

May 21, 2020

Revised: August 28, 2020; November 19, 2020

CITRUS PARK



Goodyear, Arizona

Rezoning Narrative

Case #: 20-20000005



4550 N 12th Street
Phoenix, AZ 85014

CVL Project #: 050157

Rezoning Narrative

for



May 21, 2020

Revised: August 28, 2020; November 19, 2020

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1. Introduction

Garrett-Walker Homes (“Garrett-Walker”) is proposing Citrus Park, a residential community with 616 single-family homes, three lot sizes, and ample open space and amenities (“Project”) on a vacant approximately 160-acre parcel at the southwest corner of West Lower Buckeye Road & South Citrus Road in Goodyear, Arizona (the “Property”). See Exhibit A, Vicinity Map. The purpose of this request is to submit, process, and obtain approval for rezoning and a companion preliminary plat for the development of this unique residential community that increases housing diversity in this area of West Goodyear while adhering to its rural and agricultural character.

Since being rezoned in 2007, the Property has remained undeveloped, but Garrett-Walker is now in escrow and proposes distinct product lines, with three elevations for each and seven different plans for the 35’-wide product, five different plans for the 45’-wide product, and four different plans for the court home product, totaling 48 unique home options. Although Garrett-Walker is a fairly new name, the people behind Garrett-Walker have been building homes in Arizona for over 25 years. Collectively, these home building professionals have nearly 100 years of experience in building quality homes. Garrett-Walker has become known for building communities with an emphasis on family friendly floor plans, value, and quality construction. Having recently become part of Landsea Homes, a nation-wide homebuilder and master planned community designer, Garrett-Walker has expanded its resources and product offering. Citrus Park will be another quality community based on these principles.

2. Description of Development Proposal

The Property is currently entitled by the Levinson 160 Planned Area Development (PAD), approved in 2007 as Zoning Case 07-200-00004 and Ordinance 07-1096, which permits an overall density of 2.63 dwelling units per acre with traditional single-family lots with widths of 55’ and 75’ as well as a single-family attached product, and includes a ±27 acre commercial site. This request would rezone the Property to a combination of the Reduced R1-4 and R1-C districts to accommodate 45’ and 55’ wide traditional single-family lots as well as a court home product in order to respond to the development occurring around the site and adapt the Property to reflect the current and future markets. See Exhibit C, Existing Zoning Map, and Exhibit D, Proposed Zoning Map. The lot mix in the Project’s preliminary plat is balanced between the three lot sizes with approximately 35 percent 45’ lots, 33 percent 55’ lots, and 32 percent court home lots. The Project will have a gross density of 3.84 dwelling units per acre, and the community offers a centrally located 5.99-acre park with a pool and other amenities as well as approximately 40.77 additional acres of open space for



neighborhood parks, onsite retention, landscape buffers from the adjacent right-of-way, and landscape tracts adjacent to all corner lots. Approximately 11.31 acres of this open space area will serve as useable open space. The intent of this request is to develop Citrus Park as a quality master planned residential community that will offer a variety of residential home opportunities.

This proposal would remove the commercial site to allow for additional residential development that can support the currently under-served retail in the area. A retail market analysis performed for the Property by Elliott D. Pollack & Company, dated August 2020 and submitted with this application (“Pollack Analysis”), concludes that the area has an excess of available retail space with current supply totaling approximately 400 percent of projected demand for 2050. Because of this substantial over-supply of retail space and the trend that modern commerce is occurring more frequently in the home through tele-work and online purchases, a commercial corner at this location would likely remain undeveloped.

Since the original PAD approval in 2007, the surrounding area has experienced significant change through the development of former agricultural land. This has occurred with residential development to the north, south and west of the Property, which, along with its location at the corner of two arterial streets, bounds the Property on all sides and restricts the community in a way that it functions as an infill parcel. In addition to the restriction imposed by the immediately surrounding development, the Property is encumbered by an electrical easement running east-to-west through the center of the site, severely constraining the design of the Project. The current market demand, adjacent developments and challenging conditions of the Property have resulted in a new design concept to provide a balanced variety residential product in a thoughtfully designed community. In 2019 the Las Brisas subdivision to the south made a similar update by replatting the lots in the adjacent Phase 2B from the original 70’ wide lots to 55’ wide lots (MCR #: 1362-01, 1362-01). As depicted on Exhibit V, Adjacent Properties, the properties surrounding Citrus Park are developing over 500 lots with widths between 70’ and 80’. Citrus Park removes the 75’ lots included in the existing zoning and offers a 45’ lot that is not provided in the surrounding developments, adding balance and diversity to this area’s housing product options while remaining in line with planned 50’ and court home lots in immediate vicinity.

Citrus Park proposes to accommodate variations in building design, lot arrangements and residential product by establishing eight distinct, intimate neighborhoods throughout the Property. As set forth in the preliminary plat, three neighborhoods will feature 55’ lots, three will



feature 45' lots, and two will feature court homes. The Project layout is coordinated and compatibly arranged around an efficient street pattern with traffic calming measures to ensure safe traffic circulation. The updated design highlights careful consideration of open space corridors and trail connectivity with a clear focus on separating pedestrian and vehicular circulation for internal connectivity as well as safe pedestrian access to the perimeter streets and surrounding area. Compatibility with the surrounding residential subdivisions is demonstrated by locating the court home product in the central portion of the community, while placing open space areas and the largest single family lots, including larger pie-shaped lots, along the perimeter of the Property to the west and south, adjacent to the Las Brisas subdivision.

Access to the development will be provided from Lower Buckeye Road to the north, 181st Drive to the south and Citrus Road to the east. Further detail about the Project is provided in the conceptual site plan, which addresses all relevant site issues, constraints, challenges, and requirements such as site access, site vehicular circulation and traffic impact, site drainage and retention, offsite improvements, site utilities, site open space and walls and other required site improvements. See Exhibit F, Proposed Site Plan.

3. Existing Conditions

Citrus Park is located on one parcel within the City of Goodyear, containing approximately 160 acres. The parcel is identified on the Maricopa County Assessor's map as APN 502-43-015B. The property is located in Township 1 North, Range 2 West, in Section 22 of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The Property is mostly flat agricultural land. A Western Area Power Administration (WAPA) electrical corridor runs east-west bisecting the Property. See Exhibit F, Proposed Site Plan. No significant topographic features exist on the property.

The existing residential development along and adjacent to the parcel's southern and western boundaries and the arterial roads to the north and east restrict the design of the development and could allow the Property to serve as an infill parcel..

Current Zoning

The previously approved PAD permits 422 residential units with three product types, including 55'x119' and 75'x130' lots for traditional single-family product and a third conceptual product that could either utilize 40'x60' lots for detached product or 20'x45' lots for attached product. It



provides for 33.58 acres or 21.84% open space including the commercial acreage (or 26.48% if the commercial acreage was excluded from the calculation). The existing PAD also includes four distinct neighborhoods. Along the western boundary with Las Brisas, the existing PAD provides for 28 lots arranged in two large blocks with only a single trail connection to the adjacent 65'-70' wide trail corridor and drainage easement. See Exhibit U, Existing Levinson 160 PAD vs Proposed Citrus Park Western Lots.

Surrounding Properties

Although there is a substantial amount of vacant land surrounding Citrus Park, this proposal is consistent and complements those developments currently existing, under development, or proposed.

North

To the northwest of Citrus Park is vacant land that has a PAD zoning designation. Northeast of Citrus Park is Pradera Phase 1 which is undeveloped but has a final plat identified as Phase One Pradera which was recorded in 2019 and has lot sizes that are approximately 60' x 130'. East of Pradera Phase One is Pradera – Phase 2B which has an open space tract along West Lower Buckeye Road and lot sizes of approximately 50' x 115'. Both sites have been preliminarily graded.

South

To the southeast of Citrus Park is Las Brisas which has a final plat recorded in 2019 as a Re-Plat of a portion of the final plat of Las Brisas Phase 2B (2B.3) and revised lot widths from 70' wide to 55' wide. This site has been graded. Between this parcel and Citrus Park is an approximately 30' wide strip of land under parcel number 502-43-010M which is a gravel access road for parcel 502-43-010E which operates as CGM Enterprises which is a non-hazmat motor carrier. Immediately west of this parcel is Las Brisas Phase 2B (Phase 2B.2) which is currently under construction and has lot sizes that are approximately 60' x 120'. Both of these sites have PAD zoning.

East

To the east of Citrus Park is vacant land with C-1 and R1-6 zoning and apparent agricultural uses to the north then moving south there is a county island with RU-43 zoning and mostly vacant land with sporadic structures and further south is additional vacant land with no apparent use.



West

To the southwest of Citrus Park is Las Brisas Phase 2A which has a north/south corridor of approximately 65'-70' in width which runs along the entire western boundary of Citrus Park and is used for a trail easement as well as open space and drainage. See Exhibit T, Western Drainage Easement Cross Section. The lot sizes in Las Brisas Phase 2A are approximately 70' x 120'. This site has been preliminarily graded. North of Las Brisas Phase 2A is Las Brisas Phase 1 which has lot sizes of approximately 70' x 120' and is currently under construction. Both of these sites have PAD zoning.

4. Proposed Project

Citrus Park will include two zoning districts: the Reduced R1-4 district will accommodate traditional single-family lots, and the R1-C district will be located in the central portion of the Property and accommodate a court home product. The Project includes a total of 616 units at a density of 3.84 dwelling units per acre. The increase in density is due to a revised product mix that allows for a range of housing opportunities for those seeking a home in Goodyear. The overall unit increase is also due to the removal of the 26.92 acre commercial site. The commercial component was removed for not being a viable land use in this location and was replaced with a residential land use that can support the existing commercial development already in place in this area. As discussed above, the Pollack Analysis concludes that the current supply of retail space in the Property's market area is four times what is needed to meet the demand projected 30 years in the future. The Pollack Analysis also notes that several similar commercial corners are in close proximity to the site and that current trends indicate a growing preference for power centers and e-commerce, which has been accelerated by governmental and consumer responses to the current Covid-19 pandemic. The nearest power center is the Canyon Trails Towne Center, which is an approximately 100-acre commercial site located two miles away at Cotton Lane and Yuma Road. It is only approximately 50 percent built out, indicating a need for additional residential development in the area to support the commercial properties already under development. There are also substantial business and commerce land uses proposed as shown on the City of Goodyear Land Use and Transportation Map one mile south at Broadway Road and Citrus as well as two miles north at Interstate 10 and Citrus Road.

Like the existing PAD, this proposal includes three residential products, but has updated the approach to conform to current standards in the City of Goodyear Zoning Ordinance and the market demand identified by an experienced homebuilder. Although



the Reduced R1-4 district allows for 45' wide lots throughout, the preliminary plat submitted concurrently with this rezoning application includes 216 lots with a 45' width and 205 lots with a 55' width, creating a mix of product offerings within the traditional single-family portion of the Project. The preliminary plat also includes 195 court home lots in the proposed R1-C district. The introduction of a court home product is very similar to what already exists within the City of Goodyear, and a conceptual layout of a typical court home pod is included as Exhibit R, 6-Pack Court Home Detail. The end units of this product will have access from the street via a side entry to a street-facing front door. The other four units within the court home cluster will have their entry and driveway off of the private road/court. All court home lots will have a depth of at least 87', which is seven feet more than the minimum requirement. The benefit of this layout, unlike some other product within the City, is that this proposal will have private backyards for each home that could accommodate a private pool. The intent with this product is not to create an alley but rather more of a private street look and feel with decorative paving marking the entry to each private street. Also, each court home pod will have access from the private street to the open space corridors, providing connections to trails, a swimming pool area, and a variety of amenities in The Grove @ Citrus Park. Beyond the main park, three other neighborhood parks with additional amenities are provided within walking distance. The court home product will provide four floor plan options with three distinctly different elevation variations that address color, materials, roof type and garage door options.

The Project's layout proposes eight distinct neighborhoods (six traditional and two court home), each with its own sense of arrival and entry into or adjacent to open space, which is an increase over the four separate neighborhoods in the existing PAD. Citrus Park also improves compatibility with surrounding development and linkage to adjacent open space in the Las Brisas development to the west. That development is separated from the Property by a 65'-70' wide trail and drainage easement, and the proposed Project has two fewer lots abutting the western Property boundary, increases the open space along the boundary from 537 linear feet to 972 linear feet, and increases the number of open space connections from one to three. The minimum lot depth along the western boundary in Citrus Park's preliminary plat is 119', with most exceeding 120', where only 100' is required. Exhibits S.1, S.2, T, and U provide additional detail regarding care taken in planning the Project's western boundary with Las Brisas. On the southern boundary, this Project has two additional lots backing to the adjacent lots but has provided for deeper lots by curving the residential street creating lot depths from 122' to 150' where only 100' is required. Citrus Park also proposes open space behind two existing lots which was not provided in the existing PAD.



A comparison of the proposed Project to the existing PAD is provided in Exhibit G, Existing Site Plan.

Residential Development Standards

Citrus Park will comply with the Goodyear Zoning Ordinance's development standards for the R1-4 district and R1-C district, except that this application proposes Reduced R1-4 standards to permit a decrease in the side yard setback to 5' per side and 10' aggregate. See Zoning Ordinance, §§ 3-2-3.A, 3-2-3.D. The decreased side yard setback for the Reduced R1-4 district is justified by the Project's compliance with the applicable design requirements, as set forth in Section 5 below. In addition, the lots in the Reduced R1-4 portion of Citrus Park will exceed the minimum lot depth to provide additional usable backyard space while limiting side yard space that has less utility. In the Reduced R1-4 portion, approximately 49 percent of the lots are 55' in width in the preliminary plat, which exceeds the district minimum by ten feet. All lots in Citrus Park will exceed the minimum depth requirement. The development standards for the Reduced R1-4 and R1-C zoning districts are set forth in Table 1 below. Table 1A shows that Citrus Park's proposed lots in its preliminary plat exceed the required minimums in many respects.



Table 1 – Citrus Park Zoning District Development Standards Table

Standard	Reduced R1-4	R1-C
Lot Standards		
Minimum Lot Area (sq ft)	4,500	3,200
Minimum Lot Width (ft)	45'	40'
Minimum Lot Depth (ft)	100'	80'
Building Form and Location		
Maximum Height (ft)	30'	30'
Maximum Building Coverage	60%	60%
Minimum Setbacks (ft)		
Front (1)	10'	5' (2)
Front facing garage	20'	20'
Side (3)	5'	0'
Total both sides	10' (4)	10'
Street Side (5)	10'	10'
Rear	20'	15'
Development Standards		
Open Space % (of net area)	15%	15%

Notes:

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. Building separation for side setbacks shall be 5 feet from exterior face of structure to property line.
4. Total of both sides setback may be reduced to 10 feet subject to the requirements as provided in Section 3-2-3-D
5. Where a minimum 10 foot wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies



**Table 1A – Citrus Park Proposed Development Lot Standards Table
(Preliminary Plat)**

	Reduced R1-4	Citrus Park Reduced R1-4	R1-C	Citrus Park R1-C
Minimum Lot Width (ft)	45'	45': 216 lots 55': 205 lots	40'	40'
Minimum Lot Depth (ft)	100'	115': 135 lots 120': 220 lots 125': 52 lots 130'+: 14 lots	80'	87'
Total	421 lots		195 lots	

Open Space and Parks

The minimum open space required for each individual Single Family District is 15% of the net site area, which would be 23.06 acres for this Project. The Project includes 46.77 acres which is 30.42% of the net site area and almost double what Section 3-2-3-A and Table 3-2-3-A of the Zoning Ordinance require as well as an increase of ± 13 acres over the open space provided in the existing PAD. Approximately 11.31 acres of the proposed open space area will serve as useable open space consisting of neighborhood parks. The 5.99-acre park, known as The Grove @ Citrus Park, is bisected by the electrical easement with amenities on either side and a total of five acres of park space outside of the easement area. Every lot within Citrus Park is within one quarter mile (1320') of this central open space core. The farthest walking distance is 1300' with the majority of the farthest lots being approximately 1050' to 1100'. Almost half of the lots in this community are directly adjacent to some form of open space. The Grove @ Citrus Park is connected through a system of on street connections as well as a substantial network of off street open space connections. The east/west trail in the electrical easement also proposes access to the west into the Las Brisas Community of parks, open space and trails. The surrounding open space corridors add significant open space acreage, resulting in an additional ± 5.6 acres connecting to the park. The Project will also include pocket park options in each of the eight neighborhoods.

Useable Open Space Design Standards

The Grove @ Citrus Park has adjacent local street access for on street parking if necessary and the residents are not separated from this park by either an arterial or freeway level of service roadway. In addition to The Grove @ Citrus Park, which provides



amenities on both its northern and southern portions, the Project will include three amenitized neighborhood parks. The Grove @ Citrus Park features a centrally located swimming pool area complete with parking and a restroom building. A total of three play structures are provided on the Property, as well as other amenities appropriate for all ages including a community wide trail system and par/exercise course. The table below provides a full list of the extensive amenities at each park.

