

Bennett Meadows Preliminary Plat



2018 Preliminary Plat



BENNETT MEADOWS

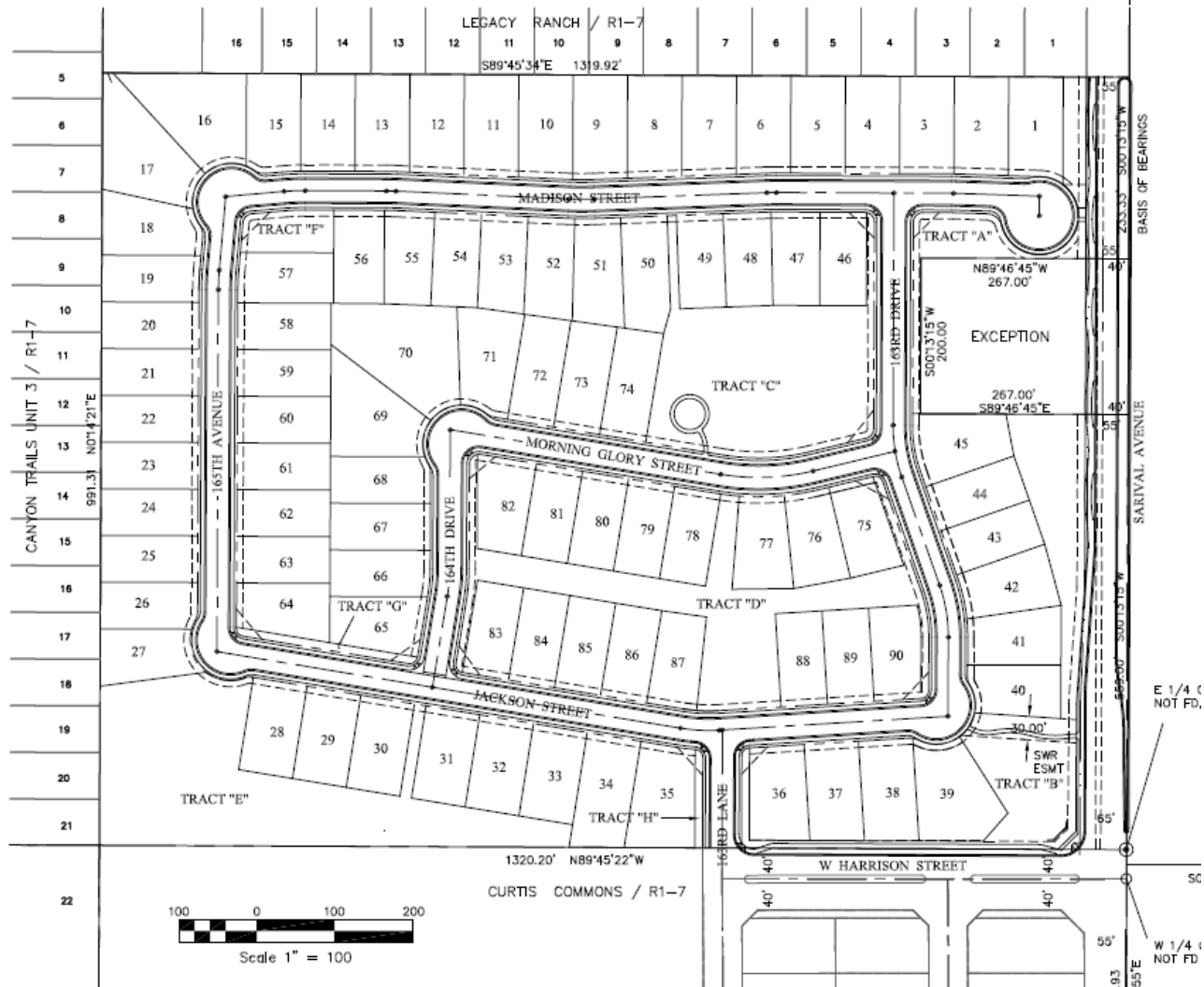
- On January 10, 2018, the P&Z Commission recommended approval of a pre-plat for Bennett Meadows
- 90 SF lots on 28 acres; 70 ft wide lots along N & S property lines; 60 ft lots in the interior
- City Council approved the pre-plat on January 22, 2018
- Approval expired on January 22, 2019 when a final plat had not been submitted or an extension requested

