

PAD AMENDMENT
(El Cidro PAD)

Narrative

Willow
at
El Cidro Ranch

(El Cidro – Parcel 4)

Goodyear, Arizona

1st Submittal: June 29, 2023
2nd Submittal: November 20, 2023



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I. Purpose of Request

“Willow at El Cidro Ranch” is a proposed diverse residential housing community on an approximately 42.4-acre parcel of relatively unimproved agricultural land comprising APN 500-06-017E (the “Property”), located at the southeast corner of the future SR303 Freeway (Cotton Lane alignment) and Lower Buckeye Road in the City of Goodyear (the “City”). The Property is bordered by the future SR303 Freeway ROW and Lower Buckeye Road on the north, unincorporated Maricopa County residential properties to the east, the planned “Vita at El Cidro Ranch” build for rent residential development to the south, and the future SR303 Freeway ROW and Cotton Lane on the west (see **Exhibit 1 – Context Map**). The Property comprises Parcel 4 of the existing El Cidro Planned Area Development (the “El Cidro PAD”) which also encompasses the majority of the properties to the west (see **Exhibit 2 – Existing El Cidro Land Use Plan**).

Willow at El Cidro Ranch has been strategically located at this location and responds to ADOT’s pending construction of the future SR303 Freeway (which will be significantly elevated above the adjacent properties at this location) and associated interchange immediately adjacent to the Property, which was not contemplated when the El Cidro PAD was originally approved by the City in 2007. *Willow at El Cidro Ranch* will provide a range of residential densities and diverse housing options, providing a transition of development height and intensity from the elevated SR303 Freeway and associated interchange back to the existing, lower density residential uses to the east of the Property.

As has previously been introduced to the City’s Elected Officials, Management and Staff, BET Investments (dba El Cidro Ranch LLC) is proposing the development of *Willow at El Cidro Ranch*; an approximately 463-unit residential community, comprising a mix of single-family detached, single-family attached townhome units (alley-loaded), and multi-family units, all in conformance with the Property’s existing “Neighborhood” General Plan land use designation. This sub-market of the City is underserved by housing product of this type, so this request will help fill a need in the sub-market area. The existing El Cidro PAD was planned in accordance with the City’s prior General Plan which has since been updated and replaced. Consequently, *Willow at El Cidro Ranch* offers a proposed development that is consistent and compatible with the City’s current General Plan.

The purpose of this application (as further outlined in Section II below), submitted on behalf of El Cidro Ranch LLC, is to request an amendment to the existing El Cidro PAD with respect to Parcel 4 only. The proposed amendment builds upon the existing entitlements for Parcel 4 and revises the land use regulations and development standards to accommodate a mix of low and medium density single-family (detached and attached) and multi-family residential uses.

II. Description of Proposed PAD Amendment

El Cidro Ranch LLC has owned the Property since 2004. The Property is currently zoned PAD and comprises Parcel 4 of the larger El Cidro PAD, originally approved by the City in 2007 as Case No. 06-200-00015. The El Cidro PAD was subsequently amended eight times over the past 16 years, most recently in 2018. The El Cidro PAD currently designates the Property as “Low Density Residential 1”, which contemplates a residential density of 2.0 – 4.0 DU/Acre. This land use district was first established for the Property in 2007 when the El Cidro PAD was originally approved.

Due to the Property’s proximity to the future elevated SR303 Freeway and associated interchange (slated for construction by ADOT in 2026), there has been no interest in the market to develop the Property as “Low Density Residential 1” per the El Cidro PAD, as lower density residential uses are simply less desirable and largely incompatible with an adjacent elevated freeway facility. Additionally,

ADOT's ongoing design changes for this portion of SR303 now feature an even more elevated and extensive freeway at this location.

El Cidro Ranch LLC is therefore requesting an amendment of the El Cidro PAD, with respect to Parcel 4 only, to revise the Property's existing "Low Density Residential 1" land use district with three (3) separate land use districts termed "Low Density Residential 5" or "LDR5", "Medium Density Residential A" or "MDRA", and "Multi-Family Residential" or "MFR", each of which will include distinct development standards for the housing product types proposed for the Property as outlined in Section III below (the "PAD Amendment") (see **Exhibit 3 – Proposed Land Use Plan**). The requested PAD Amendment will facilitate the development of the proposed *Willow at El Cidro Ranch*, which will include three separate residential development units. Totalling approximately 463 residences, *Willow at El Cidro Ranch* will include a mix of single-family residences, single-family attached townhome units (alley-loaded), and multi-family units, all in conformance with the Property's existing "Neighborhood" General Plan land use designation. *Willow at El Cidro Ranch* will provide a compatible transition of both development height and intensity from the elevated SR303 Freeway on the north and west to the existing lower density residential uses to the east.

It should be noted that ADOT's official September 27, 2018 Final Noise Report Addendum recognized the permitting requirement threshold for El Cidro Ranch Parcel 4 had been met per FHWA approval for the SR303 Freeway, confirming that a sound wall is not required to be built by the property owner on the east side of the freeway adjacent to the Property. The residential uses proposed by *Willow at El Cidro Ranch* are contemplated in the use category assumed by ADOT for the Property in this noise study. A proposed El Cidro noise wall will be designed and built by ADOT and has already been recognized by the Federal Highway Administration as "planned, designed, and programmed" by ADOT.

The proposed PAD Amendment will establish uses and development standards for the Property based on those of the City's R1-4, R1-A, and MF-18 Residential Zoning Districts, establish design guidelines, and provide a conceptual development plan described in more detail in Section III below to guide future site plan approvals. This will give the City certainty as to how the requested PAD Amendment will be implemented on the Property.

III. Development Plan

Permitted Uses

Willow at El Cidro Ranch will be comprised of three (3) distinct land use districts representing the three (3) proposed housing product types. The permitted uses in these land use districts are all those uses allowed in the R1-4, R1-A, and MF-18 Residential Zoning Districts as set forth in **Table 1** below and in accordance with Article 3-2 of the City's Zoning Ordinance. Unless explicitly modified within this PAD Amendment, then the City's Zoning Ordinance prevails.

Table 1 – Permitted Uses

Land Use Districts	Permitted Uses
LDR5	R1-4
MDRA	R1-A*
MFR	MF-18

*Up to 15% of the units in MDRA may be detached.

Proposed Lot/Unit Size & Distribution

As depicted in **Exhibit 4 – Conceptual Development Plan**, *Willow at El Cidro Ranch* will include approximately 463 units, comprising a mix of single-family detached units, two-story single-family attached townhome units (alley-loaded), and three-story multi-family “stacked flats”. The community has been designed to be compatible with its proximity to the future elevated SR303 Freeway and associated interchange. The product type distribution currently contemplated for *Willow at El Cidro Ranch* is as outlined in **Table 2** below:

Table 2 – Proposed Product Type & Distribution

Land Use District	Product Type	% of Total Within District
LDR5	SF Detached	100%
MDRA	SF Attached Townhomes Units (Alley Loaded)	85 -100%
	SF Detached Townhomes (Alley Loaded)	0-15%
MFR	Multi-Family (Apartments/Stacked Flats)	100%

Proposed Development Standards

In order to accommodate the lot/unit sizes and housing product proposed for *Willow at El Cidro Ranch* (which are not currently contemplated in the El Cidro PAD), the development standards in **Tables 3 and 4** below are proposed to replace the “LDR1” development standards applicable to the Property as set forth in the El Cidro PAD (deviations are noted in **bold**):

Table 3 – Single-Family Development Standards

Land Use Districts	R1-4	LDR5	R1-A	MDRA
Underlying Zoning Districts		R1-4		R1-A
	City Standard	Amended PAD Standard	City Standard	Amended PAD Standard
Minimum Lot Area (sf)	4,500	4,000	2,800	2,400
Minimum Lot Width (ft.)	45	45	35	30
Minimum Lot Depth (ft)	100	90	80	80
Maximum Building Height (ft)	30	30	30	30
Maximum Building Coverage	60%	60%	75%	75%
Minimum Setbacks				
Front (ft) ^{1, 2}	10	10	10	10
Garage (ft)	20	20	20	20
Side (ft) ³	5	5	0	0
Total Sides (ft) ³	15	15 ⁵	0	0
Street Side (ft) ⁴	10	10	10	10
Rear (ft)	20	15	15	15
Open Space (% of Net Area)	15%	15%	15%	15%

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

² Setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet.

³ Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet.

⁴ Where a minimum 10-foot-wide landscape tract is provided, the typical side setbacks, rather than the 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.

Table 4 – Multi-Family Development Standards

Land Use Districts	MF-18	MFR
Underlying Zoning Districts		MF-18
	City Standard	Amended PAD Standard
Maximum Density (Du/Ac)	18	19.9
Minimum Lot Width (ft.)	200	200
Minimum Lot Depth (ft)	N/A	N/A
Maximum Building Height (ft)	30	40
Accessory building (ft)	12	12
Maximum Building Coverage	50%	50%
Minimum Setbacks ⁵		
Front (ft) ¹	30	30
Side (ft)	30	30
Total Sides (ft)	60	60
Street Side (ft) ⁴	30	30
Rear (ft)	30	30
Minimum Setbacks from SF Residential Zoning ⁵		
Building Height 20'	30'	30'
Building Height 20'-30'	50'	50'
Building Height > 30'	50' +5' for every 1' > 30'	50' +5' for every 1' > 30'
Recreation Open Space (SF/DU)	400	400
Private Outdoor Open Space (SF/DU)	60	60

Justification for Development Standards Deviations

- *30' landscape buffer measured to curb in MFR District (Staff Interpretation).*
 - The required 30' landscape buffer shall be provided in the MDRA District adjacent to the internal spine road. However, such buffer will be measured from back of the right of way and may include a detached sidewalk and view fence. A minimum buffer of 20' shall be

provided between the right of way and view fence. The entire buffer will be landscaped, satisfying the intent of the code requirement.