Table 2 – Citrus Park Amenities Table

Northwest Neighborhood Park	Southwest Community Gathering Park	The Grove At Citrus Park - North	The Grove At Citrus Park - South	Southeast Neighborhood Park
• Citrus Themed Play Structure (Ages: 2 To 5) • Shade Ramada With Tables • Bocce Ball Courts (Ages: Teens to Adults) • Turf Open Play Area • Ranch Rail Fence Accents • Shaded Benches • Six Foot Wide Neighborhood Sidewalk Connection	• Shade Ramada With Tables And BBQ Grills • Horseshoe Courts (Ages: Teens to Adults) • Turf Open Play Area • Ranch Rail Fence Accents • Shaded Benches • Six Foot Wide Neighborhood Sidewalk Connection	• Swimming Pool Area (All Age Groups) • Restroom Building • Shade Trellis With Vines • Community Gathering Area With B.B.Q. Grills • Picnic Tables and Lighting • Turf Open Play Area • Shaded Tree Courtyard • White Ranch Rail Fence Accents • Parking Lot • Six Foot Wide Neighborhood Sidewalk Connection • WAPA Trail System	• Citrus Themed Play Structure (Ages: 2 To 5 & 5 To 12) • Shade Ramada With Tables And BBQ Grills • Pickleball Courts (Ages: Teens to Adults) • Half Basketball Court (Ages: Teens to Adults) • Turf Open Play / Practice Area • Shaded Tree Courtyard With Benches • Ranch Rail Fence Accents • Six Foot Wide Neighborhood Sidewalk Connection • WAPA Trail System	• Citrus Themed Play Structure (Ages: 2 To 5) • Shade Ramada With Tables • Cornhole Courts (Ages: Teens to Adults) • Turf Open Play Area • Ranch Rail Fence Accents • Shaded Benches • Six Foot Wide Neighborhood Sidewalk Connection



Entry Feature

Citrus Park will have one primary entrance from Lower Buckeye Road and a second primary entrance from Citrus Road. Each primary entrance includes enhanced design elements such as a roundabout with landscaped island and a raised landscaped median leading to each roundabout. There is substantial open space at each primary entry with view corridors extending well beyond the entry point.

A minor entry monument will be located at the southwest corner of Lower Buckeye Road and Citrus Road. This monument highlights a cluster of accent columns and ranch rail fence with colorful planted pots to provide attractive design enhancements at this intersection. Additionally, a cut white limestone entry feature will be placed at each entrance off of Lower Buckeye Road and Citrus Road. Lettering shall be pinned to the structure. Ranch rail fence and an overhead trellis structure will help accent each of the entry monuments. See Exhibit L, Entry Feature and Wall Elevations.

Walls and Fences

The Project's walls and fences will be a combination of split-face and smooth block with oversized accent columns. Ranch rail fence will be used as accents throughout the Project to maintain consistency with the area's agrarian character while also contributing to a unique identity for Citrus Park. View walls will be used on adjacent lots that back onto open space areas.

5. Design Requirements for Residential Districts Reduced R1-4 and R1-C

The City of Goodyear Zoning Ordinance requires residential projects seeking Reduced R1-4 or R1-C zoning to meet certain design requirements set forth in Section 3-2-3.D. The Reduced R1-4 district requires the project to meet two amenity elements, four connectivity elements, and four streetscape elements, while the R1-C district requires the project to meet one amenity element, two connectivity elements, and one streetscape element. See Table 3 below. Citrus Park will meet or exceed the design requirements for each of the Reduced R1-4 and R1-C districts.



Table 3 – Excerpts of Table 3-2-3-E: Lot Size and Minimum Number of Required Design Elements for Reduced Lot Width and Side Yard Setback Reduction Requests

Lot Width	Side Yard Setback (Total Both Sides)		Minimum Number of Required Design Elements		
Reduced R1-4	40'	10'	2	4	4
R1-C	40'	N/A	1	2	1

Reduced R1-4

Amenity Elements (Need Two – Provided Two)

Additional Park Space

This community proposes 46.77 acres of privately maintained open space and park space that is 23.71 acres greater than the minimum required usable open space. The open space required is 15% and the open space provided is 30.42%. Approximately 11.31 acres of this open space area will serve as useable open space. The Grove @ Citrus Park will be open to all residents of Citrus Park and located within one quarter mile of all homes. The three additional parks located at the northwest, southwest and southeast portions of the community are accessible to all residents by use of the sidewalks and extensive trail system provided in the open space corridors. The walking distance is approximately three quarters of one mile from the farthest lot in the northwest corner of the Reduced R1-4 neighborhood of Parcel 7 to the southeast park.

Additional Internal Park Amenities

As described in Table 2 above, the amenities provided in five different park locations throughout Citrus Park, including a centrally located pool area with parking and a restroom building, will provide active recreation and gathering spaces appropriate for all age groups that go beyond the minimum requirements. These amenities are spread throughout the site and will be accessible to all residents through a system of internal trails and pathways.

Connectivity Elements (Need Four – Provided Six)

Infill Development

Citrus Park is an infill development as it completes the development within the square mile south of Lower Buckeye Road, west of Citrus Road, east and north of Las Brisas. Citrus Park proposes easy and quick access between



the nearby amenities such as Liberty Elementary School, trails and parks in the Las Brisas community and the Citrus Park community.

Trail System Connections

There is an extensive system of trails running throughout this entire master planned community connecting residents to parks, schools, and trails as well as the individual neighborhoods within this community. These trails also branch out to connect other trails in the area such as the east/west trail connection between Citrus Park and Las Brisas.

Smaller Blocks

Blocks have been broken up with open space and trail connections where the longest run of a continual block without a trail or open space connection is 400' and the majority of open space connections are 350'.

No Subdivision Perimeter Wall

This community has been designed to only have yard walls where necessary to enclose the rear or side yard for privacy, security and safety. The entirety of the open space along Citrus Road and Lower Buckeye Road is open and visible from each perimeter street. The entirety of the open space along the internal collector is also open and visible. In several locations throughout the site, it is possible to see through the site from north to south and from east to west depending on the vantage point along the site's perimeter.

Lot Diversity

In the Reduced R1-4 portion, approximately 49 percent of the lots are 55' in width in the preliminary plat, which exceeds the district minimum by ten feet, rather than the five feet suggested.

Additional Connectivity Elements

Every neighborhood within this master planned community has multiple connectivity elements to the north, south, east and west. The only exception to this is along the southern boundary where connectivity is provided by an 8' detached sidewalk along the collector road. This extensive series of trails connecting the internal neighborhoods as well with other neighborhoods provides easy access to amenities and recreational opportunities. Pedestrian access is provided to the sidewalks along the adjacent arterial roads at the Project's northern and eastern entrances, and

lighted pedestrian trails will connect to the sidewalk along Lower Buckeye Road through open space areas near the northeast and northwest corners of Citrus Park.



Streetscape Elements (Need Four – Provided Four)

Agrarian Design Elements

The community's streetscape will be enhanced with agrarian design elements such as ranch rail fencing with accents, columns, ranch style lighting, Citrus tree groves, large shade trees in a windbreak style layout and shrubs/ground covers planted in agricultural crop rows. A row of trees will border the central collector.

Paving Material

Decorative paving (such as pavers) will be provided for all horizontal paved surfaces between the house and the sidewalk.

Porches and Courtyards

100% of the homes in Citrus Park will have a front porch and at a minimum 50% of those homes have a front porch in excess of 48 square feet.

Additional Streetscape Elements

Internal North/South Collector Street (S. 181st Drive)

The north/south collector is unique for this area in that it is almost entirely surrounded (approximately 65%) by open space corridors averaging 150' wide and reaching approximately 300' at its widest point. An enhanced roundabout is also provided for near the northern Project entrance on this collector for visual interest as well as traffic calming. A multi-use trail is proposed along the internal collector street with an 8' detached sidewalk on both sides of the collector. A combination of ranch rail fencing with a row of ghost gum trees will border this street, enhancing the landscape design elements and further supporting the agrarian theme of the community.

Modified Citrus Road Cross Section

The Applicant is working with the City on a modified cross-section for the portion of Citrus Road adjacent to the Property to enhance the streetscape along this arterial.

Agricultural Elements

Agricultural style elements are being proposed which will include split rail fence and split-face block details. This look will be fairly modern and promote the Citrus theme by giving the appearance of a citrus/tree grove in selected areas. For the park ramada and tot lot,



the same farm/agricultural theme will apply some modern farmhouse elements like standing seam metal roof and barn style light fixtures. Shrubs and ground covers shall be planted in agricultural crop rows to enhance the agrarian theme of the community.

R1-C

Amenity Elements (Need One – Provided Two)

Additional Park Space

This community proposes 46.77 acres of privately maintained open space and park space that is 23.71 acres greater than the minimum required usable open space. The open space required is 15% and the open space provided is 30.42%. Approximately 11.31 acres of this open space area will serve as useable open space. The Grove @ Citrus Park will be open to all residents of Citrus Park and located within one quarter mile of all homes. The three additional parks located at the northwest, southwest and southeast portions of the community are accessible to all residents by use of the sidewalks and extensive trail system provided in the open space corridors. The northwest park is just over one half of one mile from the farthest lot in the R1-C neighborhoods located in the eastern portion of the site.

Additional Internal Park Amenities

As described in Table 2 above, the amenities provided in five different park locations throughout Citrus Park, including a centrally located pool area with parking and a restroom building, will provide active recreation and gathering spaces appropriate for all age groups that go beyond the minimum requirements. These amenities are spread throughout the site and will be accessible to all residents through a system of internal trails and pathways.

Connectivity Elements (Need Two – Provided Four)

Infill Development

Citrus Park is an infill development as it completes the development within the square mile south of Lower Buckeye Road, west of Citrus Road, east and north of Las Brisas. Citrus Park provided easy and quick access to nearby amenities such as Liberty Elementary School, trails and parks in the Las Brisas community.



Trail System Connections

There is an extensive system of trails running throughout this entire master planned community connecting residents to parks, schools, and trails as well as the individual neighborhoods within this community.

Smaller Blocks

Blocks in the R1-C district have been broken up with open space and trail connections where the longest run of a continual block without a trail or open space connection is 320' and the majority of open space connections are 50'.

Additional Connectivity Elements

Every neighborhood within this master planned community has multiple connectivity elements to the north, south, east and west. The only exception to this is along the southern boundary where connectivity is provided by an 8' detached sidewalk along the collector road. This extensive series of trails connecting the internal neighborhoods as well with other neighborhoods provided easy access to amenities and recreational opportunities. Pedestrian access is provided to the sidewalks along the adjacent arterial roads at the Project's northern and eastern entrances, and lighted pedestrian trails will connect to the sidewalk along Lower Buckeye Road through open space areas near the northeast and northwest corners of Citrus Park.

Streetscape Elements (Need One – Provided Three)

Additional Streetscape Elements

Internal North/South Collector Street (S. 181st Drive)

The north/south collector is unique for this area in that it is almost entirely surrounded (approximately 65%) by open space corridors averaging 150' wide and reaching approximately 300' at its widest point. An enhanced roundabout is also provided for near the northern Project entrance on this collector for visual interest as well as traffic calming. A multi-use trail is proposed along the internal collector street with an 8' detached sidewalk on both sides of the collector. A combination of ranch rail fencing with a row of ghost gum trees will border this street, enhancing the landscape design elements and further supporting the agrarian theme of the community.



Modified Citrus Road Cross Section

The Applicant is working with the City on a modified cross-section for the portion of Citrus Road adjacent to the Property to enhance the streetscape along this arterial.

Agricultural Elements

Agricultural style elements are being proposed which will include split rail fence and split-face block details. This look will be fairly modern and promote the Citrus theme by giving the appearance of a citrus/tree grove in selected areas. For the park ramada and tot lot, the same farm/agricultural theme will apply some modern farmhouse elements like standing seam metal roof and barn style light fixtures. Shrubs and ground covers shall be planted in agricultural crop rows to enhance the agrarian theme of the community.

6. Circulation and Accessibility

Citrus Park is located at the southwest corner of Lower Buckeye Road & Citrus Road and accessed from Lower Buckeye Road to the north, 181st Drive to the south and Citrus Road to the east. In the City of Goodyear General Plan, these arterials, as well as collector and regional roads, are classified and proposed as follows:

- Citrus Road is an arterial road designated as a one hundred and ten feet (110') right-of-way. Connection to Citrus Road is provided to promote efficient circulation, timely emergency response and to prevent unnecessary cut-through traffic through Las Brisas.
- Lower Buckeye Road is classified as a one hundred and ten feet (110') right-of-way arterial with a proposed equestrian multi-use trail.
- 181st Avenue is located directly south of the Property and its alignment will continue through Citrus Park to connect to Lower Buckeye Road.
- 183rd Avenue, directly west of the Citrus Park property, is a proposed equestrian multi-use trail and a major open space/trail linkage. This road will not be continued along the Citrus Park boundary as it was not continued by the Las Brisas development.

These roads serve as part of the regional arterial network providing mobility within Goodyear. Citrus Park enjoys a strategic location within one mile of the future SR-303 highway alignment and is served by major thoroughfares. Current regional access to the Property is available from the I-10 Freeway located approximately three miles north of the Property.



The internal collector roads have been designed to allow easy access for public services such as fire, police, and trash collection and the collector roads provide a north-south access through the development, continuing the same alignment from the Las Brisas development to the south.

The overall street design discourages non-resident traffic and allows access to neighborhood trails and amenities. The community proposes public streets with 5' sidewalks and an internal trail system. All roadway improvements associated with the proposed development shall be designed and built to City standards.

7. Landscaping

The landscape design for Citrus Park aims to exceed the City of Goodyear subdivision design expectations by providing a palette of drought-tolerant, low water use plants and shade street trees, meandering landscaped retention basins, a swimming pool area and other centrally located amenity areas, multiple active and passive park and play areas for the residents, and large open spaces on the majority of blocks within the community. Landscape design elements including tree-lined streets and shrubs planted in agricultural crop rows support the agrarian theme of Citrus Park.

The landscape design for Citrus Park thoughtfully makes full use of the site challenges by utilizing the electrical and drainage easements for central passageways through the site, creating visual corridors both along Citrus Road and between Citrus Road and the Las Brisas subdivision to the west as well as a safe, multi-use linkage through the community for pedestrian and bicycle traffic.

Citrus Park is carefully designed to create intimate neighborhoods that will contain access to a trail system connecting to centrally located open space and amenities. The proposed central location of open space will allow for efficient access for residents and pedestrian access from many of the proposed home sites without needing to cross a major roadway.

The landscape and wall design for Citrus Park will adhere to the City of Goodyear Design Guidelines for single family residential development. A wide spectrum of neighborhood amenities are set aside at several points in the project to provide convenient access for all residents and to accommodate drainage and retention along with additional open space along the subdivision entrance points.



8. Amenities

Citrus Park proposes an inviting landscape theme that encompasses landscaped tracts, pedestrian trails, and turfed areas. Open space areas provided throughout the community consist of turfed open space and parks containing a variety of amenities detailed in Table 2 above, including a centrally located swimming pool area complete with parking and a restroom building. Parks and open space areas are connected by meandering pathways for pedestrian circulation and are provided dusk to dawn lighting to ensure parks and ramadas have proper lighting for evening use and safety. See Exhibit X, Pedestrian Lighting Plan. A 35' landscape tract is provided along all major, adjacent arterials. See Exhibit J, Parks and Open Space Plan and Exhibits M through Q for detailed illustrations of the proposed parks.

High quality wall, monument, custom ramada, and fencing material incorporate a range of finishes with a color palette to complement the development's architectural style. For the park ramada and tot lot, the same farm/agricultural theme will apply some modern farmhouse elements like standing seam metal roof and barn style light fixtures. Parks and ramadas are provided proper lighting for evening use and safety.

9. Walls and Entry Monumentation

A minor entry monument will be located at the southwest corner of Lower Buckeye Road and Citrus Road. This monument highlights a cluster of accent columns and ranch rail fence with colorful planted pots to provide attractive design enhancements at this intersection. Additionally, a cut white limestone entry feature will be placed at each entrance off of Lower Buckeye Road and Citrus Road. Lettering shall be pinned to the structure. Ranch rail fence, an overhead trellis structure and ranch style lighting will help accent the entry monument. Citrus Park will adhere to the City of Goodyear Design Standards for all entry monumentation.

Perimeter walls incorporate a variety of textures, staggered setbacks and variations in height. For added visual interest, a column or staggered setback is provided along the perimeter of the community, placed at least every 135 feet along Citrus Road and Lower Buckeye Road. See Exhibit K, Wall Plan.

10. Architectural Guidelines

Design features, use of various complementary building materials and architectural focal points will emphasize the unique theme of Citrus Park. All of the architectural elements will tie together to provide a strong identity for the site that complements the surrounding properties as well as



creating an inviting atmosphere for both residents and guests. This is a well-conceived architectural concept that offers various and diverse housing types within the master planned community.

The proposed homes will be made of high-quality material and architectural features to ensure long-term use and protect land value. The owner will submit color palettes for roof materials, accessory structures, and all other items associated with the development. A minimum of five floor plans and three color schemes/elevations for each single family residential parcel will also be submitted by the developer for City approval. The court home product will provide four floor plan options with three distinctly different elevation variations that address color, materials, roof type and garage door options. The end units of each court cluster will have access from the street via a side entry to a street-facing front door.

All architecture will adhere to the City of Goodyear Design Requirements. The architecture will incorporate a variety of architectural features and colors that complement the adjacent residential housing and provide visual continuity within the master planned community.

