

Las Palmas

at West Goodyear



September 2022

Case No.: 22-200-00002

Narrative

Rezone from PAD to R1-6 Reduced, R1-4 Reduced, C-2,
and PFD with PAD Overlay

Approximately 273 gross acres located at the southwest corner of
Citrus Road and Roosevelt Street

Development Team

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Zoning/Entitlements



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I. Introduction

Lennar Corporation is seeking a zone change for approximately 273 gross acres located at the southwest corner of Citrus Road and Roosevelt Street (“Property”) from Planned Area Development (“PAD”) to R1-6 Reduced, R1-4 Reduced, C-2, and PFD with a PAD overlay to accommodate a 750-home gated subdivision with private streets, 25 percent open space, and a highly amenitized parks and trail system featuring a large central park with a resort style pool (“Project”). See Exhibit 1 for a Vicinity Map. The Property is located in a developing area of West Goodyear with close proximity to the I-10 freeway, connecting residents to job opportunities in the West Valley and throughout the metropolitan area. The Property is constrained by the Luke Air Force Base (“Luke AFB”) graduated density concept, which permits higher densities on the southeastern portion of the Property than on the northwestern portion. The Project has been designed to fit within the graduated density concept by locating larger lots, a water campus, and a low-intensity commercial parcel on the more restrictive portion of the Property and planning more suburban density residential on the less restrictive portion, providing an overall balance.

Lennar is in escrow to purchase the Property and plans to process plats and begin residential development as soon as possible after closing. With more than 60 years of operations, Lennar has built over one million homes nationwide and has extensive experience throughout the Valley. They focus on building high quality homes that attract a variety of homebuyers, and they look forward to developing Las Palmas with a range of home options to appeal to first-time buyers, families, move-up buyers, and empty nesters all in the same community.

II. Existing Condition and Surrounding Area

The Property is currently vacant, fallow agricultural land located generally between Roosevelt Street and Van Buren Street along the west side of Citrus Road. It is constrained by the Roosevelt Irrigation District (“RID”) canal on one side, which creates a non-linear boundary on the southeast portion of the Property. In addition, the Luke Air Force Base (“AFB”) 65 Ldn line runs through the northwest corner of the Property with the half-mile offset running northeast/southwest, bifurcating the Property into a 2.0 du/ac maximum density to the northwest and 4.0 du/ac maximum density to the southeast. See Exhibit 2. In addition, a single row of 11 single-family homes and two vacant lots in Maricopa County’s RU-43 district separate the Property from Perryville Road to the west.

The Property is within the Goodyear 2025 General Plan’s Neighborhood Land Use designation. See Exhibit 3. In 2005, the Property was zoned PAD (Ord. 2005-972) with a plan for a maximum of 750 units ranging from 2,000 sf. attached court home lots to 20,000 sf. single-family lots. No development has occurred under the existing PAD.

A surrounding zoning and land use table is provided in Table 1 below, and Exhibits 4 and 5 show surrounding parcels and zoning. In particular, the Destiny RV Resort is located between the RID Canal and Van Buren Street, where the canal cuts from southwest to northeast, and is zoned Mobile Home / Recreational Vehicle Park (MH/RVP) and General Commercial (C-2) in Goodyear. Also, east of Citrus Road is a large vacant property zoned PAD for the planned future site of the Goodyear Innovation Centre. The Innovation Centre was approved as a 223.9-acre employment hub with commercial, office, retail, light-industrial, and entertainment uses within a “mixed-use masterplan” and with building heights of up to 150’ permitted.

Surrounding Zoning & Land Uses Table 1

	Jurisdiction	Zoning	Use
North	Maricopa County	RU-43	Single family housing
West	Maricopa County	RU-43	Single family housing
East	City of Goodyear	PAD	Vacant land – planned future site of Goodyear Innovation Centre
South	City of Goodyear, Maricopa County	MH/RVP, and C-2, RU-43 (south of Van Buren)	Destiny RV Resort (north of Van Buren), various rural uses including residential, commercial and ag (south of Van Buren)

III. Development Plan

The approximately 219.5-acre residential portion (“Residential Portion”) of Las Palmas is designed to provide a mixture of high-quality home product options within a master planned setting featuring a generous open space and amenities package. Three lot sizes within two zoning districts are needed to accommodate the mix of home products. An approximately 130 net acre R1-4 Reduced district permitting 40’ and 45’ width lots will include two separate lot depths, which are established through a PAD Overlay. The R1-4 Reduced district will feature a mix of 95’ depth lots catering to homeowners seeking to maximize living area while minimizing back yard maintenance, as well as a 115’ depth lots to provide options for homeowners seeking additional backyard space with the potential for a pool or other backyard amenities. An approximately 89 net acre R1-6 Reduced district will accommodate 55’ width lots, primarily on the western portion of the Project on the lower density side of the Luke AFB graduated density line. See Exhibit 6, Proposed Zoning Map. Las Palmas is proposed with gated entries and private streets and will provide a community type that is underrepresented in this portion of Goodyear. Some homebuyers prefer the privacy, prestige, and security offered by a gated community, and Las Palmas will ensure this option is available in West Goodyear. Las Palmas will also appeal to multi-generational households with its “Next-Gen” product line. The “Next-Gen” product includes an additional suite within the home with separate living, bedroom, and kitchen space. This home option allows a family to live under one roof, with a sense of independence for older family members or young adults not ready to move from home. The “Next Gen” option will be offered on homes within both proposed residential districts, and will be added as a permitted accessory use through the PAD overlay.

The community will maintain the 750 unit cap established in the 2005 PAD and will allocate density to meet the Luke AFB noise contour line requirements. The R1-4 Reduced district will be located along Citrus Road and throughout the east side of the Project with a transition to the R1-6 Reduced district toward the central portion of the site. See Exhibit 7, Site Plan. Additional open space buffer area, a low-intensity commercial parcel, and a water campus are also along the west side of the Project and provide added separation from the existing lots to the west. In particular, an 80’ drainage easement with revegetated native landscaping will run along the Property’s western boundary. The adjacent lots along Perryville Road will also be screened from homes and commercial buildings within the Project by a row of trees within that western buffer area (“Western Buffer Area”).

The focal point of Las Palmas' community activity will be the approximately 9-acre "Central Park", located at the center of the Property and featuring a resort-style pool with parking, restrooms, and showers; an event pavilion for community activities; cooking, eating, and lounging space; and multiple fields and game courts. Four Pocket Parks ("Park North", "Park South", "Park West" and "Park East") will be located throughout the site to ensure all residents have convenient access to park amenities, including playgrounds. Detention areas throughout the Project will also provide bench seating, activity lawns, and walkways. See Exhibit 8(A-D) for the Open Space and Parks Plan. A robust trail system featuring a 6' paseo and 5.5' detached sidewalks will traverse the Residential Portion, providing access from all residences to the ample parks and open space. An 8' sidewalk will line the local streets leading from the project entrances to the Central Park, and 8' meandering sidewalk will line Citrus Road. An equestrian trail will also run from Roosevelt Street to Van Buren Street around the western and southern portion of the Property with connections to Citrus Road. The Project's trail system will also connect to the future Roosevelt Irrigation District (RID) trail, which runs from Arizona State Route 303 Loop (Loop 303) in the east to State Route-85 in the west and connects to other open space, recreation, and trail opportunities. See Exhibit 9(A-C) for circulation and trails.

As part of the Project, an approximately 37 net acre commercial site is proposed on the southwestern portion of the Property. The commercial site is proposed to be zoned C-2 ("C-2 Parcel"), but with modifications to uses and height implemented through a PAD Overlay. The intent of the commercial site is to make use of the land that would otherwise remain vacant due to the Luke AFB graduated density restrictions.

The approximately 6 net acre water campus ("Water Campus") will be located in the northwest corner of the Property. It will consist of a well, storage tank, booster pump, treatment facility, and other facilities as needed to serve the Project. Access will be provided from Roosevelt Street and secured with a mix of six and eight-foot-tall perimeter masonry walls. This area will be self-contained and serve as a buffer between the residential lots along Perryville Road and the Project, with no cross-access permitted. The Water Campus is also located in the more restrictive portion of the Property based on the Luke AFB noise contour line.

In addition, the Applicant has identified an approximately 15 acre site east of the Water Campus on Roosevelt Street that may be developed as a K-8 school site. A potential school location is marked on the conceptual site plan in Exhibit 7, but will maintain underlying residential zoning consistent with Project to permit development in the event a school user does not ultimately locate on the Property. Should a school develop on the Property, the Central Park may be reduced in size from approximately 9-acres in size down to 7-acres in size.

IV. Design Requirements for R1-4 Reduced and R1-6 Reduced Districts

The Project includes four zoning districts: R1-6 Reduced, R1-4 Reduced, C-2, and PFD. The Project will conform to the development standards set forth in the Goodyear Zoning Ordinance (Sections 3-2-3 and 3-3-6) with the R1-4 Reduced and R1-6 Reduced standards for 5'/5' side setbacks as set forth in this Section IV, except that the PAD Overlay provides for variation in lot size, lot depth, and rear yard setback for the R1-4 Reduced district; permits modifications to wall requirements and covered patio dimensions; and reduces height in the C-2 district.

The City of Goodyear Zoning Ordinance requires residential projects seeking R1-4 Reduced and R1-6 Reduced zoning to meet certain design requirements set forth in Section 3-2-3.D. The R1-4 Reduced

district requires the Project to meet two amenity elements, four connectivity elements, and four streetscape elements, while the R1-6 Reduced district requires the Project to meet one amenity element, two connectivity elements, and two streetscape elements. See Table 2 below. Las Palmas will meet or exceed the design requirements for each of the R1-4 Reduced and R1-6 Reduced districts.

Table 2 – Reduced Zoning District Criteria

	Lot Width	Side Yard Setback (Total Both Sides)	Minimum Number of Required Design Elements		
			Amenity	Connectivity	Streetscape
R1-4 Reduced	40'	10'	3*	4	4
R1-6 Reduced	50'	10'	1	2	2

*With the request for reduced depths of certain R1-4 lots, an additional Amenity Element is required.

Table 3 – Design Elements Provided

Zoning District	R1-4 Reduced	R1-6 Reduced
Amenity Elements (Required)	(3)	(1)
Adjacent to Community Amenity	X	X
Additional Park Space	X	X
Additional Internal Park Amenities	X	X
Connectivity Elements (Required)	(4)	(2)
Infill Development	X	X
Trail System Connections	X	X
Smaller Blocks	X	
Lot Diversity	X	
Streetscape Elements (Required)	(4)	(2)
Porches and Courtyards	X	
Decorative Paving	X	X
Detached Sidewalks	X	X
West Goodyear Elements	X	X

Amenity Elements:

Adjacent to Community Amenity. The Project is adjacent to the RID Canal, which runs continuously between the Loop 303 and State Route 85 freeways and connects to future development throughout the area. The developer will construct an 8-foot wide decomposed granite trail along the RID Canal and the trail will connect from Citrus Road to Van Buren Street and provide a connection to the north-south trail along the western portions of the residential Project. The trail to be constructed along the RID canal shall remain ungated and open to the public. At least one connection from the residential portions of the development shall connect to this trail.

Additional Park Space. As an approximately 219.5-acre residential community, Las Palmas is required to provide a 5-acre neighborhood park within ¼ mile walking distance of all dwellings.

Las Palmas exceeds this requirement by providing an approximately 9-acre Central Park, however, this park would not be located within ¼ mile walking distance of all dwelling units. In order to satisfy the ¼ mile walking distance requirement, four additional Pocket Parks will be spread throughout the site, providing an additional approximately 4.5 acres of total park area with at least one of the parks being located within a ¼ mile walking distance of all lots. The Pocket Parks will provide additional amenitized park space in closer proximity to residents who live farther away from the Central Park and will connect to the Central Park through a robust internal trail system which will further satisfy the ¼ mile walking distance requirement. Pocket Park West (1.6 acres) will be located in the R1-6 portion of the Project. Pocket Park East (1.4 acres), Pocket Park North (0.56 acres), and Pocket Park South (1 acre) will be located in the R1-4 Reduced portion. Each pocket park will include a tot lot, shade pavilion with a picnic table and barbeque grill, seating or lounge area, and walkways. Bicycle racks will be included at the Pocket Parks to accommodate non-motorized transportation within the community. In addition to the significant amenities in these park locations, detention basins adjacent to parks throughout the Project will be improved with benches and turf activity lawns to facilitate gatherings and recreation. In totality, Las Palmas will provide approximately 25 percent of the net residential area as open space, which significantly exceeds the 15 percent minimum requirement. If a portion of the residentially zoned property is developed as a public elementary school, the Central Park may be reduced to 7-acres.

Additional Internal Park Amenities. As described in Exhibit 8, the Project includes an approximately 9-acre Central Park to provide accessible amenities throughout Las Palmas that appeal to residents of all ages. In particular, the Central Park will include a centrally located pool area with parking, showers, a pool deck with lounge chairs, and restrooms; dining pavilion; athletic courts and fields; game areas; trail connections; walkways; and benches. The Central Green within the Central Park will add an event pavilion for a variety of uses, including movie nights and holiday and birthday celebrations and a tot lot with a shade sail. Bicycle racks will be included at the Central Park and Pocket Parks to accommodate non-motorized transportation within the community. These active recreation amenities and gathering spaces go beyond the minimum requirements and these amenities will be accessible to all residents through a system of internal trails and pathways.

Connectivity Elements:

Infill Development. The Property is located between existing homes to the north and west, homes and commercial use to the south, an RV park to the southeast, and a proposed employment center to the east. Significant new subdivision activity has occurred to the southeast.

Trail System Connections. In addition to the internal trail systems within the community, an 8-foot wide decomposed granite trail will run along the western portions of the residential Project and connect from Roosevelt Street to the future RID Canal trail. This external trail will connect the Project to the greater current and future trail systems in Goodyear and Maricopa County. The trail shall remain ungated and open to the public and provide a connection to Citrus Road and the future RID Canal Trail. At least one connection from the residential portions of the development shall connect to this western north-south trail.

Smaller Blocks. The block lengths within the zoning district will not exceed 660' between separations for streets or open space.

Lot Diversity. At least 30 percent of the proposed lots within a zoning district will exceed the minimum lot width by at least 5' for the zoning district.

Streetscape Elements:

Porches and Courtyards. Homes within the zoning district will have a front porch, and at a minimum 50 percent of those homes have a front porch in excess of 48 square feet. Covered porch can include a slatted roof or other roof design alternative, if it is an integrated, significant architectural feature with columns that are complimentary to the style of the home.

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

Detached Sidewalks. Local streets within the zoning district will include detached sidewalks with 5.5' planters, partially within a sidewalk easement. A minimum of one (1) tree shall be provided within the planter for each residential lot which faces a planting area. Planter strips will be planted, irrigated, and then maintained by the HOA with live plant materials.

West Goodyear Elements.

Entries to the Project off of Van Buren Street, Citrus Road, and Roosevelt Street are surrounded by significant open space areas, which will be landscaped consistent with an agrarian theme, including olive and/or palm groves, and provide an inviting streetscape with decorative paving and a sense of arrival for residents and visitors as they enter the Project. See Exhibits 10(A-C) for entry features.

Las Palmas will employ agrarian theming around its parks with split rail (or cable rail) fencing at park entrance features that reflect the historic agricultural character of the area as well as split rail (or cable rail) fencing as an accent along Citrus Road.

Citrus Road frontage will include a 9' wide landscape strip with shade trees planted 25-feet on center adjacent to curb and gutter and an 8' wide concrete sidewalk adjacent to the landscape strip.

"West Goodyear" identification will be included on the Project's entry monumentation as well as at the corner of Citrus Road and Roosevelt Street to help tie the Project into the overall character of ongoing development in this portion of Goodyear.

V. Proposed Uses Development Standards

Several modifications to uses and development standards are necessary to accommodate development of the Las Palmas community pursuant to Section 3-5 of the Zoning Ordinance. As set forth below, modifications to permitted uses are requested to (a) permit Lennar's "Next-Gen" product with independent living suites for multi-generational households, (b) ensure low-intensity uses within the proposed commercial parcel, and (c) permit a well site within the Project. Modifications to development standards are also proposed to (d) provide for variation to lot size and depth within the R1-4 Reduced district, (e) limit the height of commercial buildings, (f) allow for additional screening of homes with solid masonry walls, and (g) clarify covered patio dimension and encroachments. Where the text of the PAD Overlay differs from the Zoning Ordinance, the PAD Overlay shall prevail.

