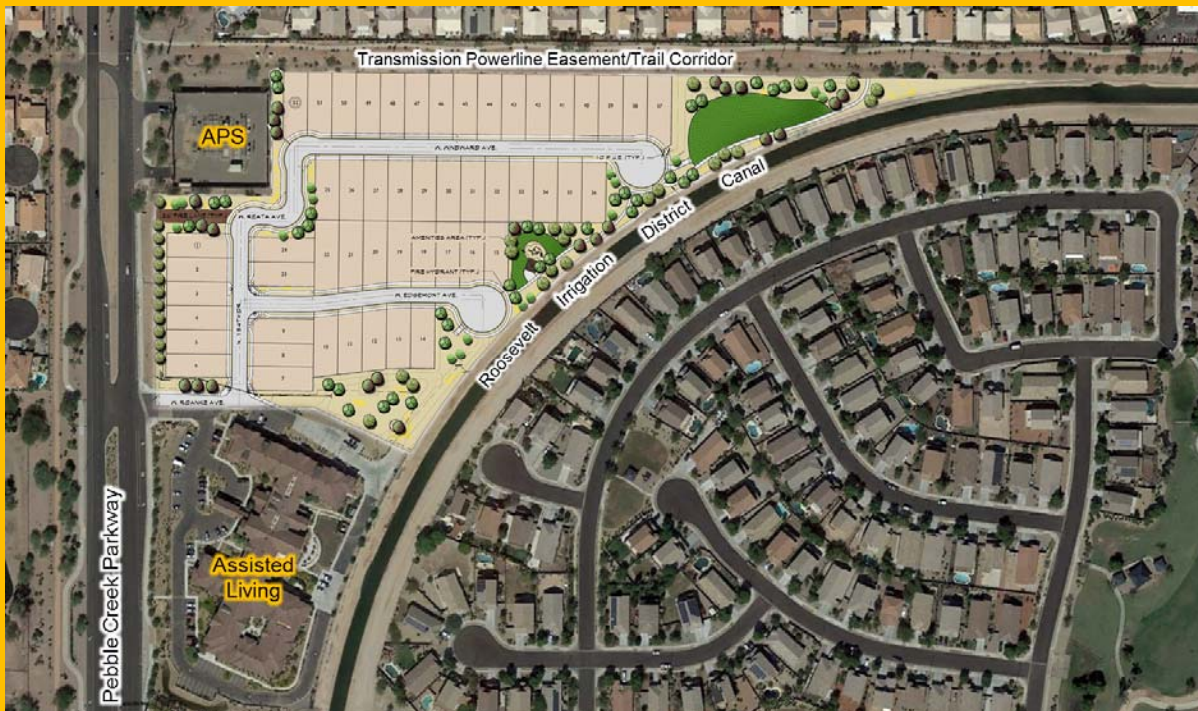


Goodyear Planned Regional Center – Parcel 12 PAD Amendment

A PLANNED AREA DEVELOPMENT AMENDMENT
Case No. 17-200-00005



Submitted to the City of Goodyear

Submitted: July 5, 2017

Resubmitted: September 18, 2017

Resubmitted: October 16, 2017

Planning & Zoning Commission Public Hearing:

City Council Public Hearing:

Prepared by:

EC&L

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

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INTRODUCTION

KB Home is one of the most recognized and trusted home building companies in the entire country. For six decades, KB Home has helped more than 550,000 families and individuals achieve the dream of homeownership. KB Home has earned its reputation as a builder focused on quality residential development and master planned communities. KB Home will bring this experience and expertise to bear on the proposed single-family project off of Pebble Creek Parkway.



The subject site is the northern +/- 12.94 gross acres of the approved Goodyear Planned Regional Center Parcel 12. This proposal is part of the Goodyear Planned Regional Center, Planned Area Development master plan. This master plan received approval by the City Council in February 2000 through Ordinance No. 00-678 and Supplementary Zoning Map No. 99-103.

The subject site is the northern 12.94 gross acres of Parcel 12 ("Parcel 12B") and is generally located north of the northeast corner of Pebble Creek Parkway and Virginia Avenue. The original Parcel 12 consisted of approximately 18 acres but has since been subdivided into two Parcels (Parcels 12A and 12B). Parcel 12A is the southern 5 acres and was recently developed as an assisted living facility.

Request

This request seeks to change the land use designation for Parcel 12B from a court home community to a traditional single-family detached community



This request also revises the Table 3 Land Use

Summary and Table 5 Single-Family Residential Development Standards, to reflect the requested changes in land use and modified development standards.

LOCATION, SITE and SURROUNDING CONTEXT

1. Location

The subject parcel (Parcel 12B) is located north of the northeast corner of Pebble Creek Parkway and Virginia Avenue. This is a true infill parcel as it is surrounded by development on all sides. The northwest corner of the site is an APS substation. West of the site is Pebble Creek Parkway and a single-family subdivision. To the south is an assisted living center. To the east is the Roosevelt Irrigation District (RID) canal and a single family community. To the north is a transmission powerline easement/trail corridor and another single family community.



The Goodyear Planned Regional Center (PRC), of which this is a part, is approximately 1 square mile in size and located north of the I-10 Freeway. The PRC Residential Uses sites are described as Parcels 5 through Parcel 12. The subject +/- 12.94-acre (gross) property is the northern portion of Parcel 12. The original Parcel 12 was +/- 18 acres but has since been subdivided into Parcel 12A and Parcel 12B. The subject site is Parcel 12B.

Due to its location on Pebble Creek Parkway and close proximity to the I-10 Freeway, the site enjoys exceptional regional access, which provides efficient transit to the rest of the valley. The property is situated in an area of the City that includes

a wide spectrum of commercial retail uses, office buildings, restaurants, an assisted living facility and 1-2 story residential homes.

2. Site

The property is an irregular shaped parcel, making it a challenge for development. But KB Home has managed these challenges well and has designed a beautiful neighborhood that is consistent with the surrounding communities.



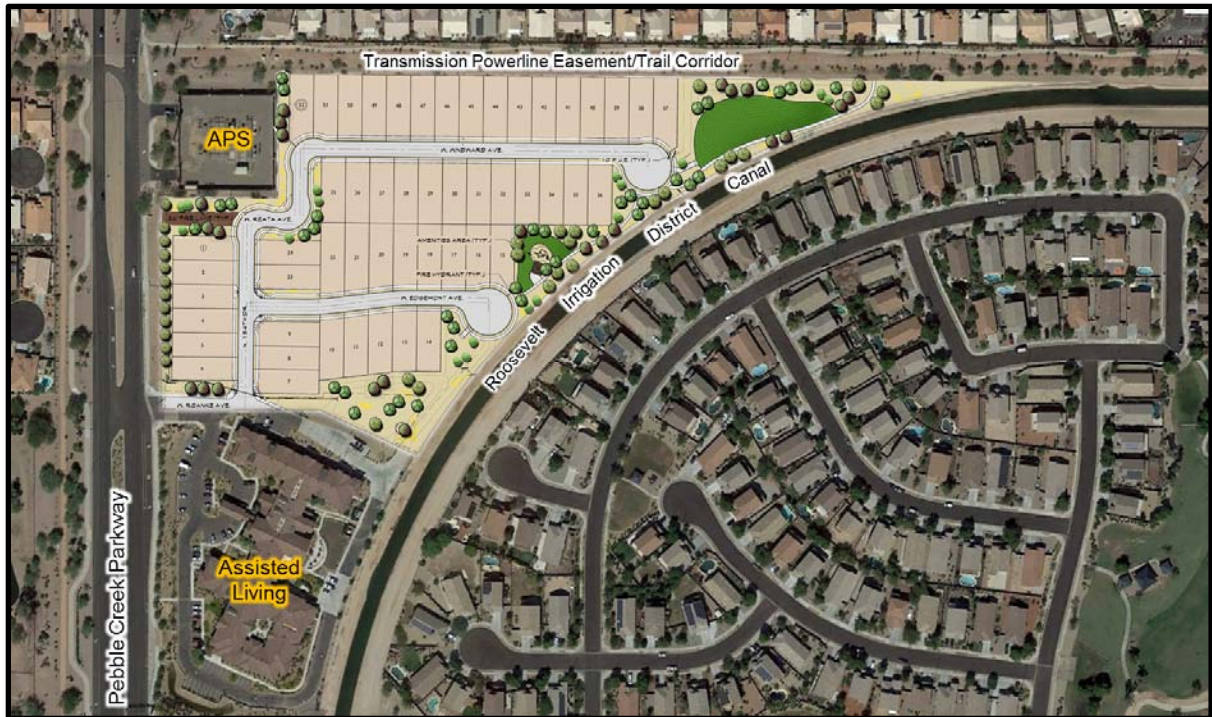
An additional site challenge relates to access. Although the site has approximately 403 feet of Pebble Creek Parkway street frontage, it cannot have any direct left-out or left-in access from that frontage because of the median on Pebble Creek (see inset graphic to the right).

KB Home has again designed around this challenge and is able to make its circulation work well with this single ingress-egress point on the southwest portion of the development. The neighborhood will only utilize this single,



driveway, which is shared with the assisted living center. This shared access point *does* provide full left-in/left-out movements through an existing median break. This consolidated access point will also decrease impacts on the adjacent roadways.