- *40' building height permitted in the MFR District.*
 - The future 303 alignment and planned elevated traffic interchange immediately adjacent to the MFR District warrants additional height at this location. The increased height will provide additional buffering for the single-family districts from the freeway and allows for additional opportunities for open space and amenities.
- *Minimum lot depth of 90 feet in the LDR5 District.*
 - Reducing the minimum lot depth by 10' in the LDR5 District promotes efficient use of the site. The lot size is compatible with homebuilder product that is common in the market and enables activation of more open space, including the enhanced trail corridor along the eastern perimeter. This also enables a larger buffer for the County RU-43 residences to the east.
- *Minimum lot area of 4,000 square feet in the LDR5 District.*
 - As described above, the 90' lot depth enables the development to include more active open space, including the proposed 60' wide trail on the eastern perimeter of the Property. The single-family residential component of *Willow at El Cidro Ranch* provides more than double the City's minimum required open space with 4.8 acres of open space, including 1.8 acres of active open space. The proposed lot sizes enable home builders to deliver a product with demand in the market while encouraging community activation.
- *Minimum rear setback of 15 feet in the LDR5 District.*
 - Reducing the rear setback by 5' will allow for optimal land use by maximizing the buildable area of the site. Given the overall site constraints as a result of the Loop 303 alignment and the desire to provide outdoor amenities, the minor setback reduction allows for additional units of an in-demand residential housing product. This not only helps maintain affordability but allows for more housing to meet the increasing demand in this area.
- *Minimum lot width of 30 feet in the MDRA District.*
 - Reducing the minimum lot width by 5' in the MDRA District promotes efficient use of the site. The lot size is compatible with homebuilder product that is common in the market and enables activation of more open space. The MDRA District of *Willow at El Cidro Ranch* will include 5.5 acres of open space, including 2.1 acres of active open space.
- *Minimum lot area of 2,400 feet in the MDRA District.*
 - With 30' lots being compatible with in-demand homebuilder product, allocating additional square footage to open space and amenities encourages outdoor activity and community activation. As described below, the single-family residential component of *Willow at El Cidro Ranch* provides more than double the City's minimum required open space. This creates an attractive community with a variety of housing options.

Conceptual Open Space & Amenities (Overall)

Willow at El Cidro Ranch will significantly exceed the City's minimum 15% open space requirement for single-family residential development, providing at least 10.3 acres or 39% of the single-family development units (Parcels B and C) as open space. **See Exhibit 5, Conceptual Open Space Plan.** Abundant open space and amenity programming will be central design features for each development unit within this community. As shown on **Exhibit 6 – Conceptual Landscape Plan**, the single-family

portion of the project will include two park amenity areas, ensuring that all residents have convenient walkable access to a variety of open space and amenity opportunities.

- Parcel B will have a total of 1.8 acres of usable open space.
- Parcel C will have a total of 2.1 acres of usable open space.
- Additionally, *Willow at El Cidro Ranch* will have a continuous open space buffer around the perimeter of the project, accessible to both the single-family and multi-family portions of the project. This open space buffer will have a minimum width of 50' on the western boundary, 30' on the northern boundary, and 60' on the eastern boundary. The southern boundary is adjacent to the 100' wide powerline easement corridor which will be developed as an open space area by the development to the south. Additionally, the open space buffer on the northern, western, and eastern perimeters will feature a continuous pedestrian pathway that will connect to the pathway in the powerline corridor to the south, thereby creating a 4.8-acre trail corridor with a nearly 1-mile (4,440 LF) pedestrian trail loop for all residents of *Willow at El Cidro Ranch* to enjoy. This perimeter open space buffer will also serve to provide proper screening and buffering from the adjacent land uses. The trail on the western perimeter will also be available for use by the public with access from the powerline easement trail.

Conceptual Open Space & Amenities (Multi-Family)

The multi-family portion of *Willow at El Cidro Ranch* will separately satisfy the City's open space requirements for multi-family residential uses. In addition to having full access and connectivity to the overall community open space amenities outlined above, the multi-family portion of the project will have its own exclusive park amenity area.

- The Multi-Family Common Area will feature a minimum of 2.1 acres of activated open space and will include a community pool and cabana facility, a clubhouse, and turf activity. The Multi-Family Common Area, combined with the non-programmed open space within the multi-family portion of the project, will total 6.2 acres or approximately 270,072 SF in size (664 SF/DU), thereby significantly exceeding the 400 SF per DU required by the MF-18 development standards for the 312 proposed units.
- Additionally, each of the multi-family units will have a private outdoor open space area of at least 60 SF per DU. This private outdoor open space will be provided in the form of private patios for ground-level units and private balconies for 2nd and 3rd level units.

Pedestrian Connectivity

Willow at El Cidro Ranch is intended to promote excellent internal walkability and connectivity consistent with a more urban environment feel. To that end, the following measures illustrated on **Exhibit 7 – Pedestrian Connectivity Plan** have been implemented:

- As noted above, a nearly 1-mile pedestrian trail has been created in the open space buffer around the north, west, and east perimeters of the project and connecting to the trail in the powerline corridor to the south.
- A minimum of 6 pedestrian connections have been provided from the interior of the project out to the perimeter trail loop.

- The main park amenity areas within the project are connected and accessible to the residents via a series of pedestrian pathways and street sidewalks.

Parking

Multi-Family District

The MFR district will provide a total of 590 parking spaces, which exceeds the required minimum of 587 spaces based on applicable parking ratios for multifamily development. A minimum of 2% of the required parking spaces will be reserved for handicap parking and 2 spaces shall be van accessible. Guest parking in the MFR district is provided per minimum City Standards.

MDRA District

For the MDRA district, guest parking spaces have been included near the centralized amenity areas and can also be accommodated with on-street parking and in the individual unit driveways. Parking will meet minimum City standards.

Entry Monumentation

Entry monumentation welcoming visitors and residents to *Willow at El Cidro Ranch* will be provided at the two main entrances to the community off of Cotton Lane and Lower Buckeye Road and will be designed to be consistent and appropriate for the character of the area. Entry monumentation will conform to the City standards as outlined in Article 7 of the Zoning Ordinance.

Walls & Fencing

Project walls and fencing for *Willow at El Cidro Ranch* have been strategically located to provide the appropriate balance of privacy, security, and view opportunities within the project itself and with its relationship to the surrounding community. Perimeter walls constructed along the boundaries of the Property will complement the overall themes established within the West Goodyear area and will provide a complementary transition between the existing El Cidro developments theme wall.

Additionally, perimeter walls constructed along the boundaries of the Property will, where possible and practical at locations such as project entrances, incorporate cobblestone wall pillars with end caps and/or other agrarian elements and desert/natural colors. *Willow at El Cidro Ranch* will feature primarily solid perimeter walls on the north, east, and west boundaries to provide privacy and security, with partial view wall provided along the southern boundary, thereby enhancing the visual connectivity with the open space corridor to the south (see **Exhibit 8 – Conceptual Site Wall & Street Sections Exhibit**).

Design Requirements

Willow at El Cidro Ranch will implement at least the minimum required number of design elements from the list of options in **Table 5** below:

Table 5 – Additional Design Elements

Land Use Districts	LDR5	MDRA
Amenity Elements (Required)	(1)	(1)
Adjacent to Community Amenity		
Additional Open Space		
Additional Internal Park Amenities		
Integrated Commercial		
Additional Amenities		
Connectivity Elements (Required)	(2)	(2)
Infill Development		
Limited Subdivision Perimeter Walls		
Trail System Connections		
Smaller Blocks		
Lot Diversity		
Additional Connectivity Elements		
Streetscapes Elements (Required)	(3)	(1)
Additional Front Setbacks		
Detached Sidewalks		
Shared or Clustered Driveways		
Alley-Loaded		
Open Space Facing Homes		
Porches & Courtyards		
Paving Material		
Deep Recessed Garages		
Additional Streetscape Elements		

El Cidro Ranch LLC or another future developer may elect to implement any of the additional design elements in **Table 5** above in order to meet the minimum required number for each land use district, and/or any other design elements that may be approved by the City's Zoning Administrator. Though not a comprehensive list, *Willow at El Cidro Ranch* currently anticipates implementing the following:

Amenity Elements

- Adjacent to Community Amenity – *Willow at El Cidro Ranch* is immediately adjacent to a powerline open space corridor that will be improved by the project to the south with a pedestrian trail to serve as a community amenity. *Willow at El Cidro Ranch* will connect its planned perimeter trail corridor to this community amenity, thereby providing a 1-mile trail loop (see **Exhibit 6 – Conceptual Landscape Plan**). This amenity element would apply to both single-family land use districts (LDR5 and MDRA).

- Additional Internal Park Elements – *Willow at El Cidro Ranch* shall provide Additional Internal Park Amenities in the Parcel B Open Space and the Parcel C Open Space as depicted in **Exhibit 6 – Conceptual Landscape Plan** (this amenity element would apply to both single-family land use districts (LDR5 and MDRA). Development of Parcels B and C may include amenities selected from the list below or comparable:
 - Benches
 - On-site parking
 - Trash Receptacle
 - Drinking fountains
 - Seating Nodes
 - Open Space
 - Internal Trails and Paths
 - Shade Structure
 - Shade Trees
 - Passive Turf Areas
 - Turf retention basin
 - Community garden
 - Botanical garden
 - Small Play Structure (ages 5-12)
 - Tot Lot (ages 2-5)
 - Interactive Water Play
 - Pool
 - Ramada/Built Shade
 - Fire Pit
 - Outdoor Dining and BBQ area
 - Dog Park
 - Splash pad
 - Exercise/Fitness Park
 - Crawl tunnel
 - Bocce ball court
 - Lawn Games
 - Tennis court
 - Basketball court
 - Baseball field
 - Bag toss
 - Soccer field
 - Bike parking
 - Activity/discovery trail
 - Turf/Sand Volleyball Court
 - Sport Court
 - Barbeque

Connectivity Elements

- Limited Subdivision Perimeter Wall – Except as may be modified to comply with applicable development standards and final platting, the design of the walls and fencing installed around the perimeter of *Willow at El Cidro Ranch* shall be consistent with the walls and fencing reflected in **Exhibit 8 - Conceptual Site Wall & Street Sections Exhibit**. Along the southern boundary of the project adjacent to the powerline/open space corridor, 100% of the project's perimeter wall will be partial view wall. This connectivity element would apply to the MDRA single-family land use district.
- Trail System Connections – As outlined in **Exhibit 7 – Pedestrian Connectivity Plan**, *Willow at El Cidro Ranch* is located immediately adjacent to the powerline open space corridor and trail on the project's southern boundary. The project will provide multiple pedestrian connections out to this trail, thereby creating a nearly 1-mile-long trail system along the perimeter of the project. This connectivity element would apply to both single-family land use districts (LDR5 and MDRA).
- Additional Connectivity Elements – As outlined in **Exhibit 7 – Pedestrian Connectivity Plan**, *Willow at El Cidro Ranch* shall provide a minimum of 6 pedestrian connections to the perimeter trail system (it should be noted that such connections may be gated and will not allow "pass-thru" pedestrian traffic from the surrounding community); pedestrian gates built in tandem with

vehicular entries shall count as one (1) pedestrian connection. This connectivity element would apply to both single-family land use districts (LDR5 and MDRA):

- Lower Buckeye Road & North Boundary Trail:
 - A minimum of one (1) pedestrian connection shall be designed from the interior of the community out to the street sidewalk and/or pedestrian trail along the north boundary of the project, facilitating enhanced connectivity to the surrounding area.
- Cotton Lane & West Boundary Trail:
 - A minimum of three (3) pedestrian connections shall be designed from the interior of the community out to street sidewalk and/or pedestrian trail along the west boundary of the project, facilitating enhanced connectivity to the surrounding area. Additionally, a minimum of two (2) publicly accessible, shaded seating areas shall be provided along the trail.
- Southern Powerline Open Space & Trail Corridor:
 - The perimeter trail on both the east boundary and the west boundary will connect to each end of the existing trail within the powerline open space corridor to the south of the project, thereby creating the 1-mile perimeter trail loop that can be utilized by Willow at El Cidro Ranch residents.

