

AMBER MEADOWS

R1-4 Rezone and R1-6 Rezone: Project Narrative

Northeast Corner of Perryville Road and the Lilac Street Alignment



Prepared:
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Submitted to:
City of Goodyear
Planning and Zoning
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SITE DATA

Project Location:	Northeast Corner of Perryville Road and the Lilac Street Alignment
Request:	Rezoning
General Plan Designation:	Neighborhood
Existing Zoning:	PAD
Proposed Zoning:	R1-4 Reduced and R1-6 Reduced
Existing Use:	Agricultural
Proposed Use:	Single-Family Residential
Gross Area:	109.93 ac.
Net Area:	106.68 ac.
Maximum Proposed Dwelling Units:	437 Dwelling Units
Maximum Proposed Gross Density:	3.98 du/ac
Approximate Open Space with Parcel 5 shown as School:	23.29 ac. (21.83%)
Approximate Open Space with Parcel 5 shown as Lots:	25.51 ac. (23.91%)

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1. Project Overview

Amber Meadows is a current entitled and final platted residential development of approximately 109.93 gross (106.68 net) acres located at the southwest corner of 183rd Avenue and Van Buren Street, within the City of Goodyear (the “Site”) (see **Exhibit A: Aerial Vicinity Map**).

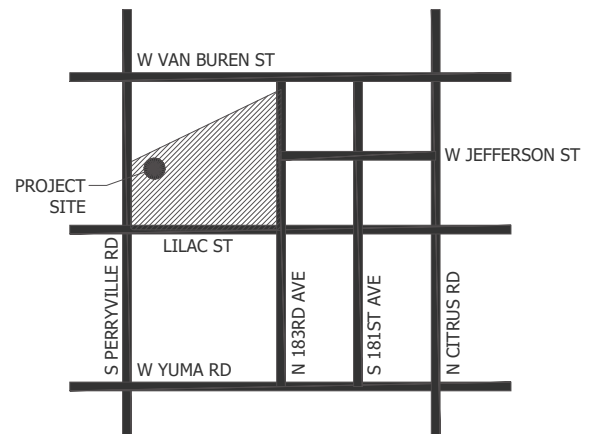
The purpose of this rezoning request is to rezone from PAD to R1-4 Reduced and R1-6 Reduced to allow for development of a single-family residential community that reflects several updates to the Site since the previous approval in 2004. The Site property is designated as “Neighborhood” on the General Plan Land Use Map. This rezoning request is compatible with the “Neighborhood” designation and

seeks to replace the PAD with zoning that will allow for additional housing choices within the City that reflect the current and future needs of homebuyers.

The proposed Site is a high-quality residential community incorporating the rural/agrarian heritage of the area with a contemporary community style. From the architectural style, materials, entry monument, and plant palette, The Site will be a community that offers the open space and overall feel of rural living in a highly desirable suburban community.

1.1 Development Agreement

The existing development agreement will be terminated. Provisions being carried forward will be administered through a new Ordinance and stipulations of approval.



2. Existing Conditions

2.1 Current Zoning

The Site consists of a single parcel zoned PAD that is designated as Neighborhood on the City’s General Plan and is being used for agricultural purposes. The Site is surrounded by agricultural uses to the south, east, and west, and large lot single-family homes to the north and east, all zoned PAD and/or RU-43 (Maricopa County) (see **Exhibit B: Context Plan and Site Photos**). The properties to the north, south, and east are designated as Neighborhood on the City’s General Plan. To the northwest across the canal is an area designated for Small Lot Residential in the City of Buckeye. The property to the west is also not within Goodyear’s planning area but is designated as Small Lot Residential (2-5 du/ac) on Maricopa County’s Comprehensive Plan. The General Plan Land Use classifications along with the existing zoning and uses for the adjacent parcels are listed in the “Existing Conditions Summary” table below. The 109.93-acre site was zoned in 2004 PAD, R1-6.

2.2 Surrounding Properties

Direction	General Plan Land Use Category	Existing Zoning	Existing Use
Site	Neighborhood	PAD	Agricultural land
North, across Roosevelt Canal	Neighborhood	RU-43 (Maricopa County)	Large lot single-family homes
South	Neighborhood	PAD	Agricultural land
East, across 183 rd Avenue	Neighborhood	RU-43 (Maricopa County), PAD	Large lot single-family homes, Agricultural land
West, across Perryville Road	N/A (Not in Goodyear planning area), Small Lot Residential (2-5 du/ac) (Maricopa County)	RU-43 (Maricopa County)	Agricultural land

3. Project Proposal

3.1 Summary of Request

As described previously, this rezoning requests a change from currently approved PAD to R1-4 Reduced and R1-6 Reduced (see **Exhibit C: Existing and Proposed Zoning Maps** and **Exhibit D: Proposed Zoning Enlargement**). As shown in **Exhibit C**, to achieve the proposed single-family detached development this application is requesting:

- 55.68 gross acres of the Site to be rezoned from PAD to R1-4 Reduced (Parcels 2, 3, 5)
- 51.85 gross acres of the Site to be rezoned from PAD to R1-6 Reduced (Parcels 1, 4)

This plan proposes a total of four hundred thirty-seven (437) dwelling units reaching a gross density of 3.98 du/ac (net density of 4.10 du/ac). Two (2) different lot sizes are being proposed with two-hundred and thirty-eight (238) 45'x115' lots, and one hundred and ninety-nine (199) 50'x115' lots (see **Exhibit E: Conceptual Master Site Plan**). Lots adjacent to end tracts or end lot conditions may be impacted by the fillet cause by the Right-Of-Way thus creating a reduction in the square footage of a single lot by approximately two (2) square feet.

Design requirements for Residential Districts are required when reductions to R1-4 and R1-6 standards are proposed. The current site plan proposes reductions for the following:

- Reductions in lot width to allow a minimum forty (40) feet for R1-4 and minimum fifty (50) feet for R1-6 wide lots on the Site. The proposed site plan includes lots with a width no smaller than forty-five (45) feet wide.
- Reduction in the side yard setbacks to allow a minimum total of ten (10) feet on both sides.

Careful consideration has gone into planning The Site as a high-quality community that provide new and diverse housing opportunities within this area of the City. The Site features single-family detached homes with fifty (50) foot local streets, and a sixty (60) foot collector street as it's street network and includes two access points- one at Perryville Road and one at Lilac Street, which will connect to Perryville Road.

Several community amenities are provided throughout the development for residents to enjoy including open play turf areas, four (4) pocket parks, and a centralized five-acre main park. These amenities can be accessed by the five (5) foot and eight (8) foot detached sidewalks located throughout the community as the primary means of pedestrian connectivity. These detached sidewalks provide a feeling of comfort and entice residents to explore the walkable and bikeable network of connections (see **Exhibit F: Pedestrian Connectivity Plan**).

3.2 Circulation

The Site features single-family detached homes that employ local drives, fifty (50) foot local streets, and sixty (60) foot collector street for the street network. The Site's main vehicular access will be from Perryville Road and a secondary entry from Lilac Street.

Throughout the Site, five (5) foot and eight (8) foot detached sidewalks connect residents to open space and amenity areas. (See **Exhibit F: Pedestrian Connectivity Plan**)

3.3 Landscape

The landscape theme for the Site draws inspiration from the agricultural heritage of the City of Goodyear. The landscape consists of native and low water use plants arranged in layers. The plant palette consists of native, low water use grasses, groundcovers, and shrubs. These are arranged in layers and rows echoing the structured planting of agricultural fields. (See **Exhibit H: Conceptual Landscape Plan**)

3.4 Open Space and Amenity Areas

The Site is envisioned as a family-oriented community featuring a total of 23.29 acres of open space (21.83% of the total project net acreage) designed to create a sense of community. This open space will feature an abundance of recreational amenities for the residents including a five-acre main park amenity area along with four (4) community pocket parks making outdoor recreation accessible within approximately a quarter mile or less for all residents (see **Exhibit G: Open Space Plan** and **Exhibit O: Park Proximity Plan**).

The five-acre Main Park Amenity is centralized within the Site (see **Exhibit P: Main Park Amenity**). On the western side of the Main Park Amenity, a main walkway leads users by a pool, restroom building, and tot lot. After crossing the channel, users will approach a contiguous turf area within a retention basin accommodating a U-6 sized soccer field within the bottom of the retention basin. On the eastern side of the Main Park Amenity, there is a group ramada adjacent to a bean bag toss and horseshoe pit area. North of the group ramada is one basketball court while south of the group ramada are two pickleball courts.

The Site includes four (4) pocket parks spread throughout the community to provide recreational amenities to residents, see Exhibits Q-T Community Pocket Parks 1-4). Community Pocket Park 1 is approximately 0.25 acres. Community Pocket Park 2 is approximately 0.8 acres. Community Pocket Park 3 is approximately 1 acre. Community Pocket Park 4 is approximately 0.6 acres. Community Pocket Parks 1 and 4 include ramadas with picnic areas, white cross buck rail fence accents, tot lots, and open space free play turf areas within retention basins. Community Pocket Park 1 does not have a retention basin, so this is the only park within the Site that contains open space free play turf that is high and dry. Community Pocket Parks 2 and 3 each include a trellis covered bench and an open space free play turf areas within the retention basin accommodating a U-6 sized soccer field within the bottom of the retention basin.

3.5 Walls and Entry Monumentation

The overall architecture character of the Site will include a variety of home styles with a contemporary desert and an agrarian inspired landscape palette that will complement the surrounding environment as well as the agricultural heritage of the City (see **Exhibit H: Conceptual Landscape Plan**). Building on the agrarian character of the area, authentic and natural materials including structured and patterned landscape designs will be utilized.

Wall standards and wall design for The Site, including location, is carefully planned to provide the right balance of privacy, screening, and visual access. The wall program also incorporates pedestrian access points leading residents and neighbors to the community's abundant open space and recreational amenities (see **Exhibit I: Wall Plan** and **Exhibit J: Wall Program**).

Theme walls will be located around the perimeter of the Site – adjacent to Perryville Road, Lilac Street and the entire collector roadway including the marketing trail corridor located off Perryville Road. Builder walls will be located adjacent to the Roosevelt Irrigation District Canal and throughout the Site. Secondary Theme Walls will be located adjacent to landscape tracts. The primary theme column and the wall cap of the primary theme wall are integrated into the community entry monuments to further reflect the agrarian character throughout the Site.

The entry monuments are located at the community entry on Perryville Road and a corner monument at Perryville Road and Roosevelt Irrigation District Canal. The design concept was agrarian inspired and designed to be more modern in character, utilizing combinations of materials and finishes to emphasize uniqueness and dramatic contrast. The entry monumentation utilizes vertical columns and horizontal scale to create compression and focus on the arrival point, creating a sense of arrival as residents enter the development. The proposed entry monumentation will create a high-quality community feel, at an appropriate scale with compatibility to the adjacent area (see **Exhibit L: Community Entry Monument**, **Exhibit M: Community Entry Monument – Elevations** and **Exhibit N: Corner Monument**).

These combined elements evoke the City's character and lifestyle while providing a diverse housing opportunity in a suburban environment.



4. Justification for Request

The conceptual designs for this proposed rezoning request and reflected in the proposed Development Standards create a high-quality community that meets the current and future needs of homebuyers. The revised layout, landscaping, amenities, etc., for the Site improves upon the previously approved rezoning for the Site.

The proposed community includes the following elements per the City of Goodyear’s Zoning Reduction Table:

4.1 Amenity Elements (2 Required)

Zoning Reduction Table		
Category	R1-4 Reduced	R1-6 Reduced
Amenity Elements	2	1
Connectivity Elements	4	2
Streetscape Elements	4	2

The Site provides the following two (2) amenity elements:

1. Adjacent to Community Amenity

The Site qualifies for the "Adjacent to Community Amenity" Amenity Element since a pool has been provided. Per the City of Goodyear Zoning Ordinance, "A clubhouse, pool or other significant community amenity within a master planned community can count toward this requirement without being directly adjacent if the neighborhood is served by the amenity". The pool will serve the Site. See **Exhibit P: Main Park Amenity**.

2. Additional Internal Park Amenities

Meaningful and impactful additional amenities are provided within the Main Park Amenity to further build on the recreation experience of the residents. The Main Park Amenity will include the following amenities:

- Restroom Facility
- Two (2) pickleball courts
- One (1) full-sized basketball court
- One (1) Group Ramada with grills and picnic seating
- One (1) Small Ramada with grill and picnic seating
- A Bicycle rack
- A high and dry tot lot area
- A contiguous turf area within retention basin large enough to accommodate one (1) U-6 sized soccer field at the bottom of the retention basin

In order to satisfy the ¼ mile walking distance requirement, four (4) pocket parks spread throughout the community to provide recreational amenities to residents, see Exhibits Q-T Community Pocket Parks 1-4). Community Pocket Parks 1 and 4 include ramadas with picnic areas, white cross buck rail fence accents, covered tot lots, bicycle

racks and contiguous open play turf areas. Community Pocket Parks 2 and 3 include trellis covered seating and active recreation turf areas large enough to include U-6 soccer fields. While most of the park's turf areas are within retention basins, contiguous turf areas allow for open space free play. The Pocket Parks will provide additional amenitized park space in closer proximity to residents who live farther away from the Central Park and the Central Park shall be connected to Perryville Road via 8-foot-wide detached concrete sidewalks. Pocket Parks 2 and 3 shall be directly connected to this path; where the path crosses a public roadway, paver crossings shall be provided.