The site is otherwise insulated from the surrounding residential communities. It has no ability to have vehicular connection to the neighborhood to the east because of the canal and no ability to have vehicular connection to the neighborhood to the north because of the powerline corridor. These two physical barriers also provide ample spacing buffers between the two communities.



3. Surrounding Context

The existing land uses and General Plan Land Use Designations for the properties surrounding the subject site are as follows:

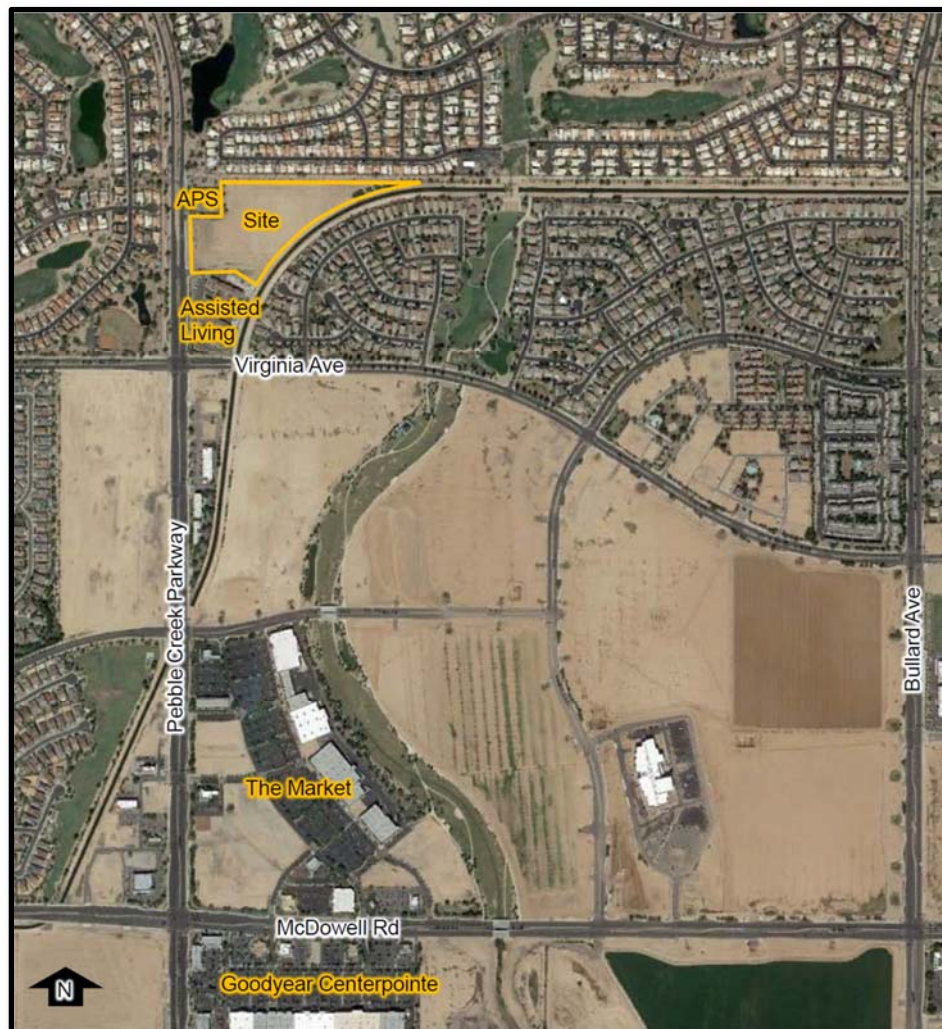
Surrounding Land Uses, General Plan designation and Zoning			
	Land Use	General Plan	Zoning
On site	Vacant undeveloped.	Neighborhood.	PAD-Court Homes
North	Beyond the 55' wide transmission powerline easement/trail corridor, single-family residential subdivision.	Neighborhood.	PAD-Single-Family Pebble Creek Unit 8
South	Parcel 12A, Assisted Living Facility	Neighborhood.	PAD-Assisted Living
East	Beyond the 100' wide Roosevelt Irrigation District (RID) canal corridor, single-family residential subdivision.	Neighborhood.	PAD-Single-Family 4.5 DU/ac Goodyear Planned Reginal Center (Parcel 11)
West	Beyond Pebble Creek Parkway, is a landscape tract - part of Pebble Creek Phase 2 unit 27 Single-family residential subdivision.	Neighborhood.	PAD-Single-Family Pebble Creek Phase 2 unit 27

The pattern of development between Virginia Avenue and Indian School Road on Pebble Creek Parkway consists of mostly residential subdivisions, except for the assisted living facility direct south of this subject site, and a vacant commercial corner near Pebble Creek Parkway and Clubhouse Drive.





Pebble Creek Parkway is fully improved with pavement, curb and gutter, detached sidewalk and street lights. With the exception of common drive aisle and the assisted living facility located near Virginia Avenue, the subject site is vacant and undeveloped.



REQUEST

In 2013 the Council approved a PAD Amendment that changed the land use designation of the southern 5-acres of Parcel 12 from Court Homes to allow the development of an assisted living facility.

This PAD keeps the “residential” designation on the property but changes the “Court Home” designation to a traditional single-family home designation. While the current court home designation allows up to 6.5 dwelling units per acre, this requested change would reduce that allowance down to a maximum of 4.02 dwelling units per acre (gross). That type of density reduction means the subdivision would be more compatible with the adjacent subdivisions. Lot size minimums would increase from 3,200 square feet (under the existing cluster home designation) to 5,000 square feet (under this proposal), and lot coverage will decrease from 60% to 55%.

Although the proposed change will make the parcel more compatible with surrounding development, it still requires a minor amendment to the Goodyear Planned Regional Center Parcel 12 to change the land use designation.

In summary, this proposed amendment would change the land use designation on only the northern 12.94 gross acres of Parcel 12 (Now Parcel 12B) from Court Homes/Planned Area Development (PAD) (up to 6.5 DU/ac) to R1-6 Single Family Residential/PAD (up to 4.10 DU/ac) with modified development standards.

Development Plan

The proposal is a small, residential enclave with upgraded design, increased open space, and trees lining the streets due to landscape tracts in front of detached sidewalks. It features large community open space areas along the canal, with the central open space featuring the neighborhood’s main amenity area. Approximately 30 percent of the subdivision will be open space, which is well above the standard requirement. The site also includes generous landscaping along Pebble Creek Parkway, which will close out that stretch of arterial roadway landscaping.

This plan offers future residents an intimate sense of community and opportunities to interact together as neighbors, via thoughtful community design, and home orientation.

Careful consideration has been taken into the design and layout of this residential parcel to ensure compatibility with the adjacent residential communities. An existing 50'-wide transmission powerline easement/trail corridor separates this Property from the adjacent homes to the north. Additionally, an existing stipulation on the site will restrict the first row of homes on the north boundary to be single-story only, providing an even greater buffer.



We understand this single-story restriction on the first row of homes was very important to the neighbors to the north. So not only are we maintaining it, our proposal would push any two story homes much further away from that subdivision than the existing zoning would. This is detailed below.

In a court home subdivision, the second row of homes (a) would all *definitely* be two stories tall (because that is how cluster products work) and (b) would be +/- 122.5' away from the existing homes.

Existing Court Home Entitlement



In KB Home's proposal, the second row of homes (a) would only *possibly* contain a two story home (because it what the homebuyer chooses) and (b) would be +/- 224.0' feet away—twice as far away.

Proposed KB Home Subdivision



For the neighbors to the north, this one characteristic of the proposal will have a significantly positive impact.

To the east, an existing 100' wide Roosevelt Irrigation District canal corridor separates this Property from the adjacent residential uses on that side. Additionally, KB Home has designed the project to locate open space and cul-de-sacs on the east side of the site, as shown in the graphic. Thus, while the canal already acts as a generous 100' wide buffer, this open space and cul-de-sac placement will further deepen that buffer.



The site plan is designed with 46' by 110' lots. The individual lots have a minimum 10-foot front yard from living area and 20-foot garage door setback to the back of sidewalk, two 5-foot side yards and a minimum 20-foot rear setback for two-story home and 15-foot rear yard setback for single story homes—all of which is compatible with the surrounding communities.

All homes have a covered entry, with some homes offering a small covered front porch. The rooflines on homes are varied with a combination of hip, gable and gable end designs.

KB Home's in-house team of architects and home designers are dedicated to creating homes that are beautiful and innovative. Their designs are based on 60 years of experience, as well as feedback from homeowners near the community. They stay tuned in to what modern families need, such as open kitchens with plenty of space and master bedrooms that offer a retreat from hectic days. This means future homeowners in Pebble Creek will receive a well-built home that's thoughtfully tailored to the way they live.

The house plans are distinct but share common architectural elements. They incorporate the use of varying roof elements, porches, columns, pop-outs, and other architectural features for variety and visual interest.

This single family community provides approximately 30 percent open space, which is well above the standard requirement. The central open space, located along the eastern portion of the community, incorporates a ramada with BBQ grill and picnic table, tot-lot, pedestrian walkways, and a large turf area for active recreation. Internal sidewalks provide pedestrian connections between residential units and allow access to the community's open space recreation area.

The site's location on the powerline easement/trail corridor provides residents with easy access to this recreational opportunity. The red arrow in the image below indicates the community sidewalk that will provide future residents with access to the corridor.



