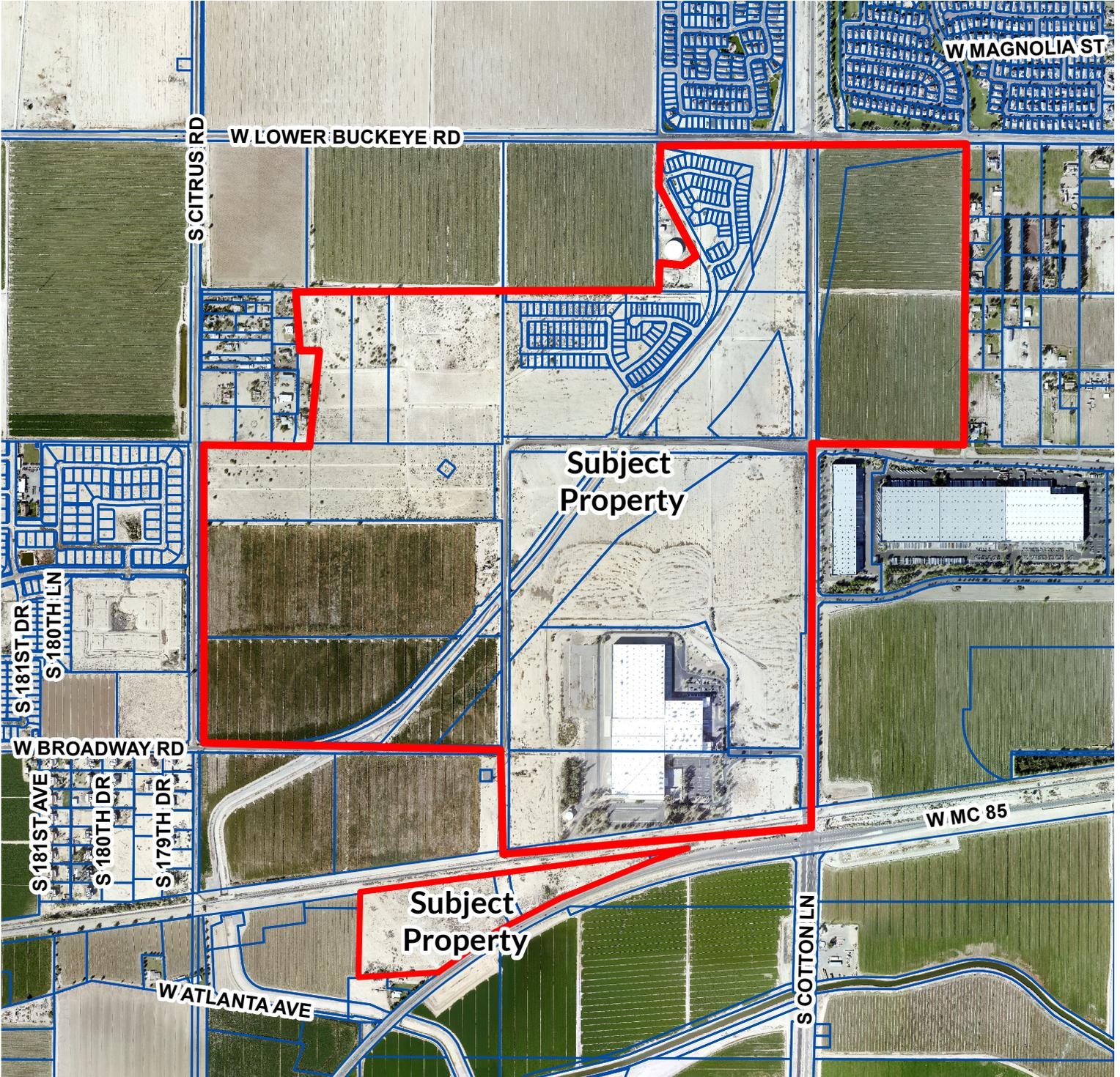
