

**Estrella Crossing Business Park  
Final Planned Area Development**

**LAND-USE MATRIX**

- 3.2.1 Automobile body and fender shops; maintenance and repair shops; parts and supplies shops where assembling is performed; motor vehicle assembling, provided that all repair and assembly shall occur within an enclosed building. 

A		UP
---	--	----
- 3.2.2 Automotive parts and supplies shops where assembling is not performed. 

A		
---	--	--
- 3.2.3 Bakeries, food packaging and freezing, including milk and ice cream plants, but excluding canneries, slaughtering, processing or packaging of meat. 

	B	
--	---	--
- 3.2.4 Car Washes. 

A		UP
---	--	----
- 3.2.5 Commercial schools, provided that all activity is conducted indoors. 

A	B	
---	---	--
- 3.2.6 Contractors equipment storage yard or plant; or rental of equipment commonly used by contractors, provided they are conducted within a building or an area enclosed and screened from view by a solid masonry wall on all sides. This use is not allowed on Lot 17. 

	B	
--	---	--
- 3.2.7 Convenience stores/gas stations. 

A		UP
---	--	----
- 3.2.8 Fast food restaurants 

A		
---	--	--
- 3.2.9 Financial institutions: banks, building and loan associations, brokerage houses, savings and loan associations, finance companies, title insurance and trust companies. 

A		
---	--	--
- 3.2.10 Flex-industrial. Where a warehousing facility may contain an integral office or showroom for its products. Although wholesaling may be the major function of the facility, retail sales from the office/showroom would be allowed. 

A	B	
---	---	--
- 3.2.11 Manufacturing 

	B	
--	---	--
- 3.2.12 Medical and dental laboratories. 

A	B	
---	---	--
- 3.2.13 Mini-storage buildings consisting of individually rented storage rooms which are individually accessed and locked and are used for storage purposes, including a dwelling for a caretaker or watchman. 

	B	UP
--	---	----
- 3.2.14 Office buildings. Both medical and administrative/financial/professional. 

A	B	
---	---	--
- 3.2.15 Personal convenience services. 

A		
---	--	--
- 3.2.16 Pharmacy, stand alone. 

A		
---	--	--
- 3.2.17 Pharmacy, as an internal and accessory use within a medical office building. 

A	B	
---	---	--
- 3.2.18 Public utility facilities and offices. 

	B	
--	---	--
- 3.2.19 Recreational vehicle storage facilities including both enclosed and open storage facilities, wash bays and dump stations, provided that any open storage area be enclosed by a solid masonry wall on all sides, including a dwelling for a caretaker or watchman. 

	B	UP
--	---	----
- 3.2.20 Research laboratories for scientific research, investigation, testing or experimentation which may include prototype product development. 

	B	
--	---	--
- 3.2.21 Restaurants/cafes. 

A		
---	--	--
- 3.2.22 Restaurants/cafes as an internal and accessory use. 

A	B	
---	---	--
- 3.2.23 Retail stores with sales only, excluding drive-through facilities. 

A		
---	--	--
- 3.2.24 Veterinary clinic or pet resort. 

A	B	
---	---	--
- 3.2.25 Warehousing: Not including dead vehicle storage. 

A	B	
---	---	--
- 3.2.26 Wholesaling. 

A	B	
---	---	--
- 3.2.27 Any uses not listed above, which are permitted as either Principal, Accessory or Use Permit Uses within the Zoning Districts in which they may fall (C-2, I-1) will require a Use Permit. 

A	B	UP
---	---	----

**3.3 Prohibited Uses.**

The following uses are prohibited uses within this district:

- 3.3.1 Adult businesses.
- 3.3.2 Cement and paving material mixing.
- 3.3.3 Dog pound.
- 3.3.4 Meat products, packing, smoking and curing.
- 3.3.5 Outdoor theater.
- 3.3.6 Sewage disposal and treatment plant.
- 3.3.7 Tire re-treading and vulcanizing.
- 3.3.8 Recycling Facilities.