This residential community concept is proposed as R1-6 with a PAD overlay request to develop up to 52 detached single-family homes on the approximately 12.94-gross-acre parcel, at a density of 4.02 units per acre (which is more consistent with the adjacent communities than the current zoning).

Access will be via a single shared entry drive off of Pebble Creek Parkway with entry monuments, as depicted on the Conceptual Project Plan (see attached). As residents use this shared drive, an existing median break on Pebble Creek Parkway will allow them to travel north and south on Pebble Creek Parkway. This primary access point will be a shared driveway with the Goodyear AZ Senior Property directly south of the project. See the Conceptual Project Plan for further detail.

A continuous landscape strip is provided adjacent to Pebble Creek Parkway and along the west side of the shared entrance to the property to create a pleasant drive up and a sense of arrival to this community. This request is designed as a community with landscaped open space areas and amenities to provide residents with an appealing, active environment to play, relax, and socialize with each other. The layout and design of this site creates an attractive development that faces all lots on this property inward onto the property's internal streets.

PROPOSED LAND USE

This PAD keeps the residential land use designation on the property but changes the “Court Home” designation which would allow up to 6.5 DU/ac and reduces the overall intensity and density to Single Family Residential with a maximum 4.02 DU/ac for only Parcel 12B.

The proposed land use is consistent with the General Plan Land Use designation of “Neighborhood.”

Below is Table 3, Land Use Summary, from the Goodyear Planned Regional Center, Residential Uses, which shows the existing land uses for Parcel 5-11 and this proposed amendment for Parcel 12B.

Table 3
Land Use Summary

Parcel No.	Use	Acres, ac	Density, DU/ac	Total No of Units
5	Multi-family	24.0	18.0	432
6	Multi-family	18.6	18.0	334
7	Townhouse	12.0	12.0	144
8	Court Homes	21.2	8.0	169
9	Single-family	29.6	4.0	118
10	Single-family	42.3	3.4	143
11	Single-family	31.3	4.6	144
12A	Commercial-Assisted Living Facility	5.13		111** Assisted Living Units
12B	Single-family	12.94	4.02	52
		197.6*		1542

* This number does not include the arterial street right-of-ways and Bullard Wash which are part of the overall 240 acres.

** This assisted living units are not part of the Total Number of Units as this is a commercial use.

Overall Density for residential PAD: 7.42 DU/ac

PROPOSED DEVELOPMENT STANDARDS

Below is Table 5, Land Use Summary, from the Goodyear Planned Regional Center, Residential Uses, which shows the existing development standards for the single-family residential parcels and this proposed amendment for Parcel 12B.

Table 5
Single-Family Residential Development Standards

Use	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Max. Bldg. Height	Minimum Yard Setbacks			Street Side	Max. Lot Coverage
					Front*	Rear	Sides		
Single-family 3.5 DU/ac	6,000	60'	100'	30'	20'	20'	5' & 10'	15'	40%
Single-family 4.0 DU/ac	5,000	55'	90'	30'	20'	20'	5' & 10'	10'	45%
Single-family 4.5 DU/ac	5,000	55'	90'	30'	20'	20'	5' & 10'	10'	45%
Single-family 4.7 DU/ac (Parcel 12B)	5,000	46'	110'	30'	20' **, 10' to living	20' (for 2-sty) 15' (for 1-sty)	5' & 5'	10', 5' if adjacent to tract	55%
Court Homes 6.5 – 8.0 DU/ac	3,200	40'	80'	30'	20'	20'	0'/10'	10'	60%

* A minimum of 10-foot front setback measured from the property line is permitted for side entry garages. Otherwise, front yard setback will be between 18' to 21', with an average of approximately 20'.

** A minimum of 20 foot front garage setback shall be required from the back of sidewalk. Otherwise, front yard setback shall be a minimum of 10-foot to living area.

PROPOSED DESIGN GUIDELINE ENHANCEMENTS

KB Home has incorporated upgraded design features into this proposed community. This includes detached sidewalks with trees and shrubs along the private streets, forward-living home design, patios, upgraded garage doors, upgraded driveways, and increased community open space. These features will help make this community a housing enclave with a true sense of place.

The proposed design enhancements are as follows:

- a. A landscape strip along all local private streets between the curb and the sidewalk which will be planted with a minimum average of one tree every 20', three shrubs per lot, and covered in groundcover;

This feature means the community will have tree-lined streets. Tree lined streets will greatly enhance the aesthetics of the community and create a safer and more enjoyable pedestrian experience for the residents.

- b. Forward living areas shall be forward of the garage face by a minimum of three feet;

Forward living area means a portion of the home footprint will be brought forward on the lot so it is closer to the street than the garage. By so doing, the home itself is emphasized while the garage is de-emphasized. As this is done up and down the street, the overall street scene will be greatly enhanced.

- c. All garage doors will be architecturally enhanced with architectural trim, raised panels and/or windows;

Upgraded garage doors have a dramatic effect on the aesthetics of any home. By incorporating upgraded garage doors as a standard feature on all homes within this community, KB Home is again elevating the feel of the whole neighborhood.

- d. Each home shall have enhanced driveway paving such as stamped and colored concrete or pavers;

Along with garage doors, this is a design feature that really has a positive effect on any home, and when applied to an entire community it will have a dramatic and positive effect on the overall feel of the community.

- e. House plans shall be distinct but share common architectural elements.

This feature ensures the community will not be cookie cutter, but will also not be eclectic. The designs will be distinct but will also be harmonious.

- f. House plans shall include varying roof elements, porches, columns, pop-outs, and other architectural features;

As these architectural enhancements are combined together into the different housing elevations, it will not only upgrade each home but will also help in the creation of a beautiful community.

- g. Subdivision will provide a minimum of five different floor plans and three different elevations per plan and adjacent homes cannot have the same floor plan and elevation;

Given how few lots are being proposed in this subdivision, this is a significant design upgrade. KB Home is only proposing 52 lots, and this requirement would bring the distinct home designs up to 15.

- h. Subdivision will provide a minimum of three color combinations and adjacent homes cannot have the same color combination;

Like the previous design feature related to elevations, this is a substantial upgrade, especially given how few lots are being proposed.

- i. No two-story homes along arterial streets;

This is a requirement via stipulation from the prior case, and we will be honoring it moving forward. This will improve the streetscape along Pebble Creek Parkway.

- j. No two-story homes along northern boundary;

This too was a requirement via stipulation from the prior case and we will also be maintaining this requirement. This will ensure compatibility between KB Home's proposed community and the existing community to the north.

- k. All corner lots shall have a ten-foot wide landscape tract adjacent to the street right-of-way;

This will increase the overall amount of landscaping in the community and beautify the streetscape.

- l. On corner lots, privacy wall returns should be placed in the middle or back half of the side yard when possible. Consideration should be given to the location of windows and whether vehicular lighting may intrude into the home.

This feature will create a more open aesthetic for the community, but it leaves flexibility so we can be responsive to any homebuyer who requests to not have their side windows in front of the privacy wall return.

- m. Pedestrian connectivity shall be provided between the development and the adjacent arterial streets;

This connectivity will ensure multiple points of pedestrian ingress and egress for our residents.

- n. Enhanced subdivision entries shall be provided into the residential development;

When developers speak of a sense of arrival to a community, it often starts with the subdivision entry point. By ensuring our entry point is well designed and enhanced, it will set the positive and quality tone for the rest of the experience.

- o. All windows shall have trim along at least two sides in the form of trim pieces, pop-outs or reveal, or be recessed;

Enhanced window features will cause the windows to visually pop out and give more character to the design of the home.

- p. At least 80% of the floor plans shall feature front forward living area. The separation between the plane of the garage and plane of the forward living component shall also vary among floor plans from 3' to 6'.

Rather than all the homes sitting on a single plane, front-to-back movement of this plane will improve the streetscape. Given the variety within our product offering, we will naturally be introducing this type of movement along the streetscape, which provides variety and interest (see streetscape example below (colored and uncolored)).



JUSTIFICATION FOR REQUEST

Parcel 12B is a small infill parcel that has been vacant for decades. Parcel 12 was already a small parcel within the master plan, but when it was divided into two pieces, and the assisted living facility was developed on the southern 5 acres, the remaining Parcel 12B became even smaller, more oddly shaped, and thus more difficult to develop.

But as the prior section details, KB Home is proposing to build a quality residential community with tree lined streets, upgraded architecture and design, forward-living home plans, and increased amounts of community open space. These features will turn this small subdivision into a unique enclave. KB Home is turning a difficult parcel into something special.

In 2001, Parcel 8 and Parcel 12 were set aside as “Court Home” style units and/or lots. Our proposal continues to honor the City’s desire for housing diversity, but provides that diversity in a manner that is (a) a better fit on this small, oddly shaped parcel, (b) is more compatible with the two adjacent communities, and (c) commits to enhanced community and home design.

