

**CP LAKIN PARK
PLANNED AREA
DEVELOPMENT (PAD)
dated October 4, 2019**

OVERVIEW

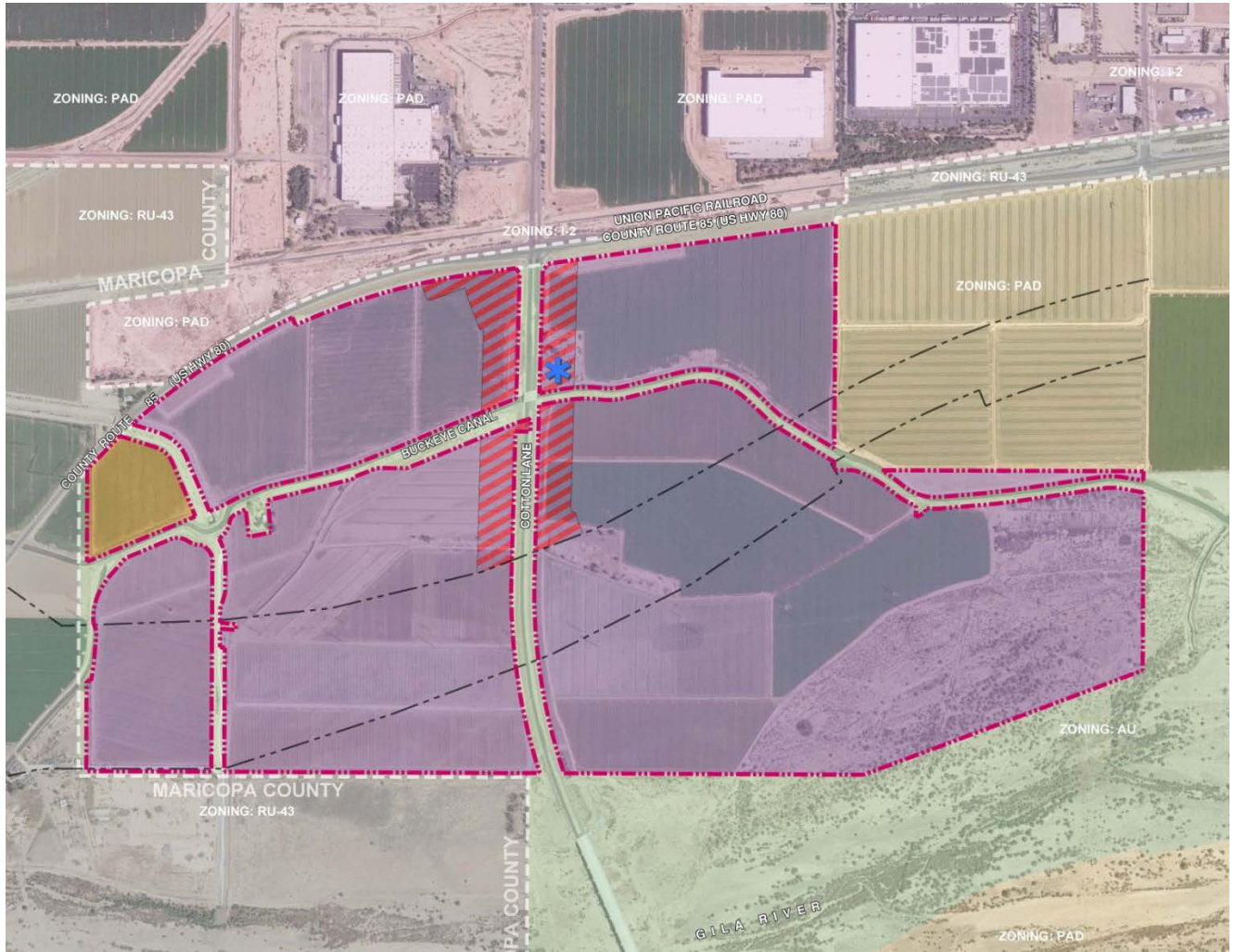
CP Lakin Park is an approximate 695.6 net acre Project providing for industrial, commercial and multi-family development. The PAD:

- 1) Includes a Planned Area Development Zoning Map that identifies how the various portions of the Property are to be developed;
- 2) Adopts Residential uses and development standards for the portion of the Property designated as multifamily;
- 3) Provides an opportunity for an innovative alternative housing product on the multifamily parcel, which will ultimately increase product diversity for the community and for the City as a whole;
- 4) Allows for flex zoning for the portion of the Property designated as commercial/industrial flex;
- 5) Adopts industrial uses and development standards for the portions of the Property designated as industrial;
- 6) Adopts commercial uses and development standards for the Portion of the Property designated as commercial/industrial flex if it is developed as commercial; and
- 7) Allows for a municipal fire station site, if required, to be located within the Commercial/Industrial Flex Zone.