11. Community Facilities and Services

Below is a list of community service providers for this project:

Table 4 – Community Facilities and Services

Service	Provider
Schools	Las Brisas Academy, 18211 West Las Brisas Drive, Goodyear, AZ. 85338 Estrella Foothills High School, 13033 S Estrella Pkwy, Goodyear, AZ 85338
Library	Goodyear Library, 14455 W Van Buren St C-101, Goodyear, AZ 85338
Police	City of Goodyear
Fire	City of Goodyear
Refuse	City of Goodyear



12. Utilities and Services

Below is a list of utility providers for this project:

Table 5 – Utilities and Services

Utility	Provider
Water	City of Goodyear
Wastewater	City of Goodyear
Solid Waste	City of Goodyear
Electric	Arizona Public Service
Gas	Southwest Gas Corporation
Telephone/Cable	Cox Communications/CenturyLink

13. Water and Sewer

City of Goodyear water and wastewater systems exist in the area and are proposed to serve the development with required infrastructure improvements. Refer to the water and sewer reports provided with the preliminary plat application for additional information.

The project can tie into a proposed 16-inch water main located in the Lower Buckeye Road and Citrus Road alignments. The proposed water main is part of the West Goodyear Central Planning Area Master Water Study developed by Westpac Development Corp. and Coe & Van Loo Consultants, Inc. All on-site water mains are anticipated to be eight inches in size.

All on-site sewer mains are anticipated to be eight inches in size. A sewer connection will be made with an eight inch pipe connecting Las Brisas and a portion of the Citrus Park sewer systems at the southern boundary along 182nd Avenue. The other portion of the Citrus Park sewer will be directed to an eight inch pipe along Citrus Road.

14. Drainage

The subdivision lies within Flood Zone “X” as delineated on the Federal Emergency Management Agency (FEMA) FIRM Map No. 04013C2140L, dated October 16, 2013. Flood Zone “X” is defined as areas of 500-yr flood; areas of 100-yr flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-yr flood.



The Property is mostly flat and is currently in agricultural use. The Property has a slight ridge in the terrain in the middle of the site. The eastern side of the ridge drains in a southeasterly direction with an ultimate outflow in the southeast corner of the property. The western portion of the ridge drains to the southwest. Storm water retention basins will be located at the southern portions of each parcel.

Provisions will be made to provide on-site retention of run off resulting from a 100-year, 6-hour storm event.

15. Phasing

Citrus Park is proposed to be developed in three phases as set forth on the preliminary plat. A mix of lot sizes will be provided for each phase. Construction of each phase is anticipated to commence with the approval of each respective final plat and improvement plans.

The ultimate development schedule is contingent upon the prevailing market and economic conditions, absorption rates, and industry factors at the time of consideration. See Exhibit I, Phasing Plan.

16. Conditions, Covenants 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, landscape buffers and landscaping in all common areas and rights-of-way.

17. The Project Is in Conformance with the City's Rezoning Evaluation Criteria

Section 1-3-1.D.3 of the City of Goodyear's Zoning Ordinance sets forth evaluation criteria to be considered for amendments to the zoning map. As described below, Citrus Park is in conformance with these criteria and meets the goals and objectives provided in the City of Goodyear's planning documents. This new community will complement and enhance the area's existing housing options to continue orderly growth in this area of Goodyear.

- 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;*



The Property is currently within the Goodyear 2025 General Plan's Neighborhoods land use category, which "[p]rovides areas for the growth and development of neighborhoods" and "include[s] a wide range of densities and housing product." The Project is categorized as "Low-Density Residential" with a density of less than five dwelling units per acre. See General Plan, Standard 25. Citrus Park is designed to uphold the core planning principles of the City of Goodyear and provide high quality of living for future residents. The Project would further the implementation of many of the General Plan's goals and policies.

The Project increases the diversity of housing options in the area with a balanced mix of three product types to serve the current market. Citrus Park's preliminary plat includes 35 percent 45' lots, 33 percent 55' lots, and 32 percent court home lots. Garrett-Walker is an experienced homebuilder in the West Valley and has seen continued downward pricing pressure from buyers looking for smaller, more cost effective housing solutions in desirable locations. In larger planned communities, Garrett-Walker strives to feature a variety of plans and lot sizes to provide a thoughtful approach to an evolving lifestyle and financial budget, as well as an overall attractive curb appeal that differentiates these communities. The properties adjacent to Citrus Park already have over 500 lots planned with widths between 70' and 80'. Citrus Park removes the 75' lots included in the existing PAD and adds a 45' lot that is not offered in any of the adjacent developments. See Exhibit V, Adjacent Properties. This increased diversity will help balance the product inventory in this portion of West Goodyear to meet a growing market demand. In addition, the extended lot depth provided within Citrus Park allows for a wider variety of product type and backyard options, including private pools. See General Plan Goal CC-2; Objectives CC-2.1, CC-5-1. Each product will allow residents to choose from multiple floor plans and color palettes. Citrus Park will maintain the area's rural and agricultural character through its landscaping theme, entry feature, and split rail fence and is designed to promote a sense of place by establishing eight distinct and intimate neighborhoods within the Project. See General Plan Goal CC-1; Objectives CC1-3, CC-1.5.

Residents will have ample opportunity for active and passive recreation with a centrally located 5.99-acre park featuring a pool and amenities within one quarter mile of all homes in Citrus Park. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation, including the use of traffic calming measures, with an internal multi-use trail and connection to additional trails off-site. See General Plan Standards 5, 31, 32; Goals CC-1, CC-3, CC-4; Objectives CC-1.2, CC-3.1.



In addition, Citrus Park will be located within an area already undergoing significant residential development with existing infrastructure and providing efficient infill development on currently vacant land while paying its fair share of the cost of development. See General Plan Standards 2, 3; Goal GD-2; Objective GD-2.1. The Project's density and scale will be compatible with the surrounding single-family developments. See General Plan Standard 4.

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

The Property is mostly flat agricultural land and is appropriate for residential development. The utility corridor that bisects the Property will accommodate open space that connects to the same corridor on the adjacent property to the west.

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;

Citrus Park will be compatible with the existing and planned residential uses in the surrounding area. The Project's design locates the court home product in the interior of the Property with care taken to place open space and larger single-family lots along the southern and western perimeter of the Property adjacent to other residential subdivisions. Along the western boundary, the Project has fewer lots abutting the adjacent 65'-70' wide trail and drainage easement in Las Brisas and significantly increases the open space along that boundary compared to the Property's existing PAD. Citrus Park also includes deeper lots along the western boundary, with a minimum 119' depth in the preliminary plat. Along the southern boundary with Las Brisas, Citrus Park adds curvature to the residential street creating lot depths from 122' to 150', pulling homes away from the adjacent development. Also, the efficient circulation pattern includes traffic calming features to limit non-resident trips and maintain a safe, residential traffic pattern off of the arterials.

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;

Citrus Park will develop a currently vacant infill site with a mix of residential product consistent with the area's residential character while adding new options for housing through a combination of two zoning districts with a balanced mix of three total lot sizes.



The rezoning will remove the ±27-acre commercial site that is part of the existing PAD and replace it with new homes to enhance the customer base for existing and planned retail in the area. As discussed above, the Pollack Analysis concludes that the current supply of retail space in the Property's market area is four times what is needed to meet the demand projected 30 years in the future. The Pollack Analysis also notes that several similar commercial corners are in close proximity to the site and that current trends indicate a growing preference for e-commerce and power centers that decrease the demand for neighborhood retail.

d. 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;

Citrus Park will offer 16 distinct floor plans with three elevations each for a total of 48 housing product options to meet current and future demand. In particular, the Project will increase the court home product available in West Goodyear while also developing 45' and 55' wide lots consistent with the surrounding subdivisions that range from court home to 80' wide lot sizes. As discussed above, Garrett-Walker has experienced growing demand for 45' wide lots, which are not currently provided within the developments adjacent to Citrus Park. Also, Garrett-Walker offers a variety of 35' product on the 45'-wide lots with homes ranging from approximately 1,300 sf to 3,000 sf.

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 described above, Citrus Park is an infill development with existing infrastructure and services in the area. It offers ample on-site amenities appropriate for all ages to provide passive and active outdoor recreation opportunities for homeowners within Citrus Park, and will also pay its fair share of development fees. The Applicant will also work with the Liberty Elementary School District and Buckeye Union High School District regarding a donation agreement.

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

Because of the significant existing and planned public services in the vicinity of Citrus Park, adverse fiscal impacts are not anticipated. The Project will include the



improvements needed to connect to existing infrastructure and services and will pay into the West Goodyear Water and Sewer cost recovery reimbursement program. Further, Citrus Park will include private streets for the court home clusters in the R1-C district, which will alleviate some of the City's road maintenance responsibilities.

h. General public's concerns;

The Applicant will comply with the citizen review process set forth in Section 1-3-8 of the Zoning Ordinance to determine if any concerns are raised by the public.

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

The proposed rezoning to Reduced R1-4 and R1-C to permit Citrus Park to develop this infill site with a variety of high quality housing products with ample open space and connectivity is consistent with the General Plan's Neighborhoods land use designation and does not alter the planned orderly growth and development of this residential area.

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.

Citrus Park is a thoughtfully planned community that will increase housing options while remaining consistent with the area's existing residential character.

18. Conclusion

Citrus Park is a diverse community offering several different floor plans and elevations with a high level of open space, recreation and community amenities featuring a centrally located swimming pool. This diversity comes from three distinct and dynamically different product offerings which covers three different elevation options for each with a total of 16 different floor plans to contribute to the variation of neighborhoods and lifestyles. The intent of the overall proposal is to provide a balance of land uses and residential development that complements the area while upholding the planning principles and supporting the economic goals and objectives of the City of Goodyear. The long undeveloped site will be transformed into an attractive, high-quality residential development that will enhance the streetscape appearance with attractive new architectural designs, open space areas, amenities and lush landscaping features.



The community proposes connections to the adjacent subdivisions and promotes safety, security, and community interaction. The proposed development will serve as a positive catalyst towards the revitalization of the Property.

The development team believes that this request represents an appropriate and favorable planning of the site. We look forward to working with staff in the processing of this project.