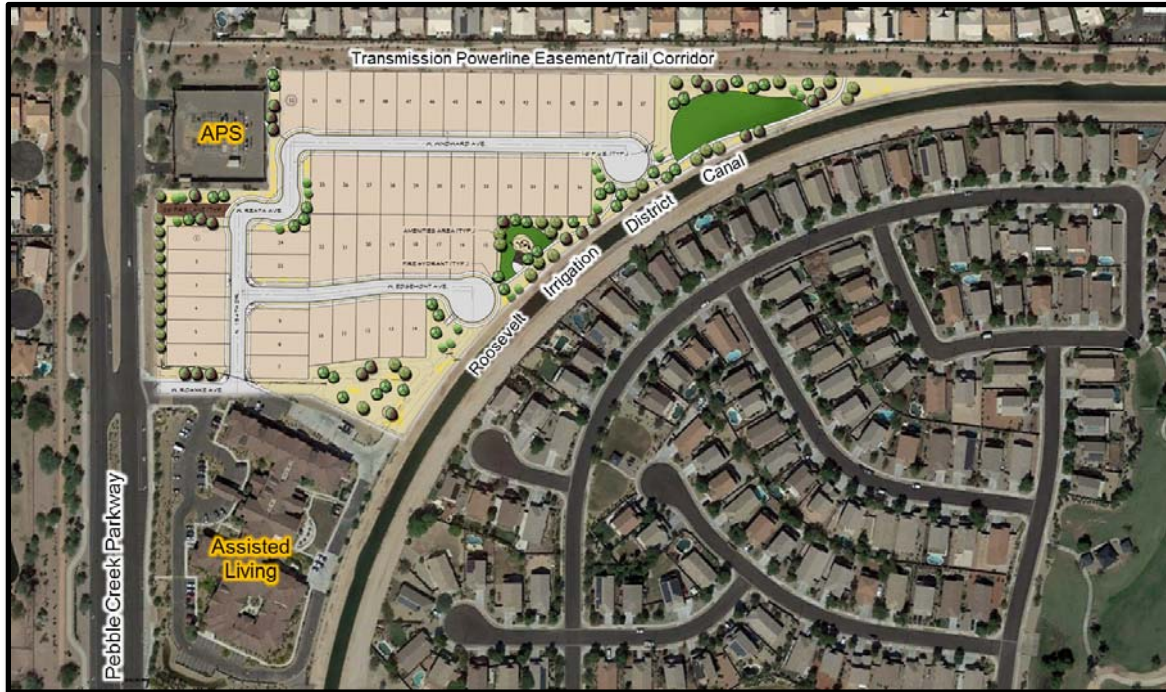
The currently approved Court Home site plan allows up to 6.5 dwelling units per acre. This would allow for 88 units on this small parcel. Our proposal would reduce that number to 52. The current approved lot coverage maximum is 60%, but we are proposing to reduce that maximum to 55%. Again, this shift maintains community diversity while being more compatible with the surrounding communities.

On the side yards, we are maintaining the effective spacing while making the setback regime more compatible with traditional single-family homes. Instead of 0’ and 10’ side yard setbacks, we are proposing 5’ and 5’. Thus, the effective spacing remains the same, but will be more consistent.

The existing PAD allows for the front yard setback to be reduced to 10’ for side-entry garages. The intent of this provision was to bring the home forward and decrease front-facing garage dominance. Our proposal maintains this same intent but improves on the standard.

We are keeping the front-facing garages at 20’, to ensure they are properly setback, but we are now bringing the house forward on most of our plans. By bringing the house forward, we are emphasizing the home and de-emphasizing the garage. This is superior to the existing standard. Indeed, having a side entry garage at 10’ still means bringing forward a garage door to the street. Alternatively, this proposal brings forward the actual home and does a better job of de-emphasizing the garage. Bringing the home forward in this manner creates a more intimate sense of community along the streetscape because the home itself is the dominate aesthetic.

A major challenge of this parcel is its shape. The northwest corner of the lot has a notch out for APS; the southeast corner has an odd, protruding angle; the entire eastern side is curved in a manner that makes it very difficult to introduce rectangular lots, and the northeast corner pinches down significantly rendering that portion of the site unusable for development. These challenges have surely contributed to this parcel being passed over for years. But KB Home has designed around these restraints and has produced a site plan that is efficient and accommodating to the surrounding communities.



The proposed housing products of Pebble Creek will attract and respond to the demands of the ever-increasing population of homebuyers from both the baby-boomer generation (now largely empty nesters) and the millennial generation. These millennial generation buyers (“Millennials”) are currently the largest segment of home buyers¹ and, according to Mark Stapp, director of the Masters of Real Estate Development program at Arizona State University, will “drive the future of the Phoenix housing market.”² Stapp told attendees at a real estate presentation at ASU that “[t]he real estate industry was so busy trying to figure out what Baby Boomers want, we weren’t prepared for the even bigger group of Millennials.”³

¹ 2014 National Association of Realtors Home Buyer and Seller Generational Trends, National Association of Realtors Research Division, March 2014, available for download at <http://www.realtor.org/reports/home-buyer-and-seller-generational-trends>, at 2

² Millennials’ choices important to Phoenix housing market; The Arizona Republic; January 25, 2014; <http://www.azcentral.com/business/realestate/articles/20140125phoenix-housing-market-real-estate-millennials.html>.

³ Id.

These sentiments were echoed by Mike Orr, real estate analysis at ASU's W.P. Carey School of Business, who stated that the recovery of the region's housing market would depend on Millennials.⁴

Surveys show Millennials want houses that are unique with low-maintenance weekly obligations, yet highly livable, outdoor spaces. Pebble Creek will be able to meet each of these housing demands.

Millennial home buyers want outdoor spaces that are designed like living rooms, where entertaining family and friends is convenient and practical. According to the Wall Street Journal, for Millennial home buyers "[o]utdoor space is important—but please, just a place to put the grill and have some friends over. Lawn-mowing not desired."⁵



Lots in Pebble Creek will have reduced maintenance requirements for rear yards while still allowing for upgraded amenities such as spas, BBQs, fire pits, open patios, hardscape, and/or turf that accommodate active living with minimal maintenance.

Although Millennials are increasing as an ever larger proportion of the home buying population, baby boomers continue to be a large and powerful segment. As they begin enjoying their retirement years, Boomers, like Millennials, are seeking homes with upgraded design and minimal maintenance.

Boomers are also like Millennials in their desire for low-maintenance yards: "Yard work, painting, and other landscaping chores may no longer be enjoyable to aging home owners."⁶ Boomers moving to a new home when they retire tend to opt for maintenance-free or low-maintenance communities.

Additionally, the subject site's location adjacent to an assisted living facility provides aging citizens an opportunity to move into this new single-family residential community and then later transition into the assisted living when the time comes, without having to uproot and move to a new area. This is an extremely attractive feature of the proposal and further highlights the



⁴ Id.

⁵ No McMansions for Millennials, Wall Street Journal Blogs; January 13, 2011; <http://blogs.wsj.com/developments/2011/01/13/no-mcmansions-for-millennials/>.

⁶ Baby Boomers Dominate New Housing Trends; National Association of Home Builders; available at <http://www.hbrcnyc.com/ub/modules/photo/i/1490/>.

desire to tailor the community in a manner that will attract aging baby boomers.

In short, this residential community will be a very positive addition to this area by providing a market-responsive, single family development that has upgraded and enhanced design and is compatible with the existing residential uses in the area.

GENERAL PLAN CONFORMANCE

The City of Goodyear General Plan Land Use Map identifies this site as “Neighborhood.” And according to Standard 25 in Chapter 8, Land Use and Transportation Plan, of the City’s General Plan, this request falls with the Low Density Residential which reads: Single family, detached and attached, residential uses with densities up to 5 dwelling units per acre are appropriate throughout the Neighborhoods Category. This request proposes an overall net residential density of 4.10 dwelling units per acre, well within the General Plan’s guidelines and is compatible with the surrounding neighborhoods.

