

## Goodyear annexing land south of Estrellas for Madeira development

**Jessica Coomes**

The Arizona Republic  
Dec. 16, 2007 07:43 PM

[Goodyear](#) is annexing 2,052 acres south of the Estrella Mountains, preparing for a new development with as many as 7,000 homes.

The Madeira project will include two elementary schools, a public-safety facility, an aquatics center and a community center. The boundaries are Chandler Heights and Patterson, Rainbow Valley and Reems roads.

The Goodyear City Council recently approved the annexation, which is expected to become official in January.

The [developer](#), AREAD of Scottsdale, plans to cluster dense housing near the Village Center, a commercial area in the middle of the development. The housing would become less dense at the project's edges. An age-restricted community is planned for the southwestern piece of the development.

With up to 7,004 homes, here's how the project could break down:

- 378 homes on [property](#) allowing 1½ homes per acre.
- 3,540 homes on land allowing three homes per acre.
- 2,096 homes on property allowing six homes per acre.
- 990 homes on land allowing 10 homes per acre.

Madeira is also expected to have about 60 acres each of commercial property and public or quasi-public space.

Parks and open space would account for about 400 acres. About 8 miles of linear parks would run through the development.