

EL CIDRO

9th Amended
Planned Area Development

May 2024

1) PROJECT SUMMARY

This is the ninth amendment to the Planned Area Development (PAD) for El Cidro (hereinafter referred to as “Community” or “Project”). This amendment creates new land use districts for the 42.40 acres of land located east of Cotton Lane and north of the Western Area Power Administration power corridor parcel (4A, 4B and 4C on the Land Use Plan) (hereinafter referred to as “Willow at El Cidro”), modifies density for the entire Community, creates new standards for development within the Willow at El Cidro, clarifies that Vita at El Cidro (hereinafter referred to as “Vita at El Cidro”), adopted by Ordinance No. 2019-1446 is no longer within this PAD and also clarifies that BET Rail property (hereinafter referred to as “El Cidro Logistics 85”), adopted by Ordinance No. 2023-1598 is no longer a part of this PAD. This amended replaces the existing PAD and creates a single cohesive PAD which applies to the entire 583.33 acre El Cidro PAD. The Project is envisioned to be a master planned community with a diversity of residential product types; commercial, shopping, employment and retail sites; and a network of trails, parks and open space.

2) PURPOSE AND INTENT

El Cidro is bordered roughly by Lower Buckeye Road on the north, the 169th Avenue alignment on the east, the Broadway Road alignment, the Union Pacific Railroad, Elwood Street and the Western Area Administration power corridor on the south, and Citrus Road on the west (see Figure 2 – **El Cidro Land Use Plan**).

This PAD document is intended to provide the allowable land uses and regulatory zoning provisions to guide the implementation of project design for El Cidro through the plan review and development permit process in accordance with the provisions of the City of Goodyear, Arizona Zoning Ordinance (the “Zoning Ordinance”). All administration and procedures shall adhere to Article 1, Article 2, Article 4 and Article 6 of the Zoning Ordinance and other applicable city, state, and federal requirements. In the event of a conflict between the provisions of this document and the Zoning Ordinance, the provisions of this PAD shall prevail.

The following sections include the uses, regulations, and development standards related to residential development and will apply to the various land use districts identified herein. The intent of these standards is to ensure a high-quality built environment while providing flexibility over time without compromising the mutually-agreed upon goals between the City and El Cidro and overall design intent for El Cidro.

Table 1
Land Use Table

Land Use	Underlying Zoning District	Parcel	Primary Land Use	Alternative Land Use
LDR1	R1-6	1B	Residential	
LDR2	R1-6	1A	Residential	
		1D	Residential	PFD
LDR3	R1-4	1C	Residential	
		1E	Residential	
		1F	Residential	
LDR4	R1-4	2 3	Residential	
MU	R1-4, C-2, C-O	3B	Residential	
MFR	MF-18	4A	Residential	
LDR5	R1-4	4B	Residential	
MDRA	R1-A	4C	Residential	
Not a Part	Not a Part	5	Not a Part	
COM	C-2	6	Commercial	
IND	I-2	7	Industrial	
Not a Part	Not a Part	8	Not a Part	
FRE	R1-4, C-2, C-O, I-2, R1-4, R1-A, MF-18	9	Freeway	

Note: The MDRA portions of Parcel 4 Land Uses shall be further governed by the Medium Density Residential Attached (MDRA) District Development Standards and Design Guidelines and the MFR portions of Parcel 4 Land Uses shall be further governed by the Multi-Family Residential (MFR) District Development Standards and Design Guidelines.

Alternative Land Uses:

Multi-Use (MU):

The City and the developer recognize that the presence of the future Loop 303 makes it difficult to plan the development of certain parcels within the project, the most problematic being Parcel 3B. In order to provide the developer with flexibility and the ability to development the Parcel in accordance with market demands, Parcel 3B shall be designated as Multi-Use. This Multi-Use designation will allow for a variety of uses, including residential, commercial and office.

Residential development within the MU parcel shall be in accordance with the LDR4 residential standards described herein.

Commercial development within the MU parcel shall be in accordance with the commercial standards described herein.

Office development within the MU parcel shall be in accordance with the City's C-O zoning district standards in effect at the time of site plan submittal.

In the event a use for the MU parcel is permitted both within the City's C-O zoning district and the City's C-2 zoning district, then the City's C-2 zoning district development standards shall apply.

Potential Location of Arizona State Route 303 Loop (FRE):

There is one parcel (Parcel 9) owned by the City of Goodyear that is the potential location for the future Loop 303 consisting of 103.37 gross acres. In addition to being identified as potential right-of-way for the future Loop 303, this parcel is designated as land use district FRE, which allows the parcel to be developed under a variety of underlying zoning district. Note the total acreage for Parcel 9 also includes the Flood Control channel property within Parcel 9.

3) PAD DEVELOPMENT PLAN AND UNDERLYING ZONING

All permitted uses, development standards, design guidelines, landscape standards, sign regulations, and lighting regulations shall be governed by the underlying zoning district for the applicable land use district, except as expressly modified by this PAD. Provisions not contemplated or expressly stated in the PAD shall meet the underlying zoning district requirements.