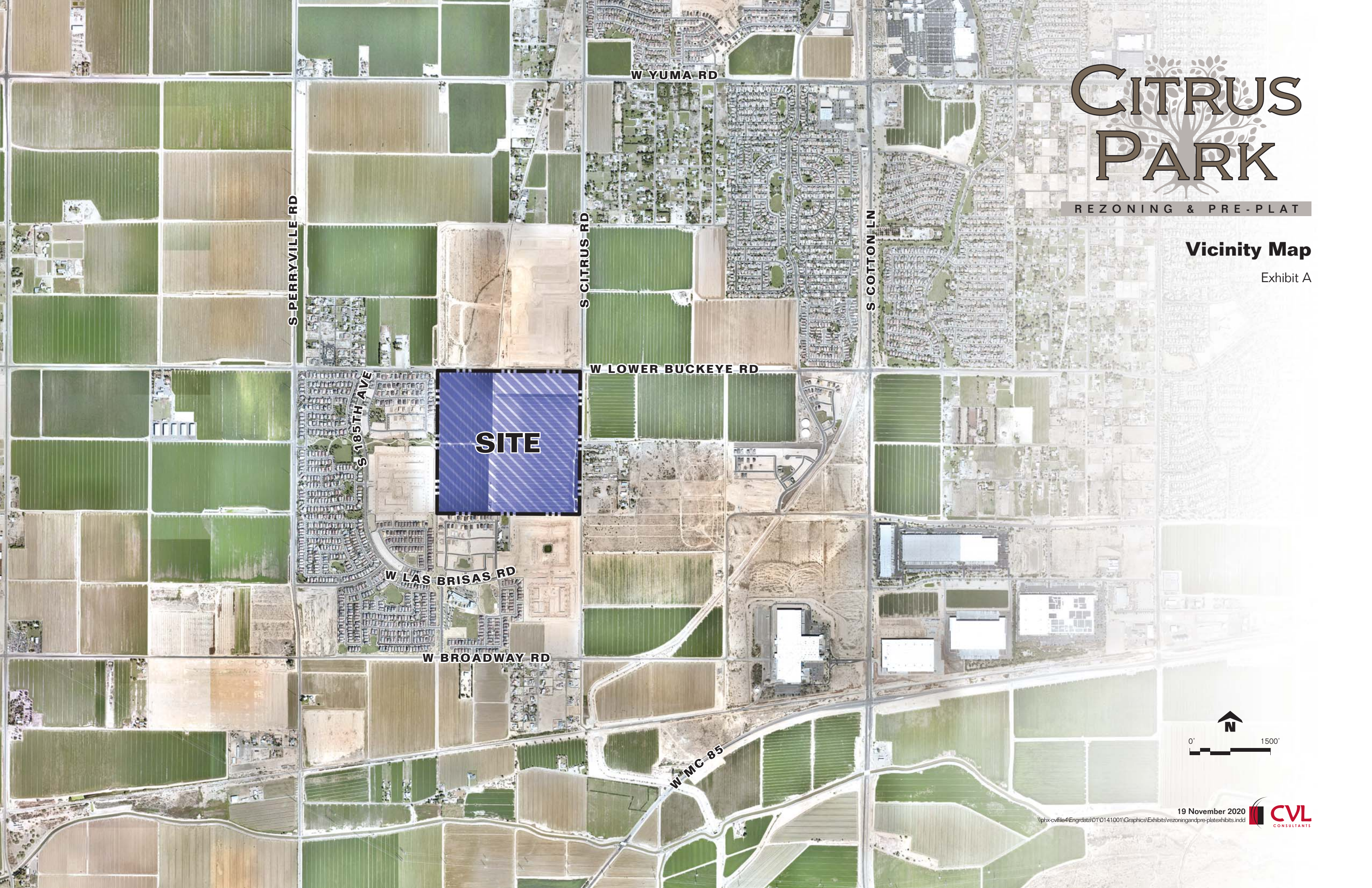


CITRUS PARK

REZONING & PRE-PLAT

Vicinity Map

Exhibit A



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CITRUS PARK

REZONING & PRE-PLAT

General Plan Land Use Map

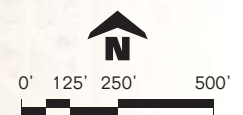
Exhibit B

LEGEND

Neighborhood Land Use

City Limits

Site Boundary





REZONING & PRE-PLAT

Existing Zoning Map

Exhibit C

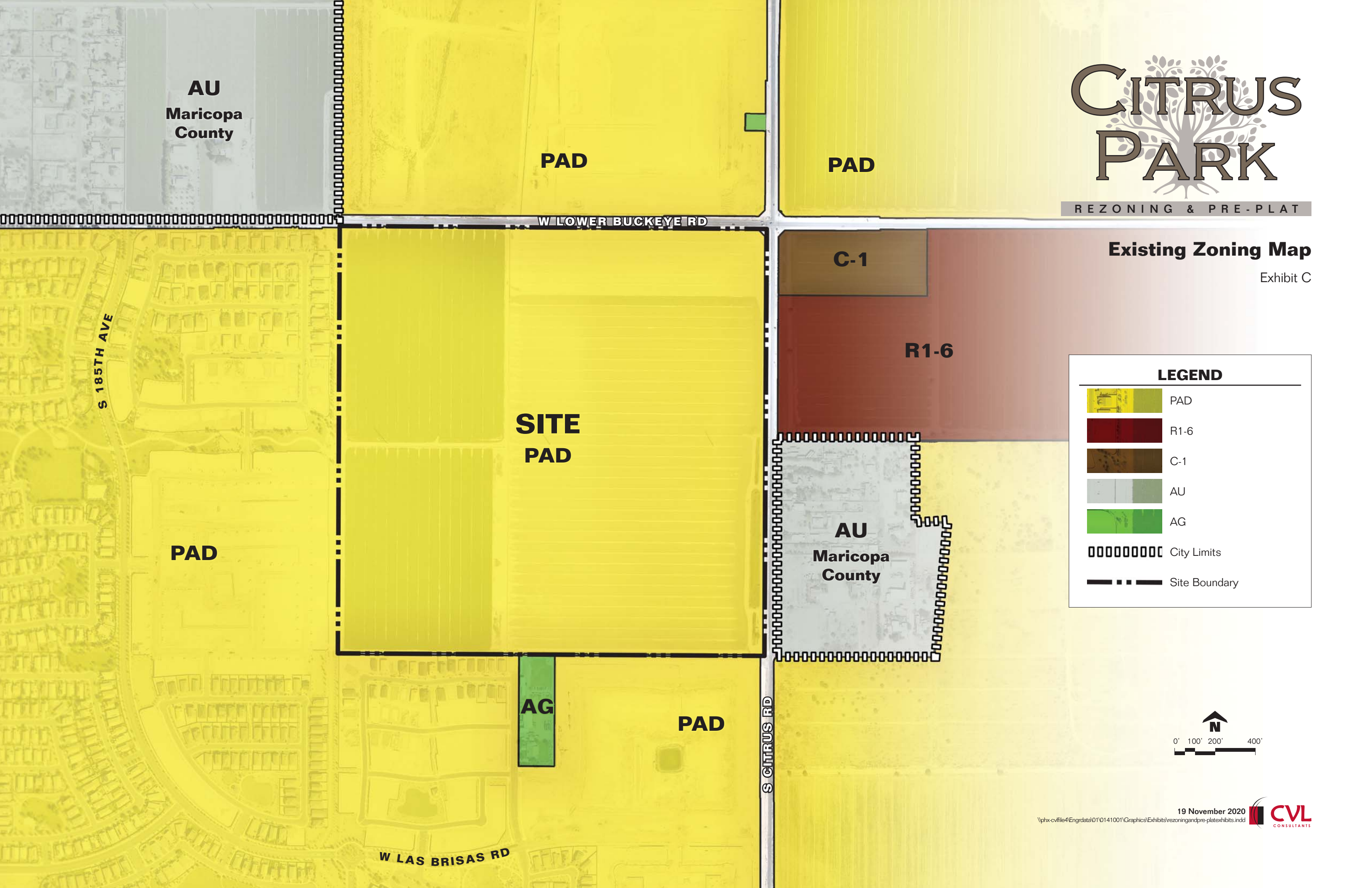
LEGEND

-  PAD
-  R1-6
-  C-1
-  AU
-  AG
-  City Limits
-  Site Boundary



19 November 2020

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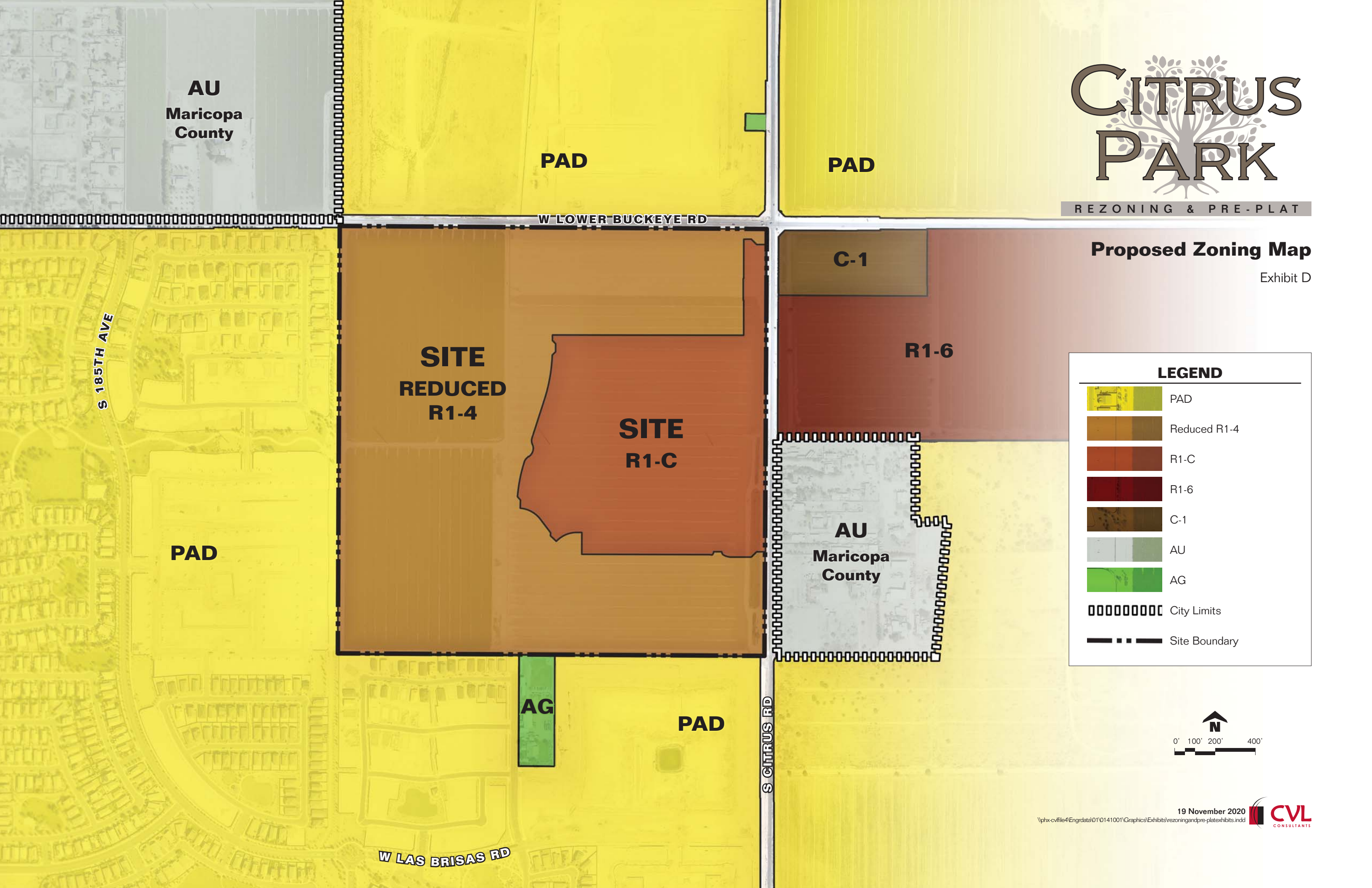
REZONING & PRE-PLAT

Proposed Zoning Map

Exhibit D

LEGEND

	PAD
	Reduced R1-4
	R1-C
	R1-6
	C-1
	AU
	AG
	City Limits
	Site Boundary



APN: 502-42-006N, 502-42-029A

APN: 502-42-006H, 502-42-006M

APN: 502-42-007D

Pradera Phase 1
MCR: 1482-29

Pradera Phase 2
MCR: 1517-15

APN: 502-44-004H

W LOWER BUCKEYE RD



REZONING & PRE-PLAT

Adjacent Property Ownership Map

Exhibit E

Las Brisas Phase 1
MCR: 886-39

Las Brisas Phase 2A
MCR: 1019-33

Las Brisas Phase 2B.1
MCR: 1362-02

Las Brisas Phase 2B.2
MCR: 1362-01

APN: 502-43-010E
ZONING: AU

Las Brisas Phase 2B
MCR: 969-32

SITE

APN: 502-43-015B

APN: 502-44-003H

APN: 502-43-029B, 502-43-029C

APN: 502-43-106, 502-43-107

APN: 502-43-108, 502-43-109

APN: 502-43-030L

APN: 502-43-030M

APN: 502-43-111B

APN: 502-43-110A, 502-43-111A

APN: 502-43-030W, 502-43-030X

APN: 502-43-030Y, 502-43-030Z

APN: 502-43-030Q, 502-43-030R

APN: 502-43-030U, 502-43-030V

APN: 502-43-534

APN: 502-43-535

APN: 502-43-537

APN: 502-43-536

El Cidro Ranch
APN: 502-43-021B, 502-43-021E



19 November 2020

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CITRUS PARK

REZONING & PRE-PLAT

Proposed Site Plan

Exhibit F



Parcel Data						
	Parcel	Proposed Zoning	Gross Area	Yield	Gross Density	Typical Lot
Phase 1	1	Reduced R1-4	15.09 ac	68	4.51 du/ac	45' x 115'
	2	Reduced R1-4	24.69 ac	74	3.00 du/ac	55' x 120'
	3	R1-C	17.63 ac	102	5.79 du/ac	40' x 87' court
	Total		57.40 ac	244	4.25 du/ac	—
Phase 2	4	Reduced R1-4	16.01 ac	69	4.31 du/ac	45' x 115'
	5	Reduced R1-4	21.31 ac	62	2.91 du/ac	55' x 120'
	6	R1-C	28.16 ac	93	3.30 du/ac	40' x 87' court
	Total		65.47 ac	224	3.42 du/ac	—
Phase 3	7	Reduced R1-4	20.85 ac	69	3.31 du/ac	55' x 120'
	8	Reduced R1-4	16.64 ac	79	4.75 du/ac	45' x 115'
	Total		37.48 ac	148	3.95 du/ac	—
Overall Total			160.36 ac	616	3.84 du/ac	—

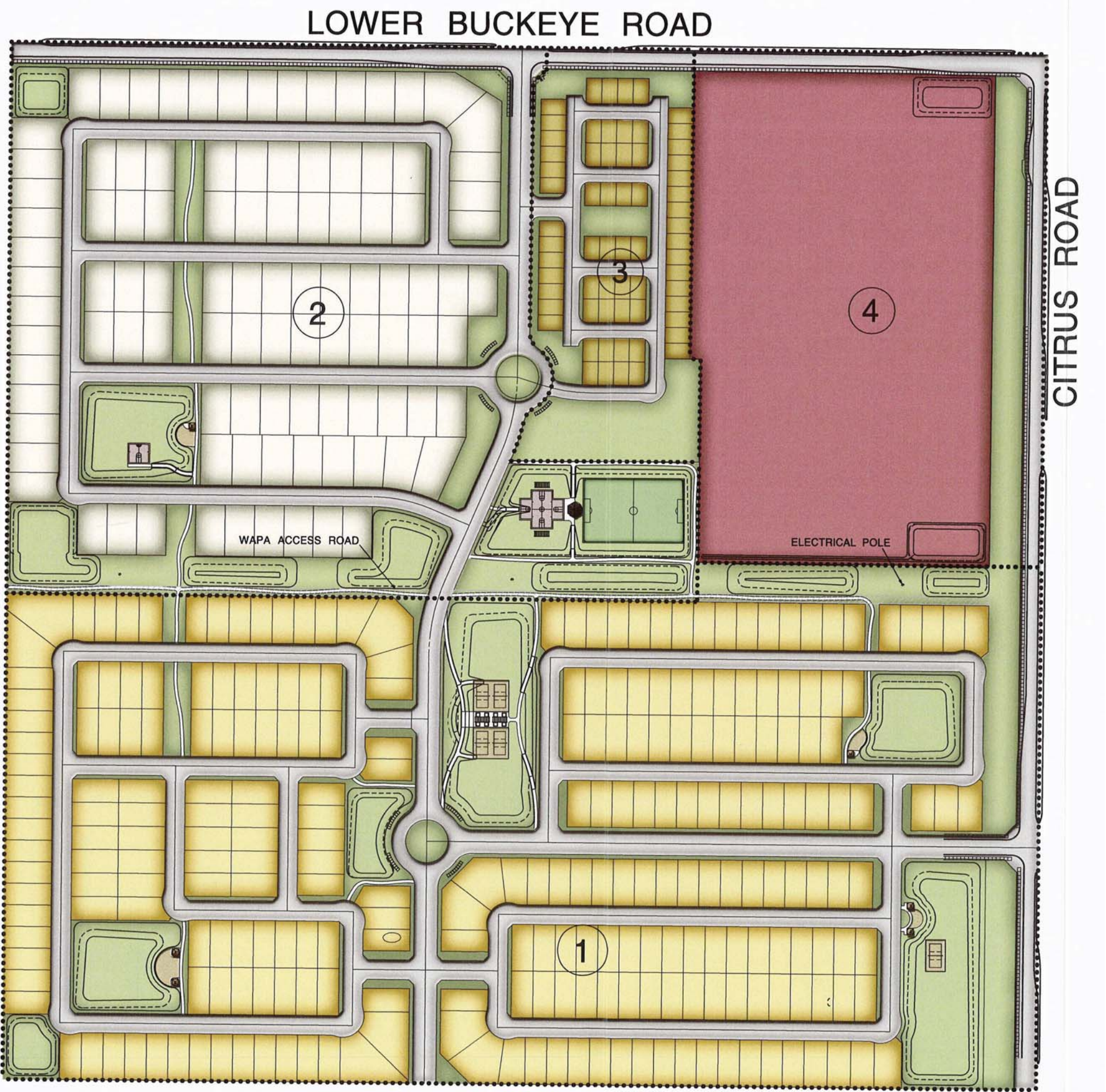
See Courthome
Detail, Exhibit R

	EXISTING PLAN		PROPOSED PLAN	
Gross Area	160.36 acres		160.36 acres	
Net Area	153.72 acres		153.74 acres	
Zoning	PAD		Reduced R1-4 and R1-C	
Commercial Gross Area	26.92 acres		—	
Open Space Area	33.58 acres	21.84%	46.77 acres	30.42%
Density	2.63 du/ac		3.84 du/ac	
LOT MIX				
45' x 115'	—	—	216	35%
40' x 87' COURT	—	—	195	32%
55' x 120'	—	—	205	33%
55' x 119'	256	61%	—	—
75' x 130'	101	24%	—	—
40' x 60'	65	15%	—	—
Total	422	100%	616	100%

19 November 2020

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CITRUS
PARK

REZONING & PRE-PLAT

Existing Site Plan

Exhibit G

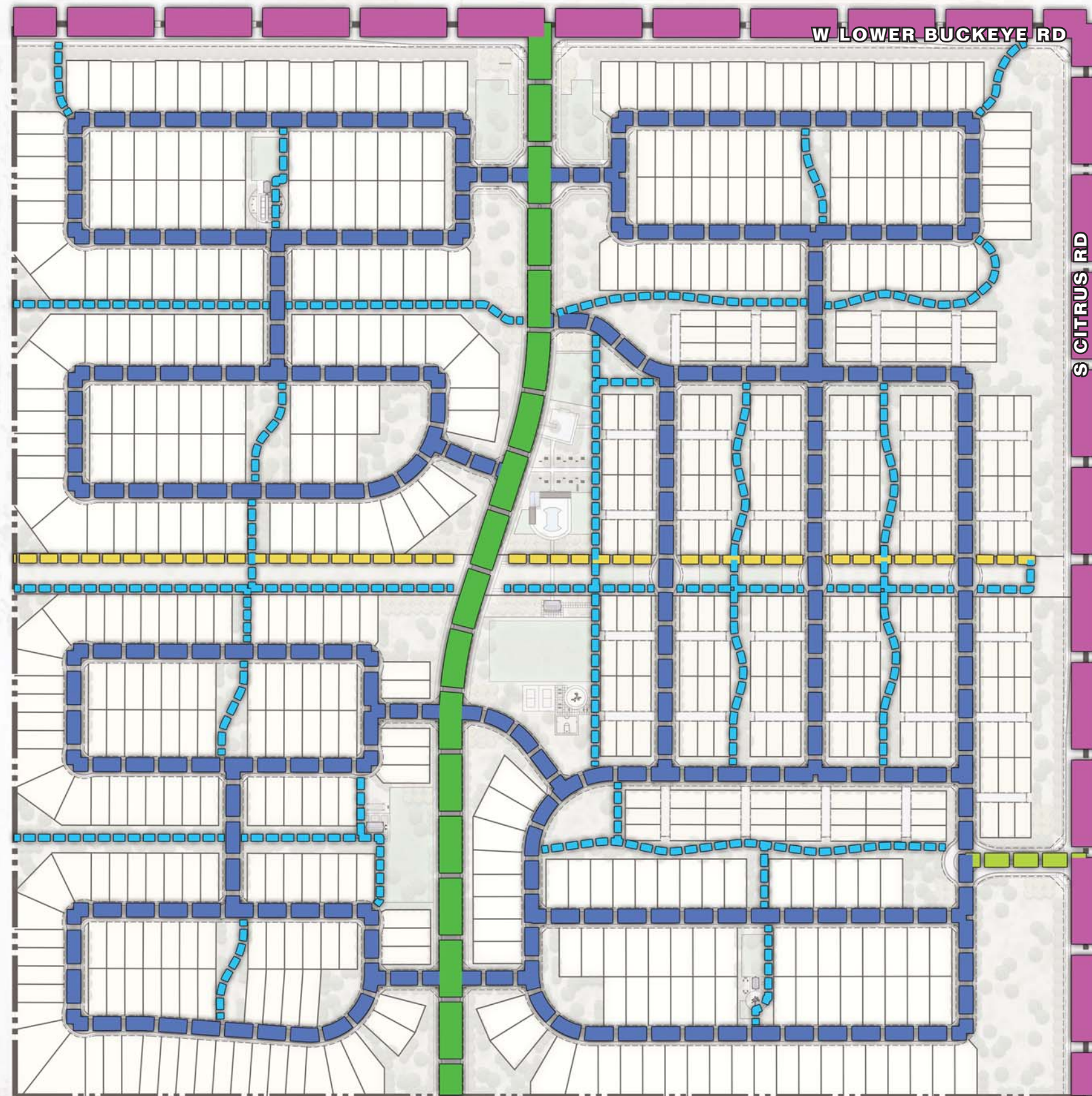
	EXISTING PLAN		PROPOSED PLAN	
Gross Area	160.36 acres		160.36 acres	
Net Area	153.72 acres		153.74 acres	
Zoning	PAD		Reduced R1-4 and R1-C	
Commercial Gross Area	26.92 acres		-	
Open Space Area	33.58 acres	21.84%	46.77 acres	30.42%
Density	2.63 du/ac		3.84 du/ac	
LOT MIX				
45' x 115'	-	-	216	35%
40' x 87' COURT	-	-	195	32%
55' x 120'	-	-	205	33%
55' x 119'	256	61%	-	-
75' x 130'	101	24%	-	-
40' x 60'	65	15%	-	-
Total	422	100%	616	100%



