation corridors that provide easy access to schools, retail and dining options, and future job centers.

Goal CC-2: A diverse stock of high-quality housing that meets the needs of all residents.

- *Objective CC-2-1: Provide diverse and quality housing products.*

Willow at El Cidro Ranch will offer three (3) different housing product options, ranging from a single-family detached product to a multi-family product, all in conformance with this objective. The home architecture will respond to current market trends and demands, both in terms of design and quality.

Goal CC-3: A parks, trails, open spaces, add recreational facilities system that is regionally and locally linked and accessible, that serves existing and future residents and contributes to the community's social, economic, and environmental quality.

- *Objective CC-3-1: Develop parks and recreation facilities in support of programs and events desired by city residents, that support economic development and that promote neighborhood identify and quality of life.*

Willow at El Cidro Ranch will provide internal parks, trails, and amenity areas in conformance with the policies outlined in the General Plan for the "Neighborhoods" land use category including, making them a focal point of the neighborhood in close proximity to all residents, providing excellent connectivity, and creating a sense of place where residents can play safely and interact socially.

Goal CC-7: A community with access to healthy eating and active lifestyle opportunities.

- *Objective CC-7-2: Promote a physically active community.*

Willow at El Cidro Ranch will feature an abundance of open space and recreational amenities, all connected to residents by pathways and sidewalks (including a nearly 1-mile-long trail loop), thereby helping to promote a more physically active community.

Goal ED-1: A resilient and diversified economy.

- *Objective ED-1-1: Encourage development to attract business to Goodyear that offer good wages and benefits and positively contribute to the community and economy.*

One essential aspect in the attraction of good jobs is the availability of an ample and educated workforce. *Willow at El Cidro Ranch* is designed to attract such residents to the City and provide them with desirable and affordable housing options.

Goal ED-3: An educated and healthy workforce.

- *Objective ED-3-1: Ensure a vibrant and prepared workforce.*

As indicated above, *Willow at El Cidro Ranch* is designed to attract the educated and prepared workforce desired by the City, both through diversity of residential product offerings and the numerous amenities throughout the community.

XI. Rezoning Evaluation Criteria

Willow at El Cidro Ranch responds to the rezoning evaluation criteria outlined in Section 1-3-1.D.3 of the City's Zoning Ordinance:

- a. *Consistency with the goals, objectives, policies, and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;*

As outlined in Section X above, *Willow at El Cidro Ranch* is consistent with the goals, objectives, and policies of the General Plan, as well as the Property's existing "Neighborhood" General Plan land use designation. As noted previously, ADOT's pending construction of the SR303 Freeway is a new condition that influences the proposed *Willow at El Cidro Ranch* project.

- b. *Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district;*

The Property's physical and natural features are well suited for the proposed *Willow at El Cidro Ranch* project. The Property is generally flat, vacant, agricultural land which is ideally suited for this type of development. There are no significant existing natural or man-made features within or adjacent to the Property that would require preservation or significantly impact its development. As noted previously, *Willow at El Cidro Ranch* does respond to the proposed extension of the elevated SR303 Freeway adjacent to the Property by proposing a more compatible development plan than the one currently contemplated in the El Cidro PAD.

- c. *Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;*

Willow at El Cidro Ranch will provide an appropriate transition of development intensity moving south and east from the pending elevated SR303 Freeway at the northwest corner of the Property. Consequently, El Cidro Ranch LLC believes that this new diverse residential community will be fully compatible with the surrounding area in terms of land use, density, traffic, aesthetics, infrastructure, environmental impacts, and property values.

- d. *Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning;*

Given ADOT's pending construction of the adjacent elevated SR303 Freeway, the uses currently contemplated in the El Cidro PAD are no longer well-suited for the Property. *Willow at El Cidro Ranch* will provide an appropriate transition of development use and intensity moving south and east from the pending elevated SR303 Freeway at the northwest corner of the Property while still remaining compatible with the land uses in the surrounding area.

- e. *Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;*

Willow at El Cidro Ranch responds to ADOT's pending construction of the elevated SR303 Freeway adjacent to the Property by offering new lifestyles, characters, and housing options to complement and enhance the existing neighborhoods and land uses in this area, while simultaneously providing an appropriate transition of development intensity. The proposed housing product types are in high demand and under supplied in this sub-market of the City.

- f. *Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools, and emergency services facilities and equipment;*

As outlined in Section VII above, the majority of the infrastructure and utilities required for the development of *Willow at El Cidro Ranch* are already in place adjacent to the Property. El Cidro Ranch LLC will be connecting to that existing infrastructure and making some improvements as required by the City. The required public services are already provided by the City in the immediate area. Also as noted in Section VII above, there are a variety of school options available in the surrounding area for the future residents of *Willow at El Cidro Ranch*.

- g. *Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;*

As outlined in Section VII above, the majority of the infrastructure and utilities required for the development of *Willow at El Cidro Ranch* are already in place adjacent to the Property and the City is already providing the required public services in the immediate area.