Below are the PAD land use districts and the underlying zoning district(s):

- LDR1: R1-6, Single-Family, except as expressly modified by this PAD.
- LDR2: R1-6, Single-Family, except as expressly modified by this PAD.
- LDR3: R1-4, Single-Family, except as expressly modified by this PAD.
- LDR4: R1-4, Single-Family, except as expressly modified by this PAD.
- LDR5: R1-4, Single-Family, except as expressly modified by this PAD.
- MU: R1-4, Single-Family, C-2, General Commercial, C-O, Commercial Office, or PFD, Public Facilities District except as expressly modified by this PAD.
- FRE: R1-4, Single-Family, C-2, General Commercial, C-O, Commercial Office, or I-2 General Industrial, except as expressly modified by this PAD.
- MDRA: R1-A, Single-Family, except as expressly modified by this PAD.
- MFR: MF-18, Multi-Family, except as expressly modified by this PAD.
- COM: C-2, General Commercial, except as expressly modified by this PAD.
- IND: I-2, General Industrial, except as expressly modified by this PAD.

4) DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The following sub-sections introduce and define the uses, regulatory standards, and development standards specifically designed to implement each of the PAD land use districts. The land use districts establish a unique set of standards and design guidelines which will govern the regulatory development process during the multi-year implementation of the PAD. In the event of a conflict between the provisions of this document and the Zoning Ordinance

of the City of Goodyear, Arizona (“Zoning Ordinance”), the provisions of the PAD shall prevail.

I. Low-Density Residential (LDR) District Development Standards and Design Guidelines:

A. Intent

- The LDR land use districts offer a range of single-family housing opportunities disbursed throughout the Project. The Low-Density Residential land use districts are LDR1, LDR2, LDR3 and LDR4, and LDR5.

B. Underlying Zoning Districts for the LDR land use districts set forth in Table 1 and are either

- R1-6
- R1-4

C. Uses

- All uses shall be governed by the underlying R1-6, and R1-4 zoning district, except as modified below:
- Additional Principal Permitted Uses:
 - A portion of Parcel 1D (land use district LDR2) may be developed as part of a Public Facilities District (PFD). In the event a portion of Parcel 1D is used to develop a PFD, it shall be in accordance with the City’s PFD zoning district standards in effect at the time of the site plan submittal. The Public utility facility shall serve the immediate area, excluding office facilities and maintenance yard and shall not exceed an acre in size; and

D. Design Guidelines

- Residential subdivision and residential home design shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code) except as modified by this PAD.

E. Development Standards

- The following development standards will apply to the LDR land use districts:

Table 2
LDR Development Standards

Land Use Districts	LDR1	LDR2	LDR3	LDR4	LDR5
Underlying Zoning Districts	R1-6	R1-6	R1-4	R1-4	R1-4
Minimum Lot Area (sf)	7,200	6,325	5,750	3,800	4,000
Minimum Lot Width (ft.)	60	55	50	40	45
Minimum Lot Depth (ft)	120	115	115	95	90
Maximum Building Height (ft)	30	30	30	30	30
Maximum Building Coverage	60%	60%	60%	TBD ^d	60%
Minimum Setbacks					
Front (ft)	10 ^c	10 ^c	10 ^c	10 ^c	10 ^{c,f}
Side (ft)	5	5	5	5	5
Total Sides (ft) ^g	10	10	10	10	10
Street Side (ft)	10 ^a	10 ^a	10 ^a	0 ^e	10
Rear (ft)	20	20/18 ^b	20/18 ^b	10	15

^a Exempt when residential lot is adjacent to a landscaped tract at least 10 feet wide.

^b 20 foot setback applies to lots with two-story homes/18 foot floor setback applies to lots with single-story homes.

^c 1) From right-of-way to side facing garage, or forward living space, or porch.

2) No encroachments will be allowed in the 10 foot setback.

3) Front facing garages shall be 20 feet from the back of walk (sidewalks are detached).

^d To be determined.

^e Subject to PUE requirements

^f Minimum setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet.

^g Total of both sides setback may be reduced to 10 feet subject to the requirements as provided in Section 3-2-3-D of the Goodyear Zoning Ordinance.

II. Medium Density Residential Attached (MDRA) District Development Standards and Design Guidelines:

A. Intent

- The Medium Density Residential Attached District offers a mix of single-family product, including single-family detached homes and single-family attached townhomes. The land use district is MDRA. The MDRA is intended to be an attached alley loaded product.

B. Underlying Zoning District for the MDRA land use district is set forth in Table 1 and is:

- R1-A

C. Uses

- All uses shall be governed by the underlying R1-A zoning district.

D. Design Guidelines

- Residential subdivision and residential home design shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code) except as modified by this PAD.

E. Development Standards

- The following development standards will apply to the MDRA land use districts:

Table 3
MDRA Development Standards

Land Use District	MDRA
Underlying Zoning District	R1-A
Minimum Lot Area (sf)	2,400
Minimum Lot Width (ft.)	30
Minimum Lot Depth (ft)	80
Maximum Building Height (ft)	30
Maximum Building Coverage	75%
Minimum Setbacks	
Front (ft) ^{1,2}	10
Garage (ft)	20
Side (ft) ³	0
Total Sides (ft) ³	0
Street Side (ft) ⁴	10
Rear (ft)	15
Open Space (% of Net Area)	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 Street Side setback applies.

III. Multi-Family Residential (MFR) District Development Standards and Design Guidelines:

A. Intent

- The MFR parcel and land use district allows for the development of multi-family residential.

B. Underlying Zoning District for the MFR land use district is set forth in Table 1 and is

- MF-18

C. Uses

- All uses shall be governed by the underlying MF-18 zoning district.

D. Design Guidelines

- Multi-family developments shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code) except as modified by this PAD.

