

# Pebble Creek Marketplace Mixed Use - Phase II

## **Planned Area Development (PAD) Narrative & Justification Statement**

Approximately 30 acres located at  
SEC of 159<sup>th</sup> Avenue and McDowell Road



Initial Submittal: April 20, 2018  
Second Submittal: June 25, 2018

Rezone Case No. 18-210-00004



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## A. Introduction

This application seeks Planned Area Development (PAD) zoning for approximately 30.15 gross/27.48 net acres located at the southeast corner of 159th Avenue and McDowell Road in Goodyear, Arizona. The Property is comprised of multiple parcels which are identified as APN(s): 500-05-004Y, -004X, and -004U. **See Exhibit 1 –Aerial Map.**

This application requests to rezone the Property to Planned Area Development (PAD) for commercial (C-2) and multi-family uses (MF-24). **See Exhibit 2 - Zoning District Map.** The western 15.50 net acres of the project is proposed for multi-family residential and the balance of the 11.98 net acre site intended for additional commercial uses. The proposed PAD amendment will allow multiple land use activities organized in a synergistic manner that will benefit residents and tenants of the project, as well as the neighboring communities.

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## B. Current & Surrounding zoning; General Plan Conformance

The Property is currently zoned Agriculture (AG). To the north are single-family and multi-family communities zoned PAD. To the immediate east is vacant land zoned PAD that is part of the existing Pebble Creek Village Marketplace that is under the same ownership as the subject Property. To the south is the I-10 freeway. To the west vacant land zoned PAD. **See Exhibit 3 – Existing Zoning Map.**

The City of Goodyear's General Plan identifies the Property for development as Business and Commerce within the Transit Oriented District (TOD) Overlay. **See Exhibit 4 – Existing General Plan Land Use Map.** The Business & Commerce category includes community level retail, entertainment, service-oriented businesses, and high density residential that supports the commercial areas. The TOD denotes areas within walking distance to a major future or existing transit route, and promotes additional density in compact, walkable developments to facilitate more efficient and successful transit systems.

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## C. Development Proposal

Pebble Creek Marketplace Mixed Use Phase II consists of a 296-unit Class A multi-family residential development complements by 12.94 acres specialty retail and service oriented commercial uses. The development will provide highly amenitized residential living in close proximity to restaurants, shopping, public parks, and much more. Future residents will be able to live, work, dine, and shop at the nearby retail and service-orientated establishments. The addition of high-quality housing will allow existing and future employers to attract and sustain employees who choose to live nearby without the need to commute from other Valley locations. The proposed uses are consistent with the character and mixed intensity of the surrounding area.

Within the Property, special attention will be given to vehicular circulation and pedestrian circulation via walkways to provide ease of access throughout and in between the retail and residential areas. The main entry point will be from the soon to be completed 159th Avenue as well as access from McDowell Road via the existing bridge that spans the Roosevelt Irrigation District.

The Property will implement Goodyear's design standards and will include common architecture elements, landscaping palettes, signage and colors consistent with Phase I of Pebble Creek Marketplace. Building materials within the Property will include a combination of stucco, brick or block with an earth tone color palette to accent building features. Decorative hardscape areas have been designed to enhance the pedestrian experience as well as provide a functional purpose. The design features planned for the Property work together to produce a standard that will create unity within the site.

The retail portion will consist of 3 pads along McDowell Road frontage and the balance; yet-to-be-determined commercial buildings. The commercial buildings will have four-sided architectural treatment as required by the City of Goodyear. Long building walls are to be broken up with various massing, parapet stepping, fenestration or similar design elements. Steel awnings or canopies are encouraged to complement overall design theme, providing pedestrian shade amenities as well as providing human scale to the buildings.

The multifamily portion of the Property will be a luxury, 2-story and 3-story walk-up configuration consisting of 296 dwelling units:

Type	Units	Ratio
1-Bedroom	128	43%
2-Bedroom	132	45%
3-Bedroom	36	12%
Total Dwelling Units	296	100%

The development will offer a variety of site amenities including a high-end finished clubroom and patio areas for entertaining, a movie theater, community games (such as shuffle board or billiards, bags toss and bocce ball), conference room/business center, heated resort style pool with spa, fire pit, BBQ(s), dog park with agility course & dog wash, and a state-of-the-art fitness facility incorporating the latest technology and equipment, including a spin/yoga studio.

The PAD will be developed in phases by using a conceptual development plan. A Site Plan Review application for the multi-family component is pending review. Future commercial development will respond to market conditions and will be phased accordingly to provide the necessary infrastructure to meet use demands, however the mixed-use plan shall generally conform to the **Conceptual Plan - Exhibit 5**.

This proposal represents a vibrant, mixed-use development that will offer future residents the opportunity to live in a high-end gated multi-family community with a wide variety of amenities and services available within walking distance (new commercial uses). Consistent with the City's General Plan and adopted planning principles, the proposal will provide medium-high density residential living that it is adjacent to major transportation routes (e.g. McDowell Road and Pebble Creek Parkway. The building orientation and site layout create pedestrian connections between the existing and planned uses for the area.

#### D. Development Standards

The development standards for multi-family zoning district (MF-24) and General Commercial (C-2) shall apply to this development except as modified below:

PAD Narrative

Development Standard	MF-24 Requirements	Proposed PAD	C-2
Maximum Density	24 du/ac	24 du/ac	All development standards per the City of Goodyear's C-2 zoning district.
Maximum Building Height	40' (3 story)	45' (3 story)	
Maximum Building Coverage	50%	50%	
Minimum Building Setbacks (Front)	30'	30' (McDowell Road)	
(Side)	40' (total); and 20' (minimum)	45' (total); and 20' (commercial shopping center)	
(Rear)	20% of lot depth or 203'	35' for carriage units 125' for 3-story buildings	
(Street)	30'	25' (159 <sup>th</sup> Ave)	
Common Open Space	400 sq.ft. per unit = 118,400 sq.ft.	166,540 sq.ft.	

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.

Deviation Justification

- The building height is increased by only 5' (45' total) to allow for high-quality materials and visual interest through building massing, varied roof planes and other techniques to create interest at the pedestrian level.
- The rear yard setback is reduced to 35' for carriage units, and 125' for 3-story buildings. Since this residential development is up against the freeway, the PAD will require additional sound mitigation. The southern-most buildings will include noise attenuation measures including R-18 exterior wall assembly, minimum R-30 roof/ceiling assembly, triple glazed windows and additional insulation and/or QuietRock assemblies to reach an STC Rating of at least 60 at the locations highlighted on the exhibit below.
- The street side setback (159<sup>th</sup> Avenue) is decreased by only 5' (25' total) to provide a more urban feel by bringing the units closer to the street thereby creating direct pedestrian access.

E. Design Guidelines

This mixed-use project is intended to reflect thoughtful architectural design with high-quality materials and visual interest through building massing, varied roof planes and other techniques to create interest at the pedestrian level. The architecture



will be a contemporary design character for both the commercial and multi-family residential with varying materials and colors. Similarities in color, architecture styles and elements and materials will be weaved throughout the mixed-use project.

### Commercial Uses (C-2)

The commercial design shall be in conformance with the Commercial and Mixed-Use requirements of Chapter 4 of the City of Goodyear Design Guidelines. Commercial buildings will have architectural materials, massing and color selections consistent with Phase I - Pebble Creek Marketplace Mixed Use which are attached for reference at **Exhibit 6**.

### Multi-family Uses

The residential 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 below. Conceptual elevations for the residential development are at **Exhibit 7**.

- Pedestrian Connectivity

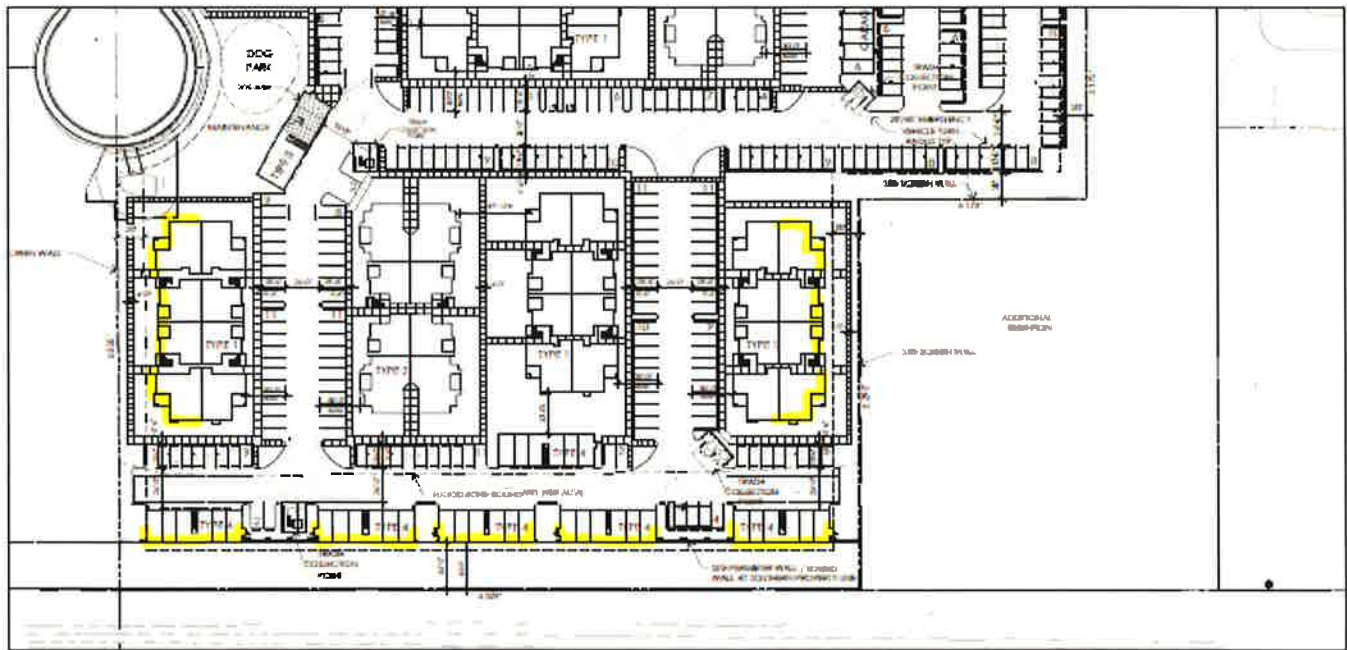
Proximity to commercial uses presents a unique opportunity for walkability and pedestrian connections. This project has a compact site layout with a variety of uses that allow for convenient pedestrian access between the uses. The pedestrian linkages are robust, wider, and implement the colors and decorative pavement surfaces throughout all pedestrian crossings and building/patio connections in order to create a common and synergistic project. Specifically, the development has a 9' wide sidewalk extending from the eastern accessway and into the commercial area. This detached sidewalk includes shade trees planted 25' on center. The pedestrian alignment will eventually extend into the commercial development.

