Vita at El Cidro Ranch – PAD Development Regulations

July 3, 2019

The Development Standards for Multi-Family zoning district MF-18 shall apply to this development except as expressly modified below.

Standards	Requirements
Maximum Density (Gross)	12 du/ac
Maximum Height	23 ft.
Accessory Building Max. Height	12 ft.
Maximum Building Coverage	25%
Perimeter Setbacks (Min.) Front (Elwood St.) Rear Yard (north) Street Side (Cotton/303) Street Side (169th Ave.) Building Separation	 30 ft. 100 ft. 30 ft. 20 ft. 10 ft.
Recreational Open Space (Min.)	400 sf/du
Minimum Private Open Space	200 sf/du
Minimum Private Backyard Depth: Min. Private backyard depth for perimeter units:	6 ft. 10 ft.
Minimum Total Landscape Area	+/- 40%

Additional Regulations:

1. Primary and accessory uses on the property shall be those permitted within the MF-18 district.
2. 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;
3. All development on the property is subject to Site Plan review.
4. A pedestrian gate and path shall be provided to the north to encourage pedestrian connectivity, subject to an approved access easement provided by the Western Area Power Administration.
5. At a minimum, one tree shall be planted in the backyard of each unit.
6. The development shall be in substantial conformance with the Conceptual Land Plan dated May 15, 2019, attached hereto.
7. The development shall be in general conformance with the conceptual elevations dated April, 2019, attached hereto.



LAND PLAN SUMMARY

SITE AREA: ≈ 21.90 ACRES
(INCLUDES OHE EASEMENT

UNITS: 228 (10.41 DU/ACRE)
- STUDIO UNITS : 42 (18%)
- 1 BEDROOM UNITS: 72 (31%)
- 2 BEDROOM UNITS: 114 (51%)

REQUIRED PARKING: 405 SPACES
PROVIDED PARKING: 432 SPACES
- UNCOVERED: 164 SPACES
- COVERED: 228 SPACES
- GARAGES: 40
(10' X 20' GARAGES)
- STORAGE UNITS: TO BE BUILT INTO THE ENDS OF THE GARAGE STRUCTURES (3) EACH END. TOTAL QUANTITY: 60

- ACCESSIBLE: 8 SPACES
LOCATIONS TO BE DETERMINED.
MAY BE COVERED/UNCOVERED.

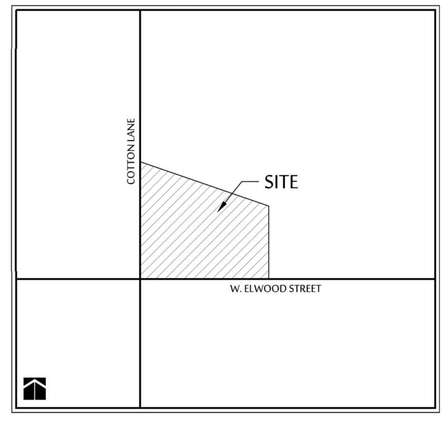
LEGEND

STUDIO UNIT

1 BEDROOM UNIT

2 BEDROOM UNIT

VICINITY MAP



MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

VITA COMMUNITIES

VITA AT EL CIDRO RANCH

CONCEPTUAL LAND PLAN

NEC OF COTTON LANE AND ELWOOD STREET - GOODYEAR, AZ

MAY 15, 2019

SCALE: 1"=50'-0"

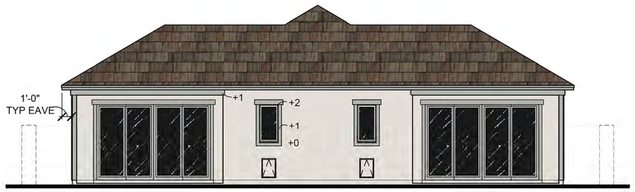
0' 25' 50' 100' 150'

NORTH



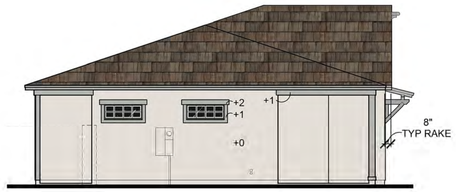
Right Elevation

Elevation A - Cottage 1/8" = 1'-0"