E. Development Standards

- The following development standards will apply to the MFR land use districts:

**Table 4
MFR Development Standards**

Land Use Districts	MFR
Underlying Zoning Districts	MF-18
Maximum Density (Du/Ac)	19.9
Minimum Lot Width (ft.)	200
Minimum Lot Depth (ft)	N/A
Maximum Building Height (ft)	40
Maximum Building Coverage	50%
Minimum Setbacks	
Front (ft)	30
Side (ft)	30
Total Sides (ft)	60
Street Side (ft)	30
Rear (ft)	30
Minimum Setback from SF Residential Zoning ¹	
Building Height 20' (ft)	
Building Height 20'-30' (ft)	30
Building Height > 30'	50
	50+5 for Every 1' > 30'

¹ Setback shall be measured from a single-family residential lot or zoning district when not platted, whichever is the furthest

IV. Commercial (COM) District Development Standards and Design Guidelines:

A. Intent

- The Commercial parcels shall be developed in accordance with the City's C-2 standards in effect at the time of site plan submittal and the project shall be designed utilizing the City's then-current General Commercial Design Guidelines. The principally permitted, conditionally permitted and accessory uses allowed within the Commercial parcels shall be those uses that are allowed under the City's C-2 zoning district. The Commercial parcels will add some site amenities in the form of a plaza, courtyard, sitting area with trees for shade, and a water or planter feature that reflects the theme of the commercial district and the City of Goodyear. The main entrance into the commercial district shall be landscaped with plants and include sidewalks for pedestrian access.

B. Underlying Zoning District for the COM land use district is set forth in Table 1 and is

- C-2

C. Uses

- All uses shall be governed by the underlying C-2 zoning district.

D. Design Guidelines

- Commercial developments shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code) except as modified by this PAD.

V. Industrial (IND) District Development Standards and Design Guidelines:

A. Intent

- The Industrial parcels shall be developed in accordance with the City's I-2 standards in effect at the time of site plan submittal and the project shall be designed utilizing the City's then-current General Commercial Design Guidelines. The principally permitted, conditionally permitted and accessory uses allowed within the Industrial parcels shall be those uses that are allowed under the City's I-2 zoning district.

B. Underlying Zoning District for the IND land use district is set forth in Table 1 and is

- I-2

C. Uses

- All uses shall be governed by the underlying I-2 zoning district.

D. Design Guidelines

- Industrial developments shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code) except as modified by this PAD.

VI. Multi-Use (MU) District Development Standards and Design Guidelines:

A. Intent

- The City and the developer recognize that the presence of the future Loop 303 makes it difficult to plan the development of certain parcels within the project, the most problematic being Parcel 3B. In order to provide the developer with flexibility and the ability to develop the Parcel in accordance with market demands, Parcel 3B shall be designated as Multi-Use. This Multi-Use (MU) designation will allow for a variety of uses, including residential, commercial and office.

B. Underlying Zoning Districts for the MU land use district is set forth in Table 1 and are:

- R1-4
- C-2
- C-O
- PFD

C. Uses

- All uses shall be governed by the underlying R1-4, C-2, C-O and PFD zoning district.

D. Design Guidelines

- Developments within the MU parcel shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code) except as modified by this PAD.

E. Development Standards

- Commercial development within the MU parcel shall be in accordance with the commercial standards described herein.
- Office development within the MU parcel shall be in accordance with the City's C-O zoning district standards in effect at the time of site plan submittal.
- Public Facilities District development within the MU parcel shall be in accordance with the City's PFD zoning district standards in effect at the time of the site plan submittal.

- In the event a use for the MU parcel is permitted both within the City's C-O zoning district and the City's C-2 zoning district, then the City's C-2 zoning district development standards shall apply.

VII. Potential Location of Arizona State Route 303 Loop (FRE) Development Standards and Design Guidelines:

A. Intent

- Pursuant to the El Cidro Development Agreement, the City acquired 80.443 acres from BET. Parcel 9 has been identified on the Land Use Map using the candy-stripe coloring and the designation of "City of Goodyear Property." The land uses for Parcel 9 include Multi-Use, Residential, Commercial and Industrial, as well as being designated as SR-303 right-of-way. In the event Parcel 9 or portions thereof are developed, rather than used as right-of-way, the development standards shall be those identified herein for the applicable to the underlying zoning districts for the FRE land use district as set forth in Table 1.

B. Underlying Zoning Districts for the FRE land use district is set forth in Table 1 and are

- R1-4
- C-2
- C-O
- PFD
- I-2
- R1-4
- R1-A
- MF-18

C. Uses

- All uses shall be governed by the underlying R1-4, C-2, C-O, PFD I-2, R1-4, R1-A or MF-18 zoning district.

D. Design Guidelines

- Developments within the FRE parcel shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code) except as modified by this PAD.

E. Development Standards:

- Residential development within the FRE parcel shall be in accordance with the residential standards described herein.
- Commercial development within the Freeway parcel shall be in accordance with the commercial standards described herein.
- Office development within the FRE parcel shall be in accordance with the City's C-O zoning district standards in effect at the time of site plan submittal.

- Public Facilities District development within the MU parcel shall be in accordance with the City's PFD zoning district standards in effect at the time of the site plan submittal.
- In the event a use for the FRE parcel is permitted both within the City's C-O zoning district and the City's C-2 zoning district, then the City's C-2 zoning district development standards shall apply.