Streetscape Elements

- Alley-Loaded – The housing product proposed for the MDRA land use districts will be alley-loaded.
- Porches & Courtyards – 100% of MDR Homes shall have a front porch or courtyard with at least 50% of the homes having a covered front porch that is at least 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.

IV. Design Guidelines

The required design guidelines for *Willow at El Cidro Ranch* will be in general conformance with the single-family residential requirements of Chapter 2 and the multi-family residential requirements of Chapter 3 of the City of Goodyear Design Guidelines, except as modified by the following:

Single-Family Residential Subdivision Design – Lot & Tract Design

3.A(1)(h) *Corner lots are encouraged to be at least ten (10) feet wider than interior lots to accommodate housing product and street side setbacks.*

Corner lots at *Willow at El Cidro Ranch* will either be 10 feet wider than interior lots or located adjacent to a minimum 10-foot-wide landscape tract.

Architectural Form – Building/Garage Orientation

3.B(1)(a) *Garages should be designed and located to reduce the visual impact of garage doors along street frontages. A mix of garage orientations (i.e., significantly recessed front facing, side entry, tandem) shall be provided.*

Willow at El Cidro Ranch will not offer any floorplans with side-entry garage plans. The single-family attached residential product will be alley-loaded which has no garages on the front of the homes. Garages on the non-alley-loaded product will be recessed from the livable portion of the homes.

Architectural Form – Architectural Design

3.B(2)(b) *The front door of the home shall be clearly visible from public view (i.e., from the front portion of the lot).*

The front door shall be visible from public view in all cases. For alley-loaded townhomes, the front door will either face street right-of-way or an open space tract and will therefore be visible from public view despite not being located on the front portion of the lot.

3.B(2)(u) *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').*

The homes offered at *Willow at El Cidro Ranch* will meet the minimum size requirement of the outdoor patio, but in order to allow more natural light into these areas the outdoor patios will not be covered.

Multi-Family Residential Design – Architectural Guidelines - Building Scale & Height

3.B(1) *Multi-story buildings (exceeding two stories) shall step up and back from the street and adjacent properties. Incorporate a tiered design with one or two-stories in the front and increasing to multiple stories in the rear where appropriate.*

The multi-story buildings in the MFR land use district of *Willow at El Cidro Ranch* will not step up and back from the street and adjacent properties. In this case, the MFR portion of the project is located immediately adjacent to the future SR303 Freeway and Lower Buckeye Road interchange and is additionally buffered from these facilities by a 50'-wide landscape setback. Creating a step up/back from such a condition is unwarranted and unnecessary. The rest of the project's housing product is expected to include primarily two-story product, thereby further eliminating the need to step up/back the buildings.

The multifamily buildings are separated from the single-family residential districts by a public minor collector street with a 48' street section, bike lanes, and detached sidewalks. Combined with the landscape buffers there will be adequate separation to avoid any stark height contrasts between development areas, while also providing a buffer for the single-family development units from the freeway.

V. Proposed Housing Product

Although not the subject of this current request, we understand the housing product proposed for *Willow at El Cidro Ranch* is important to an overall assessment and review of the development. As previously indicated, El Cidro Ranch LLC is currently contemplating three distinct product types for this community: single-family detached units, single-family attached townhome units (alley-loaded), and

three-story multi-family stacked flats, in order to create a range and diversity in housing product offerings (see **Exhibit 9 – Sample Project Imagery**):

- The single-family detached units proposed for the LDR5 land use district will primarily be a two-story product on a 45' x 90' lot. This product series will range in size from approximately 1,300 SF to 2,200 SF and feature 2 car garages plus a full-length driveway.
- The single-family attached townhome units (alley-loaded) proposed for the MDRA land use district will be a two-story product on a 30' x 80' lots which include a minimum 10' rear yard, largely put together in 4-unit buildings. This product series will range in size from approximately 1,200 SF to 2,020 SF and feature two-car garages plus a full-length driveway. In order to accommodate a variation on product and limit long blocks of units. Up to 15% of the overall MDRA units may be a single-family detached townhome.
- The multi-family product proposed for the MFR land use district will consist of three story stacked flats with units ranging in size from approximately 750 SF to 1,280 SF. Surface parking will be provided.

The provided sample housing products are intended to be purely conceptual and representative of architectural styles. Final housing designs shall be subject to Design Review and approval.

VI. Streets & Circulation

The main street through the project from the previously negotiated primary entrance locations from Lower Buckeye Road and Cotton Lane will utilize a 60' wide public minor collector street with a 48' wide street section, bike lanes, and detached sidewalks. The LDR5 district will utilize a 50' wide public local street with an approximately 33' wide street section and attached sidewalks. The MDRA section will utilize a 43' private local street with a 32' wide street section, parking on both sides of the street, and attached sidewalks. Finally, the alleys will utilize a 26' wide street section with no on-street parking allowed (see **Exhibit 8 - Conceptual Site Wall & Street Sections Exhibit**).

Willow at El Cidro Ranch will be easily accessible from the future SR303 Freeway. Primary access will occur at entries via either the Cotton Lane/SR303 Freeway frontage road or Lower Buckeye Road. It should be noted that no improvements are being required by the City to Cotton Lane or Lower Buckeye Road given the pending construction of the adjacent SR303 freeway and the interchange at Lower Buckeye Road.

VII. Public Utilities & Services

Water

Water service for *Willow at El Cidro Ranch* will be provided by the City. It is anticipated that the project will connect to the City's existing 24" water line in Lower Buckeye Road adjacent to the Property and will construct a new 12" water line from Cotton Lane through the Property.

Sewer

Sewer service for *Willow at El Cidro Ranch* will be provided by the City. It is anticipated that the project will connect to the City's existing 36" sewer line along Cotton Lane adjacent to the Property, which will ultimately discharge to the City's existing 157th Avenue WWTP.

Electric

Electric service for *Willow at El Cidro Ranch* will be provided by APS which has existing infrastructure adjacent to the Property.

Cable/Internet

Cable and internet service for *Willow at El Cidro Ranch* will be provided by Cox Communications or CenturyLink which have existing infrastructure adjacent to the Property.

Refuse & Recycling

Refuse and recycling services for *Willow at El Cidro Ranch* will be provided by the City. The City is already providing these services to the surrounding area.

Police, Fire & Emergency Services

Police, fire, and emergency services for *Willow at El Cidro Ranch* will be provided by the City. The City is already providing these services to the surrounding area.

Schools

Willow at El Cidro Ranch is located within the Agua Fria Union High School District (Desert Edge High School) and the Avondale Elementary School District (Copper Trails K-8). Additionally, there are a variety of charter school options in the area available to future residents. Anticipated student demand for *Willow at El Cidro Ranch* is outlined in **Table 6** below.

Table 6 – School Impact Analysis

School Type	Total Units	Student Ratio	Projected Students
Avondale ESD (K-8)	463	0.30/Lot	139
Agua Fria Union High School District	463	0.19/Lot	88
Total	463		227

VIII. Drainage & Retention

Willow at El Cidro Ranch is located within FEMA Flood Zone 'X' per FIRM Panel 04013C2145M, effective September 18, 2020. A relatively small amount of off-site drainage from the north, east and west will impact the Property. Drainage channels have therefore been planned within the landscape setbacks along the north, east and west boundaries of the project to convey this flow around the Property to its historical outfall, while also providing additional perimeter buffering from adjacent land uses.

Stormwater retention for *Willow at El Cidro Ranch* may include a combination of surface and underground retention, all in conformance with the City's requirements.

IX. Compatibility with Adjacent Properties

Willow at El Cidro Ranch is bordered by the future SR303 Freeway ROW and Lower Buckeye Road on the north, unincorporated Maricopa County residential properties to the east, the planned “Vita at El Cidro Ranch” residential development to the south, and the future SR303 Freeway ROW and Cotton Lane on the west (see **Exhibit 1 – Context Map** attached hereto).

It is important to note that the future SR303 Freeway adjacent to the Property will be significantly elevated, thereby making traditional, single-story residential uses impractical and undesirable at this location. The proposed project is therefore compatible with the planned SR303 Freeway and related interchange/frontage road infrastructure to the north and west, which also provides separation between the project and the traditional single-family residential uses on the other side.

In order to achieve compatibility with the SR 303 Freeway and existing and planned residential uses to the east and south, *Willow at El Cidro Ranch* has been designed with a transition of density and building height from north to south and west to east, with open space/landscape buffers provided along the northern and eastern boundaries (minimum 30’ wide) and the western boundary (minimum 50’ wide). There is an existing 100’ wide powerline open space corridor along the southern boundary.

The introduction of the elevated SR303 Freeway at this location will change the feel of the surrounding area, and El Cidro Ranch LLC believes that a new diverse residential community will be fully compatible with the surrounding area and will not have any adverse impacts to neighbors or the City as a whole. Rather, it will introduce a new and exciting diversity of housing options into an under-served sub-market of the City.

