

PV303
PAD Development Parameters and Uses
April 12, 2017

The Development Parameters for PV303 are written to be comprehensive in nature. This is to enable a variety of uses that are compatible with Luke AFB, Goodyear's zoning ordinance and Arizona statutes. Due to PV303's favorable location next to the Loop 303 freeway, and Indian School Road and Camelback Road, potential users for this project have encouraged the start of development.

Generally consistent with the approved Palm Valley Master Plan and the City's General Plan, the developer is seeking industrial and commercial uses within the PAD zoning classification. Using PAD zoning instead of straight C-2 and I-1 zoning classifications will allow for some development parameter modifications specialized for PV303.

To quantify the Development Parameters and Uses for PV303, the following outline is offered.

PAD for PV303

I. General

- A. The PV303 Master Design Guidelines and Comprehensive Sign Package shall apply to all Phases.
- B. Luke AFB will be given the opportunity to review all building plans before a permit is approved by the City of Goodyear.
- C. Special Uses and Uses Requiring Additional Evaluation
 - a. Special Uses and Uses Requiring Additional Evaluation shall be processed as provided for in Article 4 of the Zoning Ordinance.
- D. Off-Street Parking
 - a. Off-street parking shall be provided as required by Article 6 of the Zoning Ordinance, except as modified in the Master Design Guidelines.
- E. Required Setbacks
 - a. Setbacks for buildings shall comply with the setbacks for the C-2 and I-1 districts based on the district in which the land is located, except as follows:
 - i. A zero side setback is permitted in the areas zoned C-2, provided the building meets all applicable building codes.
- F. Maximum Building Height
 - a. No buildings are permitted in the APZ I, unless located below grade or otherwise agreed to in writing by Luke AFB, the City of Goodyear's Development Services Director, and Developer. In no case shall a building in APZ I exceed 50 feet in height.
 - b. All buildings within the APZ II cannot exceed 75 feet in height.
 - c. In areas outside of the APZ II, building heights cannot exceed 56 feet on land in the C-2 zone and 75 feet on land in the I-1 zone.
- G. Development Regulations and Standards, Landscaping and Property Improvement Standards

- a. If the Master Design Guidelines do not specify a standard, the standards and requirements contained in the Zoning Ordinance and city of Goodyear Design Guidelines shall apply.
- b. Large industrial buildings, in excess of 100,000 square feet may be permitted to deviate from the standards set forth in the Zoning Ordinance and City of Goodyear Design Guidelines in relation to architecture (i.e., Design Review), architectural harmony, four-sided architecture, and signage as approved on a case by case basis by the Development Services Director or designee at the time of site plan review, subject to appeal as provided by Article 1-4 of the Zoning Ordinance.
- c. No building shall have roll-up doors facing the following streets or roadways:
 - i. Loop 303;
 - ii. Indian School Road from Cotton Lane to the eastern boundary of Palm Valley 303, 500 feet east of the Sarival Road alignment;
 - iii. Cotton Lane from Camelback Road to Indian School Road;
 - iv. Camelback Road from Cotton Lane to the eastern boundary of Palm Valley 303, 1,000 feet east of the Reems Road alignment; and,
 - v. Charles Boulevard from Sarival Road to Falcon Drive.
- d. The Development Services Director, or designee, shall have the authority to allow portions of an industrial building to have roll-up doors adjacent to the above-listed public roadways if the following screening standards are provided in an acceptable manner at the time of Site Plan review:
 - i. A combination of a landscaped berm(s) and solid masonry wall(s) is provided to screen the roll-up doors from public view and from the adjacent roadway(s); and,
 - ii. A minimum of two (2) continuous offset rows of appropriate 24-inch box trees are provided to screen the roll-up doors from public view and from the adjacent roadways(s).