5) LANDSCAPE PLAN/WALL DESIGN

Except as expressly modified by this PAD, the property subject to the El Cidro PAD shall be developed in accordance with the requirements in the Goodyear Zoning Ordinance, including but not limited to the requirements Articles 5 – 9, the City of Goodyear Design Guidelines as may be amended by the City Council, and the Goodyear Subdivision Regulations (Chapter 15 of the City Code) in effect at the time of development.

Subdivision identification will be monumented. There will be two entry monuments along Lower Buckeye Road at the entrances to Parcels 3 and 4. A monument will also be located at the ingress/egress point along Citrus Road between Parcels 1A and 1B, and at the main entrance to the project between Parcels 1E and 1C along Elwood Road. The monuments will adhere to the City of Goodyear Design Standard for all entry monumentation.

A ten-foot landscape tract will be along all major, adjacent arterials. The perimeter, rear, and side walls of lots shall be 6' in height as measured from the high side elevation. Exceptions to this height are the retaining or screen walls, dependent upon location and necessity. All lots backing open space shall have partial view wall or view fencing to provide visual open space and more security, unless otherwise approved by the Zoning Administrator via a specific wall plan.

The open space, as well as the front yards of residential lots, will be planned with Xeriscape to meet the landscape concept for the City of Goodyear. The builder will be responsible for all landscaping of residential front yards. Landscape package options will be submitted to the City for staff approval. Landscaping will consist of a minimum of three trees, shrubs, and groundcover as depicted in the Enhanced Landscape Package exhibit. The landscape plan and wall design for El Cidro will adhere to the City of Goodyear Design Guidelines for single-family, commercial, and industrial uses.

Per the City's first review comments of El Cidro, where street sidewalks are detached, the size of the area between the curb and sidewalk will increase to 4.42' by placing the sidewalk one foot into the PUE. The 20' front setback right-of-way will not be affected. The requirement for increase in the size of the area between the curb and sidewalk when sidewalks are detached shall not apply to development of Parcel 4, but Parcel 4 shall comply with all other applicable standards.

6) RESIDENTIAL AMENITIES AND ADDITIONAL REQUIREMENTS

- I. El Cidro Westside Residential Amenities and Additional Requirements:** The following additional guidelines, requirements, and regulations apply to residential

development within the El Cidro PAD located west of Cotton Lane (“El Cidro Westside”).

- Development Within El Cidro West Side shall feature the minimum following amenities:
 - Five (5) tot lots
 - Five (5) ramadas with barbeque grills and picnic tables
 - Two (2) sand volley courts
 - One (1) basketball court area
 - Large trail system with benches
 - Extensive open-play areas
- Most open space will lie within retention basins with the exception of 6.7+ acres used for amenities such as tot lots that will remain high and dry. Landscaped tracts will be adjacent to residential lots along arterial, collector, and local roads.
- Amenities such as trails, tot lots, ramadas, and sand volleyball courts dispersed throughout the development will provide a basis for density bonuses.
- Community Diversity: The home builder will submit a minimum of five (5) single-family detached home floor plans, five (5) housing elevations, and three (3) color schemes for approval. Three landscape packages will also be offered, which will be selected by the purchaser and installed before certificates of occupancy are issued. This diversity will increase the uniqueness of the project, and provide economic and aesthetic sustainability to the community.
- Community Identity: Entry features will be the first prominent focal point in the community. They will provide residents and visitors alike with a comforting sense of home. Many entry ways have been designed to terminate at open spaces, providing a sense of arrival and openness for all persons in the community.
- The entry features will adhere to City of Goodyear Design Standards. El Cidro includes 10’ beautifully landscaped tracts along all arterial ingress/egress points, as well as incorporating 10’ landscape tracts along many collector and local streets.
- Single-family homes shall comply with the El Cidro Enhanced Front Yard Landscaping Exhibit.

II. The Willow at El Cidro Additional Requirements:

The following additional guidelines, requirements, and regulations apply to development within the El Cidro PAD identified as the Willow at El Cidro (the “Willow”).

- A. Applicable to all of Willow at El Cidro (Parcels 4A, 4B and 4C of the Land Use Plan)
 - 1. If perimeter walls are constructed along the boundaries of the parcels within the Willow at El Cidro (Parcels 4A, 4B and 4C of the Land Use Plan), the perimeter wall shall be cohesive between the LDR5, MDRA,

and MFR parcels and shall complement the overall themes established within the West Goodyear area and shall provide a complimentary transition between the existing El Cidro development theme wall. The perimeter walls shall provide for connections to adjacent trails, paths, and sidewalks to be provided as identified below.