- Noise attenuation

Residential buildings include noise attenuation measures including 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.

Residential units will meet the 2012 International Energy Conservation Code, as well as the APS Multifamily Energy Efficiency Program (MEEP). Every building will 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. These values meet or, in most cases, exceed the recommendations of the Noise Study.

Additionally, the developer will include triple glazed windows and additional insulation and/or QuietRock assemblies to reach an STC Rating of at least 60 at the locations highlighted on the exhibit below. (As a comparison, a typical multifamily project has STC Ratings of 55 for demising walls and floor/ceiling assemblies. These exterior walls would be 5 points higher than that. The 2012 International Building Code requires STC Ratings of 50.)



*Additional Elements of Multi-Family Site Design:*

- **Site Layout and Orientation:** Buildings will be oriented to create courtyards and attractive outdoor open spaces. Building height and orientation will provide pleasant scale due to the low and articulated three-story buildings. Buildings will also be oriented for fire access.
- **Access and Circulation:** The development will be accessed via gated entrances from both 159th Avenue and the commercial component of the project to the east. The primary entrance into the development is at the western end of the Property, accessed from 159th Avenue. The eastern driveway is for residents only and is accessed through the parking lot of the commercial component of the proposed project. Parking for residents and guests will be provided within a looped private drive for convenient access to each residential unit.

The proposed development circulation system emphasizes services to both pedestrian and vehicular movement as well as connectivity between the retail and multi-family residential. Pedestrian access will be enhanced with sidewalks that interconnect within the site as well as the adjacent commercial sites to the east and neighboring properties to the north and west. Sidewalks invite interior circulation to amenity building and fitness buildings.

- **Parking Areas:** Parking areas are broken up into connecting clusters throughout the site that enhance proximity for the residents avoid any large parking lots. The use of compliant 160 S.F. parking islands will be incorporated at the 1:12 ratio minimum. Carports and enclosed parking garages are located throughout the site. Carport color and material will be selected to compliment the materials on the residential buildings.
- **Project Entries:** An attractive double lane and landscaped island main gated entry accessing from 159th Ave will be utilized with textured paving. A secondary gated double lane entry on the east side of the project is also proposed, accessible through the parking lot of the commercial component of the development.



- **Crime Prevention through Environmental Design:** CPTED is a multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely specifically upon altering the physical design of the communities in which humans reside and congregate in order to deter criminal activity is the main goal of CPTED. CPTED principles of design, incorporated into the proposed project, include natural surveillance by residents and employees (“eye-on-the-street”), access control, activity support (placing activity in a space so it becomes part of the natural surveillance system), maintenance and employee and resident checks.
- **Open Space:** Attractive open spaces are utilized throughout the site creating an inviting combination of active and passive enjoyment spaces. Residential buildings located at the pool area are given greater separation and will utilize enhanced landscaping treatments to provide a pleasant balance of privacy and enjoyment. Circulation measures provide easy access and ADA compliant throughout the community to the several open spaces.
- **Landscaping:** Landscaping selections and placements will act as a unifying treatment and provide a softness and accentuating feature at building entries and transitions. A pleasant balance of landscaping and hardscape will be provided for color and outdoor space enhancements. The landscaping will be consistent throughout the retail section of Phase 1.
- **Lighting:** Lighting for the development shall consist of the following elements:
  - On-site lighting should complement and reinforce the architecture and design character.
  - Special places such as curves, intersections, drop-off areas, pedestrian crossing should be illuminated for required pedestrian/vehicular safety.
  - Parking and pedestrian lighting should complement the scale and style of the building architecture and should be spaces to meet the lighting requirements of outdoor areas relative to their anticipated uses; lighting should be shielded to reduce spill-over into adjacent development and open space areas.
  - Residential Parking lot lighting will not exceed a maximum mounting height of 15 feet.
  - Up-lighting for trees; accent lighting for shrubs and entrances; and silhouette lighting should be used to create special effects.
- **Wall Design:** Perimeter fencing will be a combination of view fence and stucco masonry walls that will provide the visibility and safety measures typical on modern multi-family communities. Walls along roadways will include articulation and landscape enhancement treatments.
- **Mailboxes:** Mailboxes will be placed in a well-lit indoor community location for ease of access and security.
- **Utility and Mechanical Equipment:** Utility and mechanical equipment will be placed and visually screened to provide a minimal exposure while providing the utilities companies with the access and employee safety required.
- **Trash Enclosures:** Refuse enclosures are located throughout the site to provide close proximity and ADA compliant access for the residents and the required truck access for trash removal.

## F. School Impact Analysis

The proposed (296) unit project is anticipated to generate the following number of students, based upon the city's criteria:

School Type	No. of Units	Student Ratio	No. of Students
Elementary (K-8) Agua Fria Union High School District	296	0.30 Students/Unit	88.8
High School Agua Fria Union High School District	296	0.19 Students/Unit	56.2
<b>Total Number of Students</b>			<b>145</b>

## G. Infrastructure

### Off-Site Improvements

This proposal does not require off-site improvements along McDowell Road because all of the necessary city improvements are in place to accommodate the new development. 159th Avenue is fully improved with curb, gutter and sidewalk. However, a driveway entry will be required to be cut into the existing roadway for access to the Project. No other off-site improvements are anticipated.

### Grading and Drainage

The Project is designed to be in compliance with City of Goodyear design criteria and other required drainage guidelines. No adverse drainage impacts are expected to either downstream existing properties or drainage ways from the site. The onsite flows will be conveyed to retention facilities throughout the site via surface flow, catch basins and storm drain pipes.

Onsite retention basins will provide, at a minimum, a storage volume equivalent to the 100-year, 6-hour onsite runoff and half street right-of-way area of the adjacent 159th Avenue roadway. All retention facilities will be drained within 36 hours. The dewatering of the basins and tanks will be accomplished by drywells and natural infiltration. All finished floor elevations will be a minimum of 12 inches above the 100-year surface elevations of the adjacent basins and 14 inches above the low lot outfall elevation. A Conceptual Grading and Drainage Plan is included with this proposal.

### Water and Waste Water

The proposed water system of a 12-inch line connected to a stub out from the approved retail/commercial project to the east loops through the northeast corner of the site and connects to the existing 16-inch City of Goodyear stub out from McDowell Road. This portion of the on-site water line is public and will have a dedicated 20-foot water line easement. Off of this short public loop a private fire line will loop thru the site providing adequate fire flow to proposed hydrants and fire sprinkler service

lines. A domestic water service line will loop thru the site off the public water line. The domestic line will provide service to all the proposed structures and amenities.

The proposed onsite wastewater collection system will consist of a public 10-inch line from the approved retail site to the apartments. Thru the apartment site the wastewater system will be private. The private 8-inch main line will convey flows the public main line. A Conceptual Utility Plan is included to graphically present the water and sewer layout.

#### H. Zoning Amendment Criteria (Section 1-3-1D)

1. **Consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;**

The applicant's proposal for a walkable, pedestrian-friendly, mixed-use development advances several policies of the City of Goodyear General Plan and the TOD Overlay area. The high-density residential component supports the commercial corners at the intersection of Pebble Creek Parkway and McDowell Road and the new proposed commercial uses meet the goals of the Business & Commerce land use designation.

### ***Physical Growth and Development***

***Goal GD-1 - A compatible mix of land uses that fosters a quality community, with livable and safe neighborhoods, a healthy population, a strong economy, and a sustainable environment.***

Objective CC-5-1. *Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.*

Policies: (b) *Provide for and encourage a wide variety of housing products to suit the needs of existing and future residents;*  
(f) *High density residential should locate near commercial uses.*

The proposed PAD is compatible with area neighborhoods and is supported by the underlying Business & Commerce General Plan land use designation and Transit Oriented Development Overlay. High quality developments help the city improve quality of life and economically healthy community. The proposed development will serve as an excellent addition to the approved Phase 1 of Pebble Creek Marketplace at the southwest corner of Pebble Creek Parkway and McDowell Road, and is perfectly tailored to this General Plan policy goal.