- h. *General public's concerns;*

El Cidro Ranch LLC understands that the City will route this application to various stakeholders and the adjacent property owners will be notified. El Cidro Ranch LLC looks forward to discussing this project with neighbors in the surrounding area and highlighting the project's benefits and compatibility with the evolving development pattern in the area.

i. Whether the amendment promotes orderly growth and development; and

Willow at El Cidro Ranch responds to ADOT's pending construction of the elevated SR303 Freeway adjacent to the Property by offering new lifestyles, characters, and housing options to complement and enhance the existing neighborhoods and land uses in this area, while simultaneously providing an appropriate transition of development intensity. All infrastructure required to support the project will be constructed concurrently with it. It therefore promotes orderly growth and development consistent with the City's vision.

j. Any other factors related to the impact of the amendment on the general health, safety, and welfare of the citizens of the City and the general public.

This application for *Willow at El Cidro Ranch* will have no adverse impact on the health, safety, or welfare of the citizens of the City or the general public.

XII. Conclusion

In summary, *Willow at El Cidro Ranch* will be a highly amenitized, diverse residential community, comprising a mix of single-family detached residences, two-story single-family attached townhome units (alley-loaded), and three-story multi-family units, all in conformance with the Property's existing "Neighborhood" General Plan land use designation. This sub-market of the City is under-served by housing product of this type and this request will help fill a need in the sub-market area. *Willow at El Cidro Ranch* is responsive to ADOT's pending construction of the elevated SR303 Freeway adjacent to the Property by offering new housing options to complement and enhance the existing neighborhoods and land uses in this area, while simultaneously providing an appropriate transition of development intensity.

The proposed PAD amendment is compatible and appropriate for this location and is consistent with the Property's existing "Neighborhood" General Plan land use designation, as well as the overall goals and policies of the General Plan.

