

PRADERA

R e z o n e

**NWC Citrus Road and Lower Buckeye Road
Goodyear, Arizona**

Project Narrative

Pre-Application File Number: PA17-128

Rezone Case Number: 17-200-00007

Parcel No. 502-42-007B

March 22, 2018

Submitted by:

EPS Group Inc.

for

Pradera Partners 160, LLC

c/o Philip Miller Consultants, LLC

Introduction:

Pradera is a proposed residential community located at the northwest corner of Citrus and Lower Buckeye with a current Planned Area Development entitlement for 471 lots on 160 gross acres. This application is for purpose of rezoning the Property to enhance the design of the community to offer a variety of lot sizes and home types that fit a diverse range of lifestyles and market segments. The site plan is designed to meet current market demand and ensure that opportunities exist for both first time homeowners and move up buyers.

History of zoning actions on the property:

Upon annexation to the City of Goodyear as “Fronterra” in February of 2006, the Property was originally zoned for Agricultural/Urban (AU) use. It was approved as the Pradera PAD by City Council on July 10, 2006, Ordinance 2006-1021 for a single-family detached residential community consisting of 471 homes on approximately 160 acres by Standard Pacific Homes just prior to the Great Recession.

Proposed Development Standards:

The Owner is requesting a rezoning for a portion of the Property from a PAD to R1-4 and R1-6 Single Family Residential to facilitate development of the community, to offer lot sizes that are in demand by today’s homebuyer, and improve home product diversity. Specifically, the cluster homes previously approved in Phase 2 of the PAD will be amended to provide single-family detached product. The result of this rezoning will be formal entitlements to provide a more sustainable product type with the same density, while providing desirable product diversity within the development. With the rezoning, minimum lot sizes will be provided in accordance to Updated Article 3-1 and Article 3-2 of the City of Goodyear Zoning Ordinance dated November 8, 2017. *See Conceptual Development Plan.* The lots in Phase 2 and 3 are now proposed as 45’ wide x 100’ deep and 55’ wide by 100’ deep minimum lot sizes. The total number of lots will remain at a maximum of 471 with a net density of 2.94 dwelling units per acre (total overall all phases).

Development Standards - Single Family Districts				
Lot Standards	Standard R1-6	Standard R1-4	Pradera R1-6	Pradera R1-4
Minimum Lot Area (sf)	5,500	4,500	7,200	5,500
Minimum Lot Width (ft)	55	45	60	50
Minimum Lot Depth (ft)	100	100	120	110
Building Form and Location				
Maximum Height (ft)	30	30	30	30
Maximum Building Coverage	60%	60%	60%	60%
Minimum Setbacks (ft)				
Front (1)	10	10	10	10

Front Facing Garage	20	20	20	20
Side	5	5	5	5
Total Both Sides	15 (5)	15(5)	10(5)	10(5)
Street Side (4)	10	10	10	10
Rear	20	20	20	20
Development Standards				
Open Space % (of net area)	15%	15%	±25 %	

- (1) Front setback shall be measured to patios, livable space, and side entry garages*
- (2) Setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet*
- (3) Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet*
- (4) Where a minimum 10 foot wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies*
- (5) Total of both sides setback may be reduced to 10 feet subject to the requirements as provided in Section 3-2-3-D*

Lot diversity is important consideration, especially in West Goodyear, and as such the Pradera Zoning Amendment offers an increased variety of lot sizes throughout the development. Court homes approved under the current PAD, and in general, include by their design additional issues and provide many conflicts with elements such as fire safety/access, waste disposal vehicle access, garbage and recycle receptacle(s) placement, and parking, all contributing factors in the desire to change to preferred lot widths overall. The site maintains four (4) different lot widths in Phases 1-3 and offers a broad range of lot square footages as shown on the Onsite Lot Diversity Map. The site will also maintain a minimum of 70' lot widths along the northern boundary in Parcel A, which adds to the overall lot diversity. The smallest lots will still be located in Parcel B with a minimum lot width in accordance with the Updated City of Goodyear Zoning Code Articles 3-1 and 3-2 for Standard R1-4. Pradera's four (4) different lot size choices will exceed offerings available in surrounding and nearby City of Goodyear PADs.

Additionally, Pradera overall exceeds the minimum required amount of open space provided by nearly 10% with over 40 acres (approximate 25% of total site area), and will meet or exceed the minimum required landscape tract width of 35' feet along arterials, to provide further diversity with no limitation on 2-story homes that location. *See Onsite Lot Diversity Map and Lot Diversity Map.*

The Pradera rezoning will meet the number of design elements required under COG Zoning Ordinance Article 3-2-3D, required provided to achieve reduced side yard setbacks. Under the Ordinance, in order to achieve reduced R1-6 development standards, projects must include one amenity element, two connectivity elements, and two streetscape elements. R1-4 single-family districts must include two amenity elements, four connectivity elements, and four streetscape elements. The design elements Pradera will offer are as follows:

Amenity Elements (2 required)

1. Adjacent to Community Amenity
2. Additional Internal Park Amenities

Connectivity Elements (4 required)

1. Infill Development
2. Trail System Connections
3. Lot Diversity
4. Additional Connectivity Elements

Streetscape Elements (4 required)

1. Detached Sidewalk
2. Shared or Clustered Driveways
3. Paving Material
4. Porches and Courtyards
5. Additional Streetscape Elements

Response to the Zoning Review Criteria in Section 1-3-1-D-3 of the Zoning Ordinance:

General Plan

A. Consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted.

The subject property is located in an area that is experiencing rapid growth. Goodyear is growing nearly twice as fast as most neighboring cities. According to the U.S. Census Bureau, the City of Goodyear has seen an 18.4% population increase between 2010 and 2016 and a 6.28% employment rate increase between 2014 and 2015. Current construction of regional infrastructure improvements adjacent to the property makes this site ideally positioned to provide homes that meet the demand for housing in this area of the City. Increased opportunities for employment, shopping and recreation are readily available in Goodyear and surrounding communities and particularly along freeways and principal arterial streets.

	Population Increase 2010-2016	Employment Increase 2014-2015
Buckeye	27%	7.68%
Glendale	8.60%	3.53%
Goodyear	18.40%	6.28%
Peoria	6.50%	2.49%
Phoenix	11.60%	3.75%

Pradera is adjacent to two arterial roadways on the perimeter of the site; the east-west arterial is W. Lower Buckeye Road (on the south boundary) and the north-south arterial is S. Citrus Road (along the east boundary). Durango Street is the midsection alignment and north property boundary. Interstate 10 is just over 2 ½ miles to the north on Citrus Road. Maricopa County (MC) Highway 85, a road of regional significance, is approximately 2 ½ miles south and can be accessed by traveling east on Lower Buckeye Road to Cotton Lane and then south approximately 1 mile, or west a ½ mile to Perryville Road and then south. Cotton Lane, another road of regional significance, is planned to be State Route 303 and is the next major arterial alignment east of Citrus Road. Perryville Road, an arterial roadway, is located 1 mile west of the site and connects to Interstate 10 to the north and MC 85 to the south.

The proposed Pradera community is designed to be consistent with the goals of the City's General Plan, ultimately creating a long term sustainable and stable residential community that will be well served by urban services and amenities.

The City of Goodyear General Plan (approved by City Council June 23, 2014) land use designation for the Site is “Neighborhood”. From the General Plan’s *Neighborhoods Development Standards*; Standard 25 indicates that densities up to 5 dwelling units per acre (du/ac) are appropriate throughout the “Neighborhood” category. The Pradera development proposes an overall net density of just under 3 dwelling units per acre, well within the General Plan’s guidelines.

Pradera also promotes community interaction and healthy living, fitting perfectly into the City’s vision statement to “Create a highly desirable and sustainable place for all to live, work, visit, and play”. Under the Zoning Ordinance Section 3-2-3, a minimum 5-acre park is required for developments that are 40 acres in size or larger. Pradera exceeds this requirement with an approximately 10-acre centralized park with additional pocket parks and retention/active-passive recreation areas. The park’s overall design will include picnic ramadas, barbeque areas, tot lots, a basketball court, a volleyball court and an open grass active play area. These features are proposed to provide substantial active and passive recreational opportunities within close proximity to each of the neighborhoods.

Pradera is also in compliance with Zoning Ordinance Section 3-2-3 Trail System Connections and is supportive of the General Plan Standard 5 and Standard 31. Conceptual lotting illustrates that pedestrian and bicycle connections are provided on the perimeter and within the community to allow residents to walk or bike to nearby destinations. Primary pedestrian circulation is provided along the perimeter connecting to adjacent developments while secondary pedestrian walkways connect residents within the neighborhood and to arterial roadways. Additionally, the trail system at Pradera is designed with multiple perimeter access points with the intention of ultimately linking the project to a regionally based master trail program. Pradera’s linked trail and park system is in compliance with Goodyear’s General Plan objective CC-1-1 to “Create and foster complete neighborhoods” where neighborhoods include parks and spaces that encourage social interaction.

Site Suitability

B. Suitability of the subject property’s physical and natural features for the uses permitted under the proposed zoning district.

The topography of Pradera generally falls in a southeasterly direction toward the Gila River. A ridge splits the middle of the site in a north-south direction; a Roosevelt Irrigation District (RID) canal bisects the property along this same ridge line. This canal is currently used for agricultural irrigation purposes and not for stormwater drainage conveyance. The existing RID canal is proposed to be piped underground relatively in place and will be located in landscape tracts or other easements. Outfall for the RID irrigation system is designed approximately in its present location which ties to the existing canal to the south.

Offsite flows will be conveyed primarily to the outside perimeter of the property and directed to the southwest and southeast corners of the site. Retention areas will be intermittently dispersed throughout the site to assist in the overall storm water management of the community. Therefore no physical or natural features exist that would impede development of the Property as proposed with this application.

Compatibility of Uses

C. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values.

Pradera offers compatible uses to the surrounding area that is primarily zoned for neighborhoods. The requested rezone will not have an adverse impact on adjacent properties as the density remains the same as when it was first approved. The intensity of uses anticipated by surrounding neighborhood developments contribute to the product location choices within the Pradera community as the project is designed to promote sustainability and accommodate usage progression by transitioning density from moderate on the perimeter, to lower on the interior. *See Context Map.*

Land Use Consistency

D. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning.

Pradera is currently surrounded primarily by agricultural land uses with several adjacent properties currently in various stages of municipal review, approval and development. The overall net density of Pradera will remain the same at under 3 dwelling units per acre, while maintaining a maximum of 471 total lots, which is consistent and compatible with other land uses within the area.

The Las Ventanas project, with a net density of 2.77 du/ac, is planned northwest of the Pradera community. Paseo Ridge at 2.93 du/ac is located adjacent the northern boundary. Sweetwater Estates, in Maricopa County unincorporated area with acre lots (zoned RU-43), is located to the northeast of the subject property, east of Citrus Road and north of Durango. Directly east, across Citrus Road, is the approved PAD of La Jolla Vista with an overall density of 2.89 du/ac. At the southwest corner of Lower Buckeye and Citrus Road there is a pending rezone and preliminary plat in process for Citrus Ridge, proposing a net density of 2.96 du/ac. Directly south is the

Levinson PAD with a net density of 2.77 du/ac. The Las Brisas PAD located to the southwest has a net density of 3.17 dwelling units per acre, and finally, immediately west of Pradera is a Rural-43 District of Maricopa County with a limit of 1 du/ac. *See Lot Diversity Map.*

Market Demand

E. Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand.

Based on a recent Belfiore Real Estate Consulting Subdivision Report, dated December 4, 2017, most subdivisions surrounding Pradera are undeveloped and/or pending development. Their research shows that only 8 out of 54 subdivisions are currently finished with only 1088 of 6707 planned units finished and ready for sale. Lots sizes similar to Pradera's proposed R1-6 and R1-4 sizes are the most in-demand sizes, as current inventory is selling out quickly. In Sim Lomas, 55'x110' lots are nearly sold out, with only 3 lots remaining of their initial 136. Villagio at Canyon Trails has only 2 of 51 lots left at 55'x115'. Travis Park lots that are 60'x115' have only 14 of 85 left to sell. Finally, Las Brisas' Discovery and Encore subdivisions, at 60'x120', have only 77 of 588 lots available. *See Market Demand Map.*

Public Services

F. Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment.

