

Bowman

LA PRIVADA

Rezone Project Narrative

Melcor Development

Bowman

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June 3, 2021

LA PRIVADA PROJECT NARRATIVE

REZONE

Project: La Privada

183rd Avenue and Yuma Road
Bowman Project No. 050965-01-001
City of Goodyear Pre-Application No. PRJ20-7165

Date: June 3, 2021

PROJECT TEAM

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1. INTRODUCTION

Melcor Developments Arizona, Inc. (Melcor) is a wholly owned subsidiary of Melcor Developments Ltd., Edmonton, Alberta. Melcor has operated in the real estate and development industry in Canada since 1923. Melcor Developments Arizona Inc. has been active in the United States since the late 1970s. They have enjoyed over 90 years of longevity in the real estate industry including land development, commercial development and ownership and management of investment properties and recreational properties.



Melcor has long been committed to the West Goodyear Area including their holdings in Paseo Place and La Privada. As the residential market in Phoenix continues to strengthen and the west valley continues to expand, the need to provide housing for current and future residents also grows.

2. SITE AND SURROUNDING AREA

La Privada is a proposed residential community located on the northwest corner of Yuma Road and 181st Avenue in the City of Goodyear, Arizona. The property is vacant land and is currently being farmed. The parcel is bound by Yuma Road on the south, vacant land and Perryville Road on the west, Jefferson Street, and single-family homes on the north, and 181st Avenue and single-family homes on the east.

Melcor also is developing a single-family residential community, Paseo Place at the southeast corner of 183rd Avenue and Yuma Road. Additionally, Amber Meadows to the north and Las Ventanas to the southwest are in preliminary design phases. The vicinity map for this project is included as Figure 1- Vicinity Map.

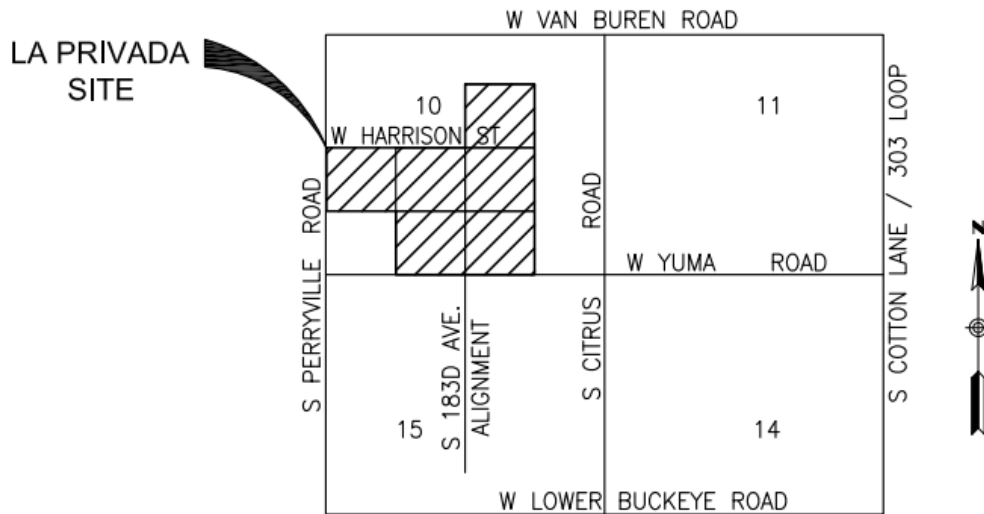


Figure 1: Vicinity Map

3. EXISTING AND PRELIMINARY PLAT HISTORY

The property was originally zoned Agricultural/Urban (AU) and was approved as the La Privada Planned Area Development (PAD) with 578 lots on 198 gross acres by Goodyear City Council on June 26, 2006, Ordinance 06-1014. The Preliminary Plat was approved in August 2013 for six separate parcels with a portion at the intersection of 183rd Avenue and Harrison Street being reserved for a future elementary school site.

As part of the 2006 Annexation Agreement (2006-0826152), the site was zoned to allow the minimum of 2.85 dwelling units per acre. Additionally, under the Second Amended and Restated Development Agreement for La Privada (2016-0423793), by participating in the West Goodyear Cost Recovery Ordinance for water and sewer, the project was further granted a 0.85 dwelling units density bonus.

In 2018, Melcor Development opted to rezone Parcel 3 and Parcel 5 from R1-6 PAD to R1-4 zoning. The City required that a Preliminary Plat for all six parcels (602 lots) be submitted for approval as part of the process. The Rezoning and Preliminary Plat were approved by City Council on November 26, 2018.

Paseo Place Parcel 1 is located on the northwest corner of 183rd Avenue and Yuma Road and was approved with R1-6 with PAD overlay zoning with 136 lots on 42.50 gross acres by the City of Goodyear. This project received approval for Final Plat by both the Planning Commission and City Council on September 24, 2018. As part of a more deliberate planning effort, Melcor has elected to transition Paseo Place 1 to La Privada Parcel 7 for a more integrated community north of Yuma Road. Below is Figure 2- Existing Zoning which provides the existing Zoning designations.



Figure 2: Existing Zoning

4. REZONING REQUEST

Lifestyles and affordability constraints have impacted homebuyer preferences in recent years. The demand for larger homes on wider lots has shifted, resulting in the homebuyer preference transitioning to similar or smaller homes on narrower lots. As homebuyers turn away from wider lots due to cost implications, builders have responded by focusing their investments into developments zoned to meet their customer's needs.

La Privada Parcels 3 and 5 are presently zoned R1-4 as reflected in Figure 3-Proposed Rezoning. To respond to changing styles, Melcor is requesting rezoning all Parcels within La Privada to bring lots forward and meet product demand now and as West Goodyear evolves over the next decade. Their intention is to rezone Parcel 1, 2, 4, 6 and 7 to R1-4 to allow flexibility and future housing product alignment.