Exhibit 1 – Context Map

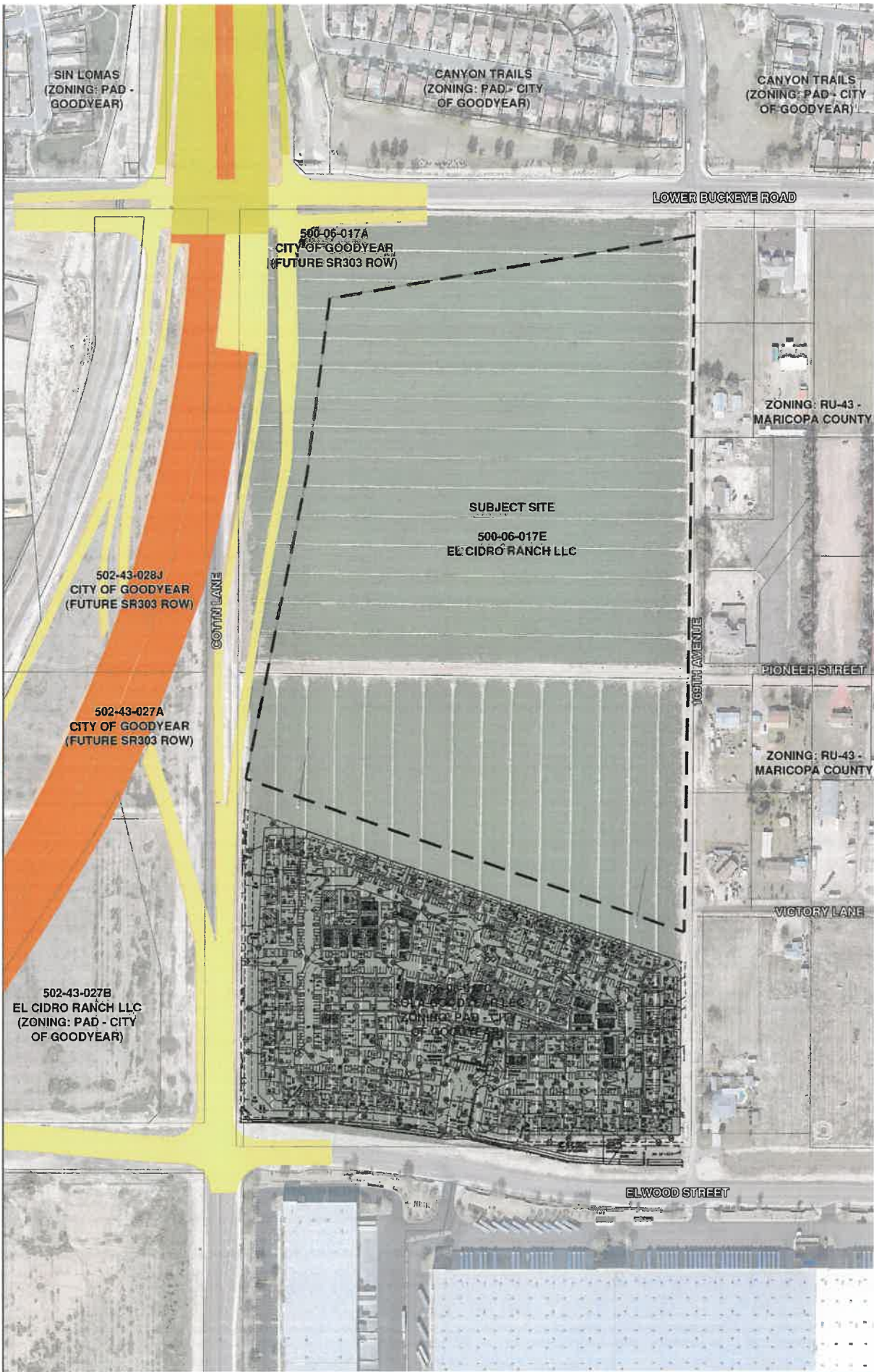


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NOT TO SCALE
 NORTH

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WILLOW AT EL CIDRO RANCH
 GOODYEAR, ARIZONA
PAD - PLANNED AREA DEVELOPMENT













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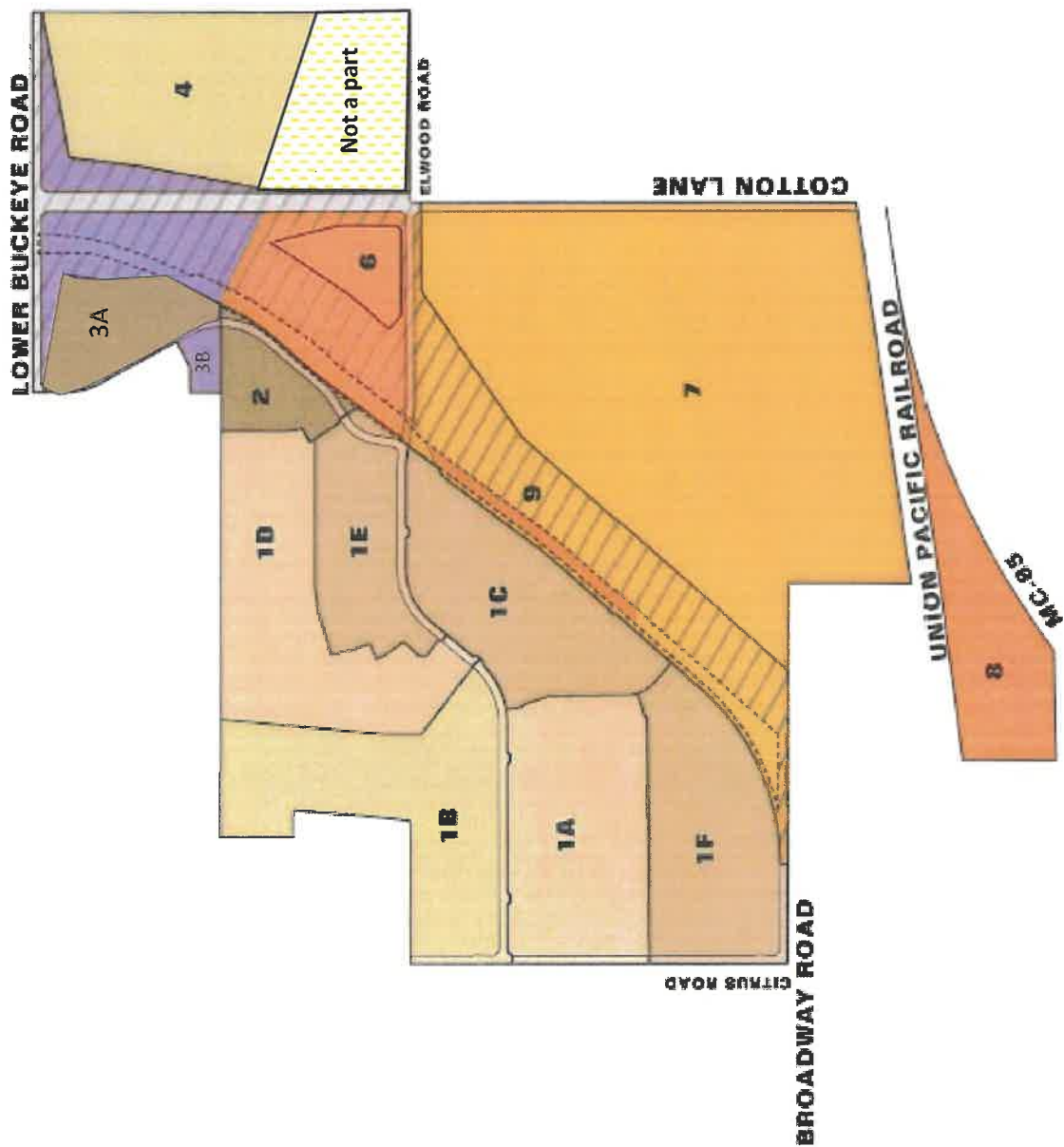
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CONTEXT PLAN

