

EXHIBIT C

PHX 10-11

I-1, Light Industrial Park Zoning District with PAD Overlay

November 2018

A. Description:

This is to rezone approximately 279 acres of undeveloped property located south of MC Hwy 85, north of Broadway Road between Bullard Avenue and Litchfield Road, near the Goodyear Airport for development as a technology center. The property is currently zoned Final PAD with underlying C-2, I-1, I-2 zoning and is being leased for agricultural use. The rezone is to the I-1, Light Industrial Park Zoning District with a PAD Overlay.

B. Development Standards and Permitted Uses:

The permitted uses are limited to those uses allowed in the I-1 Light Industrial Park Zoning District as set forth in Section 3-4-1 of the City of Goodyear Zoning Ordinance. The Development Standards for the I-1 Light Industrial Park Zoning District shall apply except as modified below:

I-1 Development Standards	
Minimum Site Area	1 acre
Lot Width	150 ft
Lot Depth	200 ft
Maximum Building Coverage	60%
Maximum Building Height	60 ft**
Minimum Building Setbacks:	
(Front)	30 ft
(Side)*	30 ft
(Rear)	20 ft
(Street)	30 ft

*Thirty (30) feet per side; provided further that a ten (10) foot area adjacent to the property line be landscaped and maintained.

**The height of a building located in an I-1 district that will penetrate a slope of 100:1 from the runway centerline or runway end of an operating airport shall only exceed 40 feet upon a determination by the Federal Aviation Administration ("FAA") that the proposed building height presents no hazard to air navigation as evidenced by the receipt of a Determination of No Hazard to Air Navigation issued by the FAA.

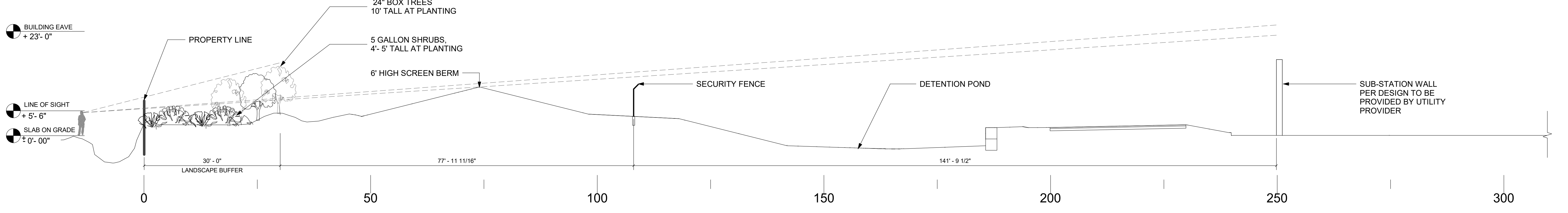
C. Design Guidelines:

Development of the property shall adhere to the City of Goodyear Design Guidelines, except as expressly modified below by this PAD Overlay:

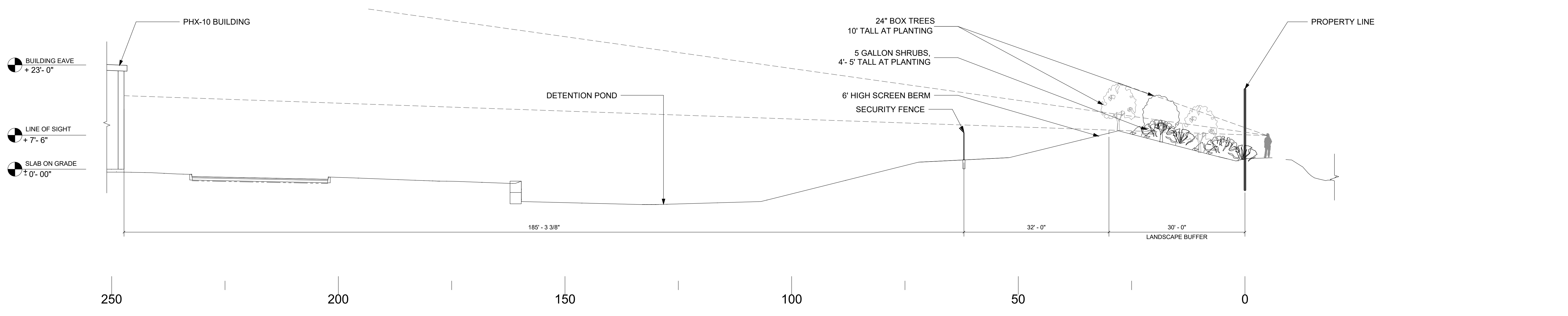
1. Metal buildings and chain link fencing are permitted if screened from the public right-of-way and from adjoining properties pursuant to the attached PHX 10-11 I-1 Sight Visibility and Mitigation exhibit dated November, 2018

D. Parking:

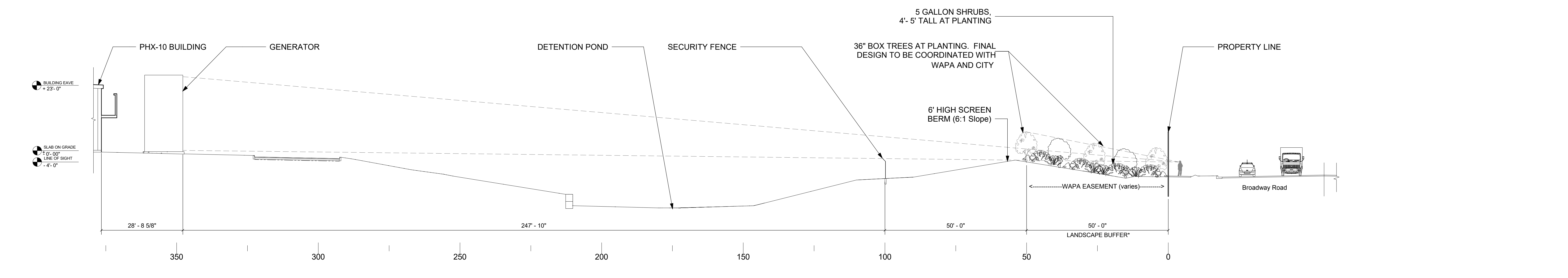
Pursuant to Article 6-4-1 of the Zoning Ordinance, Determination of Required Spaces, the required minimum number of developed parking spaces for the Manufacturing, Assembling and Processing Use Classification and the Warehouse or Distribution Facility Use Classification set forth in paragraph E. (General Industrial Manufacturing and Warehousing) of the Table in Section 6-4-2 may be reduced for a known user if the known user's operations can demonstrate to the satisfaction of the Zoning Administrator that the user's parking needs can be met with fewer parking spaces because of the nature of the known user's operations. Although a known user may not be required to build the minimum number of required parking spaces reflected in the Table in Section 6-4-2, the property shall be developed such that additional parking spaces necessary to meet the minimum parking requirements in the Table in Section 6-4-2 below can be developed in the future should the user change. The site plan for the known user shall depict such future additional parking spaces, including the circulation that will be required to access such spaces, and the ability to accommodate the drainage for the additional parking.



1 WEST - STANDING ON PROPERTY LINE LOOKING EAST
 1" = 10'-0"



2 EAST- STANDING ON PROPERTY LINE LOOKING WEST
 1" = 10'-0"



3 SOUTH - STANDING ON PROPERTY LINE LOOKING NORTH
 1/16" = 1'-0"

*LANDSCAPE BUFFER AT MC-85 TO BE INSTALLED DURING FUTURE DEVELOPMENT PER STIPULATION #6