Modifications to Commercial Uses and Development Standards:

Permitted Uses

Las Palmas includes an approximately 37-acre commercial site along Van Buren Street. In order to provide a large area of non-residential uses and accommodate the Luke AFB graduated density concept, the Applicant proposes to modify the use list for the C-2 district in Section 3-3-3 of the Zoning Ordinance to promote low intensity uses. Additional uses that are permitted in the C-2 district (some with and some without use permits) are added as permitted by right with specific restrictions to limit their intensity. Other higher intensity uses that are otherwise permitted in the C-2 district are prohibited by this PAD overlay. Except as set forth in this Section V, Section 3-3-3 shall govern permitted uses in the C-2 district in Las Palmas. Where the text of this PAD overlay differs from the Zoning Ordinance, this PAD overlay shall prevail.

The following uses shall be added to Section 3-3-3.a as a principally permitted use by right:

- Storage buildings consisting of individually rented storage rooms which are independently accessed and locked and are used for dead storage purposes, including indoor RV storage, shall be permitted subject to the following conditions:
 - (i) the storage property is located on the northern half of the C-2 Parcel,
 - (ii) the storage property occupies no more than 20% of the C-2 Parcel,
 - (iii) windows or faux windows, if installed, shall not be mirrored in a manner that causes glare or reflection,
 - (iv) all windows/doors shall be tinted,
 - (v) the interior contents, decorations and interior storage unit doors (or replica unit doors) shall not be visible from the exterior of the building in any direction,
 - (vi) the interior of the building should not be visible from any public street with the exception of the public office/customer entrance,
 - (vii) the hours of operation shall fall between 5:00 a.m. and 10:00 p.m. Monday – Sunday,
 - (viii) any sliding gates installed shall be screened in an architecturally designed manner which shields the interior storage from the public view; however, PVC, vinyl, or similar slats inserted into a gate does not constitute an architecturally designed manner
 - (ix) if RV Storage is provided, the RV storage area shall be fully screened from street views and from the residential development, contained within a building and the buildings shall match the main building on the site.
- Indoor Equipment rental shall be permitted only upon the following conditions: all maintenance and repair of such equipment is done within an enclosed building as to limit noise and light.
- Brewpub shall be permitted only upon the following conditions: (i) all manufacturing, storage, and retail sales occurs within an enclosed building and (ii) any outdoor storage of goods, inventory, machinery, or equipment is screened by a minimum 6' solid block wall.

The following uses shall not be permitted:

- Adult bookstore, adult novelty store and adult theater
- Bus terminals
- Cleaning and dying plants

- Hotels and motels
- Pawn shop
- Taxidermist

Building Height

The Applicant proposes to modify the C-2 development standards to limit building height to 30', where 56' would otherwise be permitted. See Table 4 below. The proposed decrease in height, along with the modifications to the C-2 use list above, is intended to facilitate low-intensity commercial use at the commercial site, which is adjacent to existing and proposed single-family residential. The proposed 30' maximum height for the C-2 district is similar to the maximum height in the Residential Portion of the Project with the exception of parapets, towers and architectural elements. The C-2 development shall maintain the base C-2 development standards in Section 3-3-6 of the Zoning Ordinance except the Maximum Height which shall be 30 feet (for the purposes of Maximum Height, building height shall be measured exclusive of the height of any architectural elements or parapet walls permitted by Article 8-3, Sections B and C).

Modifications to Residential Uses and Development Standards:

Lot Dimensions

The Applicant proposes to modify the development standards for the R1-4 Reduced district to permit a portion of lots within the R1-4 Reduced district to be developed with lot area and lot depth that is 5 percent less than the district minimum and with a rear setback reduction from 20' to 15'. The proposed modification will also ensure that at least half of the lots within the R1-4 Reduced district are developed with 15 percent greater lot area and lot depth and a 20' rear setback ("Extended Lots"). This modification will help increase lot diversity by creating multiple lot sizes within the R1-4 Reduced district. The Extended Lots will provide additional area for homeowners to invest in backyard amenities, including private pools. The decreased lot sizes and rear setbacks will help expand the Project's appeal to multiple homebuyer segments by catering to homeowners who prefer to minimize yard and property maintenance obligations. They will also allow for deviations around knuckles caused by the circulation layout. While the Zoning Ordinance allowance for reduced lot dimensions permits reductions to lot width and side setbacks, this PAD Overlay is necessary to modify lot area, lot depth, and rear yard setback. Table 5 below illustrates the proposed modifications to the R1-4 Reduced district in strikethrough format. No changes are proposed the R1-6 Reduced standards.

Las Palmas will provide residents with a generous open space and amenities package. With 25 percent net residential open space, the Project significantly exceeds the 15 percent required minimum. The Project will also feature an approximately 9-acre Central Park with a resort style pool with parking and bathrooms and additional active amenities and space for events. Four amenitized Pocket Parks will also be located throughout the site, for a total of approximately 13 acres of park space. The Project also provides a robust internal trail system providing access for all residents to access the open space and park features throughout the Project. Each lot will be within 500' of a pathway linkage to the Project's parks and open space.

Table 4 – Las Palmas PAD Overlay Residential Development Standards

Development Standards – Single Family Districts			
Standard	R1-6 Reduced	R1-4 Reduced	R1-4 Reduced PAD Overlay

Lot Standards			
Minimum Lot Area (sq ft)	5,500	4,500	4,275 (6)
Minimum Lot Width (ft)	55	40	40
Minimum Lot Depth (ft)	100	100	95 (6)
Building Form and Location			
Maximum Height (ft)	30	30	30
Maximum Building Coverage	60%	75%	75%
Minimum Setbacks (ft)			
Front (1)	10	10	10
Front facing garage	20 (5)	20 (5)	20 (5)
Side	5	5	5
Total Both Sides	10	10	10
Street Side (4)	10	10	10
Rear	20	20	15 (6)
Development Standards			
Open Space % (of net area)	15	15	15

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

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

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

(6) At least 50% of the lots within the R1-4 Reduced District in Las Palmas shall be “Extended Lots” with a minimum lot area of 5,175 sf. a minimum depth of 115’, and a minimum rear setback of 20’.

Residential Interior Suite with Cooking Facilities

Lennar has developed a “Next-Gen” plan it will offer within the Residential Portion of Las Palmas that provides a separate suite within a home designed for family generations living together as one household, but with the independence of separate space. The “Next-Gen” suites include a separate living, bedroom, and kitchen space along with a stackable laundry area making these homes ideal for older family members or young adults not ready to move from home. The “Next-Gen” suites are not separate dwelling units, but will operate as an accessory to a single-family dwelling unit with a common address, driveway, and utility service. In addition, architectural controls will ensure the appearance of a single-family home. While the “Next-Gen” suite is integrated into the home, a separate living and cooking space provides the independence sought by this market segment.

The Applicant proposes to modify Section 3-2-2 of the Zoning Ordinance to add the following as a permitted use accessory to a single-family dwelling unit in the R1-4 and R1-6 districts for Las Palmas. Except as set forth in this Section VI, Section 3-2-2 shall govern permitted uses in the R1-4 and R1-6 districts in Las Palmas. Where the text of this PAD overlay differs from the Zoning Ordinance, this PAD overlay shall prevail.

The following shall be permitted as an accessory use in the R1-4 and R1-6 Zoning Districts of Las Palmas:

Interior suite with accessory cooking facilities, subject to the following:

- a. Dwelling units with an interior suite with accessory cooking facilities are permitted in in Las Palmas.
- b. An interior suite with accessory cooking facilities shall only be part of a single-family detached dwelling unit and must be under the same roof structure.

Only one interior suite with accessory cooking facilities shall be permitted per lot and shall be located on the ground floor.

c. An interior suite with accessory cooking facilities shall not have utility services that are metered separately from the remainder of the dwelling unit.

d. At least one internal doorway shall be provided between the interior suite with accessory cooking facilities and the remainder of the dwelling unit.

e. An interior suite with accessory cooking facilities shall not have a private yard area that is fenced or walled off from the remainder of the lot. This requirement shall not prohibit required pool fences, fenced in animal areas, garden fencing, or other fencing used for different purposes.

f. An interior suite with accessory cooking facilities shall not have a parking space served by a driveway separated from the main driveway and parking areas provided for the remainder of the dwelling unit, unless otherwise approved by the City of Goodyear.

g. An interior suite with accessory cooking facilities shall not provide separate mail service or have a separate address from the remainder of the dwelling unit. Elevations must minimize any secondary entry visible from the street and have the appearance of a single-family home. Entry via a second garage in a shared driveway fulfills this requirement.

Walls Along Residential Lots

Section 5-2-2-A-6 of the Goodyear Zoning Ordinance requires partial view fencing for any wall within 20 to 50 feet of another fence or wall. In order to maintain privacy for homes within Las Palmas, the Applicant requests a deviation to allow solid walls to screen homes while including partial view fencing on portions of the wall that do not provide views directly into homes. The proposed language modification is as follows in strike-through format:

The minimum separation between fences and/or walls shall be twenty (20) feet. Any fence or wall **not along the boundary of a residential lot** constructed within twenty (20) to fifty (50) feet of another fence or wall shall have a maximum of four (4) feet of masonry and shall use view fencing for the remaining portion of the fence or wall. **Walls along a residential lot within twenty (20) to fifty (50) feet of another fence or wall may include six (6) feet of masonry to screen the home, except that side walls along the rear setback portion of the lot shall have a maximum of four (4) feet of masonry and shall use view fencing for the remaining portion of the wall.** This regulation does not apply to retaining walls that do not extend above ground level.

Covered Patio Dimensions

The City of Goodyear Design Guidelines for Single Family Residential Section 3.B(2)(u) requires covered patios with a minimum 100 square feet area and minimum interior dimension of 10'. In order to provide flexibility to achieve the 100 square feet minimum covered area while allowing for varied patio designs, the Applicant proposes modifying the design guidelines' language to permit a minimum interior dimension of 8' covered so long as the total covered area is a minimum of 100 sf. In addition, a maximum 5' encroachment into the rear setback is needed to accommodate all of the product plans anticipated for this Project. The proposed language modification is as follows in strike-through format:

A useable, covered outdoor patio should be provided on the rear side of each unit. Covered patio dimensions should be at least 100 square feet, with a minimum interior dimension of ~~ten feet (10')~~ **eight feet (8')**. **A covered patio may encroach up to five feet (5') into a rear setback.**

Well Site Use Permitted:

It is anticipated that a potable water well site will be developed within the Property at a location to be determined by the water provider. Such well site could be developed within any of the zoning districts within the Property.

The following use shall be added as a principally permitted use by right in all districts within Las Palmas:

- Potable Water Well Site

VI. Circulation and Access

The Property is located along two arterial roads (Citrus and Van Buren) and a collector (Roosevelt) with only a single row of residential lots separating it from another arterial (Perryville) on the west. It is approximately one-quarter mile south of the I-10 freeway and approximately one mile west of the Loop 303, providing convenient access throughout the Valley.

The Residential Portion is a gated community with private streets. Three points of access will be provided to the Residential Portion, along each of Roosevelt, Citrus, and Van Buren. Each of the three access points feeds into a proposed 41' local street that leads the Central Park. Proposed 33' local streets provide access to the residences throughout the Project. All sidewalks within the Residential Portion will be detached with a 5.5' landscaped planter strip. Required half-street improvements will be made to each of Van Buren, Citrus, and Roosevelt, which will also include detached sidewalks. See Circulation Plan, Exhibit 9A, and Street and Trail Sections, Exhibit 9C.

The commercial parcel will have separate vehicular access from Van Buren. Additional detail regarding circulation and access for the commercial parcel will be provided once specific uses are planned in the site plan review process.

A Transportation Impact Analysis by Kimley Horn provides further discussion of circulation and access and is submitted under separate cover with this application.

VII. Landscaping

The style and character of the landscape plan for the Residential Portion will complement and enhance the surrounding community. It features design accents that utilize minimal amounts of water while creating a sense of place unique to Las Palmas. The sustainable plant palette is an homage to the Sonoran Desert featuring native plants with an infusion of adaptive natives that will balance desert living with responsible water use.

The landscape will be watered by an automated irrigation system designed to maximize efficiency and reduce water usage. A master valve and flow sensor combination will virtually eliminate uncontrolled

flow due to leaks, ruptures, or system failure, even when the system is not actively monitored. Smart controllers will ensure appropriate watering schedule based on seasonal requirements and will be programmed to automatically shut off during storm events.

The style and character of the landscape throughout the site complements and enhances the surrounding community featuring shade trees and colorful low water using accents. The sustainable perimeter plant palette on the west and south is an homage to the Sonoran Desert featuring native plants with an infusion of adaptive natives balancing desert living with responsible water use.

The proposed site plan features open spaces throughout the site connected by a series of well-defined trails for resident use and enjoyment. At the heart of the community is an approximately 9-acre Central Park, and four Pocket Parks will be located throughout the site to ensure convenient access to high quality amenities for all residents. Several of the open spaces include large lawn areas that also serve as detention basins during storm events.

Also integral to the landscaping plan is the comprehensive trail system featuring a 6' paseo/ park trail, an 8' sidewalk from the entrances to the central amenity, and an 8' equestrian trail that connect the community. The 5.5' detached sidewalks are incorporated into the circulation for all residents to enjoy.

VIII. Walls and Entry Monumentation

The Residential Portion of Las Palmas is a gated community with private streets that includes three vehicular entrances with one each along Roosevelt Street, Citrus Road, and Van Buren Street. Architecturally distinct, sophisticated entry monuments welcome residents and guests to the community and define the entry to Las Palmas as a West Goodyear community. The entry monument sign utilizes the perimeter wall material as a backdrop, with contrasting exquisite stone featured behind the entry lettering. As the first impression to the community, the masonry block and clean lines represent a quality built environment, and the stone conveys craftsmanship while the finishes are a nod to the region's desert heritage. The planter fronting the main slab softens the base and shows the fusion of the natural and built environments. See Exhibit 11(A-C).

The community walls are comprised of honed CMU block and accented with split face block in muted complementary desert colors. The equestrian trail features vinyl plank posts and rails that maintain views and provide boundary definition. Walls along arterials will be 6'-8".

IX. Architectural Guidelines

The unique, upscale style of Las Palmas is defined by design features, complementary building materials, and architectural focal points. The architectural elements are harmoniously blended to provide a site-specific identity that integrates into the surrounding area while creating an inviting atmosphere for both residents and guests. This concept offers a variety of housing types within the master planned community.

The proposed homes will be made of high-quality material with architectural features to ensure long-term use and assist in protecting land values. The owner will submit color palettes for roof materials, accessory structures, and other items associated with the development. Up to 19 single-family residential

floor plans with at least three color schemes/elevations per plan will also be submitted by the developer for City approval.

Three series of homes will be offered at Las Palmas, which could range in size from approximately 1,200 sf to approximately 2,600 sf. All three series offer various and diverse housing design. “Next-Gen” plans will be offered within the R1-4 Reduced and R1-6 Reduced districts; these include a separate suite within a home, designed for family generations living together as one household, but with the independence of their own space. The “Next-Gen” suites include a separate living, bedroom, and kitchen space along with a stackable laundry area making this option ideal for older family members or young adults not ready to move from home. A portion of the lots within the R1-4 Reduced zoning district will be developed with 95’ depth and a 15’ rear setback. These layouts will accommodate homeowners seeking to maximize living area while minimizing back yard maintenance. At least half of the lots in the R1-4 Reduced district will include an extended depth of 115’ and a 20’ rear setback, which will appeal to homeowners seeking additional back yard space that allows for private pools or other backyard amenities. Overall, the R1-4 Reduced district will allow for a mix of home product with one- and two-story designs and provide a variety of elevations and color schemes to provide visual interest within the Project.

All architecture will adhere to the City of Goodyear’s design requirements. The architecture will incorporate a variety of architectural features and colors that enhance the surrounding community and provide visual continuity within the master planned community. The elevations incorporate specific architectural styles, including Spanish Colonial, French Country, Craftsman, Tuscan, Farmhouse, Ranch Hacienda, Cottage, Western Territorial, and Desert Prairie, each with their own specific high-quality detailing, shutter design, roof style, texture and pitch and stone profile providing a wide variety of architectural features and interest within the planned community. Garage doors, front doors, and coach lights are also varied between architectural styles and color schemes are tailored to each style with a minimum of three color palettes for each style.