NTS

Circulation Plan

Exhibit H



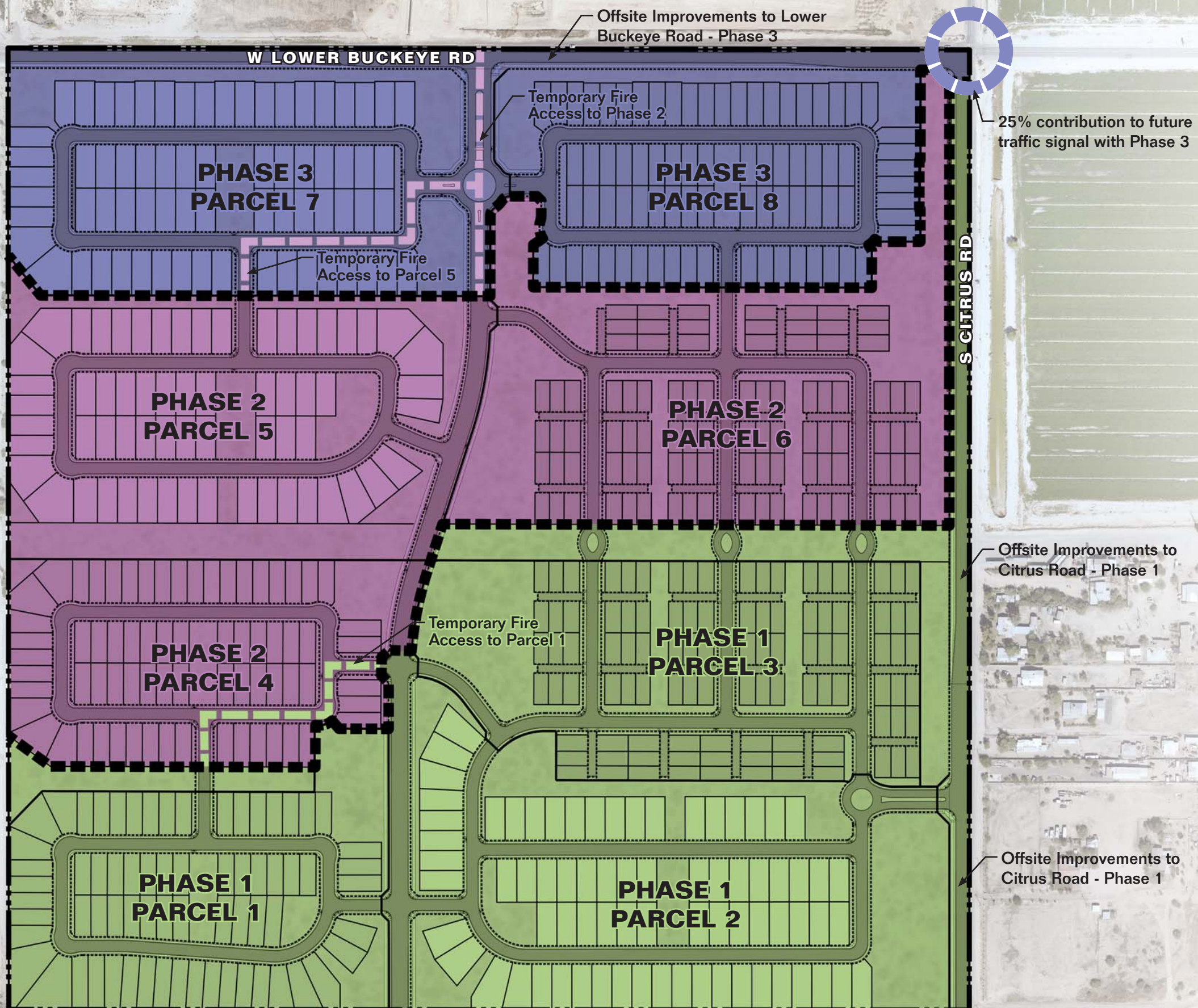
LEGEND

- Arterial with Detached Sidewalk
- Collector with Detached Sidewalk
- Local Streets with Detached Sidewalk
- Local Streets with Attached Sidewalk
- Community Trail System
- WAPA Easement Trail/Service Road



Phasing Plan

Exhibit I



LEGEND

- Phase 1
- Phase 2
- Phase 3



CITRUS PARK

REZONING & PRE-PLAT

Parks and Open Space Plan

Exhibit J



A The Grove At Citrus Park - North

- Swimming Pool Area
All Age Groups
- Restroom Building
- Shade Trellis With Vines
- Community Gathering Area With B.B.Q. Grills, Picnic Tables, and Lighting
- Turf Open Play Area
- Shaded Tree Courtyard
- White Ranch Rail Fence Accents
- Parking Lot

B The Grove At Citrus Park - South

- Citrus Themed Play Structure
Ages: 2 To 5 & 5 to 12
- Shade Ramada With Tables
- Pickleball Courts
Ages: Teens To Adults
- Half Basketball Court
Ages: Teens To Adults
- Turf Open Play / Practice Area
- Shaded Tree Courtyard With Benches
- Ranch Rail Fence Accents

C Northwest Neighborhood Park

- Citrus Themed Play Structures
Ages: 2 To 5
- Shade Ramada With Tables
- Bocce Ball Courts
Ages: Teens To Adults
- Turf Open Play Area
- Ranch Rail Fence Accents
- Shaded Benches

D Southeast Neighborhood Park

- Citrus Themed Play Structure
Ages: 2 To 5
- Shade Ramada With Tables And B.B.Q. Grills
- Corn Hole Courts
Ages: Teens To Adults
- Turf Open Play Area
- Ranch Rail Fence Accents
- Shaded Benches

E Community Gathering/ Picnic Park

- Shade Ramada With Tables And B.B.Q. Grills
- Horseshoe Courts
Ages: Teens To Adults
- Turf Open Play Area
- Ranch Rail Fence Accents
- Shaded Benches

F Main Entry

- Citrus Grove
- Entry Monument with "Overhead Trellis"
- Ranch Rail Fence/Column Accents

G Looped Wapa Easement Trail System

- One Mile Walking / Running Trail
- Shaded Benches
- Trail Markers
- Exercise Station Course
- Turf Open Play Areas

H Minor Monument

- Citrus Grove
- White Ranch Rail Fence
- Accent Columns with Pots

Disclaimer: These concepts are an artistic interpretation of the design. Not meant to be an exact rendition.



19 November 2020

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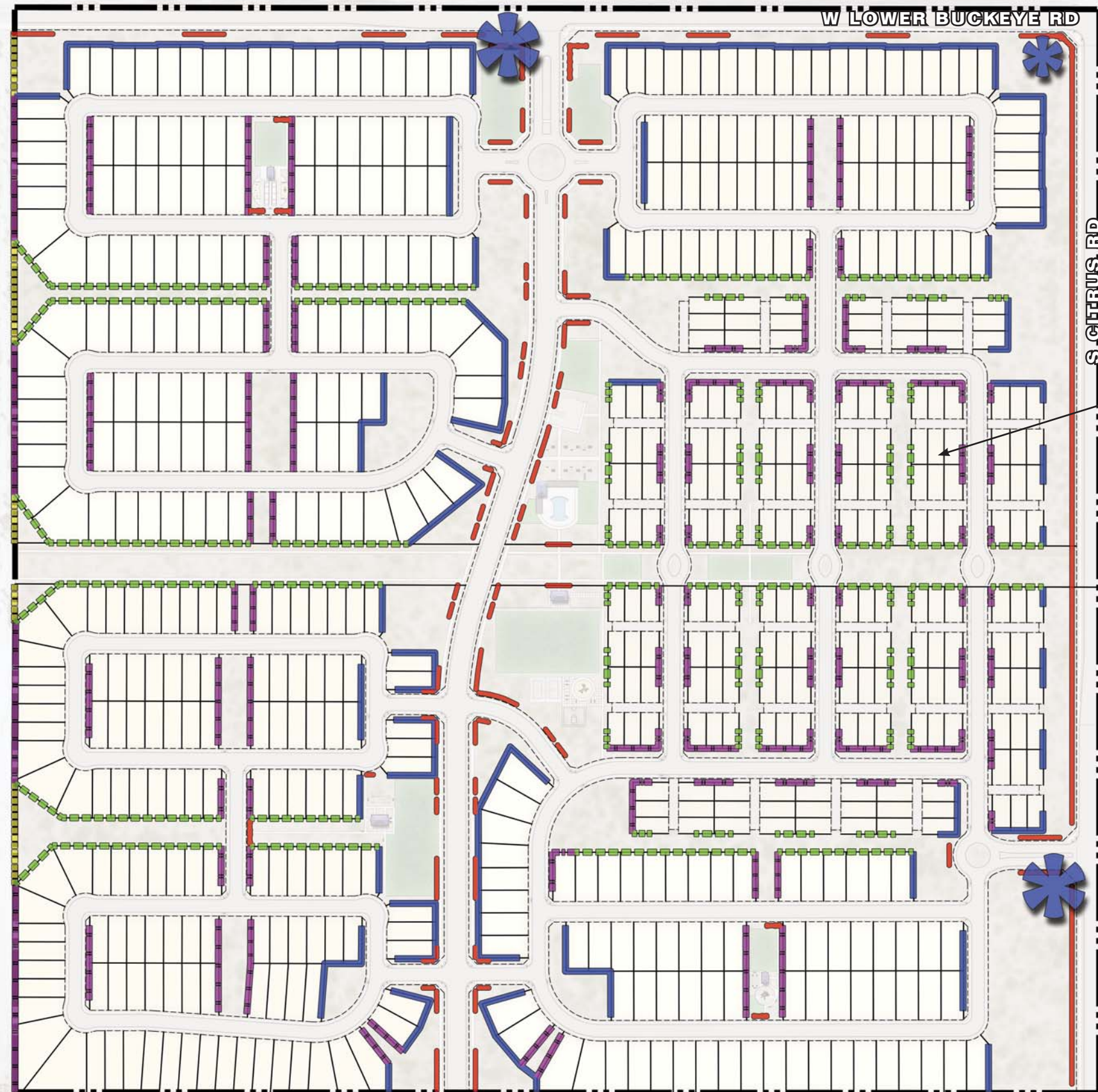


CITRUS PARK

REZONING & PRE-PLAT

Wall Plan

Exhibit K



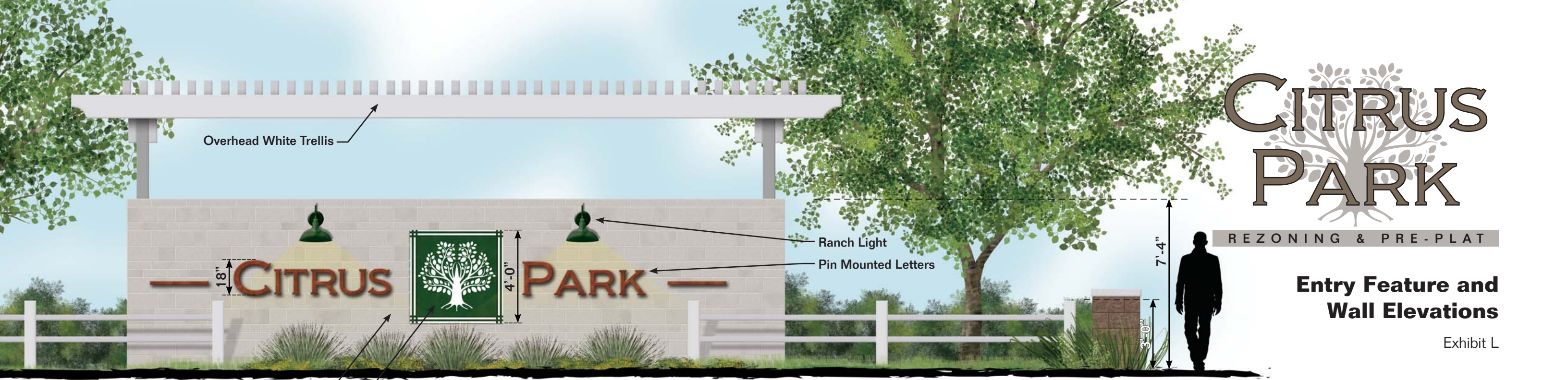
See Courthome
Detail, Exhibit R

LEGEND

-  Primary Entry Monument
-  Secondary Entry Monument
-  Theme Wall
-  Secondary Wall
-  Partial View Wall
-  Decorative Ranch Rail Fence Accents
-  Ranch Rail Fence



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CITRUS PARK

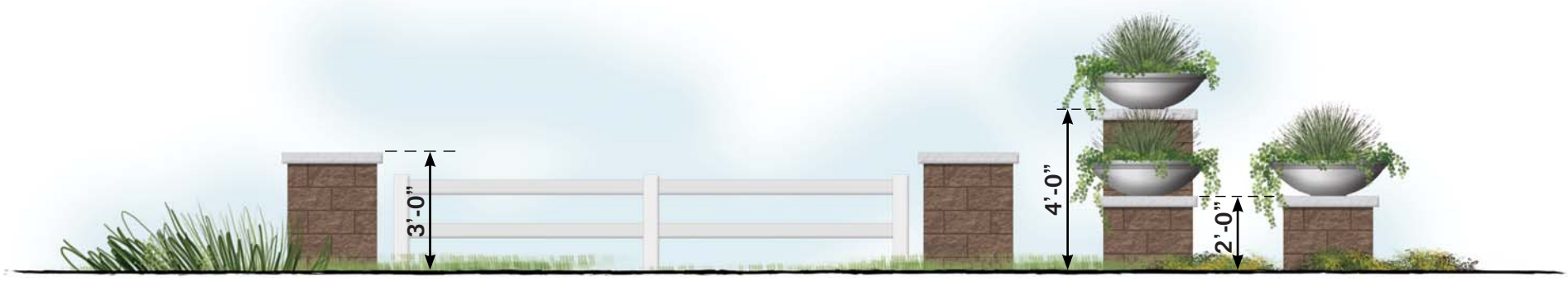
REZONING & PRE-PLAT

Entry Feature and Wall Elevations

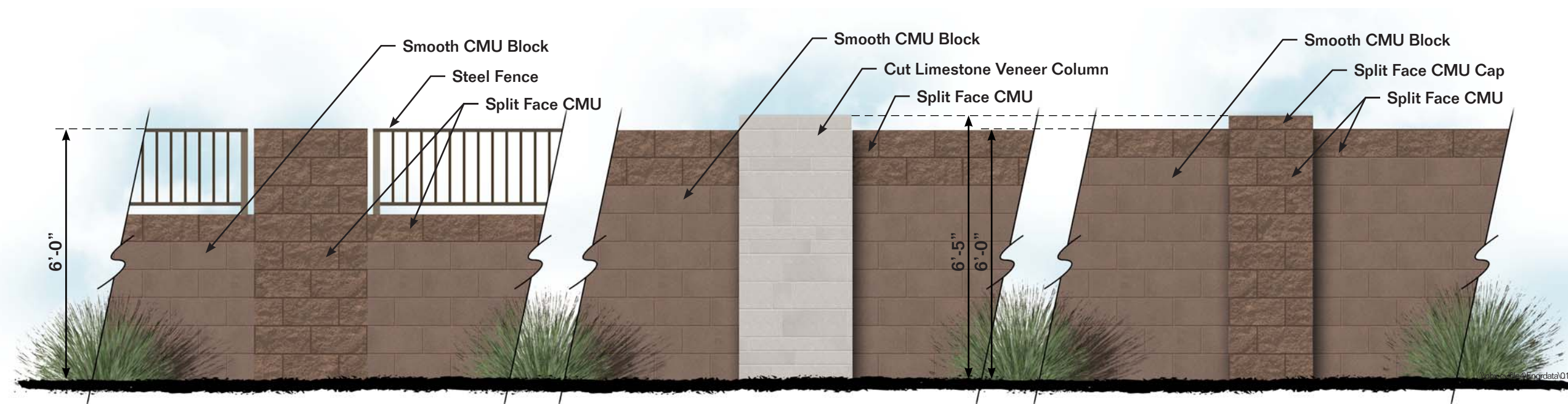
Exhibit L

Overhead White Trellis
Ranch Light
Pin Mounted Letters
Cut Limestone
Steel Inset

ENTRY MONUMENT



SECONDARY MONUMENT



PARTIAL VIEW WALL

THEME WALL

SECONDARY WALL

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W LOWER BUCKEYE RD



REZONING & PRE-PLAT

North Entry
Monument Plan

Exhibit M

- A** Entry Monument
- B** Ranch Rail Fence with Columns
- C** Citrus Grove
- D** Turf Retention Basin
- E** Rural Row Spaced Plant Material
- F** Entry Median
- G** 8' Sidewalk