Underlying Classifications

The underlying zoning designations for the Property is set forth in the Planned Area Development Zoning Map attached hereto with a portion of the property being designated industrial zone, a portion of the property being designated multifamily zone, and a portion of the property being designated commercial/industrial flex zone. The permitted uses and development standards applicable to each of the zoning designations is set forth below.

Planned Area Development Zoning Map



The Flex Zone generally extends 300' on either side of Cotton Lane. The width increases on the northwest and southeast end to accommodate for access from MC 85 and conceptual site planning that has already occurred

LEGEND

- PROPERTY BOUNDARY
- SR 30 ALIGNMENT
- POTENTIAL FIRE STATION LOCATION

SITE DATA		
CP LAKIN PARK	ZONING	AREA
	MULTIFAMILY	15.4
	COMMERCIAL/INDUSTRIAL FLEX ZONE	35.3
	INDUSTRIAL	644.9
	TOTAL	695.6

PERMITTED USES

Industrial Zone – Permitted Uses

Except as modified in this PAD, the permitted uses and development standards for the I-2 (General Industrial Park) zoning district as set forth in the City of Goodyear Zoning Ordinance (“Zoning Ordinance”) shall apply to the portion of the Property designated industrial. The permitted uses shall be those uses permitted in the I-1 (Light Industrial Park) zoning district and in the I-2 (General Industrial Park) zoning district as set forth in the Zoning Ordinance except as modified below.

1. The following use is added as principal permitted use:
 - a. Data Center.

2. The following use is added as a permitted use subject to the following conditions:
 - a. Borrow Pit that complies with the following requirements:
 - Slope of the Borrow Pit shall be 6:1 or flatter.
 - Maximum final depth of the Borrow Pit shall be no greater than 6 feet.
 - Any disturbed areas will be revegetated with native seed

3. The following uses are prohibited:
 - a. Adult bookstore, adult novelty store and adult theater.
 - b. Cement and paving material mixing plant.
 - c. Egg handling facility.
 - d. Foundry or casting of metal.
 - e. Highway maintenance facility.
 - f. Meat product, packing, smoking and curing.
 - g. Medical marijuana cultivation location.
 - h. Medical marijuana dispensary.
 - i. Private commercial outdoor entertainment venue.
 - j. Public works facility.
 - k. Sand blasting.
 - l. Sewage disposal and treatment plant.
 - m. Tire retreading and vulcanizing.
 - n. All uses listed under the I-2 zoning district regulations in the Zoning Ordinance that require a use permit (currently codified at Section 3-4-2(C) of the Zoning Ordinance).

In the event a conflict occurs between the I-1 and I-2 districts, the least restrictive use applies. For example, if a use permit is required in I-1, but is a permitted use in I-2, the permitted use applies.

In addition to the permitted uses discussed above, the special uses identified in Article 4 of the Zoning Ordinance that may be considered in the I-2 (General Industrial Park) zoning district may be permitted subject to the granting of a Special Use Permit as set forth in Article 4 of the Zoning Ordinance.

Commercial/Industrial Flex Zone – Permitted Uses

The portion of the Property designated Commercial/Industrial Flex zoning district (the “Flex Zone”) is a flexible zoning district that allows for commercial and/or industrial development. Except as modified herein, the permitted uses for the Industrial Zone described above and/or the permitted uses for the C-1 (Neighborhood Commercial) zoning district and in the C-2 (General Commercial) zoning district as set forth in the Zoning Ordinance shall apply to the portion of the Property designated Commercial/Industrial Flex Zone. . In the event a conflict occurs between the C-1 and C-2 uses, the least restrictive use applies. For example, if a use permit is required in C-1, but is a permitted use in C-2, the permitted use applies.

Borrow Pits shall not be allowed in the Flex Zone.

Regardless of whether the Flex Zone is developed as industrial or commercial the following shall be a permitted use within the Flex Zone: a municipal fire station.

Multi-Family Zone – Permitted Uses

The permitted uses for Multi-Family Residential MF-24 zoning district as set forth in the Zoning Ordinance shall apply to the portion of the Property designated multifamily except as modified in this PAD and below:

The following use is added as a principal permitted use:

Single-family for rent /horizontal apartments

DEVELOPMENT STANDARDS

Industrial Zone – Development Standards

The development standards for the I-2 (General Industrial Park) zoning district as set forth in the Zoning Ordinance shall apply to the portion of the Property designated industrial except as modified in this PAD.

Commercial/Industrial Flex Zone – Development Standards

If property within the Commercial/Industrial Flex Zone is developed as commercial, the development standards for the C-2 (General Commercial) zoning district as set forth in the Zoning Ordinance shall apply to the portion of the Property designated Commercial/Industrial Flex except as modified in this PAD.