X. Compatibility with General Plan

Willow at El Cidro Ranch is compatible with the Property’s existing “Neighborhood” General Plan land use designation, which allows for a variety of single-family and multi-family residential uses. Further, *Willow at El Cidro Ranch* is consistent with the goals, objectives, and policies of the General Plan, including:

Goal GD-1: A compatible mix of land uses that fosters a quality community, with livable and safe neighborhoods, a healthy population, a strong economy, and a sustainable environment.

As indicated above, *Willow at El Cidro Ranch* responds to the pending extension of the SR303 Freeway adjacent to the Property by proposing a mix of diverse housing product options at a key location, while still maintaining compatibility with the surrounding community.

Goal GD-2: Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addressed the needs of existing and future residents and businesses.

- *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.*

Willow at El Cidro Ranch will construct all required infrastructure to support the project and pay development impact fees to the City for its fair share of additional public service needs that may be generated.

- *Objective GD-2-2: Focus new growth in the City's designated growth areas to effectively utilize resources, minimize operation and maintenance costs, and attract and effectively provide new services such as transit and entertainment opportunities.*

While not specifically located within a designated growth area, *Willow at El Cidro Ranch* is located along the pending extension of the SR303 Freeway where additional growth is expected to occur.

Goal GD-3: A connected community with a well-functioning roadway network of complete streets that meet the needs of its residents, workforce, and visitors.

- *Objective GD-3-1: Establish and maintain a well-functioning roadway network.*

Willow at El Cidro Ranch will be situated immediately adjacent to the SR303 Freeway extension and the interchange at Lower Buckeye Road, thereby providing a connected and well-functioning roadway network in the area for future residents.

- *Objective GD-3-2: Integrate land use planning with transportation planning efforts.*

As indicated above, *Willow at El Cidro Ranch* responds to the pending extension of the SR303 Freeway adjacent to the Property by proposing a mix of diverse housing product options at a key location, providing a transition of development intensity moving from the freeway southeast toward existing development.

Goal GD-5: A customer-centered, effective, and efficient system of public and private facilities and services for existing and future residents, businesses, and visitors.

- *Objective GD-5-1: Ensure infrastructure and services are available to meet the needs of new residents and workers and continue to meet the needs of the existing community.*

El Cidro Ranch LLC will work closely with the City to ensure that adequate City services and level-of-service will be available to the future residents of *Willow at El Cidro Ranch*. Further, key utility infrastructure adjacent to the project will be completed by El Cidro Ranch LLC.

Goal GD-6: An assured volume and reliable supply of affordable, high quality water resources that meet both current and future needs.

- *Objective GD-6-6: Commit to water conservation.*

Willow at El Cidro Ranch will implement water conservation methods in its landscaping and irrigations system designs. Plants shall be selected from the Low-Water-Use/Drought-Tolerant Plant List as detailed in the Official Regulatory List for the Phoenix Active Management Area Fourth Management plan.

Goal GD-7: A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environment.

- *Objective GD-7-3: Ensure the built (i.e., man-made) environment fosters safety.*

Willow at El Cidro Ranch will be designed to respond to this objective, incorporating appropriate street and open space lighting, as well as street design (i.e. centralized roundabout) that discourages speeding, in order to create a safe community.

Goal GD-8: A community that is sensitive and dedicated to preserving the unique nature and wildlife of the Sonoran Desert.

- *Objective GD-8-1: Utilize architecture and landscape that is compatible with the Sonoran Desert.*

BET Investments always considers the natural environment in the design of its communities. *Willow at El Cidro Ranch* will be no exception. Site architecture will be compatible with the elements of the Sonoran Desert, and landscape design will utilize vegetation that provides shade, color, and allow for the efficient use of water.

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.*

Willow at El Cidro Ranch will be a complete neighborhood, featuring a range of housing options, pedestrian and bicycle connectivity, abundant open space, amenities, and gathering places, all in close proximity to key transportation corridors that provide easy access to schools, retail and dining options, and future job centers.

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.*

Willow at El Cidro Ranch will offer three (3) different housing product options, ranging from a single-family detached product to a multi-family product, all in conformance with this objective. The home architecture will respond to current market trends and demands, both in terms of design and quality.

Goal CC-3: A parks, trails, open spaces, add recreational 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.*

Willow at El Cidro Ranch will provide internal parks, trails, and amenity areas in conformance with the policies outlined in the General Plan for the "Neighborhoods" land use category including, making them a focal point of the neighborhood in close proximity to all residents, providing excellent connectivity, and creating a sense of place where residents can play safely and interact socially.

Goal CC-7: A community with access to healthy eating and active lifestyle opportunities.

- *Objective CC-7-2: Promote a physically active community.*

Willow at El Cidro Ranch will feature an abundance of open space and recreational amenities, all connected to residents by pathways and sidewalks (including a nearly 1-mile-long trail loop), thereby helping to promote a more physically active community.

Goal ED-1: A resilient and diversified economy.

- *Objective ED-1-1: Encourage development to attract business to Goodyear that offer good wages and benefits and positively contribute to the community and economy.*

One essential aspect in the attraction of good jobs is the availability of an ample and educated workforce. *Willow at El Cidro Ranch* is designed to attract such residents to the City and provide them with desirable and affordable housing options.

Goal ED-3: An educated and healthy workforce.

- *Objective ED-3-1: Ensure a vibrant and prepared workforce.*

As indicated above, *Willow at El Cidro Ranch* is designed to attract the educated and prepared workforce desired by the City, both through diversity of residential product offerings and the numerous amenities throughout the community.

XI. Rezoning Evaluation Criteria

Willow at El Cidro Ranch responds to the rezoning evaluation criteria outlined in Section 1-3-1.D.3 of the City's Zoning Ordinance:

- 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;*

As outlined in Section X above, *Willow at El Cidro Ranch* is consistent with the goals, objectives, and policies of the General Plan, as well as the Property's existing "Neighborhood" General Plan land use designation. As noted previously, ADOT's pending construction of the SR303 Freeway is a new condition that influences the proposed *Willow at El Cidro Ranch* project.

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

The Property's physical and natural features are well suited for the proposed *Willow at El Cidro Ranch* project. The Property is generally flat, vacant, agricultural land which is ideally suited for this type of development. There are no significant existing natural or man-made features within or adjacent to the Property that would require preservation or significantly impact its development. As noted previously, *Willow at El Cidro Ranch* does respond to the proposed extension of the elevated SR303 Freeway adjacent to the Property by proposing a more compatible development plan than the one currently contemplated in the El Cidro PAD.

- 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;*

Willow at El Cidro Ranch will provide an appropriate transition of development intensity moving south and east from the pending elevated SR303 Freeway at the northwest corner of the Property. Consequently, El Cidro Ranch LLC believes that this new diverse residential community will be fully compatible with the surrounding area in terms of land use, density, traffic, aesthetics, infrastructure, environmental impacts, and 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;*

Given ADOT's pending construction of the adjacent elevated SR303 Freeway, the uses currently contemplated in the El Cidro PAD are no longer well-suited for the Property. *Willow at El Cidro Ranch* will provide an appropriate transition of development use and intensity moving south and east from the pending elevated SR303 Freeway at the northwest corner of the Property while still remaining compatible with the land uses in the surrounding area.

- 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;*

Willow at El Cidro Ranch responds to ADOT's pending construction of the elevated SR303 Freeway adjacent to the Property by offering new lifestyles, characters, and housing options to complement and enhance the existing neighborhoods and land uses in this area, while simultaneously providing an appropriate transition of development intensity. The proposed housing product types are in high demand and under supplied in this sub-market of the City.

- 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 outlined in Section VII above, the majority of the infrastructure and utilities required for the development of *Willow at El Cidro Ranch* are already in place adjacent to the Property. El Cidro Ranch LLC will be connecting to that existing infrastructure and making some improvements as required by the City. The required public services are already provided by the City in the immediate area. Also as noted in Section VII above, there are a variety of school options available in the surrounding area for the future residents of *Willow at El Cidro Ranch*.

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

As outlined in Section VII above, the majority of the infrastructure and utilities required for the development of *Willow at El Cidro Ranch* are already in place adjacent to the Property and the City is already providing the required public services in the immediate area.

- h. *General public's concerns;*

El Cidro Ranch LLC understands that the City will route this application to various stakeholders and the adjacent property owners will be notified. El Cidro Ranch LLC looks forward to discussing this project with neighbors in the surrounding area and highlighting the project's benefits and compatibility with the evolving development pattern in the area.

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

Willow at El Cidro Ranch responds to ADOT's pending construction of the elevated SR303 Freeway adjacent to the Property by offering new lifestyles, characters, and housing options to complement and enhance the existing neighborhoods and land uses in this area, while simultaneously providing an appropriate transition of development intensity. All infrastructure required to support the project will be constructed concurrently with it. It therefore promotes orderly growth and development consistent with the City's vision.

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.