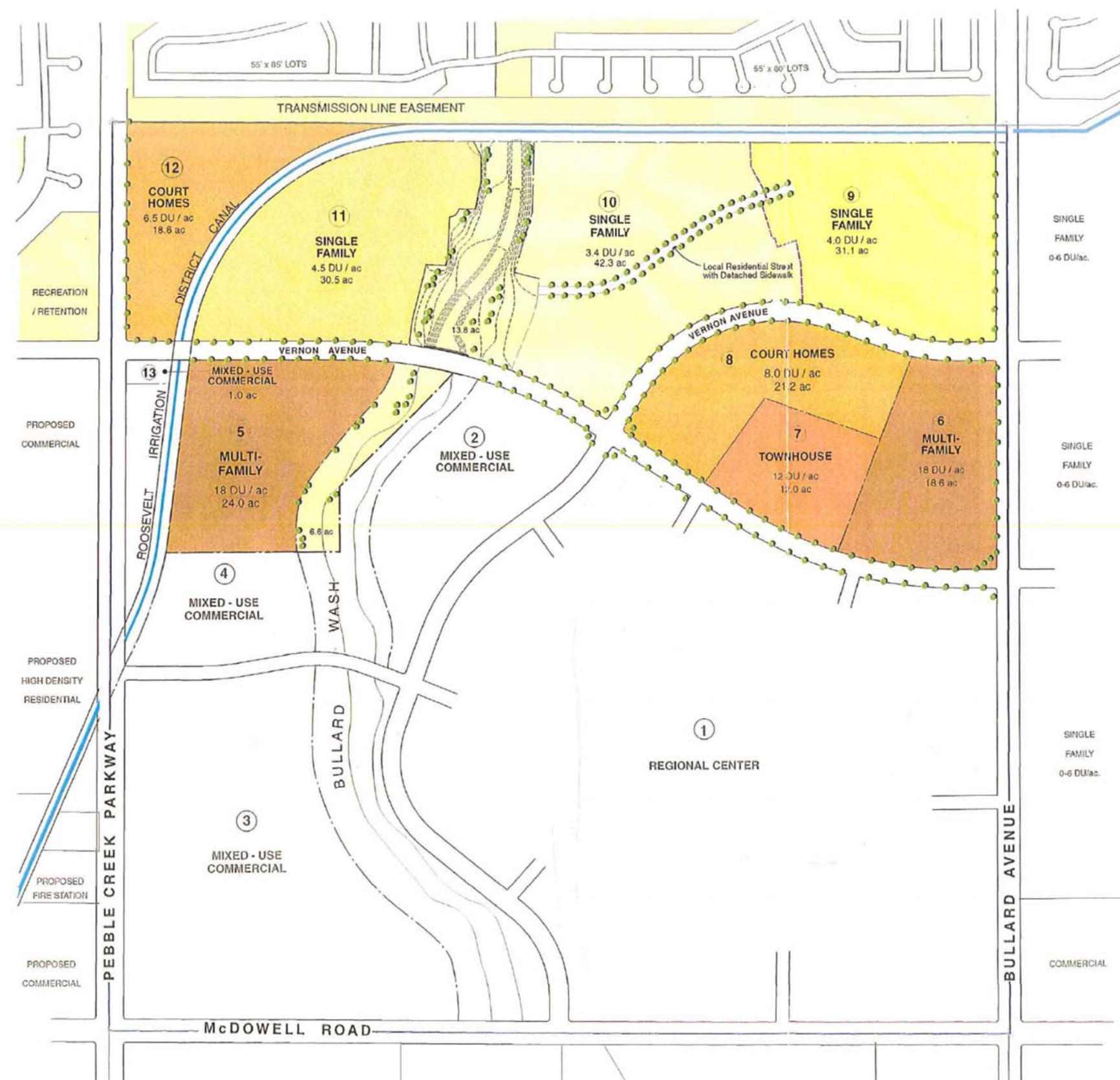
CONCLUSION

The proposed amendment will increase lot sizes from 3,200 square feet to 5,000 square feet, incorporate enhanced design standards, and create a single family subdivision that is more compatible with the subdivisions to the north and east. From upgraded architecture on each lot to tree lined streets and increased open space in the subdivision, this development will become a housing enclave with a quality sense of place.

We believe that this rezoning will contribute positively to the well planned growth of the City of Goodyear and its enviable quality of life. We respectfully request approval of this request and look forward to moving into project implementation.



AERIAL PHOTO



FINAL P.A.D.
GOODYEAR PRC
Prepared for: Goodyear Investors, L.L.C.


LAND USE ALLOCATION

Use	Area, ac
Single Family	103.9
Court Homes	39.8
Townhouse	12.0
Multi-Family	42.6
Wash	20.4
Streets	21.2
Total	239.9

RESIDENTIAL PARCELS

Parcel No.	Use	Area, ac	Density, DU/ac	Total No. of Units
5	Multi-Family	24.0	18.0	432
6	Multi-Family	18.6	18.0	334
7	Townhouse	12.0	12.0	144
8	Court Homes	21.2	8.0	169
9	Single Family	31.1	4.0	124
10	Single Family	42.3	3.4	144
11	Single Family	30.5	4.5	137
12	Court Homes	18.6	6.5	121
Subtotal		198.3		1605