Under the Business & Commerce Development Standards section of the General Plan, Standard 41 specifically notes that high-density residential uses are permitted in the Business & Commerce category when used as a buffer between the Neighborhoods Category and the Business & Commerce category. It further notes in Standard 44 that mixed-use developments may be considered in the same locations where multi-family residential may be considered. This mixed-use development provides a logical transition between the commercially-focused intersection to the east and the residential neighborhoods to the north and west. In addition, having immediate access to the proposed commercial uses available on-site, residents of the high-density residential component of the project will be a short walk or bike ride away from the commercial centers on the northeast corner (Marketplace at Estrella Falls) and southeast corner (Goodyear Centerpointe) of Pebble Creek Parkway and McDowell Road.

### ***Physical Growth and Development***

***Goal GD-2 – Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.***

***Objective GD-2-2. Focus new growth in the City's designated growth areas to effectively utilize resources, minimize operation and maintenance costs, and attract and efficiently provide new services such as transit and entertainment opportunities.***

***Policies: (b) Promote development within the City's designated growth areas first, as follows: Areas within the impact fee areas as identified by the Infrastructure Improvement Plan (IIP); Areas within targeted job centers such as the Loop 303 Corridor, Interstate 10 Corridor, Phoenix-Goodyear Airport, the MC-85 Corridor, and the Bullard Corridor; Areas within any City-adopted Redevelopment Area; Areas within the Transit Oriented Development Overlay; Areas within ¼ mile of existing residential subdivisions and; Areas along existing interstates/freeways.***

The proposed project will develop an underutilized parcel in the heart of one of the City of Goodyear's growth areas. As noted above, the Property falls within the Transit Oriented Development (TOD) Overlay. The proposed project activates a parcel that has been passed over repeatedly for development and continues to be used as farmland, which is no longer an appropriate use sandwiched between a major interstate freeway and a large residential subdivision.

The TOD Development Standards in the City of Goodyear General Plan encourage the development of mixed-use projects with greater intensity and residential density than would otherwise be permitted. More specifically, standards 56 and 58 specifically encourage the development of mixed-use projects anywhere within the TOD. The proposed project fuels development in an area specifically identified for growth and does so with a level of intensity and mix of complementary uses envisioned by the City of Goodyear.

### ***Community and Cultural Development***

***Goal CC-2 – A diverse stock of high quality housing that meets the needs of all residents.***



Objective CC-2-1. Provide diverse and quality housing products.

Policy: (a) Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.

The high-density residential component of the proposed project will provide the City of Goodyear with much-needed multi-family housing inventory. In addition to being within the TOD Overlay, the Property falls within an area identified by the City as job center growth area. High-quality leased housing options are an essential component of any serious effort by a municipality to expand its employment base.

Although the City of Goodyear has a substantial stock of single-family housing, younger generations of job seekers that cities often attempt to attract do not yet have the means to afford homes of their own. Average home prices in the Phoenix area have risen approximately 11% in the last year, and mortgage rates have risen substantially in the first quarter of 2018 alone. As a result, purchasing a home is becoming less and less attainable for the younger generations within the workforce and the demand for multi-family housing is reaching historic highs. The proposed project addresses this need, providing high-quality, urban-designed residences for prospective employees in the market for leased housing.

**2. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district;**

The Property's physical and natural features are perfectly suited for the proposed uses. The Property is generally flat with no major topographical features that limit its development potential.

**3. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;**

The proposal is very compatible with the surrounding area because it is an extension of Phase I Pebble Creek Marketplace. Traffic impacts are minimal, if any, since this type of development is expected along major transportation corridors like McDowell Road and the I-10 freeway. A high-quality development like this will buoy and support existing property values because of the amenities and offerings it provides. This proposal does not require off-site improvements along McDowell Road because all of the city improvements are in place to accommodate the new development. 159th Avenue is fully improved with curb, gutter and sidewalk. No other off-site improvements are anticipated.

**4. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning;**

The Property is currently zoned Agriculture (AG) which has no beneficial impact to the surrounding area. The proposed uses are much better, and more appropriate for the Property than the current zoning. They are also very compatible with the surrounding zoning and uses. To the north are single-family and multi-family communities zoned PAD. To the immediate east is commercial land that is part of the existing Pebble Creek Village Marketplace. To the south is the I-10 freeway. To the west is more commercial land zoned PAD.



**5. Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;**

Over the past decade, the City of Goodyear has welcomed new, exciting developments at a rapid pace. Unfortunately, this large, infill Property has continued to remain vacant for decades. In recognition of the area's existing commercial developments, surrounding demographics, and evolving retail patterns, the applicant has re-envisioned the Property as a blend of retail, restaurant and multi-family uses that creates synergy to support one another.

**6. Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment;**

The types of uses proposed are generally expected on parcels of this size and proximity to the freeway. Thus, the water, utility, transportation, and other infrastructure is already in place to serve this development.

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**I. Summary**

Pebble Creek Marketplace Mixed Use is identified by both the Business and Commerce land use designation and the TOD Overlay as an ideal use for the Property. It fulfills several General Plan goals and policies and advances the City of Goodyear's objectives for the Transit Oriented Development area. The proposed PAD will allow the development of underutilized agricultural parcels for a mixed-use project that is ideally suited to the Property and the City of Goodyear's vision for the area.

