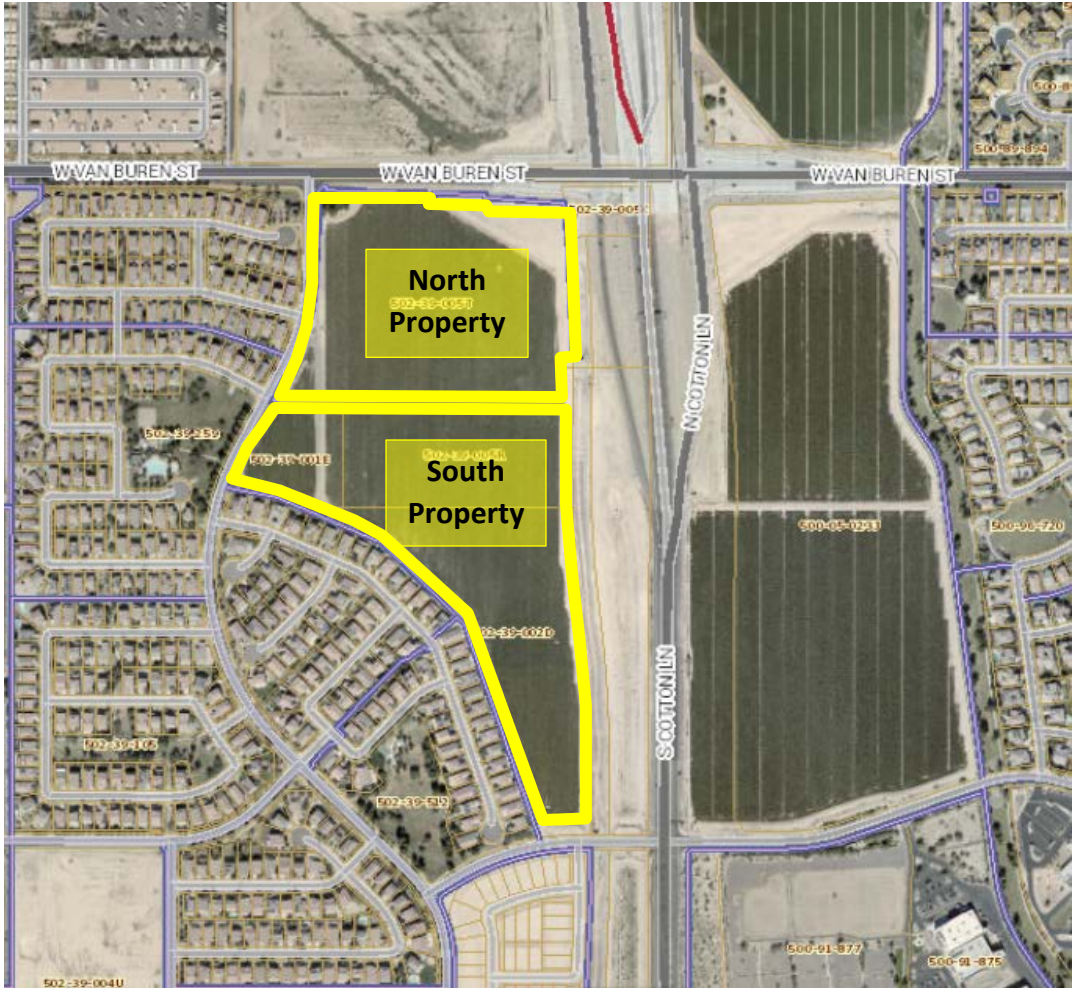


Hancock Communities at Canyon Trails PAD (Case #19-210-00006)

FINAL PAD Development Regulations - 12-4-2019



Unless otherwise modified below, development within the Hancock Communities at Canyon Trails project, including the North Property originally known as Christopher Todd Communities at Canyon Trails (zoned with cases #18-210-00001 & #19-210-00002) and the South Property (added the PAD with case #19-210-00006) shall comply with the applicable standards contained with the City of Goodyear Zoning Ordinance for Multi-Family, specifically MF-18.

Primary and Accessory uses on the property shall be those permitted within the MF-18 district.

Development Standard	Hancock at Canyon Trails Development Regulations (Modifications to MF-18 Zoning are noted in bold)
Maximum Density (dwelling units per net acre)	14 du/ac
Maximum Height (Primary and Accessory buildings)	20 ft./1 story for residential primary buildings 20 ft./1 story for residential accessory buildings (office, fitness center, etc.)⁽¹⁾

Hancock Communities at Canyon Trails PAD (Case #19-210-00006)

FINAL PAD Development Regulations

Development Standard	Hancock at Canyon Trails Development Regulations (Modifications to MF-18 Zoning are noted in bold)
Minimum Building Setbacks (Perimeter)	
Front (173 rd Avenue)	30 ft.
Street Side (Van Buren)	20 ft.
Side (south)	20 ft.
Rear (Loop 303/ MCFCD)	20 ft.
Min. Separation Between Buildings (1-story)	10 ft.
Max. Building Coverage	50%
Min. Recreational Open Space (sq. ft./unit)	400
Minimum Perimeter Landscape/Open Space Setbacks	
Front (173 rd Avenue)	15 ft. ⁽²⁾
Street Side (Van Buren)	10 ft. ⁽³⁾
Side (south)	0 ft. ⁽⁴⁾
Rear (Loop 303/ MCFCD)	0 ft. ⁽⁴⁾

- (1) If a vehicular entry portico is provided, a sufficient height of 30 feet shall be allowed for emergency vehicle ingress and egress as well as appropriate architectural rooflines to match the primary buildings.
- (2) Adjacent to the required 15' landscape tract outside of the perimeter wall along 173rd Avenue, a minimum 15' private yard shall be provided with one tree for additional separation and landscape buffering.
- (3) Adjacent to the required 10' landscape tract outside of the perimeter wall along Van Buren Road, a minimum 14' private yard shall be provided with one tree for additional separation and landscape buffering.
- (4) In lieu of a separate landscape buffer, minimum 20' private yards shall be provided adjacent to the property line with one tree in each yard to serve as the separation and landscape buffering.

Design Guidelines

All development within the Hancock Communities at Canyon Trails PAD shall exhibit enhanced building elevations with a variety of materials and paint colors to avoid the look of sameness. Architecture theme for the community shall be in general conformance with the conceptual elevations of "Santa Barbara" and "Tuscan", dated December 6, 2019 and attached herein. A minimum of three color schemes shall be used for each theme to add variety and visual interest with exterior colors and materials specific to each color scheme. Each one-story residence will feature four-sided detailing including but not limited to masonry or stone, corbels, column details, and gable end detailing, appropriate for the architectural theme. The massing of the structures will include articulated facades, varying roof forms which will include tile covered roofs featuring hipped gables, Dutch gables, and dormers typical of the architecture style. Flat roofs will not be permitted.

Santa Barbara Theme Conceptual Elevations

12-6-2019



Tuscan Theme Conceptual Elevations

12-6-2019