Overall Density this plan: 7.34 DU/ac



NORTH



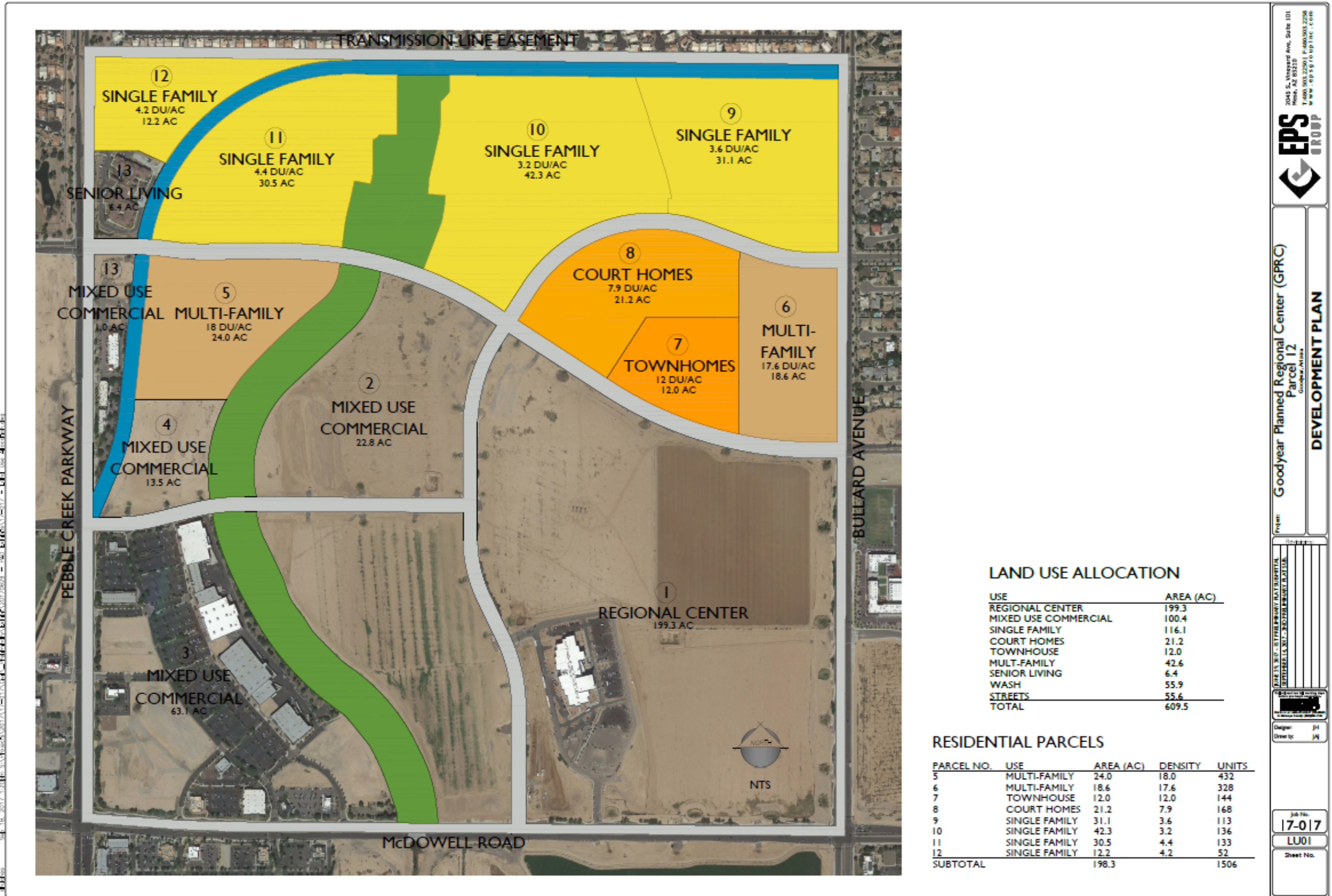
0 300 600 1800 Feet

CornoyerHedrick 

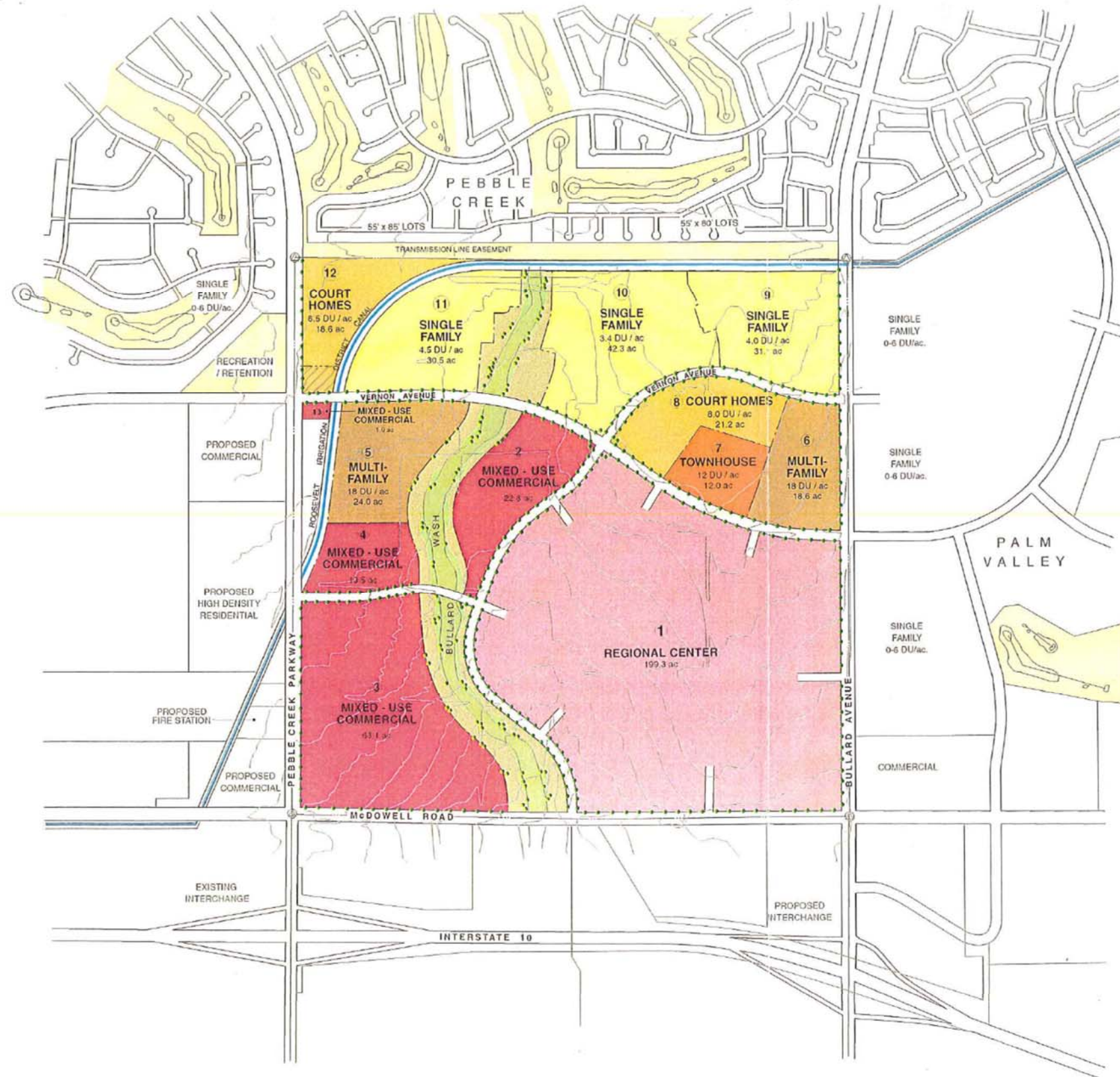
2425 East Camelback Road
Suite 400
Phoenix, AZ 85016
602.381.4945

98128L
12.05.00

TAB 4 - EXISTING FINAL P.A.D. - LAND USE ALLOCATION (Site Plan)(12.05.2000)



TAB 4 – PROPOSED FINAL P.A.D. - LAND USE ALLOCATION (Site Plan)(9.14.2017)



DEVELOPMENT PLAN GOODYEAR PRC

Prepared for: Goodyear Investors, L.L.C.

LAND USE ALLOCATION

Use	Area, ac
Regional Center	199.3
Mixed-Use Commercial	100.4
Single Family	103.9
Court Homes	39.8
Townhouse	12.0
Multi-Family	42.6
Wash	55.9
Streets	55.6
Total	609.5

RESIDENTIAL PARCELS

Parcel No.	Use	Area, ac	Density, DU/ac	Total No. of Units
5	Multi-Family	24.0	18.0	432
6	Multi-Family	18.6	18.0	334
7	Townhouse	12.0	12.0	144
8	Court Homes	21.2	8.0	169
9	Single Family	31.1	4.0	124
10	Single Family	42.3	3.4	144
11	Single Family	30.5	4.5	137
12	Court Homes	18.6	6.5	121
Subtotal		198.3		1605

Overall Density this plan: 6.31 DU/ac



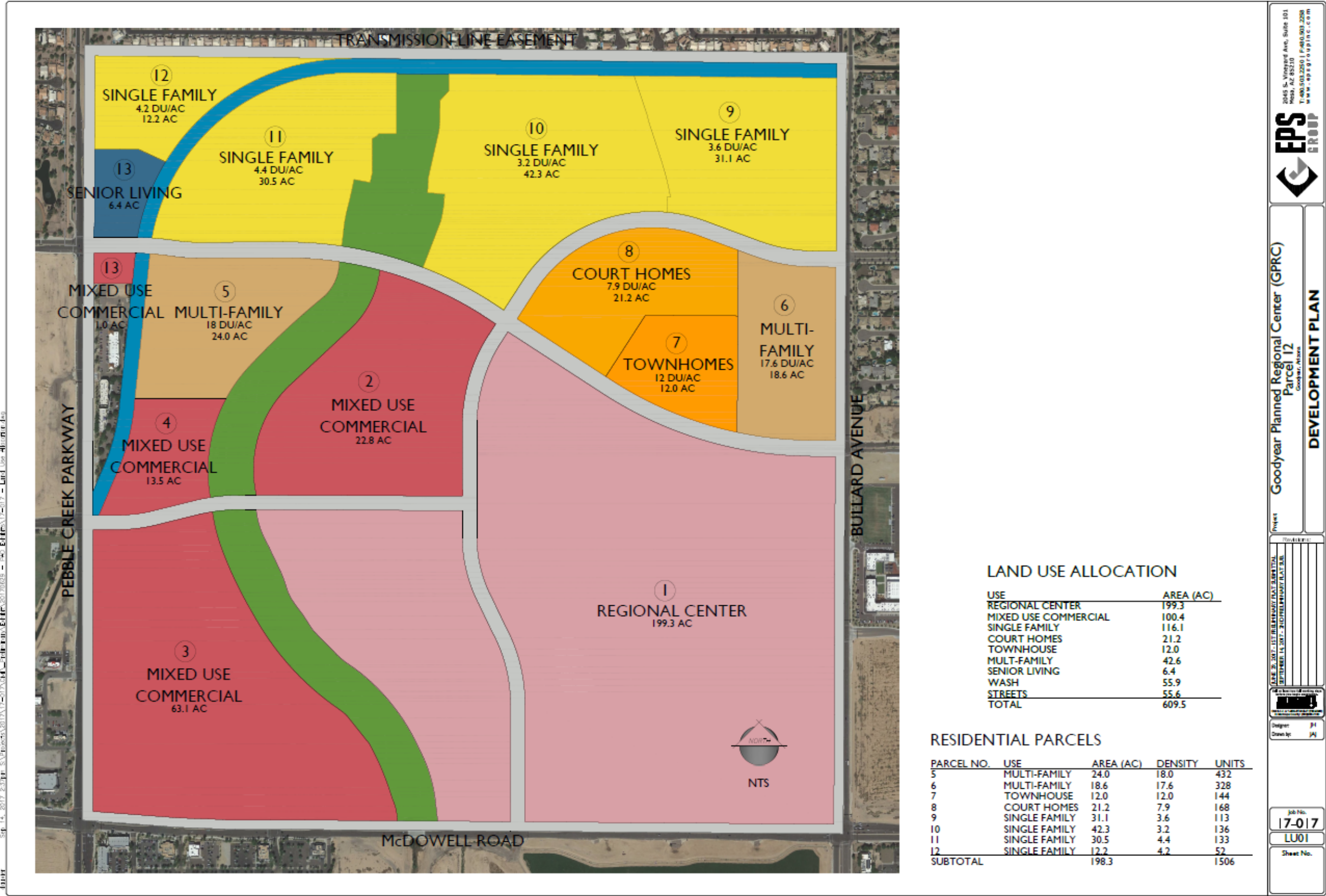
CornoyerHedrick



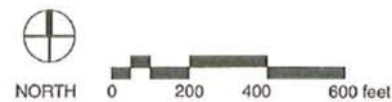
2425 East Camelback Road
Suite 400
Phoenix, AZ 85016
602.381.1818

93128L
12.05.00

TAB 5 – EXISTING DEVELOPMENT PLAN (12.06.2000)



TAB 5 – PROPOSED DEVELOPMENT PLAN (9.14.2017)



*Conditions of zoning allow single story houses only.

CornoyerHedrick

2425 East Camelback Road
Suite 400
Phoenix, AZ 85016
602.381.4848

88128L
12.06.00

SINGLE FAMILY LOT LAYOUTS
GOODYEAR PRC
Prepared for: Goodyear Investors, L.L.C.

TAB 10 – EXISTING SINGLE-FAMILY LOT LAYOUT PLAN (12.6.2000)



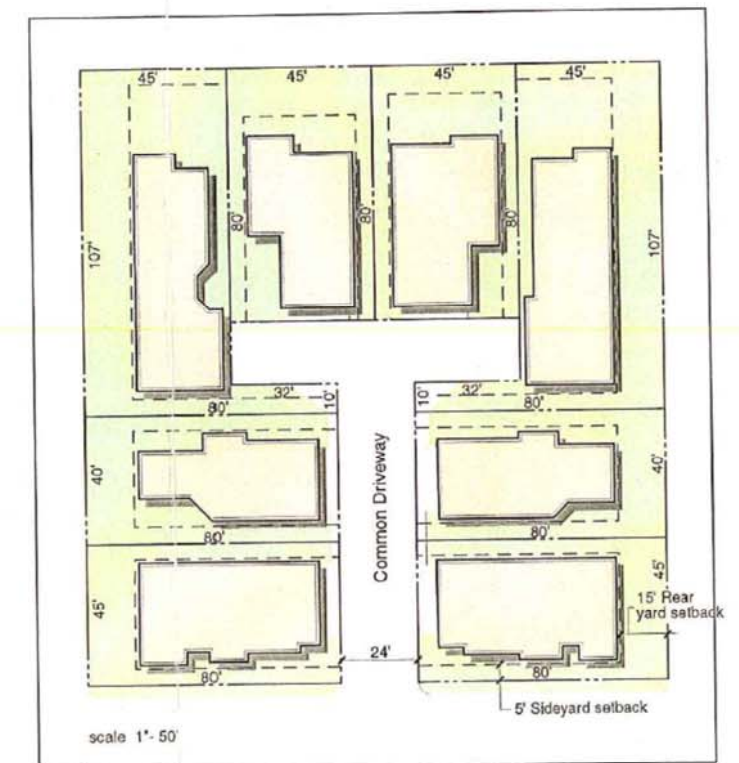
SITE DATA

Site Area	18.6 ac
No. of Units	100
Density	5.38 DU/ ac
Common Open Space	4.32 ac (23.2%)