**3.4 Permitted Accessory Uses.**

No accessory uses shall be permitted within this district except the following:

- 3.4.1 Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
- 3.4.2 Temporary construction offices.
- 3.4.3 Outdoor storage shall be screened by a 6'-8' masonry screen wall, designed to be consistent with the primary structure.
- 3.4.4 Limited and temporary outdoor display of finished goods in conjunction with the retail use, when not in conflict with pedestrian and/or vehicular traffic movement or established parking areas.
- 3.4.5 Restaurants included as an internal and accessory use, such as a café within an office building or complex, or as an in-line facility in a multi-tenant complex and excluding a drive through window.
- 3.4.6 Pharmacies included as a support facility within a medical office building and excluding a drive-through window.

**3.5 Use Permit Uses.**

The following uses are permitted uses within this district subject to obtaining a Use Permit pursuant to the Goodyear Zoning Ordinance:

- 3.5.1 Convenience use.
- 3.5.2 Radio and television transmitting towers and facilities.
- 3.5.3 Wireless communication monopole, roof or side mounted antennae and related facilities.
- 3.5.4 Mini-storage buildings consisting of individually rented storage rooms which are individually accessed and locked and are used for storage purposes, including a dwelling for a caretaker or watchman.
- 3.5.5 Recreational vehicle storage facilities including both enclosed and open storage facilities, wash bays, dump station, and further provided that any open storage be enclosed by a solid masonry wall on all sides, including a dwelling for a caretaker or watchman.
- 3.5.6 Car wash.
- 3.5.7 Automobile body and fender shops, maintenance and repair shops; parts and supplies shops where assembly is performed; motor vehicle assembling; provided that all repair and assembly shall occur within an enclosed building.
- 3.5.8 Although Banks and Financial Institutions, Fast Food Restaurants, Personal Convenience Services, Pharmacies, Restaurants, and Retail Stores are permitted by right, the addition of any drive-through facility will necessitate a Use Permit.

**3.6 Development Regulations.**

Any use established or conducted within this district shall comply with the following regulations:

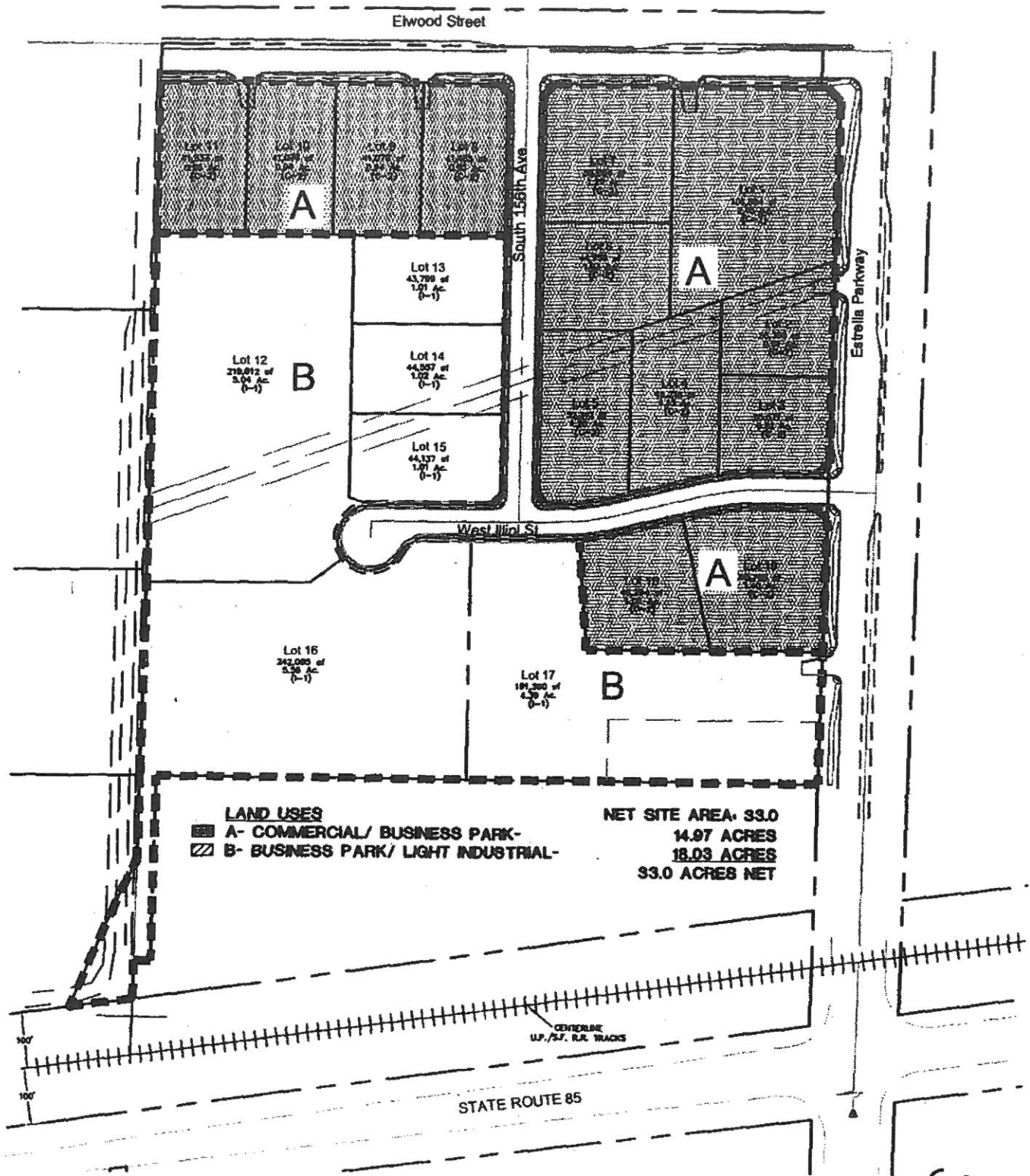
- 3.6.1 The preparation of this Final PAD uses for reference the Goodyear Zoning Ordinance with a revision date of August 2001. All future references and interpretations shall consider the requirements of this August 2001 edition of the Goodyear Zoning Ordinance.
- 3.6.2 All uses are subject to administrative Site Plan approval.

