

## SUN-DS FARMS PAD REVISIONS

## 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 Sun DS Farms Final PAD Regulatory Standards Book dated November 2018 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 was prepared in accordance with the provisions of Section 3-5 of the Goodyear Zoning Ordinance. The table below identifies the land uses under the Sun DS Farms Final PAD Regulatory Standards Book dated November 2018~~Final PAD Amendment:~~

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

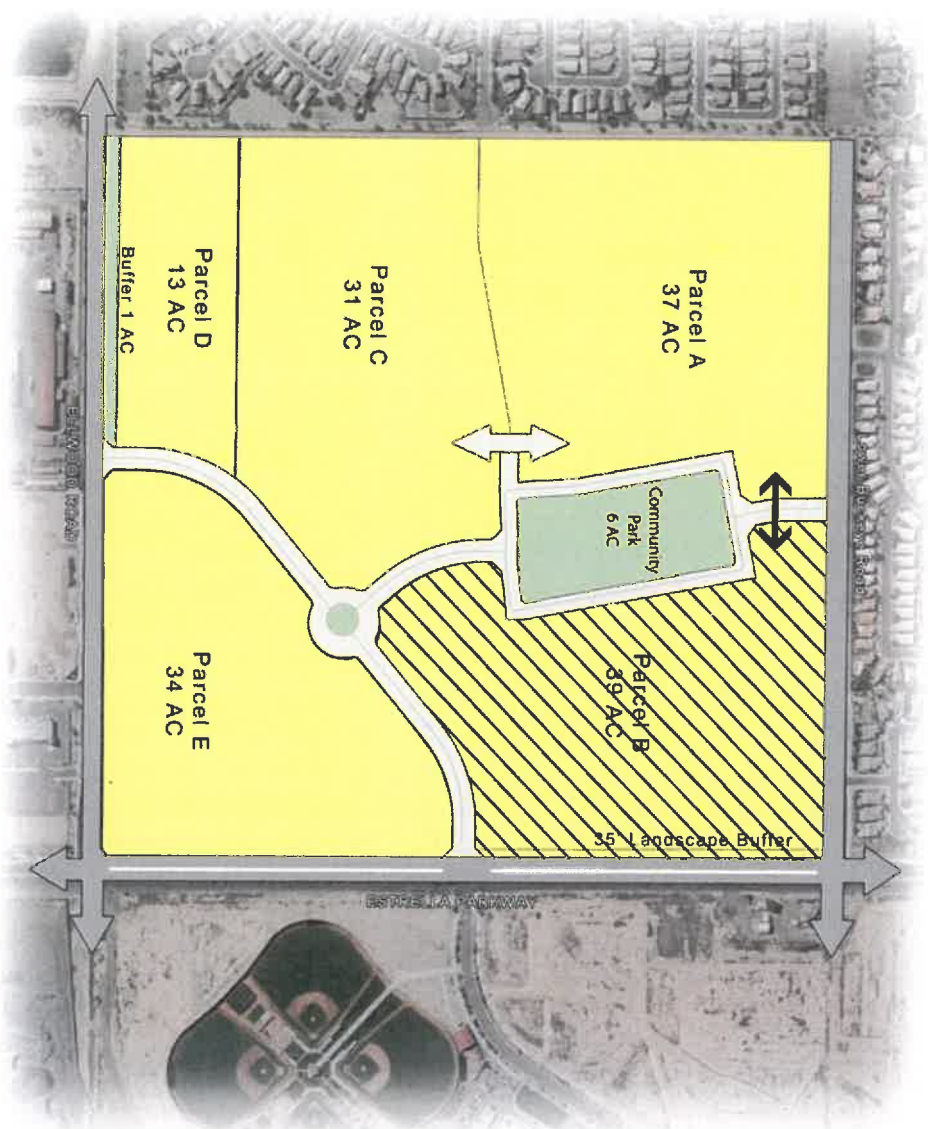
## PAD REGULATORY IMPACT

~~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 Sun DS Farms Final PAD Regulatory Standards Book dated November 2018 ~~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
	<b>Total</b>	<b>160 AC</b>

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

 Collector Streets

Note:  
Final ~~configuration~~ <sup>alignment</sup> of collector roads serving this project to be determined at preliminary plat stage.



## 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. 

and shall include

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).

shall be

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

# 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, K, L, M, N
C	B, C, D, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
D	E, F, G
E	C, D, E, F, 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.