II. West I

- A. C-2 Zone: Permitted Uses, Permitted Accessory Uses and Use Permit Uses on land in the C-2 zone shall be those listed in the Zoning Ordinance for the C-2 district, except as follows:
 - e. Land located in the APZ I and APZ II shall be limited to the C-2 uses allowed in APZ I and APZ II under ARS Section 28-8481 J, unless a specific C-2 use is otherwise agreed to in writing by Luke AFB, the City of Goodyear's Development Services Director, and Developer.
- B. I-1 Zone: Permitted Uses, Permitted Accessory Uses and Use Permit Uses on land in the I-1 zone shall be those listed in the Zoning Ordinance for the I-1 district, except as follows:
 - a. Land located in the APZ II shall be limited to the I-1 uses allowed in APZ II under ARS Section 28-8481 J, unless a specific I-1 use is otherwise agreed to in writing by Luke AFB, the City of Goodyear's Development Services Director, and Developer.
 - b. Permitted uses in the I-1 zone shall include large distribution buildings; retail plant nursery; tree farm; and heavy equipment sales, display, demonstration and repair.
 - c. No industrial use may emit prohibited substances as defined by ARS Section 28-8481 J, Footnote 16.
 - d. Prohibited Uses shall include all residential uses, schools, day care, and commercial office developments and/or complexes.
 - e. Electric fencing may be approved and permitted to be attached to the interior of a perimeter wall surrounding a structure for which a certificate of occupancy has been issued subject to the following:
 - 1. All proposed electric security fencing within PV303 PAD Phase West I shall be submitted to the city of Goodyear Building Safety Division for review, approval, and permitting prior to installation; and
 - 2. The electric fence shall be integrated into the design of the building site perimeter wall and it cannot be substantially visible from an arterial street; and
 - 3. The combined height of the perimeter wall and the attached electric fence shall not exceed ten (10) feet.

III. West II

- A. Permitted Uses, Permitted Accessory Uses and Use Permit Uses on land in the I-1 zone shall be those listed in the Zoning Ordinance for the I-1 district, except as follows:
- a. Land located in APZ I and APZ II shall be limited to the I-1 uses allowed in APZ I and APZ II under ARS Section 28-8481 J, unless a specific I-1 use is otherwise agreed to in writing by Luke AFB, the City of Goodyear's Community Development Director, and Developer.
 - b. Permitted uses in the I-1 zone shall include support offices for warehouse/distribution buildings; warehouse/distribution buildings; tree farm; heavy equipment sales, display, demonstration and repair.
 - c. On land in the I-1 zone located outside of the APZ I and APZ II, up to 25% of the building area may be used for retail sales.
 - d. No industrial use may emit prohibited substances as defined by ARS Section 28-8481 J, Footnote 16.
 - i. Prohibited Uses shall include all residential uses, schools, day care, churches, office buildings, veterinary offices, veterinary hospitals or scientific or research uses.

IV. West III

- A. Permitted Uses, Permitted Accessory Uses and Use Permit Uses on land in the C-2 zone shall be those listed in the Zoning Ordinance for the C-2 district.
 - a. On land located within the 65Ldn noise contour, the following uses shall be prohibited: all residential uses, hotels and motels, hospitals, day care, schools, and churches.
- B. Permitted Uses, Permitted Accessory Uses and Use Permit Uses on land in the I-1 zone shall be those listed in the Zoning Ordinance for the I-1 district, except as follows:
 - a. Land located in the APZ II (including the Extended APZ II) shall be limited to the I-1 uses allowed in APZ II under ARS Section 28-8481 J., unless a specific I-1 use is otherwise agreed to in writing by Luke AFB, the City of Goodyear's Development Services Director, and Developer.
 - b. On land in the I-1 zone located outside of APZ II (including the Extended APZ II), up to 25% of the building area may be used for retail sales.
 - c. Permitted uses in the I-1 zone shall include warehouse/distribution buildings; tree farm; heavy equipment sales, display, demonstration and repair.
 - d. No industrial use may emit prohibited substances as defined by ARS Section 28-8481 J, Footnote 16.
 - e. Prohibited Uses shall include all residential uses, hotels and motels, hospitals, day care, schools, churches, veterinary offices & hospitals, and scientific or research uses.