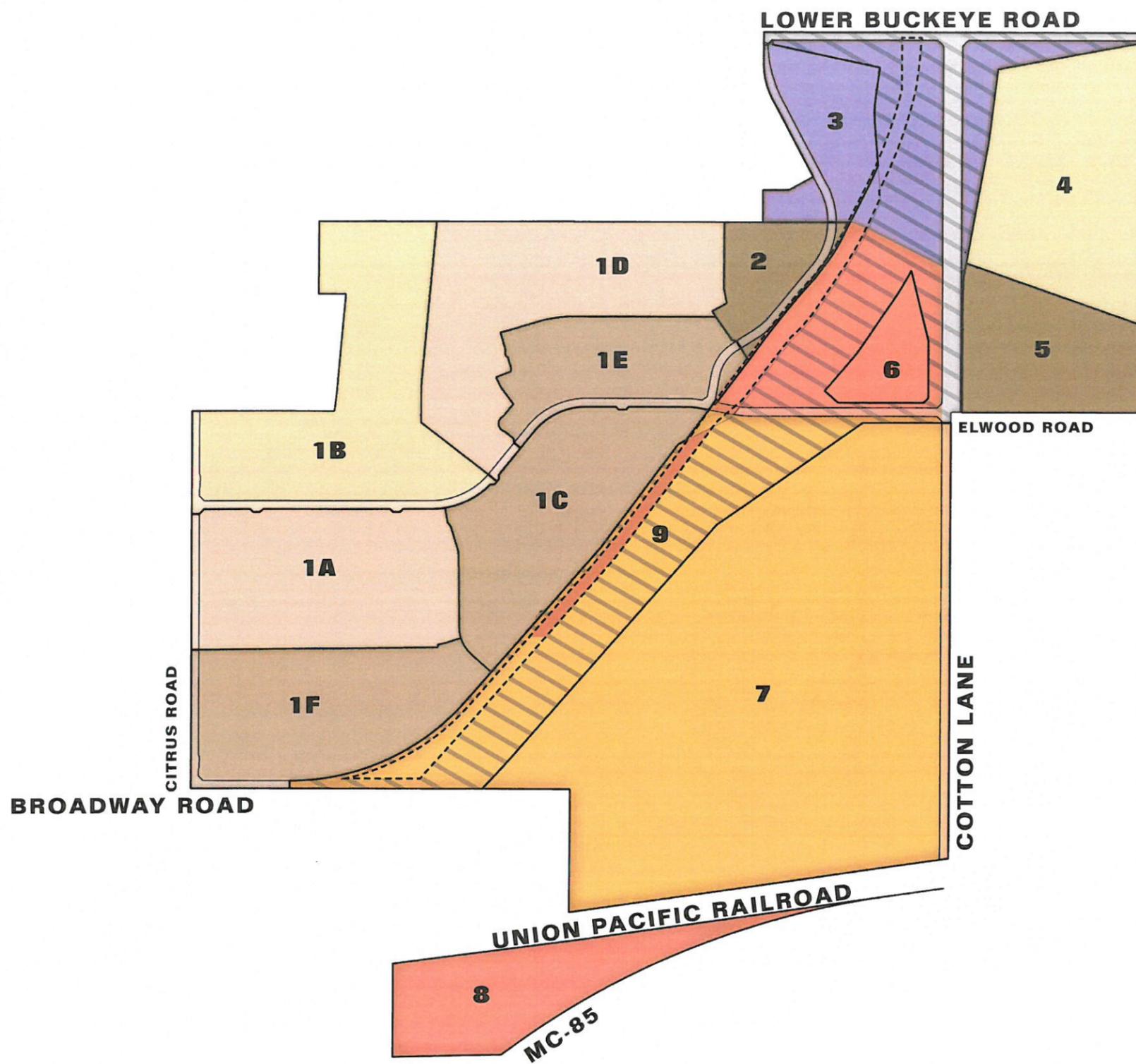