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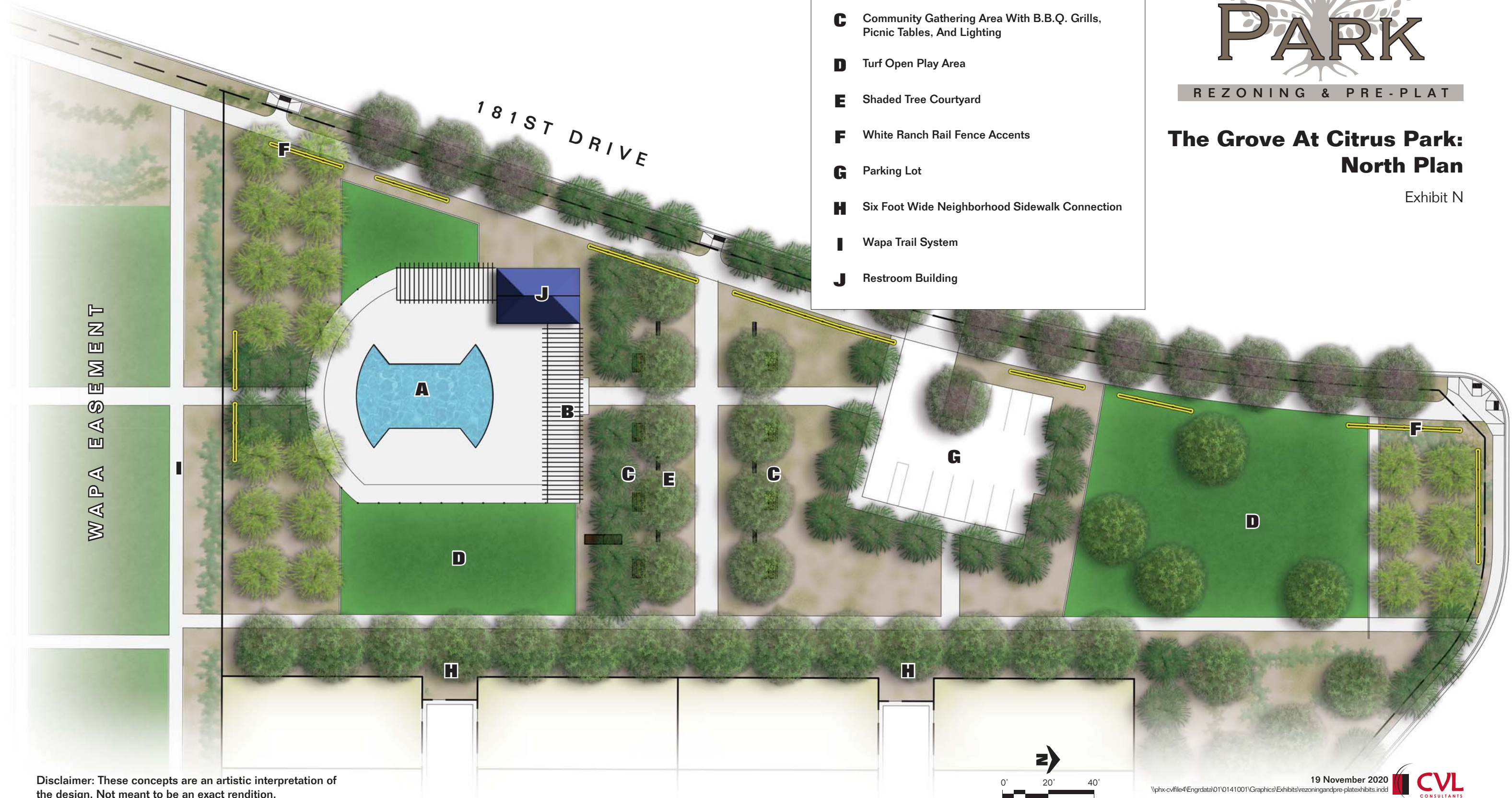
CITRUS PARK

REZONING & PRE-PLAT

The Grove At Citrus Park: North Plan

Exhibit N

- A** Swimming Pool Area (All Age Groups)
Final layout and shape will be determined during Construction Document Phase
- B** Shade Trellis With Vines
- C** Community Gathering Area With B.B.Q. Grills, Picnic Tables, And Lighting
- D** Turf Open Play Area
- E** Shaded Tree Courtyard
- F** White Ranch Rail Fence Accents
- G** Parking Lot
- H** Six Foot Wide Neighborhood Sidewalk Connection
- I** Wapa Trail System
- J** Restroom Building



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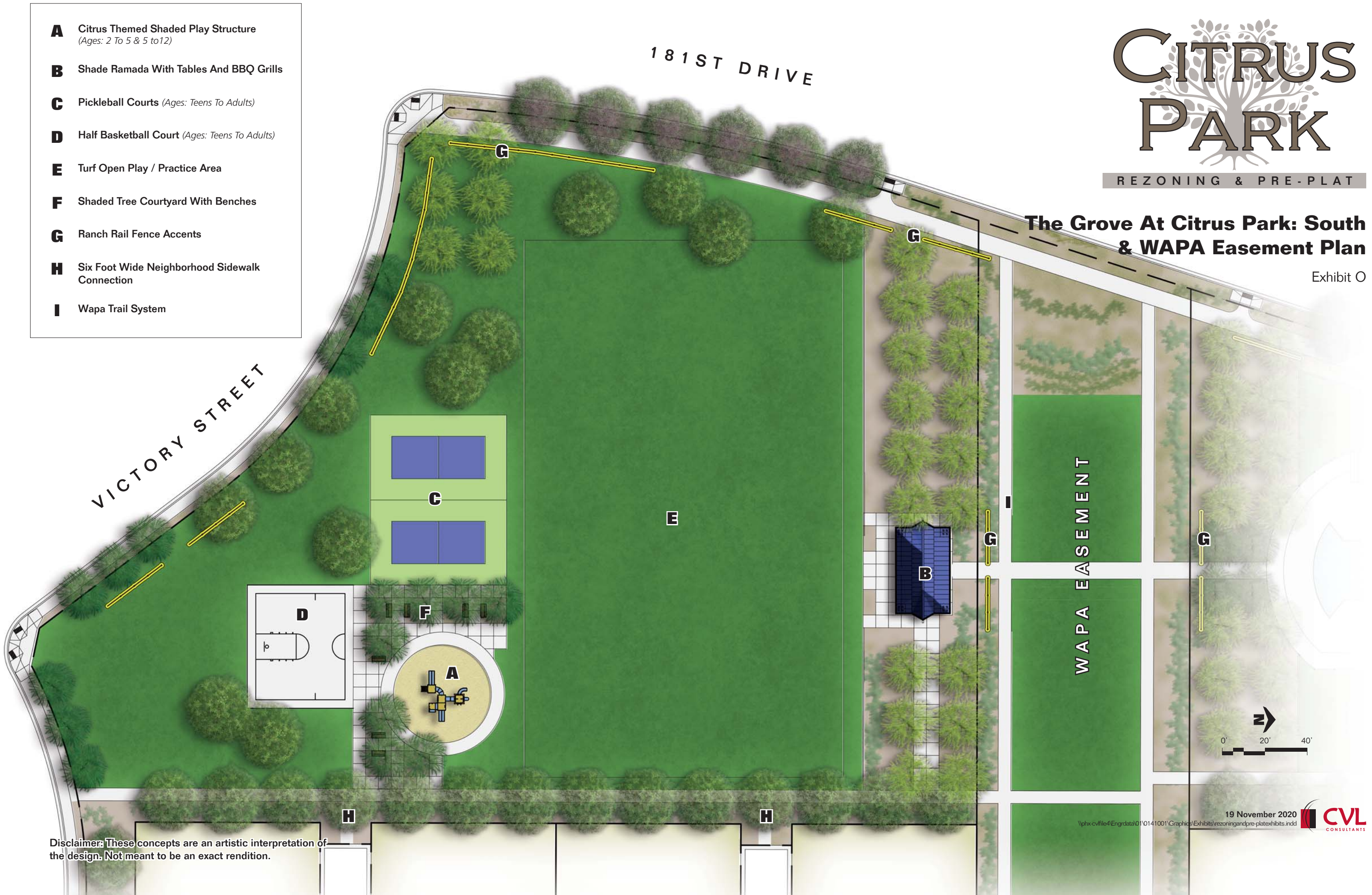
CITRUS PARK

REZONING & PRE-PLAT

The Grove At Citrus Park: South & WAPA Easement Plan

Exhibit O

- A** Citrus Themed Shaded Play Structure (Ages: 2 To 5 & 5 to 12)
- B** Shade Ramada With Tables And BBQ Grills
- C** Pickleball Courts (Ages: Teens To Adults)
- D** Half Basketball Court (Ages: Teens To Adults)
- E** Turf Open Play / Practice Area
- F** Shaded Tree Courtyard With Benches
- G** Ranch Rail Fence Accents
- H** Six Foot Wide Neighborhood Sidewalk Connection
- I** Wapa Trail System



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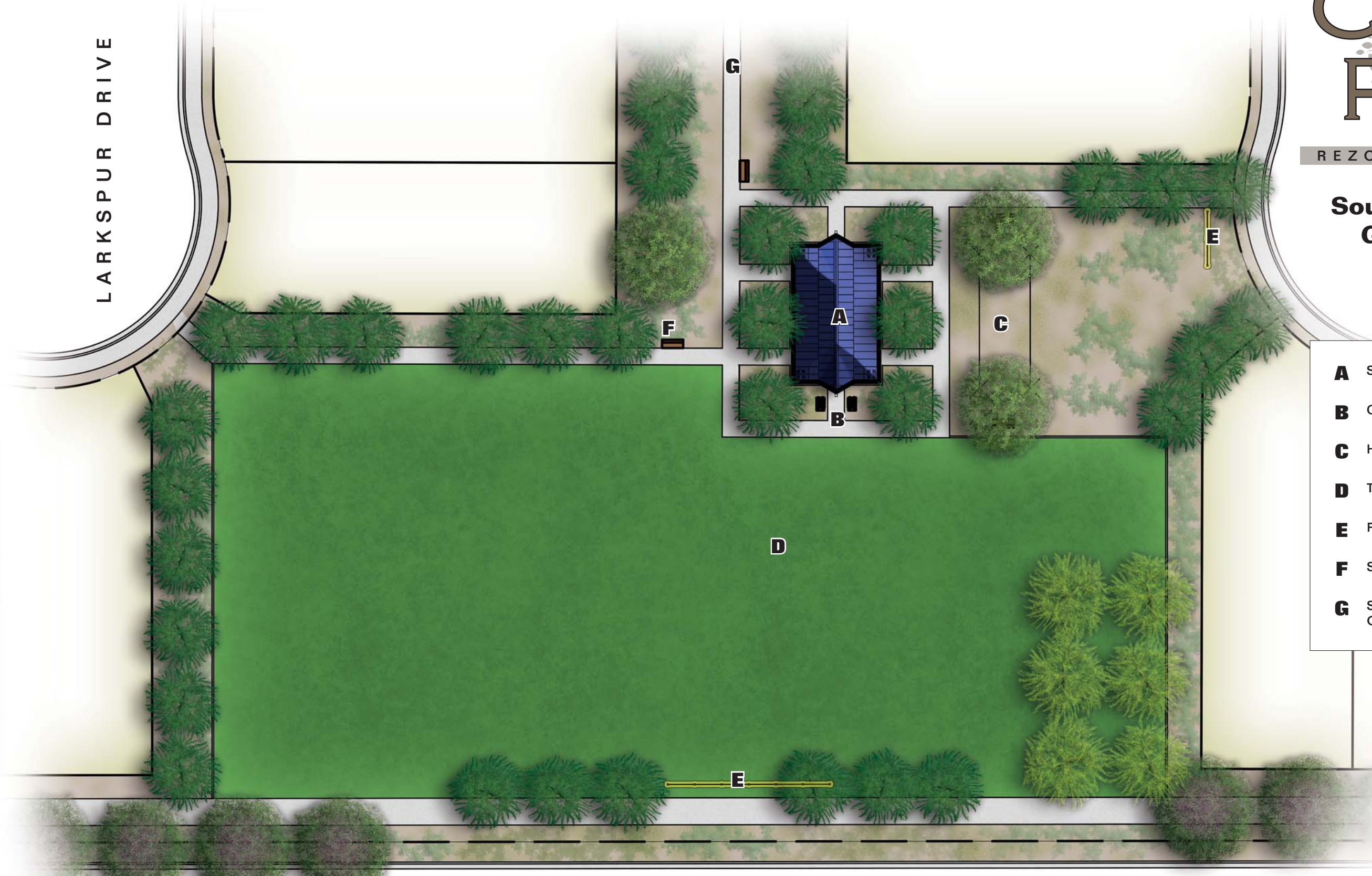
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CITRUS PARK

REZONING & PRE-PLAT

Southwest Community Gathering Park Plan

Exhibit P



- A** Shade Ramada With Tables
- B** Group BBQ Grills
- C** Horseshoe Courts *(Ages: Teens To Adults)*
- D** Turf Open Play Area
- E** Ranch Rail Fence Accents
- F** Shaded Benches
- G** Six Foot Wide Neighborhood Sidewalk Connection



181ST DRIVE

Disclaimer: These concepts are an artistic interpretation of the design. Not meant to be an exact rendition.

KENDALL STREET

LARKSPUR DRIVE

CITRUS PARK

REZONING & PRE-PLAT

Neighborhood Amenity Areas

Exhibit Q

- A** Citrus Themed Shaded Play Structure (Ages: 2 To 5)
- B** Shade Ramada With Tables
- C** Bocce Ball Courts (Ages: Teens To Adults)
- D** Cornhole Courts (Ages: Teens To Adults)
- E** Turf Open Play Area
- F** Ranch Rail Fence Accents
- G** Shaded Benches
- H** Six Foot Wide Neighborhood Sidewalk Connection

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WILLIAMS STREET

VOGEL AVENUE

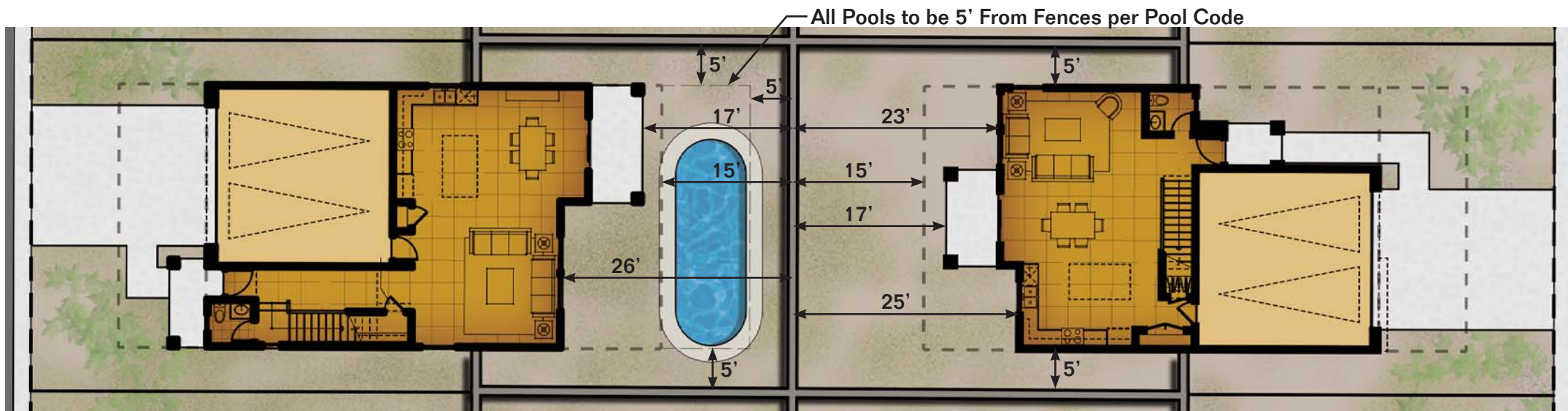
Northwest Neighborhood Park

Southeast Neighborhood Park

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TYPICAL YARD ENLARGEMENT

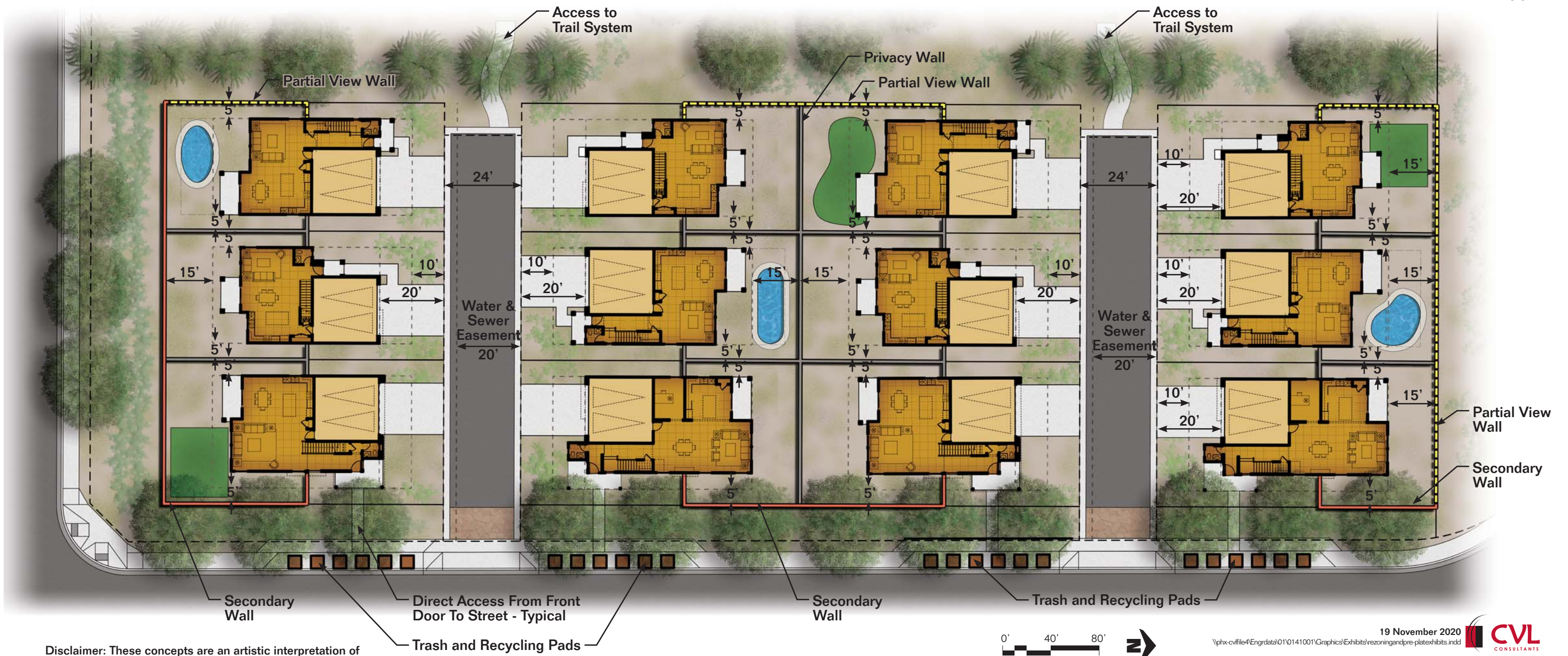
1/16" = 1'

