

PROJECT NARRATIVE

For

La Privada Parcels 3 & 7

Phase 1

Melcor Developments Arizona, Inc. requests approval of the La Privada Parcels 3 & 7 Final Plat Phase 1. La Privada Parcels 3 & 7 is comprised of 87.8 acres. La Privada Parcels 3 & 7, Phase 1 is comprised 57.6 acres of the 87.8 acres and consists of 131 lots, 23 Open Space tracts, with two tracts making up the remainder of the overall parcel. The project is located at the intersection of Yuma Road and 183rd Avenue. The entire property is zoned R1-4(Reduced), Single Family Residential District which allows for this development. The property shall comply with the prevailing City of Goodyear Design Guidelines.

The project is bisected by the intersection of 183rd Av alignment with Yuma Road. The proposed development is bounded by single family county parcels and farmland to the east with the remainder of the property being surrounded by agricultural land. There are currently planned residential neighborhoods including Paseo Place and Las Ventanas to the south, and future La Privada Parcels to the north. These future subdivisions are part of the West Goodyear Central Planning (WGCP) area.

Careful consideration has been taken to create a sense of place and social connection as part of the larger La Privada Development. La Privada Parcels 3 & 7 Phase 1 with the subsequent phases, has incorporated the necessary emergency channel into the overall trail system as open space. This channel provides both public pedestrian and equestrian trail systems to benefit both the residents and the local populace. R1-4 zoning requires a minimum of 15% open space for which this phase and the subsequent phases far exceed. For Phase 1, the 23 open space tracts total 20.75 acres accounting for over 39% of the gross acreage. The tracking /accountability of the open space tracts through Phase 1 and the subsequent phases will be provided by the Land Use Table on the final plats. The 6.5 acre centralized Community Park at the heart of La Privada will be constructed concurrently with Phase 1 per stipulation and submitted per a separate plan; it will contain such amenities as an outdoor kitchen preparation facility, a splash fountain with perimeter seating, a Fireplace/Fire Pit, and permanent game tables/areas including games such as ping pong, chess tables, cornhole, and bocci. La Privada Parcels 3 & 7 Phase 1 amenities will include enhanced seating areas, athletic courts, and amphitheater seating.