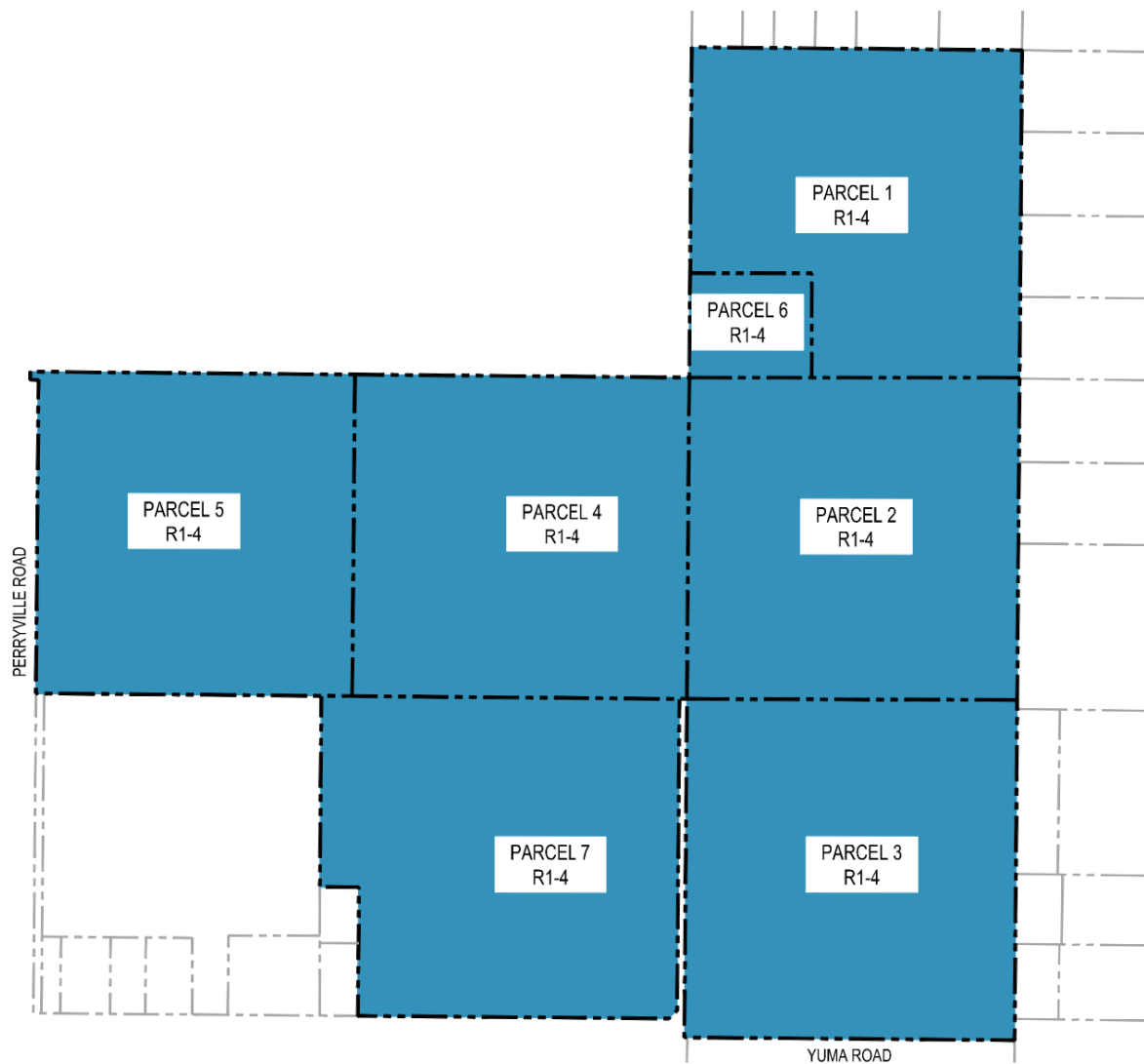


Figure 3: Proposed Zoning

5. PROPOSED DEVELOPMENT STANDARDS

The composition of this project, Appendix B: Conceptual Amenity Plan, provides Melcor's overall vision of a healthier and more connected lifestyle for La Privada residents.

Careful consideration between parcels to create a sense of place and social connections has been taken. The incorporation and enrichment of the necessary emergency channel into the overall trail system is included into our active open space acreage. R1-4 zoning requires a minimum of 15% open space for which this project will far exceed. Minimum lot sizes will be provided in accordance to Updated Article 3-1 and Article 3-2 of the City of Goodyear Zoning Ordinance dated November 8, 2017.

Melcor is committed to creating a community that embraces the design elements required in the COG Zoning Ordinance across all parcels. R1-4 single family district must include specific design elements as reflected in the table below.

Table 3-2-3-E: Lot Size and Minimum Number of Required Design Elements for Reduced Lot Width and Side Yard Setback Reduction Requests					
Zoning Designation	Minimum Lot Width (ft)	Total Both Sides Setback	Amenity Elements	Connectivity Elements	Streetscape Elements
R1-6	55	15	0	0	0
REDUCED R1-6	50	10	1	2	2
R1-4	45	15	1	2	3
REDUCED R1-4	40	10	2	4	4
R1-A	35	N/A	1	2	1
R1-C	40	N/A	1	2	1

The design elements La Privada offers for Reduced R1-4 are:

Amenity Elements (2 required)

1. **Additional Park Space Required-** A 6.5-acre centralized park is located at the heart of La Privada at the adjoined corners of Parcels 2, 3, 4 and 7. This is supported by localized useable active open space areas such as tot lots and sport courts within each parcel. In addition, Parcel 6 is designated as a future park site next to the planned elementary school within Amber Meadows. These total areas will exceed the minimum required 15% open space by providing a minimum of 56.6± acres of open space on 240.3± gross acres.



Central Park Area

2. Additional Internal Park Amenities – The ability to be more socially connected with our neighbors through both passive and active interests is the cornerstone to a society. The unified park area provides an outdoor community center which brings forward the following enhancements.



- Covered and connected community space that allow for gathering in small and large groups with centralized event lawn.

- Outdoor kitchen preparation facility
- Splash Fountain with perimeter seating



- Permanent game tables/areas including games such as ping pong, chess tables, cornhole, bocci.



- Fireplace/Fire Pit



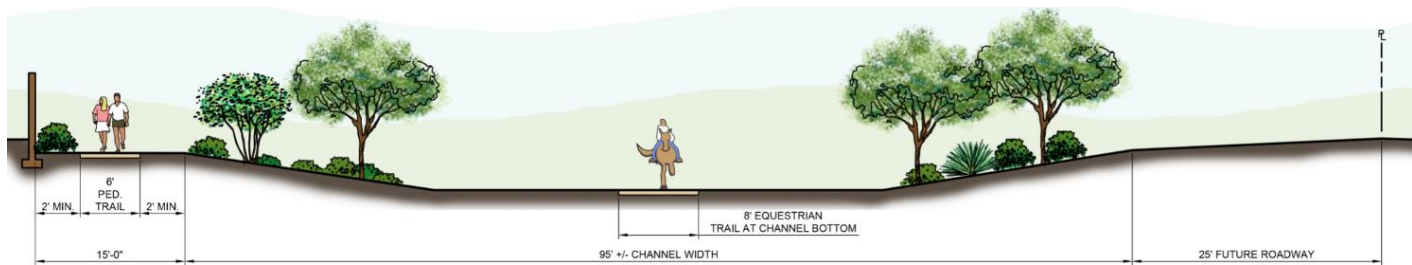
- Our community center is adjacent to sport courts such as basketball and pickleball courts.



