

PRE-PLAT NARRATIVE

The proposed preliminary-plat for Parcel 11.B at Estrella will be subdivided for detached single-family house products.

Parcel 11.B is 27.4 acres, located approximately 600-feet north of the intersection of Estrella Parkway and San Angelo St. This parcel will be divided into approximately 102 single-family residential traditional lots with approximately 11 tracts at 3.65 units per acre. The traditional lots will be 47-feet wide and 115-feet deep to accommodate a 35' x 75' building envelope. A model phase will be constructed within Parcel 11.B. Three non-typical lots will be 52-feet wide and 120 feet deep to accommodate a 40 x 80 building envelope. The house products will be detached and each home will have its own driveway. The homebuilder is not yet named so house products are not available yet.

There are 1.62 acres of passive recreational area with a future, to be determined portion to be designated as active recreational area. The total percentage of open space proposed is 9.08 acres or 33.1%.

Current Zoning and Intent Parcel 11.B is proposed to be Single Family Detached Lots within Estrella Community 11. The PAD indicates land use will be Low/Medium Density Residential. The intent is to use the development standards for front loaded garages off public streets with 10' to living area, 18' to front loaded garage, 6' side yard on each side, and 20' rear yard with one and two story homes.

Access Parcel 11.B will be accessed from the West by Hillside. The design for these roads is currently underway.

Surrounding Development Village Park is planned to the Southwest of Parcel 11.B. The park covers approximately 3 acres and has several amenities. Parcel 11.B is within the Community 11 PAD. Community 11 is generally surrounded by some limited existing single family development on the east side of Estrella Parkway, with the remaining surrounding sides of the community being undeveloped.

Area Infrastructure Water, sewage, drainage, and transportation are in compliance with master plans and City of Goodyear design guidelines.