

Exhibit A

AMENDMENT TO SECTION 4-2-7 LARGE RETAIL USERS OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR

Section 4-2-7 Large Retail Users of the Zoning Ordinance of the City of Goodyear is amended as follows:

Section 4-2-7 Large Retail Users

A. APPLICABILITY.

All **Large Retail Users** shall require ~~a Special Use Permit and~~ Site Plan approval and shall comply with the additional requirements set forth herein. ~~The Special Use Permit and Site Plan may be processed concurrently if deemed appropriate by the Community Development Director. If a unified development of several Large Retail Users is proposed, then one Special Use Permit application encompassing the entire development may be submitted. Each individual Large Retail User will then only require Site Plan approval provided they are in conformance with the approved Special Use Permit. All Site Plans for Large Retail Users will require Planning and Zoning Commission review and City Council approval. Property with vested zoning prior to the effective date of this Ordinance will not be subject to Section 4-2-7.~~

B. AREA REQUIREMENT

The minimum area for a commercial center containing more than one **Large Retail User** shall be ten (10) acres.

C. LOCATION CRITERIA

All **Large Retail Users** shall meet one of the following four criteria:

1. Be located within a development that is at the intersections of two scenic and/or major arterials ~~as designated in the City of Goodyear General Plan and/or the Engineering Procedures Manual~~ Transportation Master Plan, or
2. Be located within a development that is at the intersection of an existing or proposed freeway and scenic or major arterial as designated in the City of Goodyear General Plan and/or the ~~Engineering Procedures Manual~~ Transportation Master Plan, or
3. Be located within a development that is at the intersection of two existing or proposed freeways as designated in the City of Goodyear General Plan, or

4. Be located no more than one (1) mile from an existing or proposed freeway interchange.

D. **BUILDING SETBACK**

The following **building** setbacks are required for **Large Retail Users**. The Planning and Zoning Commission and City Council may increase the **building** setback due to the operational characteristics of the **Large Retail User** such as, but not limited to, hours of operation and the location of mechanical equipment and loading areas.

1. A minimum **building** setback of 100 feet is required from proposed and/or existing residential uses. This setback shall be measured from the property line of the nearest residential lot or occupied parcel to the nearest exterior wall of the **Large Retail User**. Intervening streets or other man-made or natural land use features may be included within the setback.
2. A minimum **building** setback of 100 feet is required from proposed and/or existing public or private elementary, middle, junior high, or high schools. This setback shall be measured from the nearest occupied **building** on the school parcel to the nearest exterior wall of the **Large Retail User**. Intervening streets or other man-made or natural land use features may be included within the setback.
3. When a **Large Retail User** is developed directly adjacent to a lot or parcel developed as or proposed for residential use, a landscape buffer with a minimum width of 40 feet shall be included within the **building** setback. Said buffer shall be located along the property line and improved with one 24-inch box tree per 10 feet of length. Trees shall be staggered to achieve maximum buffering of the two uses.

E. **GENERAL REQUIREMENTS**

- ~~1. The submittal of a traffic study for review and approval by the City Engineer.~~
- ~~2. A Special Use Permit shall be required for any expansion of a **Large Retail User** exceeding 10% of the square footage of the floor area existing at the time of the adoption of this ordinance. Only those portions of the **building** or site being expanded will be subject to the requirements of Section 4-2-7.~~
- 3.1. All properties developed with a **Large Retail User**, whether they are occupied or not, shall be regularly maintained by the property owner so that they are not allowed to fall into a state of disrepair or neglect; and they shall consistently present a neat and orderly appearance to the general public as well as adjacent tenants and property owners. Roofing materials shall be replaced and/or maintained in a manner to insure weather tight conditions. **Building** walls shall

be repaired and/or maintained in a safe condition and clean from graffiti. The landscaping shall be kept in a weed free condition, the irrigation system maintained, and the plants watered to prevent the loss of vegetation. Outdoor lighting shall be kept in an operational state and utilized at night.

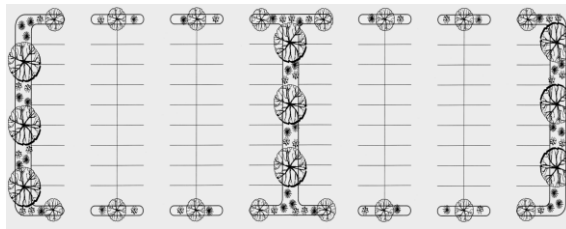
The property owner is responsible to maintain fire protection systems in working order and provide hazardous materials closure mitigation and documentation for the site in compliance with the Fire Code.

If a **Large Retail User building** is unoccupied or vacated for more than six (6) months, the property owner shall remove all signs from the **building** and sign panels from any freestanding monuments and replace with a color matched blank panel, the mounting holes patched, and the wall area behind the signs repainted.

