



May 18, 2016

City of Goodyear
Planning and Zoning Department
Attn: Steve Careccia, AICP
14455 W Van Buren Street
Suite D101
Goodyear, AZ 85338

**RE: Amendment to Ordinance 13-1283
Goodyear Assisted Living Residence Planned Area Development (PAD)
2655 N Pebble Creek Parkway
APN 501-73-938**

Dear Mr. Careccia,

Background:

This letter is provided as a request to amend the Final Planned Area Development for the above referenced project. The subject project consists of an existing assisted living residence facility located on the northeast corner of N Pebble Creek Parkway and W Virginia Avenue in Goodyear, Arizona. The Client has identified an existing 55.0-foot building setback which encumbers the north edge of the site. Kimley-Horn understands that a PAD Ordinance Amendment will be necessary to reduce the setback.

City Council adopted Ordinance 13-1283 on July 8, 2103 which amended the Goodyear Planned Regional Center Final PAD to allow an assisted living facility on a portion of Parcel 12. The stipulations associated with Ordinance 13-1283 do not contain setback restrictions; however, the official recorded document (20130629152) contains text which requires a 55.0-foot minimum building setback along the north property line.

PAD Ordinance Amendment Request:

In an effort to assign setbacks to the property which are consistent with the existing condition, our Client wishes to amend the text of the Goodyear Assisted Living Residence PAD Ordinance 13-1283 to allow a minimum setback of 35-feet from the north property line.

We thank you for your consideration of this Amendment and look forward to the continued success of this assisted living facility in your City. Please contact me with any questions you have regarding this issue.

Very truly yours,
KIMLEY-HORN AND ASSOCIATES, INC.

By: Todd Leslie