- 3.6.3 No use is permitted which will create or is likely to create conditions detrimental to the health, safety, and general welfare of the community, as determined by the Zoning Administrator or his designee.
- 3.6.4 No use is permitted that will emit any offensive odor, dust, noxious gas, noise vibration, smoke, heat, or glare beyond the boundaries of the lot on which such use is conducted.
- 3.6.5 Off street parking and loading shall be provided in accordance with Article 6, Parking and Loading, of the Goodyear Zoning Ordinance.
- 3.6.6 Landscaping, walls and screening shall conform to the standards for this district as defined in Article 5 of the Goodyear Zoning Ordinance.
- 3.6.7 If two or more adjoining Lots are combined by one Purchaser, the Purchaser may develop this combined parcel as one lot, with setback requirements only applying to the exterior perimeter of this one lot. If developed as such, upon resale this parcel must be sold as one lot and cannot be divided into its original Lots. For the Purchaser to divide this one parcel into its original Lots, any development upon the parcel must respect the original setback requirements of each individual Lot.
- 3.6.8 If Lots 17 & 18 are combined by one Purchaser and developed as one combined parcel, the zoning designation for this entire parcel shall be I-1. This parcel will conform to Section 3.6.7.

**3.7 Dimension Requirements.**

Lot area, height, setback and related standards for this district are as follows:

<b>ESTRELLA CROSSING</b>		<b>A</b>	<b>B</b>
<b>Districts</b>		<b>C-2</b>	<b>I-1</b>
<b>Minimum Site Area</b>		10,000 sq. ft.	1 acre
<b>Lot Width</b>		150 ft.	150 ft.
<b>Lot Depth</b>		N/A	200 ft.
<b>Maximum Building Coverage</b>		50%	50%
<b>Maximum Height</b>		30 ft.	40 ft.
<b>Minimum Setbacks</b>	<b>Front</b>	30 ft.	30 ft.
	<b>Side</b>	20 ft.	20 ft.
	<b>Rear</b>	N/A	N/A
	<b>Street side</b>	30 ft.	30 ft.



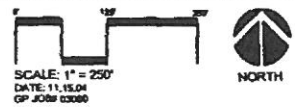
# ESTRELLA CROSSING BUSINESS PARK

GOODYEAR, AZ

GILMORE PARSONS

PREPARED FOR: KUMA DEVELOPMENT, LLC &  
CHRISTOPHER L. WALSH

LAND USE PLAN



LAND DESIGN GROUP  
2211 N. 7th Street, Phoenix, AZ 85016  
T 602.764.5422 F 602.764.5797  
www.gilmoreparsons.com

EXHIBIT H