

Pebble Creek Marketplace Mixed Use Phase II – PAD Development Regulations

June 25, 2018

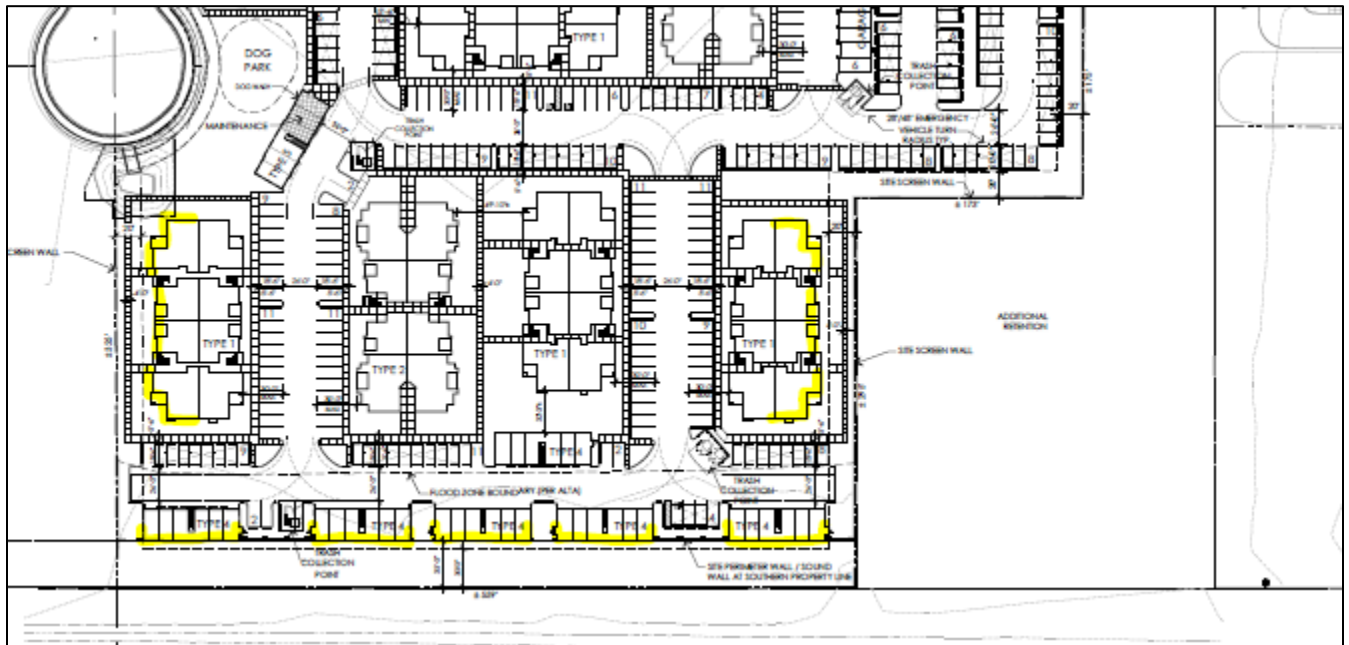
Permitted Uses: Development Standards and Permitted Uses. The permitted uses are those uses allowed in the C-2 General Commercial and MF -24 Residential Zoning Districts as set forth in the City of Goodyear Zoning Ordinance. The development standards for multi-family zoning district (MF-18) and General Commercial (C-2) shall apply to this development except as modified below:

Development Standard	Multi-Family	C-2
Maximum Density	24 du/ac	All development standards per the City of Goodyear's C-2 zoning district.
Maximum Building Height	45' (3 story)	
Minimum Building Setbacks (Front)	126' (McDowell Road)	
(Side)	45' (total) 20' (commercial shopping center)	
(Rear)	35' for carriage units 125' for 3-story buildings	
(Street)	25' (159 th Ave)	
Common Open Space	166,540 sq.ft.	
Maximum Building Coverage	50%	

Additional Regulations:

1. Unless expressly modified in this document, all development within the property shall comply with the requirements of the City of Goodyear Zoning Ordinance, adopted May 1999, as amended;
2. All uses are subject to Site Plan review;
3. Design shall be in conformance with the multi-family requirements of Chapter 3 of the City of Goodyear Design Guidelines, except as modified by the following guidelines:
 - i. To enhance pedestrian connectivity between residential and commercial uses, a 9' wide detached sidewalk shall be provided, extending from the eastern accessway and into the commercial area. This detached sidewalk includes shade trees planted every 25 feet.

- ii. Noise Attenuation: Residential buildings shall include R-18 exterior wall assembly, minimum R-30 roof/ceiling assembly, dual glazed windows and doors to the exterior of solid wood or foam filled metal or fiberglass.
- iii. Residential units shall have R-19 batt insulation and R-4 continuous insulation on the exterior walls for a total R-value of R-23; the attic will have R-38 insulation, dual glazed windows and insulated exterior doors.
- iv. Triple glazed windows and additional insulation and/or QuietRock assemblies to reach an STC Rating of at least 60 shall be provided at the locations highlighted on the exhibit below.



Land Use Plan