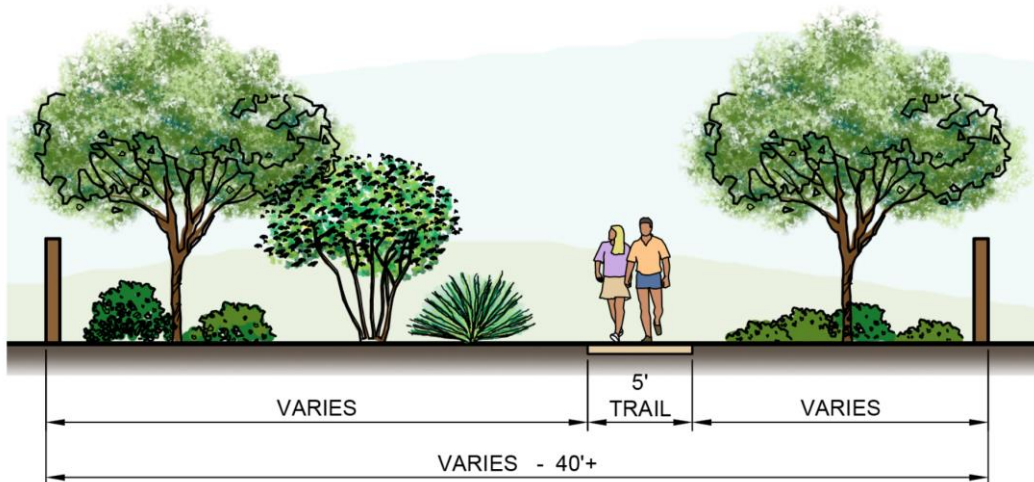
As Melcor continues to refine their community concept, they are outlining some of their potential Connectivity and Streetscape elements. These elements will be further defined with City staff input during the preliminary plat phases.

Connectivity Elements (4 required)

1. Trail System Connections - In order to create more of a sense of unification, La Privada is using internal trail system within the community which also allows for access to the Maricopa Trail along Yuma Road and the equestrian trail along 181st Avenue. It is important to look beyond the boundaries of the subdivision and connect with Goodyear at large. Melcor shall provide a public equestrian trail easement along the east and north boundaries and public pedestrian easement along the emergency conveyance channel to Amber Meadows with associated trail markers. Within La Privada the marked trail system will include fitness stations and informal gathering spots.

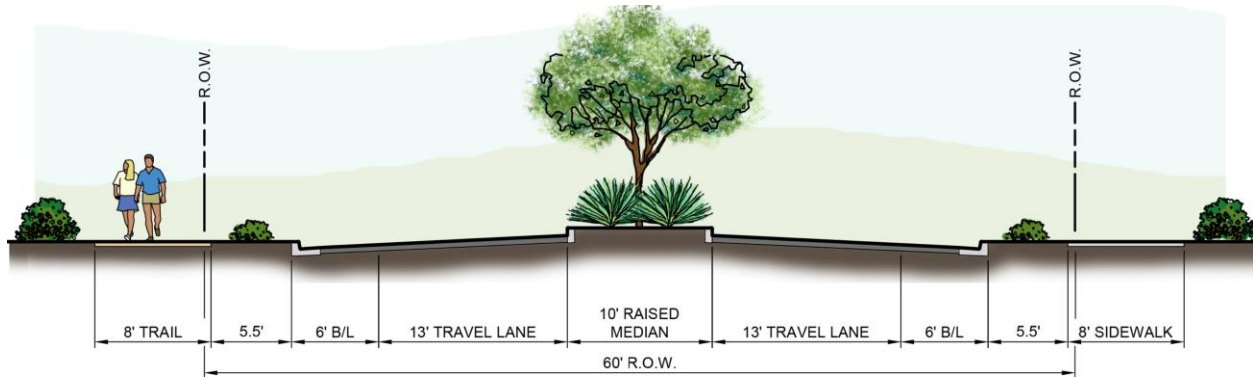


Emergency Conveyance Channel-Pedestrian and Equestrian Trails (Looking North)



Off Street Pedestrian Trail

Melcor is suggesting creating a potential traffic calming element by constructing a raised median within the 183rd Avenue right of way. This will provide a mid-block pedestrian refuge at the Central Park feature and a visual to reduce vehicle speeds.



Raised Median on 183rd Avenue (Looking North)

2. Infill Connectivity-This site is located within a growth area as defined by the General Plan and can be applied as a connectivity element.
3. No Subdivision Perimeter Wall-With Melcor's desire to be bigger part of the community, walls within the La Privada will only be constructed for individual lots. The rear lots along the west side of the emergency conveyance channel shall provide a wall with a partial view fence. This allows for resident's easy access to the internal and external trail systems.
4. Lot Diversity – The minimum lot width for R1-4 Reduced is 40-feet and the proposed mix of lots will provide that at least 30% of the lots exceed this width by 5-feet. As part of this commitment, Melcor proposes the following diversification in lot widths.

• 45' x 120'	Minimum 35%
• 50' x 120'	Minimum 25%
• 55' x 120' (or greater)	Minimum 15%

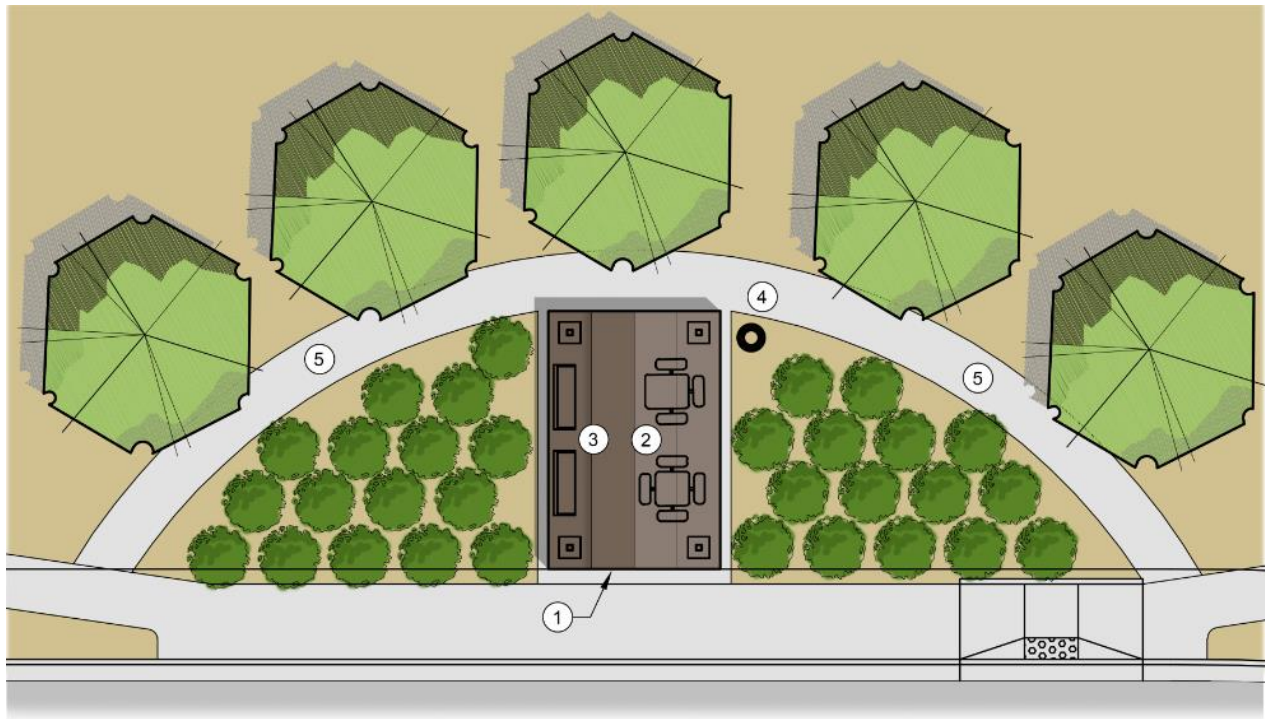
Streetscape Elements (4 required)

