

Pebble Creek Marketplace Mixed Use Phase II – PAD Development Regulations

June 25, 2018

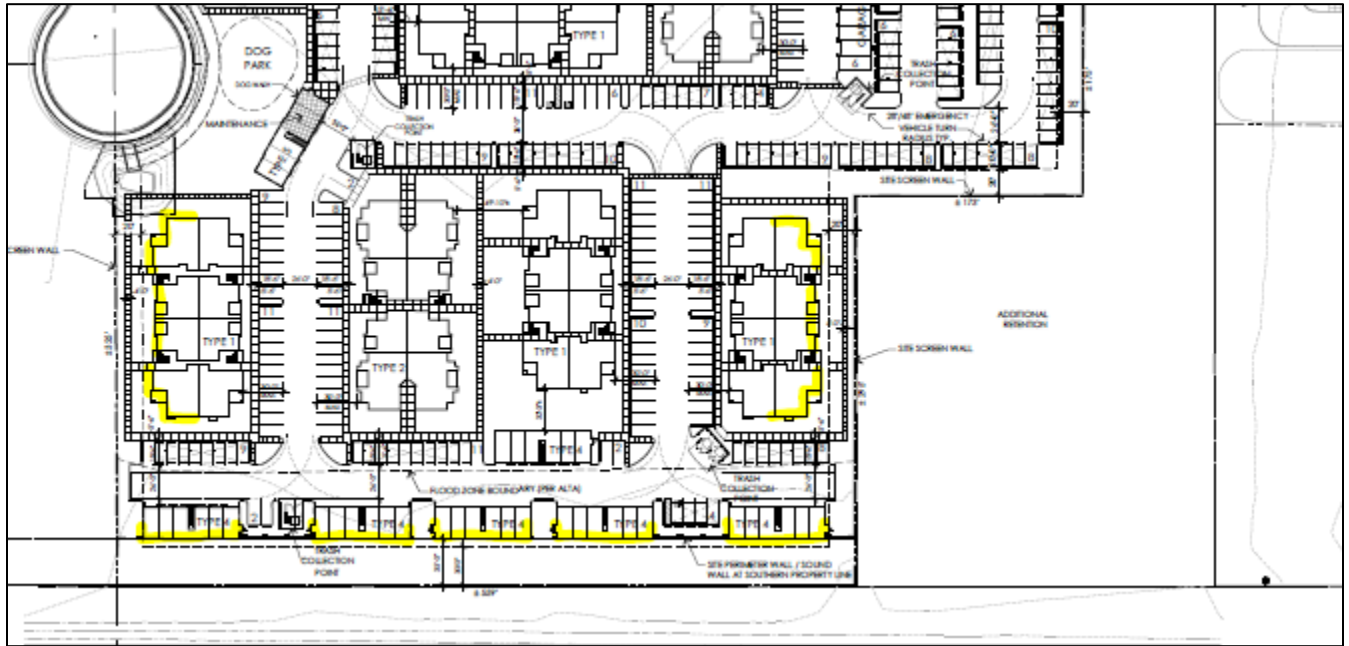
Permitted Uses: Development Standards and Permitted Uses. The permitted uses are those uses allowed in the C-2 General Commercial and MF -24 Residential Zoning Districts as set forth in the City of Goodyear Zoning Ordinance. The development standards for multi-family zoning district (MF-18) and General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

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- The site plan illustrates the proposed 100-unit apartment building, which is divided into three main sections labeled TYPE 1, TYPE 2, and TYPE 4. The building is situated on a rectangular lot with a 'FLOOD ZONE BOUNDARY (P.W. ALTA)' indicated by a dashed line. To the north of the building is a 'DOG PARK' and a 'WATERBURY' area. A 'SEWER WALL' is shown on the left side of the lot. The plan also includes 'TRASH COLLECTION' points and 'SEWER COLLECTION' lines. The building's footprint is highlighted in yellow, and the surrounding area is shown with various setbacks and property lines. The plan is dated '10/1/20' and includes a north arrow.



Land Use Plan