Exhibit 2 – Existing El Cidro Land Use Plan

Legend

-  LDR4
-  LDR3
-  LDR2
-  LDR1
-  Commercial
-  Industrial
-  Multi-Use
-  Arterials/Collectors
-  City of Goodyear Property
-  Flood Control Channel



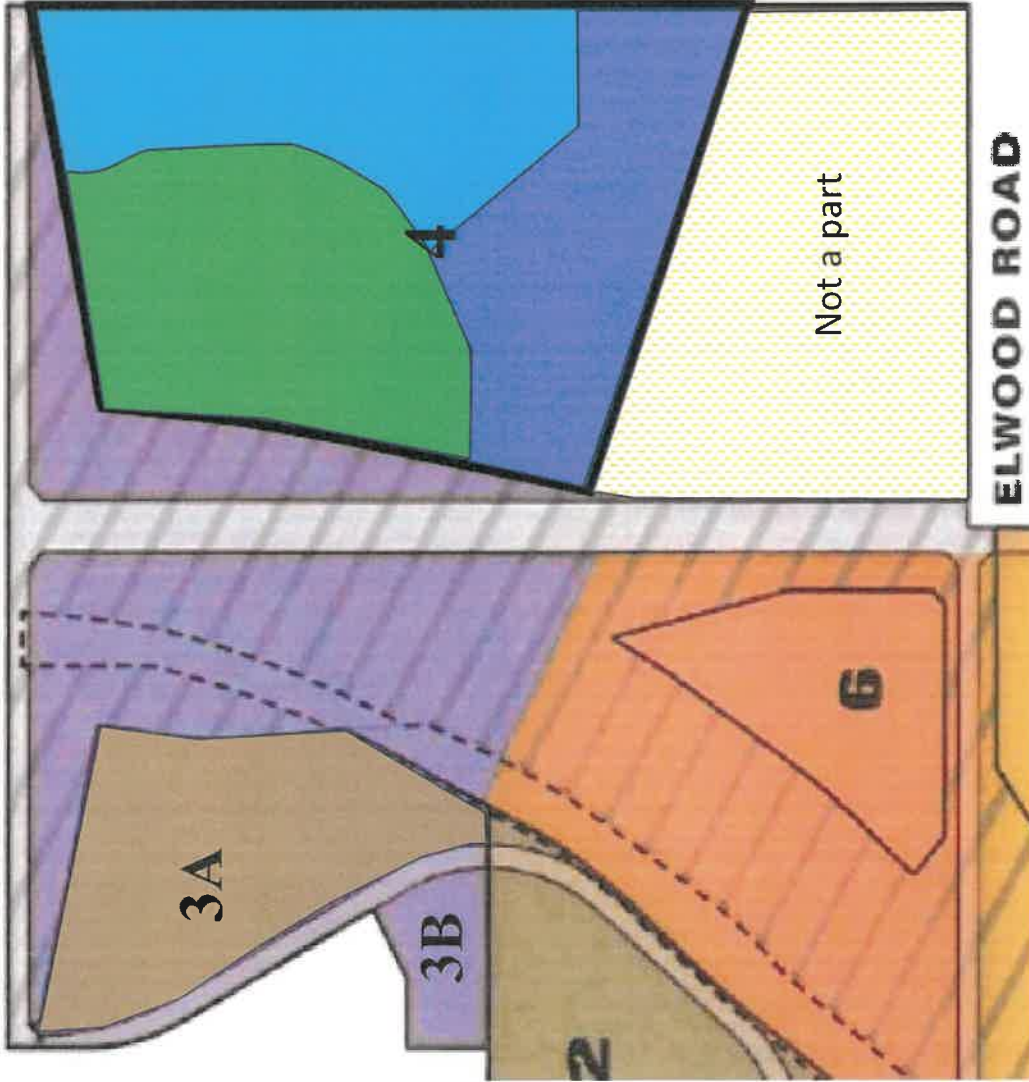
El Cidro

Land Use Plan



Exhibit 3 – Proposed Land Use Plan

LOWER BUCKEYE ROAD



ELWOOD ROAD

Legend

- LDR4
- LDR3
- LDR2
- LDR1
- Commercial
- Industrial
- Multi-Use
- Arterials/Collectors
- City of Goodyear Property
- Flood Control Channel
- LDR5
- MDRA
- MFR