1. Detached sidewalks are provided throughout the community, which will include landscaping between the back of curb and the sidewalk as specified by the City of Goodyear Standard Roadway Cross Sections. These landscaped areas will be maintained by the HOA.
2. Additional Streetscape Elements – Project will use decorative stamped concrete or colored concrete at main entrances along 183rd Avenue and Harrison Street creating focused intersections into each parcel.
3. Additional Streetscape Seating areas at the public right of way will be provided in strategic places as reflected on the Conceptual Amenity Plan. Public seating creates a comfortable, useable, and active public

environment where people can rest, socialize, read, or people-watch. It is a simple gesture that can go far to create an important sense of place. Seating creates places where people can see and be seen.



Proposed Seating Area



KEY

- | | |
|----------------------------|---------------------|
| ① 16 x 24 SHADE STRUCTURE. | ④ TRASH RECEPTACLE. |
| ② PICNIC TABLES. | ⑤ CONCRETE WALK. |
| ③ BENCHES. | |

TYPICAL STREETSCAPE SEATING AREA

Typical Streetscape Seating Area

4. Additional Streetscape Elements Decorative paving such as pavers, colored concrete or stamped concrete shall be utilized for all horizontal paved surfaces between the house and the sidewalk.

Section 3-2-3-B of the Zoning Ordinance requires that all single-family districts provide “a 5-acre neighborhood park within a ¼ mile walking distance of all dwelling units. Two parks totaling at least 5 acres may be provided in lieu of a single 5-acre park if additional amenities are provided above and beyond those listed in Section C, and the parks are connected via a system of on or off-street connections.”

The open space areas have been configured to provide park amenities with room for active recreation fields in central locations meeting the needs and intent of the zoning ordinance. These parks are in addition to the future planned park within La Privada Parcel 6. La Privada is providing enhanced active and passive amenities connected by sidewalks and off-street trails.

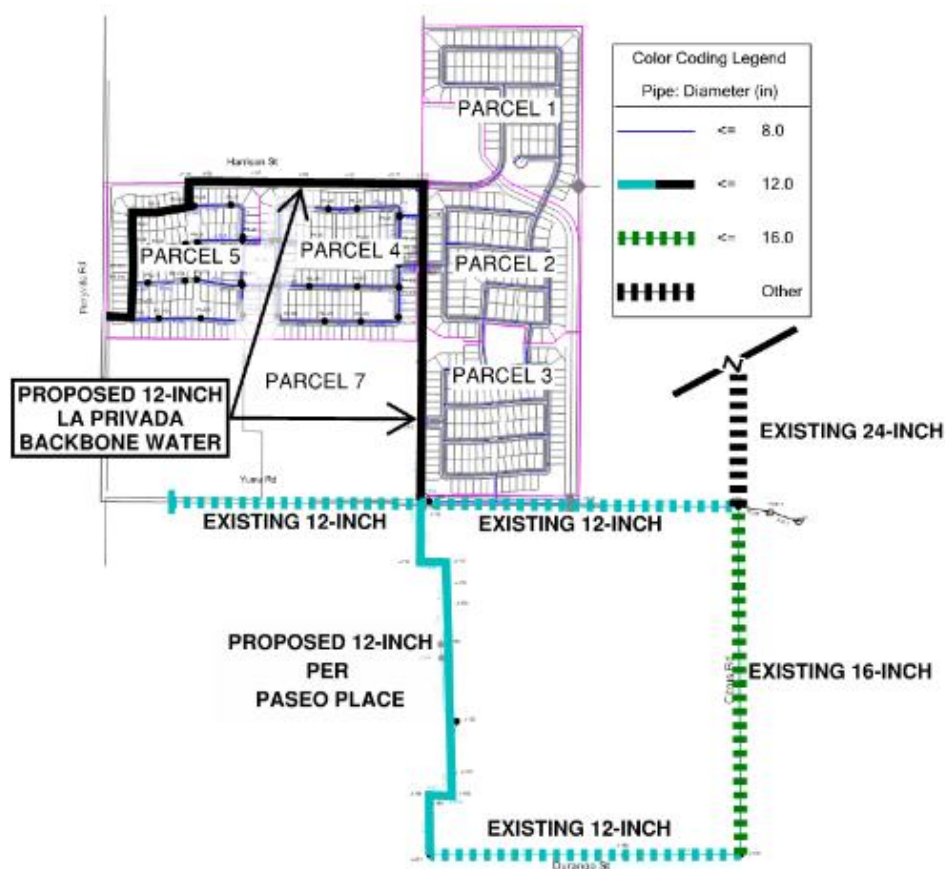
6. INFRASTRUCTURE

Water:

The City of Goodyear is the service provider and owns and operates the public water distribution system. In order to adequately serve the public welfare, it is necessary to provide two independent connection points to the subdivision. As such, the primary connection will be to an existing 12-inch line in Yuma Road with and secondary connection via 12-inch lines through Paseo Place to an existing 12-inch line in Durango Street.

This project is included in the 2013/2014 West Goodyear Central Planning Area Master Water Study Update (Master Water Study). La Privada is subject to the West Goodyear Central Planning Area (WGCPA) Cost Recovery Ordinances (CRO) for Water and Wastewater. Accordingly, and as part of Development Agreements, each of the participating CRO Members is obligated to provide reimbursement to downstream starter lines that have been constructed previously. The developer will be obligated to pay their proportional share of their remaining obligation lines prior to Final Plat recordation.

The proposed and exiting public water infrastructure delivery mains are reflected in the below map.



