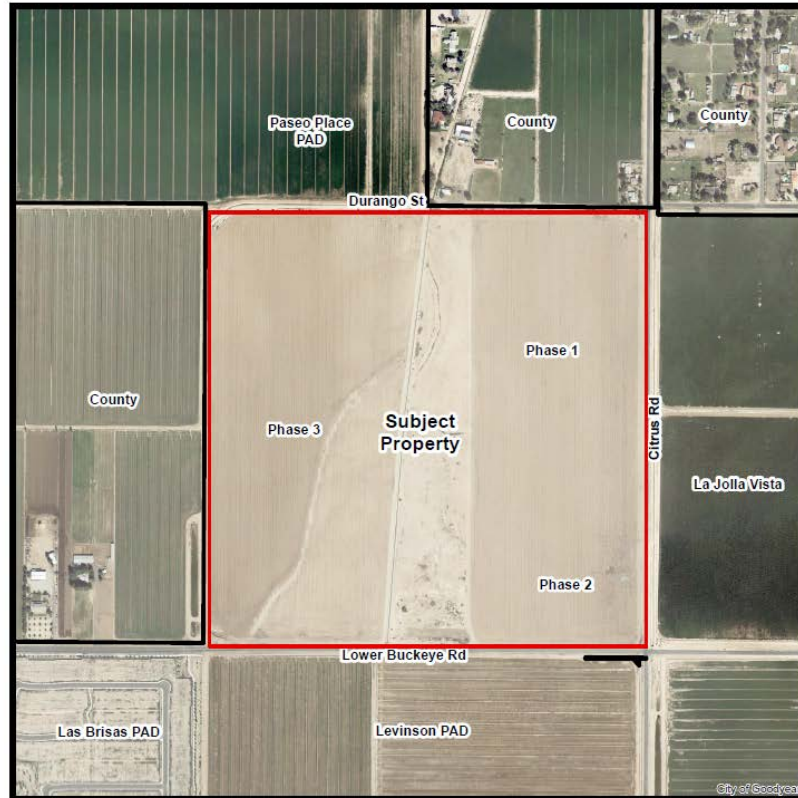


The background of the slide is a close-up photograph of green grass blades. The blades are covered with numerous small, clear water droplets, likely from dew or rain. The lighting is soft, creating a gentle bokeh effect in the background. The text is overlaid on this image in a bright yellow color.

Pradera Preliminary Plat Phases 2B & 3

18-500-00008

Aerial Photo
Pradera Preliminary Plat
Case No. 18-500-00008



Drawn By: Steve Careccia
City of Goodyear Development Services Department
Date: 7.12.19



Background



PRADERA PRELIMINARY PLAT

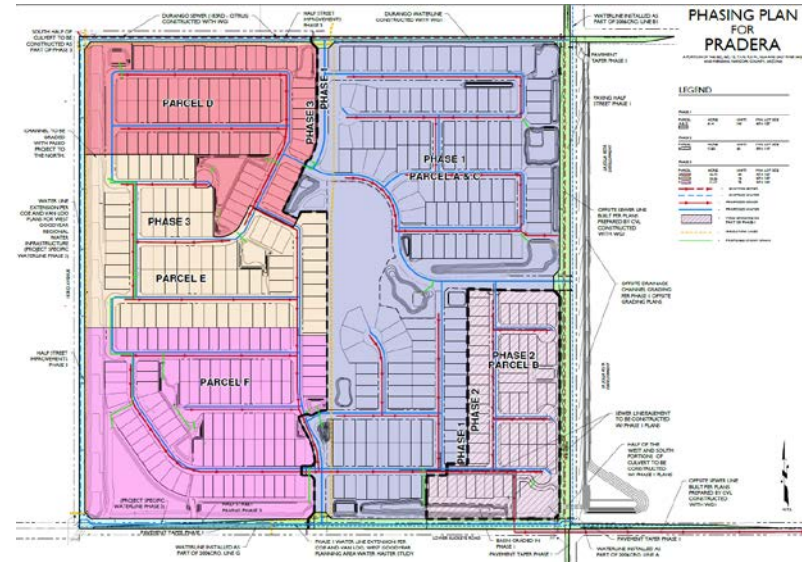
- July 2006 – Pradera PAD approved (160 acres)
- May 2018 – Property rezoned
- Zoned R1-6 & R1-4
- Modify lot sizes & setbacks

Request



PRADERA PRELIMINARY PLAT

- Subdivide 89 acres into 311 single family lots and 23 tracts
- Two phases...
- Phase 2B – 50 x 115
- Phase 3 – 55 x 120 and 65 x 130
- 23 acres open space (26%)





OVERALL

GROSS AREA: ± 95.82 ACRES (including R/W)
NET AREA: ± 89.02 ACRES (excluding exist. R/W)

EXISTING

LOWER BUCKEY R R/W: ± 4.15 ACRES (55' R/W)
CITRUS RD

PROPOSED R/W

DURANGO ST, 183RD RD ± 2.66 ACRES (30' R/W)
TOTAL R/W ± 6.81 ACRES

LOT SIZE: 55' x 120' - 65' x 130'

NO. OF LOTS: 311

GROSS DENSITY: 3.24 DU/AC
NET DENSITY: 3.50 DU/AC

MIN. LOT AREA 5,737 SQ FT
MAX. LOT AREA 10,361 SQ FT

OPEN SPACE: 22.98 ACRES (26 % OF NET)

PHASE BREAKDOWN

PHASE 3

NO. OF LOTS 251

GROSS AREA: ± 77.85 ACRES (including R/W)
NET AREA: ± 73.60 ACRES (including R/W)

GROSS DENSITY: 3.22 DU/AC
NET DENSITY: 3.41 DU/AC

OPEN SPACE: ± 18.86 ACRES (25% OF NET)

PHASE 2B

NO. OF LOTS 60

GROSS AREA ± 17.97 ACRES (including R/W)
NET AREA ± 15.42 ACRES (including R/W)

GROSS DENSITY 3.34 DU/AC
NET DENSITY 3.89 DU/AC

OPEN SPACE: ± 4.13 ACRES (27% OF NET)

Recommendation



PRADERA PRELIMINARY PLAT

- Findings
 - Consistent with property's zoning
 - Consistent with subdivision regulations
 - Provides for the orderly development of the area
- PZC: August 7 – no opposition
- Staff & PZC recommend approval subject to 15 stipulations