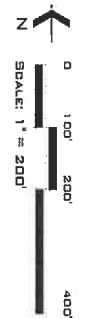
El Cidiro

Proposed Land Use Plan

Exhibit 4 – Conceptual Development Plan



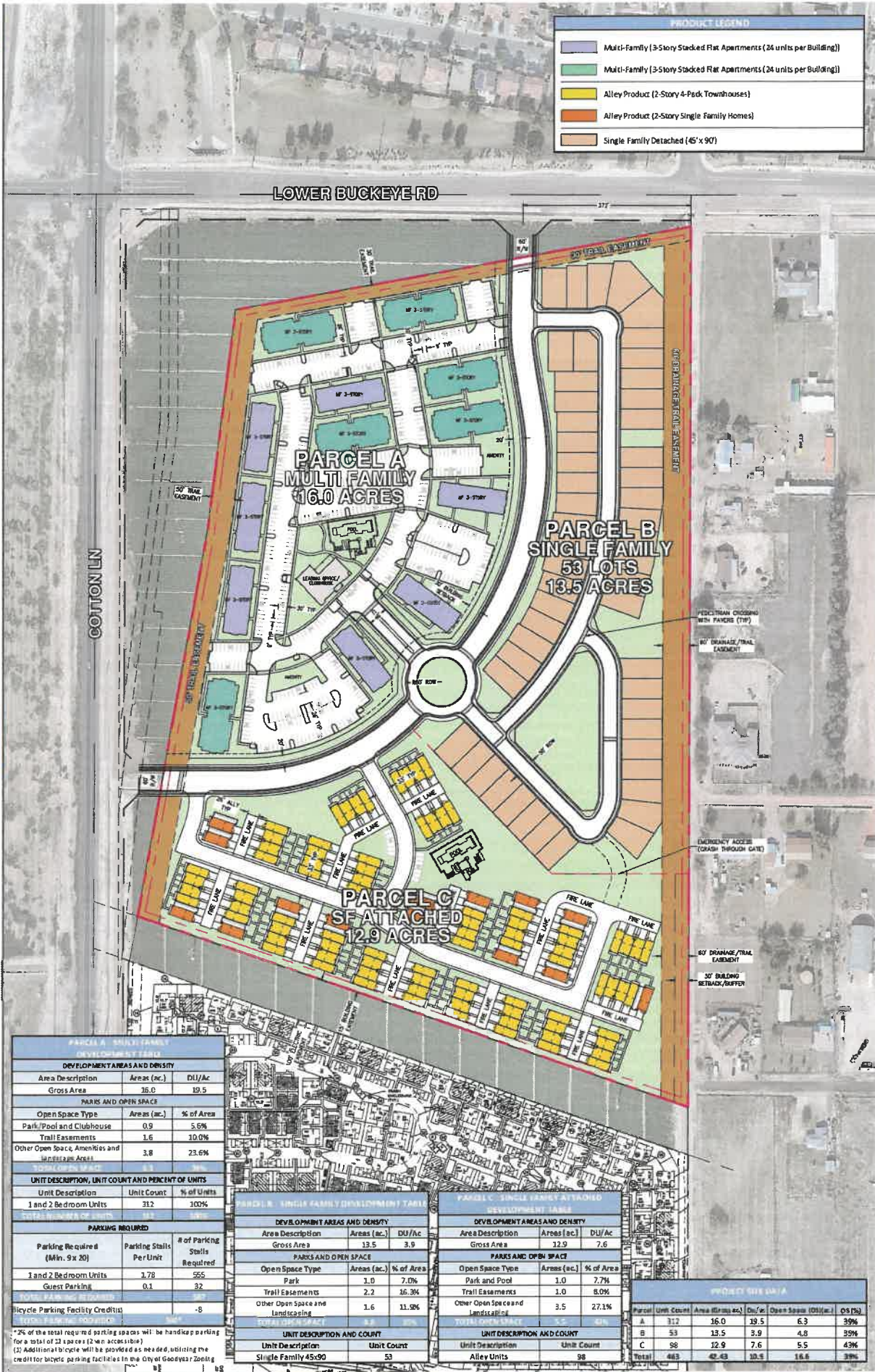
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 PROJECT NUMBER: 1023
 DATE: 04/20/2011



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WILLOW AT EL CIDRO RANCH
 GODOYEN, ARIZONA
 PAD - PLANNED AREA DEVELOPMENT

PRODUCT LEGEND	
	Multi-Family (3-Story Stacked Flat Apartments (24 units per Building))
	Multi-Family (3-Story Stacked Flat Apartments (24 units per Building))
	Alley Product (2-Story 4-Pack Townhouses)
	Alley Product (2-Story Single Family Homes)
	Single Family Detached (45' x 90')