Pradera Partners 160 and the City of Goodyear entered into the Second Amended and Restated Development Agreement, as adopted by Resolution No. 16-1753 in April of 2016 as one of several properties participating in construction of regional infrastructure improvements. The Development Agreement reflects a development strategy that includes common core terms applicable to the West Goodyear Central Planning Area. The Second Amended Development Agreement outlines the Infrastructure Improvements, Dedications and In Lieu Payments for utilities (water and wastewater) and street improvements.

Water: Pradera is located within the water service area of the City of Goodyear and will be served with water from the City's existing booster/storage facility number 12, located south of Lower Buckeye Road between Cotton Lane and Citrus Road. The existing storage facility connects with a 24" waterline and then to a 16" water line that exists in Lower Buckeye Road from 173rd Avenue to the 183rd Avenue intersection; a 16" water line is also located in Citrus Road from Lower

Buckeye to Yuma Road. An 8" "zonal" or project specific water line will be installed in Lower Buckeye Road, as well as an 8" waterline along the 183rd Avenue Alignment along the western boundary of the site; to connect to the 12" water line currently under construction along the Durango Alignment north of the site. Any/all phases of the project will provide a looped water supply system required in the event of interruption of water supply from one direction.

Wastewater: The wastewater generated by the Pradera site and its neighboring properties will be conveyed east by gravity with outfall to manhole recently constructed at the intersection of Lower Buckeye Road and Citrus Road. A 12" Sewer line is currently in construction along the Durango Street alignment and in Citrus Road along the east boundary. 15" and 18" sewer lines also recently constructed in Lower Buckeye Road tie to the existing trunk line in Cotton Lane.

Schools: Pradera is located within the Buckeye Union High School District and the Liberty Elementary School District #25. High school students are in the Estrella Foothills High School District, located at 13033 S Estrella Parkway in Goodyear. Elementary school students are in the Liberty Elementary School boundary, with nearest school located in Las Brisas. An Agreement of Understanding was signed on June 7, 2006 between the two school districts and Pradera. The owner is obligated to provide financial resources to the school districts for each dwelling unit to be constructed.

Fire/Police: Fire and Police will be provided by the City of Goodyear.

Public Utilities:

Utility Type	Provider Name
Natural Gas	Southwest Gas
Telephone	Qwest Communication
Electric Power	Arizona Public Service (APS)
Cable TV	Cox Communications
Fiber Optic	Century Link
Irrigation	Roosevelt Irrigation
Sanitation	City of Goodyear

Fiscal Impacts

G. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

The West Goodyear Central Planning area has historically lacked basic infrastructure necessary to support this development. Regional improvements proposed to the existing infrastructure

relating to utilities, transportation and overall circulation, proposed through the Development Agreement, are needed to support the continued development of the regional area, and are currently in construction to serve this and several other projects.

Since Pradera lies within the Liberty Elementary School District and the Buckeye Union High School Districts, the developer has met with the school districts and will pay voluntary impact fees to mitigate the community's impact to the respective district facilities.

School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary (K-8) Liberty ESD	471	0.30 Students/Unit	141.3
Buckeye High School District		0.19 Students/Unit	89.49
Total			230.79

Public Participation

H. General public's concerns.

The Public Participation Citizen Review Meeting was held March 21, 2018. Meeting notes and details are included within Appendix G.

Orderly Growth

I. Whether the rezoning/amendment promotes orderly growth and development.

Pradera is designed and planned in accordance with the City of Goodyear's General Purpose of Residential Districts in the updated Zoning Ordinance dated November 8, 2017. The community provides a high quality, complete neighborhood that meets the varying lifestyles of the City's residents. Pradera is well planned and provides for balanced growth and its design standards are intended to help create a distinct and attractive neighborhood.

The onsite and offsite improvements will include three phases. The developer intends to begin construction of Phase 1 as soon as possible. Phase 1 includes the northeast portion of the development, central open space, and central section of residential extending south to Lower Buckeye Road. Phase 2 will include the southeast portion of the site and Phase 3 will encompass the west half of the site. A formal phasing plan is included provided further upon submittal of the Preliminary Plat. *See Phasing Map.*

J. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

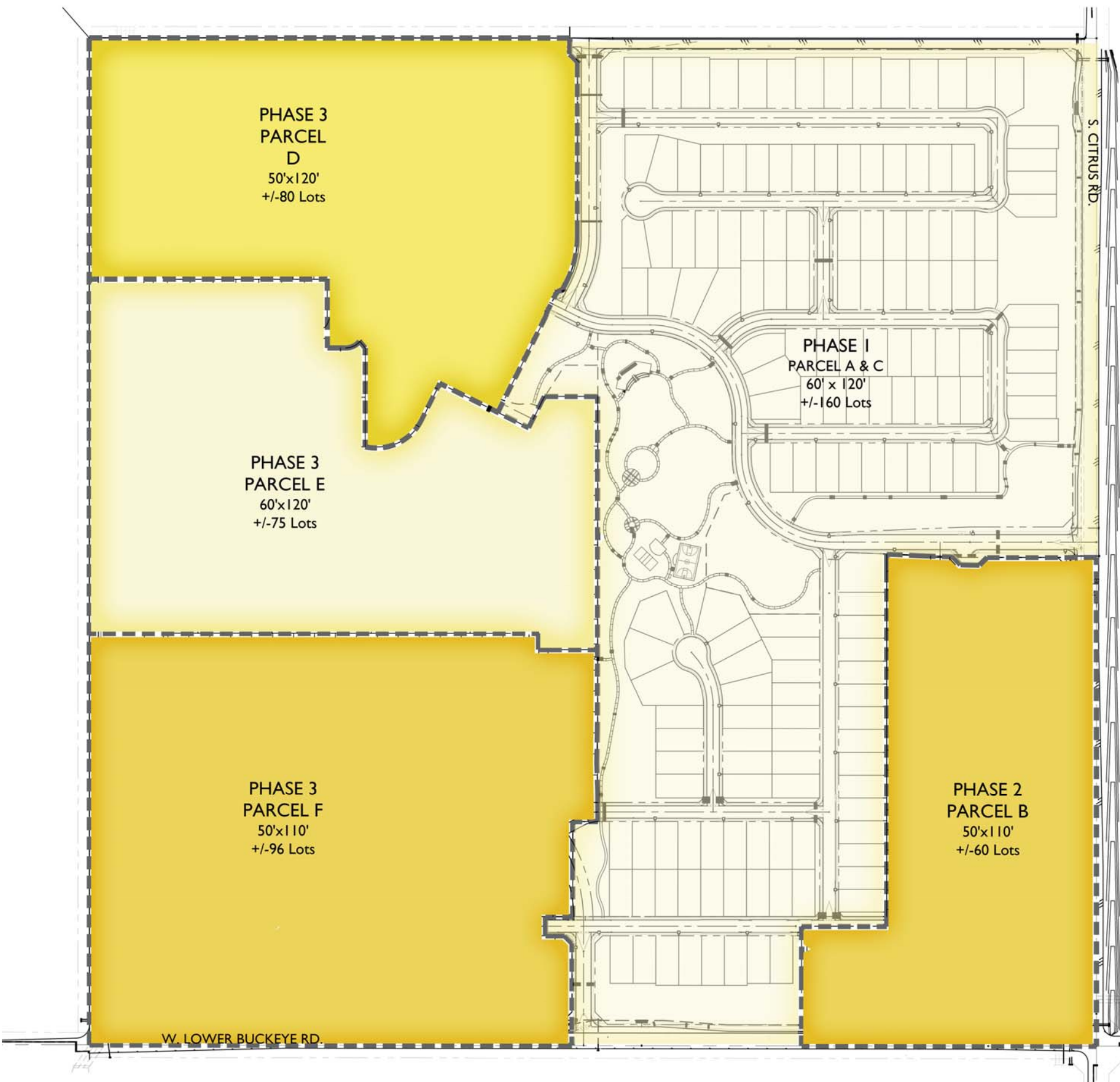
Pradera will not have a negative impact on the health, safety and welfare of the citizens of the City or the general public. Pradera is designed to be a progressive residential community, offering a variety of current in-demand lot sizes and home types that fit a diverse range of lifestyles and market segments. The proposed site plan provides market flexibility and ensures that opportunities exist for both first time homeowners and move up buyers.

Conclusion

The development team requests your favorable consideration of this rezone application package and thanks you for your time. We look forward to continue working closely with the City of Goodyear on this project to ensure a highly successful residential community in the heart of West Goodyear.

Exhibit A

Conceptual Development Plan



PROJECT DATA

APN: 502-42-007B
EXISTING GENERAL PLAN: NEIGHBORHOOD (5-12 DU/AC)
EXISTING ZONING: PLANNED AREA DEVELOPMENT (PAD)
PROPOSED ZONING: SINGLE FAMILY DETACHED (R1-6) (%)
SINGLE FAMILY DETACHED (R1-4) (%)
GROSS AREA: +/- 160 ACRES (including exist. R/W)
NET AREA: +/- 150 ACRES (excluding exist. R/W)
LOWER BUCKEYE ROAD R/W: +/- 1.73 ACRES (55' R/W)
GROSS DENSITY: 2.94 DU/AC
NET DENSITY: 3.14 DU/AC

PROJECT TEAM

OWNER: PRADERA PARTNERS 160 LLC
11624 SE 5TH STE 200
BELLEVUE, WA 98005
TEL: (480) 220-7393
CONTACT: PHILIP MILLER
CONSULTANTS, LLC
C/O KELLY HALL
CONSULTANT: EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JACKIE GUTHRIE

DEVELOPMENT DATA

PHASE	PARCEL	MIN. LOT SIZE	NO. OF LOTS	OPEN SPACE	NET ACRES	GROSS ACRES
1	A / C (34%)	60' X 120'	160	19.32	61.5	64.92
2	B (13%)	50' X 110'	60	7.97	15.27	17.84
3	D (17%)	50' X 110'	80	5.21	21.34	22.64
	E (16%)	60' X 120'	75	3.92	22.72	23.36
	F (20%)	50' X 120'	96	9.92	29.69	32.02
TOTAL	100%		471	46.33	150.53	160.78

PROPOSED R1-6 & R1-4 STANDARDS

	R1-6	R1-4
MINIMUM BUILDING SETBACKS (FT.)		
FRONT	10'	10'
REAR	20'	20'
SIDE	10'	10'
MAXIMUM HEIGHT	30' (2 STORIES)	30' (2 STORIES)
MAXIMUM LOT COVERAGE	60%	60%
LOT WIDTH (MIN. / MAX.)	60'	50'
LOT DEPTH (MIN. / MAX.)	120'	110'
MINIMUM LOT AREA	7,200 SQ. FT.	5,500 SQ. FT.