La Privada Source and Backbone Water

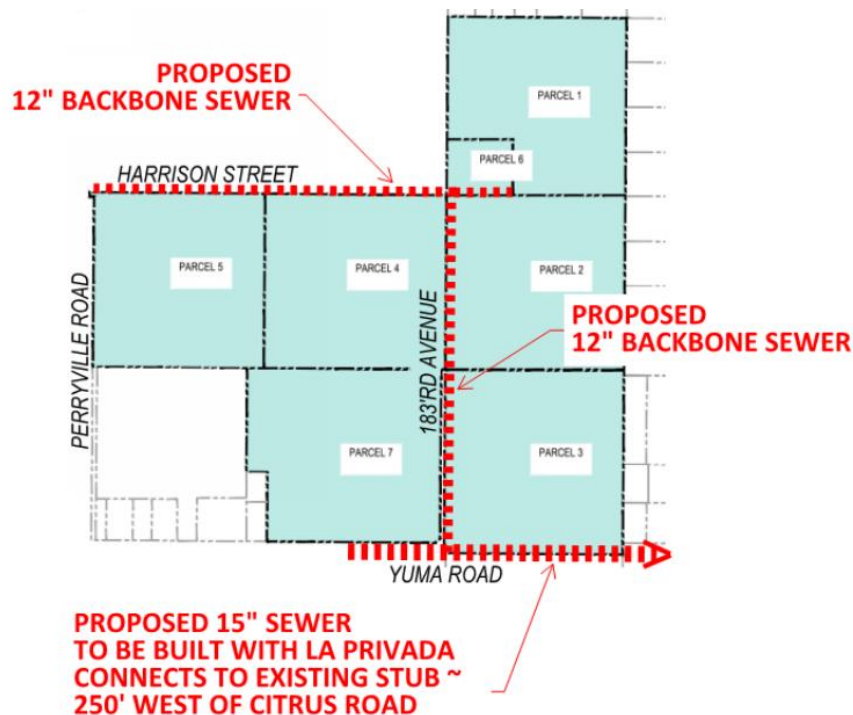
Sewer:

The City of Goodyear is the service provider and owns and operates the public wastewater collection system and a water reclamation (treatment) facility at 157th Avenue and north of the Buckeye Canal.

The wastewater collection system is within the West Goodyear Central Planning Area (WGCPA). The WGCPA Master Wastewater Study, approved in 2014 (Master Sewer Study) as well as the engineering drawings for the proposed 15" sewer main designed to collect all of the wastewater from La Privada and to be constructed with the project

As directed via email from City staff on January 28, 2020, changes or increases resulting from the La Privada rezone cannot go above the limits set by the WGCPA Master Water & Sewer Studies and is the controlling document with baseline Equivalent Dwelling Units (EDU's) and system data by which the wastewater collection system's capacity for additional units is evaluated.

The sewage collection system internal to La Privada will include 8", 10" and 12" public sewer mains that will be designed in conformance with the referenced Master Sewer Study. They will connect to the 15" main discussed above at the intersection of 183rd Avenue and W Yuma Road and at separate entrance intersections to both Parcels at W Yuma Road. The offsite sewer mains required for the overall La Privada project will need to be constructed as necessary to provide sewer service to the individual subdivisions.

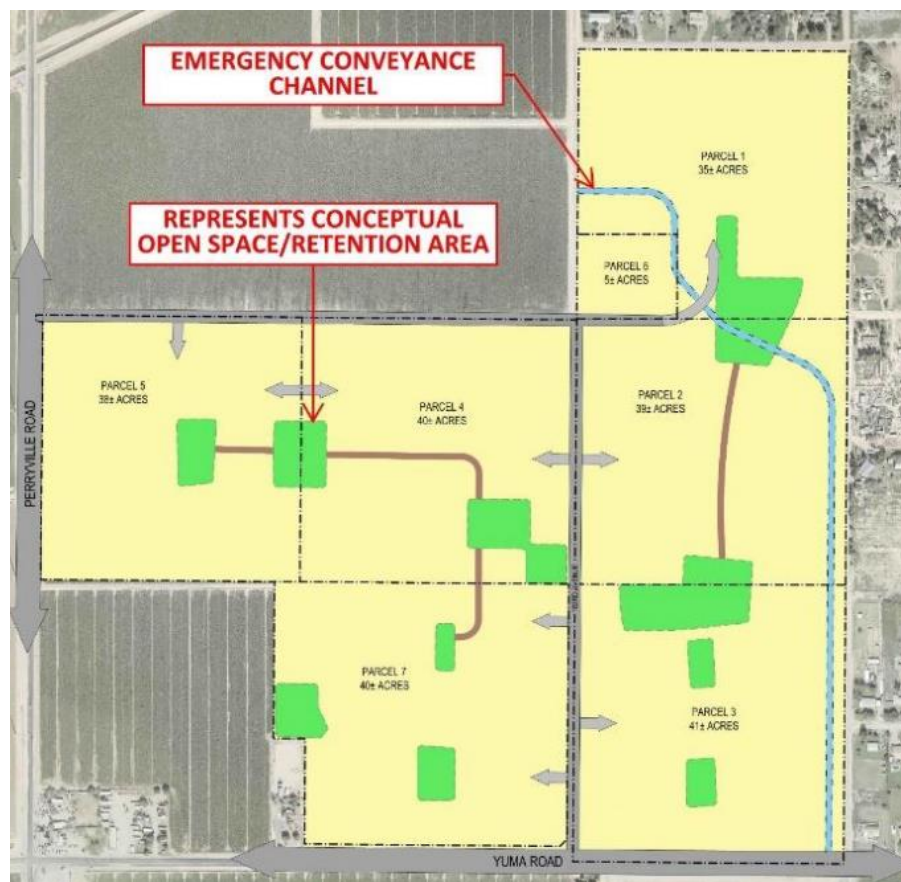


La Privada Backbone Sewer

Drainage:

A regional flood control system, referred to as the “emergency conveyance channel”, is proposed to convey offsite stormwater runoff from north of the project site through various planned developments in West Goodyear. In the ultimate condition, when La Privada – Parcels 1-7 and other planned developments in the area (Amber Meadows to the north, Paseo Place to the south) are constructed, the emergency conveyance channel will pass through the development to the north, will be conveyed into the site on the west side of Parcel 1, will meander to the east side of the project, and flow south to the downstream limit of the La Privada – Parcels 1-7 project, will be conveyed under Yuma Road by a RCBC, and will continue through Paseo Place at the SE corner of 183rd Avenue and Yuma.

The project drainage concept proposes to convey on-site runoff through streets, storm drain, and scuppers to retention basins. In the event of a storm in excess of the design storm, the site will be designed to allow excess flows to be safely conveyed through streets and open space tracts to the downstream end of the site. The proposed project will demonstrate compliance with the Drainage Design Manual for Maricopa County, Volumes I and II (DDM) and the City of Goodyear Engineering Design Standards and Policies Manual 2017 (EDS). Pursuant to the EDS, Section 3.3.5.A.1.a, the 100-year, 6-hour design storm runoff volume and 100-year peak flow shall be retained onsite. The project proposes to retain the 100-year, 6-hour storm event within surface retention basins.