X. Community Facilities and Services

Service	Provider
Elementary School District	Liberty Elementary School District # 25
High School District	Buckeye Union High School District #201
Library	City of Goodyear
Police	City of Goodyear
Fire	City of Goodyear
Refuse	City of Goodyear

XI. Utilities and Services

Utility	Provider
Water	Arizona Water Company
Wastewater	City of Goodyear
Solid Waste	City of Goodyear
Electric	Arizona Public Service

Gas	Southwest Gas
Telephone Cable	Cox Communications/Century Link

XII. Water and Sewer

The Project is located within the West Goodyear Central Planning Master Wastewater Area within the Goodyear sewer service area. The downstream City of Goodyear trunk sewer lines have been constructed up to Yuma Road. An extension of the Citrus Road trunkline from the existing sewer manhole in Yuma Road to the site entries on Van Buren Street and Citrus Road will be required for the development of this Project. Ranging from eight to ten inches in size, all on-site public sewers will be located within public sewer easements within the local street network or tracts. All lots and parcels will be served via gravity sewer service. Refer to the Master Sewer Report provided with this application for additional wastewater system information.

The Project is located within the Arizona Water Company water service area. While smaller public water mains exist in the area, Las Palmas will require a water campus consisting of a well, booster pump, and treatment to serve the development with domestic water and fire flow. The approximately 6-acre Water Campus is planned for the northwest corner of the site and will be owned and operated by Arizona Water Company. The campus will be designed to serve the Las Palmas development and will be connected internally utilizing 8 or 12-inch size public water mains. All on-site water mains will be located within the local street network or dedicated easements located within open space. The Water Campus facilities may be expanded by Arizona Water Company for additional capacity unrelated to this development. The water campus will be connected to the existing Arizona Water Company network for redundancy purposes. Arizona Water Company has requested an additional well site on the Property and is working with the Applicant to identify an appropriate location but, at this time, the location has yet to be determined. Refer to the Master Water Report provided with this application of for additional water system information.

XIII. Grading and Drainage

A portion of the Property is located within FEMA Special Flood Hazard Area Zone AH, which is defined as having flood depths of one to three feet, usually due to ponding. The Zone AH on-site has a base flood elevation of 1010 feet (NAVD88). The remainder of the site is located within Flood Zone X, which is defined as “Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood.” The southwest corner of the site is in a pending Zone AE floodplain from the 191st Avenue Wash per FCDMC. This is a non-FEMA regulated local floodplain based on runoff from the 191st Avenue Wash north of I-10 that contributes to the site from the northwest across Perryville Road in sheet flow conditions. Zone AE is defined as “Areas subject to inundation by the 1%-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are determined.” Finished floors will be elevated 1 foot above the base highwater elevations on site and additional analysis of offsite flows will be completed to ensure design accommodations are sufficient. Refer to the Master Drainage Report provided with this application of for additional information.

The Property is mostly flat and is currently an abandoned agricultural field that has turned fallow. The site generally drains from the northwest corner to the south, where ponding occurs against the RID Canal and Van Buren Street located to the south. The site will be graded with channels protecting the northern and western boundaries. These channels will convey the drainage to larger retention/weir basins,

which will release the flows to the south as sheet flow to match the historical condition across Van Buren Street.

A CLOMR/LOMR permit will be required from FEMA to alter the floodplain boundary along the southern portion of the site in order to remove the planned lots located within the existing floodplain. Upon approval of the CLOMR, the ponding area along the southern boundary of the site will be re-graded into retention/weir basins. After grading has been completed, a LOMR will be obtained to remove floodplain from the required areas.

The development will utilize on-site retention basins throughout the site to retain the 100-year storm design. Dry wells will be used in all basins to dispose of stormwater. The retention/weir basins along the southern boundary will hold both compensatory storage required by the floodplain permit and a portion of the onsite retention requirements. It is anticipated that the commercial and residential property owners will enter into a storm water maintenance agreement to share the costs in maintenance and repair for the shared storm water conveyance channels and retention basins.

XIV. Covenants, Conditions, and Restrictions

A set of Covenants, Conditions, and Restrictions (“CC & Rs”) 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 of the residential portion. The commercial parcel may also include CC & Rs if desired by the eventual owner.

XV. The Project Is in Conformance with the Rezoning Evaluation Criteria of Zoning Ordinance Section 1-3-1.D.3

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, Las Palmas is in conformance with these criteria and meets the goals and objectives provided in the City of Goodyear’s planning documents.

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 City of Goodyear’s General Plan Land Use and Transportation Map designates the Property as Neighborhood, which permits residential densities up to 5 du/ac anywhere within the designation. The Project’s 3.42 du/ac density is within this range. The Neighborhood Land Use designation also permits limited commercial areas at the intersection of arterials. The proposed commercial parcel along Van Buren Street will be accessed from an arterial (Van Buren Street), while it will be separated from another arterial (Perryville Road) by only a single row of existing residential lots and conforms with the intent of the General Plan. The commercial parcel is proposed to be low-intensity commercial uses, with permitted uses and building height limited through a PAD Overlay. In addition, the Water Campus is proposed to be zoned Public Facilities District (PFD), which is permitted in the Neighborhood Land Use designation. The Project’s consistency with specific goals, objectives, and policies in the General Plan is provided below.

Standard 5. *Goodyear promotes a safe walkable and bikeable community. Each development should be located and designed to reduce vehicle trips and miles whenever possible. Pedestrian*

and bicycle connections shall be provided between and within developments to allow the community to walk or bike to nearby destinations.

The Residential Portion of Las Palmas has been designed with a focus on interconnectivity. The Project's 25 percent net open space, including approximately 13 acres of parks will be connected by a robust network of trails and paths through the community to provide connectivity for pedestrians and cyclists. In addition, the inclusion of integrated commercial on the southwest of the Project will permit easy pedestrian and bicycle connections to commercial uses and will reduce vehicle trips.

Standard 9. *Residential densities over 2 dwelling units per acre are discouraged from locating within ½ mile of the 65 DNL noise contour lines of Luke Air Force Base and densities should be graduated away from the 65 DNL contour lines.*

The Project is designed to conform with the noise contour line of the Luke Air Force Base – with the lower density located on the northwest portion of the Property and the higher density residential toward the east, with all portions of the Project meeting the Luke AFB noise contour line requirements. In addition, the western portion of the Property, within the 2 du/ac portion of the site will include low-intensity commercial uses, a water campus, and ample open space and park area in conformance with the graduated density concept.

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.*

The Project has an overall residential density of 3.42 du/ac, which is well within the 5.0 du/ac density permitted throughout the Neighborhood land use.

Standard 31. *Pedestrian and bicycle connections shall be provided to internally and externally link residential uses to nearby commercial uses, schools, parks, other neighborhoods, and other important destinations by walking or biking.*

Standard 32. *New subdivisions should be designed to provide convenient pedestrian access to adjoining streets, open spaces, and commercial areas. Subdivision design is encouraged that minimizes or avoids the use of typical subdivision perimeter walls. If subdivision walls are proposed, they should include pedestrian access points for pedestrian movement. The pedestrian access points should be strategically located to maximize usage by residents.*

Standard 33. *Gated communities do not have to provide pedestrian access points but they should allow for public regional trail connections. Gated communities are encouraged to provide pedestrian access points even if they only provide access to residents who live in the community.*

While the Residential Portion of the Project is gated with private streets, it includes three entrances, each with the design of a primary entrance. These entrances feature pedestrian access points and will include hardscape and landscape enhancements, including decorative paving and olive and palm tree groves. In addition, a wide variety of pedestrian connections are planned. All private streets within the Project feature detached sidewalks, and a 6' paseo/trail runs throughout the Project connecting to parks and open space. Pedestrian paths along Roosevelt, Citrus, and Van Buren are proposed as 8' meandering walks to enhance the pedestrian experience. An 8' equestrian trail will also connect through the Property between Roosevelt and Van Buren.

Standard 34. *Neighborhood Commercial uses may be considered at the intersection of two arterial roadways (Arterial, Major Arterial, Scenic Arterial, or Parkway) or to buffer a residential use from an industrial use or interstate freeway within the Neighborhoods category. Neighborhood commercial uses typically serve a trade area of 3-5 miles and typical uses would include grocery*

stores, drug stores, fueling stations, neighborhood offices, and restaurants. A neighborhood commercial site is typically a stand-alone development 20 acres in size or smaller but the size of the commercial development is not restricted so long as the intensity (e.g., building height, lighting, noise, traffic) of the commercial use is compatible with the surrounding area; the development contains uses typically needed and supportive of the neighborhood; the form of the development is consistent with the surrounding area; and connectivity is provided to nearby trails, open spaces, and residential areas.

The integrated commercial parcel planned for the Las Palmas community is located on the southwest corner of the Property. The commercial parcel is bound by Van Buren on the south, and a row of single-family lots before Perryville Road on the west. It will be accessed from an arterial to the south (Van Buren Street), while another arterial (Perryville Road) is only approximately 225' to the west. The commercial parcel is proposed to be low-intensity commercial uses, with permitted uses and building height limited through a PAD overlay in order to conform with the character of the surrounding residential uses.

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

This Project will pay its fair share for infrastructure. It is part of the West Goodyear Central Planning Master Wastewater Area and will pay its share of sewer infrastructure. Part of the Project is the development of a Water Campus to serve Las Palmas with anticipated excess capacity. In addition, a Traffic Impact Analysis prepared by Kimley Horn is included with this submittal and address transportation infrastructure requirements.

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

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

The Project fosters complete neighborhoods through providing diverse housing options and robust amenities. The site plan provides for smaller lots within the southeast area of development with larger lots on the northwest area, consistent with the Luke AFB noise contour line. Overall, there will be three different lot sizes and a total of 19 residential floor plans with three color schemes/elevations per elevation. The variation of lot size is designed to allow for a variety of home buyers and move-up opportunities within the community. Lennar's Next-Gen product also offers a feature to allow for multi-generational households to live together while maintaining a sense of independence and attract an underserved segment of the homebuying market.

Within the General Plan, neighborhood commercial centers and access to parks and recreational facilities are identified as key components of complete neighborhoods. This Project includes a focus on both of those community aspects – with a commercial area on the southwest portion of the Property as well as the planned Innovation Centre to the east. The Project also offers a significant increase over the required open space with approximately 13 total acres of parks, including an approximately 9-acre Central Park to ensure active and passive recreational opportunities are available for residents of all ages.

Objective CC-1-2. *Ensure neighborhoods are internally and externally connected.*

The comprehensive circulation plan notably includes trails that ease the distance needed for pedestrians to travel through the community and also includes a connection to the RID Canal trail as well as an 8' wide equestrian trail connecting from Roosevelt Street to Van Buren Street through the Project and

along the RID Canal to Citrus Road. These connections will provide numerous options for exercise and multimodal connectivity within Las Palmas and to the surrounding area.

Objective CC-1-3. *Foster the creation and maintenance of attractive, high quality neighborhoods.*

The Project is designed with generous open space and amenities to create and maintain an attractive and high quality neighborhood. The streetscape will be enhanced with entryways featuring decorative paving, high quality monumentation signs, and various tree groves. All architecture within the Residential Portion will adhere to the City of Goodyear's design requirements. The architecture will incorporate a variety of features and colors that enhance the surrounding community and provide visual continuity within the master planned community. The elevations incorporate specific architectural styles, including Spanish Colonial, French Country, Craftsman, Tuscan, Farmhouse, Ranch Hacienda, Cottage, Western Territorial, and Desert Prairie, each with their own specific high-quality detailing, shutter design, roof style, texture and pitch and stone profile providing a wide variety of architectural features and interest within the planned community.

Objective CC-1-5. Promote neighborhood identity within a shared City culture and bring neighborhoods together.

The Project will include "West Goodyear" identification on Project monumentation. The Project also includes agricultural themed design to pay homage to the area's historical character.

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

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

The Residential Portion of Las Palmas will be gated with private streets, providing a homebuying option with a feel of additional privacy, prestige, and security that appeals to a segment of homebuyers and will help diversify the surrounding area. The Project features a mixture of three different lot sizes and a total of 19 residential floor plans with three color schemes/elevations per elevation. The variation of lot size is designed to allow for a variety of home buyers and move-up opportunities within the community. Lennar's Next Gen product also offers a feature to allow for multi-generational households to live together while maintaining a sense of independence and can attract an underserved segment of the homebuying market. At least 50 percent of lots in the R1-4 Reduced district and all lots in the R1-6 Reduced district will provide increased lot depth to allow homeowners to have additional backyard amenities, including private swimming pools.

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.

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.*

The planned parks and recreational facilities within Las Palmas epitomize the policies and goals of the General Plan. Specifically, the General Plan emphasizes parks within the Neighborhood land use category to be focal points of the neighborhood. Las Palmas's approximately 9-acre Central Park will be highly amenitized with a pool (including spa, restroom, showers, deck and chaise lounges), an event pavilion, picnic and barbeque areas, and multiple fields and game amenities. It will serve as a centralized

focal point of the community, consistent with the intent of the General Plan. Four additional Pocket Parks are located throughout the Project, as well as amenitized detention basins and community gathering areas.

Goal CC-4 *A non-motorized trail and path network that provides safe and convenient opportunities for bicycling and walking.*

Objective CC-4-2. *Develop the off-road trail system.*

There is external connectivity from the development to a greater system of trails in Goodyear and Maricopa County. Specifically, the Project includes access to the RID Canal that abuts the southeast corner of the Project. The Project location is in an area designated for future trail development and connectivity by the City of Goodyear through its 2014 Parks, Recreation, Trails & Open Space Master Plan. The master plan proposes trail improvements on the RID canal where adjacent to the Project – with an unpaved trail on the north side of the canal and a paved trail on the south side to the canal. In addition, the Master Plan shows a proposed paved path with a 4' wide unpaved shoulder connecting to the south and north of the property on 183rd Ave. Further, the RID Canal connects to the Maricopa Trail, a 315 mile trail that connects the major regional and municipal parks in the Phoenix Metro area, southwest of the property.

Plans for the Property also account for an 8' wide equestrian trail that acts as a north-south route through the western portion of the Project – providing connectivity and conforming with the objectives within the General Plan.

Goal ED-2 *An environment that nurtures locally based employment and economic opportunity.*

Objective ED-2-1. *Foster the creation of small business within Goodyear.*

The Project is planned with a commercial parcel that will serve the purpose of bringing low-intensity commercial development to the area, consistent with its overall residential character. Based on this commercial parcel's proximity to the planned residential portions of the Project, it may provide opportunities for smaller and local neighborhood-serving businesses to locate near the residents that they will serve. The Project also provides a wide variety of home buying opportunities adjacent to the planned Innovation Centre to the east.

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

The Property is generally flat agricultural land that has gone fallow and can accommodate the proposed development.

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

The Project's layout takes care to account for compatibility with the surrounding area. The Project's density complies with the Luke AFB noise contour lines, permitting a density of 4 du/ac on the eastern portion of the Project and 2 du/ac on the northwestern portion. This layout also provides for separation from existing single-family lots to the west and places the largest lots near that area within the R1-6 Reduced zoning district. The remainder of the Project is bound by the RID canal, Van Buren Street, Roosevelt Street, and Citrus Road. As a gated community, the Project will prevent cut through trips and keep through traffic on the arterials and collectors.

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

The Property is currently zoned PAD with an outdated plan from 2005 that includes a highly variable mixture of lots ranging from 2,000 sf lots for attached court homes to 20,000 sf single-family lots. The Project represents an improvement by providing a more cohesive product mix that appeals to the modern market. The Project also provides features that appeal to a segment of current homebuyers that were not included in the existing zoning, such as gated entries with private streets, and the Next-Gen product with a separate internal suite. Further the proposed commercial site and Water Campus will make use of land within the 2 du/ac portion of the Luke AFB noise contour line and allow for low intensity commercial development to serve the surrounding community and provide a buffer between the proposed residences in Las Palmas and the existing single-family lots within the County to the west. In addition, an 80' drainage easement with revegetated native landscaping along the residential and commercial portions of the Property's western boundary will soften the transition between the Project and the existing lots.

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

The Residential Portion of Las Palmas is consistent with the suburban scale along Citrus Road in West Goodyear and will help meet demand in this growing portion of the City. The Property is conveniently located near the I-10 freeway and could provide nearby homebuying options for employees anticipated for the planned Innovation Centre east of Citrus Road. The only property zoned for suburban scale residential development in close proximity to the Property is the Silva Trails at West Goodyear project at the southeast corner of Van Buren Street and Citrus Road.

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 discussed in more detail above, the Project is an infill project and has available infrastructure or can construct connections to it. The Property is part of the West Goodyear Central Planning Master Wastewater Area for sewer infrastructure, and a Water Campus for Arizona Water is planned for the northwest corner of the Property to serve the Project. In addition, as a residential community, the Project will include school-age children. Table 6 below provides a standard student ratio calculation for the Liberty Elementary School District and Buckeye Union High School District.