F. SITE DESIGN STANDARDS

1. **Large Retail Users** shall comply with the guidelines contained in ~~Chapter IV—General Commercial~~ of the City of Goodyear Design Guidelines in addition to those contained herein.
2. The **Large Retail User** shall provide at least one percent (1%) of the net site area of the parcel in which it is located as pedestrian oriented open space. This open space can include plazas, courtyards, patios, and outdoor seating areas. Sidewalks shall connect open space areas and contain pedestrian scale lighting, signage, and landscaping.
3. Parking lots for a standalone **Large Retail User** shall not occur entirely in front of the **building**. A minimum of 15% of the overall parking for the **Large Retail User** shall be located to the side and/or rear of the **building**. This requirement can be reduced by 2.5% for each of the following design features that are incorporated into the project. However, said 15% requirement may not be reduced below 5%.
 - a. The provision of 1.25% of additional total landscape area above the minimum required for the site. Multiple increments of additional landscaping may be counted towards reducing the 15% requirement. The use of this additional landscaped area for stormwater retention purposes is prohibited.
 - b. The provision of an additional 1% of the net site area as pedestrian oriented open space above the minimum required for the site.
 - c. The provision of public art as an integral and significant feature of the site. Public art shall be dispersed throughout the site and deployed in concert with the projects pedestrian amenities and plazas.

- d. The creation of an enhanced entry to the property that is comprised of a landscaped boulevard with a landscaped median, decorative pavement, and architecturally enhanced signage, lighting and pedestrian paths. Parking spaces located along and directly accessible by the boulevard are prohibited. The minimum length of the boulevard shall be 150 feet measured from the property line to the first drive aisle.
 - e. The creation of an overall theme for the site that is incorporated into the **building** architecture, landscaping, light fixtures, signage, and open space areas.
4. Parking lots for a **Large Retail User** shall be designed as a series of connected smaller lots (50-75 parking spaces) utilizing raised landscaped strips at least 10 feet in width with sidewalks and islands at least five feet in width to create a safe and landscaped pedestrian circulation system.



5. The major entry aisle serving the **Large Retail User** should be aligned with the main entry of the **building** or aligned with a major focal point such as a plaza, monument, or fountain.
6. Pedestrian walkways serving the **Large Retail User** shall be differentiated from driving surfaces through a change of materials, such as decorative concrete, scored concrete, stone, brick, granite pavers, or exposed aggregate, and/or by a change of grade.
7. The front and any side exposed to public view of the **Large Retail User building** are to be improved with landscaping and enhanced pedestrian pathways.
- ~~8. Parking and security lights for the **Large Retail User** shall not exceed a mounting height of 30 feet measured from the finished grade to the lens. Light trespass shall not exceed .8 vertical foot candles at the property line adjacent to any parcel developed as or proposed for residential use. All light poles and fixtures are to be reviewed during the site plan review process. Lighting shall comply with all other prevailing City Code provisions relating to outdoor lighting.~~
- ~~9.8.~~ Overnight parking of semi-trucks, trailers, or recreational vehicles (RVs) is prohibited.

G. ARCHITECTURAL DESIGN STANDARDS

~~1. Large Retail Users shall comply with the guidelines contained in Chapter IV General Commercial of the City of Goodyear Design Guidelines in addition to those contained herein.~~

~~2.1.~~ If the **Large Retail User** is located within a master planned commercial center containing multiple **buildings**, then all **buildings** within the center shall be architecturally unified. This provision shall apply to new construction, additions, and remodeling. Architectural unity means that **buildings** shall be related in architectural style, color scheme, and **building** materials.

~~3.2.~~ The **Large Retail User building** shall contain an identifiable base, extending two or more feet up from the finished grade. This base will incorporate texture variations, a projection or break in the wall color or material, or some other form of architectural enhancement. The base material shall be highly resistant to damage, defacing, and general wear and tear. Pre-cast decorative concrete, stone masonry, brick, and commercial grade ceramic tile are examples of acceptable base materials.

~~4.3.~~ Flat, monolithic facades are not permitted. A **building** facade shall employ both vertical and horizontal articulation. To ensure a minimal amount of horizontal articulation and undulation, no **building** wall of the **Large Retail User** should run more than approximately 50 feet without employing one or more of the following:

- a. A minimum twelve inch offset in wall plane.
- b. A column or pier at least twelve inches wide and eight inches deep.
- c. A **building** corner or projection.
- d. Some other form of significant architectural enhancement.

~~5.4.~~ **Building** wall articulation is required for **Large Retail Users**. Exterior wall treatments can be used to successfully mitigate the appearance of the typical **Large Retail User building**. These treatments shall include one (1) or more of the following: arcades, porticos, insets, colonnades, lower shed roof structures, and wing walls.

~~6.5.~~ Distinct and interesting rooflines shall be required. On flat roofed structures, a parapet wall with a substantial cornice or other design feature should be used to provide a distinctive cap to the **building** facade.

7.6. **Large Retail Users** that have outdoor storage areas shall incorporate the outdoor storage area into the architecture of the primary **building**. Screening materials and colors shall be consistent with the overall theme of the **building**.