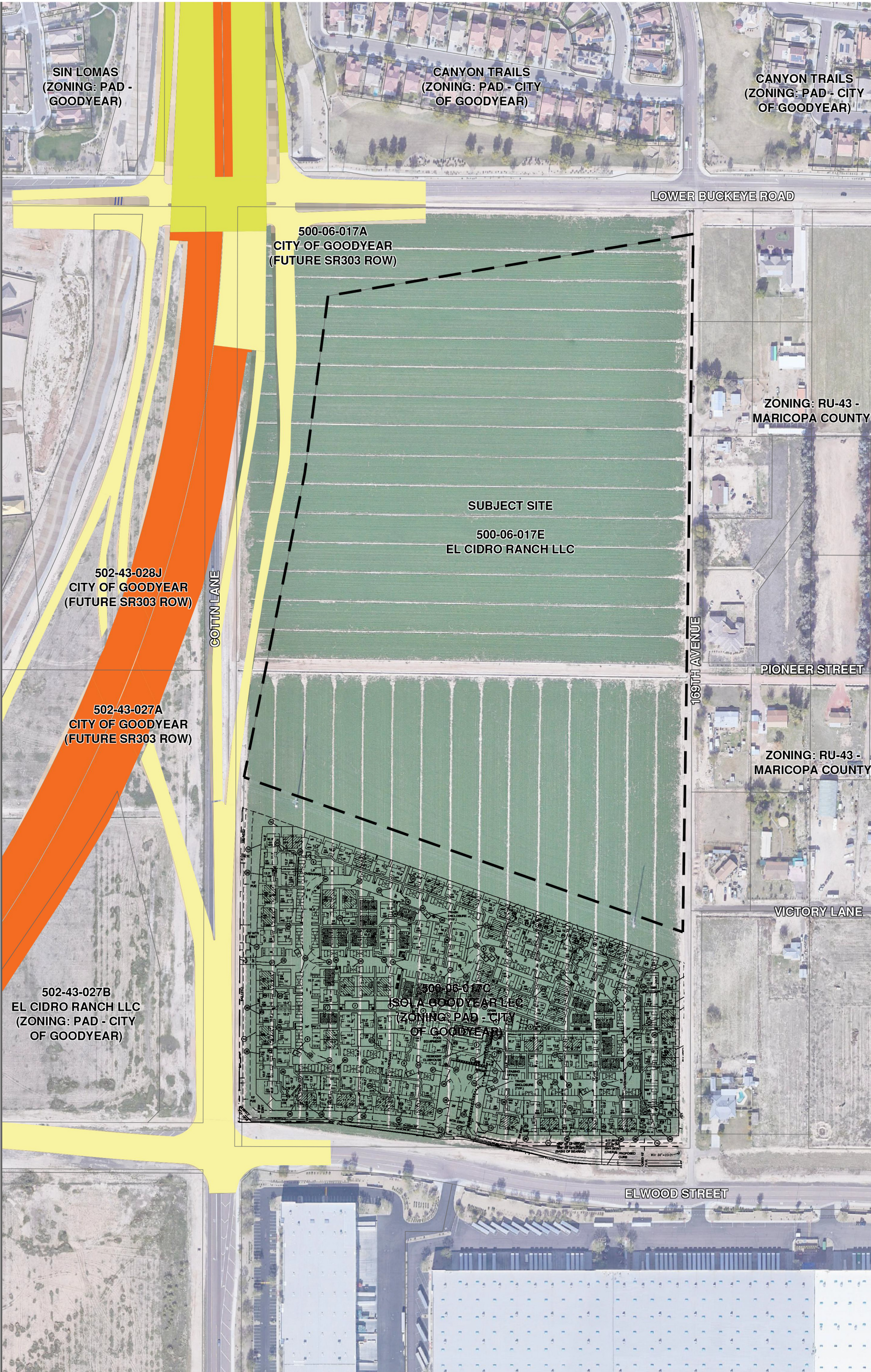
This application for *Willow at El Cidro Ranch* will have no adverse impact on the health, safety, or welfare of the citizens of the City or the general public.

XII. Conclusion

In summary, *Willow at El Cidro Ranch* will be a highly amenitized, diverse residential community, comprising a mix of single-family detached residences, two-story single-family attached townhome units (alley-loaded), and three-story multi-family units, all in conformance with the Property's existing "Neighborhood" General Plan land use designation. This sub-market of the City is under-served by housing product of this type and this request will help fill a need in the sub-market area. *Willow at El Cidro Ranch* is responsive to ADOT's pending construction of the elevated SR303 Freeway adjacent to the Property by offering new housing options to complement and enhance the existing neighborhoods and land uses in this area, while simultaneously providing an appropriate transition of development intensity.

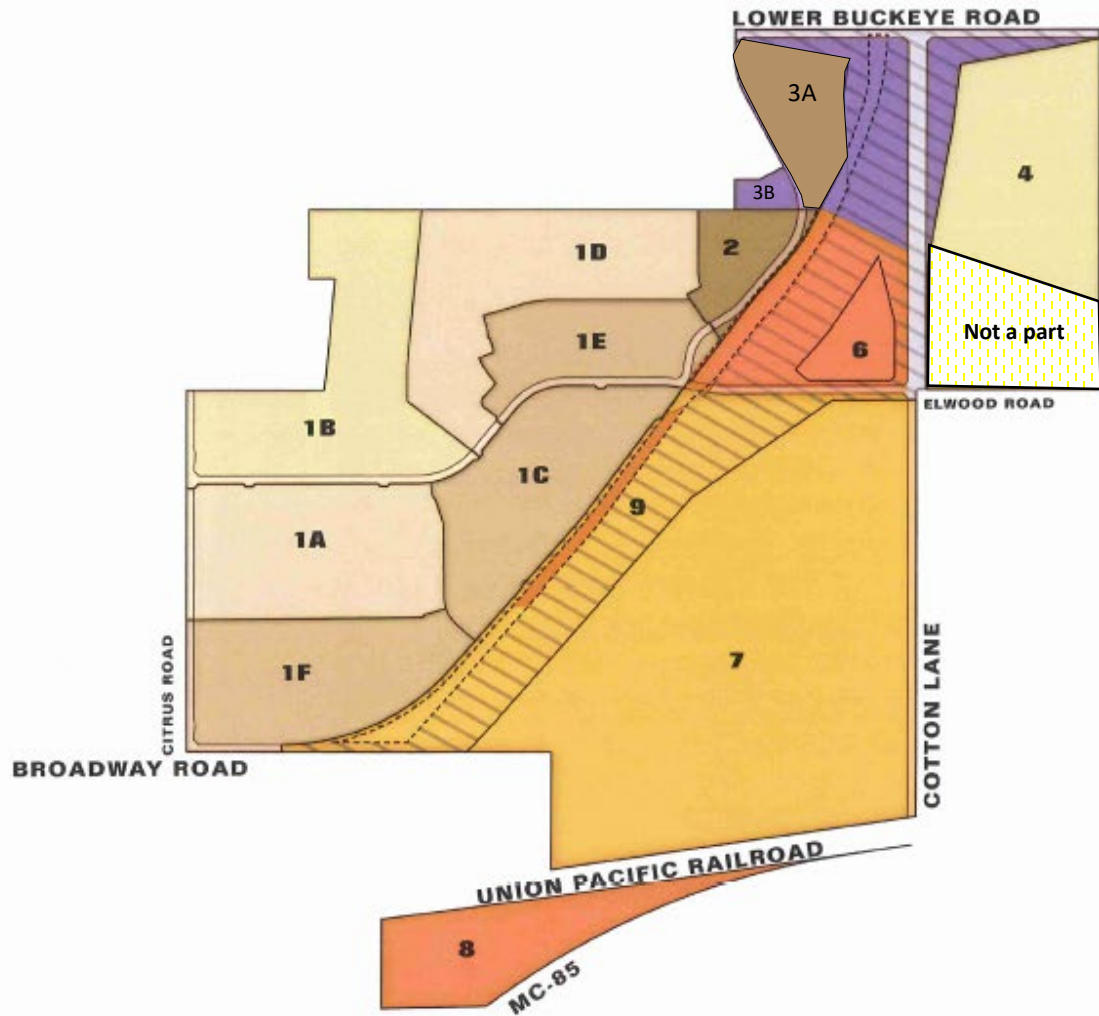
The proposed PAD amendment is compatible and appropriate for this location and is consistent with the Property's existing "Neighborhood" General Plan land use designation, as well as the overall goals and policies of the General Plan.

Exhibit 1 – Context Map



CONTEXT PLAN

Exhibit 2 – Existing El Cidro Land Use Plan



Legend

- LDR4
- LDR3
- LDR2
- LDR1
- Commercial
- Industrial
- Multi-Use
- Arterials/Collectors
- City of Goodyear Property
- Flood Control Channel

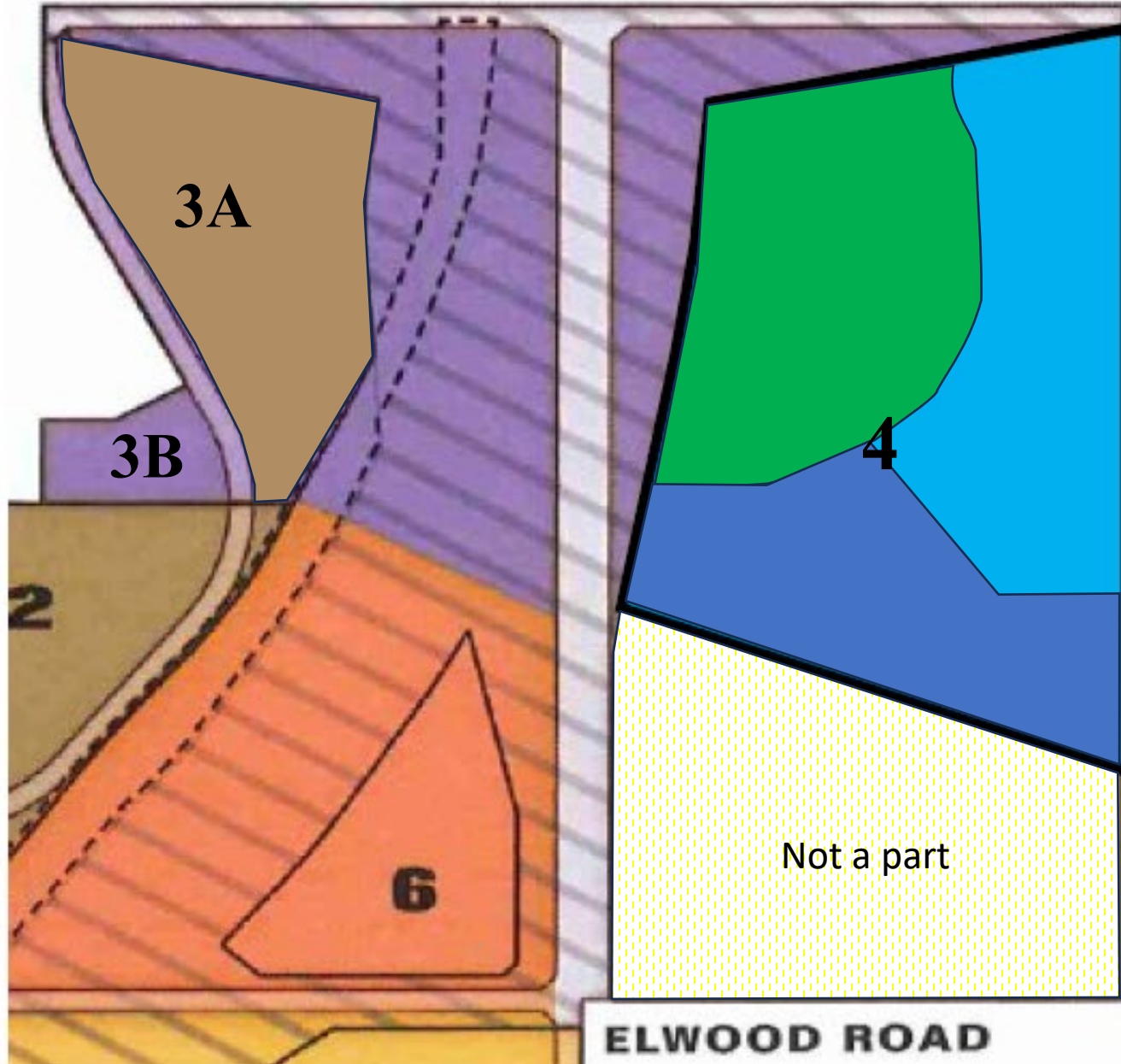
El Cidro

Land Use Plan

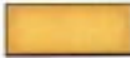


Exhibit 3 – Proposed Land Use Plan

LOWER BUCKEYE ROAD



Legend

	LDR4
	LDR3
	LDR2
	LDR1
	Commercial
	Industrial
	Multi-Use
	Arterials/Collectors
	City of Goodyear Property
	Flood Control Channel
	LDR5
	MDRA
	MFR