La Privada Conceptual Drainage Map

Roadway Sections:

Street roadway cross sections shall be determined by the Transportation Master Plan and shall conform to the EDS&PM standard street sections. Interior streets within parcels serving homes shall be local streets in accordance with COG Std. Detail G-3126. Both Harrison Street and 183rd Avenue are denoted as collector streets per COG Std. Detail G-3124-1. Yuma Road is denoted as a scenic arterial road per COG Std. Detail G-3120. Perryville Road is denoted as a Major Arterial Roadway per COG Std. Detail G-3122.

7. JUSTIFICATION FOR REQUEST

With more concentration of employment areas within the City boundaries, the ability to foster high quality, livable and safe residential neighborhoods is a necessity in the City's vision. La Privada supports these goals by providing opportunities to stimulate residents to be active and engaged outdoors. This leads for more interaction and builds comradery with each other. A strong sense of community encourages an environment where residents care and look out for each other. La Privada has been designed to be consistent with the City's goals to provide a sustainable residential community that will be a cornerstone in the West Goodyear area.

a) Consistency with the goals, objectives, policies, and future land use map of City's General Plan;

The City of Goodyear's 2025 General Plan Land Use Map classifies the property of "Neighborhood". The Neighborhood land use is intended to provide for the growth and development of residential neighborhoods providing diversity of densities and housing products with up to 5 dwelling units per acre. With more concentration of employment areas within the City boundaries, the ability to provide for this growth is necessary.



This project reflects the following conformance with the City's goals, objectives, and policies from the City's General Plan:

1) Community Vision: Create a highly desirable and sustainable place to live.

- a) Vision Strategy 1. Create Attractive Places and Diverse Destinations
- b) Vision Strategy 2. Develop a Physically and Socially Connected Community
- c) Vision Strategy 3. Expand the Parks, Open Space, Trails, and Recreation System.
- d) Vision Strategy 8. Provide Opportunities for Living a Healthy Lifestyle

2) Community Goals: Physical Growth and Development

- a) Goal GD-1. A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.
 - i) Objective CC-5-1. Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.
 - (1) Policy "b": Provide for and encourage a wide variety of housing products to suit the needs of existing and future residents.
 - (2) Policy "c": Development within large master planned communities should: Include trails, open space, and internal and external connectivity.
- b) Goal GD-3. A connected community with a well-functioning roadway network of complete streets that meets the needs of its residents, workforce, and visitors. (Transportation/Circulation)
 - i) Objective GD-3-1. Establish and maintain a well-functioning roadway network.
 - (1) Policy "a" Implement the goals, standards, plans, and policies identified in the adopted Transportation Master Plan.
 - (2) Policy "b": Utilize the adopted street cross- sections and standards as included in the Engineering Design Guidelines and Policy Manual.
- c) Goal CC-1. Vibrant and complete neighborhoods recognized as being pedestrian and family-friendly, each with their individual character yet connected and integrated into a cohesive Goodyear.
 - i) Objective CC-1-1. Create and foster complete neighborhoods.
 - (1) Policy "a": Promote the concept that all neighborhoods in Goodyear should be "complete neighborhoods" meaning they include: a range of housing options, the option to safely walk or bike to internal and external destinations parks and other recreational facilities, places and spaces that encourage social interaction, accessibility for people of all abilities,
 - (2) Policy "c": Designate open space or parks as the focal point of the neighborhood and ensure they are available within walking distance to all residents.
 - ii) Objective CC-1-2. Ensure neighborhoods are internally and externally connected.
 - (1) Policy "a": Roads should be designed and built-in conformance to a "complete streets" policy meaning they are designed with all users in mind and include space for automobiles, transit, bicycles, and pedestrians to move safely and comfortably through the community.
 - (2) Policy "b": Include shared-use sidewalks or trails within neighborhoods that maximize internal walkability and provide connections to trail systems, schools, shopping, existing developments, and parks.

- (3) Policy “c”: Provide bike paths and bike lanes where possible to increase connectivity.
 - (4) Policy “d”: Promote walking and bicycling through neighborhood design (e.g., shaded sidewalks, traffic calming, safe pedestrian crossings)
- d) Goal CC-2- A diverse stock of high-quality housing that meets the needs of all residents. (Housing)
 - i) Objective CC-2-1. Provide diverse and quality housing products.
 - (1) Policy “a”: Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.
- e) Goal CC-3 A parks, trails, open spaces, and recreation 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.
 - i) 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 identity and quality of life.
 - (1) Policy “d”: In the Neighborhoods land use category, parks and open spaces primarily should: Be a focal point of the neighborhood, contribute to a sense of place, be a place where children can safely play, provide opportunities for social interaction, locate parks to integrate neighborhoods, so that residents of different neighborhoods can meet and socialize, and all residences shall be located within a ¼ mile of a public or private neighborhood park.
- f) Goal CC-6 A community committed to educational excellence.
 - i) Objective CC-6-1. Support K-12 learning institutions.
 - (1) Ensure area school districts are involved with master planning, population forecasting, and strategic planning to ensure that information is shared, resources are used wisely, and common goals are aligned.
- g) Goal CC-7 A community with access to healthy eating and active lifestyle opportunities.
 - i) Objective CC-7-2. Promote a physically active community.
 - (1) Policy “a”: Provide opportunities for walking and biking to destinations whenever possible.
- h) Goal CC-9 An engaged and informed community.
 - i) Objective CC-9-1. Facilitate an informed and active community.
 - (1) Partner with neighborhood groups and H.O.A.s to strengthen lines of communication and disseminate information.
 - (2) Provide and/or designate a neighborhood gathering places such as a parks, schools, or community centers.

- i) Standard 25. Low Density Residential. Single family, detached and attached, residential uses with densities up to 5 dwelling units per acre are appropriate throughout the Neighborhoods category.

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

The property has no significant natural or built constraints and provides an opportunity to create an outstanding residential community. The land is generally flat, sloping from northwest to southeast and will provide storm water management through on-site retention basins and participation with regional drainage through construction of an emergency conveyance channel. The channel limits within La Privada will provide recreation amenities with an equestrian trail and adjacent pedestrian paths which are part of the overall bicycle and pedestrian circulation.

- b) 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;**

La Privada is located in the heart of West Goodyear with adjacent properties reflecting similar zoning designations. Parcels that are within the City's boundaries are either currently zoned or being rezoned to smaller single-family residential units. This includes Amber Meadows located north of Harrison and Paseo Place to the south as well as the communities of Pradera and Las Ventanas. Parcels along the east and northern boundary are larger lot single family residential units.

The development of La Privada will provide and improve the necessary infrastructure including construction of collector and arterial roadways and extension of City of Goodyear water and sewer service to West Goodyear. The surrounding properties in general will benefit from the future high quality residential community.

- c) 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**

La Privada is consistent and compatible with other land uses existing and entitled within the immediate area. The property is located within an area that was planned for low and medium density residential uses.

