

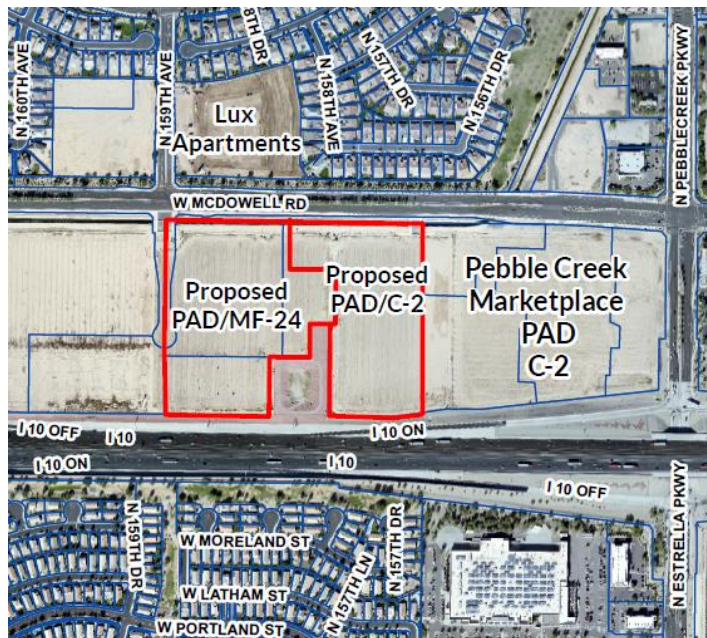


# Pebble Creek Marketplace Mixed Use Phase II PAD

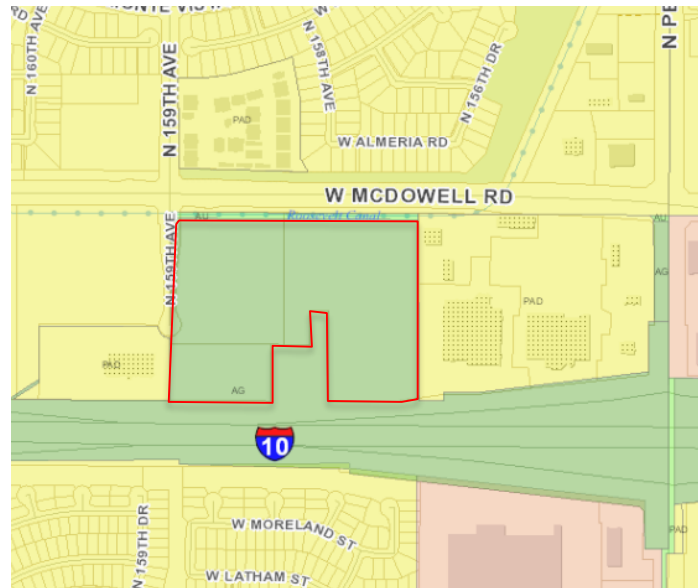
# Subject Property



## PEBBLE CREEK MARKETPLACE MIXED USE



### Existing Zoning - Agricultural

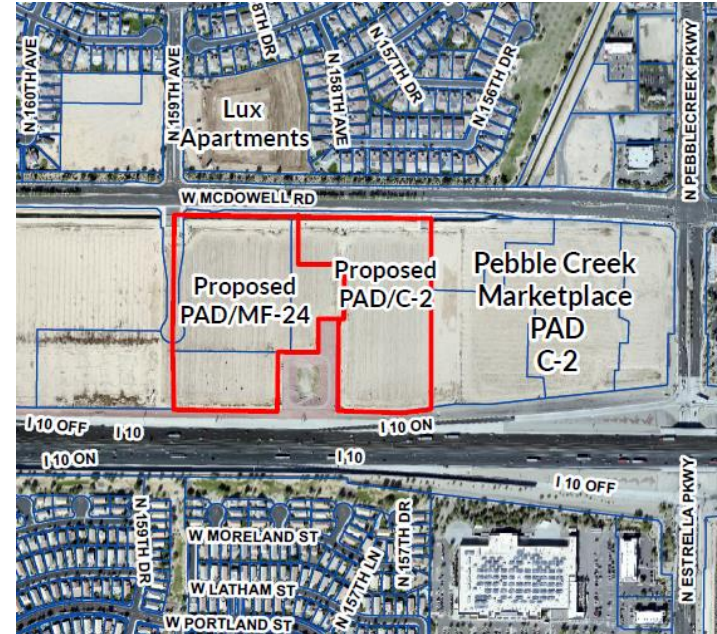


# Request



## PEBBLE CREEK MARKETPLACE MIXED USE

- PAD to allow multi-family and commercial
- Location: SEC McDowell Road & 159<sup>th</sup> Ave



# Development Standards

## PEBBLE CREEK MARKETPLACE MIXED USE

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 <sup>th</sup> Ave)	
Common Open Space	166,540 sq.ft.	
Maximum Building Coverage	50%	

Standard	MF-24	Proposed
Maximum Bldg. Height	40'	45'
Rear yard setback	20% of lot depth	35'
Street side setback	30'	25'





# Public Participation



## PEBBLE CREEK MARKETPLACE MIXED USE

- Neighborhood meeting held on 6/12/18, no one from the public attended
- Planning & Zoning Commission 9/12/18

# Recommendation



## PEBBLE CREEK MARKETPLACE MIXED USE

- The applicant has demonstrated the need for the proposed use and conformance with the required Zoning Ordinance & Engineering standards.
- PZC recommended approval 9/12/18

# Questions?



## PEBBLE CREEK MARKETPLACE MIXED USE