CITRUS PARK

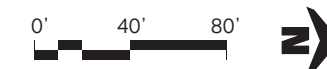
REZONING & PRE-PLAT

6-Pack Courthome Detail

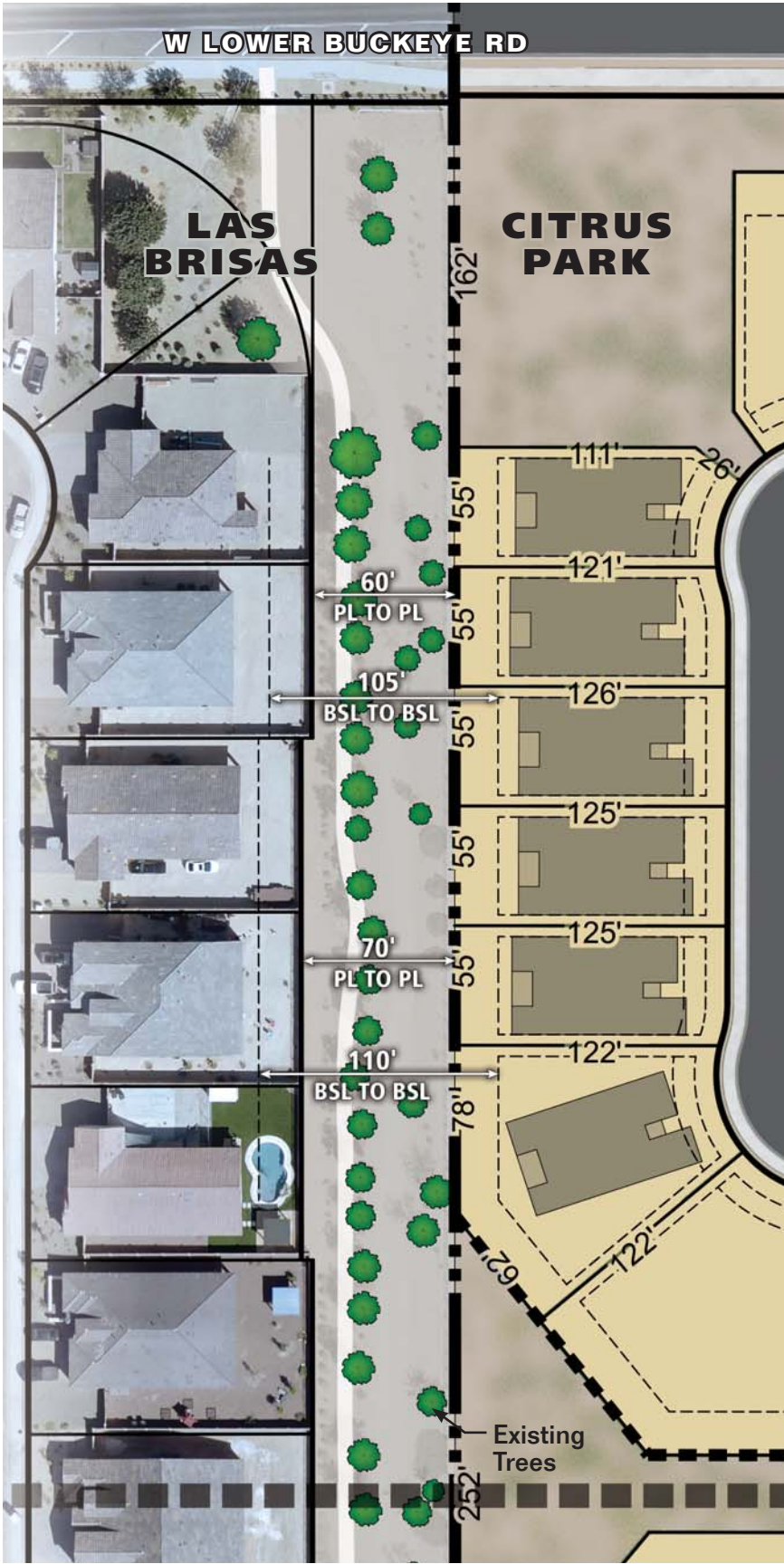
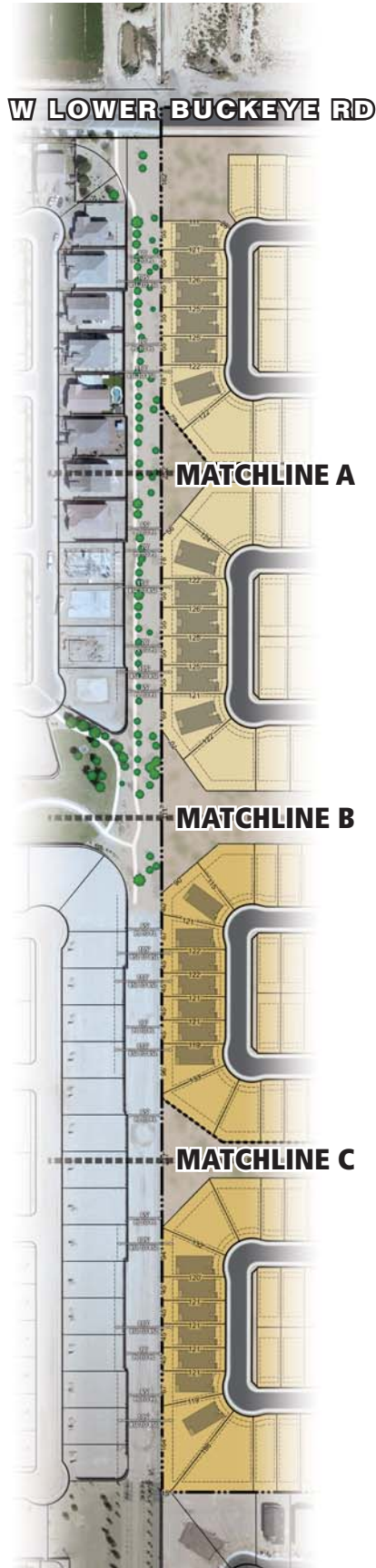
Exhibit R



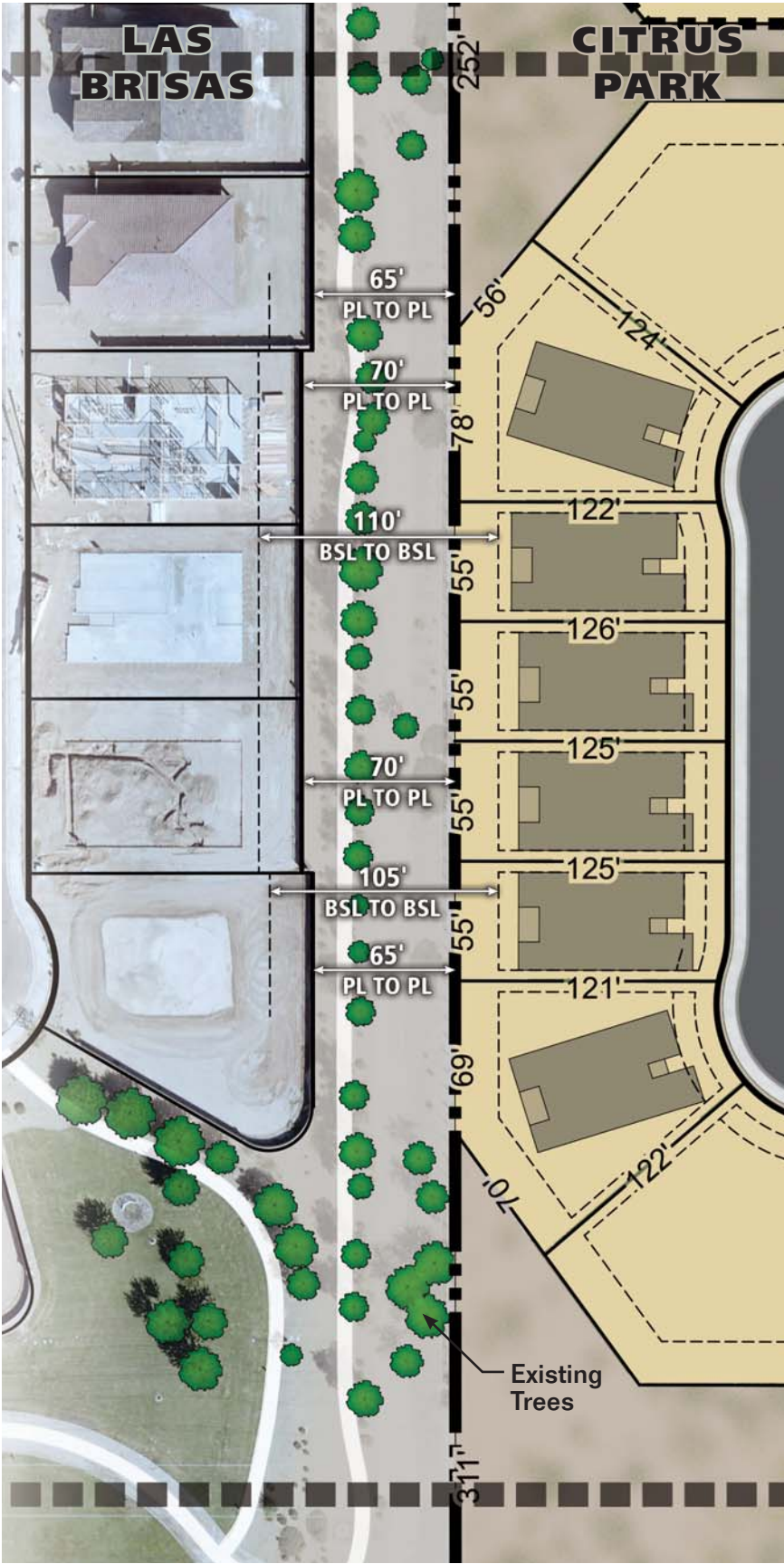
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LOCATION MAP



MATCHLINE A, Above to Right



MATCHLINE B, See Exhibit S.2

CITRUS PARK

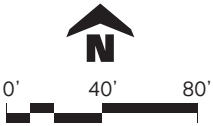
REZONING & PRE-PLAT

Western Lot Dimensions

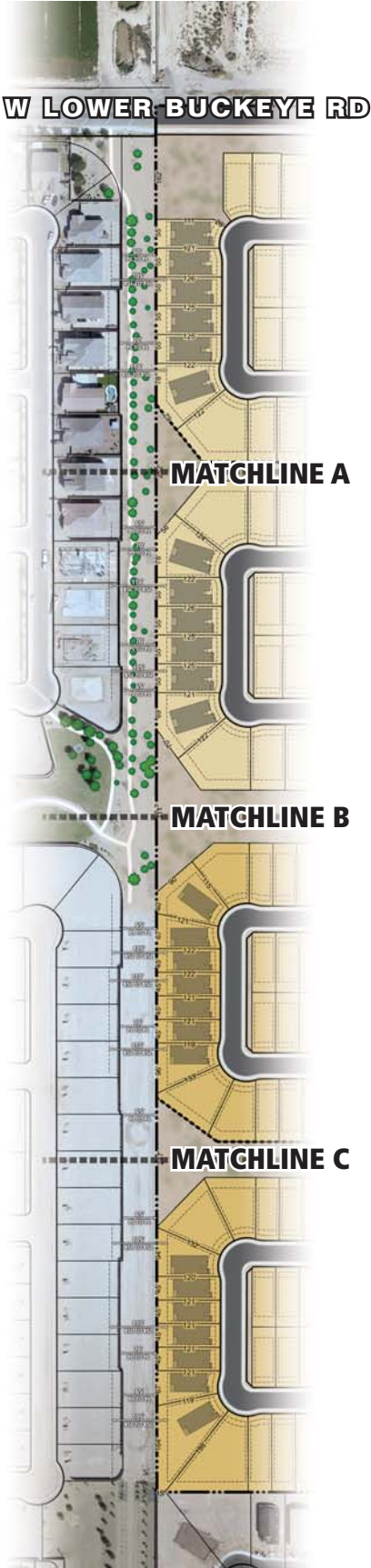
Exhibit S.1

LAS BRISAS		
	Lot Size	Eastern Perimeter Lots
Phase 1	80' X 125'	9
	80' X 130'	3
	Total	12

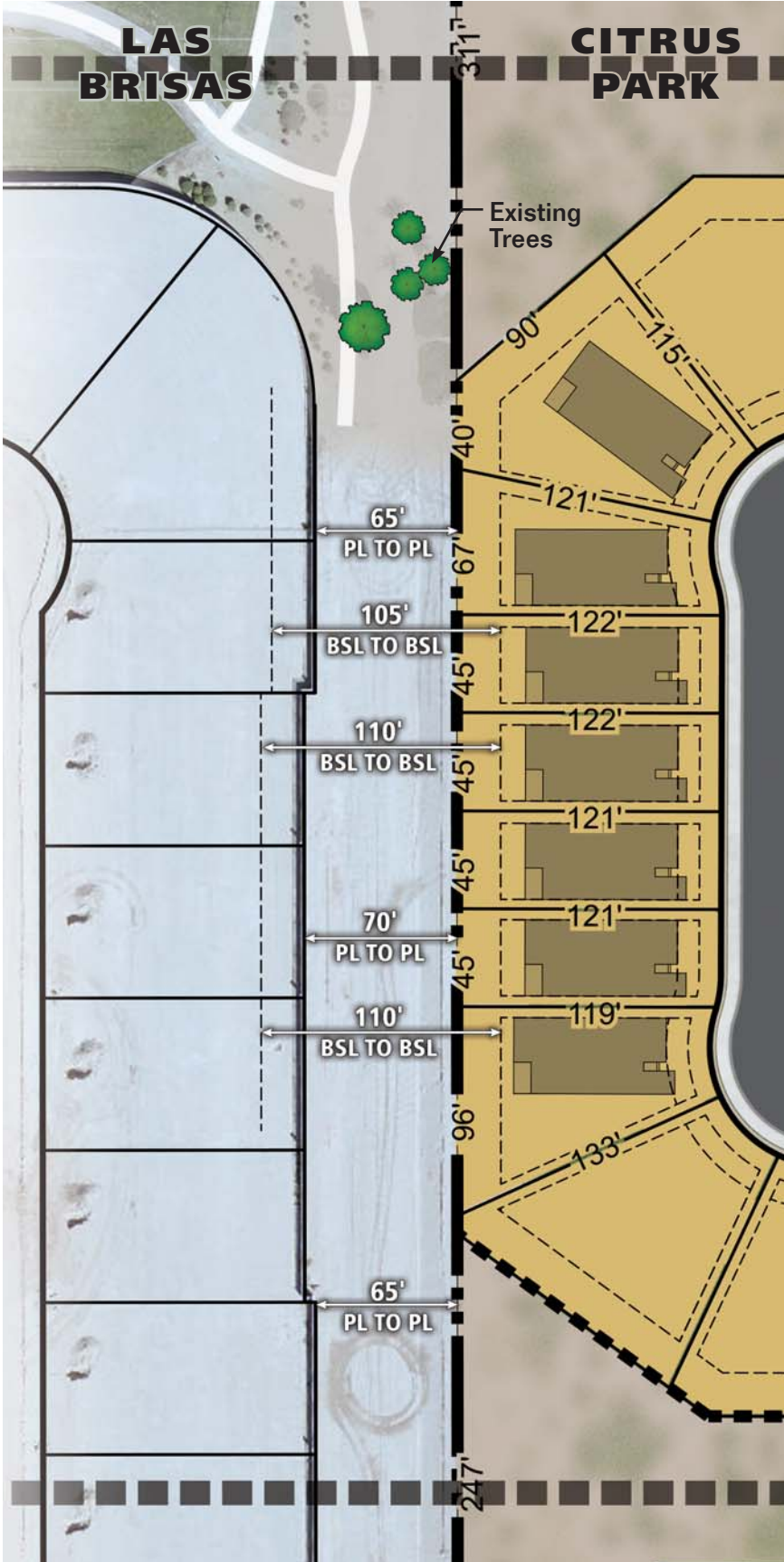
CITRUS PARK		
	Lot Size	Western Perimeter Lots
Phase 3	55' X 120'	4
Parcel 7	55' X 125'	2
Phase 2	55' X 120'	4
Parcel 5	55' X 125'	2
	Total	12