El Cidro

Proposed Land Use Plan

Exhibit 4 – Conceptual Development Plan

PRODUCT LEGEND	
	Multi-Family (3-Story Stacked Flat Apartments (24 units per Building))
	Multi-Family (3-Story Stacked Flat Apartments (24 units per Building))
	Alley Product (2-Story 4-Pack Townhouses)
	Alley Product (2-Story Single Family Homes)
	Single Family Detached (45' x 90')

LOWER BUCKEYE RD

PARCEL A
MULTI FAMILY
16.0 ACRES

PARCEL B
SINGLE FAMILY
53 LOTS
13.5 ACRES

PARCEL C
SF ATTACHED
12.9 ACRES

COTTON LN

PARCEL B - SINGLE FAMILY DEVELOPMENT TABLE

DEVELOPMENT AREAS AND DENSITY		
Area Description	Areas (ac.)	DU/Ac
Gross Area	13.5	3.9
PARKS AND OPEN SPACE		
Open Space Type	Areas (ac.)	% of Area
Park	1.0	7.0%
Trail Easements	2.2	16.3%
Other Open Space and Landscaping	1.6	11.9%
TOTAL OPEN SPACE	4.8	35%
UNIT DESCRIPTION AND COUNT		
Unit Description	Unit Count	
Single Family 45x90	53	

PARCEL C - SINGLE FAMILY ATTACHED DEVELOPMENT TABLE

DEVELOPMENT AREAS AND DENSITY		
Area Description	Areas (ac.)	DU/Ac
Gross Area	12.9	7.6
PARKS AND OPEN SPACE		
Open Space Type	Areas (ac.)	% of Area
Park and Pool	1.0	7.7%
Trail Easements	1.0	8.0%
Other Open Space and Landscaping	3.5	27.1%
TOTAL OPEN SPACE	5.5	43%
UNIT DESCRIPTION AND COUNT		
Unit Description	Unit Count	
Alley Units	98	

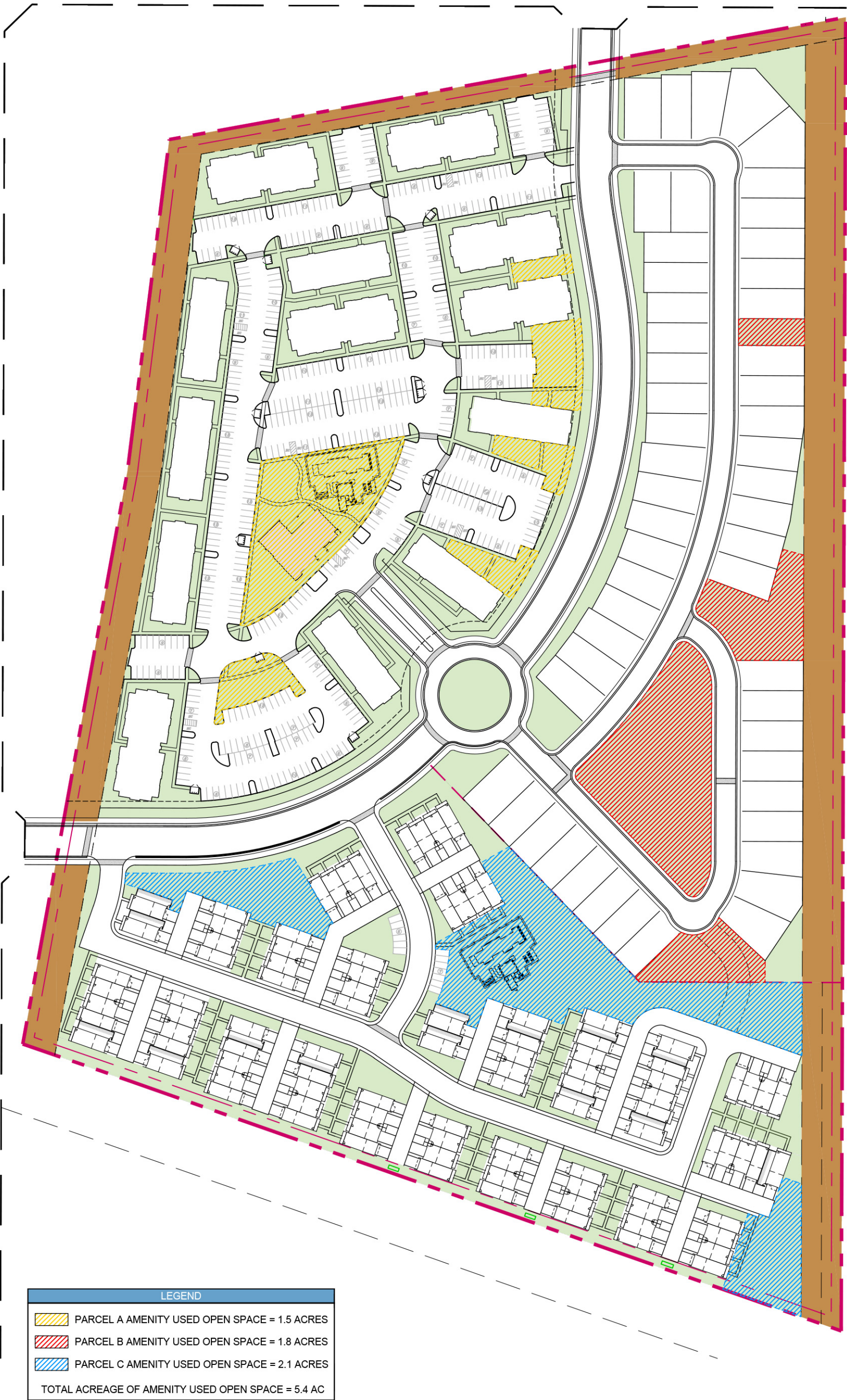
PARCEL A - MULTI-FAMILY DEVELOPMENT TABLE		
DEVELOPMENT AREAS AND DENSITY		
Area Description	Areas (ac.)	DU/Ac
Gross Area	16.0	19.5
PARKS AND OPEN SPACE		
Open Space Type	Areas (ac.)	% of Area
Park/Pool and Clubhouse	0.9	5.6%
Trail Easements	1.6	10.0%
Other Open Space, Amenities and Landscape Areas	3.8	23.6%
TOTAL OPEN SPACE	6.3	39%
UNIT DESCRIPTION, UNIT COUNT AND PERCENT OF UNITS		
Unit Description	Unit Count	% of Units
1 and 2 Bedroom Units	312	100%
TOTAL NUMBER OF UNITS	312	100%
PARKING REQUIRED		
Parking Required (Min. 9x 20)	Parking Stalls Per Unit	# of Parking Stalls Required
1 and 2 Bedroom Units	1.78	555
Guest Parking	0.1	32
TOTAL PARKING REQUIRED		587
Bicycle Parking Facility Credit(1)		-8
TOTAL PARKING PROVIDED	590*	

*2% of the total required parking spaces will be handicap parking for a total of 12 spaces (2 van accessible)
(1) Additional bicycle will be provided as needed, utilizing the credit for bicycle parking facilities in the City of Goodyear Zoning

PROJECT SITE DATA					
Parcel	Unit Count	Area (Gross ac.)	Du/ac	Open Space (OS)(ac.)	OS (%)
A	312	16.0	19.5	6.3	39%
B	53	13.5	3.9	4.8	35%
C	98	12.9	7.6	5.5	43%
Total	463	42.43	10.9	16.6	39%