2. Perimeter walls constructed along the boundaries of the parcels within the Willow at El Cidro (Parcels 4A, 4B and 4C of the Land Use Plan), such as at the project entrances, incorporate cobblestone wall pillars with end caps and/or other agrarian elements and desert/natural colors for the primary wall (not shades of grey, white or pink). Accent colors on the theme wall are encouraged.
3. A West Goodyear monument sign shall be installed at the southwest corner of Lower Buckeye Road and 169th Avenue alignment to match the theme and character of the West Goodyear area (agrarian). This will be achieved by constructing a trellis or agrarian themed monument structure that says “West Goodyear” or “Willow at El Cidro” and “West Goodyear” on the monumentation at this location or similar concept as determined by the Zoning Administrator.
4. If a perimeter wall or fence is constructed along the southern boundary of the property included within the Willow at El Cidro (i.e. Parcel 4C of the Land Use Plan) adjacent to the power line open space corridor, partial view walls and/or partial view fencing shall be utilized except where trash enclosures, utilities and mechanical equipment need to be screened. If parking is located along the southern property line, the partial view wall shall have a minimum of three (3) feet of Concrete Masonry Unit (CMU) or a similar screening material at the base of the wall.
5. Cotton Lane Greenbelt Trail: A 50-foot setback shall be provided along the western boundary of property included within the Willow at El Cidro (i.e. along the western boundary of Parcels 4A and 4C of the Land Use Plan) and shall be fully landscaped and shall include a 6-foot concrete trail and a 4-foot compacted decomposed granite bridle path from the southern end of the development up to the northern project boundary. Connections shall be provided to the existing trails to the north and south of the Willow at El Cidro Property. The trail shall be open to the general public. At least three (3) pedestrian connections shall be provided from the interior of the communities developed within the property included within the Willow at El Cidro to the trail and at least two (2) shaded, publicly accessible seating area shall be constructed along the trail and trees shall be planted on both sides of the trail. There shall be at least 5 feet of landscaping on both sides of the trail between the trail and any wall, including sound walls, constructed along the western boundary of the Property. The 50-foot setback shall remain open to the general public. Perimeter walls shall not be constructed within the 50-foot setback but the 50-foot setback may include adjacent

open spaces or landscape setbacks for development within the Willow at El Cidro.

6. Eastern Landscape Buffer and Trail: A minimum 60-foot landscape setback shall be provided along the eastern boundary of the property included within the Willow at El Cidro (i.e. along the eastern boundary of Parcels 4B and 4C of the Land Use Plan). The landscape buffer shall contain a minimum of one meandering 6-foot compacted DG trail as well as landscaping meeting City Design Standards. The 60-foot setback may contain adjacent open spaces or landscape setbacks for development within Willow at El Cidro. The 60-foot landscape setback shall remain open to the residents of Parcel 4. If a perimeter wall or fence is constructed along the eastern boundary of the property included within the Willow at El Cidro, rear walls facing the 60-foot landscape setback shall be view fencing or partial view fencing.
7. Northern Landscape Buffer and Trail: A minimum 30-foot landscape setback shall be provided along the northern boundary of the property included within the Willow at El Cidro (i.e. along the northern boundary of Parcels 4A and 4B of the Land Use Plan). The 30-foot setback may contain adjacent open spaces or landscape setbacks for development within Willow at El Cidro. At least one (1) pedestrian connections shall be provided from the interior of the community developed within the property included within the Willow at El Cidro to the trail. The trail shall consist of one meandering 6-foot concrete path and associated landscaping. The 30-foot landscape buffer shall be open to the residents of Parcel 4. If a perimeter wall or fence is constructed along the northern boundary of the property included within the Willow at El Cidro, all lot walls facing the 30-foot landscape setback shall be view fencing or partial view fencing.
8. Southern Trail Corridor: At least one (1) pedestrian connection shall be provided from the interior of the communities developed within the Willow at El Cidro to the trail located adjacent to the southern boundary of the property included within the Willow at El Cidro (Parcel 4C of the Land Use Plan). Southern Trail Corridor shall be open to the general public.
9. The Cotton Lane Greenbelt Trail, Eastern Landscape Buffer and Trail, Northern Landscape Buffer and Trail and the access points to the Southern Trail Corridor required above (the "Trails") shall be owned and maintained by homeowners' association(s) for Parcels 4A, 4B, and 4C. The Cotton Lane Greenbelt Trail shall be open to the general public. The Eastern Landscape Buffer and Trail, Northern Landscape Buffer and Trail and Southern Trail Corridor shall remain accessible to all residents within Parcels 4A, 4B, and 4C and shall be stipulated on the plat or in manner acceptable to the City.
10. The Owner shall dedicate an easement to the City allowing for public access to the Cotton Lane Greenbelt Trail. The easement shall be at no cost to the City, shall be lien free and free of all encumbrances except

as agreed to by the City Engineer of his/her designee, and shall be in a form acceptable to the City Attorney or his designee. The dedication for the Trails shall be in connection with the development of property within the Willow at El Cidro adjacent to such Trail.

B. In order to meet the “Reduced” comparable zoning designation and associated development standards outlined above, development within the Willow at El Cidro will include the following:

1. Amenity Elements:

- i. There shall be a 1.5-acre neighborhood park with Parcel 4B and a 2-acre neighborhood park within Parcel 4C. The two (2) parks shall be placed in a manner which causes them to be located within a ¼ mile walking distance of all single-family dwelling units within The Willow at El Cidro. One large park totaling at least 3.5 acres may be provided in lieu of the two parks provided above. If two parks are provided, it is highly encouraged to connect them via off-street trails.
- ii. A community pool shall be provided in at least one of the parks described above. At least one community pool shall be accessible to the single-family dwelling units within The Willow at El Cidro. The community pool shall be provided within the first park developed above unless otherwise approved by the Zoning Administrator.
- iii. The Amenity Elements described above shall be connected to the Eastern Landscape Buffer and Trail via a meaningful trail connection or enhanced off-street detached sidewalk connection.

2. Connectivity Elements:

- i. The Cotton Lane Greenbelt Trail shall be constructed and remain unfenced and accessible to the general public.