Table 6 - Standard Student Ratios

School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary School	750	0.30 Students/Unit	225
High School	750	0.19 Students/Unit	143
Total	750		368

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

No adverse impacts are anticipated. The Property is part of the West Goodyear Water and Sewer cost recovery program and has been planned for development.

h. General public's concerns

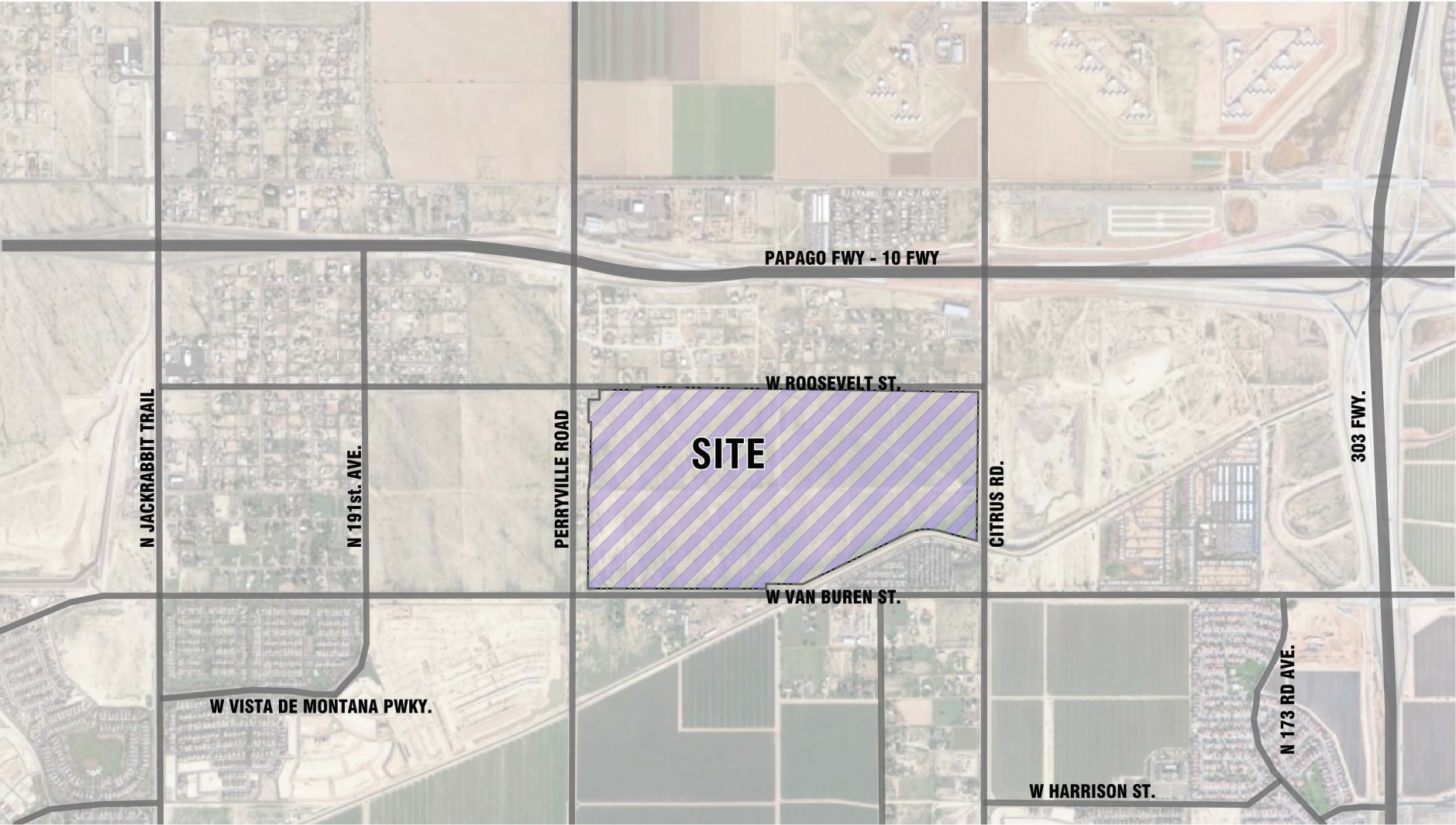
The Applicant will comply with the citizen outreach and notification requirements of Sections 1-3-8 and 1-3-9 of the Zoning Ordinance.

i. Whether the amendment promotes orderly growth and development

The Project accommodates a gated 750-home subdivision with multiple lot sizes and private streets in a growing area of West Goodyear. A low-intensity commercial parcel, Water Campus, and potential school site are also located within the lower density portion of the Luke AFB graduated density concept. As an infill project, Las Palmas will help build out the West Goodyear area and locate a mix of single-family residential home products in close proximity to a planned employment center east of Citrus.

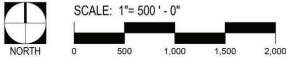
XVI. Conclusion

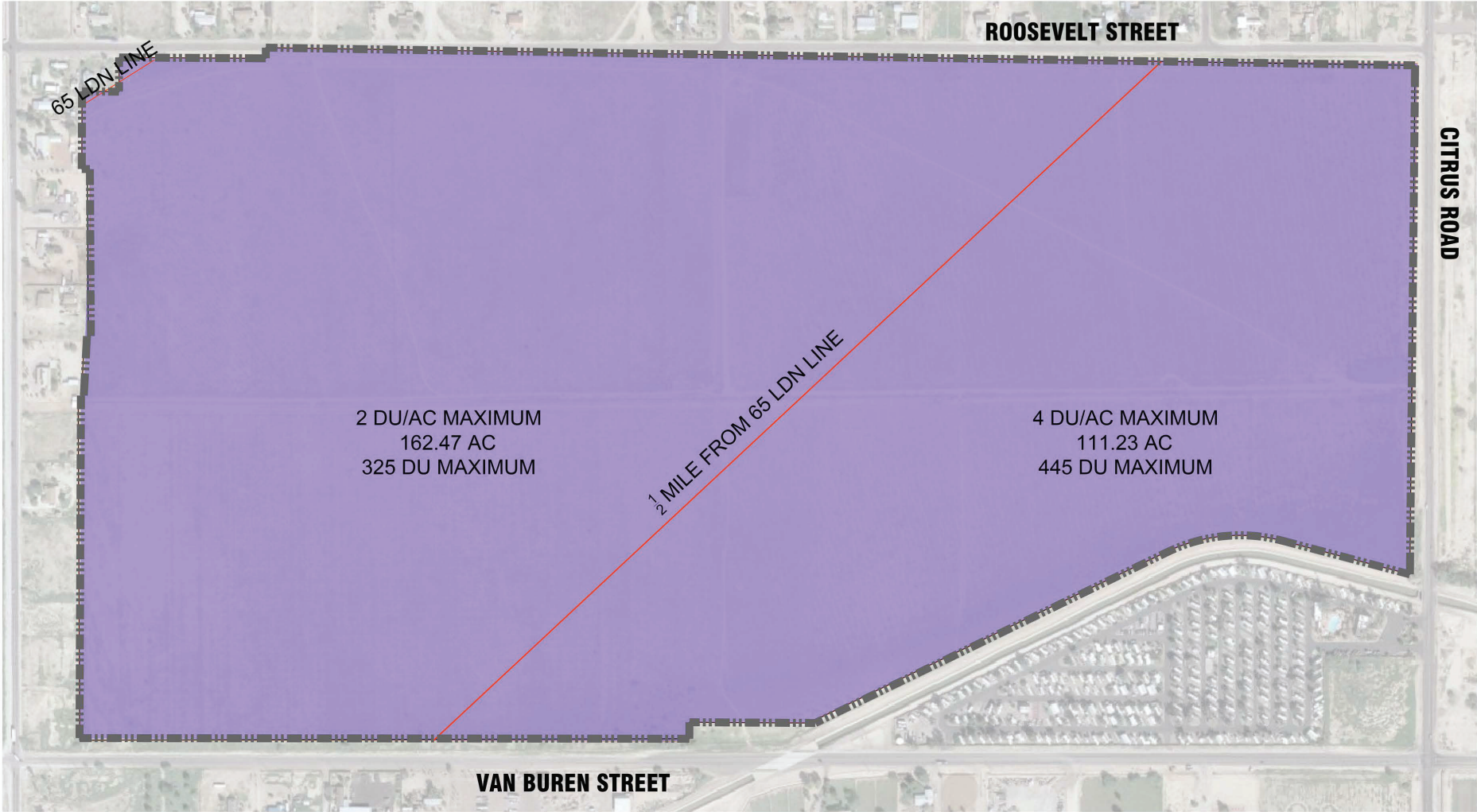
Las Palmas will provide a benefit to West Goodyear by adding a high quality residential community that will appeal to segments of the homebuyer market that are currently underserved in the area. Its parks and open space plan will create a high quality of life for residents and continue to attract new residents to Goodyear and allow for move up options with the lot diversity within the community. The Project also makes use of land that would otherwise remain vacant due to the Luke AFB noise contour line and will provide low-intensity commercial uses to serve the surrounding residential community. The Applicant looks forward to working with the City to bring this project to life.



LAS PALMAS | VICINITY MAP

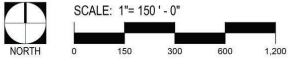
Lennar | Goodyear, AZ | May 26, 2022

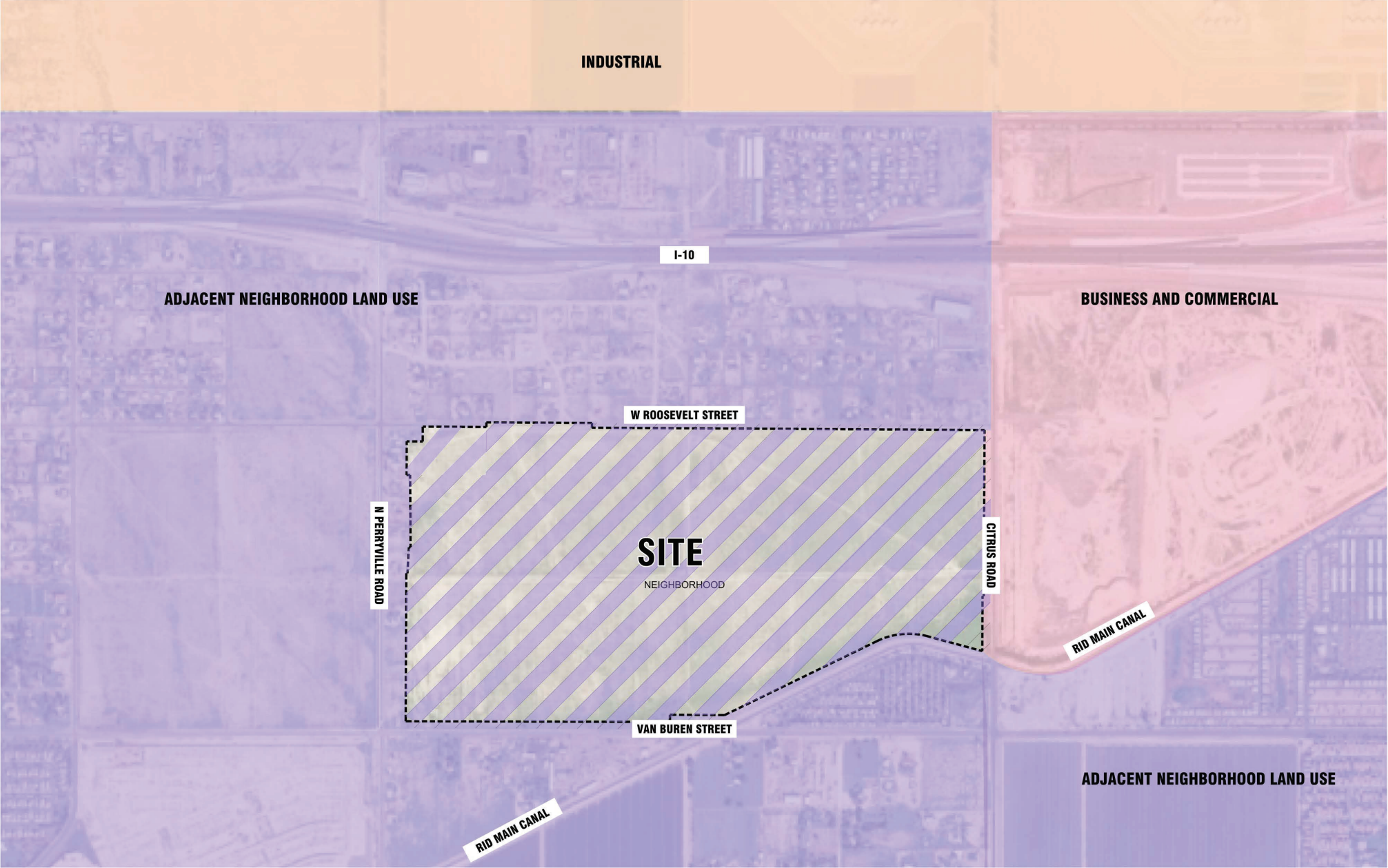




LAS PALMAS | LUKE AFB GRADUATED DENSITY

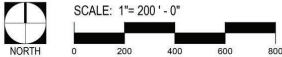
Lennar | Goodyear, AZ | May 26, 2022

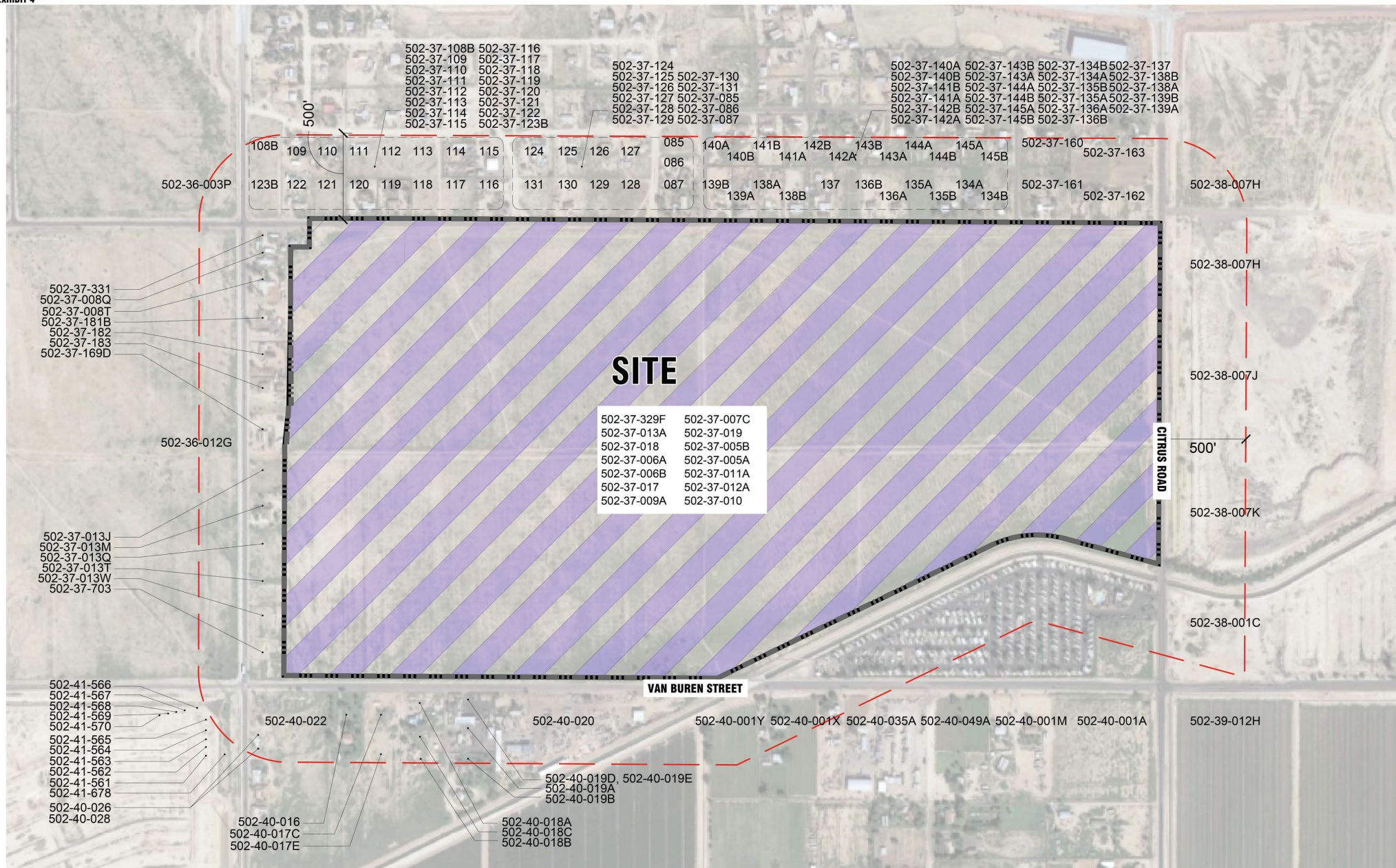




LAS PALMAS | GENERAL LAND USE MAP

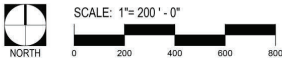
Lennar | Goodyear, AZ | May 26, 2022



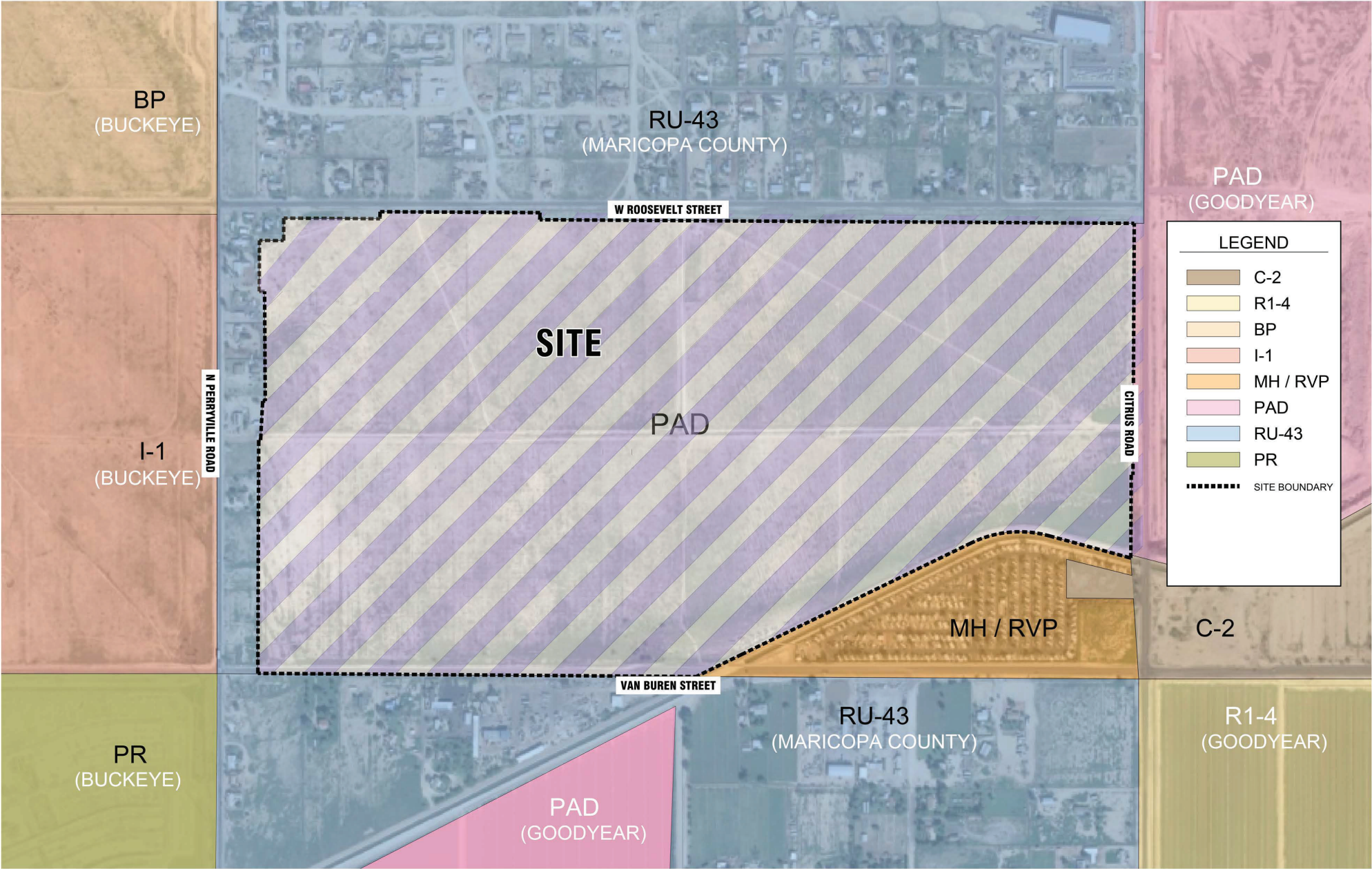


LAS PALMAS | ADJACENT PROPERTY OWNERSHIP MAP

Lennar | Goodyear, AZ | May 26, 2022

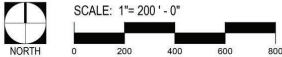
**LENNAR**

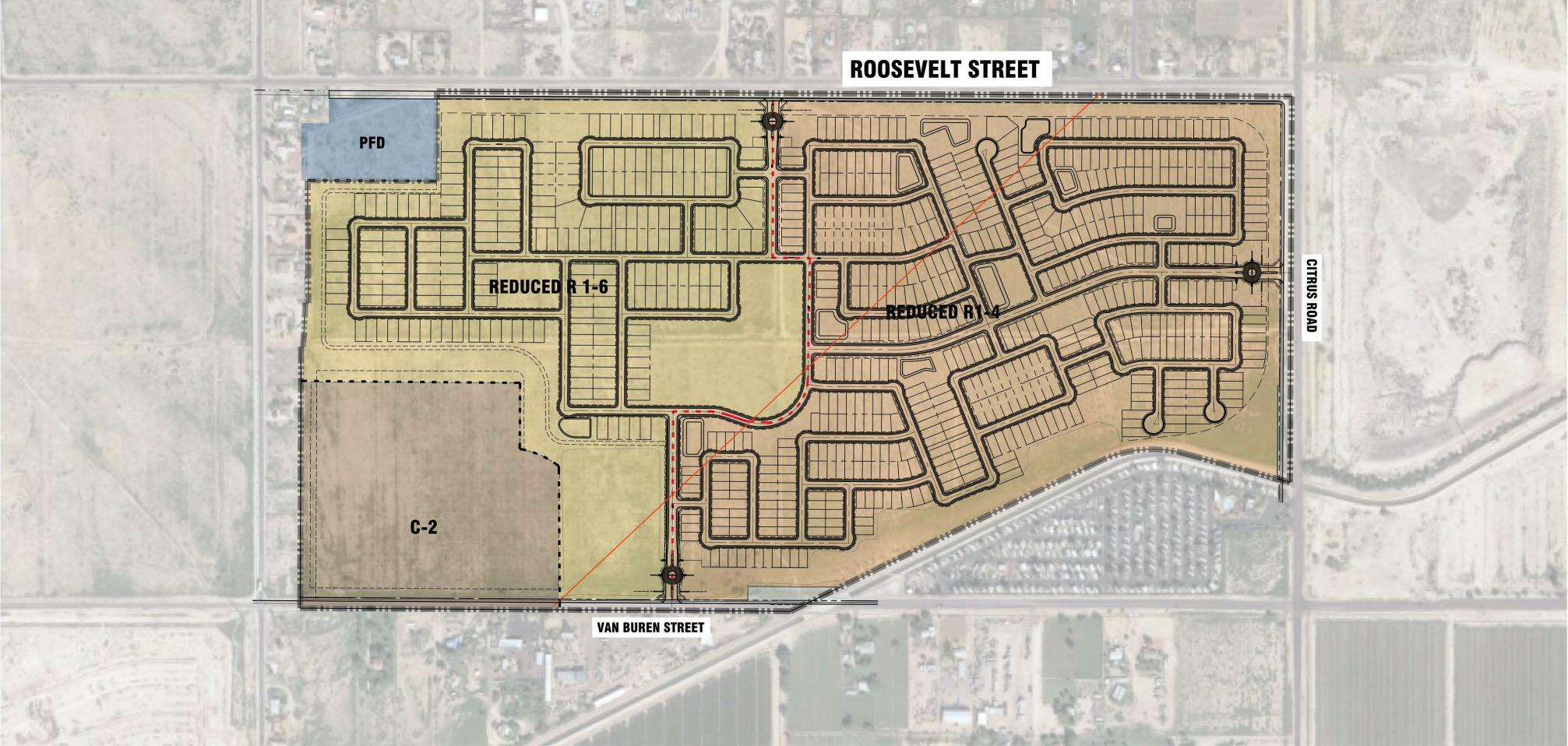
SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



LAS PALMAS | EXISTING ZONING MAP

Lennar | Goodyear, AZ | May 26, 2022





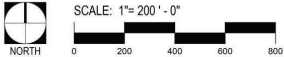
LEGEND (ZONING)

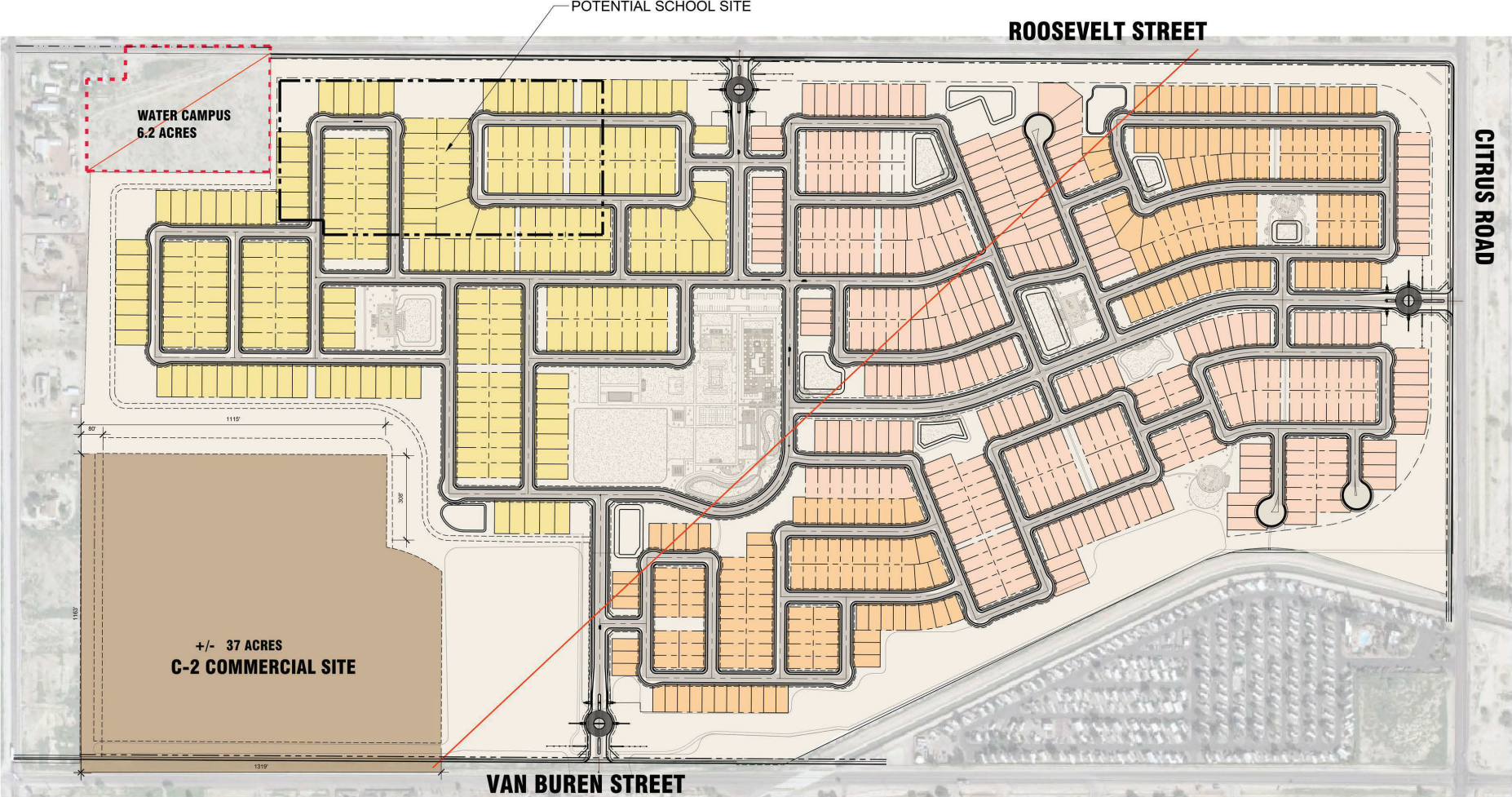
-  REDUCED R1 - 6 (91.5 GROSS / 89.40 NET ACRES)
-  REDUCED R1- 4 (137.34 GROSS / 130.79 NET ACRES)
-  C-2 (38.16 GROSS / 36.29 NET ACRES)
-  PFD (6.7 GROSS / 6.2 NET ACRES)

LOT LAYOUT SHOWN IS CONCEPTUAL ONLY

LAS PALMAS | PROPOSED ZONING MAP

Lennar | Goodyear, AZ | May 26, 2022





PARCEL DATA

PROPOSED ZONING	TYPICAL LOT	TOTAL	PERCENTAGE
REDUCED R1-4	45' X 95'	215	28%
REDUCED R1-4	45' X 115'	317	42%
REDUCED R1-6	55' X 120'	228	30%
TOTAL:		750	

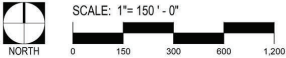
At least 50% of the lots within the Reduced R1-4 District in Las Palmas shall be "Extended Lots" with a minimum lot area of 5,175sf, a minimum depth of 115', and a minimum rear setback of 20'. Location of Extended Lots shown on this site plan are conceptual only.

PARCEL DATA

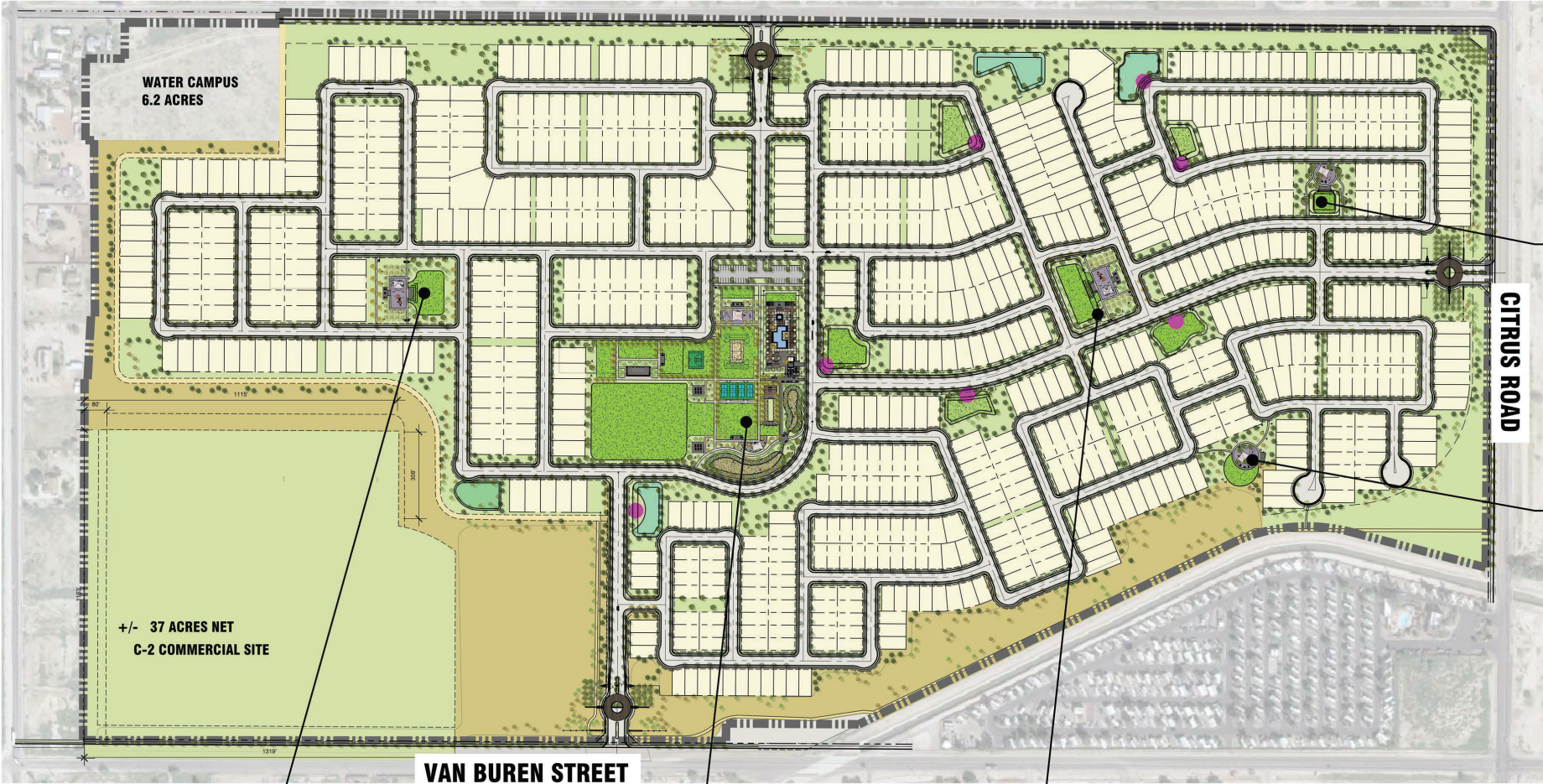
SEPARATE PHASING	PROPOSED ZONING	GROSS AREA
	C-2	37 AC

LOT LAYOUT SHOWN IS CONCEPTUAL ONLY

LAS PALMAS | CONCEPTUAL SITE PLAN



ROOSEVELT STREET



LEGEND

- PARK
- DETENTION BASIN
- OPEN SPACE
- NATIVE DESERT RE-VEGETATION

PARK NORTH AT LAS PALMAS
(0.56 ACRES)

- CHILDREN'S PLAY AREA
- SHADE PAVILION AND PICNIC TABLE WITH BBQ
- PARK WALKS
- BENCH SEATING

DETENTION AREAS
-ACTIVITY LAWN

PARK SOUTH AT LAS PALMAS
(1.06 ACRES)

- CHILDREN'S PLAY AREA
- SHADE PAVILION AND PICNIC TABLE WITH BBQ
- PARK WALKS
- BENCH SEATING

DETENTION GATHERING AREA

- BENCH SEATING
- ACTIVITY LAWN
- WALKWAYS

PERCENTAGE OF OPEN SPACE AREA

TOTAL OPEN SPACE AREA: 54.9 ACRES
TOTAL SITE AREA: 219.5 ACRES
PERCENTAGE OF OPEN SPACE AREA PROPOSED: 25%

PARK WEST AT LAS PALMAS
(1.69 ACRES)

- CHILDREN PLAY AREA
- SHADE PAVILION AND PICNIC AREA
- LOUNGE OVERLOOK PAVILION
- PARK WALKS & BENCH SEATING

DETENTION AREAS
-ACTIVITY LAWN

CENTRAL PARK AT LAS PALMAS
(9.09 ACRES)

- RECREATION POOL AREA & SPA
- RESTROOM BUILDING & PUMP ROOM
- PARK RESTROOM / SHOWER
- POOL DECK / FURNITURE
- DINING PAVILION WITH PICNIC AREA
- BOCCE BALL
- PARKING
- WALKWAYS & BENCH SEATING
- PAVILION FOR EVENTS
- PICNIC PAVILION,
- CHILDREN'S PLAY AREA
- SHADE SAIL

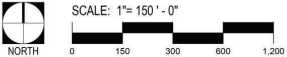
- CORN HOLE, PICKLE BALL COURTS (250LF AWAY FROM RESIDENTIAL HOMES), SAND VOLLEYBALL, 1/2 COURT BASKETBALL
- ARROYO TRAIL
- CENTRAL ACTIVITY LAWN / DETENTION BASIN
- ARROYO TRAIL
- DOG PARK
- OUTDOOR WORK-OUT EQUIPMENT

PARK EAST AT LAS PALMAS
(1.43 ACRES)

- CHILDREN PLAY AREA
- SHADE PAVILION AND PICNIC AREA
- LOUNGE OVERLOOK PAVILION
- PARK WALKS & BENCH SEATING

DETENTION AREAS
-ACTIVITY LAWN

LAS PALMAS | CONCEPTUAL PARK AND OPEN SPACE PLAN





OVERALL CENTRAL PARK PLAN



PERSPECTIVE VIEW, OVERALL CENTRAL PARK

LEGEND

- | | |
|--|---|
| 1. RECREATION POOL AREA & SPA | 15. SHADE SAIL |
| 2. RESTROOM BUILDING | 16. ACTIVITY LAWN |
| 3. PUMP ROOM | 17. CORN HOLE LAWN |
| 4. SHOWERS | 18. PICKLE BALL COURTS |
| 5. POOL DECK, CHAISE LOUNGES | 19. SAND VOLLEYBALL |
| 6. LOUNGE CHAIRS WITH FIRE PLACE | 20. 1/2 BASKETBALL COURT |
| 7. DINING PAVILION WITH PICNIC TABLES & BARBECUE | 21. CENTRAL GREEN, MOVIE NIGHT, 4TH OF JULY, FIELD, DETENTION BASIN |
| 8. 2 BOCCE BALL COURTS | 22. ARROYO TRAIL |
| 9. ACCESSIBLE PARKING | 23. OUTDOOR WORK-OUT EQUIPMENT |
| 10. WALKWAYS | 24. DOG PARK |
| 11. SEATING BENCHES | 25. DOG PARK |
| 12. PAVILION FOR EVENTS | 26. PICNIC AREA WITH SHADE SAIL |
| 13. PICNIC PLAZA | 27. PICNIC PAVILION |
| 14. CHILDREN'S PLAY AREA (2-6 & 5-12) | 28. ARRIVAL PLAZA |

LAS PALMAS | CONCEPTUAL CENTRAL PARK AT LAS PALMAS

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SCALE: 1"= 10' - 0"



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PERSPECTIVE VIEW, PARK ARRIVAL



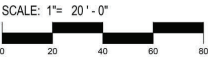
PERSPECTIVE VIEW, POOL AREA

LEGEND

- | | | | |
|----|---|-----|-----------------------------------|
| 1. | RECREATION POOL AREA & SPA | 9. | WALKWAYS |
| 2. | RESTROOM BUILDING | 10. | SEATING BENCHES |
| 3. | PUMP ROOM | 11. | CHILDREN'S PLAY AREA (2-6 & 5-12) |
| 4. | SHOWERS | 12. | SAND VOLLEYBALL |
| 5. | POOL DECK, CHAISE LOUNGES | 13. | $\frac{1}{2}$ BASKETBALL COURT |
| 6. | LOUNGE CHAIRS WITH FIRE PLACE | 14. | PICNIC PAVILION |
| 7. | DINING PAVILION WITH PICNIC TABLES & BARBECUE | 15. | ARRIVAL PLAZA |
| 8. | ACCESSIBLE PARKING | 16. | SHADE SAIL |

LAS PALMAS | CONCEPTUAL CENTRAL PARK AT LAS PALMAS ENLARGEMENT

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CENTRAL PARK ACTIVITY AREAS

LEGEND

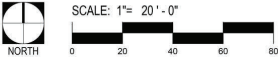
- 1. 2 BOCCE BALL COURTS
- 2. WALKWAYS
- 3. SEATING BENCHES
- 4. PICNIC PAVILION
- 5. PICNIC PLAZA
- 6. ACTIVITY LAWN
- 7. CORN HOLE LAWN
- 8. PICKLE BALL COURTS
- 9. ARROYO TRAIL
- 10. OUTDOOR WORK-OUT EQUIPMENT
- 11. DOG PARK
- 12. PICNIC AREA WITH SHADE SAIL

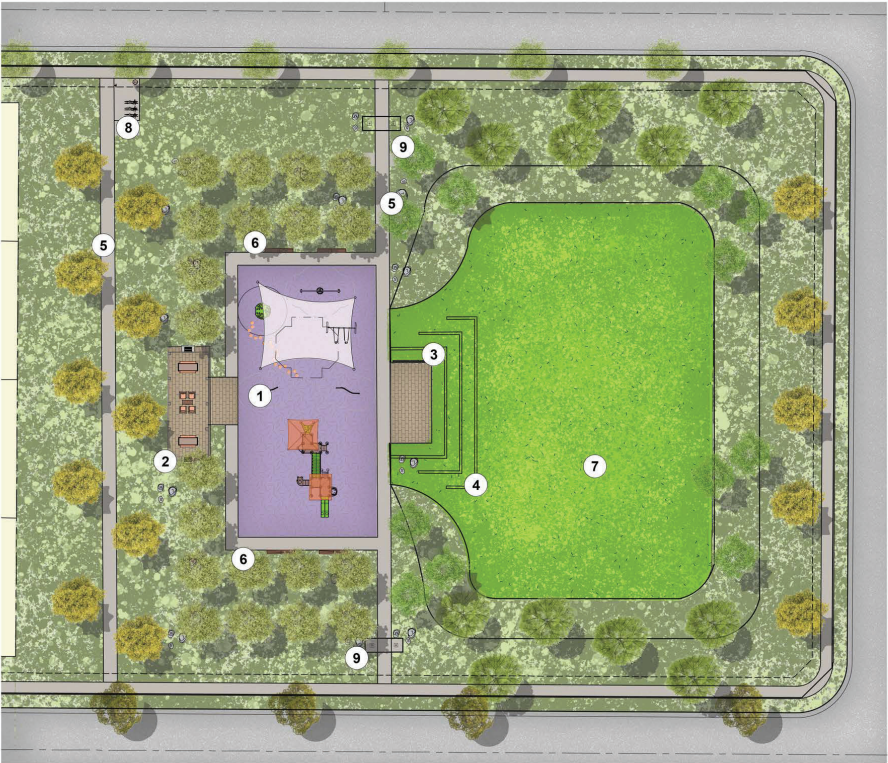


PERSPECTIVE VIEW, CENTRAL PARK ACTIVITY AREAS

LAS PALMAS | CONCEPTUAL CENTRAL PARK AT LAS PALMAS ENLARGEMENT

Lennar | Goodyear, AZ | May 26, 2022

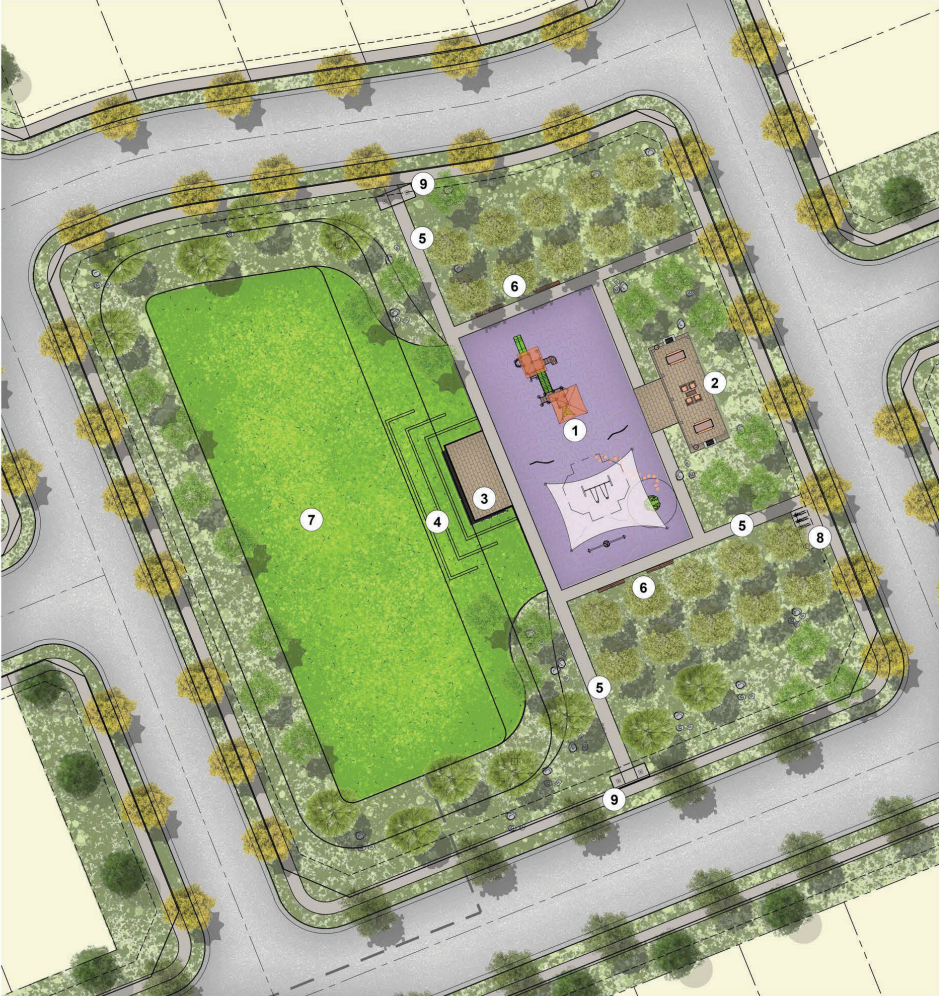




PARK WEST AT LAS PALMAS



PERSPECTIVE VIEW, PARK WEST AT LAS PALMAS



PARK EAST AT LAS PALMAS

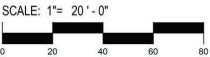
LEGEND

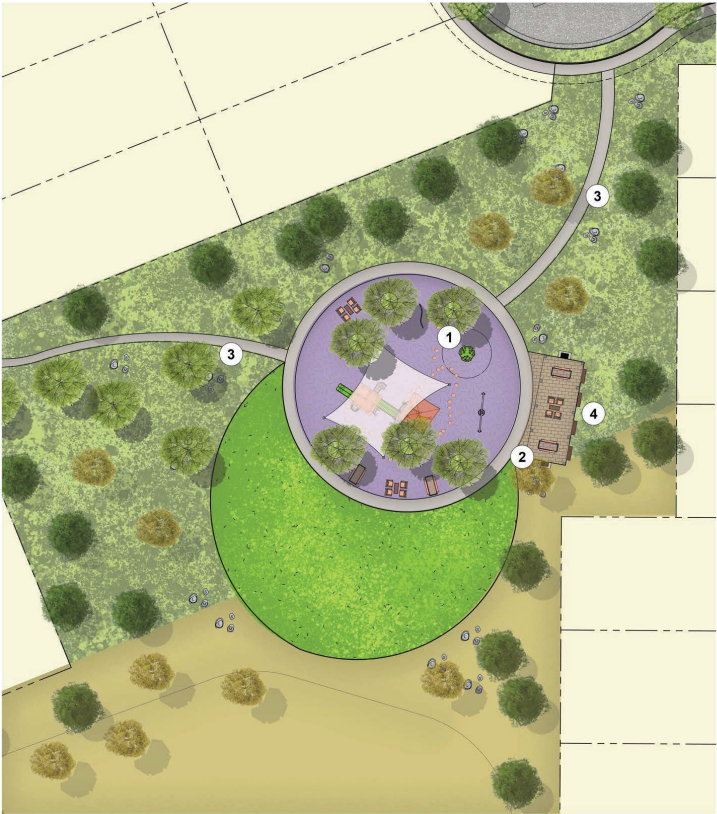
- 1. CHILDREN'S PLAY AREA
- 2. SHADE PAVILION AND PICNIC TABLE WITH BBQ
- 3. OVERLOOK
- 4. STEPPED TERRACE WALLS DOWN TO BASIN
- 5. PARK WALKS

- 6. BENCH SEATING
- 7. ACTIVITY LAWN DETENTION
- 8. BIKE RACK
- 9. PEDESTRIAN PORTALS

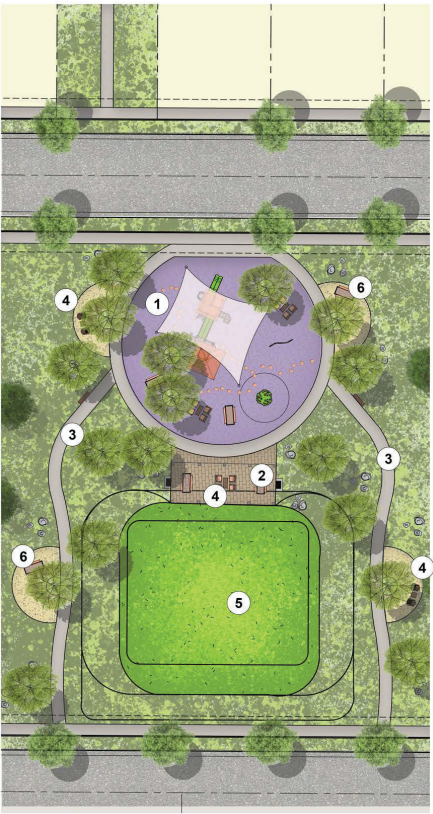
LAS PALMAS | CONCEPTUAL PARK EAST AND WEST AT LAS PALMAS

Lennar | Goodyear, AZ | May 26, 2022

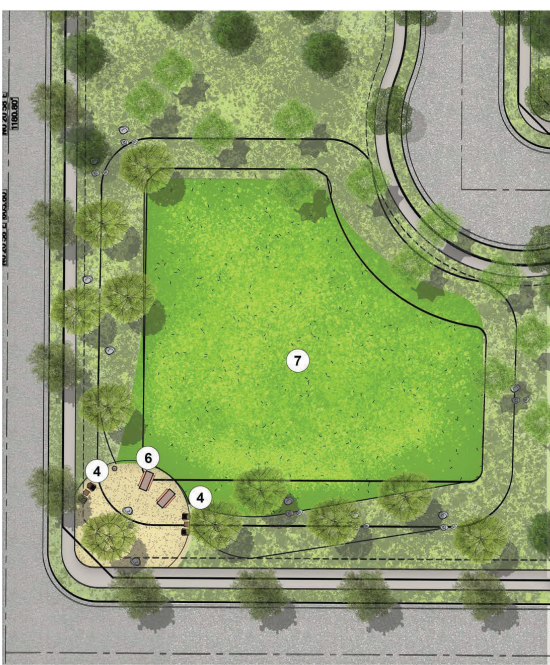




PARK SOUTH AT LAS PALMAS



PARK NORTH AT LAS PALMAS



TYPICAL DETENTION GATHERING AREA

LEGEND

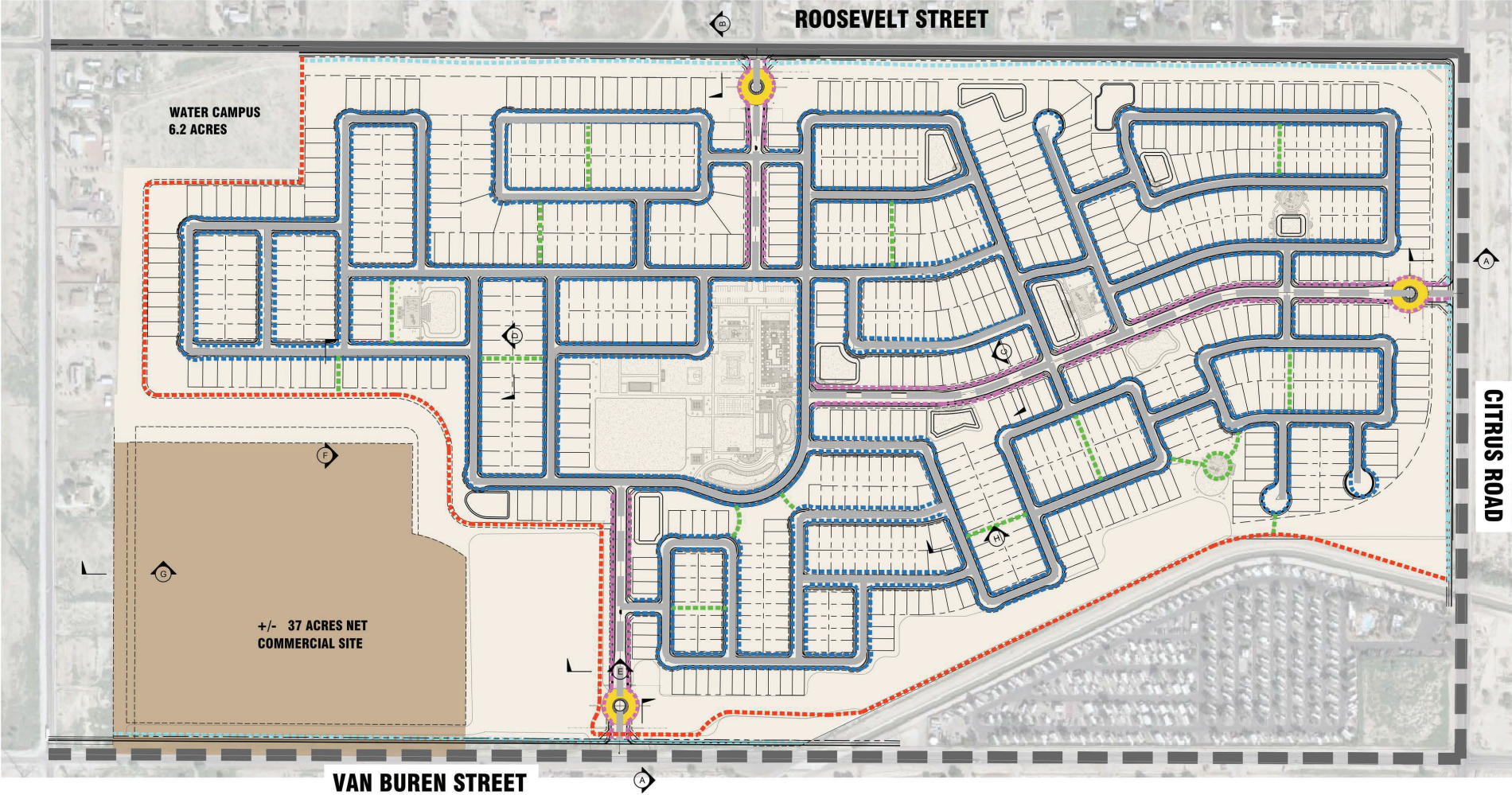
- 1. CHILDREN'S PLAY AREA
- 2. SHADE PAVILION AND PICNIC TABLE WITH BBQ
- 3. PARK WALKS
- 4. BENCH SEATING
- 5. ACTIVITY LAWN DETENTION
- 6. PICNIC TABLES
- 7. DETENTION BASIN

LAS PALMAS | CONCEPTUAL POCKET PARK SOUTH AND NORTH AT LAS PALMAS & DETENTION GATHERING AREA

Lennar | Goodyear, AZ | May 26, 2022



SCALE: 1"= 20'-0"



LEGEND

- 5' WALKWAY (PRIVATE)
- 8' TRAIL (PRIVATE)
- 8' HORSE TRAIL (PUBLIC)
- 8' MEANDERING ROADWAY/OPEN SPACE WALKS (PUBLIC)
- 6' PASEO / PARK TRAIL (PRIVATE)

- 62' WIDTH ARTERIAL WITH DETACHED SIDEWALK (MINOR ARTERIAL STREET)
- 48' WIDTH COLLECTOR WITH DETACHED SIDEWALK (MINOR COLLECTOR STREET)

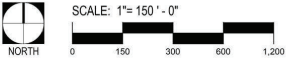
VEHICULAR GATE ENTRY

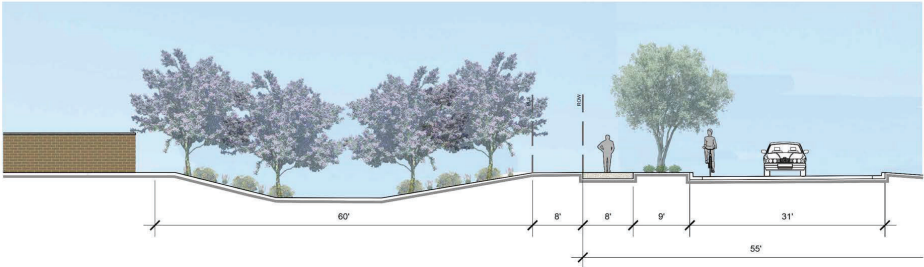
- 41' WIDTH LOCAL STREETS WITH DETACHED SIDEWALK
- 33' WIDTH LOCAL STREET WITH DETACHED SIDEWALK

REFERRED TO PAGE 9 FOR STREET AND TRAIL SECTION

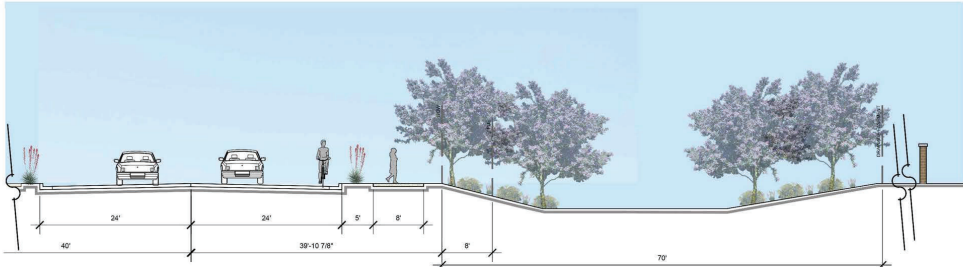
LAS PALMAS | CONCEPTUAL CIRCULATION PLAN

Lennar | Goodyear, AZ | May 26, 2022

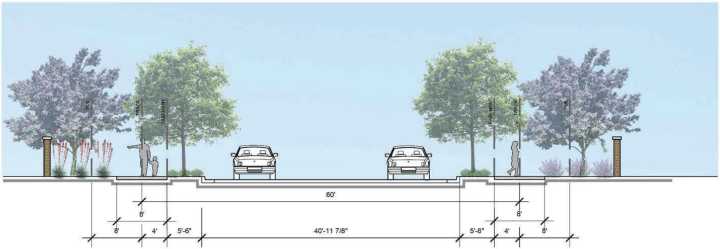




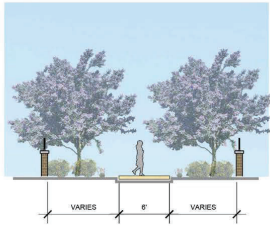
A MINOR ARTERIAL STREET SECTION (PUBLIC)
VAN BUREN STREET / CITRUS ROAD



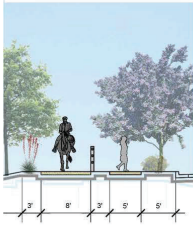
B MINOR COLLECTOR STREET (PUBLIC)
ROOSEVELT STREET



C 41' LOCAL ENTRY STREET WITH CURB SEPARATED SIDEWALK (PRIVATE)



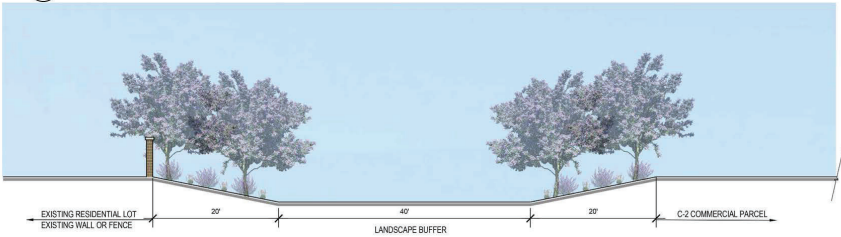
D PASEO / PARK TRAIL (PRIVATE)



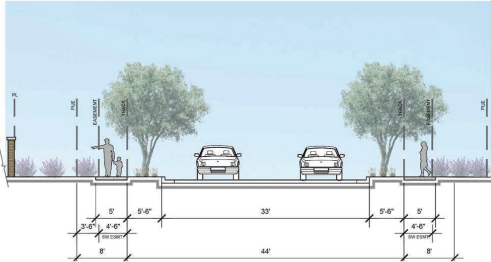
E HORSE TRAIL (PUBLIC)



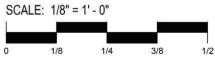
F PRIVATE COLLECTOR / HORSE TRAIL



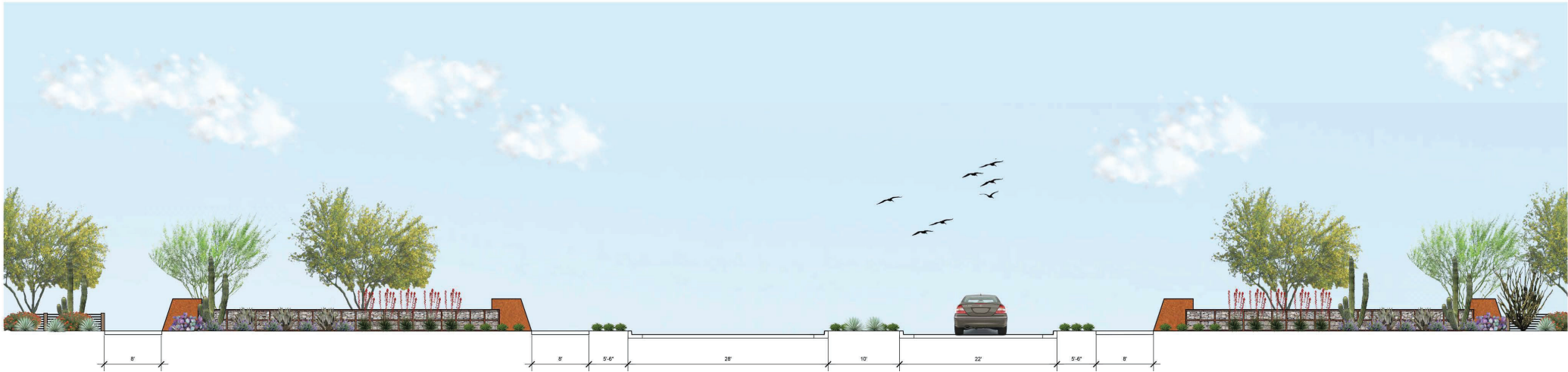
G 80' LANDSCAPE BUFFER SECTION AT C-2 PARCEL



H 33' LOCAL STREET WITH CURB SEPARATED SIDEWALK (PRIVATE)



LAS PALMAS | CONCEPTUAL STREET AND TRAIL SECTIONS

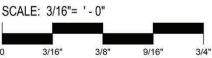


LEGEND

- | | | | |
|----|---------------------------|----|-------------|
| 1. | 3' GABION WALL | 4. | CROSS WALKS |
| 2. | 36" CABLE RAIL FENCE | 5. | HORSE TRAIL |
| 3. | 4' PAINTED METAL PILASTER | | |

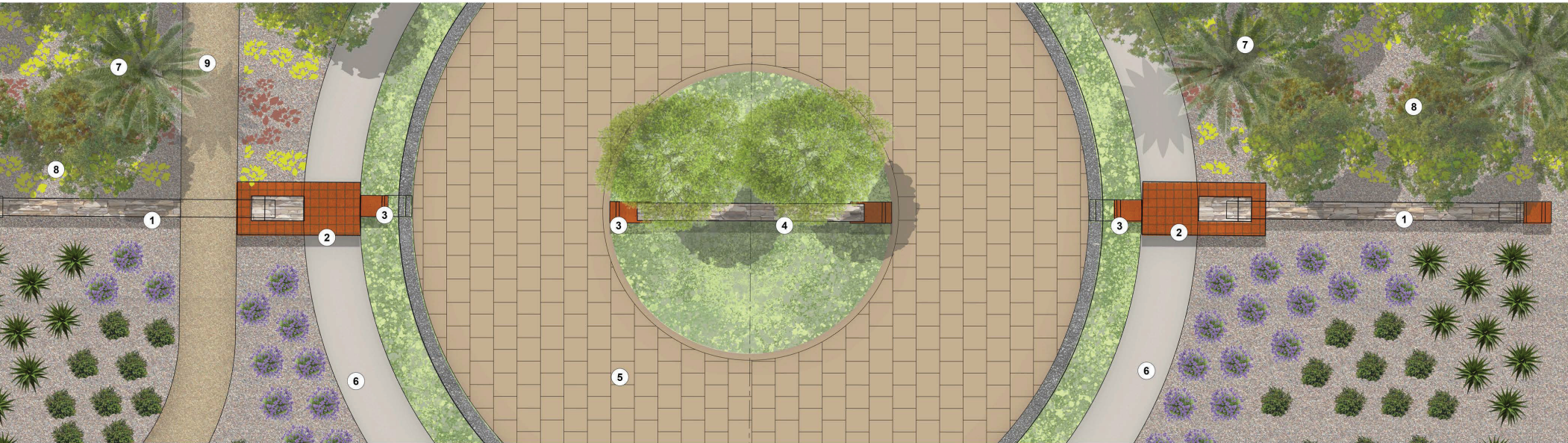
LAS PALMAS | CONCEPTUAL LOW ENTRY WALL PORTAL

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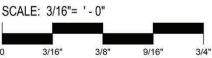


LEGEND

- | | | | |
|----|---|----|----------------------|
| 1. | 24" LOW STONE WALL | 5. | CONCRETE UNIT PAVING |
| 2. | 11' STONE CLAD PORTAL WITH METAL TRELLIS | 6. | CROSS WALKS |
| 3. | 4' PAINTED METAL PILASTER | 7. | PALM GROVE |
| 4. | ENTRY MONUMENT STONE CLAD SIGN WALL WITH METAL PAINTED PILASTER | 8. | OLIVE GROVE |
| | | 9. | HORSE TRAIL |