# TAB 1

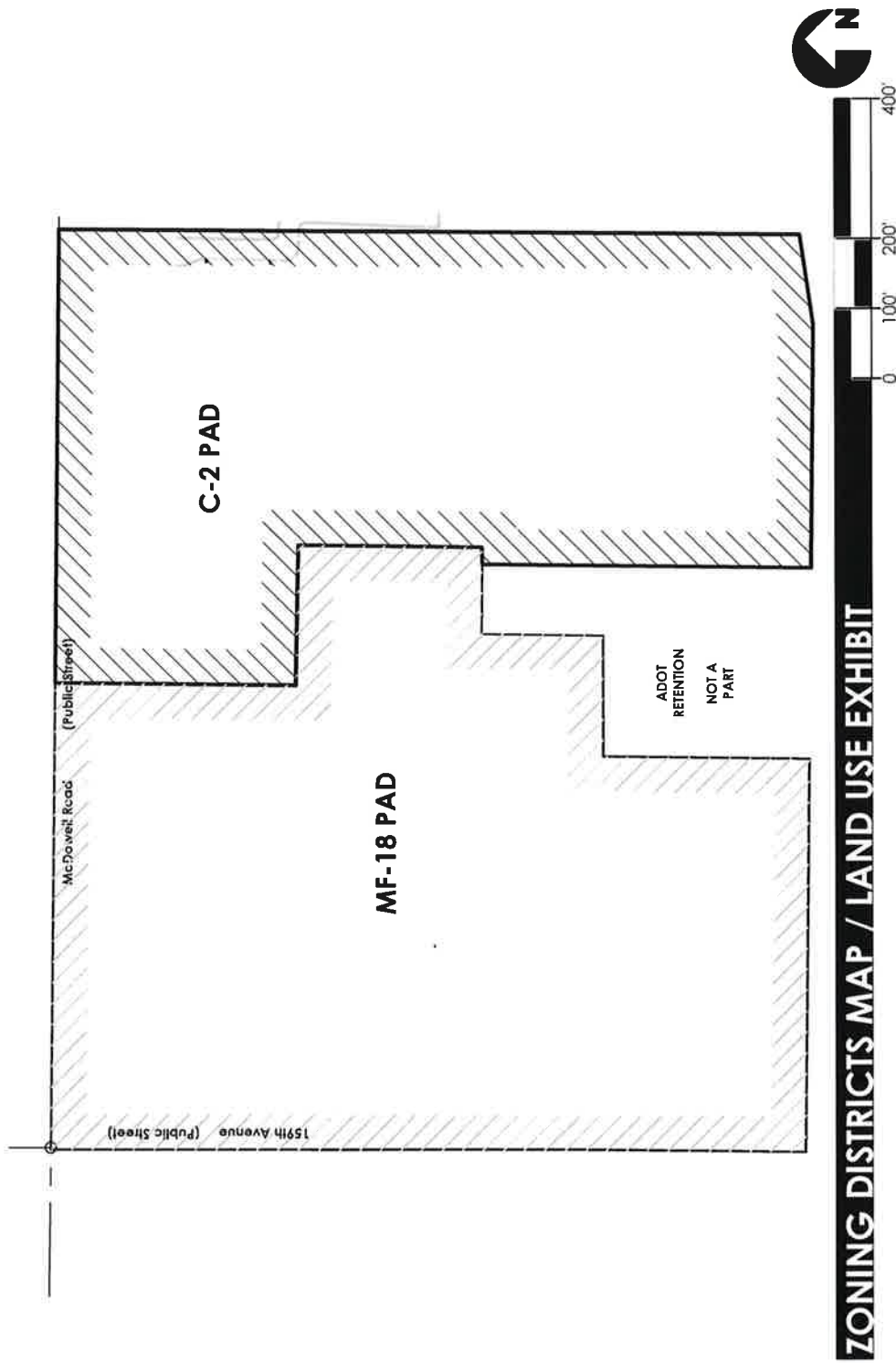
# Aerial Map

**Southeast corner of 159<sup>th</sup> Avenue & McDowell Road**



**Maricopa County APN's: 500-05-004Y, 500-05-004X, 500-05-004U**

# TAB 2



## ZONING DISTRICTS MAP / LAND USE EXHIBIT

### Pebble Creek Marketplace Apartments



**TODD & ASSOCIATES, INC.**

ARCHITECTURAL, ENGINEERING, PLANNING  
AND LANDSCAPE ARCHITECTURE

www.toddsai.com

GOOD YEAR, AZ

Project No. 17-2007-01 Date 4/25/18

PAD RESUBMITTAL

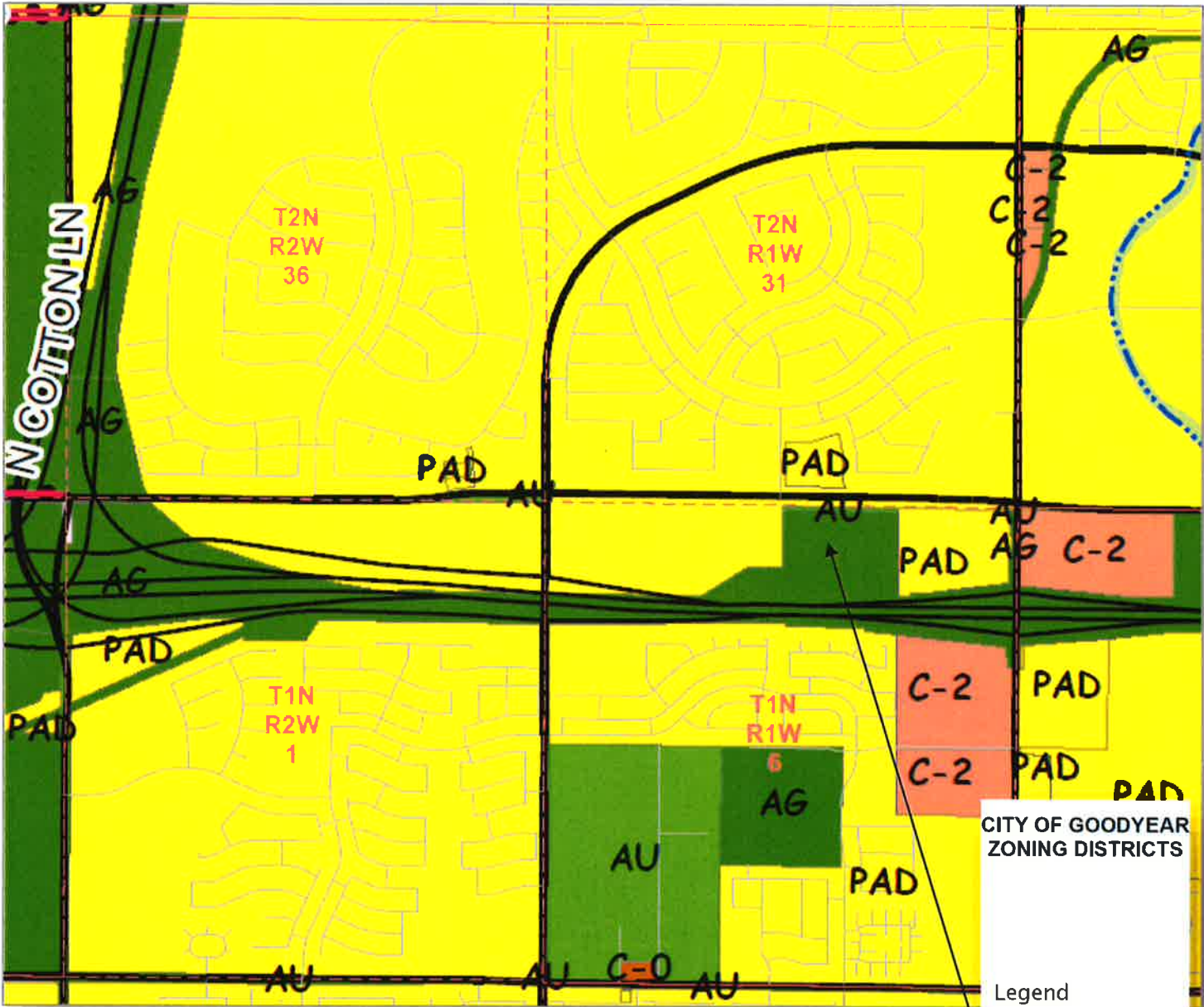


WEST GRACE COMPANIES  
INC. AZ



**TAB 3**

# Zoning Map



CITY OF GOODYEAR  
ZONING DISTRICTS

## Legend

### Zoning

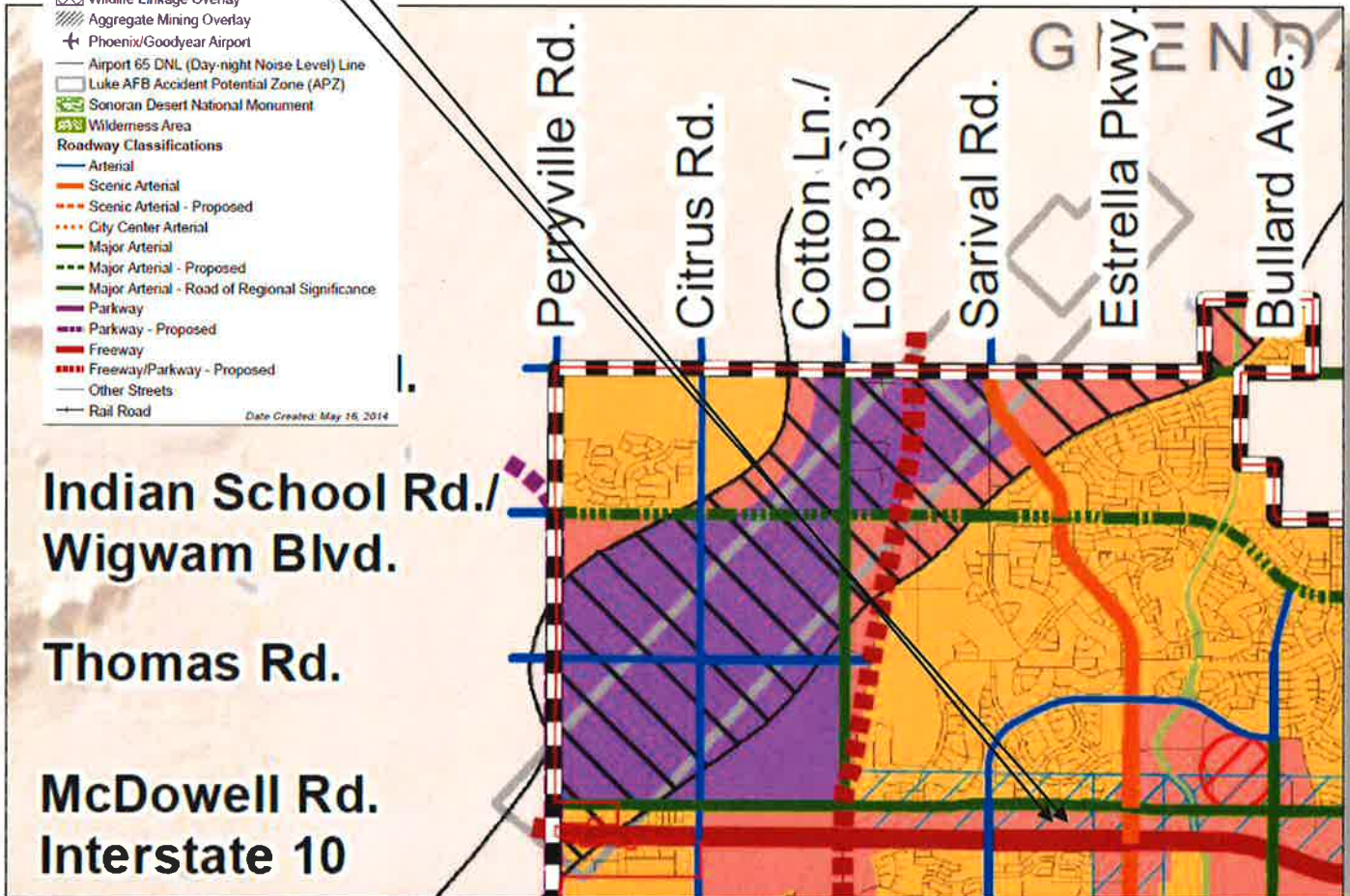
- AG Agricultural District
- AU Agricultural/Urban
- C-0 Commercial Office
- C-1 Neighborhood Commercial
- C-2 General Commercial
- I-1 Light Industrial Park
- I-2 General Industrial Park
- MF-24\* Multi Family Residential
- MH/RVP Mobile Home or R.V. Park
- MHS Mobile Home Subdivision
- PAD Planned Area Development

**TAB 4**

# Land Use Plan

## Land Use and Transportation Map

- Maricopa/Pinal County Line
  - Municipal Planning Area Boundary
  - City Boundary (Generalized)
  - Land Use Categories**
    - Open Space
    - Agriculture
    - Scenic Neighborhood
    - Neighborhood
    - Business & Commerce
    - Industrial
    - City Center
  - Land Use Overlay Districts**
    - Village Center Overlay
    - Luke Compatible Land Use Overlay
    - Transit Oriented Development Overlay
    - Wildlife Linkage Overlay
    - Aggregate Mining Overlay
  - Phoenix/Goodyear Airport
  - Airport 65 DNL (Day-night Noise Level) Line
  - Luke AFB Accident Potential Zone (APZ)
  - Sonoran Desert National Monument
  - Wilderness Area
  - Roadway Classifications**
    - Arterial
    - Scenic Arterial
    - Scenic Arterial - Proposed
    - City Center Arterial
    - Major Arterial
    - Major Arterial - Proposed
    - Major Arterial - Road of Regional Significance
    - Parkway
    - Parkway - Proposed
    - Freeway
    - Freeway/Parkway - Proposed
    - Other Streets
    - Rail Road
- Date Created: May 16, 2014



**TAB 5**



**SITE DATA (REDEVELOPMENT)**

GROSS SITE AREA: 41.12 AC  
 NET SITE AREA: 41.12 AC  
 EXISTING ZONING: AGRICULTURE (AG)  
 PROPOSED ZONING: P.D.  
 PROPOSED USE: MULTIFAMILY  
 PROPOSED BUILDING SETBACKS:  
 FRONT: 30'-0"  
 SIDE: 25'-0"  
 REAR: 35'-0"  
 OPEN SPACE:  
 REQUIRED: 400 SF PER UNIT X 296 = 118,400 SF  
 PROVIDED: 165,540 SF  
 HEIGHT:  
 PROVIDED: 3 STORIES (45'4" A.F.C.)  
 DRAINAGE: 79% UNITS  
 PROVIDED: 1.10 D.U. / NET ACRE

**SITE DATA (COMMERCIAL)**

GROSS SITE AREA: 41.12 AC  
 NET SITE AREA: 41.12 AC  
 BUILDING AREA:  
 PAD 1: 3,000 SF  
 PAD 2: 4,000 SF  
 PAD 3: 2,700 SF  
 BUILDING 1: 2,700 SF  
 BUILDING 2: 2,700 SF  
 BUILDING 3: 2,700 SF  
 TOTAL: 35,800 SF  
 REQUIRED PARKING:  
 PAD 1: 100 SF / 300 = 10 PS  
 PAD 2: 4,000 SF / 300 = 14 PS  
 PAD 3: 2,700 SF / 300 = 9 PS  
 BUILDING 1: 2,700 SF / 300 = 9 PS  
 BUILDING 2: 2,700 SF / 300 = 9 PS  
 BUILDING 3: 2,700 SF / 300 = 9 PS  
 TOTAL PARKING REQUIRED: 134 PS  
 PROVIDED PARKING:  
 PAD 1: 29 PS  
 PAD 2: 40 PS  
 PAD 3: 12 PS  
 BUILDING 1: 12 PS  
 BUILDING 2: 12 PS  
 BUILDING 3: 12 PS  
 TOTAL: 219 PS

**UNIT MIX**

1 BEDROOM: 128 D.U. X 1.5 = 192 P.S.  
 2 BEDROOM: 132 D.U. X 2.0 = 264 P.S.  
 3 BEDROOM: 132 D.U. X 2.0 = 264 P.S.  
 GUEST ROOM: 132 D.U. X 2.0 = 264 P.S.  
 TOTAL PARKING REQUIRED: 279 D.U. / 10 P.S. / D.U. = 279 P.S.  
 PARKING PROVIDED:  
 GARAGE: 69  
 COVERED: 224  
 SURFACE: 558  
 TOTAL PARKING: 851  
 PARKING RATIO: 3.05  
 ACCESSIBLE PARKING:  
 REQUIRED: 7% X 851 = 12  
 PROVIDED: 2% X 851 = 17  
 CONSTRUCTION TYPE:  
 RESIDENTIAL  
 CLUBHOUSE/CARRIAGE UNITS: V-8

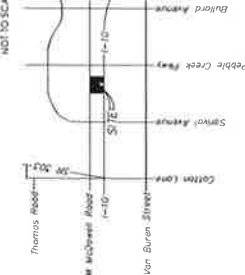
**TOTAL SITE AREA:**

GROSS RESIDENTIAL: 212.1 AC  
 GROSS COMMERCIAL: 55.13 AC  
 TOTAL GROSS AREA: 267.23 AC  
 NET RESIDENTIAL: 212.1 AC  
 NET COMMERCIAL: 55.13 AC  
 TOTAL NET AREA: 267.23 AC  
 CONSTRUCTION TYPE: TO BE DETERMINED  
 COMMERCIAL

**SYMBOL LEGEND**

NOT TO SCALE  
 CANOPY  
 TRASH ENCLOSURES  
 DOUBLE / SINGLE  
 FIRE DEPT. TURNING  
 PAD BUS (28'48")  
 ACCESSIBLE ROUTE  
 PROPERTY LINE  
 ACCESSIBLE PARKING SPACE  
 FIRE HYDRANT

**VICINITY MAP**



SCALE: 1" = 60'-0"  
 0 30' 60' 120'

# Pebble Creek Marketplace Apartments



PRE-APPLICATION FILE NUMBER: PA 17-056

GoodYear, Atlanta

PAD 2nd Submittal

Project No. 17-2007-01

Date 06.25.18

TODD & ASSOCIATES, INC.

ARCHITECTURAL PLANNING LANDSCAPE ARCHITECTURE

4047 132 STREET

www.toddandassociates.com

**TAB 6**

## EXTERIOR FINISH SCHEME

ANCHOR TENANT (ARIZONA TILE)  
PEBBLE CREEK VILLAGE MARKETPLACE  
GOODYEAR, ARIZONA



METAL AWNING / STANDING SEAM  
METAL ROOF  
UNA-CLAD "BRANDYWINE"



SLATE PER ARIZONA TILE STANDARDS



SHERWIN WILLIAMS  
#SW2065  
"WINDSOR GRIEGE"



BENJAMIN MOORE  
#2160-40  
"ROASTED SESAME SEED"



BENJAMIN MOORE  
#2107-40  
"DRIFTWOOD"



BENJAMIN MOORE  
#2094-30  
"GIANT SEQUOIA"



BENJAMIN MOORE  
#2096-30  
"GRANDFATHER CLOCK BROWN"



BENJAMIN MOORE  
#2130-30  
"ALMOST BLACK"

**EXTERIOR FINISH SCHEME**  
**SECONDARY ANCHOR TENANT (WINCO FOODS)**  
**PEBBLE CREEK MARKETPLACE**  
**GOODYEAR, ARIZONA**



**METAL AWNING / STANDING SEAM  
METAL ROOF  
UNA-CLAD "SLATE GRAY"**



**BENJAMIN MOORE  
#2094-00  
"GIANT SEQUOIA"**



**BENJAMIN MOORE  
#2160-40  
"ROASTED SESAME SEED"**



**BENJAMIN MOORE  
#2160-50  
"OKLAHOMA WHEAT"**



**BENJAMIN MOORE  
#2130-30  
"ALMOST BLACK"**



**BENJAMIN MOORE  
#HC-75  
"MARYVILLE BROWN"**

## EXTERIOR FINISH SCHEME

COLOR PALETTE 'A'  
PEBBLE CREEK VILLAGE MARKETPLACE  
GOODYEAR, ARIZONA



METAL AWNING / STANDING SEAM  
METAL ROOF  
UNA-CLAD "BRANDYWINE"



BENJAMIN MOORE  
#2143-20  
"ALLIGATOR GREEN"



BENJAMIN MOORE  
#HC-62  
"SOMERVILLE RED"



SHERWIN WILLIAMS  
#HC-98  
"PROVIDENCE OLIVE"



BENJAMIN MOORE  
#2160-40  
"ROASTED SESAME SEED"



BENJAMIN MOORE  
#2107-40  
"DRIFTWOOD"



BENJAMIN MOORE  
#2094-30  
"GIANT SEQUOIA"



BENJAMIN MOORE  
#2096-30  
"GRANDFATHER CLOCK BROWN"



BENJAMIN MOORE  
#2130-30  
"ALMOST BLACK"



# EXTERIOR FINISH SCHEME

## COLOR PALETTE 'B' PEBBLE CREEK VILLAGE MARKETPLACE GOODYEAR, ARIZONA



METAL AWNING / STANDING SEAM  
METAL ROOF  
UNA-CLAD "PATINA GREEN"



BENJAMIN MOORE  
#2143-20  
"ALLIGATOR GREEN"



BENJAMIN MOORE  
#HC-75  
"MARYVILLE BROWN"



BENJAMIN MOORE  
#2082-20  
"PLUM RAISIN"



BENJAMIN MOORE  
#HC-51  
"AUDOBON RUSSET"



BENJAMIN MOORE  
#HC-46  
"JACKSON TAN"



BENJAMIN MOORE  
#HC-47  
"BROOKLINE BEIGE"



BENJAMIN MOORE  
#2096-20  
"CHOCOLATE TRUFFLE"

# EXTERIOR FINISH SCHEME

COLOR PALETTE 'C'  
PEBBLE CREEK VILLAGE MARKETPLACE  
GOODYEAR, ARIZONA



METAL AWNING / STANDING SEAM  
METAL ROOF  
UNA-CLAD "BRANDYWINE"



BENJAMIN MOORE  
#2143-20  
"ALLIGATOR GREEN"



BENJAMIN MOORE  
#HC-75  
"MARYVILLE BROWN"



BENJAMIN MOORE  
#HC-19  
"NORWICH BROWN"



BENJAMIN MOORE  
#HC-46  
"JACKSON TAN"



BENJAMIN MOORE  
#2089-30  
"PINK MIX"



BENJAMIN MOORE  
#2096-20  
"CHOCOLATE TRUFFLE"

## EXTERIOR FINISH SCHEME

COLOR PALETTE 'D'  
PEBBLE CREEK VILLAGE MARKETPLACE  
GOODYEAR, ARIZONA



METAL AWNING / STANDING SEAM  
METAL ROOF  
UNA-CLAD "HEMLOCK GREEN"



BENJAMIN MOORE  
#2143-20  
"ALLIGATOR GREEN"



BENJAMIN MOORE  
#2097-40  
"SANTA FE TAN"



BENJAMIN MOORE  
#2156-40  
"AUGUST MORNING"



BENJAMIN MOORE  
#2099-40  
"AUTUMN BROWN"