3. Streetscape Elements:

- i. A minimum of three (3) of the following elements shall be incorporated into the Preliminary Plat and/or Residential Design Review for the LDR5 portion of the Willow at El Cidro (Parcel 4B of the Land Use Plan). If Reduced Side Setbacks are implemented a minimum of Four (4) elements shall be required. A minimum of Two (2) of the following elements will be incorporated into the Preliminary Plat and/or Residential Design Review for the MDRA portion of the Willow at El Cidro (Parcel 4C of the Land Use Plan). All lots shall either front or directly benefit from at least one of the elements below:
 1. Provide Detached Sidewalks - 5 and a half-foot wide planter adjacent to all roads in interior of the development with HOA maintained landscape strips and street trees.

2. Provide Paving Materials - Decorative pavers on all driveway of lots that are 45-feet-wide Provide Additional Streetscape Elements – Pavers and/or colored concrete will be used at the three main entrances into the development and maintained by the HOA.
3. Provide Additional front setback. Homes (and all elements of the homes and garages) have a minimum setback of 30-feet.
4. Provide shared or Clustered Driveways. Driveways are paired so that there is a single curb-cut providing access to 2 houses, and the total width for the paired driveway is not more than 20 feet. Alternatively, driveways may be clustered (but need not share the same curb cut) so that there is at least 36 feet of uninterrupted curb between the clustered driveways.
5. Provide Alley – Loaded Homes (i.e. homes with alley loaded garages).
6. Provide Open Space Facing Homes (i.e. homes that do not have a traditional front yard but face onto a shared open space or courtyard).
7. Provide Porches and Courtyards. This requires that 100% of homes 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.
8. Provide Additional Streetscape Elements. Other streetscape elements not minimally required by any other regulation, ordinance, policy, standard or master plan adopted by the City that meet the stated purpose and provide the same impact to the community as the listed elements may be approved.

C. Development with Low Density Residential land use district (LDR5 – Parcel 4B in the Land Use Plan) and the Medium Density Residential Attached land use district (MDRA – Parcel 4C in the land Use Plan) shall comply with the following:

1. There shall be one (1) guest parking space provided, per platted lot subject to the following:
 - i. The guest parking space may be accommodated via on-street parking or in a guest parking space located on an alley, HOA maintained tract, or parking lot so long as it is no more than 165 feet away from access to the parking lot, parking field or street side parking.

- ii. If guest parking is provided for within an HOA maintained alley, tract, parking field or parking lot the spaces must be striped.
- 2. Alley – Loaded Residential. Homes with alley loaded garages that accessed by Private Alleys shall comply with the following.
 - i. Private-Alleys serving Alley-Loaded Residential shall not exceed 450' unless either (1) the fronts of the Alley-Loaded Residential being served by the Private Alley are fronting along a public street (or private street built to public street standards) OR (2) lots adjacent to the Private Alley's entrance provide street frontage to a public street (or private street built to public street standards) that intersects the Private Alley. Any portion of the Private Alley adjacent to common area open space tracts shall not count towards the maximum 450' Private Alley length.
 - ii. If the entry drive from a public or private street into a Private Alley at the T-intersection is less than 200 feet measured from the edge corner of the street to the T-intersection, it shall not be considered a separate Private Alley for the purposes of the measurement above.
 - iii. Entries from a public or private street into a Private Alley that continues as a L-shaped or U-shaped Private Alley are not separate Private Alley's but shall be considered part of the L-shaped or U-shaped Private Alley.
- 3. The front setback of residential units shall not be located within 30 feet of a solid wall that exceed 3 feet in height. For this provision, the front setback shall be measured from the covered building front porch or the front of the building, whichever is closest to the wall.

D. Development with the Multi-Family Residential District (MFR – Parcel 4A of the Land Use Plan) shall comply with the following:

- 1. All development within the MFR is subject to Administrative Site Plan review.
- 2. The number of dwelling units per acre that may be developed in the MFR land use district (Parcel 4A) shall not exceed 19.9 dwelling units per acre.
- 3. Development within the MFR Parcel include color schemes that add visual interest and variation to buildings on the site.
 - i. At least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of base colors and accent colors/materials shall be used in a manner which creates a minimum of 4 (four) unique building schemes throughout the site.
 - ii. The color palates that incorporate a variety of colors and not simply shades of grays/browns.

- iii. Each dwelling unit shall have a minimum of 60 square feet of private outdoor open space in the form of private patios, and private balconies.
- iv. A variation in roof height is required.
- v. In lieu of complying with the City of Goodyear Design Guidelines requiring Multi-story buildings (exceeding two stories) stepping up and back from the street and adjacent properties (Incorporating a tiered design with one or two-stories in the front and increasing to multiple stories in the rear) the following shall apply:
 - a. All residential multi-family buildings within 20 feet of the eastern boundary of the multi-family district or landscape setback shall provide at least one (1) pedestrian connection, per building, to the adjacent public or private sidewalk which features a shaded pedestrian element and all residential multi-family buildings within 20 feet of the Northern Landscape Buffer and Trail shall provide at least one pedestrian connection, per building, to the public or private sidewalk which features a shaded pedestrian element.
- 4. At least one of the pedestrian connections to the Cotton Lane Greenbelt Trail required to be provided as set forth in Section II (A)(5) above shall be located within the MFR land use district (Parcel 4A).
- 5. A minimum 15-foot-wide landscape buffer shall be installed along the southern boundary of the MFR Parcel. No buildings, carports, parking spaces or drive aisles/ driveways shall be located within the landscape buffer except drive aisles/driveways may cross over a landscape buffer as needed to access a parking lot. The landscape buffer may include sidewalks, parks/open space, and private yards.
- 6. Amenities shall comply with Article 3-5-5 of the Goodyear Zoning Ordinance. In addition, each of the following additional enhanced amenities shall also be provided:
 - i. Minimum 6,500 square foot clubhouse/leasing office (may be located in separate buildings)
 - ii. Resort-style pool
 - iii. Shaded seating areas
 - iv. Fitness center (may be located in clubhouse)
 - v. Outdoor barbeque area
 - vi. Turf area(s)

