

MF-24 Development Parcel:

- Centralized recreational open space with a requirement of 400 square feet per unit.
- Pedestrian connectivity through the site to provide direct access to Estrella Parkway and the commercial center to the north.
- A perimeter landscape buffer around the entire development, ensuring an appropriate transition between adjacent uses and buildings or parking areas (private patios shall be permitted along the western perimeter landscape buffer area). Included is the wide open space paseo along the southern boundary, providing a consistent open space buffer along the southern boundary of the property.
- Shared access at the signalized intersection at Centerra Drive, creating a unified entry into the Hudson Commons community.

Commercial Development Parcel:

- A visually attractive and usable gateway pedestrian plaza at the primary intersection of Estrella Parkway and Van Buren Street, providing an enhanced visual experience for passers-by and an enhanced usable experience for pedestrians and commercial users at the gateway to the development.
- A direct pedestrian connection from the gateway plaza to the primary uses within the commercial center, including shade trees and other shade elements, and alternative paving materials such as pavers or colored stamped concrete along the pedestrian spine where crossing vehicle circulation areas.
- Commercial pads adjacent to the intersection of Estrella Parkway and Van Buren oriented immediately adjacent to the gateway pedestrian plaza, creating storefront architecture that is oriented toward the plaza and the street, providing for pedestrian scale, usability, and an enhanced level of spatial design at the gateway intersection of the development.
- A centralized open space element within the hotel uses on the site, providing additional recreational open space for hotel users.
- Retail pad sites along Van Buren Street and Estrella Parkway that are oriented toward the street, with parking to the side or rear of the pad sites and landscaping between the buildings and the street.
- A 20-foot landscape buffer along the west edge of the site adjacent to the single-family residential uses.
- Parking field broken up into smaller clusters, with landscape medians and pedestrian walkways providing safe connectivity through the commercial center.
- Perimeter landscaping along Centerra Drive, providing a visual landscape buffer along the southern edge of the commercial center.

Table 4: MF-24 PAD Development Standards

Product Types	MF-24 PAD Unsubdivided	MF-24 PAD Subdivided
Maximum Density in DU/AC	24	18
Minimum Lot Width (ft)	No Minimum	24
Minimum Lot Depth (ft)	No Minimum	50
Maximum Height (ft)	40	40
Maximum Building Coverage (% of gross parcel area)	60%	60%
Perimeter Landscape Setback (Perimeter of district) (ft)	15	15
Commercial & Multi-Family Western Boundary (ft) (5)	20	20
Perimeter Building Setback (Perimeter of district)		
Southern, Northern & Eastern Boundary (ft)	15	15
Western Boundary (1 story/2 story/3 story) (ft)	30/50/75	30/50/75
Interior Setbacks (for Subdivided property)		
Front (ft) (1)(2)	N/A	10
Side Yard (detached & attached end units only)(ft)	N/A	5
Street Side (ft) (3)	N/A	10
Rear (ft) (4)	N/A	10
Recreational Open Space (sq. ft.)	400/unit	400/unit
Footnotes:		
(1)	Front entry garages facing a street require 20-foot setback measures from back of sidewalk to face of garage door.	
(2)	For townhome or other platted product, zero front setback shall be permitted if a minimum 20' common open space tract is provided between the front of each unit.	
(3)	Five foot setback permitted if a minimum eight foot tract is provided between a corner lot and adjacent street.	
(4)	Rear setback can be reduced to three feet if adjacent to an alley for a rear alley-loaded product.	
(5)	Private enclosed patios are permitted within the perimeter landscape setback along the multi-family western boundary.	

5.5.c. Commercial Development Standards

Commercial Development Standards for the C-2 PAD zoning district shall conform to the C-2 development standards within **Article 3-3-6, Commercial District Standards** of the Goodyear Zoning Ordinance, and applicable portions of **Article 9-2, City Center Gateway Overlay District**, for the areas of the PAD that are location within the City Center Gateway Overlay District. In addition, the applicable design guidelines defined within **Section 5.2** of this PAD shall apply.

5.6. Landscape Standards

The Hudson Commons PAD shall conform to the Landscape Standards within **Article 5.1, Landscape Standards of the Goodyear Zoning Ordinance**, and applicable portions of **Article 9-2-5.D, Landscape Standards** for the areas of the PAD that are located within the City Center Gateway Overlay District.

5.7. Off-Street Parking and Loading

The Hudson Commons PAD shall conform to the Off-Street Parking and Loading requirements within **Article 6, Off-Street Parking and Loading** with the following exception: