

Sun-DS Farms

Final Pad Regulatory Standards Book

November 2018

SUN-DS FARMS OVERVIEW

The Sun DS Farms property is approximately 160 acres located at the southwest corner of Estrella Parkway and Lower Buckeye Road. The property is currently zoned Final PAD (Amended) that includes low density residential, low-medium density residential, and business park land uses. See Exhibit A for a copy of Ordinance 14-1310. The land use plan is at Exhibit B.

The table below identifies the Final PAD Amendment:

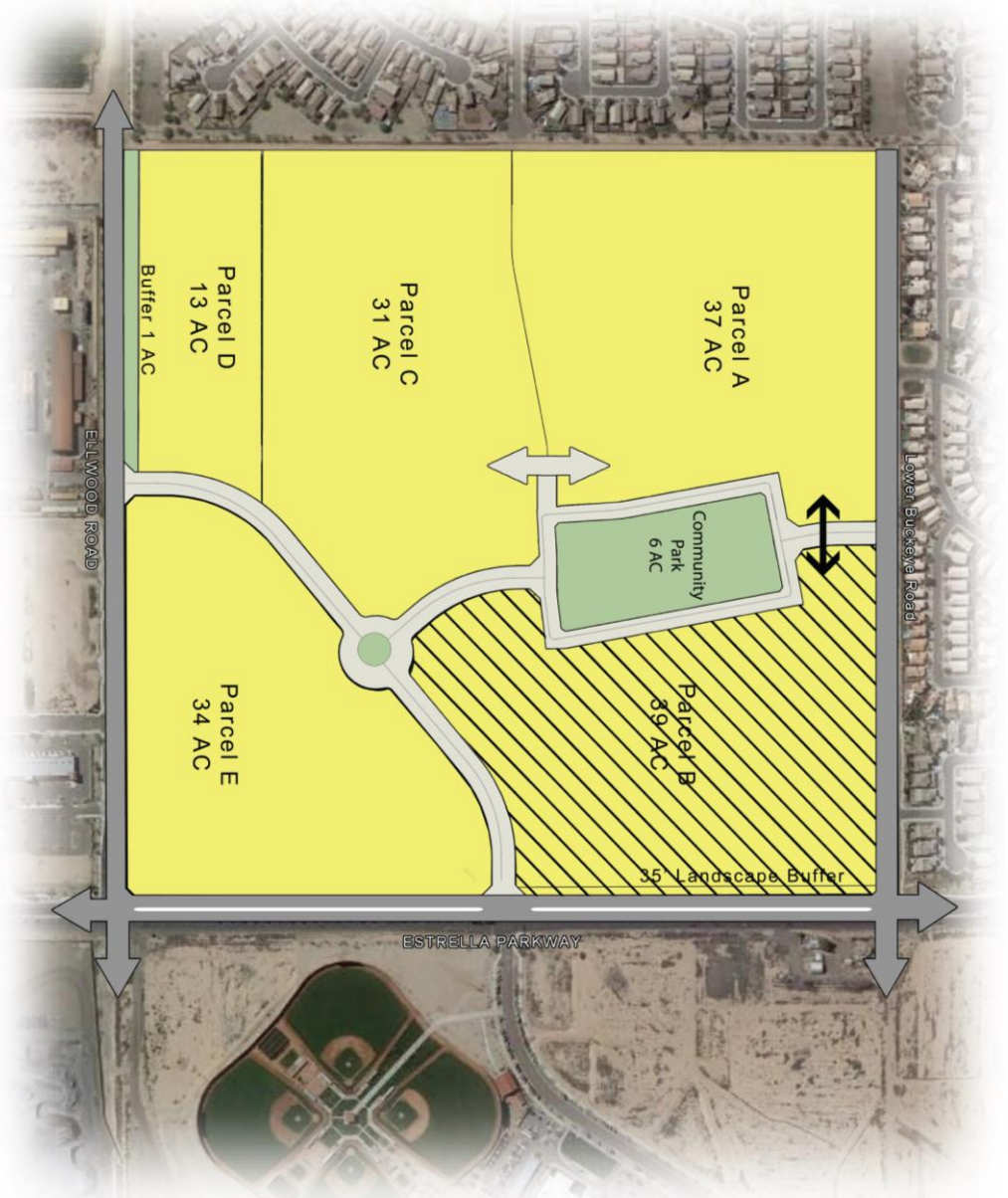
Land Use	Final PAD Amendment
Residential	154 acres
Community Park	6 acres
<i>Totals</i>	160 acres

PAD REGULATORY IMPACT

The Sun DS Farms Final PAD Amendment (which amends the 47+ acre parcels D and E, but does not amend the 113+ acre parcels A, B, and C) is in conformance with the City's General Plan and prepared in accordance with the provisions of Section 3-5 of the Goodyear Zoning Ordinance. This Sun DS Farms Final PAD Amendment serves as an Amended and Restated PAD from the approved 2014 Final PAD. As an Amended and Restated Final PAD, it supersedes and takes precedence over any existing or future proposed zoning ordinance, guidelines or policy-oriented documents adopted by the City of Goodyear.

This Amended and Restated Final PAD for Sun DS Farms is a regulatory document that consists of regulations and development standards unique and particular to the Sun DS Farms property only. Zoning requirements, development standards, and regulatory processes that are not specifically called-out in the Sun DS Farms Amended and Restated PAD are governed by the City of Goodyear Zoning Ordinance.

Sun-DS Farms Amended & Restated- PAD Land Use Plan



Land Use:

 Residential	115 AC
 (Alternative Lot Flex Development Overlay)	39 AC
 Community Park	6 AC
Total	160 AC

*Note: Park location and configuration are conceptual in nature and may be modified with the preliminary plat.

Note:
Final configuration and alignment of collector roads serving this project to be determined at preliminary plat stage.



Table 1:									
	SFD-50	SFD-60	SFD-70	SFD-Z	SFD-0	SFD-A	SFA-A	SFD-C	Underlying Zoning
Parcel A	P	P	P						R1-6
Parcel B	P	P	P	P	P	P	P	P	R1-4
Parcel C	P	P	P						R1-6
Parcel D	P	P	P	P*	P*	P	P	P	R1-4
Parcel E	P	P	P	P*	P*	P	P	P	R1-4

*Z-lots and zero lot line products are permitted in accordance with the City of Goodyear development standards and design guidelines.

Additional Permitted Uses

- a. All parcels – Active and/or passive parks, open spaces, trails, recreational amenities and appurtenant facilities such as parking, restrooms, and limited concessions
- b. Parcels D, E, and B uses may allow attached single family residential

Lot Types:

Traditional Single Family Detached – 50-foot wide lots (SFD-50)

Traditional Single Family Detached – 60-foot wide lots (SFD-60)

Traditional Single Family Detached – 70-foot wide lots (SFD-70)

“Z” Lots (SFD-Z)

Zero Lot Line (SFD-0)

Alley Loaded – Single Family Detached (SFD-A)

Alley Loaded – Single Family Attached (SFA-A)

Cluster Products (SFD-C)

DEVELOPMENT STANDARDS

Table 2 below represents the development standards established for Parcel, A, B, C, D and E of Sun DS Farms.

Table 2: Development Standards (Parcels A, B,C, D and E)								
	Traditional Single Family Detached – 50-foot wide lots (SFD-50)	Traditional Single Family Detached – 60-foot wide lots (SFD-60)	Traditional Single Family Detached – 70-foot wide lots (SFD-70)	“Z” Lots (SFD-Z)	Zero Lot Line (SFD-0)	Alley Loaded – Single Family Detached (SFD-A)	Alley Loaded – Single Family Attached (SFA-A)	Cluster Products (SFD-C)
Minimum Lot Area (1)	5,500 sf.	6,900	8,400	2,500 sf.	2,500 sf.	1,850 sf	1,480 sf.	1,850 sf.
Minimum Lot Width (1)	50 ft.	60 ft.	70 ft.	25 ft. min. expanding to 35 ft. for flared portion of Z-lot	30 ft.	35 ft.	30 ft.	25 ft.
Maximum Lot Coverage (2)	60%	50%	50%	60%	60%	75%	85%	75%
Front Setbacks (7)	10’ to living 5’ to porch	10’ to living 5’ to porch	15’ to living 8’ to porch	8’ to living 3’ to porch	8’ to living 3’ to porch	8’ to living 3’ to porch	8’ to living 3’ to porch	8 ft. 3’ to porch
Side Setbacks – Corner Lot (8)	10’ to living 10’ to porch	10’ to living 10’ to porch	12’ to living 10’ to porch	10’ to living 5’ to porch	10’ to living 5’ to porch	10’ to living 5’ to porch	10’ to living 5’ to porch	11.5’ (3.5’ when adjacent to 10’ landscape tract) 8’ to porch (0’ when adjacent to 10’ landscape tract)
Side Setbacks – Interior Lot	5’ to 10’ (15’ aggregate)	5’ to 10’ (15’ aggregate)	5’ to 10’ (15’ aggregate)	5 ft.	0’ to living on one side, 10’ between principal buildings 5’ to covered patio	5 ft.	0 ft.	3.5 ft.

Table 2: Development Standards (Parcels A, B,C, D and E)								
	Traditional Single Family Detached – 50-foot wide lots (SFD-50)	Traditional Single Family Detached – 60-foot wide lots (SFD-60)	Traditional Single Family Detached – 70-foot wide lots (SFD-70)	“Z” Lots (SFD-Z)	Zero Lot Line (SFD-0)	Alley Loaded – Single Family Detached (SFD-A)	Alley Loaded – Single Family Attached (SFA-A)	Cluster Products (SFD-C)
Rear Setbacks (9, 10)	15’ to living 10’ to covered patio	15’ to living 10’ to covered patio	20’ to living 15’ to covered patio	15’ to living 10’ to covered patio	10’ to living 5’ to covered patio	5’ to living 3’ to covered patio	5’ to living 3’ to covered patio	3.5 ft. (10)
Garage Setback (3)								
Garage Setback (3)	20’ from garage face to sidewalk 10’ to side entry garage 3’ behind living space for front facing garage 2’ setback between single car and two-car garage	20’ from garage face to sidewalk 10’ to side entry garage 3’ behind living space for front facing garage 2’ setback between single car and two-car garage	20’ from garage face to sidewalk 10’ to side entry garage 3’ behind living space for front facing garage 2’ setback between single car and two-car garage	18’ from garage face to sidewalk 10’ to side entry garage 3’ behind living space for front facing garage, but shall be no less than 18’ from garage face to sidewalk	18’ from garage face to sidewalk 8’ to side entry garage 3’ behind living space for front facing garage, but shall be no less than 18’ from garage face to sidewalk	Rear loaded (3): 3’ to 5’ or; 18’+ if surface parking is provided per (3) 3.5’ for second story living space over garage	Rear loaded (3): 3’ to 5’ or; 18’+ if surface parking is provided per (3) 3.5’ for second story living space over garage	Front Loaded: 18’ from garage to face of sidewalk 8’ to side entry garage 3’ behind living space for front facing garage Front Loaded, located in the rear portion of lot: 0’ or 3.5’ rear setback 0’ setback when located on rear property line 3.5’ setback when not located on the rear property line

Table 2: Development Standards (Parcels A, B,C, D and E)								
	Traditional Single Family Detached – 50-foot wide lots (SFD-50)	Traditional Single Family Detached – 60-foot wide lots (SFD-60)	Traditional Single Family Detached – 70-foot wide lots (SFD-70)	“Z” Lots (SFD-Z)	Zero Lot Line (SFD-0)	Alley Loaded – Single Family Detached (SFD-A)	Alley Loaded – Single Family Attached (SFA-A)	Cluster Products (SFD-C)
Garage Setback (3)								Rear/Motor Court Loaded (3): 3.5’ setback from alley/motor court 3.5’ side setback 18’+ if surface parking is provided b/w garage and alley 27’ minimum b/w opposing garages
Encroachments (4)	3’ into setback	3’ into setback	3’ into setback	3’ into setback	3’ into setback	3’ into setback	3’ into setback	3’ into setback
Building Height	30 ft.	30 ft.	30 ft.	30 ft.	45 ft.	45 ft.	45 ft.	30 ft.
Space Between Principal Buildings	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 feet 20’ when three units or more are attached together	7 ft.
Maximum Accessory Structure Height (11)	24’ pitched roof 20’ flat roof	24’ pitched roof 20’ flat roof	24’ pitched roof 20’ flat roof	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.

Notes:

- 1) Lots on elbows, knuckles and cul-de-sacs may be slightly less than minimum.
- 2) Lot coverage is calculated based on foundation area that is located under roof. This includes garage, covered carport, covered patios and covered porches.
- 3) Rear setbacks for rear-loaded garage: 18-foot minimum from alley if surface parking is provided between garage and alley, stub street or motor court. If no surface parking is provided, then the maximum setback will be 5 feet. Garages with a 3.5-foot to 5-foot setback may have living space above the garage at the same setback dimension as the garage.
- 4) Architectural projections such as media niches, bay windows, chimneys and other elements may project a maximum of 3 feet into any required front, rear or side setback areas. However, in no case shall such projection be closer than two feet to any property line. The length of such projections is limited to 25% of the length of the façade from which it projects. The projection may or may not be supported by the foundation. Architectural projections beyond exterior walls shall comply with the minimum building separation requirements set forth by the Goodyear Building Code.
- 5) Driveway widths will vary based on architectural character, orientation, access and may accommodate parking associated with the residence.
- 6) Use Benefit Easements (U.B.E.) can be utilized on adjacent properties for establishing private yards spaces.
- 7) All permanent structures are to remain outside of all public utility easements.
- 8) Side setbacks for living areas may be reduced to 5' when adjacent to a 10-foot landscape tract is present. Side setbacks for porches may be reduced to 0 feet when adjacent to a 10-foot landscape tract.
- 9) Rear setbacks may be reduced to 10' for no more than 50% of the first-floor elevation massing.
- 10) Rear setbacks for green court product: 10' to living, 5' to porch and 20-foot minimum building separation across green courts.
- 11) Any structure excluding rear loaded garages, over 12 feet in height will need to meet principal building setbacks.

DESIGN GUIDELINES

Design Guidelines shall be in conformance with the single-family residential requirements of Chapter 2 of the City of Goodyear Design Guidelines, except as modified by the following guidelines:

1. Enhanced collector roadway design – the collector roadway consists of a facility that promotes enhanced mobility with dedicated bike lanes and large shared use paths with generous landscaping setbacks that all exceed existing Goodyear collector roadway specifications.
2. Rear setbacks for rear-loaded garage: 18-foot minimum from alley if surface parking is provided between garage and alley, stub street or motor court. If no surface parking is provided, then the maximum setback will be 5 feet. Garages may have living space above the garage at the same setback dimension as the garage.
3. Architectural projections such as media niches, bay windows, chimneys and other elements may project a maximum of 3 feet into any required front, rear or side setback areas. However, in no case shall such projection be closer than two feet to any property line. The length of such projections is limited to 25% of the length of the façade from which it projects. The projection may or may not be supported by the foundation. Architectural projections beyond exterior walls shall comply with the minimum building separation requirements set forth by the Goodyear Building Code.
4. Z-lots are permitted in accordance with the City of Goodyear development standards and design guidelines.
5. Use Benefit Easements (U.B.E.) can be utilized on adjacent properties for establishing private yards spaces.
6. Side setbacks for living areas may be reduced to 5' when adjacent to a 10-foot landscape tract. Side setbacks for porches may be reduced to 0 feet when adjacent to a 10-foot landscape tract.
7. Rear setbacks may be reduced to 10' for no more than 50% of the first-floor elevation massing.
8. Rear setbacks for green court product: 10' to living, 5' to porch and 20' minimum building separation across green courts.
9. Any primary structure, excluding rear loaded garages, over 12 feet in height will need to meet principal building setbacks.
10.
 - a. Amenity – Privately maintained park spaces at least 30% greater in area than the required minimum usable open spaces is provided with a centrally-located Community Park of 6 acres in addition to planned pocket parks in Parcel's D and E which will be greater or equal to 6.5 total acres (per Goodyear Zoning Ordinance 3-2-3 (D)(d) i. 2).
 - b. Connectivity –
 - i. Smaller block lengths - The maximum block length within parcels D & E shall be a maximum of 660 feet.
 - ii. This site is considered an infill development site as it is currently surrounded on all 4 sides by existing development and there is easy and convenient access to schools, trails and commercial services.
 - iii. Additional connectivity elements – The community collector roadway promotes enhanced bicycle and pedestrian connectivity within Sun DS Farms by establishing striped bike lanes and oversized, detached sidewalks/shared use

paths that exceed the City's collector roadway standards. Internal community connectivity is also enhanced with mid-block pedestrian connections and paseos connecting to open spaces.

c. Streetscape –

- i. A detached sidewalk with a minimum planter strip of 5.5 feet will be utilized in on the community collector roadway and other select local streets in Sun DS Farms.
- ii. Shared or Clustered Driveways – for cluster or alley loaded products, driveways will be paired so that there is a single curb cut providing access to two houses minimum and the total width of the paired driveway is not greater than 20-feet.
- iii. Alley loaded – alley loaded housing product types will utilize alley loaded garages.

The Design Guidelines listed herein are intended to implement desirable design concepts for land planning of all residential parcels.

Sun-DS Farms Final PAD Amendment Phasing Plan



Development of Shall trigger obligations to construct	
Parcel:	segments:
A	A, B, I, J, K, L, N
B	B, C, D, I, J, L, M, N
C	B, C, H, I, J, K, L OR E, F, G, H, I, J
D	E, F, G
E	C, D, E, G, H, I
A and B	A, B, C, D, I, J, K, L, M, N
A and C	A, B, C, D, H, I, J, K, L, N OR A, B, E, F, G, H, I, J, K, L, N
B and C	B, C, D, H, I, J, K, L, M, N

*Segments C and D on Estrella Parkway will either construct 3rd lane or provide development impact fee



Note:
Phases and corresponding acreages shown are illustrative only. The timing and sequence of any identified phase is subject to change based on market conditions, other extenuating factors, and subject to approval by the City Engineering Department.

