

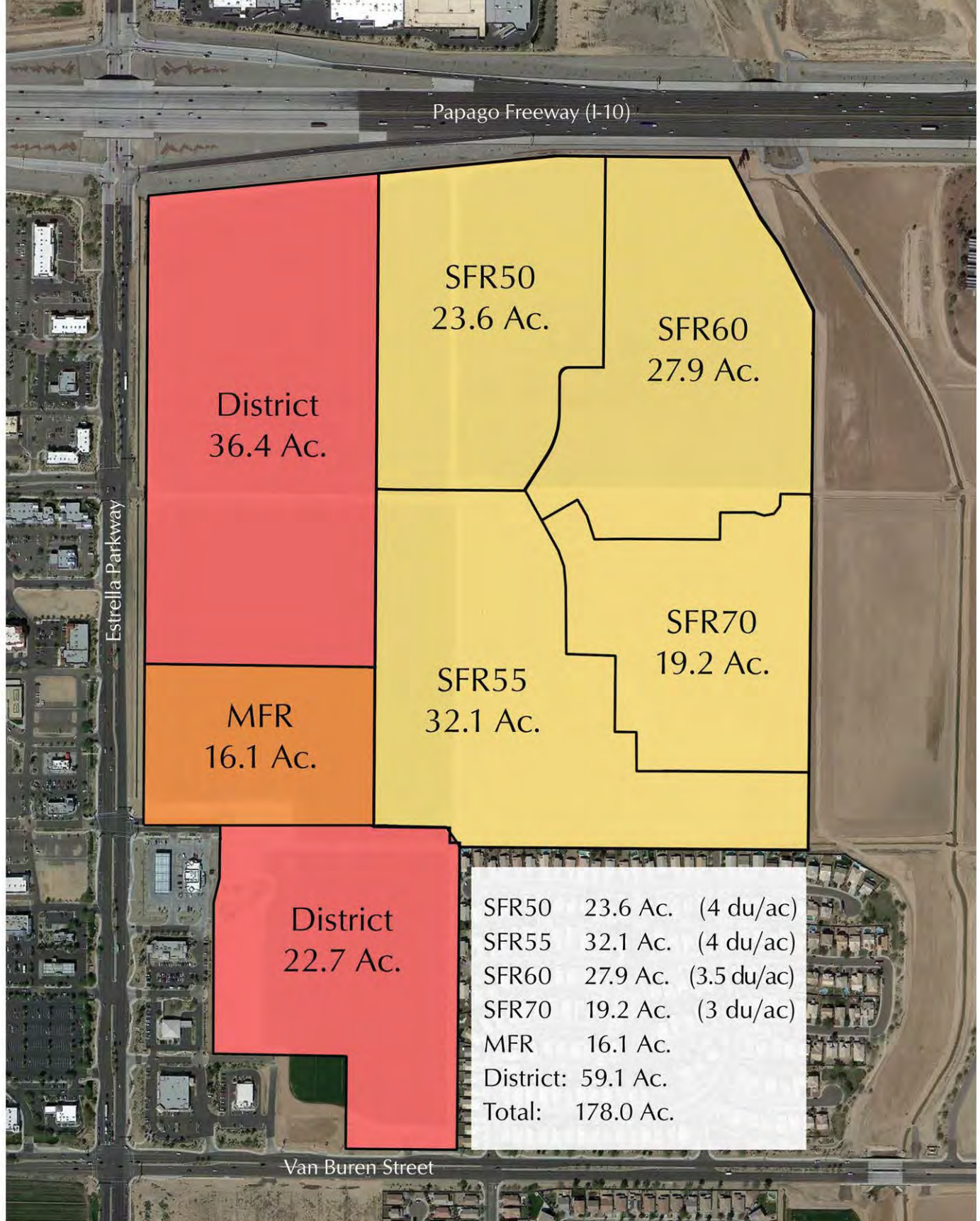


Local Vicinity Map

GOODYEAR, ARIZONA

ESTRELLA COMMONS

Exhibit C



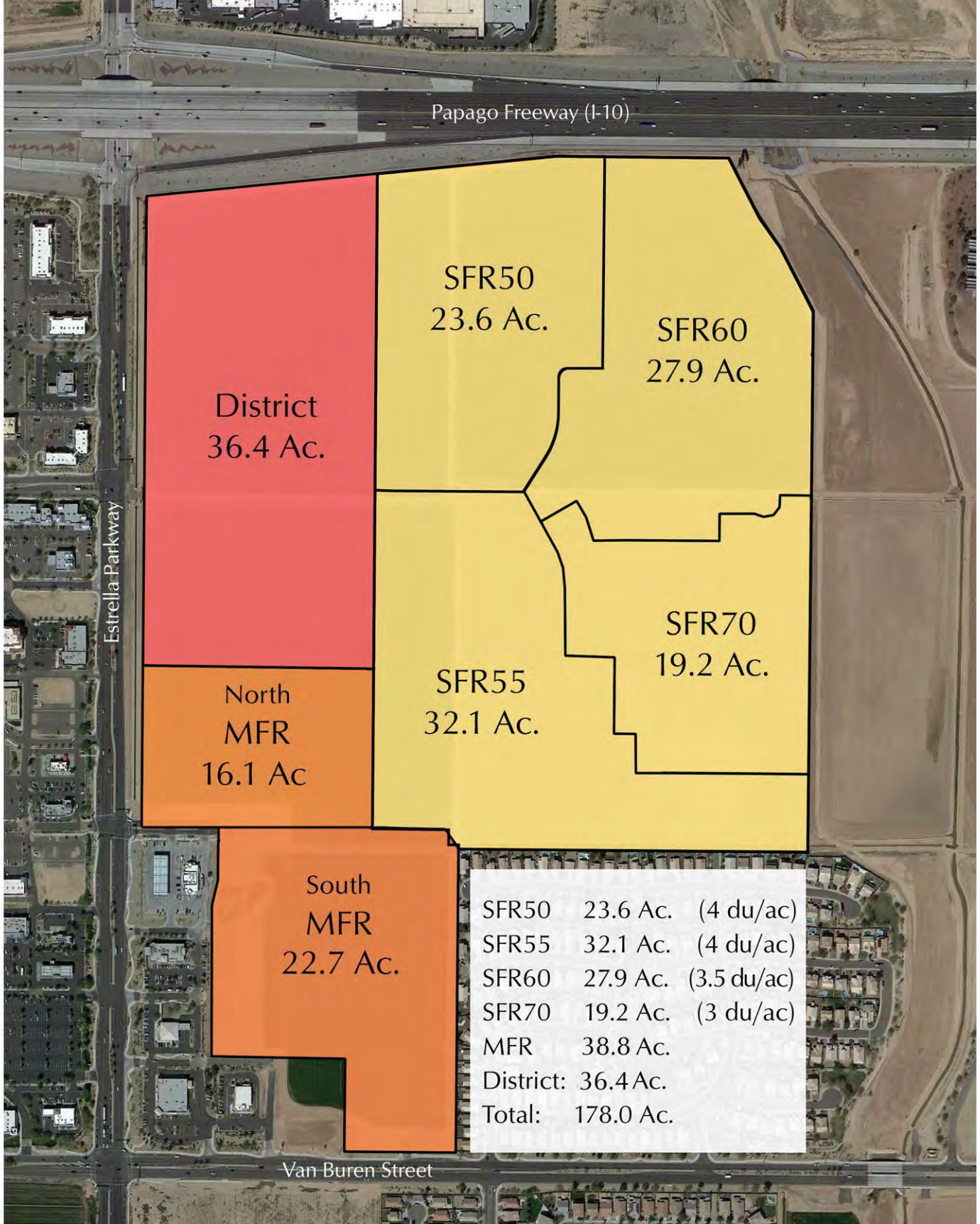
EXISTING