BENJAMIN MOORE  
#HC-160  
"KNOXVILLE GRAY"



BENJAMIN MOORE  
#HC-47  
"BROOKLINE BEIGE"



BENJAMIN MOORE  
#2175-40  
"ADOBE DUST"



BENJAMIN MOORE  
#2096-20  
"CHOCOLATE TRUFFLE"

# EXTERIOR FINISH SCHEME

COLOR PALETTE 'E'  
PEBBLE CREEK VILLAGE MARKETPLACE  
GOODYEAR, ARIZONA



METAL AWNING / STANDING SEAM  
METAL ROOF  
UNA-CLAD "SLATE GRAY"



BENJAMIN MOORE  
#2143-20  
"ALLIGATOR GREEN"



BENJAMIN MOORE  
#HC-75  
"MARYVILLE BROWN"



BENJAMIN MOORE  
#HC-47  
"BROOKLINE BEIGE"



BENJAMIN MOORE  
#2175-40  
"ADOBE DUST"



BENJAMIN MOORE  
#HC-16  
"LIVINGSTON GOLD"



BENJAMIN MOORE  
#2113-40  
"CINNAMON SLATE"





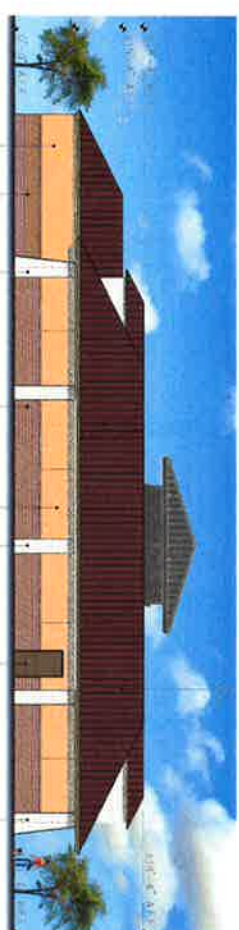
K1 FRONT ELEVATION



G1 RIGHT ELEVATION



D1 LEFT ELEVATION



A1 REAR ELEVATION

**MATERIALS/COLOR LEGEND**

- ① BENJAMIN MOORE #2160-40 "ROASTED SESAME SEED"
- ② BENJAMIN MOORE #2107-40 "DRIFTWOOD"
- ③ BENJAMIN MOORE #2096-30 "GRANDFATHER CLOCK BROWN"
- ④ BENJAMIN MOORE #C-62 "SOMMERVILLE RED"
- ⑤ BENJAMIN MOORE #2130-30 "ALMOST BLACK"
- ⑥ SLATE TILE ARIZONA TILE "SLATE"
- ⑦ UVA-CLO "BRANDYVINE"
- ⑧ METAL ANNING/STANDING SEAM METAL ROOF
- ⑨ BENJAMIN MOORE #2143-20 "ALLEGATOR GREEN"
- ⑩ STOREFRONT WINDOW SYSTEM
- ⑪ BENJAMIN MOORE #2094-30 "GIANT SEQUOIA"
- ⑫ LIMESTONE

**PEBBLE CREEK MARKETPLACE  
BUILDING C**  
SOUTH WEST CORNER OF  
MCDOWELL RD AND PEBBLE CREEK PKWY  
GOODFAR, ARIZONA

**WM GRACE DEVELOPMENT COMPANY**  
7575 NORTH 18TH STREET, SUITE 1  
PHOENIX, ARIZONA

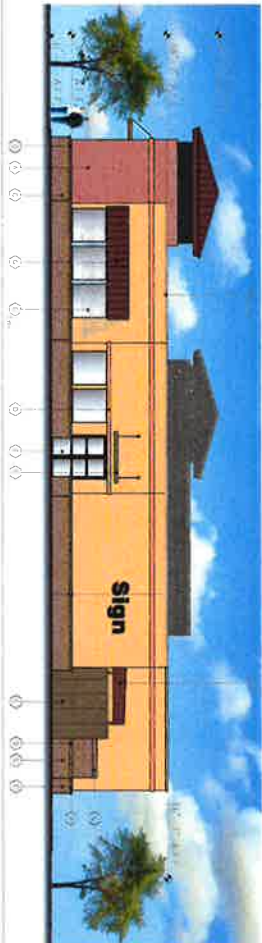
**PM design**  
1325 N. FOR STREET, SUITE 100, PHOENIX, AZ 85004  
P: 602-457-5157 F: 602-457-5155

**ROY PEDRO ARCHITECT** JESSE MACIAS, VICE PRESIDENT  
DO NOT USE FOR CONSTRUCTION UNLESS INITIALS AND DATED  
PH: 408-348-6781 FAX: 408-348-6781

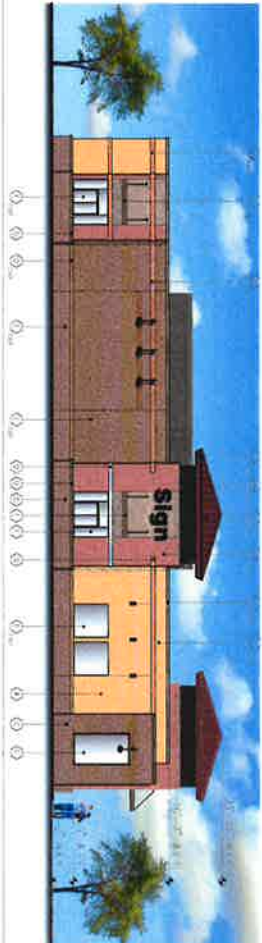
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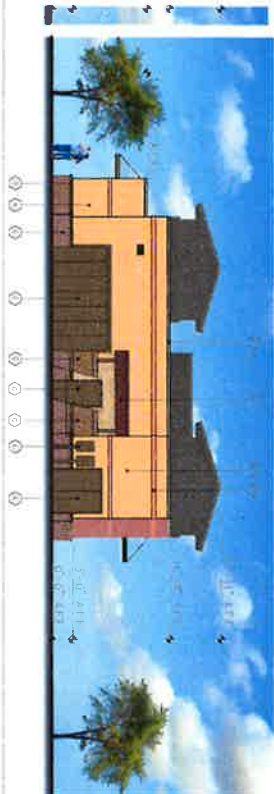
K1 FRONT ELEVATION



G1 RIGHT ELEVATION



D1 LEFT ELEVATION



A1 REAR ELEVATION

**MATERIALS/COLOR LEGEND**

- ① BENJAMIN MOORE #2156-40 "ROASTED SESAME SEED"
- ② BENJAMIN MOORE #2107-40 "DRIFTWOOD"
- ③ BENJAMIN MOORE #2096-30 "GRANDFATHER CLOCK BROWN"
- ④ BENJAMIN MOORE #2135-30 "ALMOST BLACK"
- ⑤ SLATE TILE ARIZONA TILE "SLATE"
- ⑥ UTA-CLO "BRANDOWINE"
- ⑦ METAL AWNING/STANDING SEAM METAL ROOF
- ⑧ BENJAMIN MOORE #2143-20 "AUGUSTOR GREEN"
- ⑨ STOREFRONT WINDOW SYSTEM
- ⑩ BENJAMIN MOORE #2094-30 "GRANT STADIUM"
- ⑪ LIMESTONE

**PEBBLE CREEK MARKETPLACE BUILDING D**

**WM GRACE DEVELOPMENT COMPANY**

**PM**

1425 N. First Street, Suite 100, Phoenix, AZ 85004  
P: 602-467-5171 F: 602-467-5175  
ROY PEDRO ARCHITECT, JESSIE YANAKIS, VICE PRESIDENT  
DO NOT USE FOR CONSTRUCTION. UNLESS INITIALED AND DATED. DATE: 9/23/2010

PH: JOSH MAGER 771-12001  
DRAWING CREATED 9-23-2010  
EXP. 3/31/2018  
AX



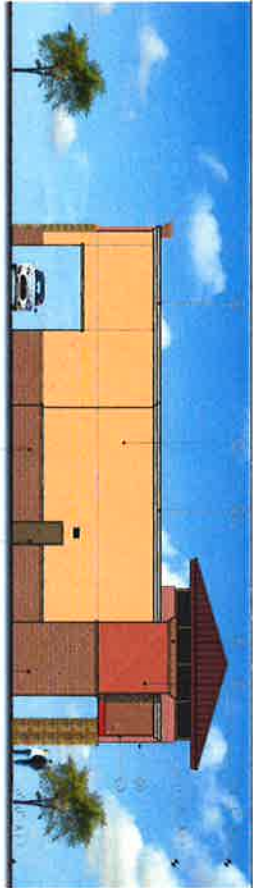


#### MATERIALS/COLOR LEGEND

- ① BENJAMIN MOORE #2150-40 "TOASTED SESAME SEED"
- ② BENJAMIN MOORE #2107-40 "DRIFTWOOD"
- ③ BENJAMIN MOORE #2096-30 "GRANDFATHER'S CLOCK BROWN"
- ④ BENJAMIN MOORE #C-62 "SOMMERVILLE RED"
- ⑤ BENJAMIN MOORE #2130-30 "ALMOND BLACK"
- ⑥ SLATE TILE ARIZONA TILE "SLATE"
- ⑦ URM-CLO "BRANDVINE"
- ⑧ METAL ANTIMONY/STAINLESS STEEL METAL ROOF
- ⑨ BENJAMIN MOORE #2143-20 "AUGUSTA GREEN"
- ⑩ STOREFRONT WINDOW SYSTEM
- ⑪ BENJAMIN MOORE #2094-30 "GIANT SEQUOIA"
- ⑫ LIMESTONE



G1 RIGHT ELEVATION



D1 LEFT ELEVATION



A1 REAR ELEVATION

**WM GRACE DEVELOPMENT COMPANY**  
7575 NORTH 18TH STREET, SUITE 1  
PHOENIX, ARIZONA

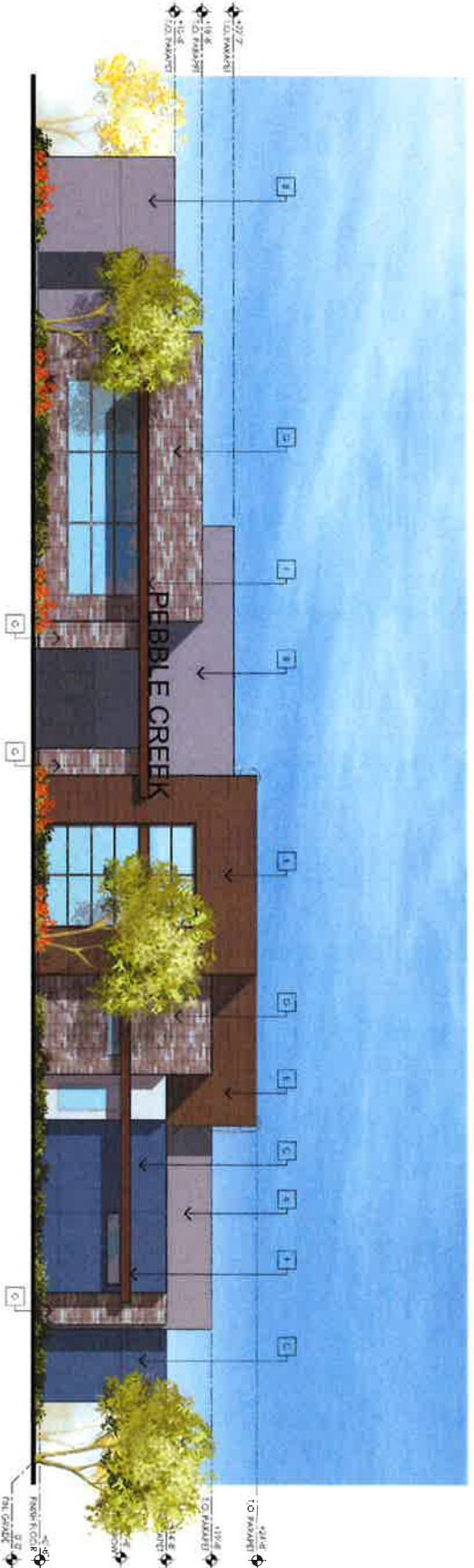
**PEBBLE CREEK MARKETPLACE BUILDING E**  
SOUTH WEST CORNER OF  
MCDOWELL AND PEBBLE CREEK PKWY  
GOODYEAR, ARIZONA

**PM Group**  
1425 N. First Street, Suite 100, Phoenix, AZ 85004  
P: 602-457-5157 F: 602-457-5155  
RGT ARCHITECT JESSE MACOIA, VICE PRESIDENT  
DO NOT USE FOR CONSTRUCTION WORK  
UNLESS NOTED AND DATED DATE 2-2-2018

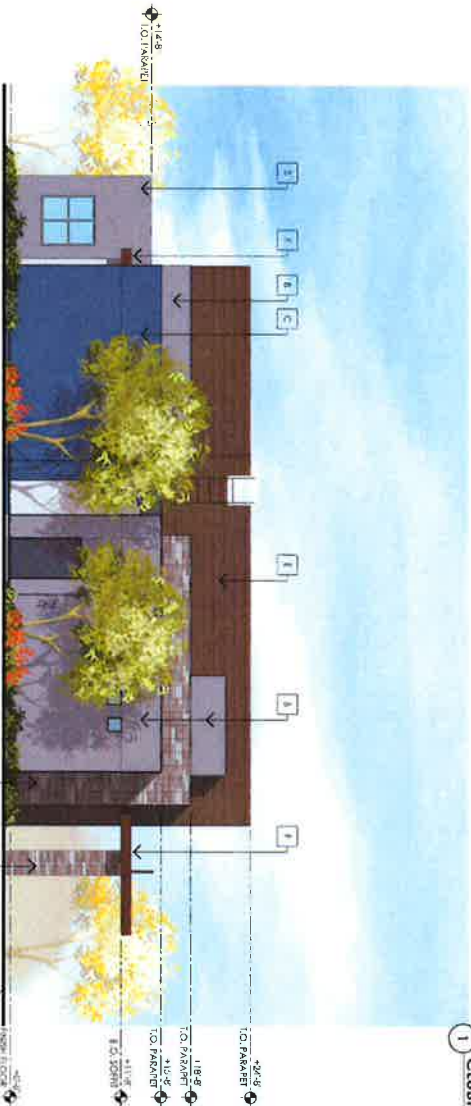
PHL JOB NUMBER PHL2001  
DRAWING CREATED 9-23-2018

**AX**

**TAB 7**



1 CLUBHOUSE - SOUTH ELEVATION



2 CLUBHOUSE - WEST ELEVATION

COMPONENT	FINISH / COLOR
A. PLACED	PAVING / ASPHALT
B. PLACED	PAVING / ASPHALT
C. PLACED	PAVING / ASPHALT
D. PLACED	PAVING / ASPHALT
E. PLACED	PAVING / ASPHALT
F. PLACED	PAVING / ASPHALT
G. PLACED	PAVING / ASPHALT
H. PLACED	PAVING / ASPHALT
I. PLACED	PAVING / ASPHALT
J. PLACED	PAVING / ASPHALT
K. PLACED	PAVING / ASPHALT
L. PLACED	PAVING / ASPHALT
M. PLACED	PAVING / ASPHALT
N. PLACED	PAVING / ASPHALT
O. PLACED	PAVING / ASPHALT
P. PLACED	PAVING / ASPHALT
Q. PLACED	PAVING / ASPHALT
R. PLACED	PAVING / ASPHALT
S. PLACED	PAVING / ASPHALT
T. PLACED	PAVING / ASPHALT
U. PLACED	PAVING / ASPHALT
V. PLACED	PAVING / ASPHALT
W. PLACED	PAVING / ASPHALT
X. PLACED	PAVING / ASPHALT
Y. PLACED	PAVING / ASPHALT
Z. PLACED	PAVING / ASPHALT

## CONCEPTUAL EXTERIOR ELEVATIONS

# Pebble Creek Marketplace Apartments

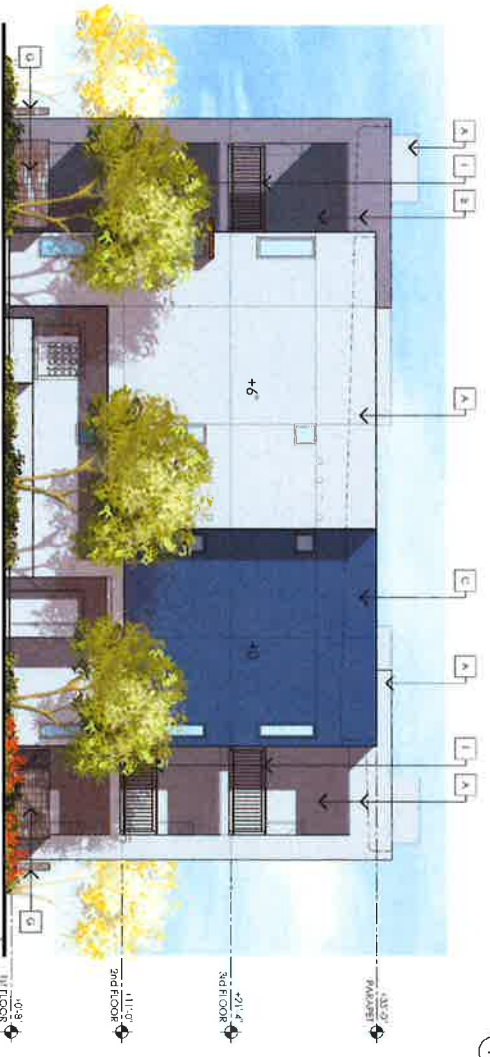
TODD & ASSOCIATES, INC.

Design Review 1st Submittal  
Project No. 17-2007-01 Date 06.29.18





1 BUILDING TYPE 1 - FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 1 - RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

FINISH/COLOR SCHEDULE			
COMPONENT	FINISH/COLOR	FINISH/COLOR	FINISH/COLOR
A STUCCO 1	INTERIOR: SHEETROCK/CEILING	INTERIOR: SHEETROCK/CEILING	INTERIOR: SHEETROCK/CEILING
B STUCCO 2	EXTERIOR: UNGLAZED GRAY SWIRLING	EXTERIOR: UNGLAZED GRAY SWIRLING	EXTERIOR: UNGLAZED GRAY SWIRLING
C STUCCO 3	EXTERIOR: BURNING WILLOW	EXTERIOR: BURNING WILLOW	EXTERIOR: BURNING WILLOW
D STUCCO 4	EXTERIOR: CARBONADO SWIRLING	EXTERIOR: CARBONADO SWIRLING	EXTERIOR: CARBONADO SWIRLING
E STUCCO 5	EXTERIOR: ASSEMBLY SWIRLING	EXTERIOR: ASSEMBLY SWIRLING	EXTERIOR: ASSEMBLY SWIRLING
F STUCCO 6	EXTERIOR: RUGGED BROWN SWIRLING	EXTERIOR: RUGGED BROWN SWIRLING	EXTERIOR: RUGGED BROWN SWIRLING
G STUCCO 7	EXTERIOR: SOLID PINK	EXTERIOR: SOLID PINK	EXTERIOR: SOLID PINK
H STUCCO 8	EXTERIOR: SOLID BROWN	EXTERIOR: SOLID BROWN	EXTERIOR: SOLID BROWN
I STUCCO 9	EXTERIOR: SOLID BROWN	EXTERIOR: SOLID BROWN	EXTERIOR: SOLID BROWN
J STUCCO 10	EXTERIOR: SOLID BROWN	EXTERIOR: SOLID BROWN	EXTERIOR: SOLID BROWN
K STUCCO 11	EXTERIOR: SOLID BROWN	EXTERIOR: SOLID BROWN	EXTERIOR: SOLID BROWN
L STUCCO 12	EXTERIOR: SOLID BROWN	EXTERIOR: SOLID BROWN	EXTERIOR: SOLID BROWN

# CONCEPTUAL EXTERIOR ELEVATIONS

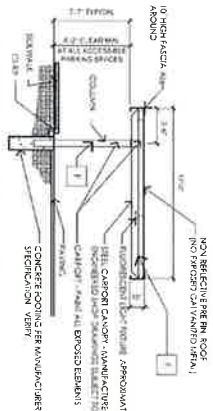
## Pebble Creek Marketplace Apartments

TODD & ASSOCIATES, INC.

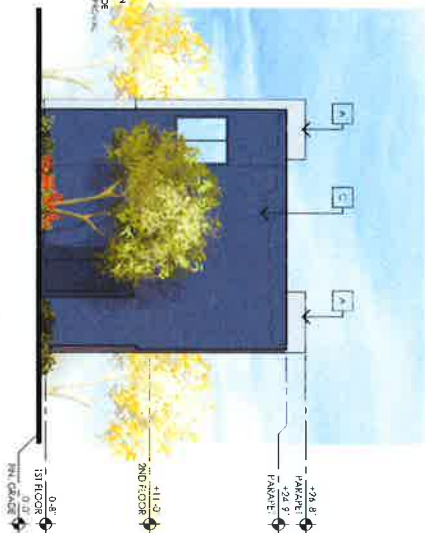
Design Review 1st Submittal  
Project No. 17-2007-01 Date 06/29/18



1 BUILDING TYPE 4 - FRONT ELEVATION



3 TYPICAL PARKING CANOPY



2 BUILDING TYPE 4 - RIGHT ELEVATION

# FINISH/COLOR SCHEDULE

COMPONENT	MANUFACTURER / COLOR
A. STUCCO 1	WILSON JENSEN / COLOR: UNIFORM GRAY (SW 600)
B. STUCCO 2	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
C. STUCCO 3	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
D. STUCCO 4	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
E. STUCCO 5	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
F. STUCCO 6	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
G. STUCCO 7	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
H. STUCCO 8	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
I. STUCCO 9	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
J. STUCCO 10	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
K. STUCCO 11	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
L. STUCCO 12	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
M. STUCCO 13	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
N. STUCCO 14	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
O. STUCCO 15	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
P. STUCCO 16	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
Q. STUCCO 17	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
R. STUCCO 18	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
S. STUCCO 19	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
T. STUCCO 20	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
U. STUCCO 21	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
V. STUCCO 22	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
W. STUCCO 23	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
X. STUCCO 24	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
Y. STUCCO 25	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
Z. STUCCO 26	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AA. STUCCO 27	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AB. STUCCO 28	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AC. STUCCO 29	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AD. STUCCO 30	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AE. STUCCO 31	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AF. STUCCO 32	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AG. STUCCO 33	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AH. STUCCO 34	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AI. STUCCO 35	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AJ. STUCCO 36	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AK. STUCCO 37	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AL. STUCCO 38	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AM. STUCCO 39	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AN. STUCCO 40	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AO. STUCCO 41	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AP. STUCCO 42	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AQ. STUCCO 43	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AR. STUCCO 44	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AS. STUCCO 45	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AT. STUCCO 46	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AU. STUCCO 47	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AV. STUCCO 48	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AW. STUCCO 49	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AX. STUCCO 50	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AY. STUCCO 51	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
AZ. STUCCO 52	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BA. STUCCO 53	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BB. STUCCO 54	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BC. STUCCO 55	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BD. STUCCO 56	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BE. STUCCO 57	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BF. STUCCO 58	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BG. STUCCO 59	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BH. STUCCO 60	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BI. STUCCO 61	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BJ. STUCCO 62	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BK. STUCCO 63	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BL. STUCCO 64	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BM. STUCCO 65	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BN. STUCCO 66	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BO. STUCCO 67	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BP. STUCCO 68	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BQ. STUCCO 69	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BR. STUCCO 70	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BS. STUCCO 71	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BT. STUCCO 72	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BU. STUCCO 73	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BV. STUCCO 74	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BW. STUCCO 75	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BX. STUCCO 76	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BY. STUCCO 77	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
BZ. STUCCO 78	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CA. STUCCO 79	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CB. STUCCO 80	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CC. STUCCO 81	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CD. STUCCO 82	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CE. STUCCO 83	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CF. STUCCO 84	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CG. STUCCO 85	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CH. STUCCO 86	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CI. STUCCO 87	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CJ. STUCCO 88	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CK. STUCCO 89	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CL. STUCCO 90	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CM. STUCCO 91	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CN. STUCCO 92	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CO. STUCCO 93	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CP. STUCCO 94	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CQ. STUCCO 95	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CR. STUCCO 96	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CS. STUCCO 97	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CT. STUCCO 98	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CU. STUCCO 99	WILSON JENSEN / COLOR: DARK GRAY (SW 601)
CV. STUCCO 100	WILSON JENSEN / COLOR: DARK GRAY (SW 601)



## CONCEPTUAL EXTERIOR ELEVATIONS

# Pebble Creek Marketplace Apartments

TODD & ASSOCIATES, INC.

ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE

Design Review 1st Submittal

Project No. 17-2007-01 Date 06.29.18



SHEET 21

**TAB 8**



**PEBBLE CREEK APARTMENTS  
PARENT PARCEL  
LEGAL DESCRIPTION**

A portion of Tract BD as shown on the Final Plat of Palm Valley Phase VIII South Parcel filed as Book 839, Page 49 records of Maricopa County, Arizona and a portion of the Northeast Quarter of Section 6, Township 1 North, Range 1 West and a portion of the Southeast Quarter of Section 31, Township 2 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found City of Goodyear brass cap flush accepted as the Northeast corner of said Section 6 from which a found City of Goodyear brass cap flush accepted as the Northwest corner of said Section 6 thereof bears North 89°21'40" West, 5201.92 feet;

Thence North 89°21'40" West, 1307.06 feet along the north line of the Northeast Quarter of said Section 6 to the **POINT OF BEGINNING**;

Thence leaving said north line, South 00°21'41" West, 963.90 feet to the north Right-of-Way line of Interstate 10;

**THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE;**

Thence South 81°36'39" West, 130.14 feet;

Thence North 89°22'11" West, 348.00 feet;

Thence North 00°37'23" East, 470.22 feet;

Thence North 89°23'10" West, 100.00 feet;

Thence South 00°36'50" West, 175.08 feet;

Thence North 89°29'28" West, 172.90 feet;

Thence South 00°39'22" West, 294.75 feet;

Thence North 89°22'11" West, 558.67 feet to the east line of Parcel B as shown on the Minor Land Division Map of Tract AV, Palm Valley Phase VIII South Parcel filed as Book 1278, Page 25 records of Maricopa County, Arizona;

Thence leaving said north Right-of-Way, North 00°17'23" East, 335.03 feet along said east line to the Right-of-Way line of 159<sup>th</sup> Avenue as shown on the Map of

Dedication of 159<sup>th</sup> Avenue & McDowell Road filed as Book 1277, Page 13 records of Maricopa County, Arizona being on a non-tangent curve, concave northerly, having a radius of 60.00 feet, the center of which bears North 00°17'11" East;

**THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID RIGHT-OF-WAY;**

Thence leaving said east line and northeasterly along said curve, through a central angle of 131°24'08", an arc length of 137.60 feet to a point of reverse curvature, concave northeasterly, having a radius of 60.00 feet;

Thence northwesterly along said curve, through a central angle of 41°24'21", an arc length of 43.36 feet to a tangent line;

Thence North 00°17'23" East, 176.40 feet;

Thence North 08°38'01" East, 151.59 feet;

Thence North 00°17'23" East, 183.41 feet;

Thence North 00°13'08" East, 9.99 feet;

Thence North 45°25'44" East, 28.18 feet to the south Right-of-Way line of McDowell Road as shown on the Final Plat of Palm Valley Phase VIII South Parcel filed as Book 839, Page 49 records of Maricopa County, Arizona;

**THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID SOUTH RIGHT-OF-WAY;**

Thence leaving said east Right-of-Way, South 89°21'40" East, 48.63 feet;

Thence South 80°25'50" East, 32.21 feet;

Thence South 89°21'40" East, 35.70 feet;

Thence South 00°38'20" West, 5.00 feet;

Thence South 89°21'40" East, 30.00 feet;

Thence North 76°36'10" East, 41.23 feet;

Thence South 89°21'40" East, 1051.50 feet;

Thence South 00°21'41" West, 29.99 feet to the aforesaid north line of the Northeast Quarter of said Section 6 to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1198552 sq. ft. (27.515 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 1958  
Date: April 2018