See the following exhibits for more information, **Exhibit P: Main Park Amenity, Exhibit Q: Community Pocket Park 1, Exhibit R: Community Pocket Park 2, Exhibit S, Community Pocket Park 3, and Exhibit T: Community Pocket Park 4.**

4.2 Connectivity Elements (4 Required)

The Site provides the following four (4) connectivity elements:

1. Trail System Connections:

Publicly accessible trail connections are provided within the Site and connect to future trail systems. A five (5) foot soft trail is proposed on the east side of the Site within the twenty-five (25) foot Roosevelt Irrigation District (RID) Easement which also provides for a connection to the future Roosevelt Irrigation District Canal trail at the northeast corner of the Site. Additionally, a five (5) foot soft trail connection is proposed on the east side of the Site to provide access to La Privada's trail on the south side of the conveyance channel. Where trail connections cross a roadway or connects to the central amenity, paver crossings shall be provided, see **Exhibit F: Pedestrian Connectivity Plan.**

2. No Subdivision Perimeter Wall:

A white cross-buck split rail fence is provided along the Site's Perryville Road street frontage in addition to the Primary Theme Wall. This unique "double fence" is intended to break up the visual of the single wall as well as support the community character and provide aesthetic appeal. Additionally, in areas by the Site's entry monument and the Site's hard corners along Perryville Road, white cross-buck split rail fence is provided to further accentuate the character while reinforcing cohesiveness, see **Exhibit I: Wall Plan.**

3. Lot Diversity:

The Site 45' x 115' lots exceed the minimum lot width by five (5) feet. These account for a total of two hundred and thirty-eight (238) lots, nearly double the required minimum of 30% at 54.46% of the Site, see **Exhibit E: Conceptual Master Site Plan.** One (1) point will be earned for this connectivity element.

4. In-fill Development

The Site is located within a growth area as defined by the General Plan.

4.3 Streetscape Elements (4 Required)

The Site shall provide the following four (4) streetscape elements, one of which shall be the West Goodyear Design, Theme, and Entrance Elements:

1. Detached sidewalk:

In the currently proposed plans, detached sidewalks create an elevated experience of accessibility and safety that pedestrians can enjoy while walking among the agrarian inspired plantings. Along local streets in the development, 6' of landscape area buffer pedestrians from the street. These 6' wide landscape areas will contain a minimum of one (1) tree 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 and the requirement will be included in the final plat or CC&Rs. See **Exhibit F: Pedestrian Connectivity Plan**.

2. Additional Streetscape Element – Paving Material at Homes:

In the proposed development, decorative paving material is utilized for all horizontal paved services between the house and sidewalk.

3. Porches and Courtyards:

In the currently proposed Site plans, 100% of homes will have a front porch or courtyard with at least 50% of the homes having a covered front porch per the Design Requirements of Goodyear's Zoning Ordinance for reduced lot width request.

4. West Goodyear Design, Theme, and Entrance Elements

The Site shall incorporate the following elements into the primary entrances, corner monumentation, and open space:

- Enhanced collector designs at the primary entrance that include landscape medians, detached sidewalks, enhanced planting, and entry monumentation that echoes the agricultural heritage of Goodyear, see **Exhibit L: Community Entry Monument**.
- A white crossbuck split rail fence is included at the main entry, corner monuments, and other notable areas within the Site, see **Exhibit I: Wall Plan**.
- Rustic elements such as trellis structures are incorporated at the entry monument and seating nodes throughout the Site.
- The landscape planting echoes the feel of agricultural planting through linear and structured placement. One (1) point will be earned for this streetscape element.
- The corner monuments, identified on **Exhibit I: Wall Plan** and detailed on **Exhibit N: Corner Monument**, will read "Amber Meadows at West Goodyear".



5. General Plan Conformance

The following section details the Site's conformance and compliance to the to the goals and policies within the City of Goodyear's Zoning Ordinance and the City of Goodyear's 2025 General Plan. 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 | c) Vision Strategy 3. Expand the Parks, Open Space, Trails, and Recreation System. |
| b) Vision Strategy 2. Develop a Physically and Socially Connected Community | 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. | (2) Policy "b": Utilize the adopted street cross-sections and standards as included in the Engineering Design Guidelines and Policy Manual. |
| 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. | 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. |
| (1) Policy "b": Provide for and encourage a wide variety of housing products to suit the needs of existing and future residents. | i) Objective CC-1-1. Create and foster complete neighborhoods. |
| (2) Policy "c": Development within large master planned communities should: Include trails, open space, and internal and external connectivity. | (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, |
| 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) | (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. |
| i) Objective GD-3-1. Establish and maintain a well-functioning roadway network. | ii) Objective CC-1-2. Ensure neighborhoods are internally and externally connected. |
| (1) Policy "a" Implement the goals, standards, plans, and policies identified in the adopted Transportation Master Plan. | |

(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.

Zoning Ordinance Section §1-3-1-D.3.:

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;

Response:

The Site's planning documents are in conformance and meet the goals and objectives provided in the City of Goodyear's planning documents. The development reflects consideration of current market factors, demographics, infrastructure, traffic, and environmental issues.

Zoning Ordinance Section §1-3-1-D.3.

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

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;

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;

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;

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;

Response:

The Property is mostly flat agricultural land and is appropriate for residential development. The Project's density and scale will be compatible with the surrounding single-family developments.

The Site will be compatible with the existing and planned residential uses in the surrounding area. The Project's design locates the 50'x115' product along the northern half of the site, near the Roosevelt Irrigation District Canal. The 45'x115' lots fall primarily along the southern half to of the Site. The sizing and arrangement of lots helps to transition the level of densities to be more gradual across the Site. It offers ample on-site amenities appropriate for all ages to provide passive and active outdoor recreation opportunities for homeowners.

Zoning Ordinance Section §1-3-1-D.3.

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

Response:

Due to significant existing and planned public services in the vicinity of the Site, adverse fiscal impacts are not anticipated.

Zoning Ordinance Section §1-3-1-D.3.

h. General public's concerns;

Response:

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

Zoning Ordinance Section §1-3-1-D.3.

Whether the amendment promotes orderly growth and development; and

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

Response:

The proposed rezoning to Reduced R1-4 and R1-6 Reduced to for the Site to develop with a variety of high-quality housing products is consistent with the General Plan's Neighborhoods land use designation and does not alter the planned orderly growth and development in this area. The Site is a planned community that will increase housing options while remaining consistent with the area's existing residential character.

General 2025, Chapter 8 Land Use and Transportation Plan, Neighborhood Development Standards, 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."

Response:

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

General 2025, Chapter 6 Community and Cultural Development, Housing, Section 2 Housing, 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.

Objective CC-1-3:

Foster the creation and maintenance of attractive, high-quality neighborhoods.

Policies:

Encourage the use of regionally appropriate, attractive, and diverse architecture and landscape treatments

Objective CC-1-5:

Promote neighborhood identity within a shared City culture and bring neighborhoods together.

Policies:

Use style, architectural design, form, and landscape treatments to create unique identities within neighborhoods.

Link neighborhoods together through publicly accessible and private, public use paths, greenways, trails, and open space.

Establish neighborhood gateways and connect residential neighborhoods through design elements such as street tree theming

Response:

The Site incorporates the area's rural and agricultural character through the landscaping theme. Evoking the feeling of structured and linear agricultural planting and applies this character throughout the Site using native and desert adapted vegetation. The agrarian touches of trellis structures at entry features and the utilization of white crossbuck split rail fence at all entry monument and major edges of the site is designed to create a sense of place within the community and greater Goodyear.

General 2025, Chapter 6 Community and Cultural Development, Housing, Section 2 Housing, Goal CC-2:

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

Response:

The Site increases the diversity of housing options in the area with a balanced mix of two product types. Two-hundred and thirty-eight (238) 45'x115' lots, and one hundred and ninety-nine (199) 50'x115' lots are proposed. Each product will allow residents to choose from multiple floor plans, color palettes, and finishing materials to create a diverse yet cohesive community. The Site strives to feature a variety of plans and lot sizes that provides homeowners in a community with access to an evolving lifestyle that differentiates it from other communities.

Goodyear 2025, Chapter 8 Land Use and Transportation Plan, Universal Development Standards, 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.

Standard 6:

Required open spaces for adjoining developments should be combined where practical to create larger areas of open space beneficial to the developments and the community.

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.

Response:

Residents will have ample opportunity for active and passive recreation with the Main Park Amenity and four (4) Community Pocket Parks that are within one quarter mile of homes. The design highlights careful consideration of open space and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation via detached sidewalks, trails, and traffic calming measures.



6. Infrastructure and Service Demands

6.1 Transportation Systems

This project is near several major roadways and local freeways are readily accessible to the Site. The Site is located approximately 1.48 miles west of the Arizona Loop 303 and is located approximately 1.32 miles southwest from the Interstate 10. An EPS Traffic Report was submitted to the City with a previous plat for the Site and an updated traffic report will be submitted with the new Preliminary Plat. Perryville road is considered a Major Arterial and will have a total right of way of 90' (COG DTLG-3134). Lilac Street is considered a Minor Collector Street and has a total right of way of 60' (COG DTL G-3134). Local streets have a right of way of 50' per COG DTL G-3126.

6.2 Utilities/ Services

The City of Goodyear will provide refuse and emergency services (fire, police, and ambulance) for the community.

Service Providers

City of Goodyear - Water	Roosevelt Irrigation District - Irrigation
City of Goodyear - Sewer	Arizona Public Service - Electrical
Southwest Gas - Gas	COX/Centurylink - Telecommunications
City of Goodyear - Fire Department	
City of Goodyear - Police Department	

6.3 Project Infrastructure

As a matter of Understanding and Stipulations for Infrastructure installation of area offsite water and wastewater for the Site and its relationship to the City of Goodyear Water and Wastewater Cost Recovery Ordinances (CRO) and the West Goodyear Central Planning Area Master Water and Wastewater Studies, the following is determined and stipulated in CRO and West Goodyear Water and Wastewater Planning Area Master Water and Wastewater Study documents. Please refer to these documents for more detail as the Site lies within the regional area detailed in the study as the following is a summary.

The City of Goodyear is collecting all CRO Project Cost amounts from properties in this area for both the water and wastewater infrastructure as the Final Plats are recorded for all properties involved in the City CRO. The amounts to be collected by the City of Goodyear will either be those amounts as stated in the CRO as Project Cost, or as claimed by a constructing Property Owner based on a City approved Reimbursement Agreement and a Properties Percentage of Cost. The City of Goodyear will pay these collected CRO Project Costs to the Property Owner constructing a CRO improvement.

Re-stated for this statement are the involved properties in the City of Goodyear CRO for the water and wastewater infrastructure serving the area, which includes the Site (refer to the CRO documents for property locations/legal descriptions).

6.3.1 Wastewater

The wastewater infrastructure component from the City CRO affecting the Site is identified as “Line N” (per the CRO). The participating properties are:

Property CRO ID	Property CRO Name	Sewer Component Share	Percentage of Cost Construction Responsibility	CRO Cost of Construction Responsibility
[2]	Amber Meadows	Line ‘N’	31.21%	\$292,243.58
[3]	La Privada	Line ‘N’	56.75%	\$531,455.70
[4]	Paseo Ridge Phase II	Line ‘N’	12.05%	\$112,827.70

Amber Meadows Sewer Scenario 1: Under the first, and current Wastewater Scenario, Property [3] La Privada will construct Line ‘N’ and Amber Meadows agrees to pay at recordation of its first parcel plat its CRO 31.21% Percentage share of the actual development cost of this wastewater line, as provided for under a City approved Reimbursement Agreement, or **\$292,243.58** to the City. This current Wastewater Scenario provides adequate service to Amber Meadows from La Privada up 183rd Avenue with a non-CRO wastewater line through La Privada which outfalls to Line ‘N’.

Amber Meadows Sewer Scenario 2: Under an alternate scenario where Amber Meadows develops before La Privada (or other development source that would install Line ‘N’), Amber Meadows would construct Line ‘N’ and be reimbursed via the City its ordinance share of costs from Properties [3] La Privada, \$531,455.70 or 56.75% of actual cost and [4] Paseo Ridge Phase II, \$112,827.70 or 12.05% of actual cost.

Under this alternate scenario, Amber Meadows would also be required to construct an adequate wastewater service line in 183rd Avenue from Yuma Road to Lilac Street. Available right-of-way exists half-way from Yuma Road, north, toward Lilac Street. Under this scenario, the City of Goodyear will coordinate an approach with property ownerships between Lilac Street and Yuma Road in order to provide right-of-way or easement for the completion of this wastewater line in 183rd Avenue.

The project will connect to a proposed 12-inch sewer line in Harrison Street, which will connect to an existing manhole at the intersection of Harrison Street and 184th Avenue. The utility provider for the project is the City of Goodyear. Flows from the project will ultimately travel South then East to the Goodyear 157th Avenue Water Reclamation Facility (WRF). The 157th Avenue WRF is located on 157th Avenue between Broadway Road and Southern Avenue. The 8-inch gravity lines will service the project and carry flows south to feed into a proposed 12-inch sewer line in Harrison Street and an existing manhole at the intersection of Harrison Street and 184th Avenue. Unit flows and peaking factors were determined by referencing the 2017 Engineering Design Standards and Policies Manual. Table 6.3-2 was used to estimate the daily wastewater use. The total calculated peak day demand for the Project is 0.402 MGD. Pipe sizes assumed a peak flow rate of 1,000 GPD/du to size pipes and will maintain a minimum diameter of 8 inches.

Table 2: Current Amber Meadows Onsite Wastewater Demands

	Project Site	School Site	
Land Use	Single Family	School	
No. Units	402	-	
Acreage gross/net	109.93	7.5	
Development Density	3.66	-	
Unit Flow (gpud)	144	-	
Unit Flow (gpad)	-	1,019	Total
Average Flow (gpd)	57,888	7,643	65,531
Peak Flow (gpd)	167,296	22,087	189,383

Table 3 below shows the maximum capacity of the existing 15-inch CRO Line N in Yuma Road as well as Lines B, E, I, J, K, and the proposed flow from the Project. Per the Master Wastewater Study, the Project is entitled to 31.21% of the capacity of Line N in Yuma Road and corresponding percentages for each Line listed thereafter. Per the calculations that follow, the capacity of the lines are well over the proposed peak wastewater demand created by the Project and therefore does not exceed the excess percentage this development is entitled to

per 2014 CRO Wastewater System Improvements Appendix C, Exhibit D or the overall capacity of Lines, N, B, E, I, J, and K. See Figure 4 in Appendix C of the preliminary sewer report or refer to the Master Wastewater Study for a layout of the regional sewer trunk lines.

Table 3: SS Capacity

	Line N	Line B	Line E	Line I	Line J	Line K
S (ft/ft)	0.0016	0.0006	0.0015	0.006	0.0031	0.0018
n	0.013	0.013	0.013	0.013	0.013	0.013
D (in)	15	54	36	24	24	24
r (ft)	0.625	2.25	1.5	1.0	1.0	1.0
y/D	0.65	0.65	0.65	0.65	0.65	0.65
y (ft)	0.8125	2.925	1.95	1.3	1.3	1.3
h (ft)	0.4375	1.575	1.05	0.7	0.7	0.7
Θ (radians)	2.532	2.532	2.532	2.532	2.532	2.532
P (ft)	2.344	8.440	5.626	3.751	3.751	3.751
A (ft²)	0.8438	10.9354	4.8602	2.1601	2.1601	2.1601
R_h (ft)	0.3599	1.2957	0.8638	0.5759	0.5759	0.5759
V (ft/s)	2.3135	3.3278	4.0154	6.1287	4.4053	3.3568
Capacity, Q (cfs)	1.9521	36.3907	19.5157	13.2385	9.5157	7.2510
Capacity, Q (gpd)	1,261,674	23,519,935	12,613,321	8,556,236	6,150,182	4,686,443
% Responsibility	31.21%	3.46%	5.32%	9.86%	9.86%	11.49%
Capacity (gpd)	393,768	813,790	671,029	843,645	606,408	538,472
Proposed Peak Daily Flow (gpd)	189,383	189,383	189,383	189,383	189,383	189,383

6.3.2 Water

The water infrastructure component from the City CRO affecting Amber Meadows is identified as “The Van Buren 12” Water Line” which are the lines identified together in the City CRO as ‘Line C’ and Line ‘D’ (Per the CRO). The participating properties are:

Property CRO ID	Property CRO Name	Sewer Component Share	Percentage of Cost Construction Responsibility	CRO Cost of Construction Responsibility
[2]	Amber Meadows	Line ‘C’	15.10%	\$67,798.40
[3]	La Privada	Line ‘C’	27.45%	\$123,293.88
[4]	Paseo Ridge Phase II	Line ‘C’	5.83%	\$26,175.21
[5]	Silva-Rose Gardens	Line ‘C’	18.68%	\$83,882.95
[8]	Paseo Ridge Phase I	Line ‘C’	11.09%	\$49,791.51
[9]	Las Ventanas	Line ‘C’	21.85%	\$98,139.71
Total Line ‘C’ CRO Projected Cost				\$449,081.65

Property CRO ID	Property CRO Name	Sewer Component Share	Percentage of Cost Construction Responsibility	CRO Cost of Construction Responsibility
[2]	Amber Meadows	Line ‘D’	18.56%	\$123,421.46
[3]	La Privada	Line ‘D’	33.76%	\$224,446.47
[4]	Paseo Ridge Phase II	Line ‘D’	7.17%	\$47,649.84
[5]	Silva-Rose Gardens	Line ‘D’	0%	\$0
[8]	Paseo Ridge Phase I	Line ‘D’	13.63%	\$90,641.40
[9]	Las Ventanas	Line ‘D’	26.87%	\$178,655.35
Total Line ‘C’ CRO Projected Cost				\$664,814.53

Amber Meadows Water Scenario: Project Development of Properties [3], [4], [8], and [9] through engineering design and the City has approved their justification that they may develop their properties without the need for constructing the “Van Buren 12” Waterline”, which collectively are Line ‘C’ + Line ‘D’ per the CRO.

At the time of recording the first final plat of each of these listed properties not required by the City to install Line ‘C’ and Line ‘D’, the City of Goodyear will collect the total CRO Cost of Construction Responsibility from these properties as agreed to under the CRO.

Property [5], Silva-Rose Gardens is constructing Line ‘C’, upon which Amber Meadows agrees to pay to the City with recordation of its first parcel plat its CRO Cost of Construction Responsibility ordinance contribution of **\$67,798.40**, or **15.10%** of **actual cost**.

As the only other development whose infrastructure requires the “Van Buren 12” Waterline”, Amber Meadows (Property [2]) will then construct Line ‘D’ to complete the infrastructure waterline connection. Amber Meadows will then receive from the City, when the City has received these payments, reimbursements of the CRO Cost of Construction Responsibility from properties [3], [4], [8], and [9] the total of: **\$541,393.06**.

The project will have three connections to an existing 12" waterline in Harrison Street and one connection to an existing 16" waterline in W Van Buren Street. The connections are located at the apparent intersection of 186th Drive and Lilac Street through Tract K, the apparent intersection of 185th Drive and Lilac Street through Tract K, the intersection of 184th Avenue and Lilac Street, and approximately 1000 feet east of the intersection of Van Buren and Citrus Roads. The water provider for the project is the City of Goodyear.

- City of Goodyear design standards have been met.
- All internal waterlines are 8" or 12" diameter.
- The system will have three connections to an existing 12" waterline in Lilac Street, and one connection to an existing 16" waterline in Van Buren Road.
- System will serve 437 lots.
- Pressure is acceptable for fire flows and other scenarios described in this report.
- Table 1 and 2 summarize the flows described in the West Goodyear Master Study Update, the flows currently determined for the Project, and calculates the difference.

6.3.3 Irrigation

This project will coordinate with La Privada and Roosevelt Irrigation to continue existing irrigation service along the eastern boundary of the project from the north to the intersection of Lilac Street and 83rd Avenue. In addition this project will coordinate with Roosevelt Irrigation District to continue to provide irrigation service along Perryville Road adjacent to the property from north to south.

6.3.4 Grading and Drainage

The Project will be designed and graded to accommodate the 100-year 6-hour storm event. Runoff generated by greater storm events will not adversely affect existing or proposed building finished floors.

All retention basins adjacent to public rights-of-way or adjacent to pedestrian access will have a maximum 6:1 side slope. All other retention basins will have a maximum of 4:1 side slopes. Retention basins will be adequately designed to retain the design storm event per the City of Goodyear requirements.

The local streets within the Project will be designed to convey the 5-year storm event between the curbs per the City of Goodyear requirements. The streets will be designed to convey drainage towards the retention basins. Catch basins and valley gutters will convey the flow to the retention basins at the street outlets. Basins have been designed to allow dewatering by drywells within 36 hours per City of Goodyear requirements. The ultimate outfall for the Project will be located at the southeast corner of the site at the half street of Lilac Street at an elevation of 996.75 feet. Building finished floors will be designed to be a minimum of 18" above the ultimate outfall, or lowest adjacent street gutter elevation, whichever is higher. The Finished Floors will also be a minimum of 12" above the nearest basin high water elevation as well as the nearest sub-basin outfall.

- This site will have sufficient retention capacity to retain, at a minimum, the 100-year, 6-hour design event per the City of Goodyear design standards.
- The ultimate outfall for the project will be located at the southeast corner of the site at an elevation of 996.75 feet.
- Onsite basins will retain the 100-yr 6-hr storm runoff from the adjacent half streets of Lilac Street and Perryville Road

Offsite flows that overtop the RID Canal north of the project will be collected in a collection basin at the north side of the project. These flows will be concentrated and conveyed in a drainage channel that will connect to the proposed drainage channel south through the La Privada Project.

6.4 Schools

The property is located within the Liberty Elementary School District and the Buckeye Union High School District. Originally in the approved plan there was a school location within the Site. A 7.5-acre parcel adjacent to the northwest corner of the 183rd Avenue and Lilac Street alignment, which parcel shall not include any part of the Emergency Conveyance Channel or the pedestrian trail that is to be developed along the banks of the Emergency Conveyance Channel, shall be dedicated for a future school site unless the Liberty Elementary School District advises the City of Goodyear Zoning Administrator in writing that it does not intend to develop the parcel as a school site. The parcel shall be 7.5 acres unless the Liberty Elementary School District advises the City of Goodyear Zoning Administrator in writing that it requires less than 7.5 acres for the development of a school site on the parcel and identifies the size of the parcel it requires, in which case the size of the parcel shall be the size set forth in the writing from Liberty Elementary School District.

6.5 Luke Air Force Base

The Site is not within the 65 DNL noise contours or Accident Potential Zones of Luke Air Force Base. It is within an access route; therefore, information will be forwarded to Luke Air Force Base regarding the rezone and pre-plat applications and stipulations addressing noise shall be approved with the zoning.



7. Phasing

At this time, it is planned that the Site will be developed in a single phase. The property will remain phased in the same general manner as previous applications, but a new Preliminary Plat will include a Phasing Plan specific to this Land Plan.



8. Conclusion

The rezoning of The Site from PAD to R1-4 Reduced and R1-6 Reduced will allow for construction of an updated and improved single-family detached community that reflects the current and future needs of homebuyers. This design provides much needed updates and improvements to the previous 15-year-old approved proposal. The proposed design of the Site is consistent with the General Plan. The Site includes more community enhancing features and a myriad of active/passive options for residents to enjoy.

The Site will be a high-quality community that provides access to amenities and services with a contemporary design that creates a rural/agrarian feel that reflects the City's agrarian past.





Exhibit A: Aerial Vicinity Map





CONSULTANT TEAM

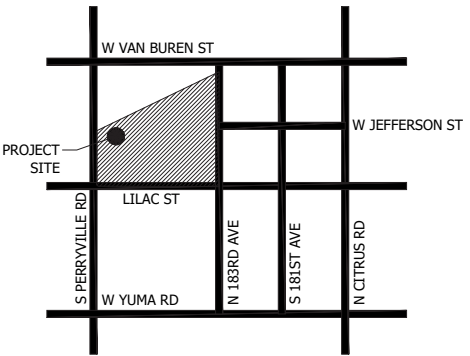
PLANNER / LANDSCAPE ARCHITECT:

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
P. 480.530.0077
CONTACT: ANDY BARON

SITE DATA:

ADDRESS:	SOUTH OF PERRYVILLE ROAD AND WEST OF HARRISON STREET
APPLICANT:	ABLA
CONTACT:	ANDY BARON
EXISTING ZONING:	PAD
PROPOSED ZONING:	R1-4 REDUCED & R1-6 REDUCED
GROSS ACREAGE:	109.96 AC.

LEGEND



VICINITY MAP

Exhibit B: Context Plan and Site Photos





North



East



South



West



Northwest



Northeast



Southeast



Southwest



North



East



South



West



North



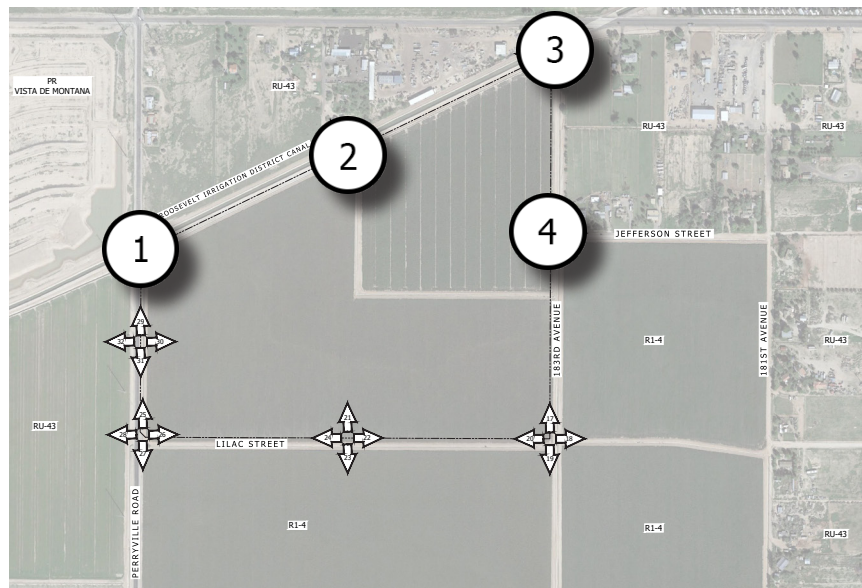
South



East



West



Key Map

Exhibit B: Site Photos Locations 1-4





North



East



South



West



North



East



South



West



North



East



South



West



North



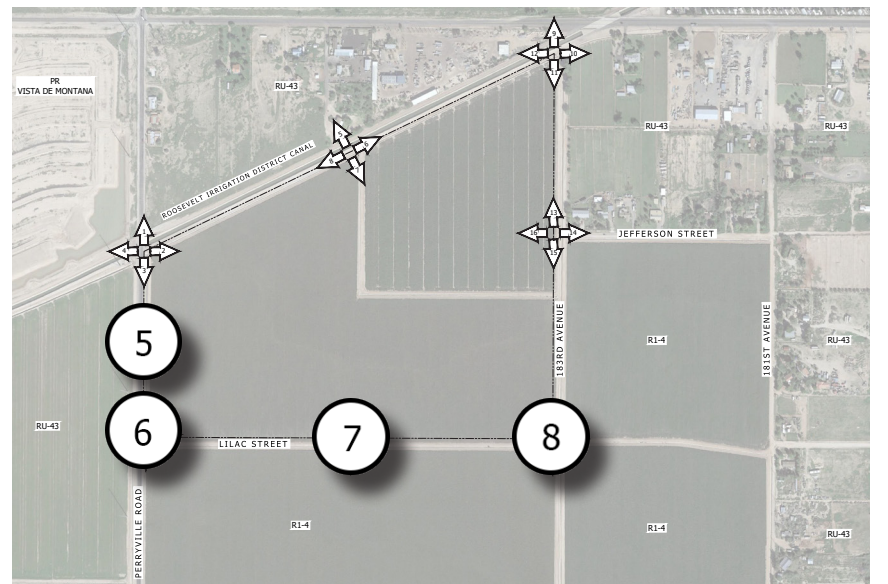
South



East

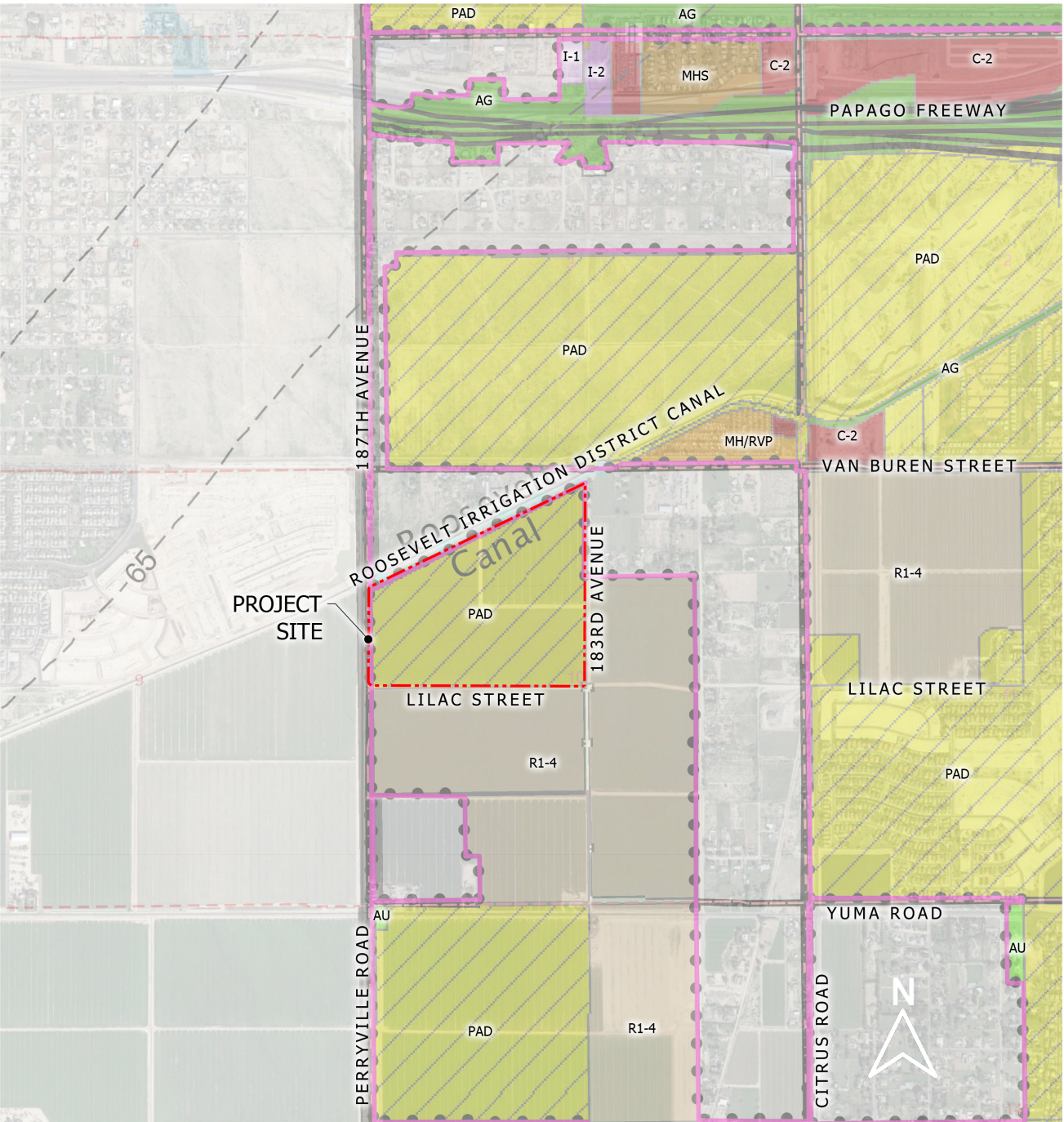


West



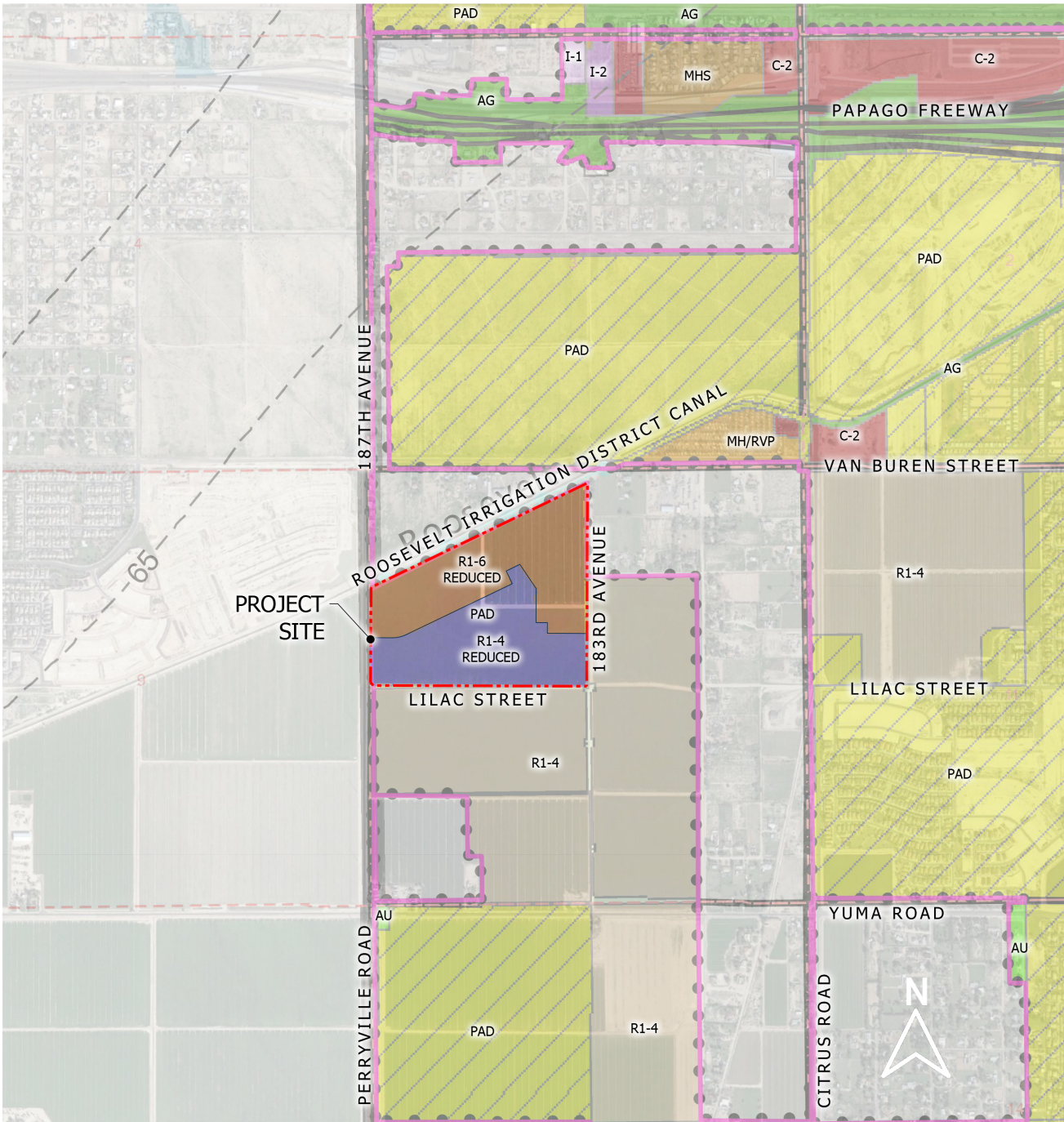
Key Map

Exhibit B: Site Photos Locations 5-8



EXISTING ZONING

AG	AGRICULTURAL DISTRICT	MHS	MOBILE HOME SUBDIVISION
AU	AGRICULTURAL/URBAN	PAD	PLANNED AREA DEVELOPMENT
C-2	GENERAL COMMERCIAL	R1-4	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
I-2	GENERAL INDUSTRIAL PARK		
I-1	LIGHT INDUSTRIAL PARK		
MH/RVP	MOBILE HOME OR R.V. PARK		

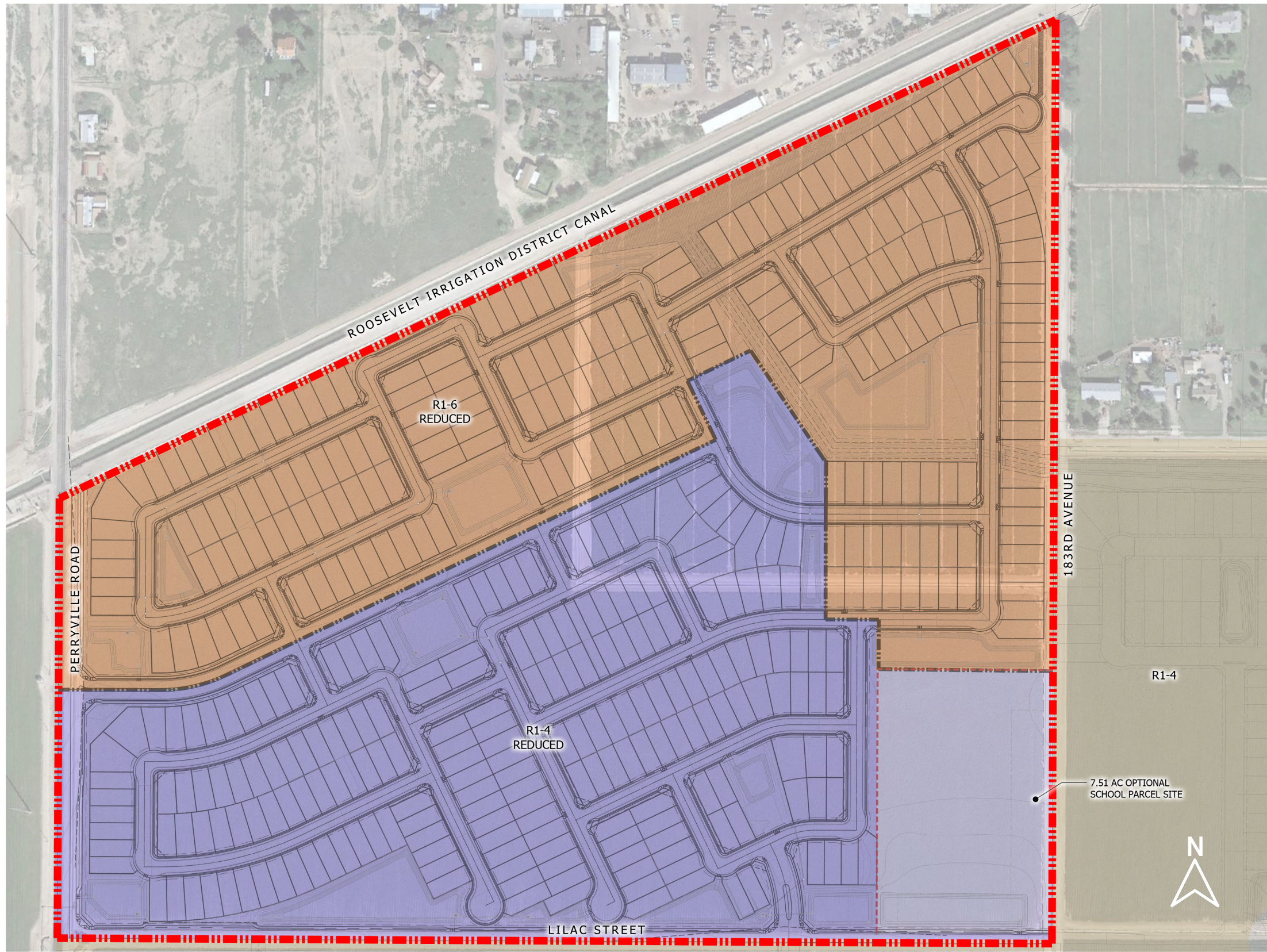


PROPOSED ZONING

AG	AGRICULTURAL DISTRICT	MHS	MOBILE HOME SUBDIVISION
AU	AGRICULTURAL/URBAN	PAD	PLANNED AREA DEVELOPMENT
C-2	GENERAL COMMERCIAL	R1-4	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
I-2	GENERAL INDUSTRIAL PARK	R1-4 REDUCED	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (REDUCED LOT SETBACKS)
I-1	LIGHT INDUSTRIAL PARK	R1-6 REDUCED	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (REDUCED LOT SETBACKS)
MH/RVP	MOBILE HOME OR R.V. PARK		

Exhibit C: Existing and Proposed Zoning Maps





PROPOSED ZONING LEGEND	
 R1-4 REDUCED	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (REDUCED LOT SETBACKS)
 R1-6 REDUCED	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (REDUCED LOT SETBACKS)
 R1-4	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

Exhibit D: Proposed Zoning Enlargement



SITE DATA - CONCEPTUAL SITE PLAN WITH PARCEL 5 SHOWN WITH SCHOOL						
DESCRIPTION	ACREAGE	DWELLING UNITS PER ACRE				
GROSS ACREAGE	109.93 AC.	3.98 DU/AC.				
NET ACREAGE	106.68 AC.	4.10 DU/AC.				
NET DEVELOPABLE	95.63 AC.	4.57 DU/AC.				
NET SCHOOL SITE	7.51 AC.					
DRAINAGE CHANNEL	3.54 AC.	3.32%				
OPEN SPACE	19.75 AC.	18.51%				
TOTAL OPEN SPACE	23.29 AC.	21.83%				

PARCEL	ACREAGE	PRODUCT	UNITS	MIX	DENSITY	FRONT FOOT
PARCEL 1	24.96 AC.	50'x115'	103 D.U.	23.57%	4.13 D.U.	5,150 L.F.
PARCEL 2	18.72 AC.	45'x115'	83 D.U.	18.99%	4.43 D.U.	3,735 L.F.
PARCEL 3	29.00 AC.	45'x115'	120 D.U.	27.46%	4.14 D.U.	5,400 L.F.
PARCEL 4	26.48 AC.	50'x115'	96 D.U.	21.97%	3.63 D.U.	4,800 L.F.

TOTAL (PARCEL 5 SHOWN WITH SCHOOL)						
45'x115' LOT	47.72 AC.	45'x115'	203 D.U.	50.50%	4.25 D.U.	9,135 L.F.
50'x115' LOT	51.44 AC.	50'x115'	199 D.U.	49.50%	3.87 D.U.	9,950 L.F.
TOTAL	99.16 AC.		402 D.U.			19,085 L.F.

* NET DEVELOPABLE AREA DOES NOT INCLUDE NET SCHOOL SITE NOR DRAINAGE CHANNEL

SITE DATA - CONCEPTUAL SITE PLAN WITH PARCEL 5 SHOWN WITH LOTS						
DESCRIPTION	ACREAGE	DWELLING UNITS PER ACRE				
GROSS ACREAGE	109.93 AC.	3.98 DU/AC.				
NET ACREAGE	106.68 AC.	4.10 DU/AC.				
NET DEVELOPABLE	103.14 AC.	4.24 DU/AC.				
DRAINAGE CHANNEL	3.54 AC.	3.32%				
OPEN SPACE	19.75 AC.	18.51%				
PARCEL 5 OPEN SPACE	2.22 AC.	2.08%				
TOTAL OPEN SPACE	25.51 AC.	23.91%				

PARCEL	ACREAGE	PRODUCT	UNITS	MIX	DENSITY	FRONT FOOT
PARCEL 1	24.96 AC.	50'x115'	103 D.U.	23.57%	4.13 D.U.	5,150 L.F.
PARCEL 2	18.72 AC.	45'x115'	83 D.U.	18.99%	4.43 D.U.	3,735 L.F.
PARCEL 3	29.00 AC.	45'x115'	120 D.U.	27.46%	4.14 D.U.	5,400 L.F.
PARCEL 4	26.48 AC.	50'x115'	96 D.U.	21.97%	3.63 D.U.	4,800 L.F.
PARCEL 5	7.51 AC.	45'x115'	35 D.U.	8.01%	4.66 D.U.	1,575 L.F.

TOTAL (PARCEL 5 SHOWN WITH LOTS)						
45'x115' LOT	55.23 AC.	45'x115'	238 D.U.	54.46%	4.31 D.U.	10,710 L.F.
50'x115' LOT	51.44 AC.	50'x115'	199 D.U.	45.54%	3.87 D.U.	9,950 L.F.
TOTAL	106.67 AC.		437 D.U.			20,660 L.F.

* NET DEVELOPABLE AREA DOES NOT INCLUDE DRAINAGE CHANNEL

Development Standards			
Category	Approved PAD	Proposed R1-4 Reduced	Proposed R1-6 Reduced
Minimum Lot Size	7,000 S.F.	4,000	5,000
Minimum Lot Width	60'	40'	50'
Minimum Lot Depth	120'*	100'	100'
Minimum Height	30'	30'	30'
Maximum Building Coverage	40% Two Story Homes 45% One Story Home	60%	60%
Minimum Setbacks - Front (1)	20' (10' for side entry & living area/porches)	10'	10'
Minimum - Total Both Sides	15'	10'	10'
Minimum Side Yard	5'	5'	5'
Rear Yard	20'	20'	20'
Street Side (2)	10'	10'	10'
Amenity Elements	N/A	2	2
Connectivity Elements	N/A	4	4
Streetscape Elements	N/A	4	4

*Maximum Lot Depth is 115' for Lots fronting knuckles/"Bubbles"
(1) Front setback shall be measured to patios, livable space, and side entry garage
(2) Where a minimum 10' wide landscape tract is provided, the typical side setbacks, rather than Street Side setbacks applies

A 60' Collector Street
SCALE: N.T.S.

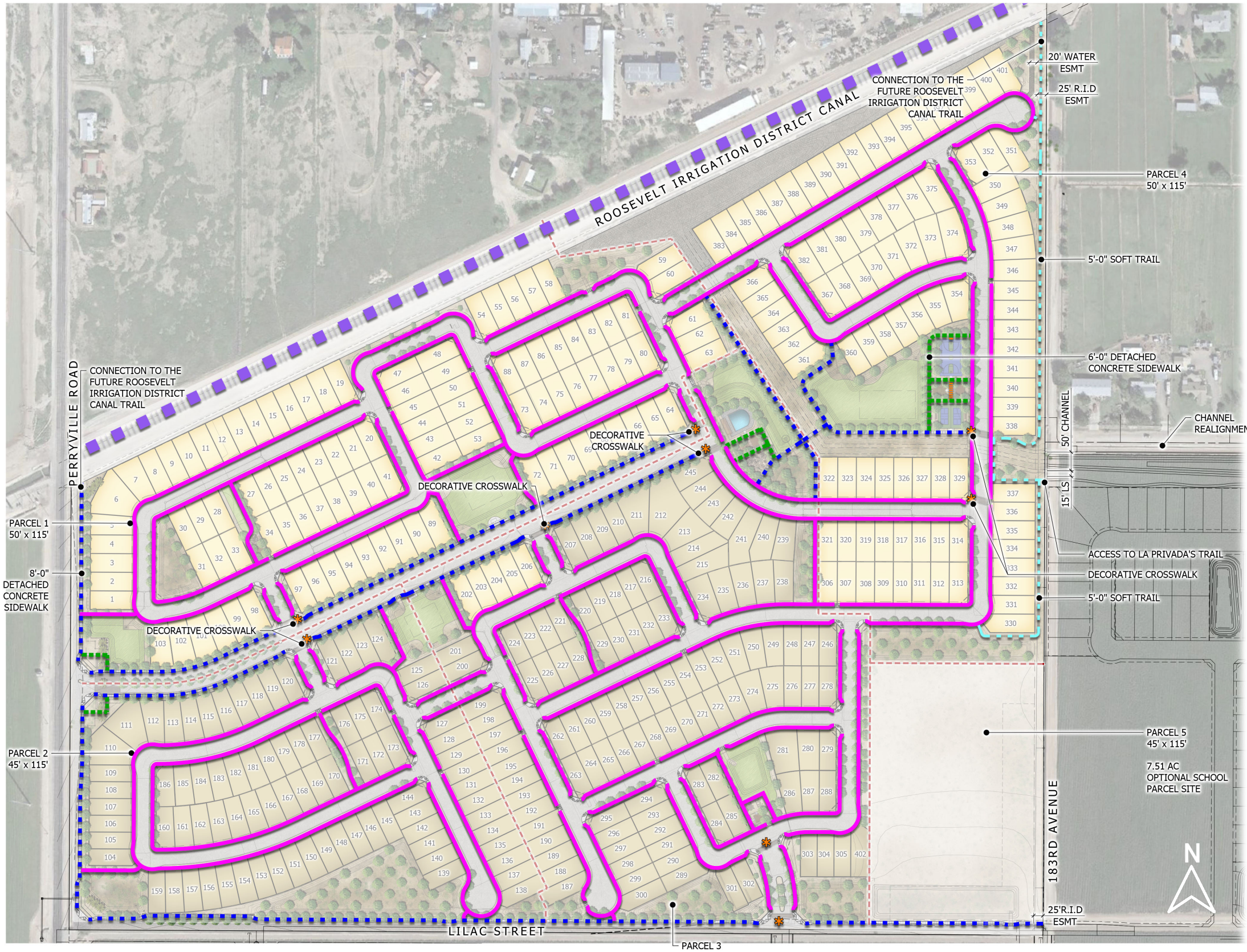
B 50' Local Street
SCALE: N.T.S.

C MINOR COLLECTOR STREET WITH MEDIAN
SCALE: N.T.S.

Exhibit E: Conceptual Master Site Plan

Amber Meadows: Project Narrative

Page 30



SYMBOL	DESCRIPTION
—	5'-0" DETACHED CONCRETE SIDEWALK
---	6'-0" DETACHED CONCRETE SIDEWALK
---	8'-0" DETACHED CONCRETE SIDEWALK
---	5'-0" SOFT TRAIL
—	EXISTING SOFT TRAIL
★	DECORATIVE PAVER CROSSING
---	PARCEL LINES

Exhibit F: Pedestrian Connectivity Plan





SITE DATA - CONCEPTUAL SITE PLAN WITH PARCEL 5 SHOWN WITH SCHOOL		
DESCRIPTION	ACREAGE	
GROSS ACREAGE	109.93 AC.	
NET ACREAGE	106.68 AC.	
DRAINAGE CHANNEL	3.54 AC.	3.32%
OPEN SPACE	19.75 AC.	18.51%
TOTAL OPEN SPACE	23.29 AC.	21.83%

SITE DATA - CONCEPTUAL SITE PLAN WITH PARCEL 5 SHOWN WITH LOTS		
DESCRIPTION	ACREAGE	
GROSS ACREAGE	109.93 AC.	
NET ACREAGE	106.68 AC.	
DRAINAGE CHANNEL	3.54 AC.	3.32%
OPEN SPACE	19.75 AC.	18.51%
PARCEL 5 OPEN SPACE	2.22 AC.	2.08%
TOTAL OPEN SPACE	25.51 AC.	23.91%

Exhibit G: Open Space Plan





Plant Materials Legend

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Parkinsonia hybrid 'Desert Museum' 1.5"	1.5"	4'	8'	24"	
Desert Museum Palo Verde					
Phoenix dactylifera			16' CTH		
Date Palm					
Pistacia sp. 'Red Push'	1.5"	9'	3'	24"	
Red Push Pistache					
Pistacia lentiscus	1.5"	9'	3'	24"	
Mastic Tree					
Prosopis v. glandulosa 'Maverick'	1.5"	8'	4'	24"	
Thornless Texas Honey Mesquite					
Quercus virginiana 'Cathedral'	1.5"	9'	4'	24"	
Cathedral Live Oak					
Sophora secundiflora	1.0"	4'	3'	24"	
Texas Mountain Laurel					

Extra Large Shrubs	Size	Small Shrubs	Size
ⓑ Bougainvillea 'Barbara Karst'	5 gal.	ⓑ Bougainvillea glabra 'Yani's Delight'	5 gal.
Barbara Karst Bougainvillea		Yani's Delight Bougainvillea	
ⓐ Caesalpinia pulcherrima	5 gal.	ⓐ Callistemon viminalis 'Little John'	5 gal.
Red Bird of Paradise		Little John Bottle Brush	
ⓐ Dodonea viscosa	5 gal.	ⓐ Olea europaea 'Little Ollie'	5 gal.
Green Hopseed Bush		Little Ollie Dwarf Olive	
ⓐ Tecoma alata 'Orange Jubilee'	5 gal.	ⓐ Teucrium chamaedrys	1 gal.
Orange Jubilee		Germander	
Large Shrubs		Groundcovers	
ⓐ Calliandra californica	5 gal.	ⓐ Eremophila prostrata	1 gal.
Red Fairy Duster		'Outback Sunrise'	
ⓑ Leucophyllum frutescens 'Green Cloud'	5 gal.	ⓑ Rosmarinus officinalis 'Prostratus'	1 gal.
Green Cloud Sage		Trailing Rosemary	
ⓐ Leucophyllum langmaniae 'Lynn's Legacy'	5 gal.	ⓐ Teucrium chamaedrys 'Prostratum'	1 gal.
Lynn's Legacy Sage		Prostrate Germander	
ⓐ Leucophyllum langmaniae 'Rio Bravo'	5 gal.	Cacti/ Accents	
Rio Bravo Sage		ⓐ Agave americana 'Marginata'	5 gal.
ⓐ Senna artemisioides 'Feathery'	5 gal.	Century Plant	
Feathery Senna/Cassia		ⓐ Aloe hyb. 'Blue Elf'	5 gal.
ⓐ Salvia clevelandii	5 gal.	Blue Elf Aloe	
Chaparral Sage		ⓐ Bouteloua gracilis	1 gal.
ⓐ Simmondsia chinensis	15 gal.	Blonde Ambition	
Joboba		ⓐ Fouquieria splendens	8 cane min.
Medium Shrubs		Ocotillo	
ⓑ Bougainvillea 'Torch Glow'	5 gal.	ⓑ Hesperaloe sp. Pink Parade	3 gal.
Torch Glow Bougainvillea		Pink Parade Hesperaloe	
ⓐ Eremophila glabra spp. carnos	5 gal.	ⓐ Hesperaloe parviflora 'Brakelights'	3 gal.
Winter Blaze		Brakelights Red Yucca	
ⓐ Eremophila hygrophana Blue Bells	5 gal.	ⓐ Muhlenbergia lindheimeri	5 gal.
Blue Bells		'Autumn Glow'	
ⓑ Nerium oleander 'Little Red'	5 gal.	ⓑ Muhlenbergia capillaris	5 gal.
Little Red Oleander		'Regal Mist'	
ⓑ Nerium oleander 'Petite Pink'	5 gal.	ⓑ Opuntia microdasys	5 gal.
Petite Pink Oleander		Bunny Ears Cactus	
ⓐ Rosmarinus officinalis 'Tuscan Blue'	5 gal.	ⓐ Opuntia santa rita Tubac	5 gal.
Tuscan Blue Rosemary		Purple Prickly Pear	
Inerts		ⓐ Pedilanthus macrocarpus	5 gal.
ⓐ Decomposed Granite 1/2" Screened		Slipper Plant	
Express Brown		ⓐ Yucca pallida	5 gal.
Cobble		Pale Leaf Yucca	
Hydroseed		Vine	
Concrete Header - 6" Wide		ⓐ Bougainvillea 'Barbara Karst'	5 gal.
Standard Color and Finish		Barbara Karst Bougainvillea	
Wood Chips			

- NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
 2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
 3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
 4. ALL LANDSCAPE SHALL BE PRIVATELY MAINTAINED BY THE COMMUNITY HOA CITY OF GOODYEAR
 5. SHRUBS AND GROUND COVERS PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A MATURE HEIGHT OF NOT MORE THAN 18 INCHES. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT, AND TOTAL HEIGHT SHALL INCLUDE THE HEIGHT OF ANY MOUNDING (EDS&PM 7.2.4.B.1).
 6. TREES PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 7 FEET OR GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT (EDS&PM 7.2.4.B.2).
 7. TREES PLANTED BETWEEN SIDEWALK AND CURB ARE TO HAVE ROOT BARRIERS INSTALLED ALONG BOTH SIDEWALK AND CURB AND UTILIZE A DEEP ROOT WATERING SYSTEM.

Exhibit H: Conceptual Landscape Plan



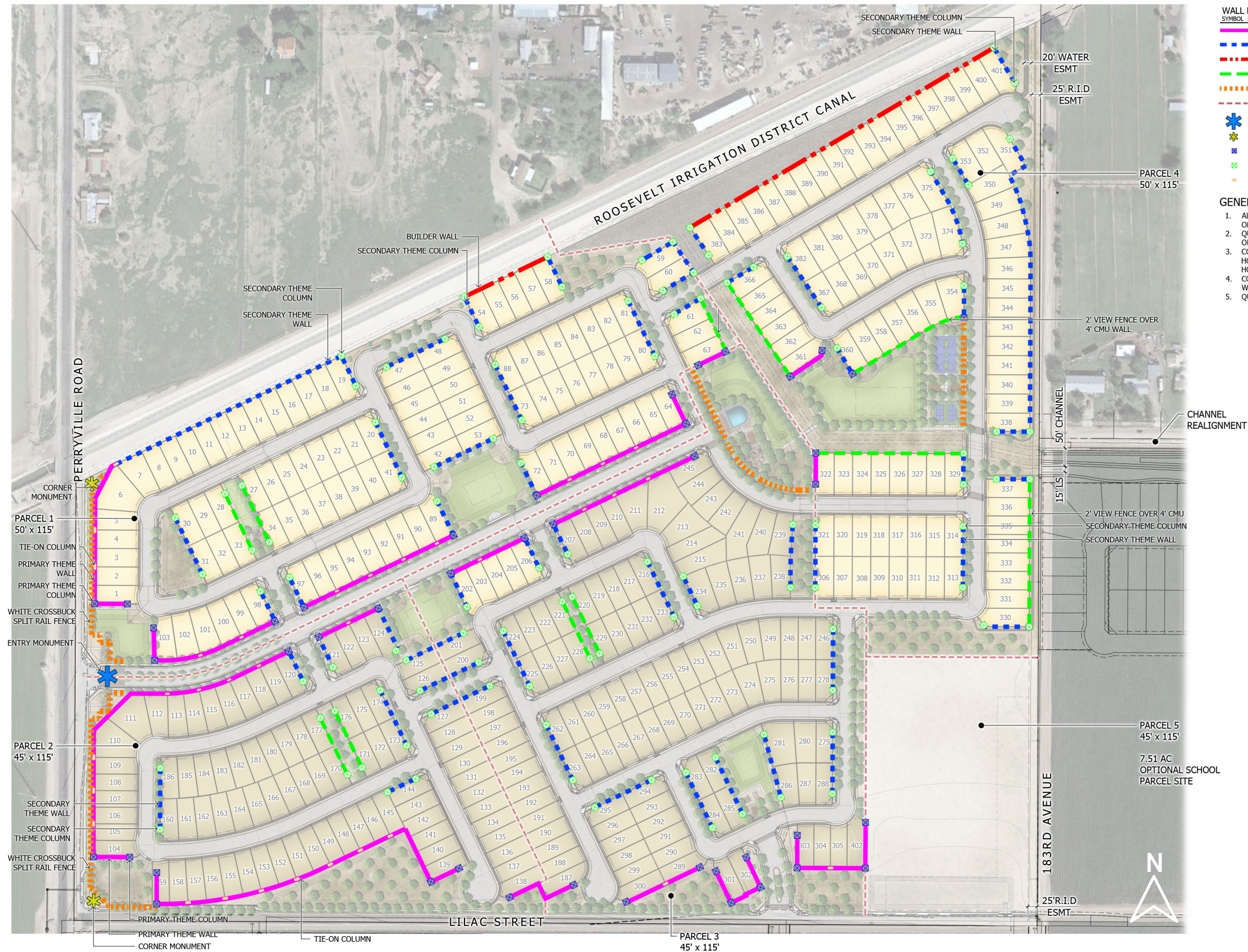
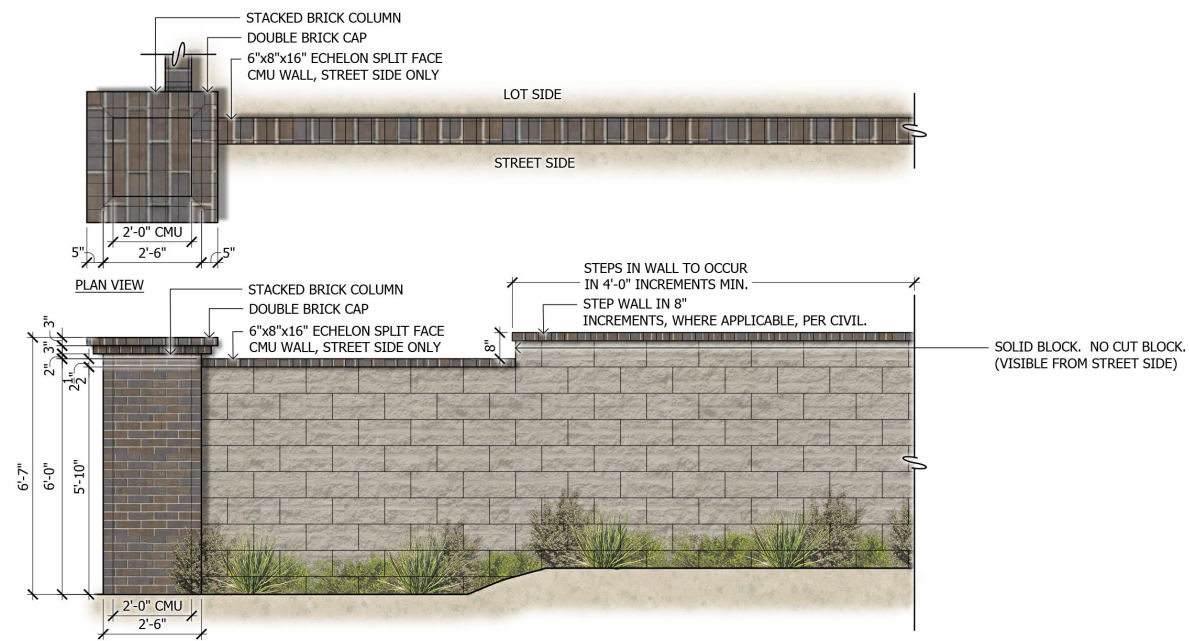
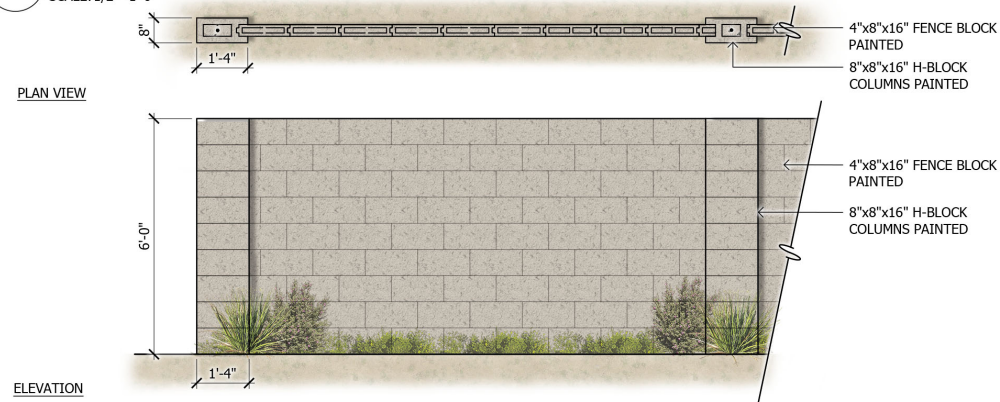


Exhibit I: Wall Plan

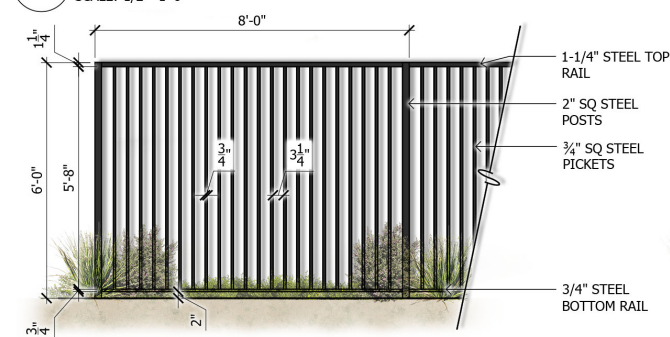




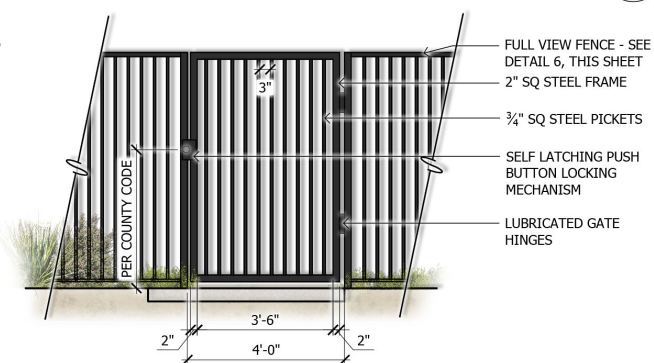
1 Primary Theme Wall with Primary Theme Column
SCALE: 1/2"=1'-0"



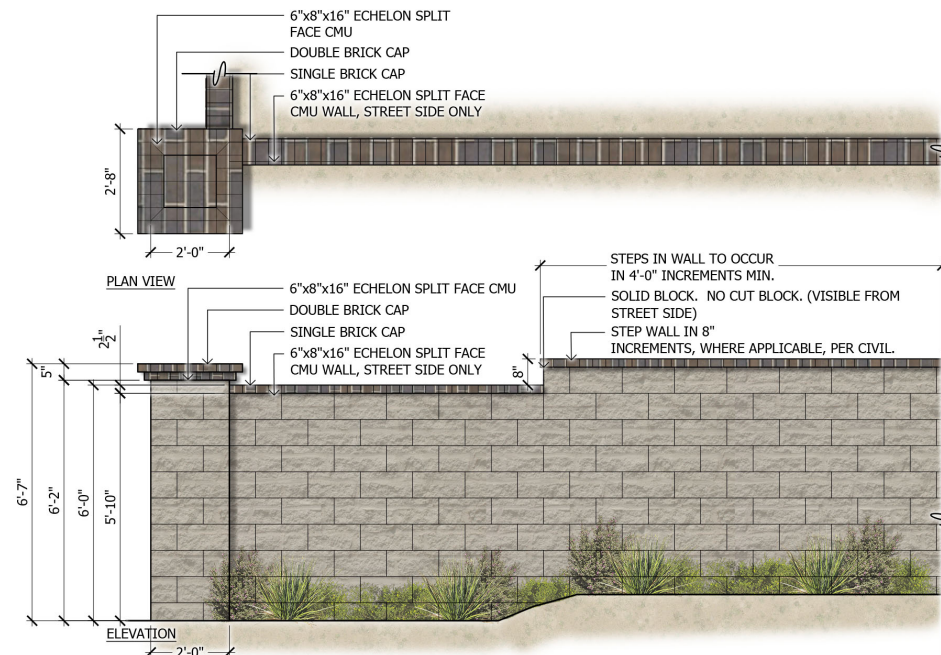
3 Builder Wall
SCALE: 1/2"=1'-0"



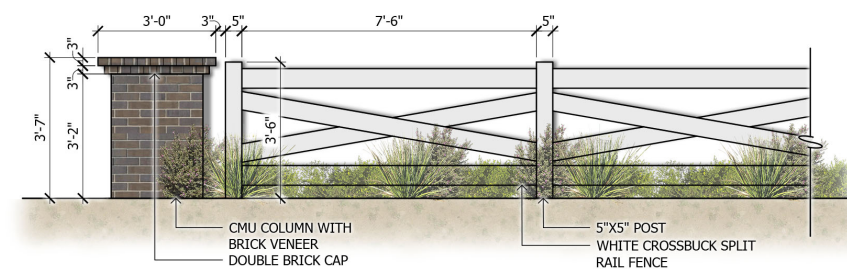
5 Full View Fence
SCALE: 1/2"=1'-0"



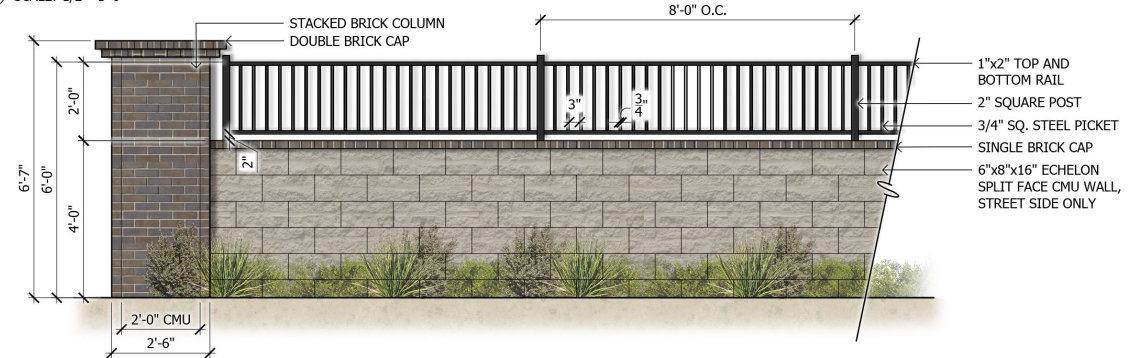
6 Pedestrian Gate
SCALE: 1/2"=1'-0"



2 Secondary Theme Wall with Secondary Theme Column
SCALE: 1/2"=1'-0"



4 White Crossbuck Split Rail Fence
SCALE: 1/2"=1'-0"



7 2' View Fence Over 4' CMU
SCALE: 1/2"=1'-0"

PAINT

MODEL:
ACCESSIBLE BEIGE
SW7036

MANUFACTURER:
SHERWIN-WILLIAMS

METAL STEEL COLOR

MODEL:
TRICORN BLACK
SW6258

MANUFACTURER:
SHERWIN-WILLIAMS

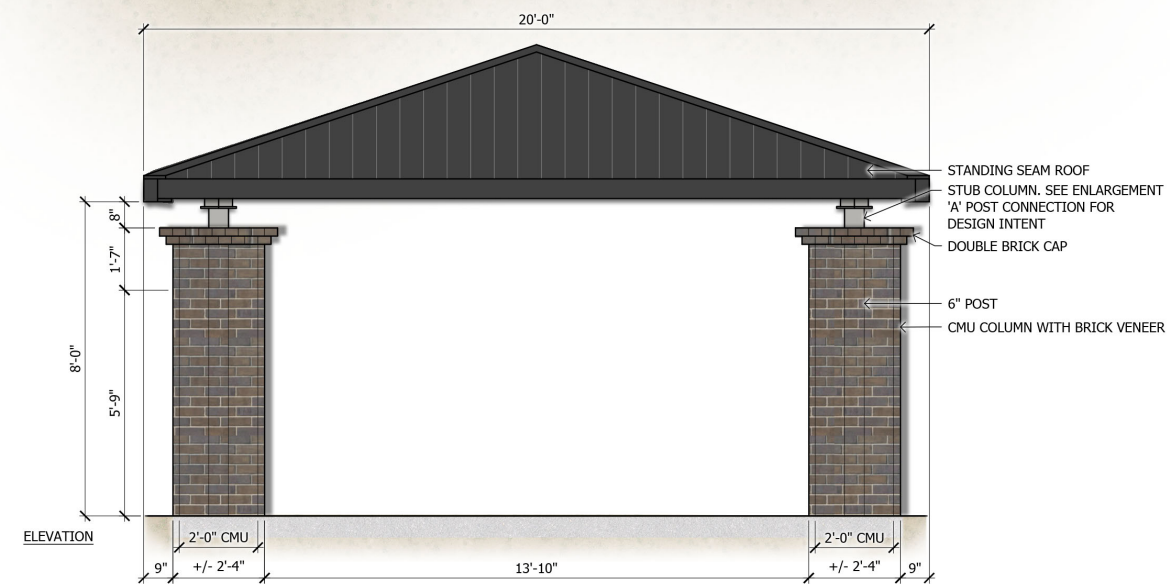
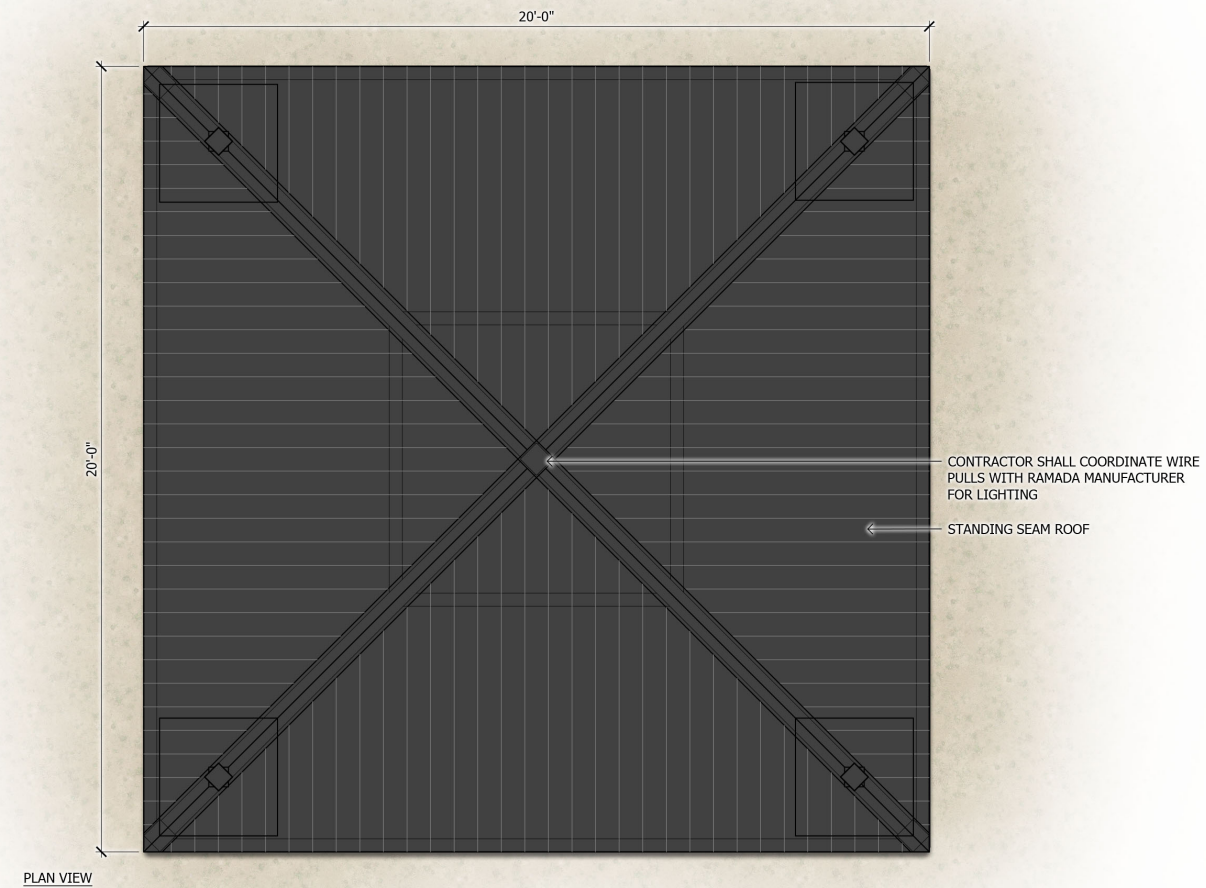
BRICK CAP

MODEL:
MANCHESTER

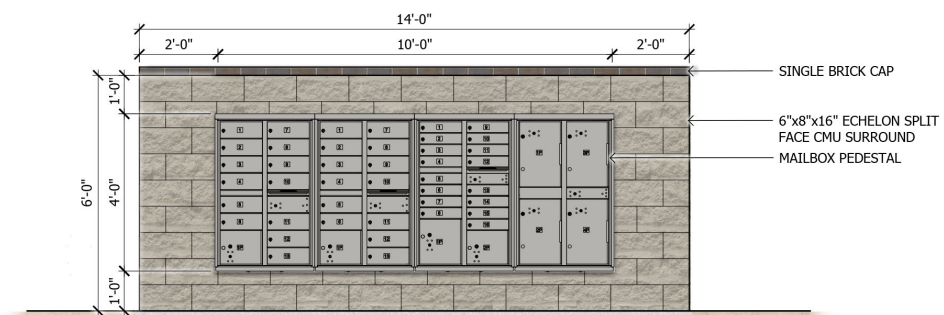
MANUFACTURER:
MCNEAR BRICK & BLOCK

Exhibit J: Wall Program





1 20'x20' Ramada
SCALE: 1/2"=1'-0"



2 Mailbox Enclosure
SCALE: 1/2"=1'-0"

Exhibit K: Community Ramada and Mailbox Kiosk

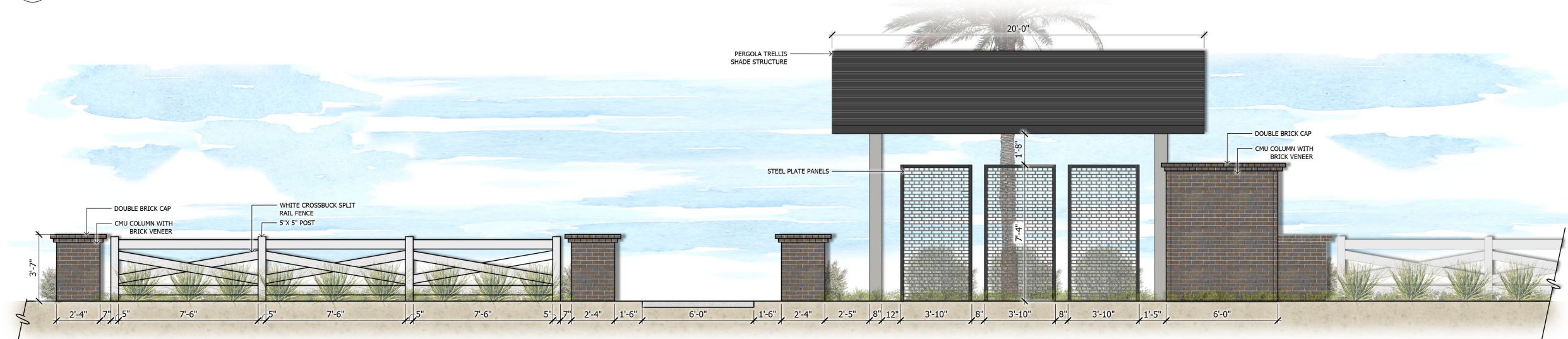


1 Primary Entry Monument Elevation
SCALE: NTS

Exhibit L: Community Entry Monument



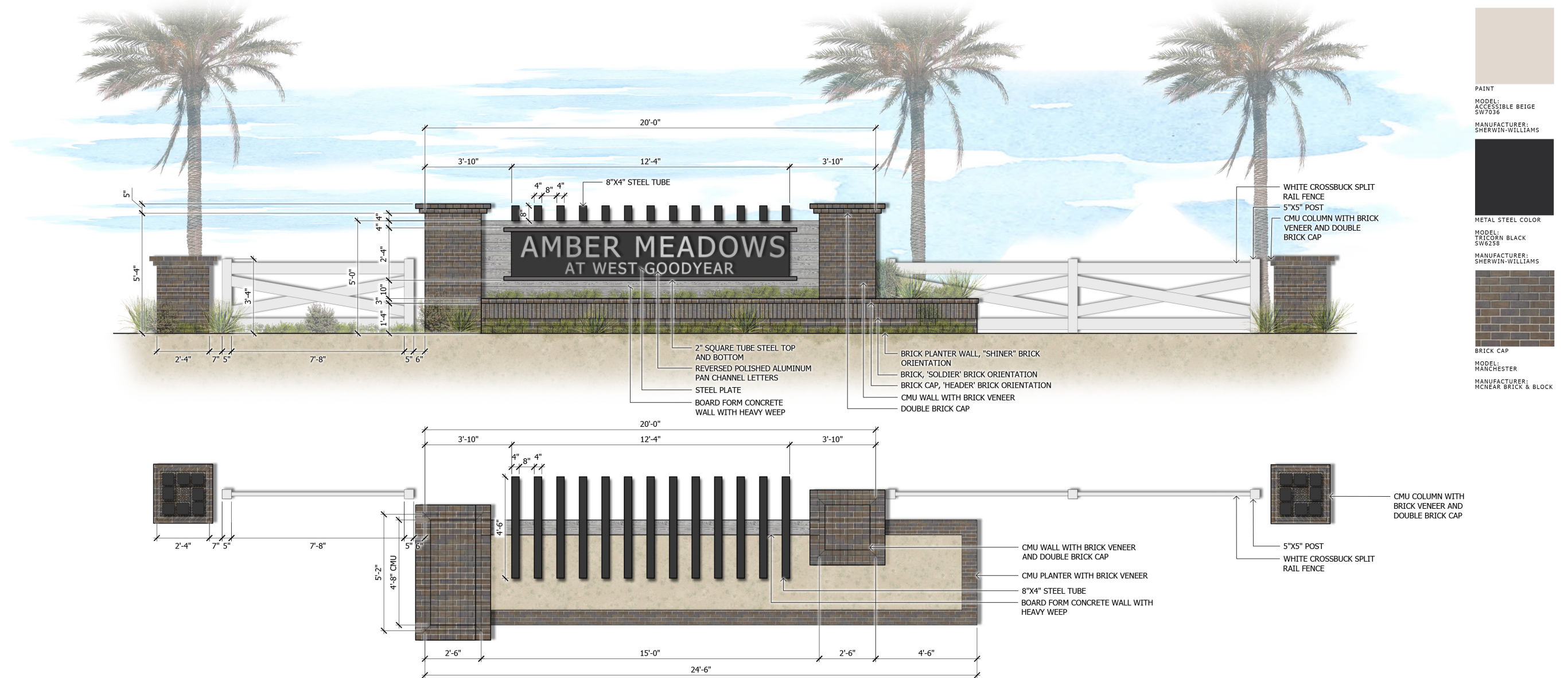
1 Primary Entry Monument (Entry Drive Side - Front Elevation)
SCALE: 3/8"=1'-0"



2 Primary Entry Monument (Entry Drive Side - Side Elevation)
SCALE: 3/8"=1'-0"

Exhibit M: Community Entry Monument - Elevations





1 Corner Monument
SCALE: 1/2"=1'-0"

Exhibit N: Corner Monument

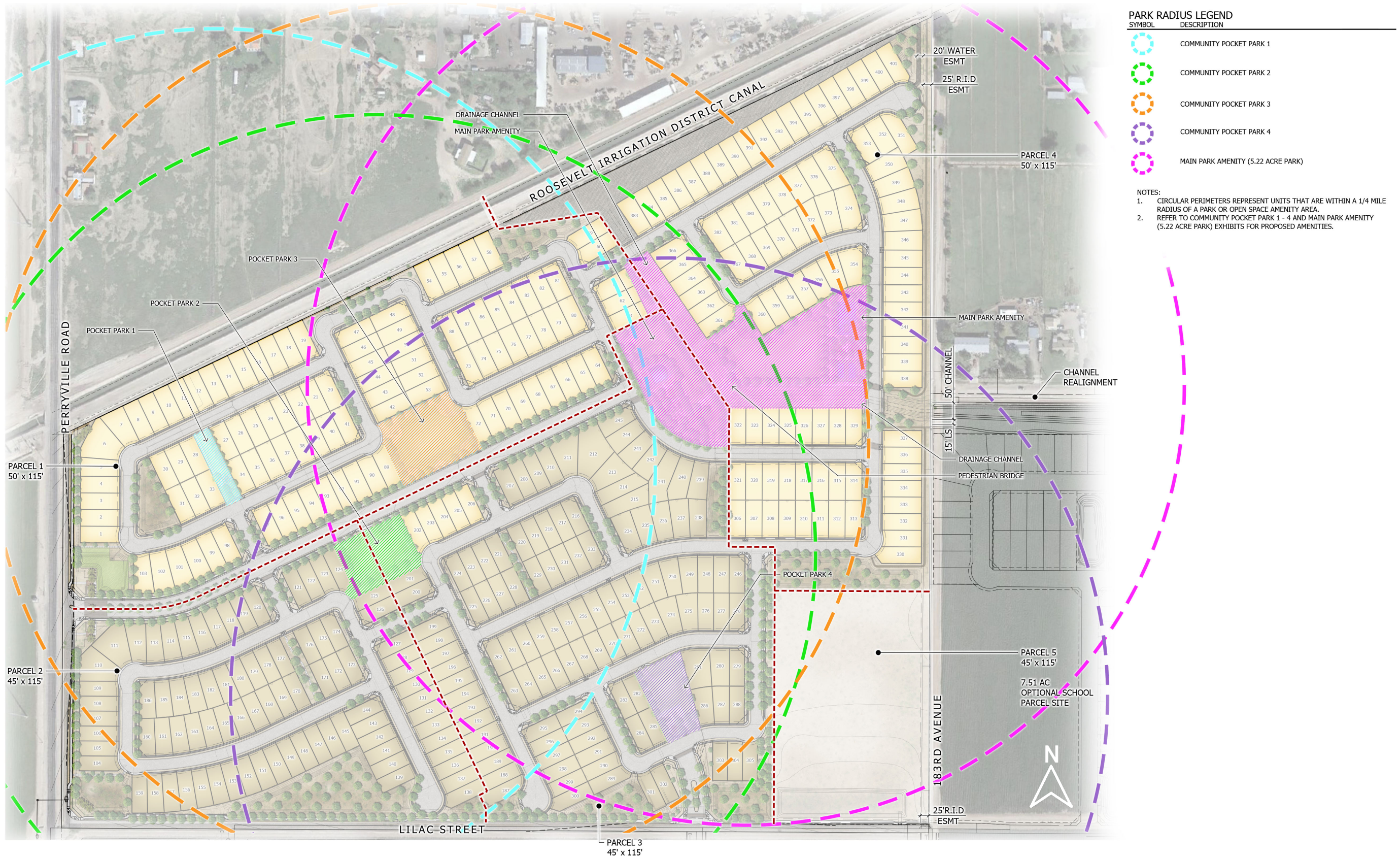


Exhibit O: Park Proximity Plan





Exhibit P: Main Park Amenity





LEGEND

- 1 BENCH / SEATING
- 2 SMALL RAMADA WITH GRILL AND PICNIC SEATING
- 3 TOT LOT (HIGH AND DRY AREA)
- 4 OPEN PLAY TURF
- 5 WHITE CROSSBUCK RAIL FENCE
- 6 5'-0" CONCRETE SIDEWALK
- 7 5'-0" CONCRETE SIDEWALK PER CIVIL
- 8 SHADE TREES
- 9 BIKE RACKS



Exhibit Q: Community Pocket Park 1





- LEGEND**
- ① TRELLIS WITH BENCH (HIGH AND DRY)
 - ② OPEN PLAY TURF
 - ③ 5'-0" CONCRETE SIDEWALK
 - ④ 5'-0" CONCRETE SIDEWALK PER CIVIL
 - ⑤ 8'-0" CONCRETE SIDEWALK PER CIVIL
 - ⑥ SHADE TREES
 - ⑦ BIKE RACKS

Exhibit R: Community Pocket Park 2





Exhibit S: Community Pocket Park 3





LEGEND

- 1 BENCH / SEATING
- 2 SMALL RAMADA WITH GRILL AND PICNIC SEATING
- 3 TOT LOT (HIGH AND DRY)
- 4 OPEN PLAY TURF
- 5 WHITE CROSSBUCK RAIL FENCE
- 6 5'-0" CONCRETE SIDEWALK
- 7 5'-0" CONCRETE SIDEWALK PER CIVIL
- 8 SHADE TREES
- 9 BIKE RACKS

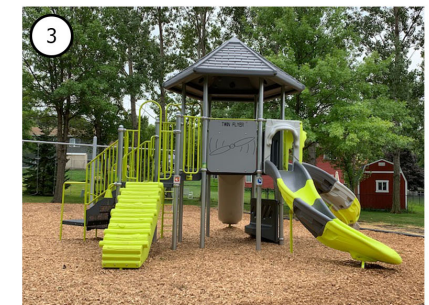


Exhibit T: Community Pocket Park 4