Zoning Plan

GOODYEAR, ARIZONA

ESTRELLA COMMONS

Exhibit G2



Proposed Zoning Plan

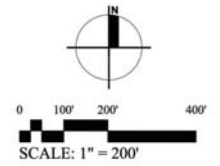
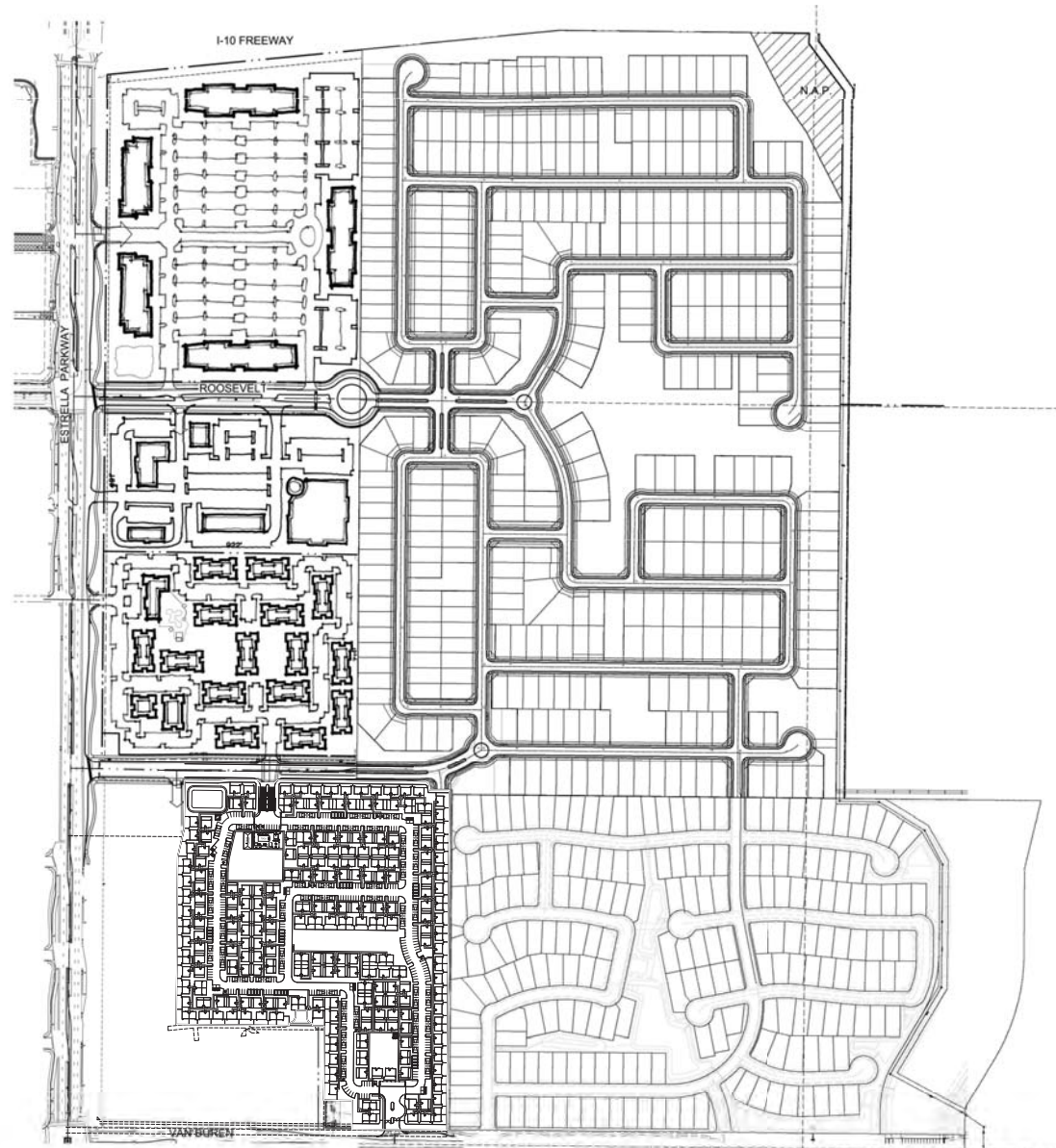
GOODYEAR, ARIZONA

ESTRELLA COMMONS

Exhibit G2

EXHIBIT "T"

Page 1 of 2



Estrella Commons

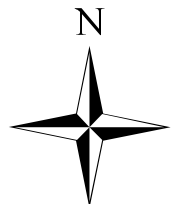
I-10 & Estrella Parkway
Goodyear, Arizona