7) ARCHITECTURAL GUIDELINES

The proposed homes will be made of high-quality material and architectural features to ensure long-term use and protected land value. The builder will submit color palettes for roof materials, dwelling units, accessory structures, and all other items associated with the development. As

mentioned above, a minimum of five floor plans, five elevations, and three color schemes will also be submitted by the builder for City approval.

At this time, architectural guidelines have not been fully established. The developer is willing to work with the City to establish architectural guidelines that will enhance the City's goals and vision, in making this an exceptional development. The CC&R's will be used as a template for providing a variety of housing alternatives.

8) CIRCULATION

The El Cidro internal street system shall be designed with a combination of short/long blocks and cul-de-sacs emphasizing accessibility and street networking, as well as connectivity to adjacent PADs. A roundabout is planned for the intersection of Elwood Street and 173rd Avenue, to keep traffic speed at appropriate levels, as agreed upon between staff and developer.

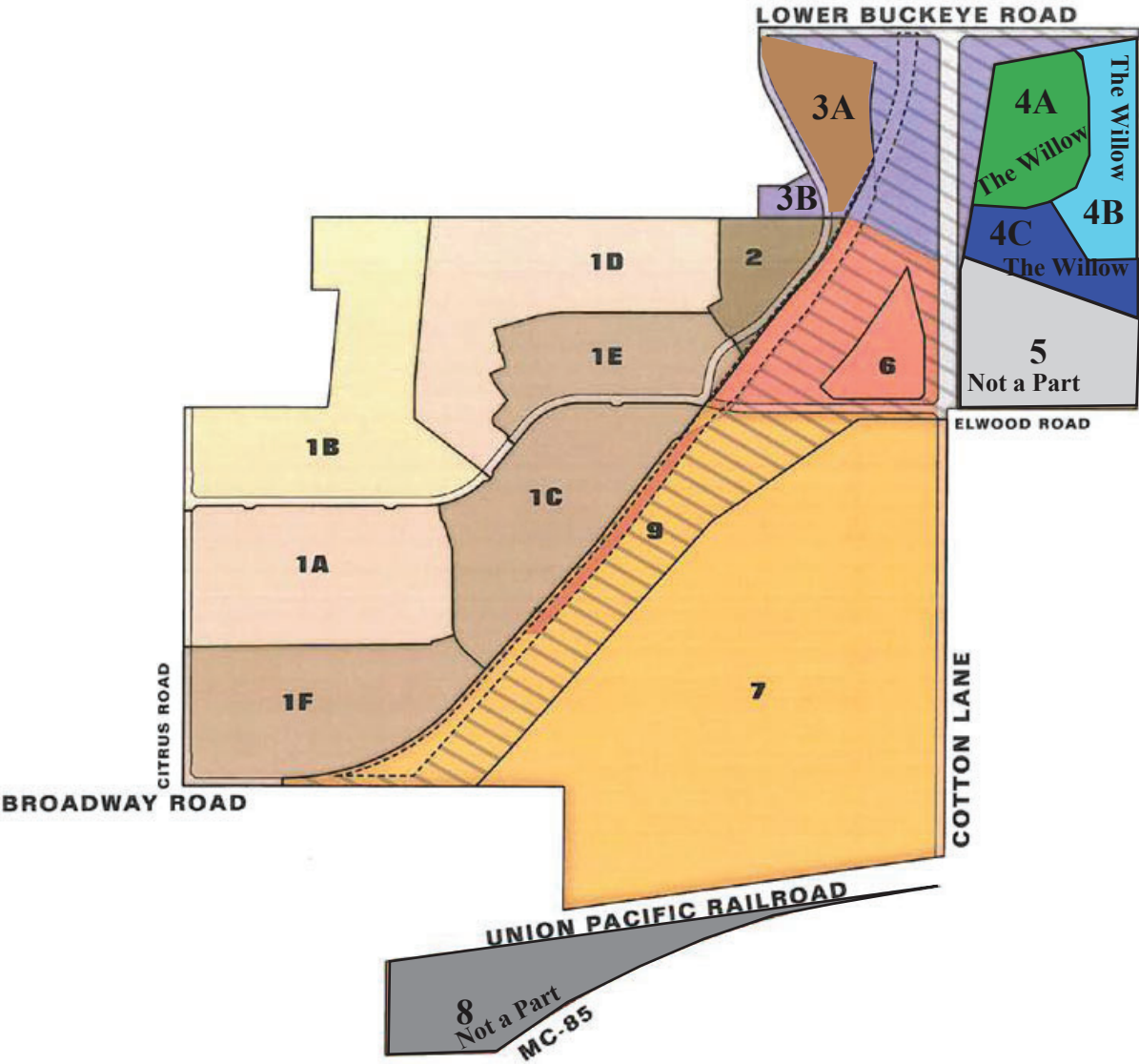
In addition to single-occupancy vehicles, City transportation will be furthered through the addition of bus bays placed at each monumented entrance, as well as each direction on the corners of Elwood and Cotton Lane in the El Cidro development. Two bus bays will be constructed northbound on Citrus Road and eastbound on Lower Buckeye Road.

The overall street design discourages non-resident traffic and allows access to neighborhood trails and amenities. It is anticipated that all streets will be public with no gated entries. In the event there are private interior roadways, such roadways will be maintained by the HOA. All public roadway improvements associated with the proposed development shall be designed and built to City standards.

9) COVENANTS, CONDITIONS, AND RESTRICTIONS

A set of Covenants, Conditions, and Restrictions (CC & R's) will establish a master homeowners' association (HOA) that will be responsible for the maintenance of the perimeter theme walls, signage, trails, landscape buffers and landscaping in all common areas and rights-of-way.

EL CIDRO LAND USE PLAN



Legend

- LDR4
- LDR3
- LDR2
- LDR1
- Commercial
- Industrial
- Multi-Use
- Arterials/Collectors
- City of Goodyear Property
- Flood Control Channel
- Not a Part
- Not a Part
- LDR5
- MDRA
- MFR

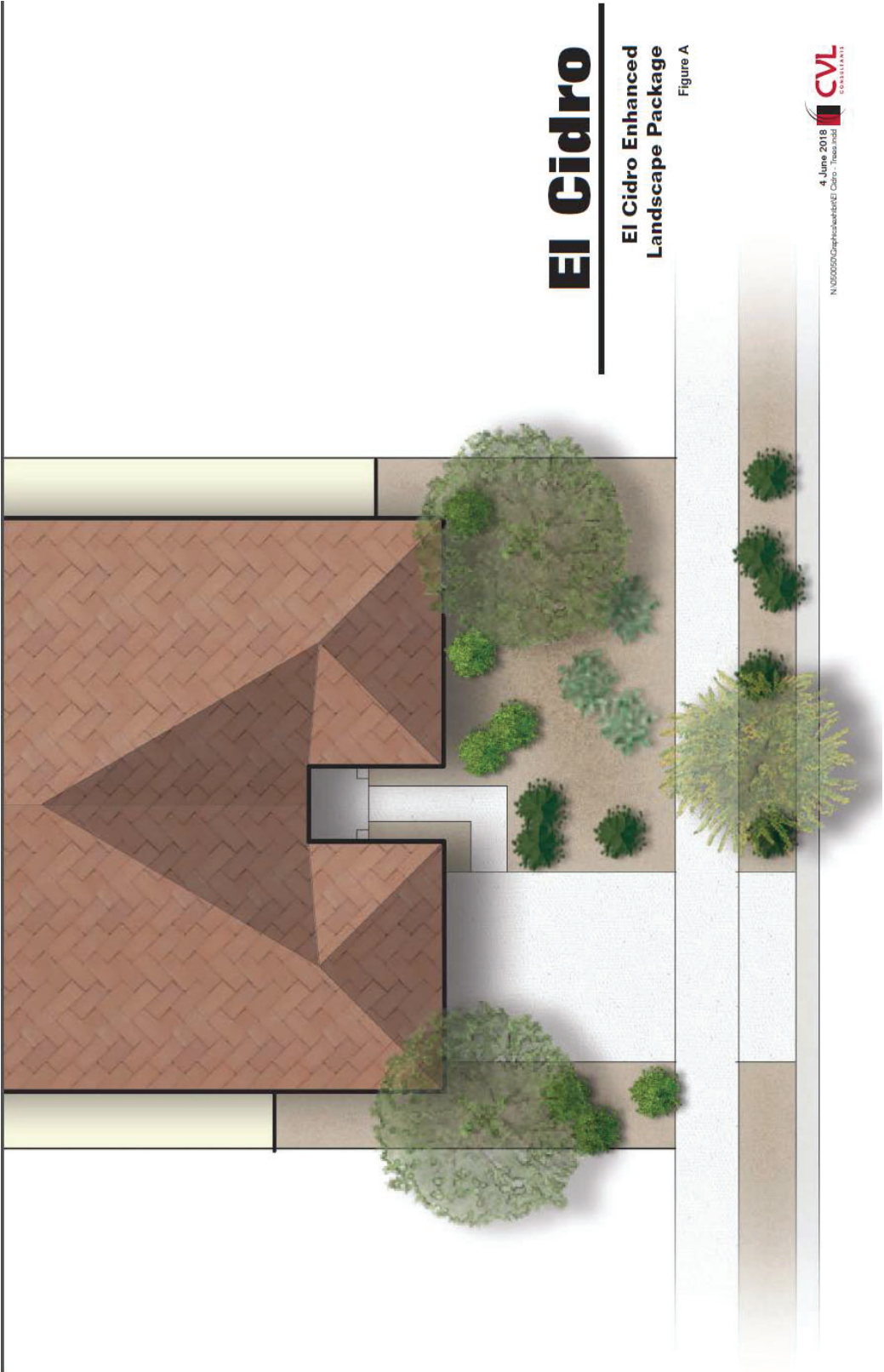
El Cidro

Land Use Plan

Figure 2



EL CIDRO ENHANCED FRONT YARD LANDSCAPING EXHIBIT



El Cidro

**El Cidro Enhanced
Landscape Package**

Figure A