PARCEL A - MULTI-FAMILY DEVELOPMENT TABLE		
DEVELOPMENT AREAS AND DENSITY		
Area Description	Areas (ac.)	DU/Ac
Gross Area	16.0	19.5
PARKS AND OPEN SPACE		
Open Space Type	Areas (ac.)	% of Area
Park/Pool and Clubhouse	0.9	5.6%
Trail Easements	1.6	10.0%
Other Open Space Amenities and Landscaping Areas	3.8	23.6%
TOTAL OPEN SPACE	6.3	39.2%
UNIT DESCRIPTION, UNIT COUNT AND PERCENT OF UNITS		
Unit Description	Unit Count	% of Units
1 and 2 Bedroom Units	312	100%
TOTAL NUMBER OF UNITS	312	100%
PARKING REQUIRED		
Parking Required (Min. 9x20)	Parking Stalls Per Unit	# of Parking Stalls Required
1 and 2 Bedroom Units	1.78	555
Guest Parking	0.1	32
Bicycle Parking Facility Credits	-1.0	-8
TOTAL REQUIRED PARKING STALLS	587	188%

PARCEL B - SINGLE FAMILY DEVELOPMENT TABLE		
DEVELOPMENT AREAS AND DENSITY		
Area Description	Areas (ac.)	DU/Ac
Gross Area	13.5	3.9
PARKS AND OPEN SPACE		
Open Space Type	Areas (ac.)	% of Area
Park	1.0	7.0%
Trail Easements	2.2	16.3%
Other Open Space and Landscaping	1.6	11.9%
TOTAL OPEN SPACE	4.8	35.2%
UNIT DESCRIPTION AND COUNT		
Unit Description	Unit Count	
Single Family 45-90	53	

PARCEL C - SINGLE FAMILY ATTACHED DEVELOPMENT TABLE		
DEVELOPMENT AREAS AND DENSITY		
Area Description	Areas (ac.)	DU/Ac
Gross Area	12.9	7.6
PARKS AND OPEN SPACE		
Open Space Type	Areas (ac.)	% of Area
Park and Pool	1.0	7.7%
Trail Easements	1.0	8.0%
Other Open Space and Landscaping	3.5	27.1%
TOTAL OPEN SPACE	5.5	42.8%
UNIT DESCRIPTION AND COUNT		
Unit Description	Unit Count	
Alley Units	98	

PROJECT SITE DATA					
Parcel	Unit Count	Area (Gross ac.)	Du/Ac	Open Space (DU/Ac)	OS (%)
A	312	16.0	19.5	6.3	39%
B	53	13.5	3.9	4.8	36%
C	98	12.9	7.6	5.5	43%
Total	463	42.4	10.9	16.6	38%

*2% of the total required parking spaces will be handicap parking for a total of 22 spaces (2 when accessible)
 (2) Additional bicycle will be provided as needed, utilizing the credit for bicycle parking facilities in the City of Goodyen / Zoning

REZONE SITE PLAN

Exhibit 5 – Conceptual Open Space Plan



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 HKS INC. AND HKS INC.
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WILLOW AT EL CIDRO RANCH
 GODOYEAR, ARIZONA
PAD - PLANNED AREA DEVELOPMENT



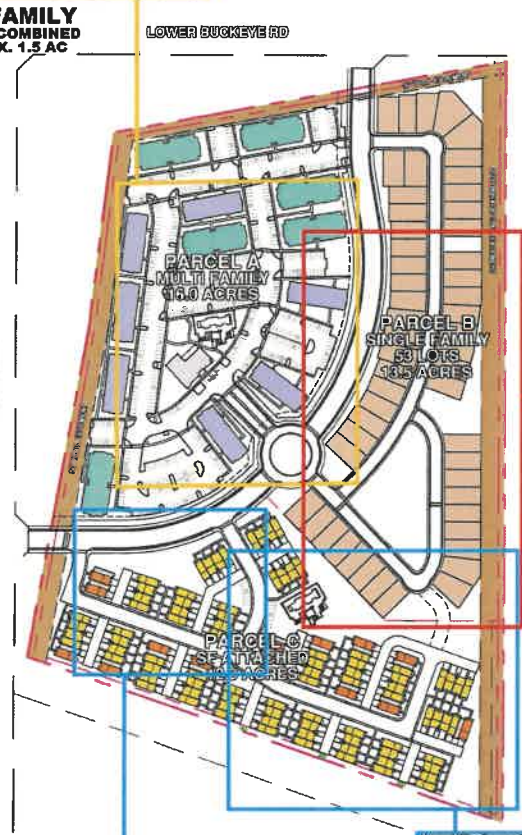
LEGEND	
	PARCEL A AMENITY USED OPEN SPACE = 1.5 ACRES
	PARCEL B AMENITY USED OPEN SPACE = 1.8 ACRES
	PARCEL C AMENITY USED OPEN SPACE = 2.1 ACRES
TOTAL ACREAGE OF AMENITY USED OPEN SPACE = 5.4 AC	

OPEN SPACE EXHIBIT

Exhibit 6 – Conceptual Landscape Plan



MULTI-FAMILY AMENITIES COMBINED TO APPROX. 1.5 AC



SINGLE-FAMILY AMENITIES COMBINED TO APPROX. 1.7 AC



SINGLE-FAMILY ATTACHED AMENITIES COMBINED TO APPROX. 2.2 AC



0 100' 200' 400'
 SCALE: 1" = 200'