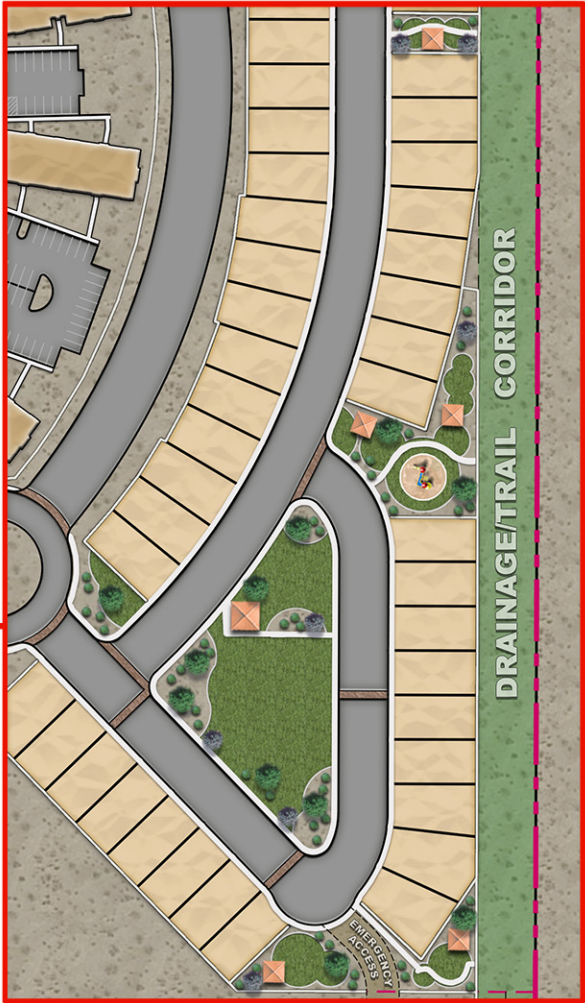
REZONE SITE PLAN

Exhibit 5 – Conceptual Open Space Plan

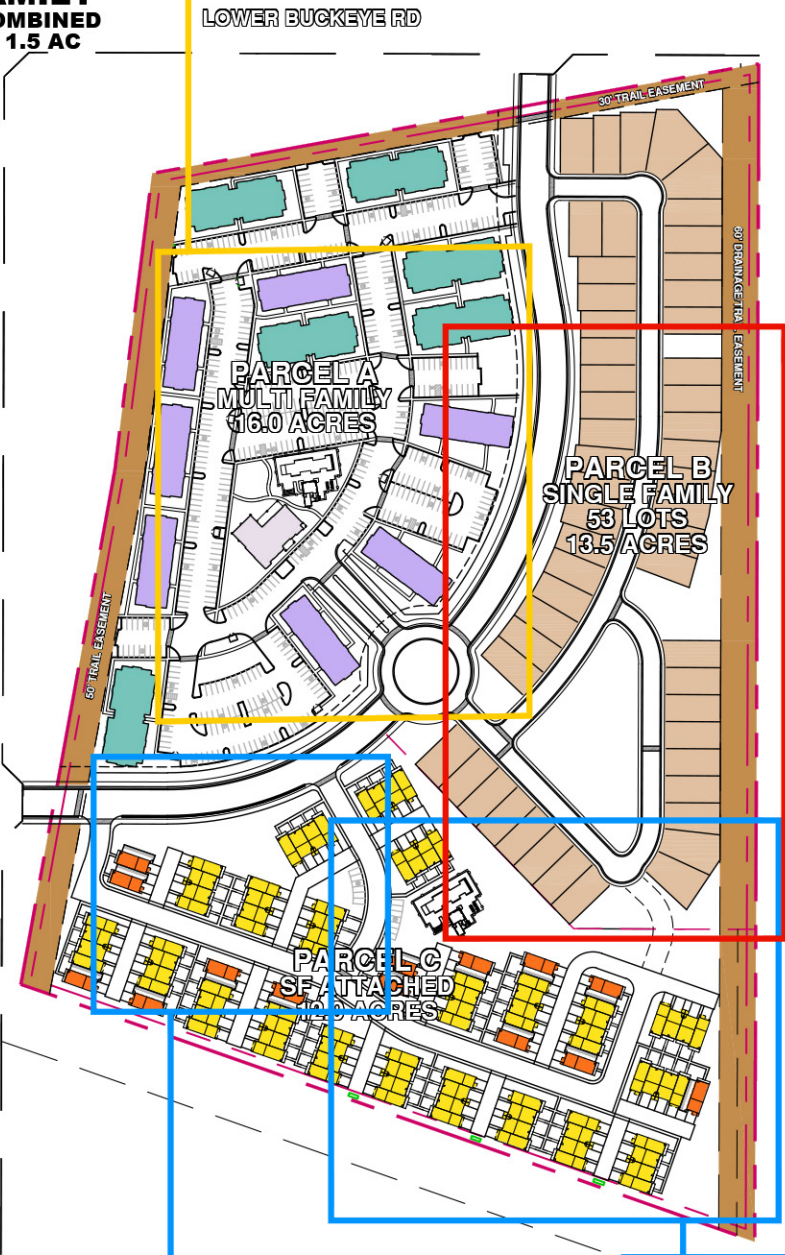
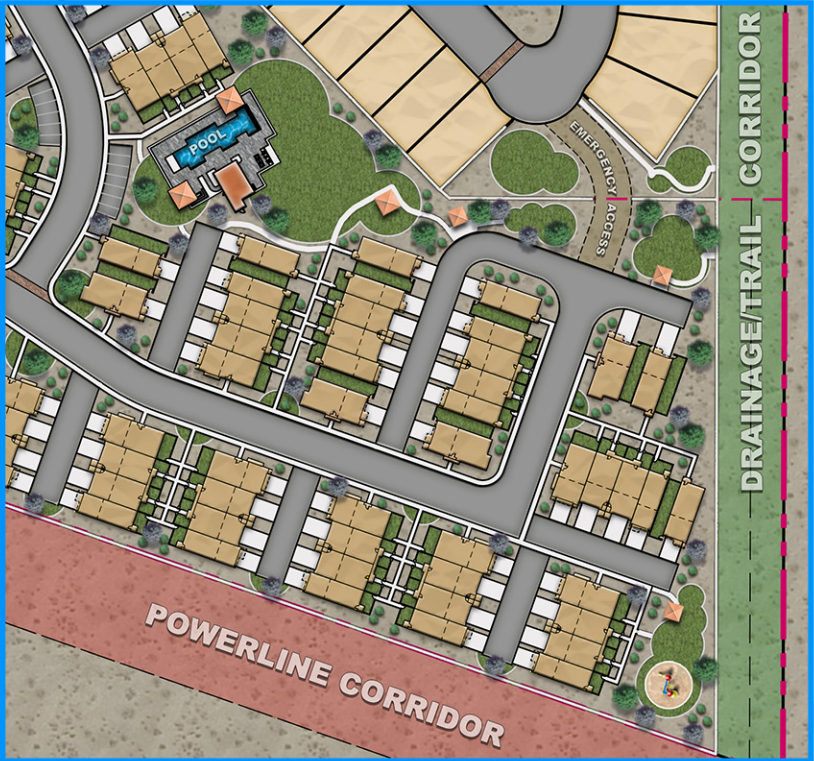


OPEN SPACE EXHIBIT

Exhibit 6 – Conceptual Landscape Plan



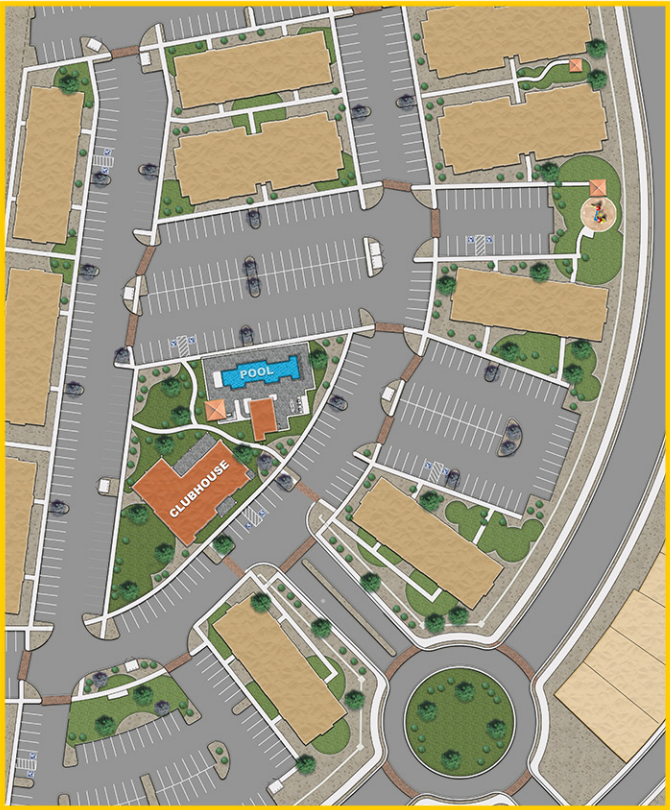
SINGLE-FAMILY
AMENITIES COMBINED TO APPROX. 1.7 AC



MULTI-FAMILY
AMENITIES COMBINED
TO APPROX. 1.5 AC



SINGLE-FAMILY ATTACHED
AMENITIES COMBINED TO APPROX. 2.2 AC



LOWER BUCKEYE RD

COTTON LN



HILGARTWILSON
HAS JOINED COLLIER'S ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535
F: 602.368.2436



0 100' 200' 400'
SCALE: 1" = 200'



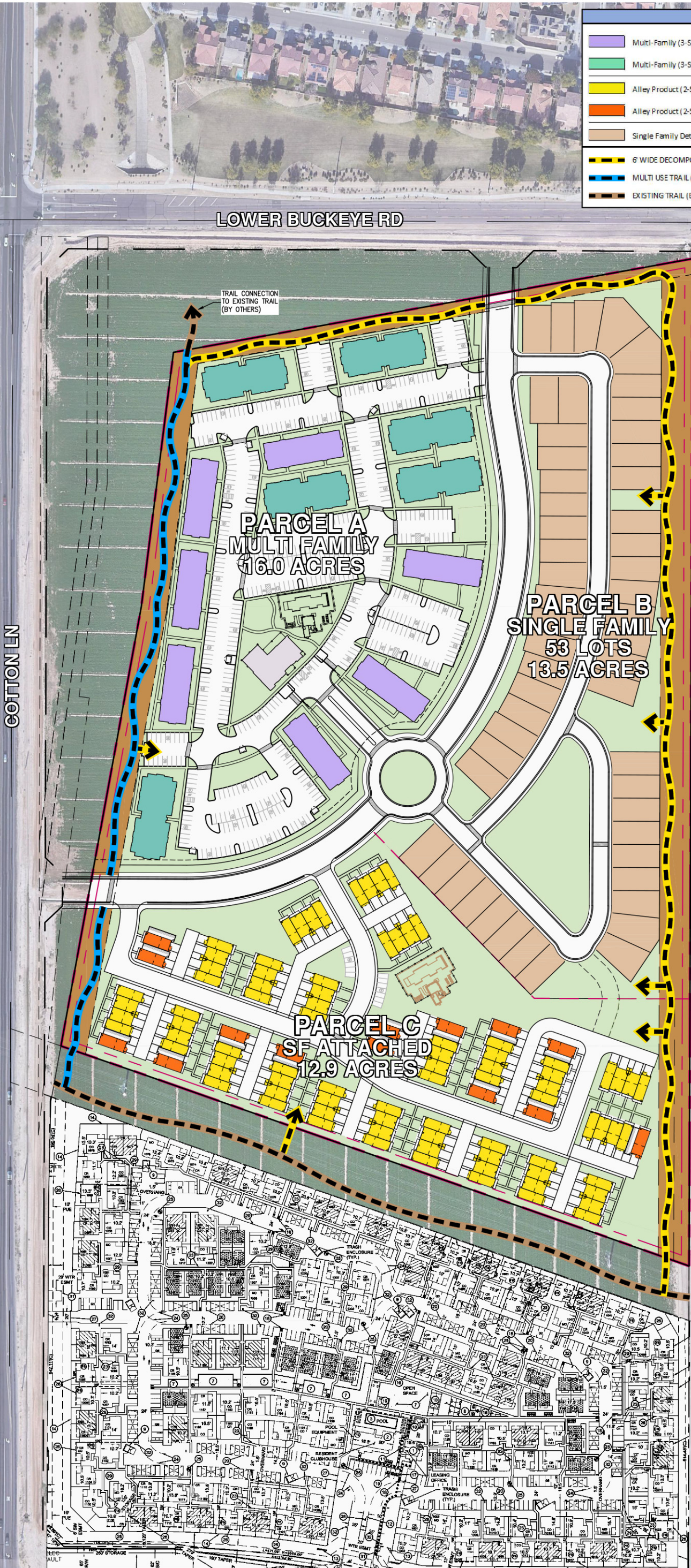
Building Better Lifestyles
A Better E. Title Company