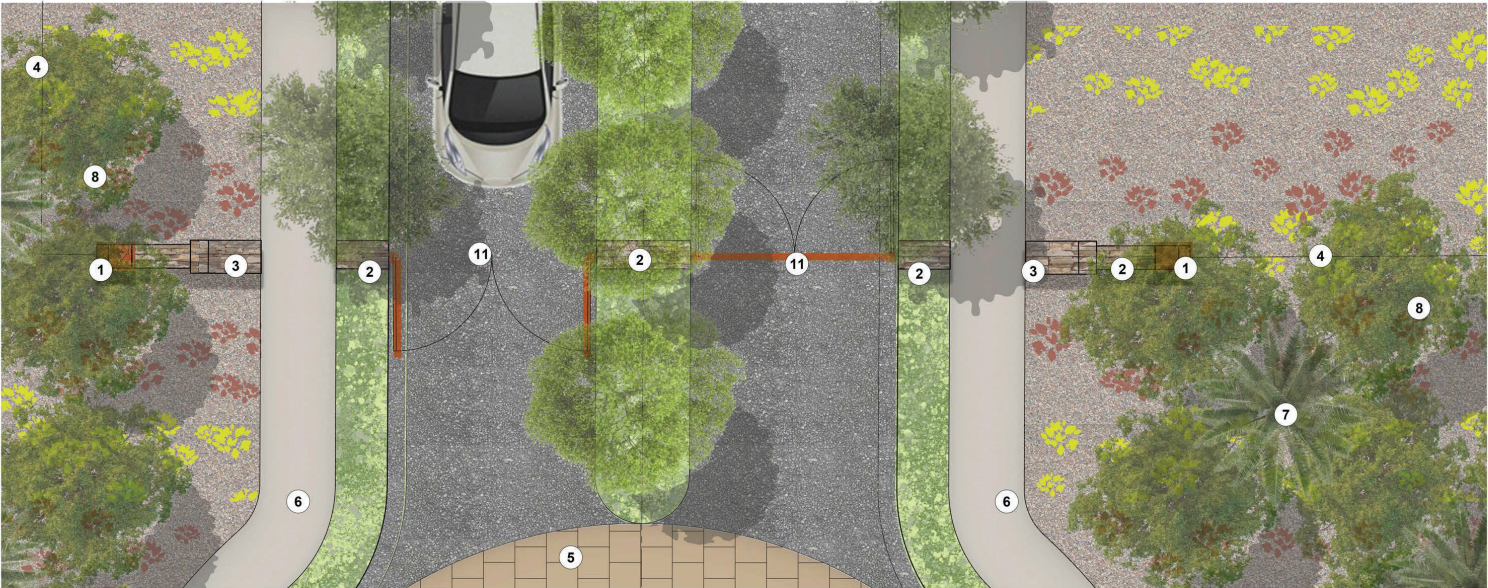
LAS PALMAS | CONCEPTUAL ENTRY MONUMENT AND PORTAL

Lennar | Goodyear, AZ | May 26, 2022



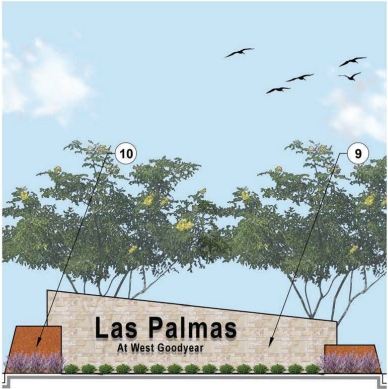
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LEGEND

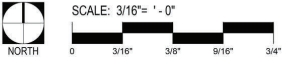
- 1. 7' PAINTED METAL PILASTER
- 2. 6' TALL STONE CLAD WALL
- 3. 7' STONE CLAD PORTAL
- 4. 5'-6" HIGH TUBULAR STEEL VIEW FENCE
- 5. CONCRETE UNIT PAVING
- 6. CROSS WALKS
- 7. PALM GROVE
- 8. OLIVE GROVE
- 9. CORNER MONUMENT
- 10. STONE CLAD SIGN WALL WITH METAL PAINTED PILASTER
- 11. 4' PAINTED METAL PILASTER
- 12. 6' HIGH TUBULAR STEEL VEHICULAR GATE



CITRUS AND ROOSEVELT CORNER MONUMENT

LAS PALMAS | CONCEPTUAL VEHICULAR ENTRY GATES AND PORTAL

Lennar | Goodyear, AZ | May 26, 2022





PERSPECTIVE VIEW, VEHICULAR ENTRY GATE



PERSPECTIVE VIEW, MONUMENT SIGN PORTAL

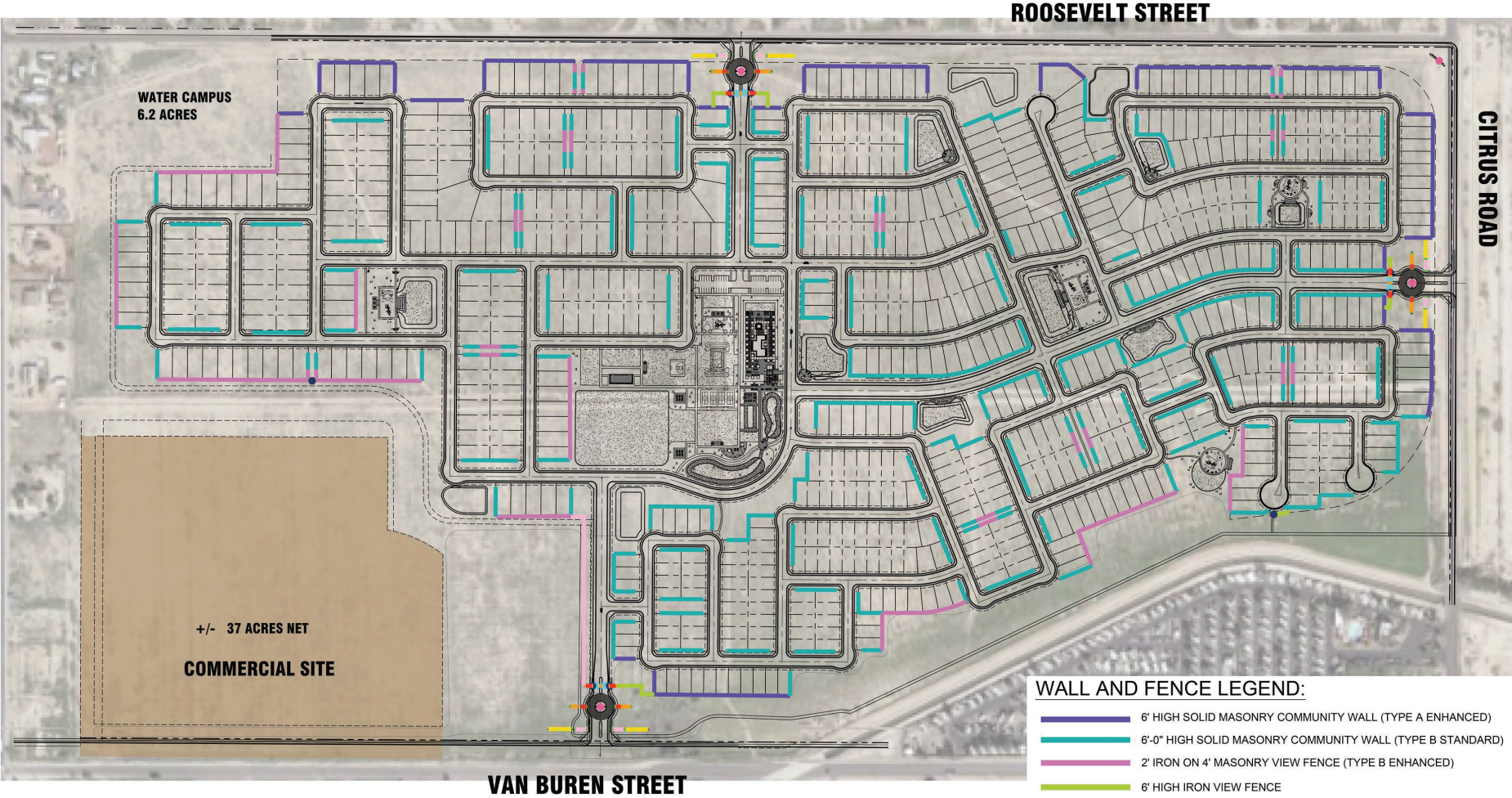


PERSPECTIVE VIEW, VEHICULAR ENTRY MONUMENT



BIRDSEYE VIEW, TYPICAL MONUMENT ENTRY

LAS PALMAS | CONCEPTUAL PERSPECTIVE VIEWS AT PROJECT ENTRIES

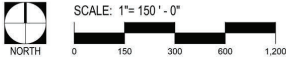


WALL AND FENCE LEGEND:

- 6' HIGH SOLID MASONRY COMMUNITY WALL (TYPE A ENHANCED)
- 6'-0" HIGH SOLID MASONRY COMMUNITY WALL (TYPE B STANDARD)
- 2' IRON ON 4' MASONRY VIEW FENCE (TYPE B ENHANCED)
- 6' HIGH IRON VIEW FENCE
- 36" CABLE RAIL FENCE WITH PILASTER
- 4' PAINTED METAL PILASTER
- 4' CABLE RAIL FENCE
- 24" LOW STONE WALL
- 11' STONE CLAD PORTAL WITH METAL TRALLIS
- MONUMENT SIGN WALL
- 5'-6" HIGH TUBULAR STEEL VEHICULAR MAIN ENTRY GATE WITH KNOX BOX
- 3' HIGH TUBULAR STEEL PEDESTRIAN MAIN ENTRY GATE

LAS PALMAS | CONCEPTUAL WALL AND FENCE

Lennar | Goodyear, AZ | May 26, 2022





A ENHANCED COMMUNITY PERIMETER WALL
SCALE: 1/2" = 1'-0"

LEGEND

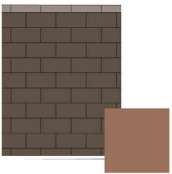
1. PRECISION PILASTER COLOR PAINTED "STATUS BRONZE" BY SHERWIN WILLIAMS "SW7034"
2. PRECISION CAP COLOR PAINTED "CRAFT PAPER" BY SHERWIN WILLIAMS "SW6125"
3. PRECISION CMU BLOCK WALL COLOR PAINTED "STATUS BRONZE" BY SHERWIN WILLIAMS "SW7034"
4. FINISH GRADE
5. PAINTED TUBULAR STEEL VIEW FENCE



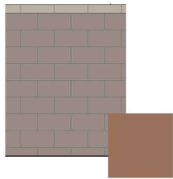
B ENHANCED COMMUNITY INTERIOR WALL
SCALE: 1/2" = 1'-0"

LEGEND

1. PRECISION PILASTER COLOR PAINTED "CRAFT PAPER" BY SHERWIN WILLIAMS "SW6125"
2. PRECISION CAP COLOR PAINTED "SANDERLING" BY SHERWIN WILLIAMS "SW7513"
3. PRECISION CMU BLOCK WALL "COLOR PAINTED "CRAFT PAPER" BY SHERWIN WILLIAMS "SW6125"
4. FINISH GRADE
5. PAINTED TUBULAR STEEL VIEW FENCE



OPTION A WITH
PAINTED TUBULAR
STEEL PENNY WHEAT
BY SHERWIN WILLIAMS



OPTION B WITH PAINTED
TUBULAR STEEL PENNY
WHEAT BY SHERWIN
WILLIAMS



4' CABLE FENCE
SCALE: 1/2" = 1'-0"

LEGEND

1. PAINTED RAIL FENCE
2. FINISH GRADE

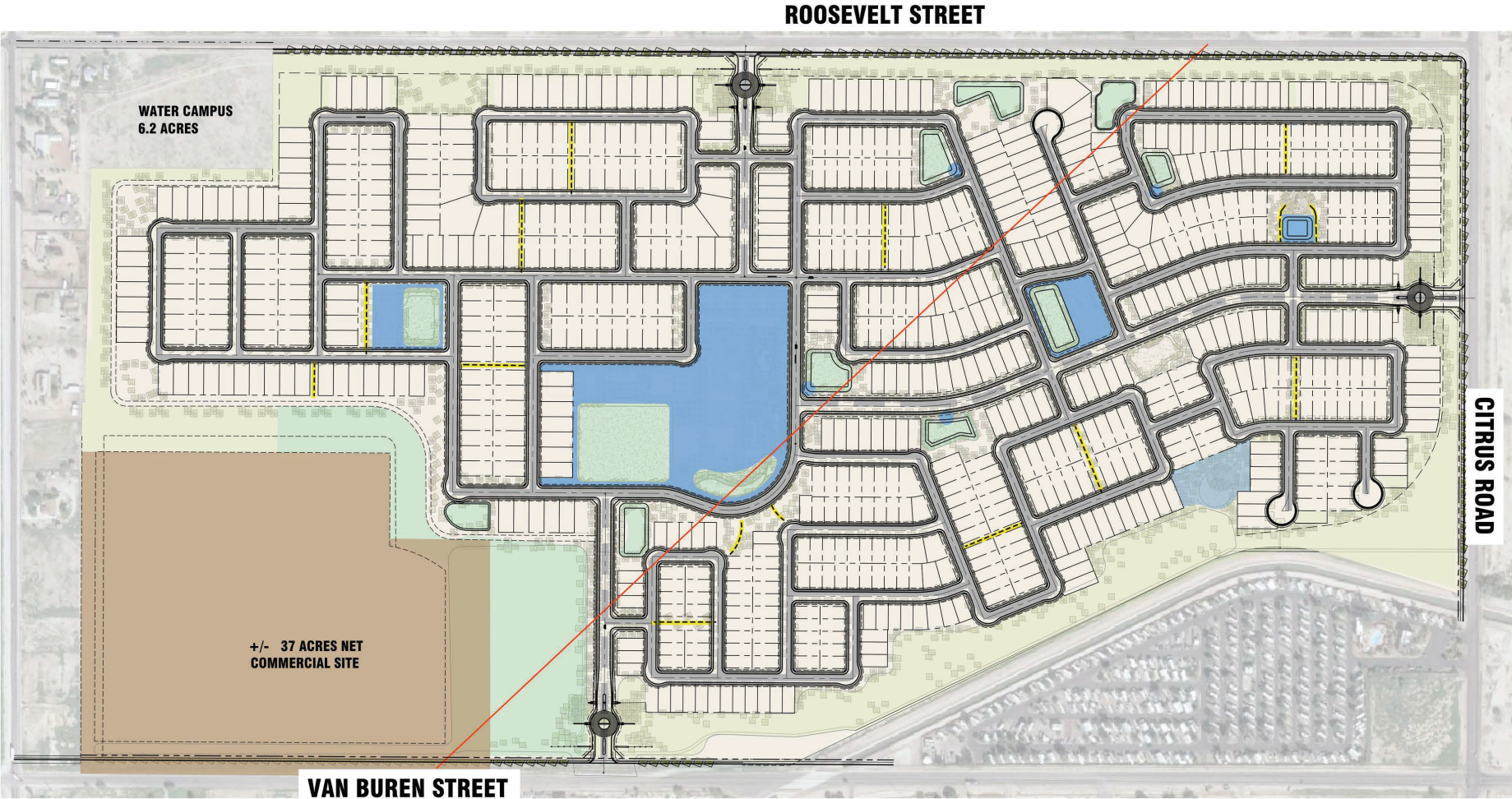


2' TUBULAR STEEL VIEW FENCE WITH 4' CMU
BLOCK WALL
SCALE: 1/2" = 1'-0"

LEGEND

1. PRECISION CAP COLOR PAINTED "SANDERLING" BY SHERWIN WILLIAMS "SW7513"
2. PRECISION CMU BLOCK WALL "COLOR PAINTED "CRAFT PAPER" BY SHERWIN WILLIAMS "SW6125"
3. FINISH GRADE
4. PAINTED TUBULAR STEEL VIEW FENCE

LAS PALMAS | CONCEPTUAL WALL AND FENCE ELEVATIONS



Paseo
Paseo Solar Powered Bollard



Sports Court Park Lighting
Solar Powered Pole Mounted Lights



Park Lighting
Solar Powered Pole Mounted Lights

LEGEND

--- Paseo

■ Park Lighting

LAS PALMAS | CONCEPTUAL PEDESTRIAN LIGHTING PLAN