VICINITY MAP

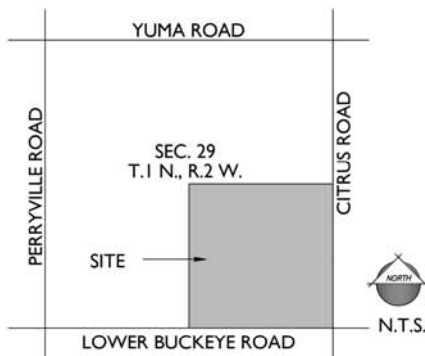
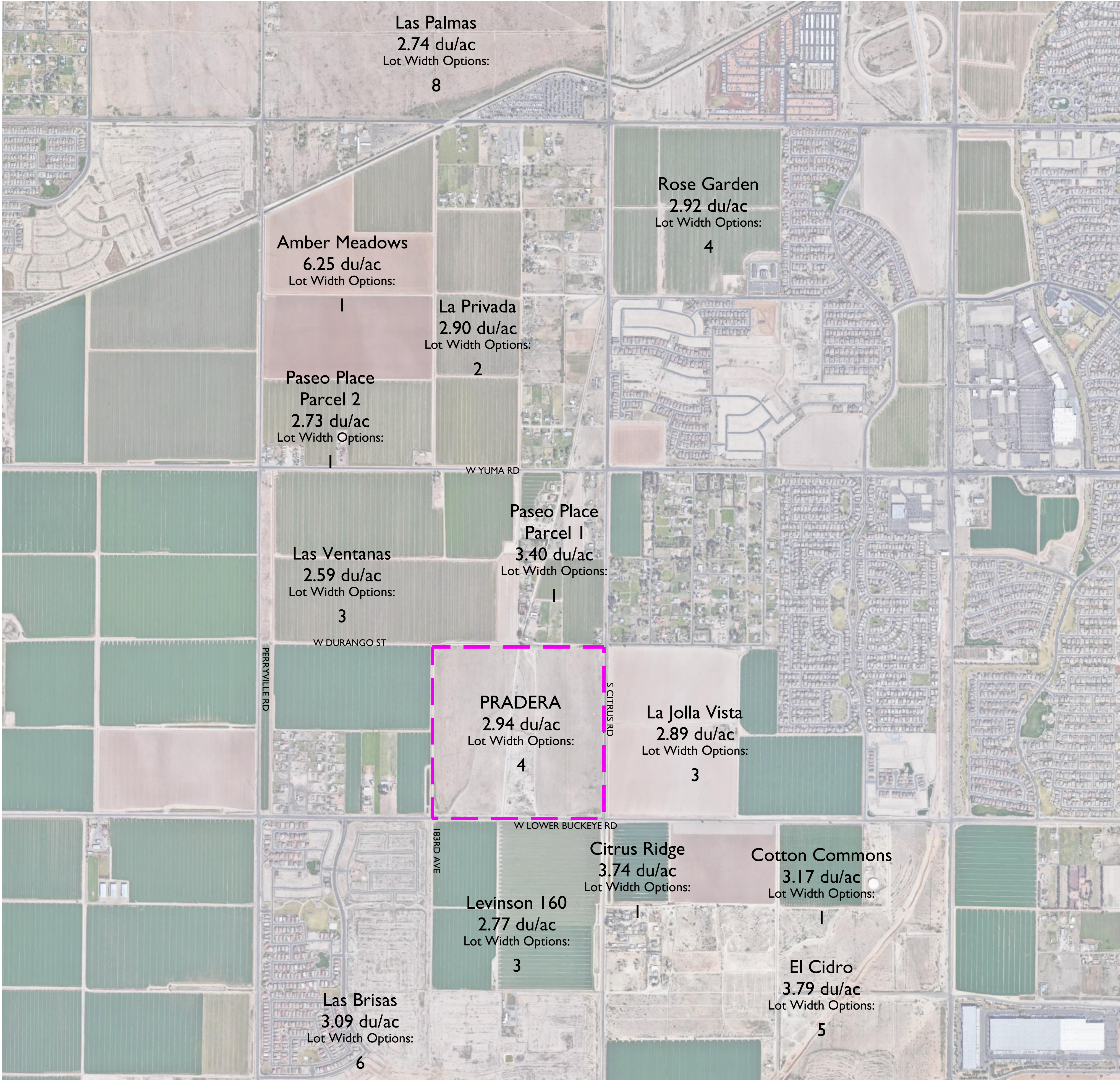


Exhibit B

Lot Diversity Map and Lot Diversity Onsite Map



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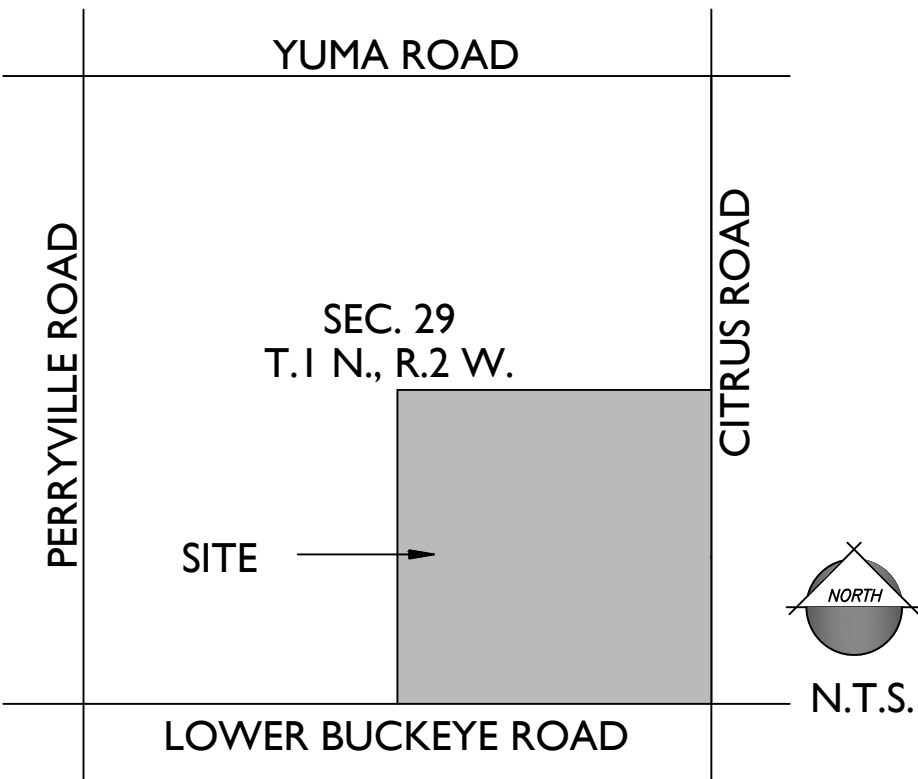
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3	D (17%) E (16%) F (20%)	50' X 110' 60' X 120' 50' X 120'	80 75 96	5.21 3.92 9.92	21.34 22.72 29.69	22.64 23.36 32.02
TOTAL	100%		471	46.33	150.53	160.78

PROPOSED R1-6 & R1-4 STANDARDS

	R1-6	R1-4
MINIMUM BUILDING SETBACKS (FT.)		
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MAXIMUM LOT COVERAGE	60%	60%
LOT WIDTH (MIN. / MAX.)	60'	50'
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MINIMUM LOT AREA	7,200 SQ. FT.	5,500 SQ. FT.

VICINITY MAP



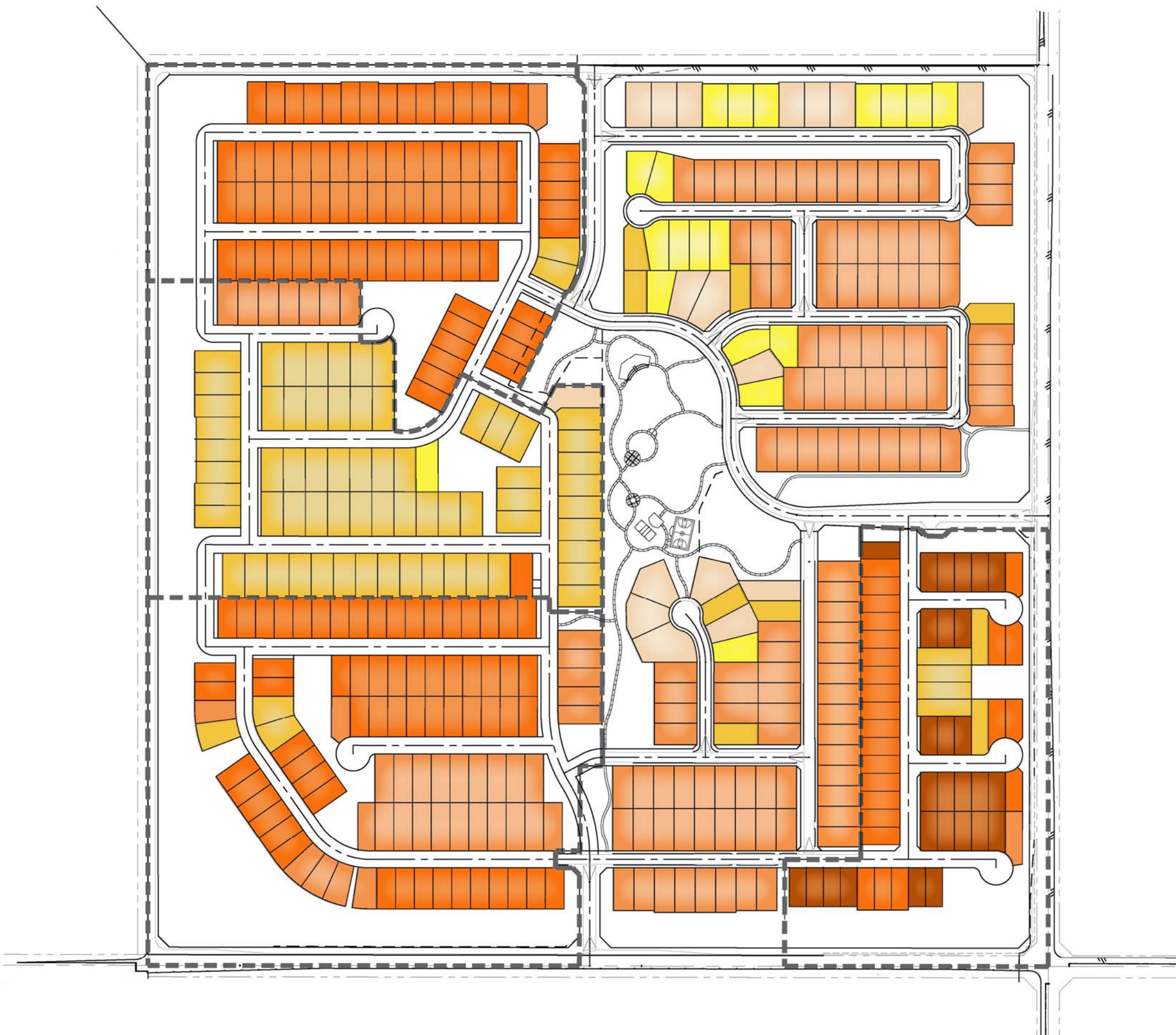
PRADERA

GOODYEAR, AZ

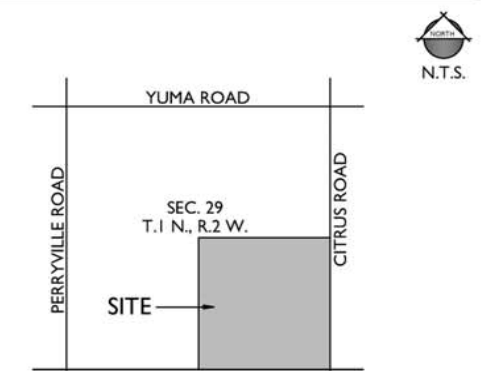
Lot Diversity Map

MARCH 20, 2018





VICINITY MAP



LEGEND

TOTAL SQUARE FEET	NUMBER OF LOTS
10,000+ SF	17 LOTS
9,000-10,000 SF	19 LOTS
8,000-9,000 SF	84 LOTS
7,000-8,000 SF	159 LOTS
6,000-7,000 SF	164 LOTS
5,000-6,000 SF	28 LOTS
TOTAL	471 LOTS