PARCEL 12 CONCEPTUAL COURT HOME LAYOUT

GOODYEAR PRC

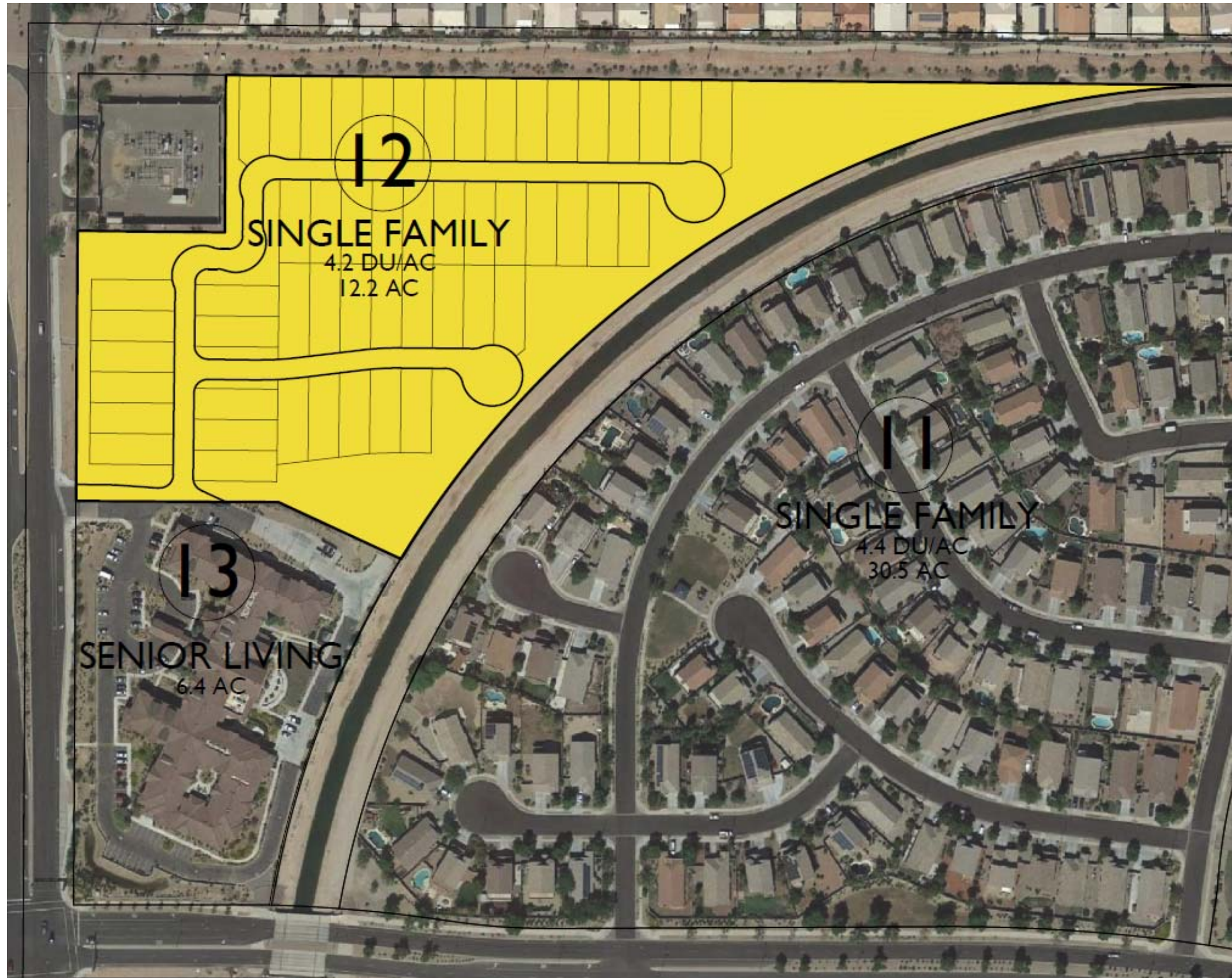
Prepared for: Goodyear Investors L.L.C.



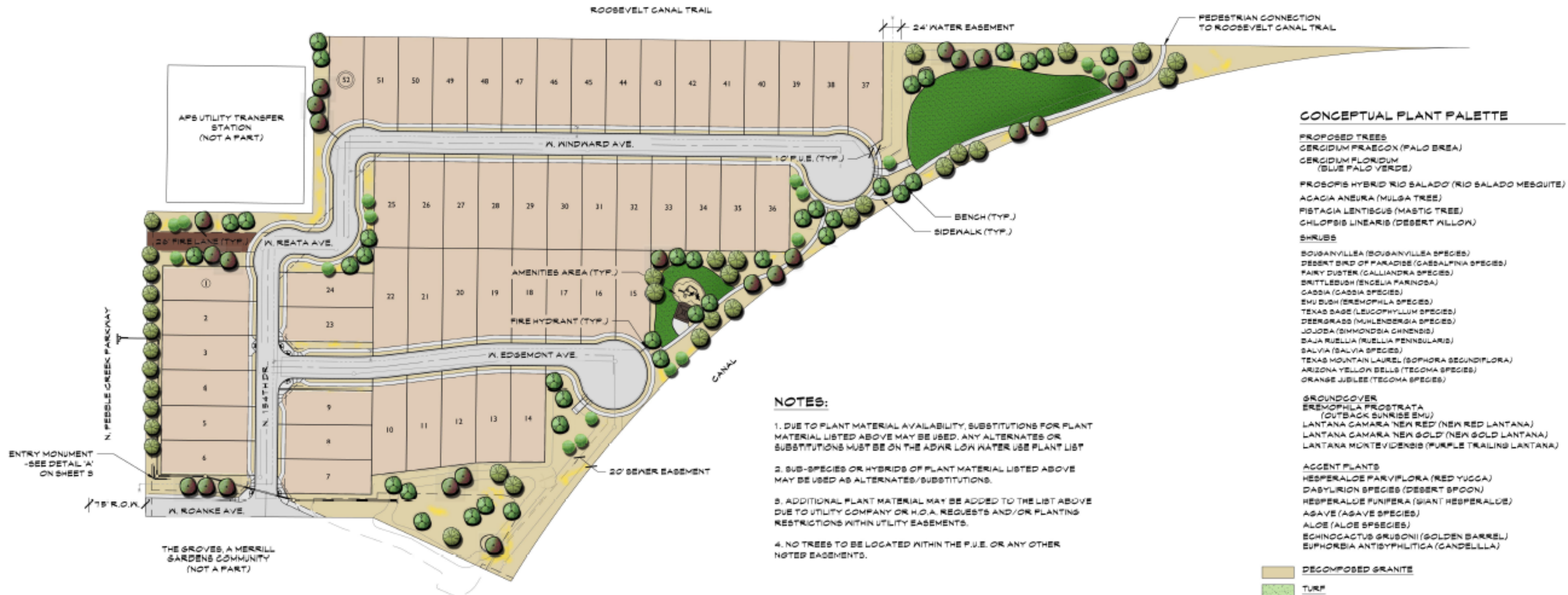
TYPICAL COURT

CornoyerHedrick 
98128L 7.20.00

TAB 11 – EXISTING CONCEPTUAL COURT HOME LAYOUT PLAN (7.20.2000)



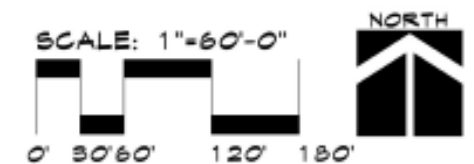
TAB 11 – PROPOSED CONCEPTUAL COURT HOME LAYOUT PLAN (9.14.2017)