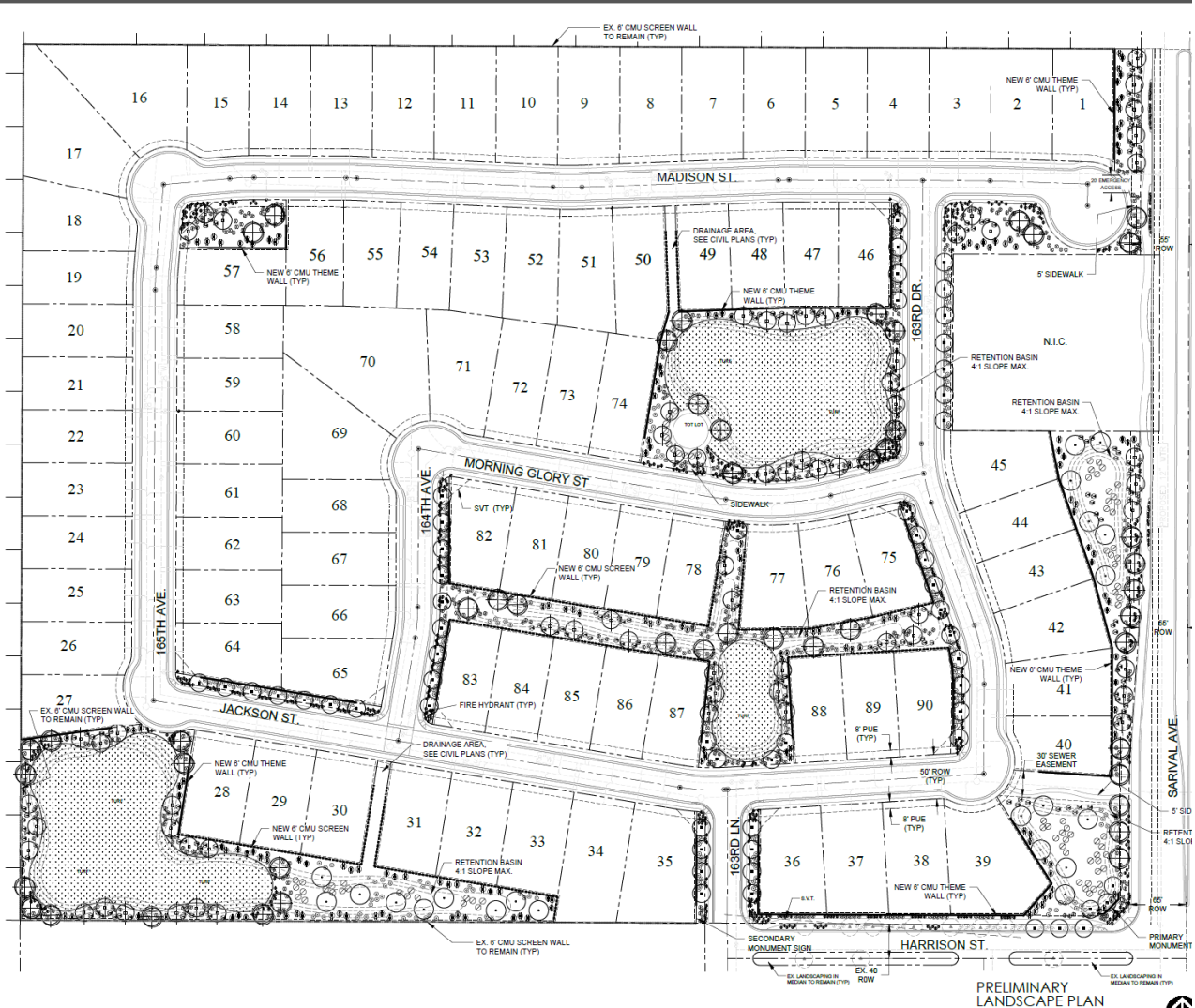
2019 Preliminary Plat

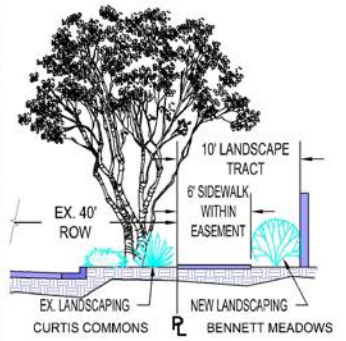


BENNETT MEADOWS

- After working with Curtis Commons to resolve mutual drainage & utility concerns and working with RID, Bennett Meadows re-submitted the original pre-plat
- The same 90 SF lots on 28 acres; 70 ft wide lots along N & S property lines; 60 ft lots in the interior







HARRISON ST. LANDSCAPE TRACT SECTION NTS

LAND USE SUMMARY

GROSS LAND AREA UNDER OWNERSHIP:	28.9 AC
SARIVIAL RIGHT-OF-WAY TO BE DEDICATED:	1.0 AC
NET DEVELOPABLE:	27.9 AC
MINIMUM 60' - 70' WIDE LOTS:	61 (68%) - MIN. 7,000 SF LOTS
MINIMUM 70' WIDE AND LARGER LOTS:	29 (32%) - MIN. 8,000 SF LOTS
TOTALS:	90 (100%)
COMMON AREA OPEN SPACE:	5.5 AC / 27.9 AC = 19.7%
90 RESIDENTIAL LOTS:	17.3 AC %
INTERIOR RIGHTS-OF-WAY:	5.1 AC
TOTALS:	27.9 AC TOTAL
DENSITY:	90 LOTS / 27.9 AC = 3.2 DU/AC

*SITE DESIGN BY FOUR PEAKS DESIGN GROUP

BENNETT MEADOWS

GOODYEAR, AZ
PREPARED FOR: QUYP DEVELOPMENT

PRELIMINARY MASTER PLAN

SCALE: 1" = 150'
DATE: 5.4.17
CPLA#: 16052

EXHIBIT 5



Recommendation



BENNETT MEADOWS

- The preliminary plat is:
 - Compatible with surrounding area
 - Consistent with General Plan, Zoning & Subdivision Regulations

Staff, and the P&Z Commission by a vote of 7 to 0, recommend approval of the preliminary plat, subject to stipulations.