PRADERA

Goodyear, Arizona

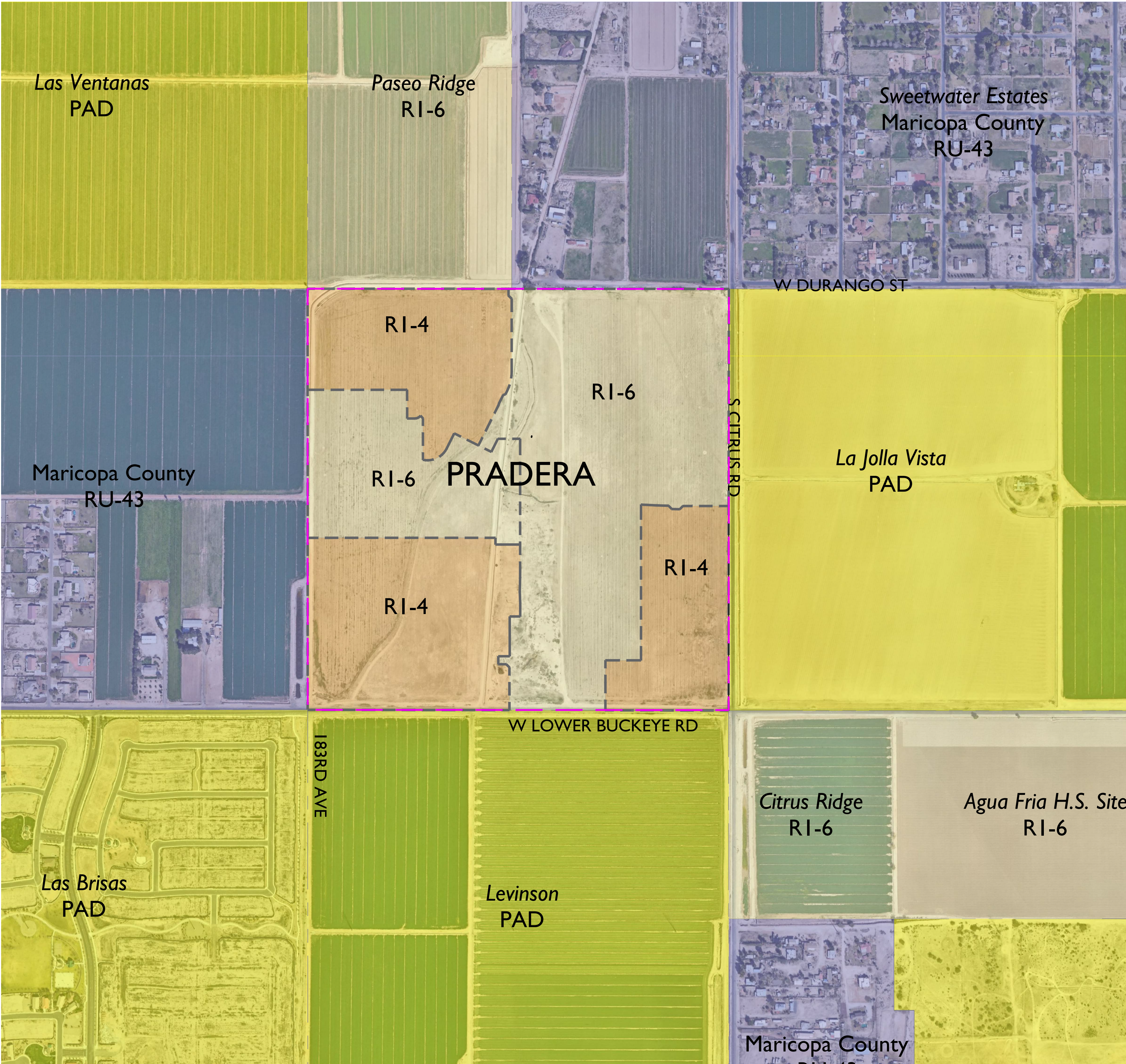
Pradera Onsite Lot Diversity

MARCH 16, 2018



Exhibit C

Context Map



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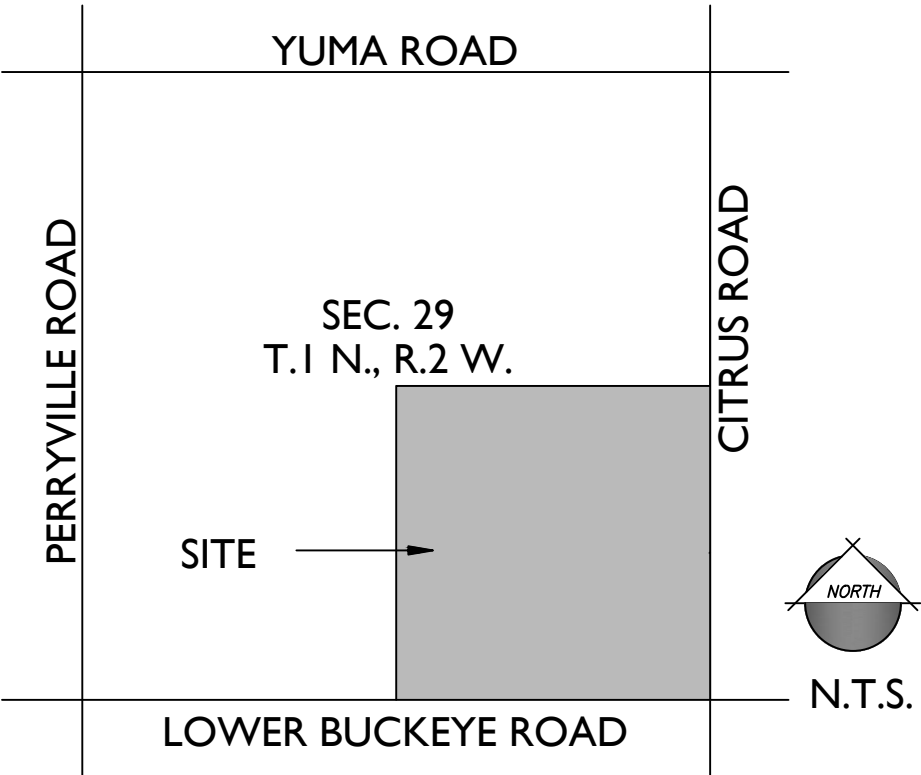
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VICINITY MAP



PRADERA

GOODYEAR, AZ

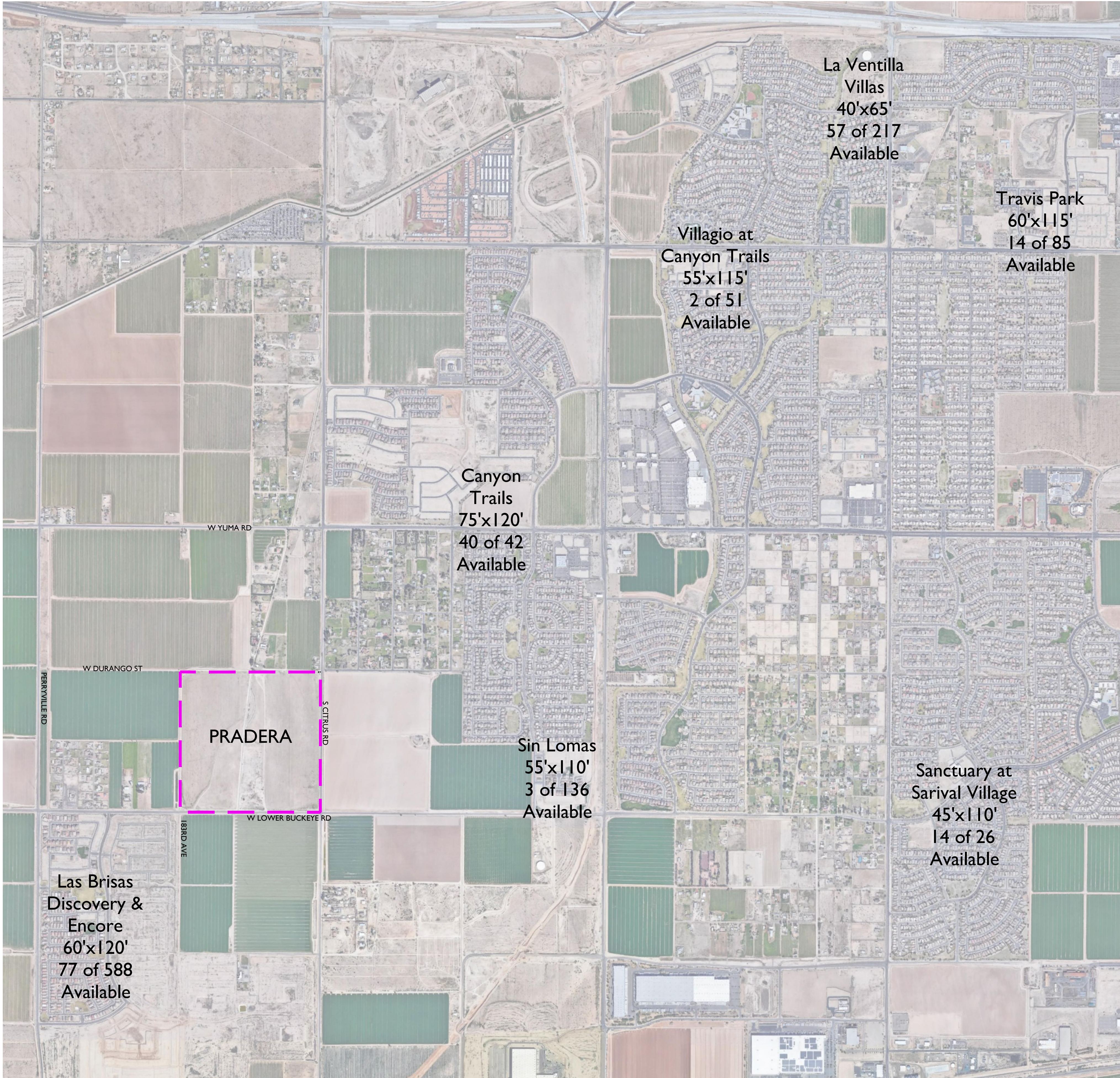
CONTEXT MAP

MARCH 20, 2018



Exhibit D

Market Demand Map



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SINGLE FAMILY DETACHED (R1-4) (%)
GROSS AREA: +/- 160 ACRES (including exist. R/W)
NET AREA: +/- 150 ACRES (excluding exist. R/W)
LOWER BUCKEYE ROAD R/W: +/- 1.73 ACRES (55' R/W)
GROSS DENSITY: 2.94 DU/AC
NET DENSITY: 3.14 DU/AC

PROJECT TEAM

OWNER: PRADERA PARTNERS 160 LLC
11624 SE 5TH STE 200
BELLEVUE, WA 98005
TEL: (480) 220-7393
CONTACT: PHILIP MILLER
CONSULTANTS, LLC
C/O KELLY HALL
CONSULTANT: EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JACKIE GUTHRIE

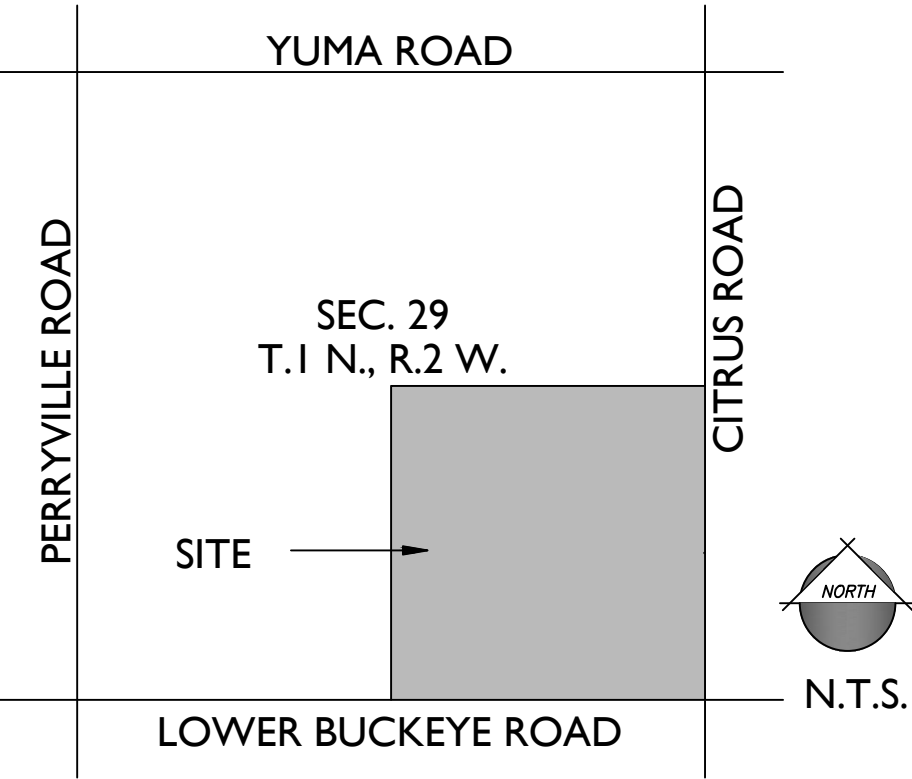
DEVELOPMENT DATA

PHASE	PARCEL	MIN. LOT SIZE	NO. OF LOTS	OPEN SPACE	NET ACRES	GROSS ACRES
1	A / C (34%)	60' X 120'	160	19.32	61.5	64.92
2	B (13%)	50' X 110'	60	7.97	15.27	17.84
3	D (17%) E (16%) F (20%)	50' X 110' 60' X 120' 50' X 120'	80 75 96	5.21 3.92 9.92	21.34 22.72 29.69	22.64 23.36 32.02
TOTAL	100%		471	46.33	150.53	160.78

PROPOSED R1-6 & R1-4 STANDARDS

	R1-6	R1-4
MINIMUM BUILDING SETBACKS (FT.)		
FRONT	10'	10'
REAR	20'	20'
SIDE	10'	10'
MAXIMUM HEIGHT	30' (2 STORIES)	30' (2 STORIES)
MAXIMUM LOT COVERAGE	60%	60%
LOT WIDTH (MIN. / MAX.)	60'	50'
LOT DEPTH (MIN. / MAX.)	120'	110'
MINIMUM LOT AREA	7,200 SQ. FT.	5,500 SQ. FT.