WILLOW AT EL CIDRO RANCH
GODDEAR, ARIZONA
PAD - PLANNED AREA DEVELOPMENT

CONCEPTUAL LANDSCAPE EXHIBIT

Exhibit 7 – Conceptual Pedestrian Connectivity Plan

PRODUCT LEGEND	
	Multi-Family (3-Story Stacked Flat Apartments (24 units per Building))
	Multi-Family (3-Story Stacked Flat Apartments (24 units per Building))
	Alley Product (2-Story 4-Pack Townhouses)
	Alley Product (2-Story Single Family Homes)
	Single Family Detached (45' x 90')
	6' WIDE DECOMPOSED GRANITE TRAIL (PRIVATE)
	MULTI USE TRAIL (PUBLIC)
	EXISTING TRAIL (BY OTHERS)



LOWER BUCKEYE RD

PARCEL A
MULTI FAMILY
16.0 ACRES

PARCEL B
SINGLE FAMILY
53 LOTS
13.5 ACRES

PARCEL C
SF ATTACHED
12.9 ACRES

COTTON LN

TRAIL CONNECTION
TO EXISTING TRAIL
(BY OTHERS)

PEDESTRIAN TRAIL SYSTEM



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PHOENIX, AZ 85016
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F: 602.368.2436



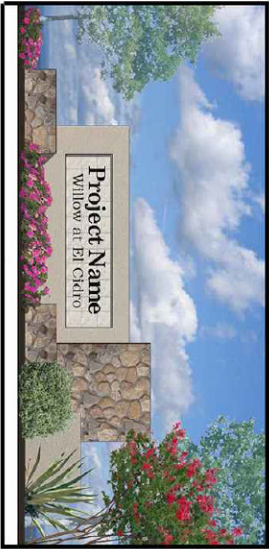
0 100' 200' 400'
SCALE: 1" = 200'



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WILLOW AT EL CIDRO RANCH
GOODYEAR, ARIZONA
PAD - PLANNED AREA DEVELOPMENT

Exhibit 8 – Conceptual Site Wall & Street Sections Exhibit



MONUMENT SIGN ELEVATION _____ N.T.S.

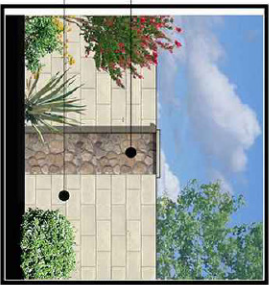


ENTRY GATE ELEVATION _____ N.T.S.



PAINTED METAL PICKET FENCE
MAXIMUM HEIGHT
PER CITY STANDARDS
36" HEIGHT

N.T.S.



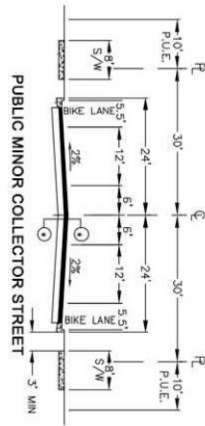
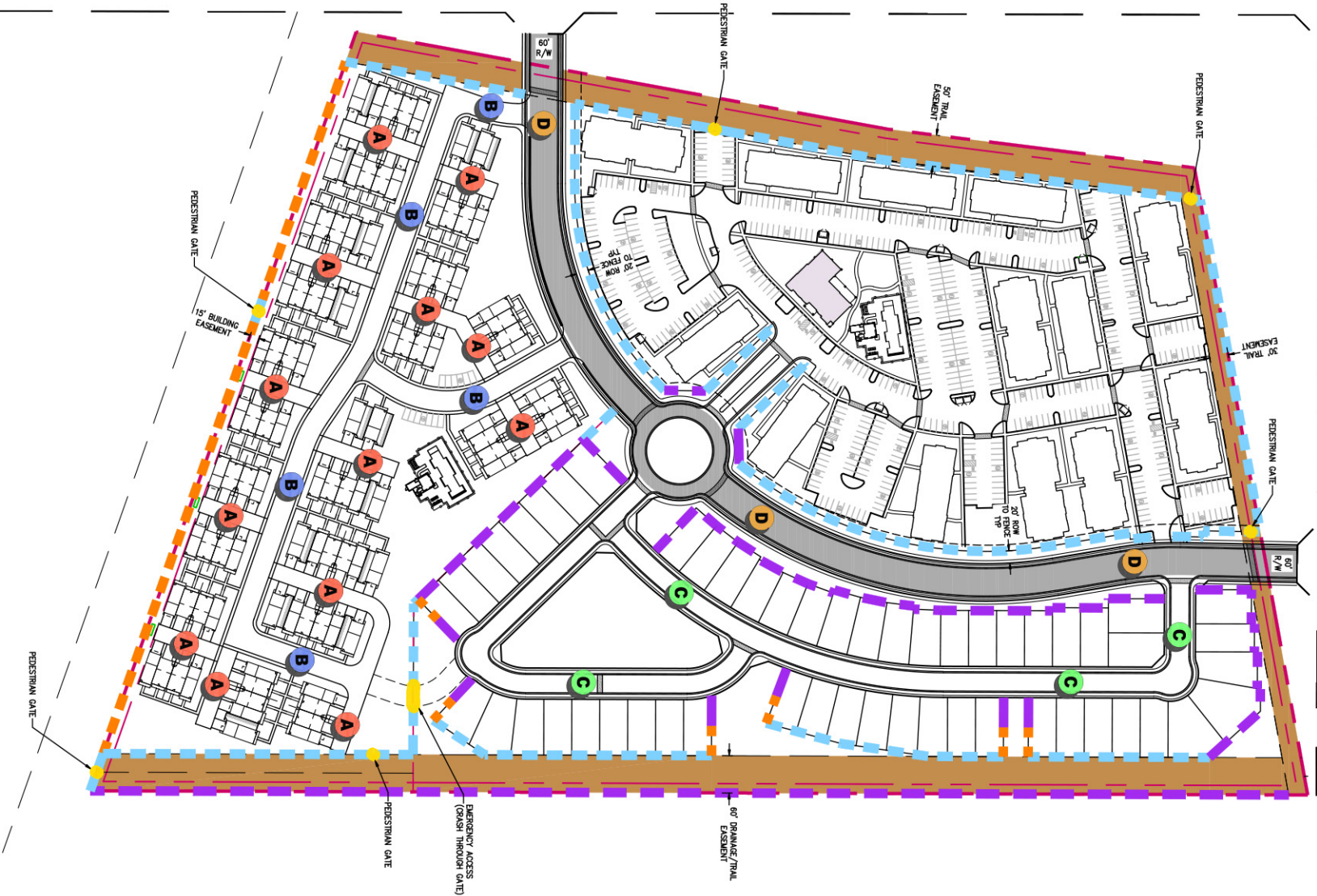
PAINTED CONCRETE BLOCK
MAXIMUM HEIGHT
PER CITY STANDARDS
36" HEIGHT

N.T.S.

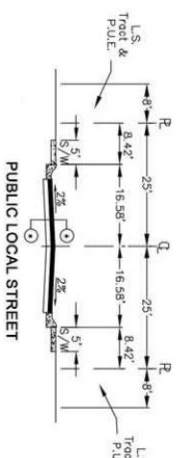


PAINTED METAL PICKET FENCE
MAXIMUM HEIGHT
PER CITY STANDARDS

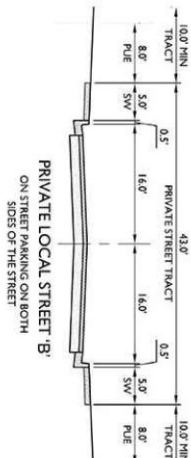
N.T.S.



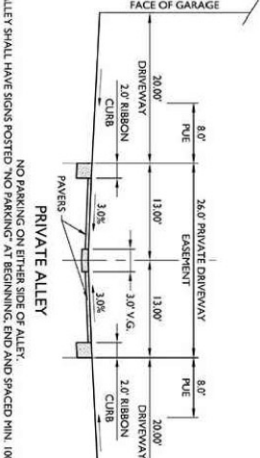
D



C



B



A

STREET TYPE SECTIONS _____ N.T.S.



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PHOENIX, AZ 85016
P: 602.490.0535
F: 602.368.2436



NOT
TO
SCALE



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A Bruce F. Toff Company

WILLOW AT EL CIDRO RANCH
GODDYEAR, ARIZONA
PAD - PLANNED AREA DEVELOPMENT

PERIMETER WALL AND STREET TYPE

Exhibit 9 – Sample Project Imagery



PARCEL A - MULTI-FAMILY



PARCEL C - SINGLE-FAMILY ATTCHED



PARCEL B - SINGLE-FAMILY

PROJECT IMAGERY

DISCLAIMER
FINAL HOUSING PRODUCT WILL BE SUBJECT TO SEPARATE
DESIGN REVIEW AND APPROVAL AND THAT ANY PROVIDED
PLANS ARE EXAMPLES ONLY OR ARCHITECTURAL STYLES.