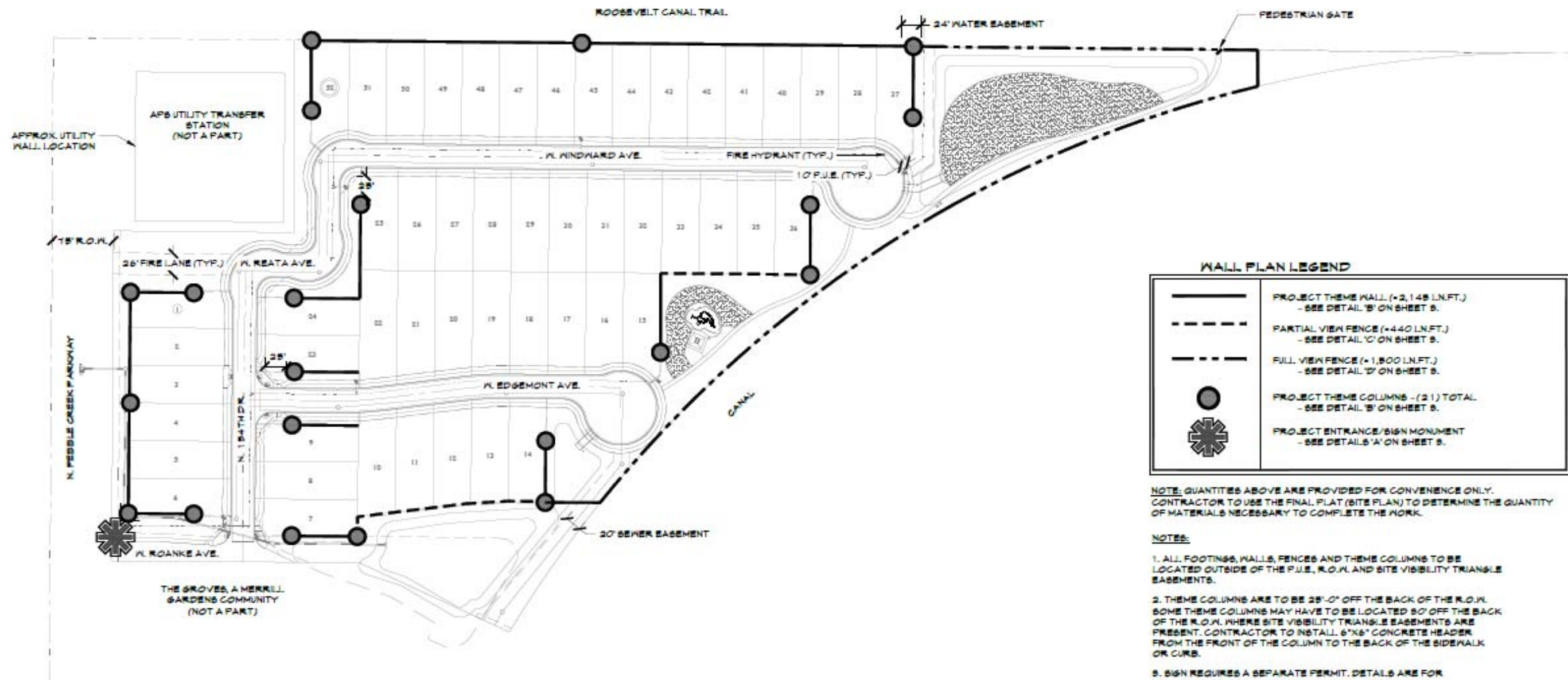
PEBBLE CREEK PRELIMINARY SITE PLAN

2655 N. PEBBLE CREEK PARKWAY
GOODYEAR, AZ
SEPTEMBER 13, 2017

SHEET 1 OF 2



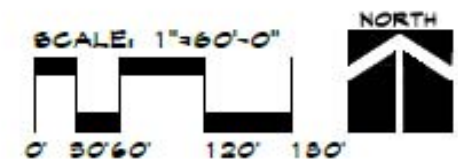
CONCEPTUAL LANDSCAPE PLAN (9.13.2017)

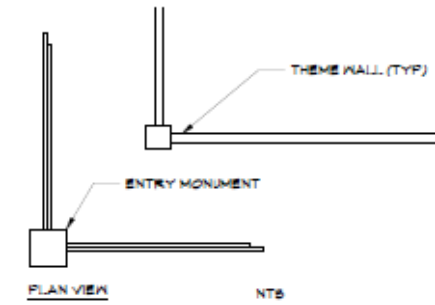
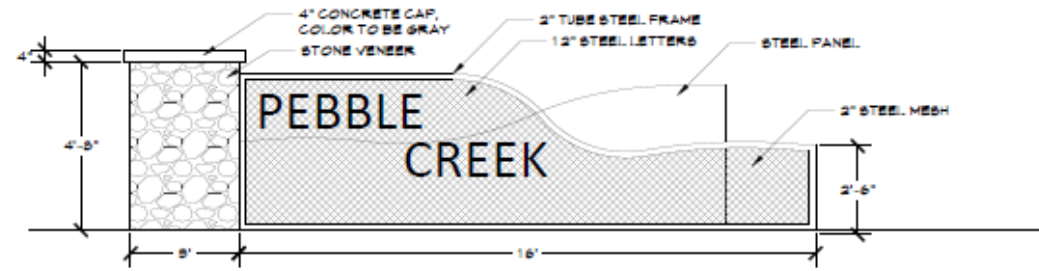


PEBBLE CREEK PRELIMINARY WALL PLAN

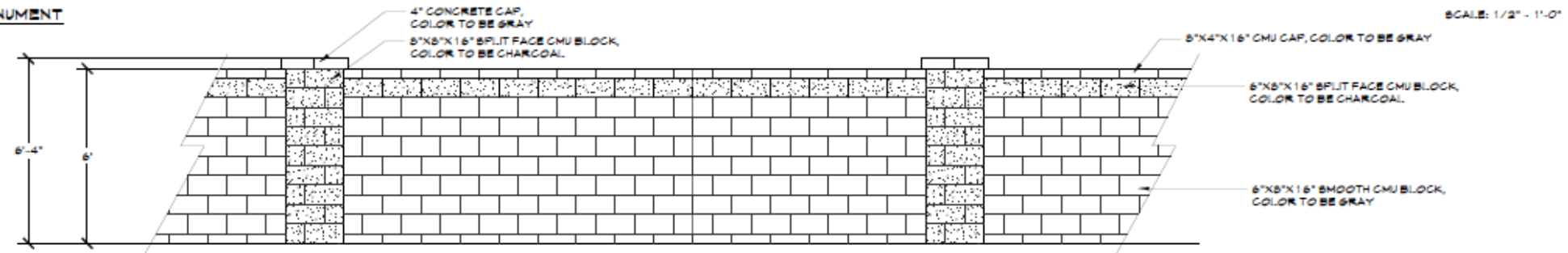
2655 N. PEBBLE CREEK PARKWAY
GOODYEAR, AZ
SEPTEMBER 13, 2011

SHEET 2 OF 5

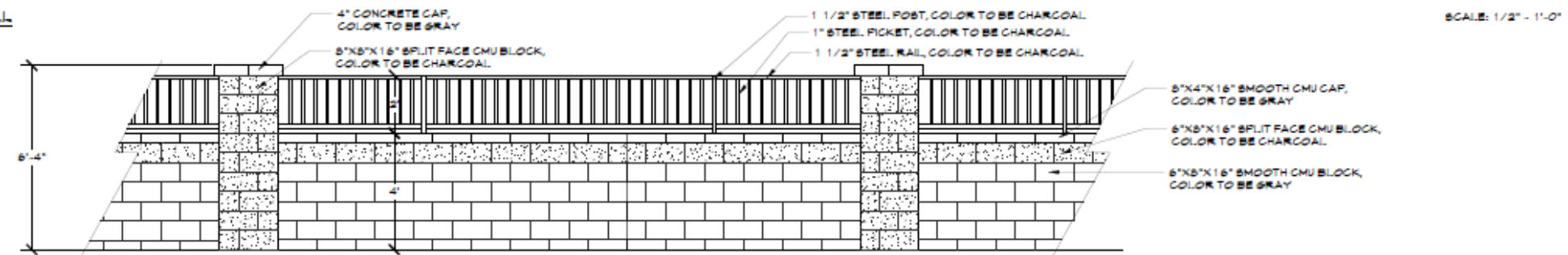




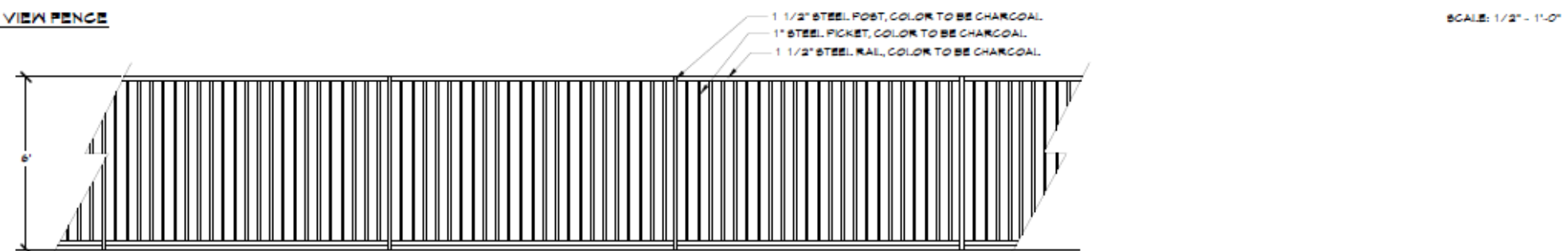
ENTRY MONUMENT



THEME WALL



PARTIAL VIEW FENCE



FULL VIEW FENCE



PEBBLE CREEK PRELIMINARY WALL DETAILS

2655 N. PEBBLE CREEK PARKWAY
GOODYEAR, AZ
SEPTEMBER 13, 2017

SHEET 8 OF 8



Elevation "A"



Elevation "B"



Elevation "C"

Representative Example of House Product



Elevation "A"



Elevation "B"



Elevation "C"

Representative Example of House Product



Elevation "A"



Elevation "B"



Elevation "E"

Representative Example of House Product