

EL CIDRO PAD AMENDMENT NARRATIVE
May 5, 2017

We are requesting two revisions to the El Cidro PAD.

1. In December of 2015 the City Council approved an amendment to the El Cidro PAD, reducing the side yard setbacks for the LDR2 parcels from 5'/10' to 5'/5'. The purpose for this revision was to allow a wider home product on these lots. However, we inadvertently overlooked the commensurate increase to the Max Lot Coverage, without which the reduced side yard setback serves no functional purpose. Additionally, we are finding that home builders today are building single story homes with more porches and patios which increases the amount of lot coverage. Therefore, in order to address and accommodate the aforementioned issues we are requesting that the Max Lot Coverage for the LDR2 parcels be increased from 45% to 60%, that the Max Lot Coverage for the LDR1 parcels be increased from 45% to 55% and that the Max Lot Coverage for LDR3 parcels be increased from 45% to 50%. The requested changes are reflected in the table below.

EL CIDRO PLANNED AREA DEVELOPMENT									
RESIDENTIAL DEVELOPMENT STANDARDS BY LAND USE CATEGORY									
Land Use Category	Typical lot area (SF)	Min. Width (ft)	Min. Depth (ft)	Max Bldg. Height (ft)	Min. Yard Setbacks			Street Side Total (ft)	Max Lot Coverage
					Front (ft)	Rear (ft)	Side (ft)		
LDR1	7,200	60	120	30	10 ^b	20	5'/10'	10 ^a	45%/55%
LDR2	6,325	55	115	30	10 ^b	20	5'/5'	10 ^a	45%/60%
LDR3	5,750	50	115	30	10 ^b	20	5'/10'	10 ^a	45%/50%
LDR4	3,800	40	95	30	10 ^b	10	5'/5'	0 ^d	TBD ^c
MU	1,440	24	60	30	10	10	Attached	0 ^d	TBD ^c

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

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

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

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

^c To be determined.

^d Subject to PUE requirements.

2. We are requesting some minor modifications to the land use category boundaries so that the boundaries better match the final plats which were approved by the City Council in April of 2017. Attached is a revised land use plan with the modified land use category boundaries.

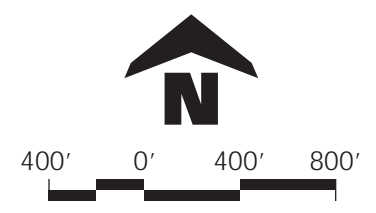


ATTACHMENT TO
EL CIDRO PAD AMENDMENT NARRATIVE
May 5, 2017



Legend

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



REVISED
5/5/2017

LAND USE PLAN