The jurisdiction along the north and east boundaries are within unincorporated Maricopa County and are zoned RU-43 with single family homes. In order to provide a sensitive transitional space between these larger lots and proposed lots, La Privada will provide an equestrian trail easement along the north and east boundary of Parcel 1. Parcels 2 and 3 are separated from the residents along 181st Avenue by approximately 90-foot buffer which includes an emergency conveyance channel, landscaping, and pedestrian trail.

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

The current Arizona housing market indicates the Phoenix Metro area needs over 500-thousand homes to meet the current demand. A growing trend has demonstrated that the request for more narrow lots is reflected not just in West Goodyear, but across the valley. This does not necessarily mean that the home sizes are decreasing but rather indicates homebuyers want less property to maintain. By adjusting to market demand, this will allow lots to sell more quickly, bringing more residents into Goodyear sooner and contribute to the City's tax base.

The City provided to us a present breakdown of lot diversity in West Goodyear reflecting sizes ranging from Courtyard to SF115. Currently, more than 50% of the lot sizes are 55 and 60-foot wide with minimal demand for that width. We compared the provided breakdown and proposed adjustments to include a range of options including 45 and 50-foot widths. This provided a more consistent division of choice as reflected in the graph below.

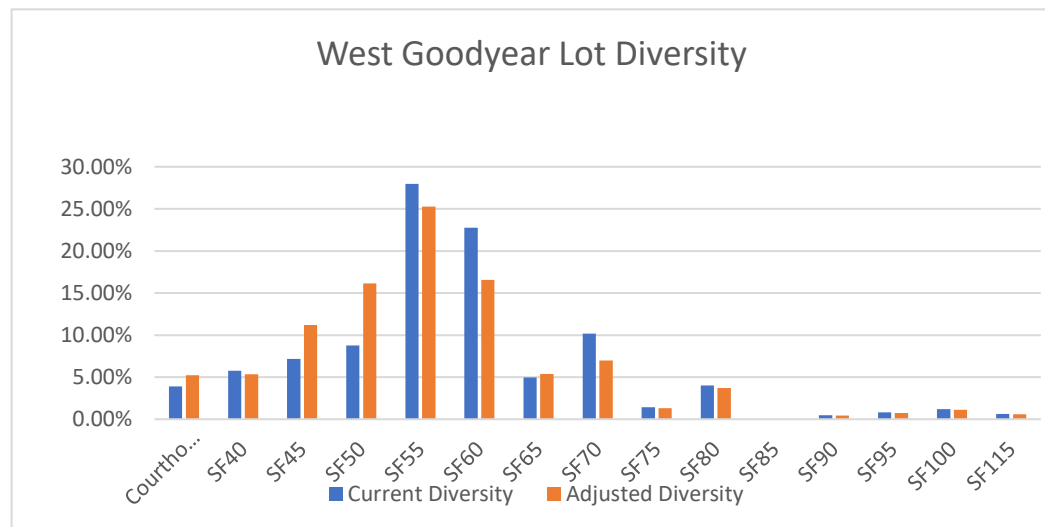


Figure 3: Current and Potential Diversity

As reflected in the above table, the proposed decrease in lot widths expands the percentage of this market segment with a more proportional distribution in West Goodyear. La Privada has been designed to be consistent with the City's goals to provide a sustainable and varied residential community that will be a cornerstone in the West Goodyear area.

High quality not only speaks the physical building, but to the high quality of life that La Privada brings with it planned amenities. Recent West Goodyear development activity with Paseo Place and La Privada Parcels 3 and 7 show the interest in providing new residential units in West Goodyear.

- e) **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**

Infrastructure: There are existing public water and sewer infrastructure or planned expansion through a Cost Recovery Ordinance available to the property. The proposed roadways within La Privada will be constructed in accordance with City of Goodyear Design Standards as Public Streets with the landscaping between the back of curb and detached sidewalk to be maintained by the HOA.

Schools: La Privada is located within the Buckeye Union High School District and the Liberty Elementary School District. Melcor has met with the school districts and will pay voluntary impact fees to mitigate the community's impact to the respective district facilities. At this time, the Amber Meadows property adjacent to Parcel 6 is being reserved as a future elementary school site.

Column A	Column B	Column C	Column D
School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary School (K-8) Liberty Elementary SD	1200	0.30 Students/Unit	360
High School (9-12) Buckeye Union HSD	1200	0.19 Students/Unit	228
Total	1200		588

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

The property is located near existing or planned Cost Recovery Ordinance public services. We do not anticipate any potential adverse fiscal impacts resulting from development of this property.

- g) **General Public Concerns**

There are no known concerns from the public. Concerns (if any) raised by the public will be considered and addressed as appropriate.

- h) **Whether the amendment promotes orderly growth and development.**

This zoning amendment requires consistency with the City's General Plan, compatibility with the surrounding zoning and promotes orderly growth and development as part of the West Goodyear Area. As development continues to grow from the southeast of the project including Paseo Place, Pradera and Las Ventanas, the bringing forward of La Privada allows expansion of the City infrastructure and development sequentially to its western boundary particularly related to regional drainage, water, and wastewater expansion.

- i) **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**

The proposed development on the property will have a positive impact to the general health, safety, and welfare of the citizens of the City by providing a safe and well-designed community within the heart of West Goodyear.

8. CONCLUSION

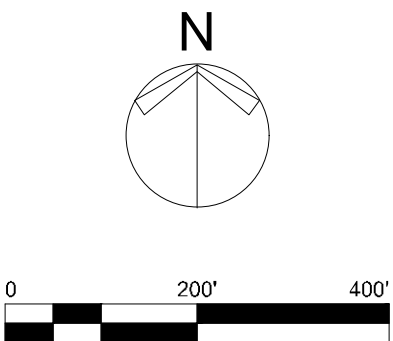
Melcor is committed to making La Privada a different, more engaging neighborhood in Goodyear. They have carefully integrated social gathering places with both passive and active amenities to build a stronger community. We are respectfully asking for the support and approval of this rezoning request.