VICINITY MAP



PRADERA

GOODYEAR, AZ

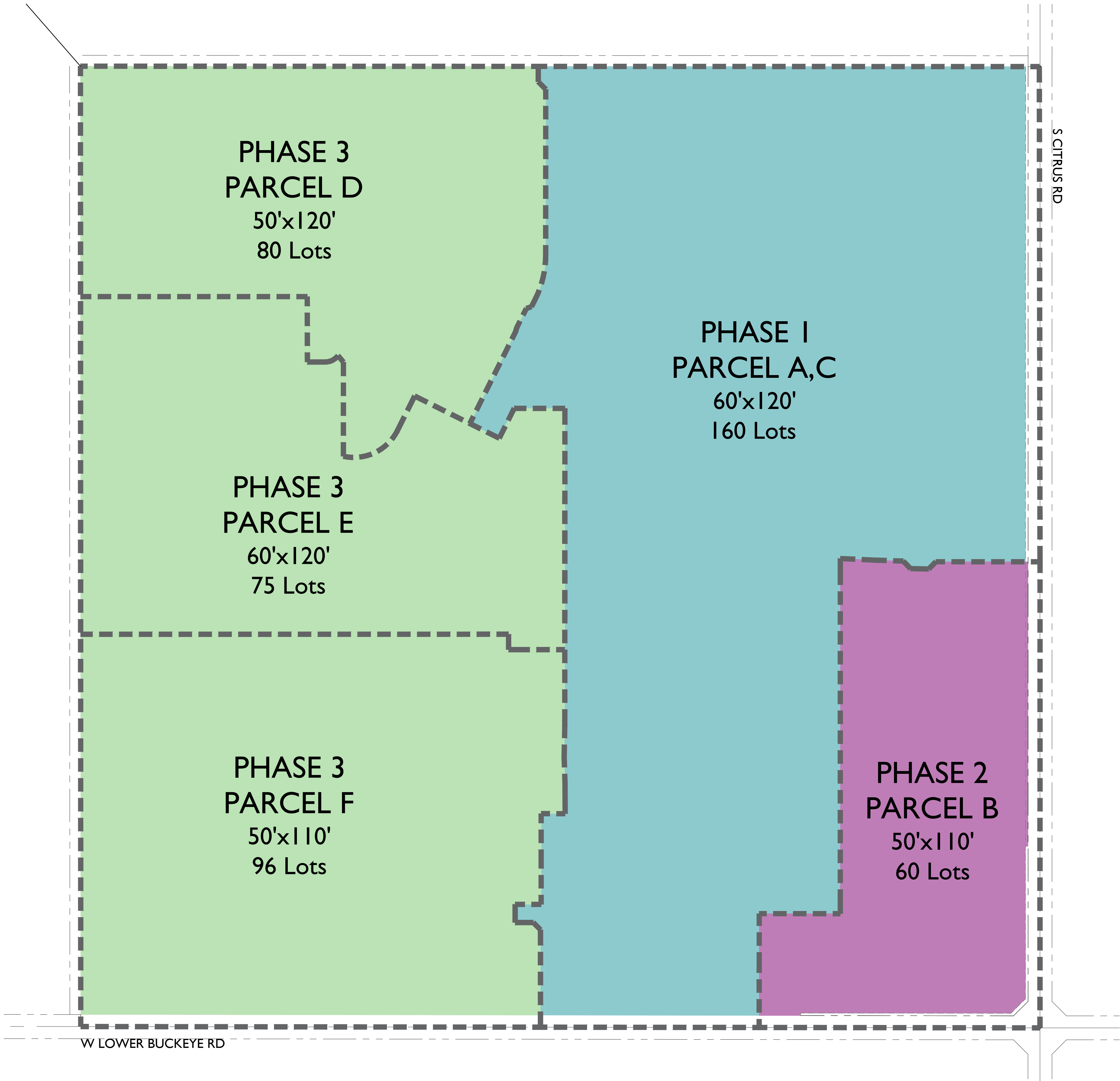
MARKET DEMAND MAP

MARCH 20, 2018



Exhibit E

Phasing Map



PROJECT DATA

APN: 502-42-007B
EXISTING GENERAL PLAN: NEIGHBORHOOD (5-12 DU/AC)
EXISTING ZONING: PLANNED AREA DEVELOPMENT (PAD)
PROPOSED ZONING: SINGLE FAMILY DETACHED (RI-6) (%)
SINGLE FAMILY DETACHED (RI-4) (%)
GROSS AREA: +/- 160 ACRES (including exist. R/W)
NET AREA: +/- 150 ACRES (excluding exist. R/W)
LOWER BUCKEY ROAD R/W: +/- 1.73 ACRES (55' R/W)
GROSS DENSITY: 2.94 DU/AC
NET DENSITY: 3.14 DU/AC

PROJECT TEAM

OWNER: PRADERA PARTNERS 160 LLC
11624 SE 5TH STE 200
BELLEVUE, WA 98005
TEL: (480) 220-7393
CONTACT: PHILIP MILLER
CONSULTANTS, LLC
C/O KELLY HALL
CONSULTANT: EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JACKIE GUTHRIE

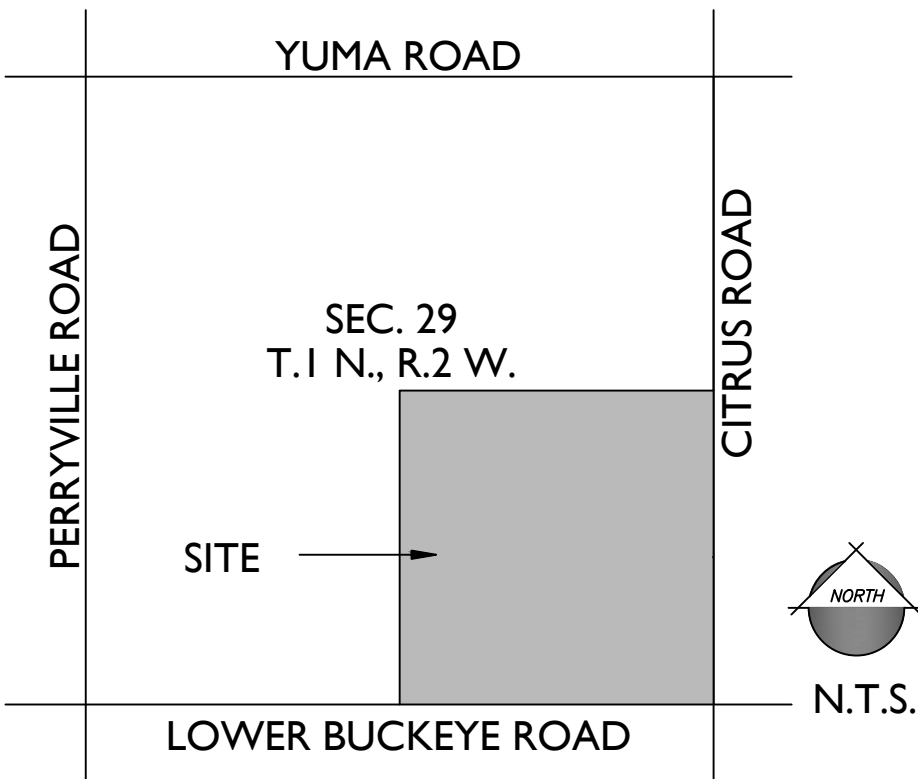
DEVELOPMENT DATA

PHASE	PARCEL	MIN. LOT SIZE	NO. OF LOTS	OPEN SPACE	NET ACRES	GROSS ACRES
1	A / C (34%)	60' X 120'	160	19.32	61.5	64.92
2	B (13%)	50' X 110'	60	7.97	15.27	17.84
3	D (17%)	50' X 110'	80	5.21	21.34	22.64
	E (16%)	60' X 120'	75	3.92	22.72	23.36
	F (20%)	50' X 120'	96	9.92	29.69	32.02
TOTAL	100%		471	46.33	150.53	160.78

PROPOSED RI-6 & RI-4 STANDARDS

	RI-6	RI-4
MINIMUM BUILDING SETBACKS (FT.)		
FRONT	10'	10'
REAR	20'	20'
SIDE	10'	10'
MAXIMUM HEIGHT	30' (2 STORIES)	30' (2 STORIES)
MAXIMUM LOT COVERAGE	60%	60%
LOT WIDTH (MIN. / MAX.)	60'	50'
LOT DEPTH (MIN. / MAX.)	120'	110'
MINIMUM LOT AREA	7,200 SQ. FT.	5,500 SQ. FT.

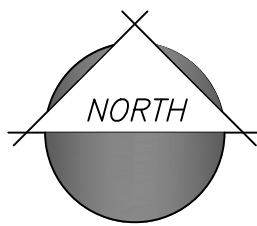
VICINITY MAP



PRADERA

GOODYEAR, AZ

PHASING MAP



MARCH 20, 2018



Exhibit F

Proposed Zone Change Exhibit

PROJECT TEAM

OWNER:
PRADERA PARTNERS 160 LLC
11624 SE 5TH STE STE 200
BELLEVUE, WA 98005
TEL: (480) 220-7393
CONTACT:
PHILIP MILLER
CONSULTANTS, LLC
C/O KELLY HALL

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JACKIE GUTHRIE

PROJECT DATA

APN:
EXISTING GENERAL PLAN:
EXISTING ZONING:
PROPOSED ZONING:

502-42-007B
NEIGHBOROOD (5-12 DU/AC)
PLANNED AREA DEVELOPMENT (PAD)
SINGLE FAMILY DETACHED (R1-6) (%)
SINGLE FAMILY DETACHED (R1-4) (%)
+/- 160 ACRES (including exist. R/W)
+/- 150 ACRES (excluding exist. R/W)
LOWER BUCKEYE ROAD R/W: +/- 1.73 ACRES (55' R/W)

GROSS AREA:
NET AREA:
LOWER BUCKEYE ROAD R/W:

2.94 DU/AC
3.14 DU/AC

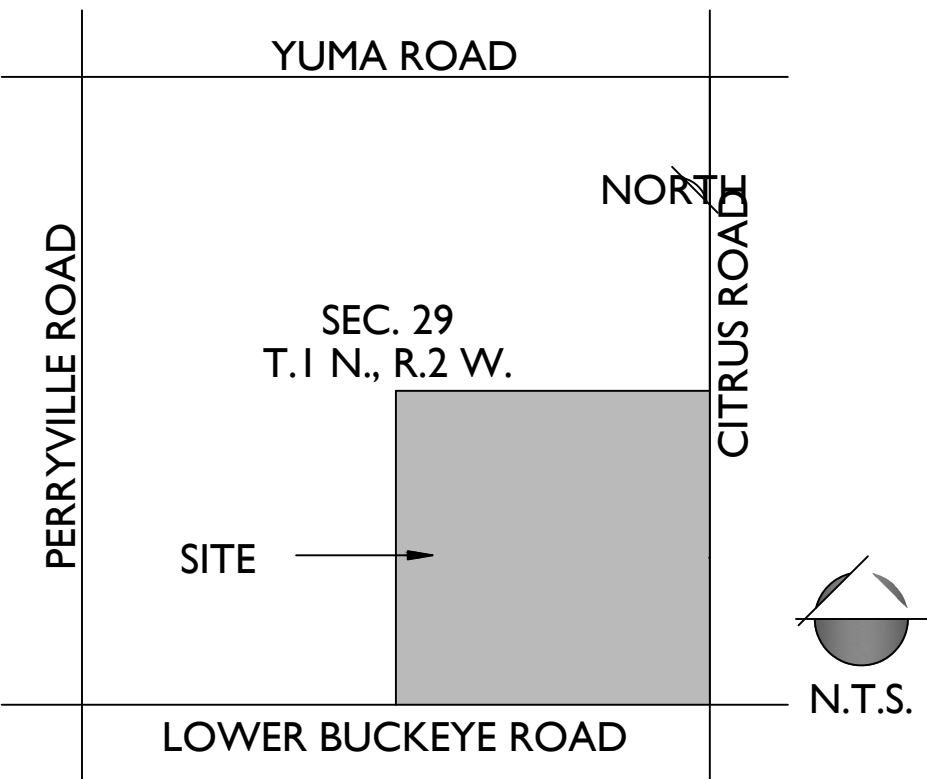
GROSS DENSITY:
NET DENSITY:

2.94 DU/AC
3.14 DU/AC

ZONING EXHIBIT
FOR
PRADERA

A PORTION OF THE SEC. 15, T.1 N., R.2 W., GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

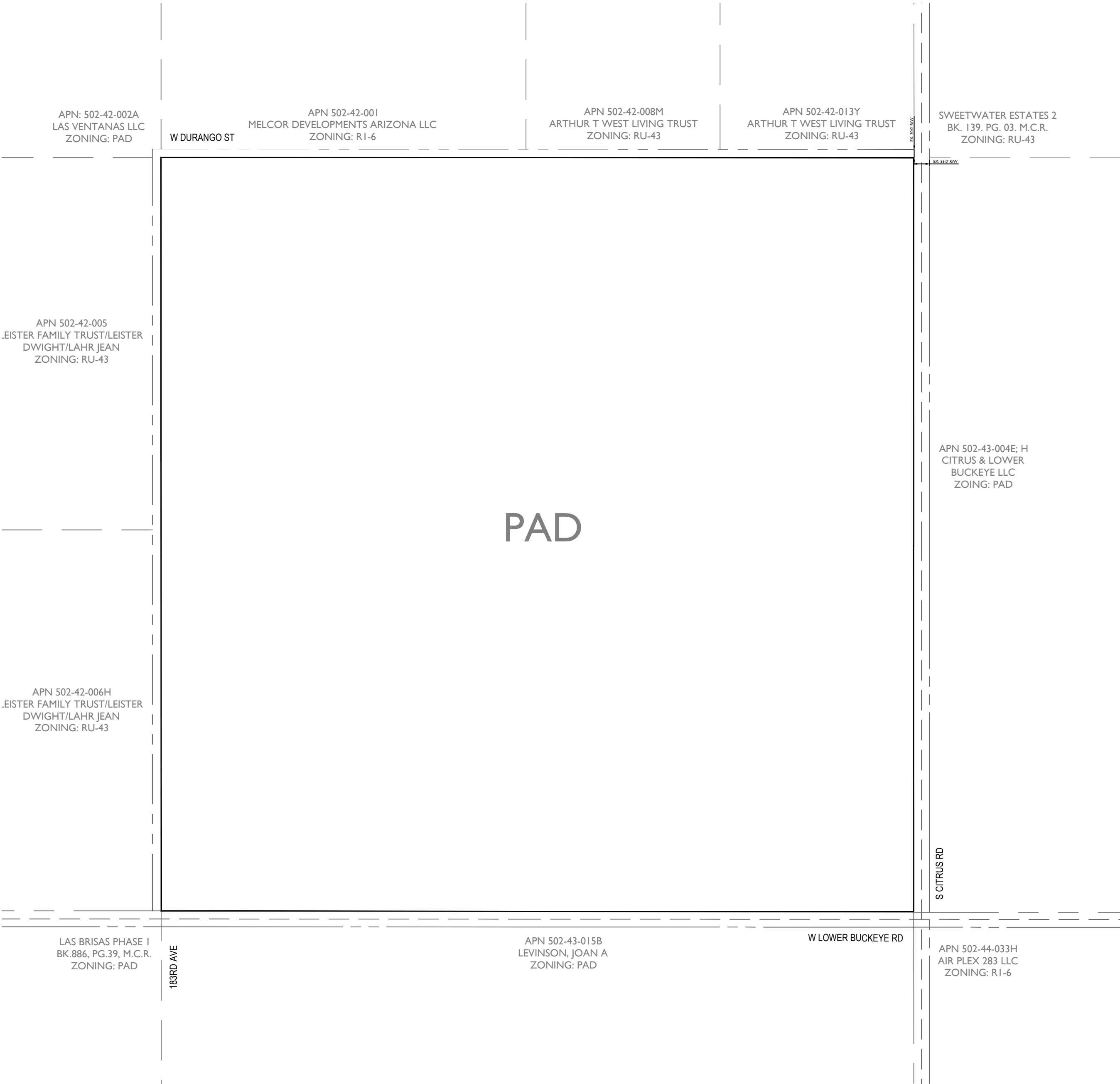
VICINITY MAP



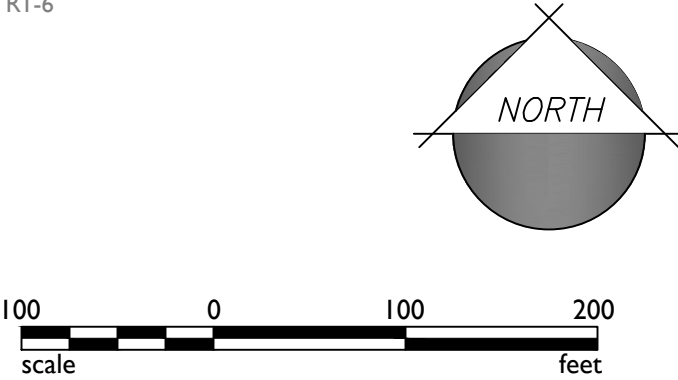
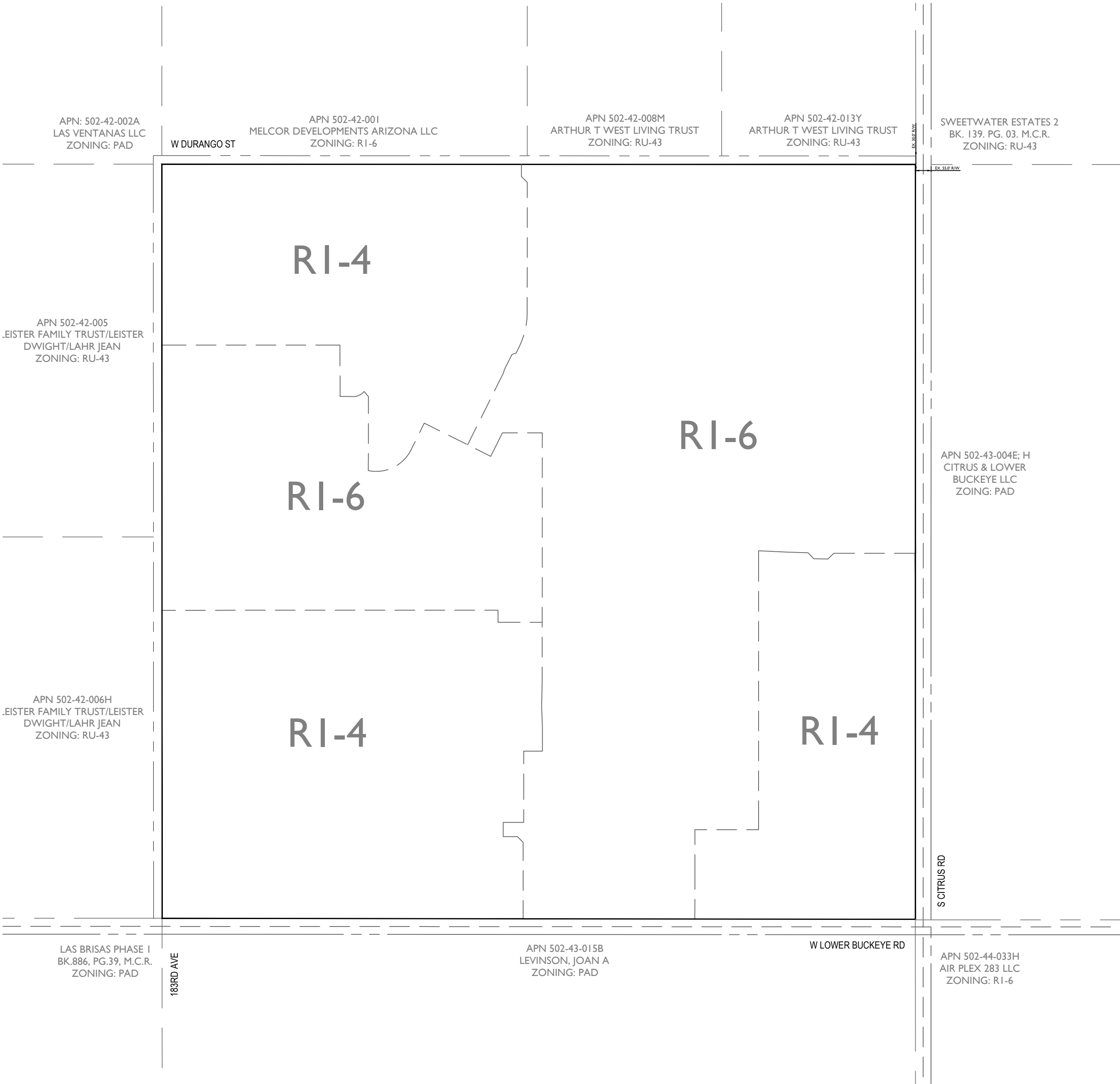
PROPOSED RI-6 & RI-4 STANDARDS

	RI-6	RI-4
MINIMUM BUILDING SETBACKS (FT.)		
FRONT	10'	10'
REAR	20'	20'
SIDE	10'	10'
MAXIMUM HEIGHT	30' (2 STORIES)	30' (2 STORIES)
MAXIMUM LOT COVERAGE	60%	60%
LOT WIDTH (MIN. / MAX.)	60'	50'
LOT DEPTH (MIN. / MAX.)	120'	110'
MINIMUM LOT AREA	7,200 SQ. FT.	5,500 SQ. FT.

EXISTING ZONING DISTRICT



PROPOSED ZONING DISTRICT



2045 S. Vineyard Ave.
Ste. 101 Mesa, AZ 85210
T:480.503.2250 F:480.503.2258
www.epsgroupinc.com

PRADERA
GOODYEAR, AZ
Zoning Exhibit

Exhibit G

Public Participation Plan

550' Buffer Map

Neighborhood Mailing List

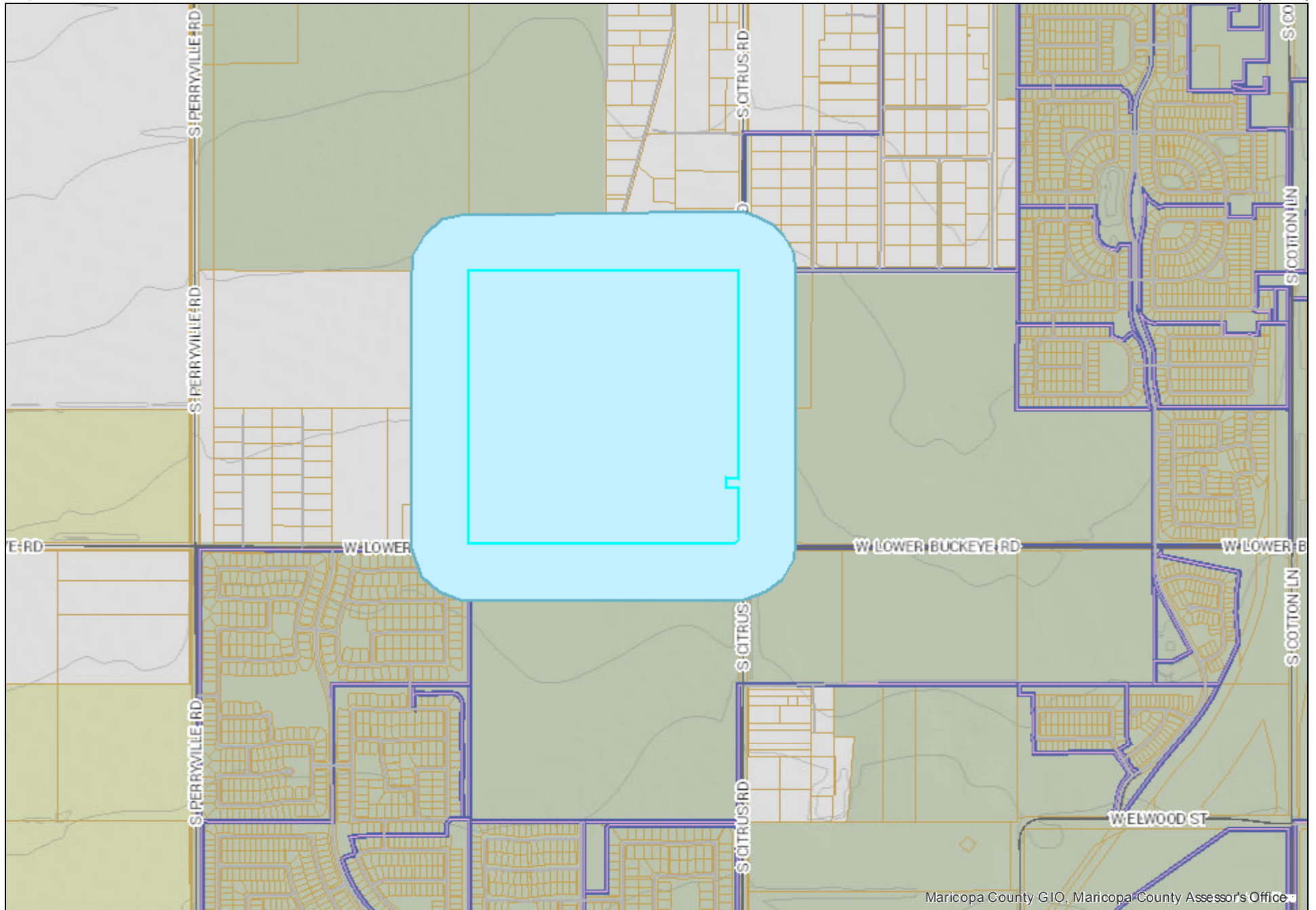
Meeting Minutes

Meeting Sign-In Sheet

Meeting Comment Cards



Pradera 550' Buffer Map



Owner	APN	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	COUNTRY
AIR PLEX 283 LLC C/O THE AIR PLEX REVOCABLE TRUST	502-44-003H	118 RUNWAY RD BOX 121	FRIEDENS	PA	15541	USA
ARTHUR T WEST LIVING TRUST	502-42-008M, 013Y, 013Z	18012 W DURANGO ST	GOODYEAR	AZ	85326	USA
BETH ANN WEST TRUST C/O WEST ARTHUR T TRUSTEE	502-42-013X	18012 W DURANGO ST	GOODYEAR	AZ	85326	USA
BLAKEMAN WILLIAM & JUDY	502-43-037B	1903 S CITRUS RD	GOODYEAR	AZ	85338	USA
BLAKEMAN WILLIAM D & JUDY J	502-43-037A	1903 S CITRUS	BUCKEYE	AZ	85326	USA
BRIGGS CAMERON SCOTT	502-43-040	9386 W COYOTE DR	STRAWBERRY	AZ	85544	USA
CASTILLO HERMAN R	502-42-004B	1816 S 180TH AVE	GOODYEAR	AZ	85338	USA
CITRUS & LOWER BUCKEYE LLC	502-43-004E, 004F, 004G, 004H	10218-111 STREET NW	EDMONTON	AB	T5K 1K9	CA
EVERTSEN ROBERT A/MARGARITA	502-43-038	17824 W DURANGO	BUCKEYE	AZ	85326	USA
GONZALEZ JOSE CARLOS/BERTHA M	502-43-036	1721 S 178TH AVE	GOODYEAR	AZ	85338	USA
LAS BRISAS COMMUNITY ASSOC. C/O AAM LLC	502-44-340, 343	7740 N 16TH STR STE 300	PHOENIX	AZ	85020	USA
LAS VENTANAS I LLC	502-42-002A	3131 E CAMELBACK RD SUITE 310	PHOENIX	AZ	85016	USA
LEISTER AGRIENTERPRISES LLC	502-42-006M	PO BOX 1784	BUCKEYE	AZ	85326	USA
LEISTER FAMILY TRUST/LEISTER DWIGHT/LAHR JEAN C/O LEISTER DWIGHT B JR/MARY M TRUSTEES	502-42-005, 006H	19027 W LOWER BUCKEYE RD	BUCKEYE	AZ	85326	USA
LEVINSON JOAN A	502-43-015B	7701 N 54TH ST	PARADISE VALLEY	AZ	85260	USA
LUKE AIR FORCE BASE		14185 FALCON ST	LUKE AFB	AZ	85309	USA
MARICOPA COUNTY GOVERNMENT PLANNING & DEVELOPMENT DEPT		501 N 44TH ST #100	PHOENIX	AZ	85008	USA
MELCOR DEVELOPMENTS ARIZONA INC	502-42-001	8800 N GAINNEY CENTER DR SUITE 160	SCOTTSDALE	AZ	85258	USA
MENDEZ DAVID ANTHONY	502-43-039	17802 W DURANGO ST	GOODYEAR	AZ	85338	USA
MERRELL JERRY D/DAVID L/LACI L	502-42-029A	18410 W LOWER BUCKEYE RD	BUCKEYE	AZ	85338	USA
MERRELL JERRY/DAVID L/LACI L	502-42-006N	2028 VILLAGE LN 101	SOLVANG	CA	93463	USA
PRADERA PARTNERS 160 LLC	502-42-007B	11624 SE 5TH ST STE 200	BELLEVUE	WA	98005	USA
RESIDENT	502-42-001	18203 W YUMA RD	GOODYEAR	AZ	85338	USA
RESIDENT	502-42-006H	18304 W LOWER BUCKEYE RD	GOODYEAR	AZ	85338	USA
RESIDENT	502-42-006N	18410 W LOWER BUCKEYE RD	GOODYEAR	AZ	85338	USA
RESIDENT	502-42-013B	17902 CITRUS RD	GOODYEAR	AZ	85338	USA
RESIDENT	502-43-036	1821 S CITRUS RD	GOODYEAR	AZ	85338	USA
RESIDENT	502-43-040	1822 W 178TH AVE	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-019	18384 W KENDALL ST	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-020	18376 W KENDALL ST	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-021	18368 W KENDALL ST	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-022	18360 W KENDALL ST	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-023	18352 W KENDALL ST	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-024	2921 S 183RD DR	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-025	2937 S 183RD DR	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-026	2953 S 183RD DR	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-027	2969 S 183RD DR	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-028	3011 S 183RD DR	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-099	18366 W WILLIAMS ST	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-100	18358 W WILLIAMS ST	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-101	18361 W KENDALL ST	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-102	18369 W KENDALL ST	GOODYEAR	AZ	85338	USA
RESIDENT	502-44-103	18377 W KENDALL ST	GOODYEAR	AZ	85338	USA
SOTO ANGELINA	502-43-035	1801 S CITRUS RD	BUCKEYE	AZ	85326	USA
TAYLOR WOODROW/ARIZONA INC	502-44-019, 020-028, 099-103	9000 E PIMA CENTER PKWY STE 350	SCOTTSDALE	AZ	85258	USA
TENA SERVANDO/PETRA	502-42-013B	17904 W DURANGO ST	GOODYEAR	AZ	85338	USA

Meeting Minutes



Project Name: Pradera
Date: March 22, 2017
Project No.: 17-200-0007

Meeting Location: City of Goodyear Development Services

Meeting Date: 3/21/2018

Meeting Time: 6:00-7:00PM

Meeting Summary

A neighborhood meeting was held at the above listed date, time and place to discuss a proposed single-family residential development, Pradera. Stephen Earl of Earl, Curley & Lagarde, P.C. welcomed the neighbors in attendance and led the discussion with the neighbors. Stephen provided a history of the property and explained application request, which is for Rezone approval in the City of Goodyear, and does not discuss or change the existing approved plans for Phase 1. Stephen noted the development team was holding the neighborhood meeting to help answer questions or comments neighbors might have on the proposed development. Stephen made the distinction that only phases two and three are being rezoned. Phase one will be developed as approved in 2006.

Primary questions and concerns expressed by the neighbors in attendance included the following:

Question: How will the improvements to Durango affect the property owners north of the site?

Discussion: Residents are concerned that their property will be involuntarily taken or condemned by the City of Goodyear in order for Durango to be fully developed into a four-lane road. Stephen explained that with the development of Pradera only two lanes will be added on Pradera's side with only a thickened edge placed along the north boundary. The City's cross section for Durango at this location involves one lane in each direction with a center turn lane. That said, the south half-street improvements for Pradera will be constructed on right of way being dedicated to the City from Pradera's property – not the neighbors to the

Meeting Minutes



Project Name: Pradera
Date: March 22, 2017
Project No.: 17-200-0007

north, Karen Craver from the City of Goodyear also stated that any additional street improvements on the north of Durango will not occur unless that land is purchased by a developer, who will improve the street at that time.

Question: Will a gate ever be installed on Durango and 180th Ave (Castillo Lane) to prevent drivers from using their privately-owned street?

Discussion: Residents are concerned that improvements will push drivers onto their private road of 180th Ave (Castillo Lane). They stated a requested for a gate to be installed was made back in 2006, but nothing was ever put in place. Kelly Hall of PMC stated that a gate may be able to go in with the improvements to Durango, if RID approves the gate installation. Mr. West indicated that RID had already approved the gate.

Question: What is the protocol to deal with the current vacancy of Pradera and its maintenance?

Discussion: Brandon Leister, RID board member, owner, and farmer who operated two parcels adjacent to Pradera has been affected by the overgrowth on the Pradera site. He stated that he has made attempts to have the property cleaned up, but nothing has been done. Karen Craver stated that typical protocol would be carried out by a compliance officer and that she would investigate it. Kelly Hall stated he was not aware of these issues and will work to take care of them.

Question: Will a signal light be installed at Durango and Citrus and if so, where?

Discussion: Stephen stated that a traffic signal light will go in when the City determines one is warranted. This project will be required to pay its share of this signal in advance, but the City determines the timing of installation based upon warrants.

Question: How will the tailwater ditch on the West property be affected?

Discussion: Mr. West had concern over his tailwater ditch. He stated it cannot be removed for irrigation purposes. Kelly Hall stated that there are current

Meeting Minutes



Project Name: Pradera
Date: March 22, 2017
Project No.: 17-200-0007

plans for tiling that ditch and will go over those details with Mr. West after the meeting.

Question: Will vehicle access be given during improvements?

Discussion: Yes, access must be provided. There was some concern regarding a pond that was installed for the Pradera development and the blockages it currently is causing.

Conclusion:

Residents were encouraged to exchange contact information, come up and review the exhibits, take pictures, and ask one-on-one questions. Neighbors in attendance at the neighborhood meeting were in support of the project as long as their properties are not infringed upon and the development fits into their existing community.