V. East I

- A. Permitted Uses, Permitted Accessory Uses and Use Permit Uses on land in the I-1 zone shall be those listed in the Zoning Ordinance for the I-1 district, except as follows:
- a. Land located in APZ I and APZ II shall be limited to the I-1 uses allowed in APZ I and APZ II under ARS Section 28-8481 J, unless a specific I-1 use is otherwise agreed to in writing by Luke AFB, the City of Goodyear's Development Services Director, and Developer.
 - b. Permitted uses in the I-1 zone shall include support offices for warehouse/distribution buildings; warehouse/distribution buildings; tree farm; heavy equipment sales, display, demonstration and repair.
 - c. On land in the I-1 zone located outside of the APZ I and APZ II, up to 25% of the building area may be used for retail sales.
 - d. No industrial use may emit prohibited substances as defined by ARS Section 28-8481 J, Footnote 16.
 - e. Prohibited Uses shall include all residential uses, schools, day care, churches, office buildings, veterinary offices, veterinary hospitals or scientific or research uses.

VI. East II

- A. Permitted Uses, Permitted Accessory Uses and Use Permit Uses on land in the C-2 zone shall be those listed in the Zoning Ordinance for the C-2 district, except as follows:
- a. Land located in the APZ II (including the Extended APZ II) shall be limited to the C-2 uses allowed in APZ II under ARS Section 28-8481 J, unless a specific C-2 use is otherwise agreed to in writing by Luke AFB, the City of Goodyear's Development Services Director, and Developer.
 - b. For land located within APZ II or the 65Ldn noise contour, the following uses shall be prohibited: all residential uses, hotels and motels, hospitals, day care, schools, and churches.
- B. Permitted Uses, Permitted Accessory Uses and Use Permit Uses on land in the I-1 zone shall be those listed in the Zoning Ordinance for the I-1 district, except as follows:
- f. Land located in APZ I and APZ II shall be limited to the I-1 uses allowed in APZ I and APZ II under ARS Section 28-8481 J, unless a specific I-1 use is otherwise agreed to in writing by Luke AFB, the City of Goodyear's Development Services Director, and Developer.
 - g. Permitted uses in the I-1 zone shall include support offices for warehouse/distribution buildings; warehouse/distribution buildings; tree farm; heavy equipment sales, display, demonstration and repair.
 - h. On land in the I-1 zone located outside of the APZ I and APZ II, up to 25% of the building area may be used for retail sales.
 - i. No industrial use may emit prohibited substances as defined by ARS Section 28-8481 J, Footnote 16.
 - j. Prohibited Uses shall include all residential uses, schools, day care, churches, office buildings, veterinary offices, veterinary hospitals or scientific or research uses.

VII. East III

A. Permitted Uses, Permitted Accessory Uses and Use Permit Uses on land in the I-1 zone shall be those listed in the Zoning Ordinance for the I-1 district, except as follows:

- a. Land located in APZ I and APZ II shall be limited to the uses allowed in APZ I and APZ II under ARS Section 28-8481 J, unless a specific I-1 use is otherwise agreed to in writing by Luke AFB, the City of Goodyear's Development Services Director, and Developer.
- b. On land in the I-1 zone located outside of the APZ I and APZ II, up to 25% of the building area may be used for retail sales.
- c. No industrial use may emit prohibited substances, as defined by ARS Section 28-8481 J, Footnote 16.
- d. Prohibited Uses shall include all residential uses, hotels and motels, hospitals, and overnight day care. Additional prohibited uses within the APZ II shall included day care, schools, churches, office buildings, veterinary offices & hospitals, and scientific or research uses.