Aerial Photo Exhibit
El Cidro Final PAD Amendment
Case No. 18-210-00002

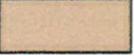
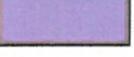
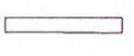


Drawn By: Karen Craver
City of Goodyear Development Services Department
Date: August 28, 2018





Legend

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

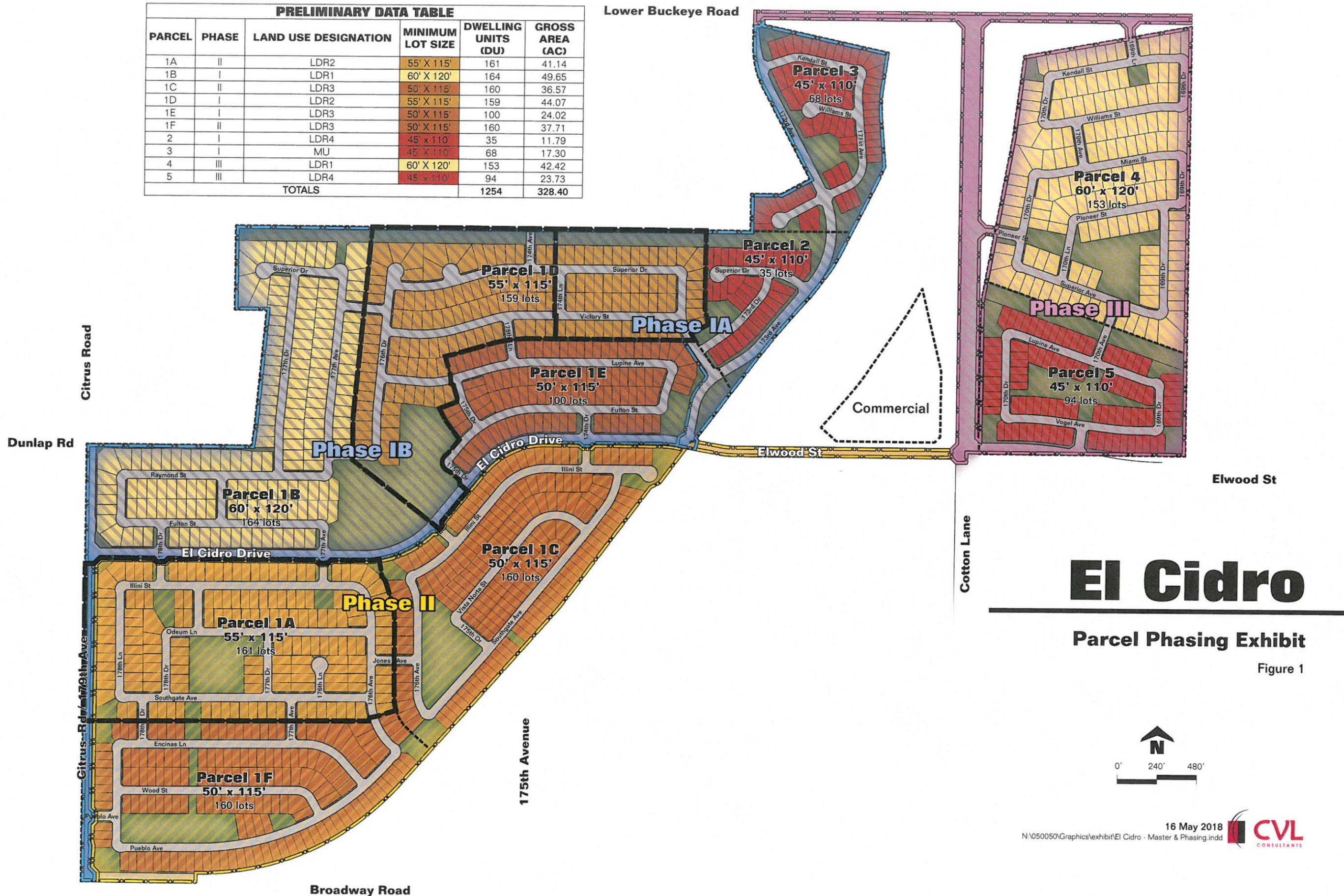
El Cidro

Land Use Plan

Figure 2



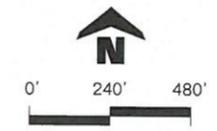
PRELIMINARY DATA TABLE					
PARCEL	PHASE	LAND USE DESIGNATION	MINIMUM LOT SIZE	DWELLING UNITS (DU)	GROSS AREA (AC)
1A	II	LDR2	55' X 115'	161	41.14
1B	I	LDR1	60' X 120'	164	49.65
1C	II	LDR3	50' X 115'	160	36.57
1D	I	LDR2	55' X 115'	159	44.07
1E	I	LDR3	50' X 115'	100	24.02
1F	II	LDR3	50' X 115'	160	37.71
2	I	LDR4	45' x 110'	35	11.79
3	I	MU	45' X 110'	68	17.30
4	III	LDR1	60' X 120'	153	42.42
5	III	LDR4	45' x 110'	94	23.73
TOTALS				1254	328.40



El Cidro

Parcel Phasing Exhibit

Figure 1



RESIDENTIAL DEVELOPMENT STANDARDS - REDLINES

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 ^{cb}	20	5'/ 10' 5'	10 ^a	55 60%
LDR2	6,325	55	115	30	10 ^{cb}	20/ <u>18</u> ^b	5'/5'	10 ^a	60%
LDR3	5,750	50	115	30	10 ^{cb}	20/ <u>18</u> ^b	5'/ 10' 5'	10 ^a	50 60%
LDR4	3,800	40	95	30	10 ^{cb}	10	5'/5'	0 ^{ed}	TBD ^{de}
MU	1,440	24	60	30	10	10	Attached	0 ^{ed}	TBD ^{de}

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

^b 20 foot setback applies to lots with two-story homes/18 foot setback applies to lots with single story homes.

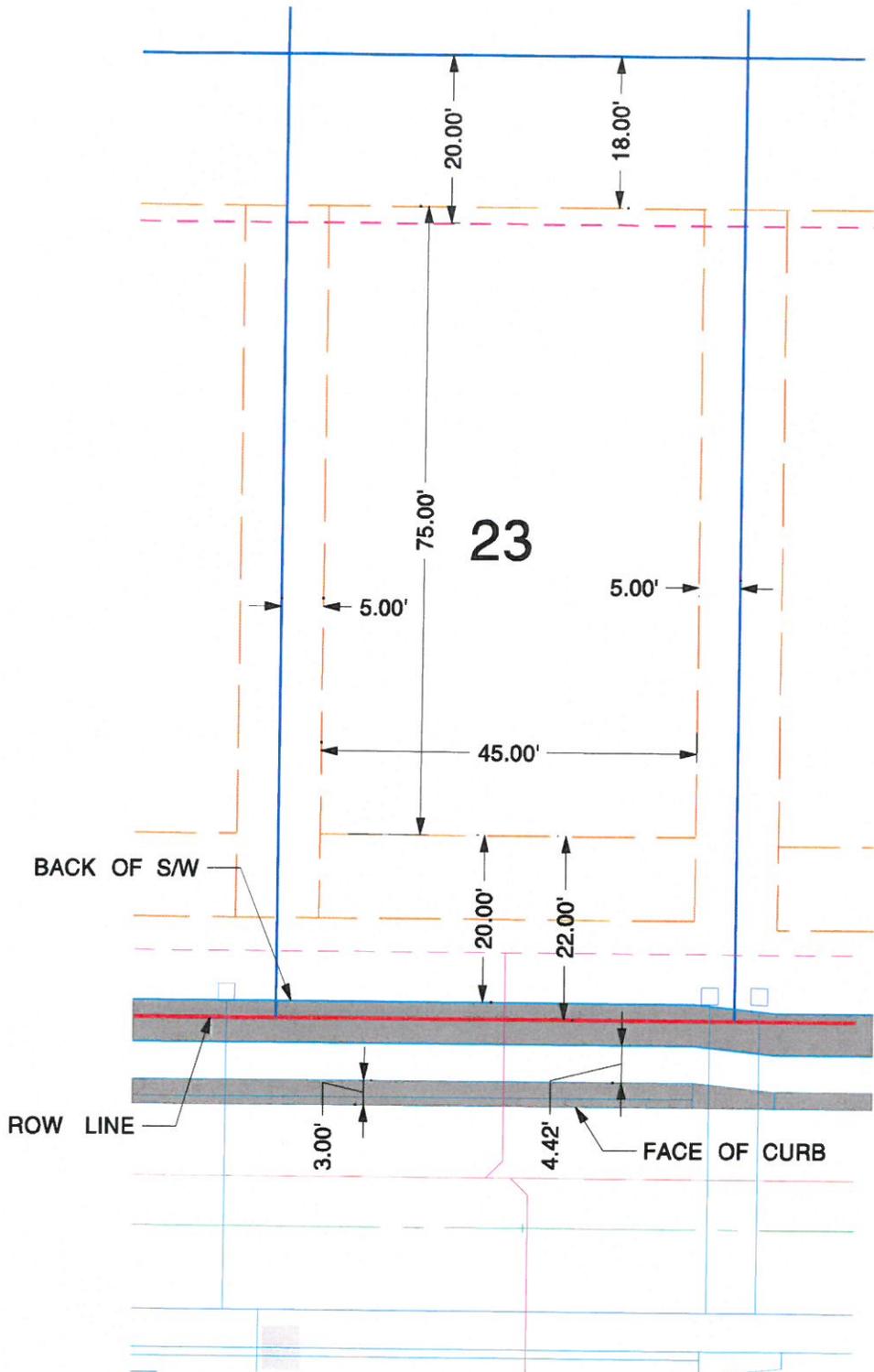
^{cb} 1) From right-of-way to side facing garage, or forward living space, or porch-

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).

^{de} To be determined-

^{ed} Subject to PUE requirements-



23

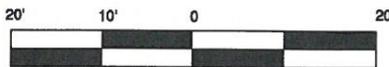
BUILDING SETBACKS

FRONT 10'/20'
 10' MINIMUM FOR LIVING AREA,
 SIDE ENTRY GARAGES OR PORCHES
 20' MINIMUM FOR FRONT FACING
 GARAGES TO BACK OF WALK
 REAR 18' / 1-STORY
 20' / 2-STORY
 SIDE 5' & 5'

BEAZER HOMES-PHOENIX DIVISION
 1600 N. DESERT DR. SUITE 301,
 TEMPE, AZ 85281
 OFFICE (480) 921-4692

EL CIDRO
 PHASE 1A, PARCEL 1D
 PHOENIX, ARIZONA

LOT SETBACK EXHIBIT

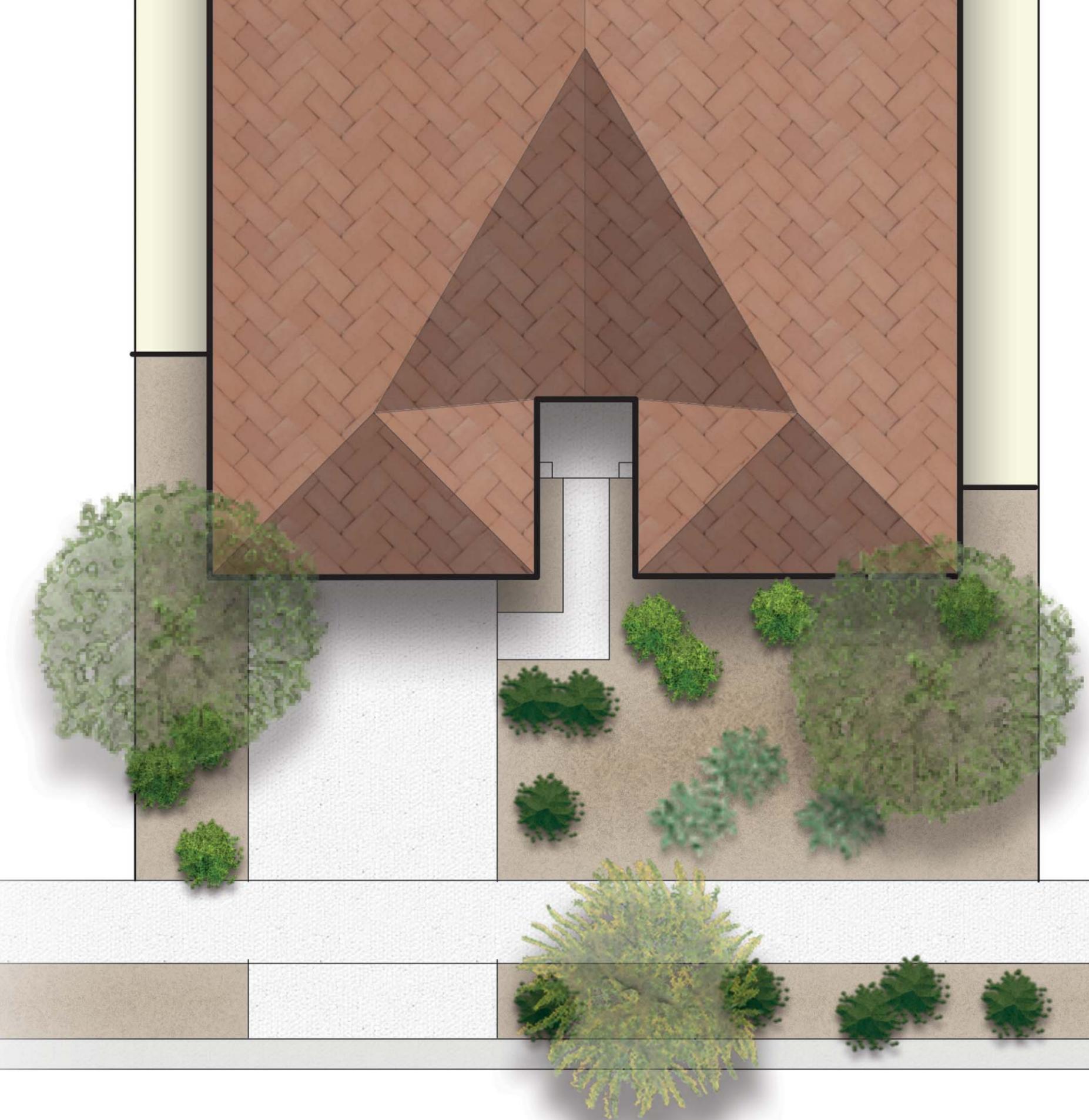


SCALE: 1" = 20'