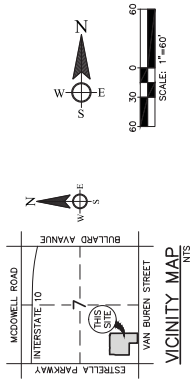


Aerial Photo
Estrella Commons PAD Amendment
Case No. 17-210-00015



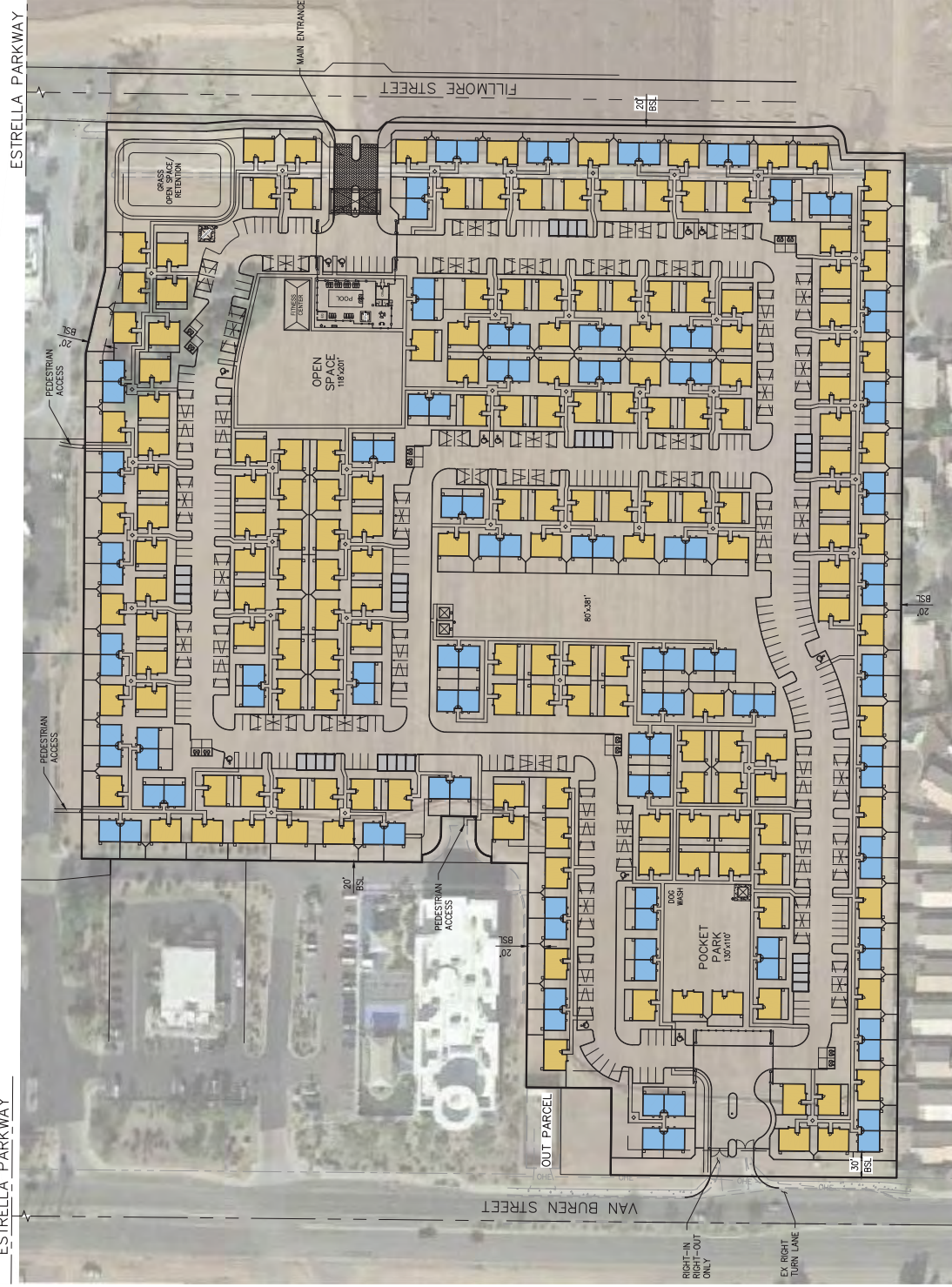
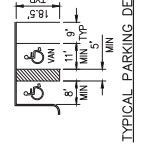
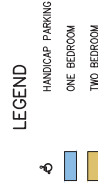
Drawn By: Steve Careccia
City of Goodyear Development Services Department
Date: 8-23-17





PRODUCT YIELD			
NUMBER OF UNITS	MAX %	CONSUMERS REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	40%	1.0	114
2 BEDROOM	60%	1.5	205
TOTALS	287	100%	319
GUEST PARKING (1 PER 10 UNITS)			
ADA PARKING (81-600 PARKING SPACES)			
GARAGES PROVIDED			
TOTAL PARKING PROVIDED			
TOTAL PARKING REQUIRED			
TOTAL PARKING SURPLUS			

SITE DATA	
NUMBER OF UNITS	287
GROSS ACRES	23.82
NET ACRES	22.41
GROSS DUAAC	12.15
NET DUAAC	24
MAX NET DENSITY	12.75
FRONT SETBACK	35'
SIDE SETBACK	20'
*PER ESTRELLA COMMONS PAD	



CHRISTOPHER TODD COMMUNITIES
AT ESTRELLA COMMONS
CONCEPTUAL LAYOUT



Open Space Framework Plan

GOODYEAR, ARIZONA

ESTRELLA COMMONS

Exhibit M1



Community Master Plan
GOODYEAR, ARIZONA
ESTRELLA COMMONS

Exhibit F

Table 2

SOUTH MULTI-FAMILY RESIDENTIAL	
Maximum Density (dwelling units per net acre)	14 du/ac
Maximum Height (Primary and Accessory buildings)	20' (one-story) *
Minimum Building Setbacks	
Front	30' (per section 3-2-12 of zoning code)
Total Both Sides	40' (per section 3-2-12 of zoning code)
Minimum Side Yard (Other Uses)	20'
Street Side	30' (per section 3-2-12 of zoning code)
Recreational / Open Space	400 sf/du (per section 3-2-12 of zoning code)
Minimum Building Separation	10'

*If an entry portico is provided, it shall be allowed up to a height of 28' to allow for adequate clearance for fire apparatus underneath.