By: Natalie Griffin

Cc: Attendees

Natalie Griffin

EPS Group

natalie.griffin@epsgroupinc.com

Citizen Review Meeting
Pradera Rezone



March 21, 2018

	NAME	Address	Phone	Email
1	Art West	18012 W. Durango, Goodyear AZ	602-418-3380	Awest@wildblue.net
2	Beth Ann West	881 N 161 st Ave, Goodyear AZ	602-418-3380	Awest@wildblue.net
3	Mike Cristal Berruiz	1510 S. 180 th Ave Goodyear	623-88203-4941	cristal.berruiz205@yahoo.com
4	David Castillo	1510 S 180 th Ave. Goodyear	623-764-8780	none
5	Stella Castillo	1402 S. 180 th AV	(623) 205-6990	
6	FRANCISCO SAMARIEGO	1402 S. 180 th AV	602-763-4813	
7	Valerie Castillo	1304 S. 180 th Ave Goodyear	85338 602-615-0869	Valerie.85043@yahoo.com
8	Noeme Castillo	18035 W. Yuma Rd	85338 623-694-1565	
9	Charlie Castillo	18035 W. Yuma Rd	85338 623 764-2242	
10	Kristi King	18012 W. Durango	623 229 6763	king88@aol.com

	NAME	Address	Phone	Email
11	Vanessa Castillo	18035 W. Yuma Rd ^{Goodyear AZ 85338}	623-694-2119	Fordchick63@aol.com
12	Petra Tena	17904 W Durango St ^{Goodyear AZ 85338}	623-570-8599	Petratena@hotmail.com
13	Servando Tena	17904 W Durango St ^{Goodyear AZ 85338}	623-570-8599	Petratena@hotmail.com
14	Juan Sepulveda	1742 S 180th Ave ^{Goodyear 602 85338}	750 8832	juanedixonpainting.com
15	Herman Castillo	1816 S. 180th Ave ^{Goodyear 602 85338}	623-695-0541	HermanCastillo@gmail.com
16	Kelly Hall	11201 N. Tatam Blvd. Ste 300	480-220-7393	khall@pmcaz.com
17	Samantha Dean	18012 W Durango St ^{Goodyear AZ 85338}	602-617-6082	wileysgurl189@gmail.com
18	Gayle Thompson	18012 W Durango ^{Goodyear}	623-229-6958	gowest59@wildblue.net
19	Dosty Hedges	1734 S 180th Ave	623-806-3825	dostyh@yahoo.com
20	Patricia Keyes	1734 S 180th Ave	480-818-3972	Patricia PatriciaKeyes03@yahoo.com
21	Hayden Hedges	1734 S 180th Ave	623-806-3825	dostyh@yahoo.com
22	Ben + Gloria Castillo	1326 S 180th Ave	602-228-1100	
23				
24				
25				

0

	NAME	Address	Phone	Email
11	Brandon Leister	19027 W Lower Buckeye	6236409292	Brandon.Leister@gmail.com
12	Benjamin Cusick	1326 S - 180 400 Goodpoint	6021571597	
13				
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Discussion Points

- In July, 2006, when Standard Pacific Homes (Pradera Pad) was being discussed in the Zoning/Planning Meeting at the Goodyear City Zoning Meeting, our community voiced the following concerns;

1. The property located on the northern boundary of the proposed Pradera Pad (for the first ¼ mile west of Citrus Road) is in Maricopa County jurisdiction not Goodyear.
2. Our Community feels any development performed for the benefit of the Pradera Pad Community should be completely on the property designated as the Pradera Pad. (Including Durango Road)
3. The first home west of Citrus Road (**Tena Property**), on the Durango has been there since 1970.
4. The property west from the Tena Home to RID lateral 8, has been owned by the West Family since 1980.
5. The current plan as we know it is for Durango Road to be two lane wide from Citrus Road to the RID Lateral 8, then four lanes wide to Perryville Road. We feel if you are planning on making Durango a four lane road (from Citrus Rd. to Perryville Rd.) in the future, the property for the road should come from the Pradera Pad Development.
6. The Tena Property and the West Property will not be subdivided.
7. To make Durango a four lane road the way it is laid out now, the extra two lanes would be taken from the Tena and West Properties.
8. The Tena Home would have the road come to their side porch.
9. The West Home will be approximately 20' feet from the edge of the road.
10. There currently is a tail water ditch that will need to be maintained in the roadway.
11. On the West property there are parcels of property laid out in one acre parcels for a potential home, if this property size is reduced by a road, the parcel won't be large enough to place a home on.
12. The domestic water line for the West Property would be located under the four lane road.
13. A Permanent Pasture Fence will have to be removed and relocated.

(Our Community feels a new development should fit into an existing community without being a burden to the property owners effected by the development.)

14. It was agreed in the 2006 Planning Meeting, Castillo Lane (on the Westside of Lateral 8) would be blocked off with a locked gate, with RID having the keys for maintenance of the Lateral.
15. There were discussions last June (between the Engineering Project Manager "**April**", Design Engineer "**Heather**", RID Water Master "**Ken Craig**" and myself), concerning the re-alignment of RID Lateral 8 at Durango. To perform this re-alignment property would be taken from the West Property (**I explained, I do not want to sell any of my property**). The Lateral will be underground at Durango, it will not make a difference if the lateral is at an angle (like it is now) or straight like the Engineering Firm discussed in the June Meeting at the Lateral.

I have been in discussion with **Tom Vassallo** (Construction Inspection Supervisor) Goodyear Building Engineering and Development since June of 2017, the Engineering Project Manager "**April**", Design Engineer "**Heather**" and **Shannon McDougal** (Project Manager for the Development) trying to work on these issues.

Neighborhood Meeting Comment Form

March 21, 2018

6PM

Goodyear Development Services Dept.
14455 W. Van Buren St., Ste D101
Goodyear AZ 85338

Pradera

Thank you for coming this evening. You play an important role in the Public Participation Rezoning Process. City of Goodyear requested tonight's meeting to promote community communication. We encourage you to fill out the form below. This questionnaire will become public record.

- Do you have any comments or concerns with the project you heard described tonight?

Yes, our community feels a new development should fit into an existing community without being a burden to the existing property owners effected by the development

- Do you need any additional information regarding this project?

Yes, several different issues.

Optional:

Name Art West

Address 18012 W. Durango, Goodyear, AZ 85338

Thank you for your participation!

Neighborhood Meeting Comment Form

**March 21, 2018
6PM**

**Goodyear Development Services Dept.
14455 W. Van Buren St., Ste D101
Goodyear AZ 85338**

Pradera

Thank you for coming this evening. You play an important role in the Public Participation Rezoning Process. City of Goodyear requested tonight's meeting to promote community communication. We encourage you to fill out the form below. This questionnaire will become public record.

- **Do you have any comments or concerns with the project you heard described tonight?**

my concern is a gate at the end of 180th Ave (Castillo Ln) to deter people from using our road as a shortcut to get to Yuma.

- **Do you need any additional information regarding this project?**

Optional:

Name Vanessa Castillo

Address 18635 W Yuma Rd Goodyear, AZ 85338

Thank you for your participation!

Neighborhood Meeting Comment Form

March 21, 2018
6PM

Goodyear Development Services Dept.
14455 W. Van Buren St., Ste D101
Goodyear AZ 85338

Pradera

Thank you for coming this evening. You play an important role in the Public Participation Rezoning Process. City of Goodyear requested tonight's meeting to promote community communication. We encourage you to fill out the form below. This questionnaire will become public record.

- Do you have any comments or concerns with the project you heard described tonight?

- Do you need any additional information regarding this project?

in writing from the powers that be —
NO ONE (from any group) will come
back & condemn property to put in
an extra 2 lanes from Citrus to
lateral 8

Optional:

Name Gayle Thompson West
Address 18012 W Durango Goodyear

Thank you for your participation!

Neighborhood Meeting Comment Form

**March 21, 2018
6PM**

**Goodyear Development Services Dept.
14455 W. Van Buren St., Ste D101
Goodyear AZ 85338**

Pradera

Thank you for coming this evening. You play an important role in the Public Participation Rezoning Process. City of Goodyear requested tonight's meeting to promote community communication. We encourage you to fill out the form below. This questionnaire will become public record.

- **Do you have any comments or concerns with the project you heard described tonight?**

I do not want anyone to have access to our private road which would be off Durango going north. I am here today to make sure my concern is addressed.

- **Do you need any additional information regarding this project?**

Optional:

Name Herman Castillo

Address 180th Ave (Castillo Lane)

Thank you for your participation!

Neighborhood Meeting Comment Form

March 21, 2018
6PM

Goodyear Development Services Dept.
14455 W. Van Buren St., Ste D101
Goodyear AZ 85338

Pradera

Thank you for coming this evening. You play an important role in the Public Participation Rezoning Process. City of Goodyear requested tonight's meeting to promote community communication. We encourage you to fill out the form below. This questionnaire will become public record.

- Do you have any comments or concerns with the project you heard described tonight?

My biggest concern regarding the project which is south of my family's property is to contain the traffic from traveling through our properties. Please install a gate at Durango and 180th Ave (N. side)

- Do you need any additional information regarding this project?

Optional:

Name Valerie Castillo

Address 1304 S. 180th Ave Goodyear, AZ 85338

Thank you for your participation!

Neighborhood Meeting Comment Form

**March 21, 2018
6PM**

Goodyear Development Services Dept.
14455 W. Van Buren St., Ste D101
Goodyear AZ 85338

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- **Do you have any comments or concerns with the project you heard described tonight?**

*I would like to have in writing that
our Property will not be taken to be
able to pave Durango St,*

- **Do you need any additional information regarding this project?**

Optional:

Name

Patricia Tena

Address

17904 W Durango Goodyear AZ 85338

Thank you for your participation!

Neighborhood Meeting Comment Form

March 21, 2018
6PM

Goodyear Development Services Dept.
14455 W. Van Buren St., Ste D101
Goodyear AZ 85338

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- Do you have any comments or concerns with the project you heard described tonight?

As a 3rd generation resident on 180th Ave (Castillo Lane), I would like a gate at the Lateral 8, with keys for RID to maintain the ditch, to create a dead end so traffic would not have access to get from Durango to

- Do you need any additional information regarding this project?

~~Yuma~~ Yuma Rd.

I would like a schedule of the development phase.

Optional:

Name Cristal Castillo Berrelez

Address 1510 S. 180th Ave. Goodyear, AZ 85338

Thank you for your participation!

Neighborhood Meeting Comment Form

March 21, 2018
6PM

Goodyear Development Services Dept.
14455 W. Van Buren St., Ste D101
Goodyear AZ 85338

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- Do you have any comments or concerns with the project you heard described tonight?

~~As a resident of 180th Ave (Castillo) my biggest concern is to put a gate at the end of our road so traffic would not have access to get from Durango to Yuma Road.~~
As a resident of 180th Ave (Castillo) my biggest concern is to put a gate at the end of our road so traffic would not have access to get from Durango to Yuma Road.

- Do you need any additional information regarding this project?

We would like to preserve our quality of life as we have known it and to not create unnecessary traffic problems that would effect the children who live on our properties.

Optional:

Name

David Castillo

Address

1510 S. 180th Ave. Goodyear, AZ
85338

Thank you for your participation!

Neighborhood Meeting Comment Form

March 21, 2018
6PM

Goodyear Development Services Dept.
14455 W. Van Buren St., Ste D101
Goodyear AZ 85338

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- Do you have any comments or concerns with the project you heard described tonight?

Came to meeting in Jan 2006 about the developers intentions and the developers building homes and we shared concerns about our property on Yuma & Castillo Lane & Durango and they said they will build a gate to close off Castillo Lane & Durango and

- Do you need any additional information regarding this project?

nothing was done.

yes if you can keep us ~~off~~ updated we were^{not} and have not received a postcard or letter of these meetings or your projections of developers coming in.

Please send us notifications

Optional:

Name Norma Castillo

Address 18035 West Yuma Rd - Goodyear AZ 85338

Thank you for your participation!