If property within the Commercial/Industrial Flex Zone is developed as industrial, the development standards for the I-2 (General Industrial Park) zoning district as set forth in the Zoning Ordinance shall apply to the portion of the Property designated Commercial/Industrial Flex except as modified in this PAD.

If a municipal fire station is constructed within the Flex Zone, the development standards for the PFD (Public Facilities) zoning district as set forth in the Zoning Ordinance shall apply.

Multi-Family Zone – Development Standards

The development standards for the Multi-Family Residential MF-24 zoning district as set forth in the City of Zoning Ordinance shall apply to the portion of the Property designated multifamily except as modified by this PAD.

**Table 1
Development Standards**

		Multi-Family MF-24	Commercial C-2	Industrial I-2	PFD
Minimum site area		N/A	10,000 sq. ft.	1 acre	The PFD (Public Facilities District) standards shall apply to the development of a municipal fire station within the portion of the Property designated Commercial/Industrial Flex
Maximum density (du/ac)		24	N/A	N/A	
Minimum lot width (ft.)		100	150	150	
Minimum lot depth (ft)		N/A	N/A	200	
Maximum height (ft)		40	56	60/70 ⁽⁶⁾	
Maximum building coverage (%)		50	50	50	
Minimum Project perimeter building setback ^{(4) (5)}	Front (ft)	30	30	30 ⁽¹⁾	
	Rear (ft)	20	N/A	20	
	Side (ft)	20	N/A	30 ⁽²⁾	
	Total both sides (ft)	40	N/A	N/A	
	Street side (ft)	30	30	30 ⁽¹⁾	
Minimum internal building setback (ft)		10	N/A	N/A	
Minimum Recreational Open Space ⁽³⁾ (sq. ft./du)		400	N/A	N/A	

Footnotes:

- (1) Buildings with heights in excess of 56 ft. shall provide 1 foot of additional setback for each foot of building height over 56 ft.
- (2) Thirty (30) feet per side; provided that a ten (10) foot area adjacent to the property line be landscaped and maintained.
- (3) Open Space requirements for the Multi-Family Zoning District in the Zoning Ordinance applies, and the definition of Recreational Open Space is currently codified at Section 3-2-5.B.a.
- (4) Setbacks apply to the perimeter of Project and not between zoning districts or individual parcels.
- (5) Required perimeter setback areas fronting onto public streets shall be entirely landscaped except for necessary driveways and walkways. Parking is not permitted within the required setback area, including driveway area.
- (6) Maximum building height of seventy (70) feet shall be permitted for I-2 industrial developments located north of the SR-30 Freeway Corridor.

Loading, Delivery, Roll-up/Dock Doors, and Service and Wash Bays

The loading, delivery, roll-up/dock doors, and service and wash bays may front onto MC 85 per the Zoning Ordinance, except as follows:

- The requirement of loading, delivery, roll-up/dock doors, and service and wash bays occupying a maximum of 50% of the building width facing MC 85 does not apply.

Screening

Passenger vehicle parking areas shall be screened from public roadways by a 3' minimum screen wall. Loading areas, loading docks, and parking of truck-trailers may be permitted to front onto Cotton Lane, subject to the following requirements:

1. Loading, delivery, roll-up/dock doors and truck trailer parking for such areas shall be screened from public view with a combination of two feet berm and six feet wall, or an eight feet wall. Either wall is to be constructed of brick, slump block, or masonry with a stucco or mortar wash finish, or a similar finish, designed to match the building.

2. A minimum of two continuous offset rows of 24-inch box trees are planted along the public street frontage. Placement will be planned to maximize screening and visibility of the trees.
3. Truck trailer parking will be setback a minimum of 50 feet from the Cotton Lane property line.

Such areas are also permitted along all other public streets including MC85; however, they must be screened by an architectural feature of the building or by a combination of a screen wall, berms, and landscaping.

Along all public roads, the combination of screen walls and berms shall be a minimum of 6 feet in height. Screen walls shall screen the loading areas, dock doors, and trucks parked at a dock door, and each Site must demonstrate conformance to this performance standard during Site Plan Review. The maximum height of the walls shall be 8 feet.

Application of Zoning Ordinance

All applicable standards (i.e. industrial, commercial or multi-family) set forth in the Zoning Ordinance, including, but not limited to, property improvement standards, City of Goodyear Design Guidelines, parking requirements, sign regulations and lighting requirement shall apply to the development of the Property except as modified with this PAD.

Multi-family (MF-24)

If the multifamily parcel develops with a single family for rent product, the following additional design guidelines shall apply:

- Three different exterior paint color schemes shall be provided.
- Three different roof colors shall be provided.

Gila River Design Guidelines:

The El Rio Guidelines and Planning Standards shall apply to the development of the portion of the Property south of the electrical line easement