LEGEND

- LOT LINE
- ROW LINE
- CURB AND GUTTER
- PAD SETBACK LINE
- PROPOSED SETBACK LINE
- CENTERLINE

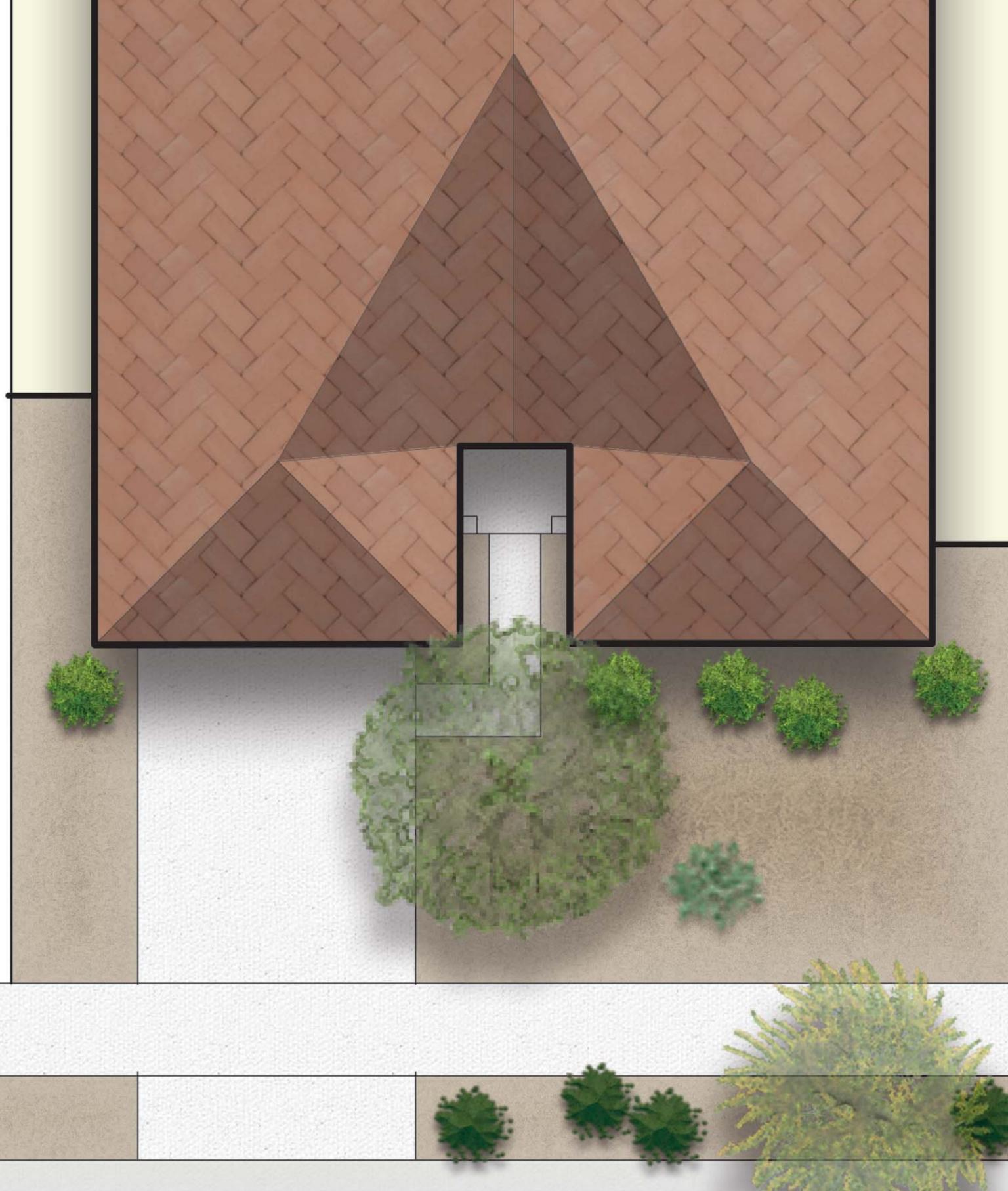
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El Cidro

El Cidro Enhanced Landscape Package

Figure A



El Cidro

Standard Landscape Package

Figure B

RESIDENTIAL DEVELOPMENT STANDARDS – FINAL

RESIDENTIAL DEVELOPMENT STANDARDS									
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 ^c	20	5'/5'	10 ^a	60%
LDR2	6,325	55	115	30	10 ^c	20/18 ^b	5'/5'	10 ^a	60%
LDR3	5,750	50	115	30	10 ^c	20/18 ^b	5'/5'	10 ^a	60%
LDR4	3,800	40	95	30	10 ^c	10	5'/5'	0 ^e	TBD ^d
MU	1,440	24	60	30	10	10	Attached	0 ^e	TBD ^d

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^c1) 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).

^dTo be determined.

^eSubject to PUE requirements

Consolidation of Stipulations

- All previous stipulations from the original PAD, & the 6 previous amendments, have been consolidated into one list of stips.
- The stips have been consolidated by:
- Deleting repeat stips,
- By bringing stips into conformance with an approved development agreement,
- And by bringing stips into conformance with current city codes and regulations.

QUESTIONS????