CONCEPTUAL LANDSCAPE EXHIBIT

Exhibit 7 – Conceptual Pedestrian Connectivity Plan

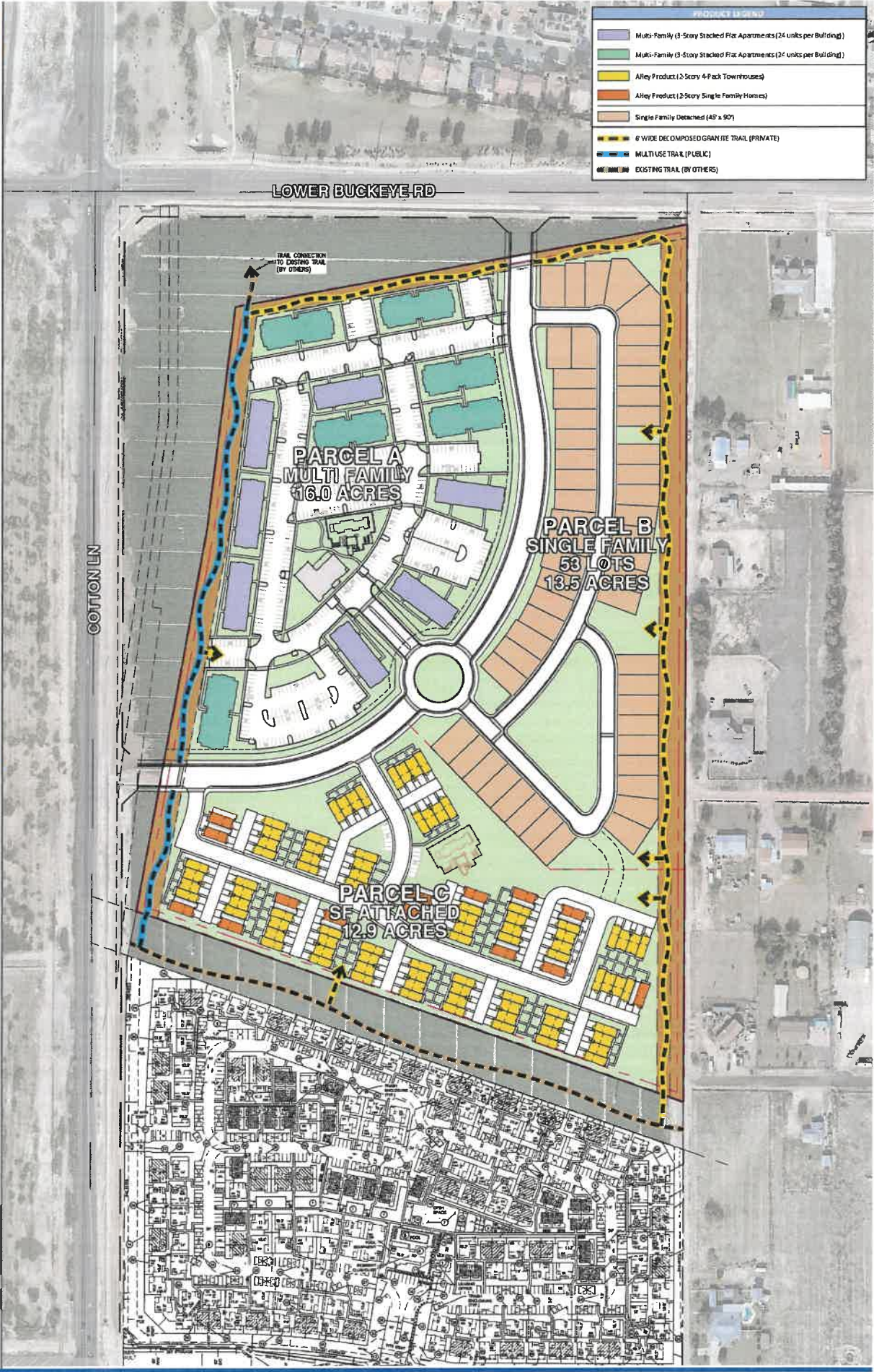


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WILLOW AT EL CIDRO RANCH
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PAD - PLANNED AREA DEVELOPMENT



PEDESTRIAN TRAIL SYSTEM

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Exhibit 8 – Conceptual Site Wall & Street Sections Exhibit



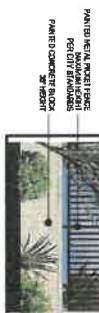
MONUMENT SIGN ELEVATION

N.T.S.



ENTRY GATE ELEVATION

N.T.S.



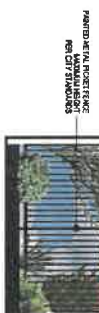
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N.T.S.