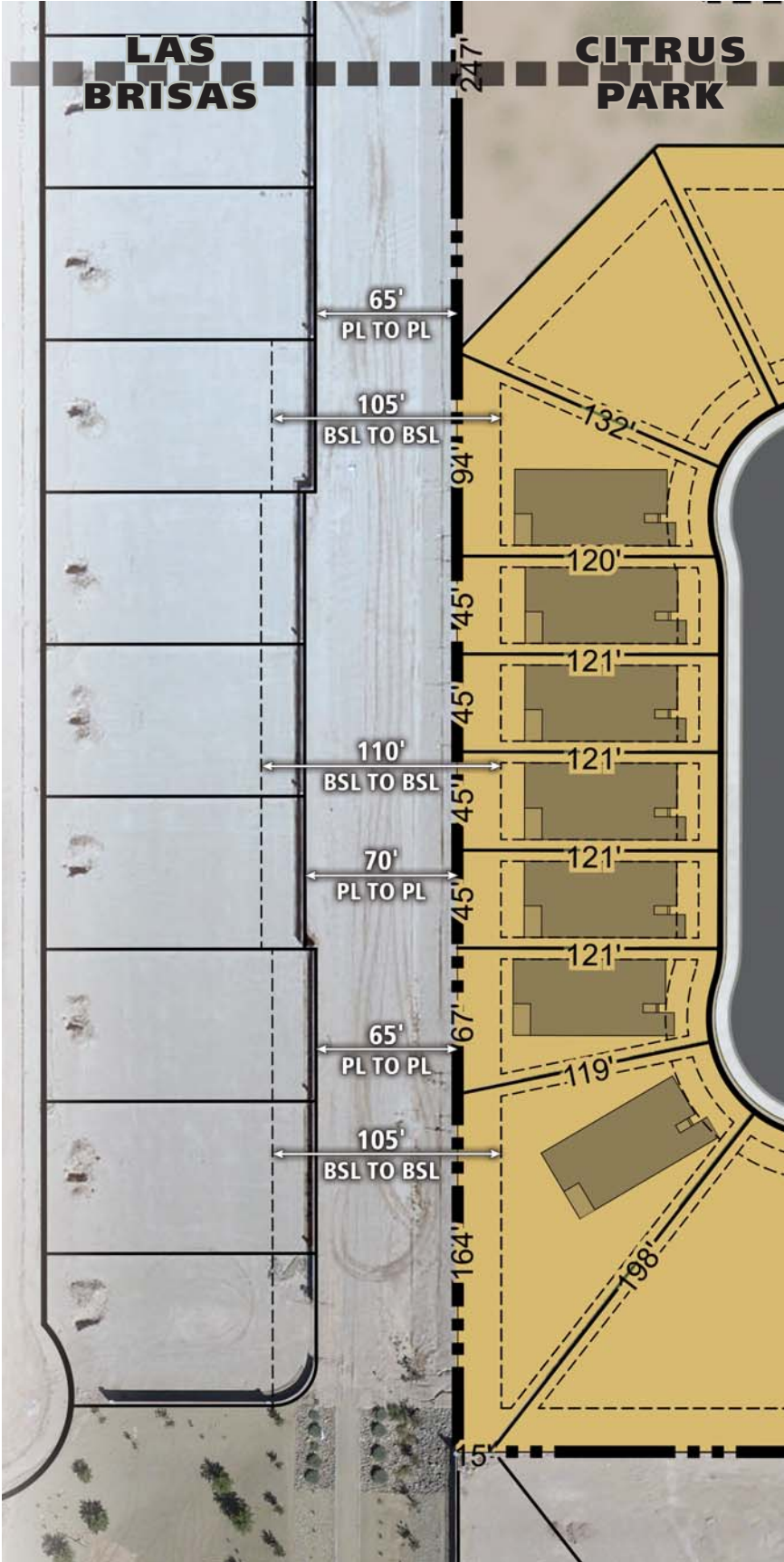
LOCATION MAP



MATCHLINE B, See Exhibit S.1



MATCHLINE C, Below to Left



MATCHLINE C, Above to Right

CITRUS PARK

REZONING & PRE-PLAT

Western Lot Dimensions

Exhibit S.2

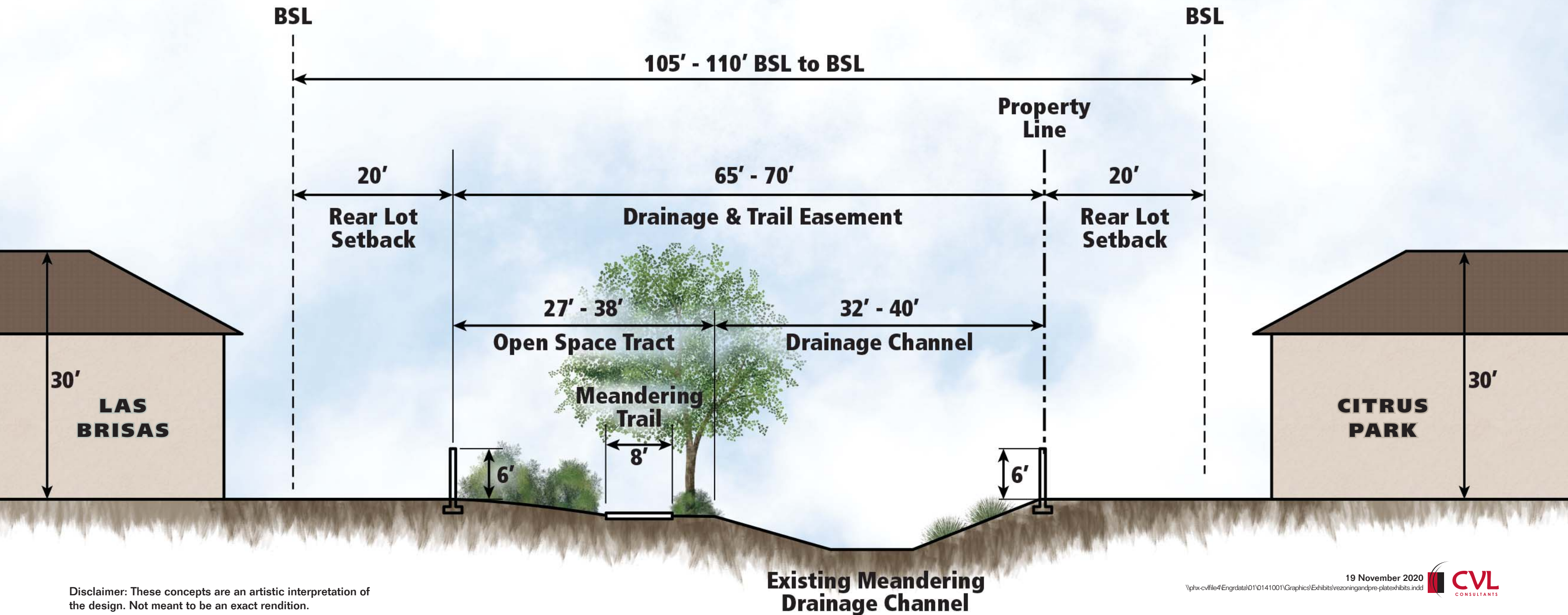
LAS BRISAS		
	Lot Size	Eastern Perimeter Lots
Phase 2A	70' X 120'	10
	70' X 125'	6
	Total	16

CITRUS PARK		
	Lot Size	Western Perimeter Lots
Phase 2	45' x 115'	1
Parcel 4	45' x 120'	7
Phase 1 Parcel 1	45' x 120'	7
	Total	14



Western Drainage Easement Cross Section

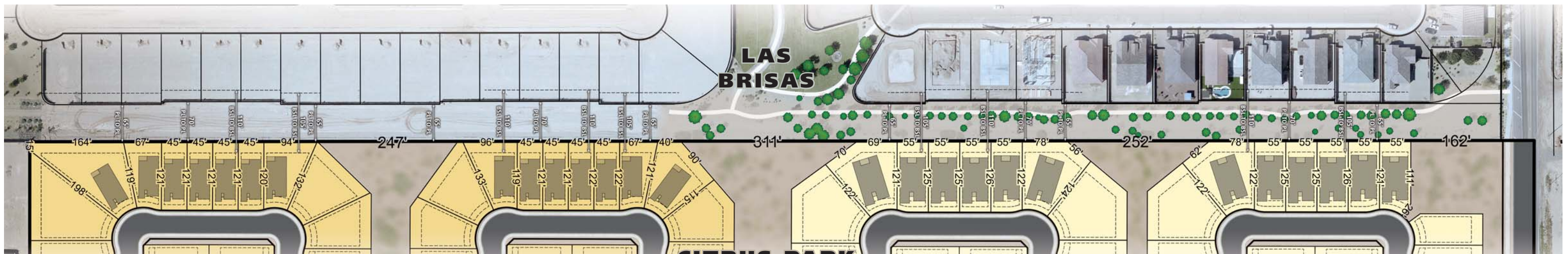
Exhibit T



Existing Levinson 160 PAD vs
Proposed Citrus Park Western Lots

Exhibit U

LEVINSON 160 PAD: APPROVED SITE PLAN



CITRUS PARK: PROPOSED SITE PLAN



Not to Scale

CITRUS PARK

REZONING & PRE-PLAT

Adjacent Properties

Exhibit V

S PERRYVILLE RD

CITRUS PARK

Gross Area	160.36 acres
Lot Size	Approx. Yield
Court	195
45' X 115'	135
45' x 120'	81
55' X 120'	155
55' X 125'	50
Total	616

PRADERA

Gross Area	80.29 acres
Lot Size	Approx. Yield
50' X 115'	60
60' X 125'	146
75' X 130'	14
Total	220

LA JOLLA VISTA

Gross Area	198.50 acres
Lot Size	Approx. Yield
50' X 120'	133
60' X 120'	214
70' X 125'	168
Total	616

S CITRUS RD

W LOWER BUCKEYE RD

SITE

S 185TH AVE

W LAS BRISAS RD

W BROADWAY RD

LAS BRISAS

Gross Area	376.01 acres
Lot Size	Approx. Yield
50' X 117'	75
55' X 117'	391
55' X 120'	103
60' X 117'	303
70' X 120'	236
80' X 125'	107
Total	1,215

EL CIDRO

Gross Area	616.70 acres
Lot Size	Approx. Yield
Townhomes	188
40' X 95'	96
50' X 115'	418
55' X 115'	330
60' X 120'	312
Total	1,344



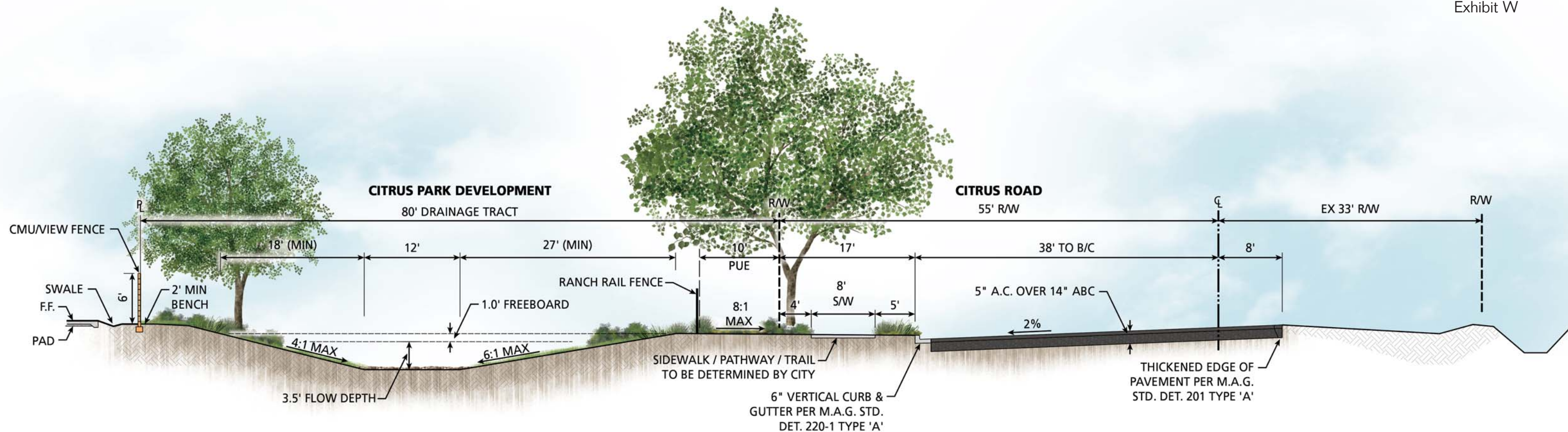
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Citrus Road Conceptual Cross Section

Exhibit W



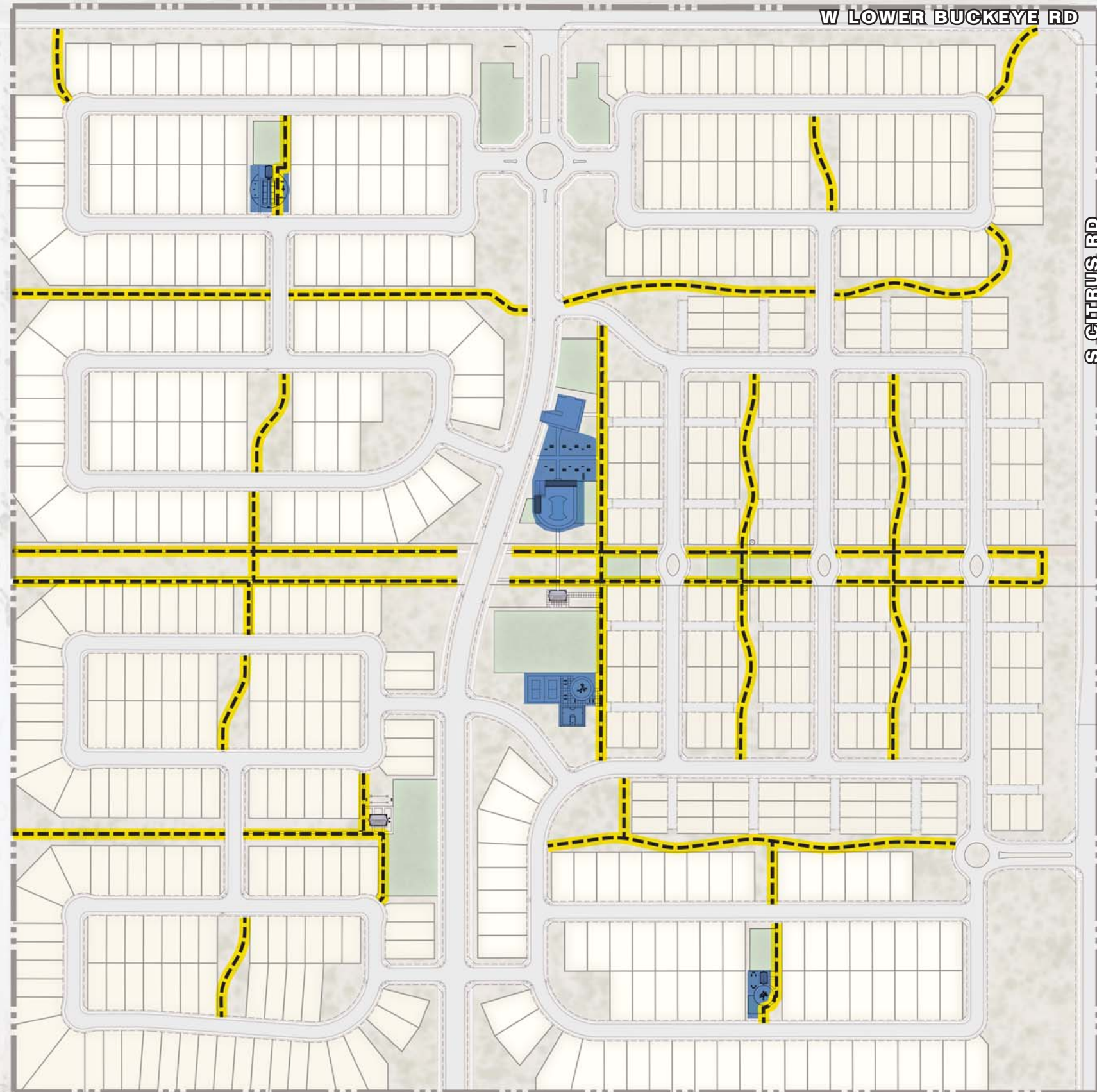
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CITRUS PARK

REZONING & PRE-PLAT

Pedestrian Lighting Plan

Exhibit X



**Pathway
Solar
Powered
Bollard**



LEGEND

 **Sports Court and Tot Lot Lights**
Pole Mounted Fixtures with Motion
Sensors

 **Bollard Pathway Lights**

Note: The spacing and location of these light fixtures shall be determined with the direction of an Electrical Engineer to meet City guidelines.

**Tot Lot Area &
Parking Lot**
Solar Powered Pole
Mounted Lights



Sports Court
Solar Powered Pole
Mounted Lights



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4550 N 12th Street
Phoenix, AZ 85014