APPENDIX A: Conceptual Land Use Plan

LEGEND

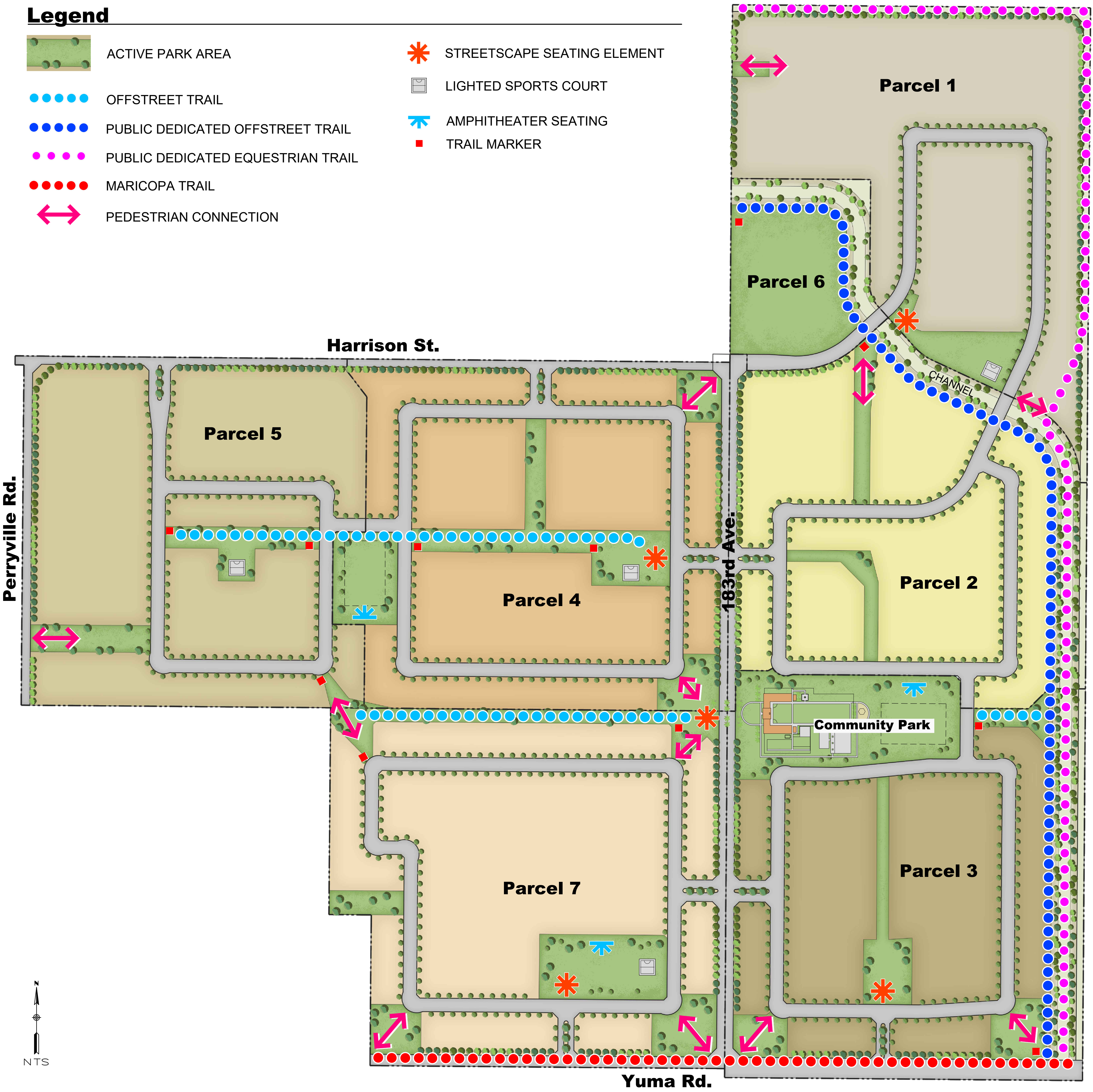
- GREEN SPACE
 - ROADWAY CONNECTIONS
 - EMERGENCY CONVEYANCE CHANNEL
- NOTE: GREEN SPACE LOCATIONS AND CONFIGURATIONS ARE CONCEPTUAL IN NATURE AND MAY BE MODIFIED WITH THE PRELIMINARY PLAT.
- NOTE: FINAL ALIGNMENT OF ROADWAY CONNECTIONS TO BE DETERMINED AT PRELIMINARY PLAT STAGE.



APPENDIX B: Conceptual Amenity Plan

Legend

- ACTIVE PARK AREA
- OFFSTREET TRAIL
- PUBLIC DEDICATED OFFSTREET TRAIL
- PUBLIC DEDICATED EQUESTRIAN TRAIL
- MARICOPA TRAIL
- PEDESTRIAN CONNECTION
- STREETSCAPE SEATING ELEMENT
- LIGHTED SPORTS COURT
- AMPHITHEATER SEATING
- TRAIL MARKER



Community Park Amenities

- COVERED MEETING SPACE

COVERED SEATING/DINING AREA

COVERED GAME "ROOM"

EVENT LAWN

FIREPLACE

AMPHITHEATER SEATING
- OUTDOOR KITCHEN

RAMADA

SPLASH PAD

FIREPIT

SHADED SEATING

MULTIUSE FIELD
- BOCCE COURT

CORNHOLE GAMES

PICKLEBALL COURT

BASKETBALL COURT

PLAY STRUCTURE

Additional Open Space Amenities

- LIGHTED SPORTS COURTS

AMPHITHEATER SEATING AREAS

SHADED PLAY STRUCTURES

DOG PARK
- RAMADAS

OFFSTREET TRAILS

FITNESS EQUIPMENT

MULTIUSE FIELD

Open Space Calculations

DESCRIPTION	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	PARCEL 5	PARCEL 6	PARCEL 7	TOTAL
GROSS AREA SF	1,480,737	1,554,696	1,864,337	1,782,381	1,586,807	346,549	1,896,233	10,511,740
GROSS AREA ACRES	33.99	35.69	42.80	40.92	36.43	8.00	43.53	241.36
EXISTING R/W	0	0	180,493	0	41,505	0	43,296	265,294
NET AREA ACRES	33.99	35.69	38.66	40.92	35.48	8.00	42.54	235.27
OPEN SPACE REQUIRED %	15%	15%	15%	15%	15%	15%	15%	
OPEN SPACE REQUIRED ACRES (NET)	5.10	5.35	5.80	6.14	5.32	1.20	6.38	35.29
OPEN SPACE PROVIDED ACRES	6.38	9.65	11.82	6.14	5.96	8.00	8.71	56.66
OPEN SPACE PROVIDED %	18.77%	27.04%	30.58%	15.01%	16.80%	100.00%	20.48%	24.08%



LA PRIVADA
CONCEPTUAL AMENITY PLAN



AMENITY KEY

- | | | | |
|-------------------------------|---------------------|--------------------|------------------------|
| ① COVERED MEETING SPACE | ⑥ KITCHEN PREP AREA | ⑪ BOCCIE COURT | ⑰ MULTIUSE FIELD |
| ② COVERED SEATING/DINING AREA | ⑦ RAMADA | ⑫ CORNHOLE GAMES | ⑱ AMPHITHEATER SEATING |
| ③ COVERED GAME "ROOM" | ⑧ SPLASH PAD | ⑬ PICKLEBALL COURT | |
| ④ EVENT LAWN | ⑨ FIREPIT | ⑭ BASKETBALL COURT | |
| ⑤ FIREPLACE | ⑩ CABANAS / SEATING | ⑮ PLAY STRUCTURE | |

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COMMUNITY PARK CONCEPTUAL PLAN
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