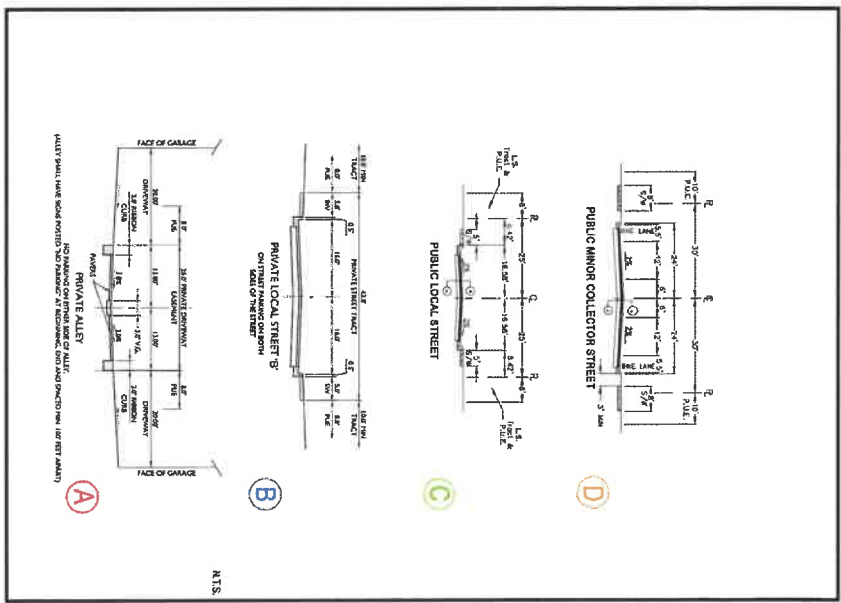
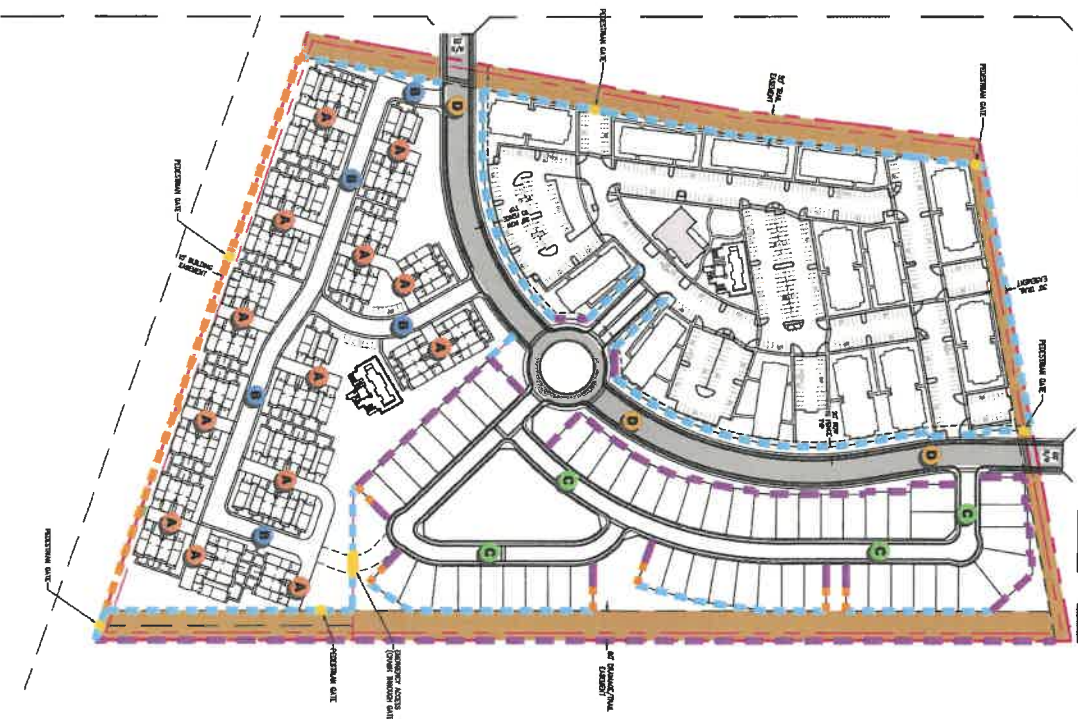
WALL TYPE 2

N.T.S.



WALL TYPE 4

N.T.S.



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PERIMETER WALL AND STREET TYPE

Exhibit 9 – Sample Project Imagery



PARCEL A - MULTI-FAMILY



PARCEL C - SINGLE-FAMILY ATTCHED



PARCEL B - SINGLE-FAMILY

DISCLAIMER
FINAL HOUSING PROJECT WILL BE SUBJECT TO SEPARATE DESIGN REVIEW AND APPROVAL AND THAT ANY PROVIDED PLANS ARE EXAMPLES ONLY ON ARCHITECTURAL STYLES



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