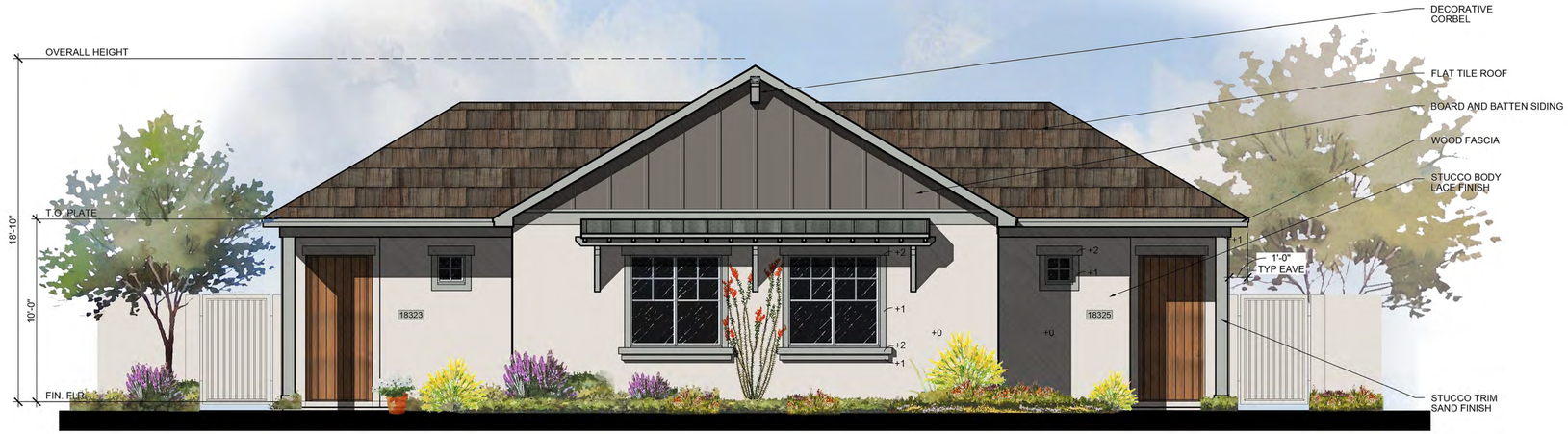
Rear Elevation

Elevation A - Cottage 1/8" = 1'-0"



Left Elevation

Elevation A - Cottage 1/8" = 1'-0"



Front Elevation

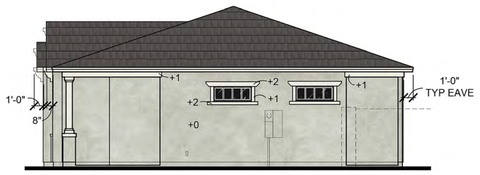
Elevation A - Cottage 1/4" = 1'-0"

Plan 1 - Cottage Elevation | 1 and 2 Family Rental Units

6-19-2019

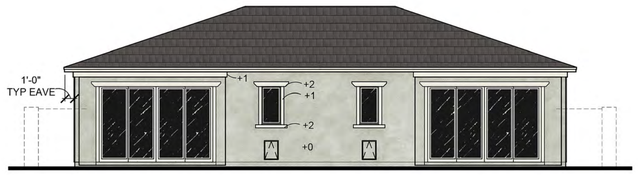
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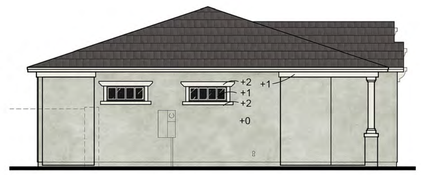
Right Elevation

Elevation B - Craftsman 1/8" = 1'-0"



Rear Elevation

Elevation B - Craftsman 1/8" = 1'-0"



Left Elevation

Elevation B - Craftsman 1/8" = 1'-0"



Front Elevation

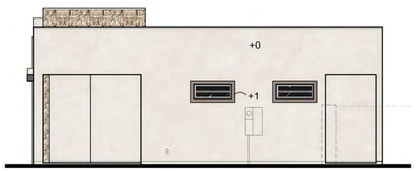
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Plan 1 - Craftsman Elevation | 1 and 2 Family Rental Units

6-19-2019

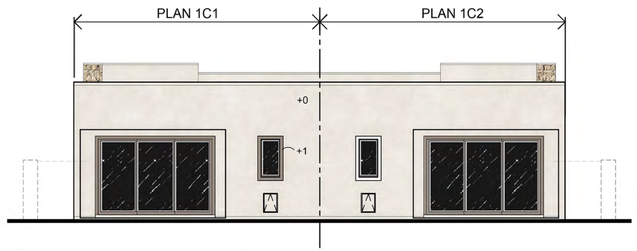
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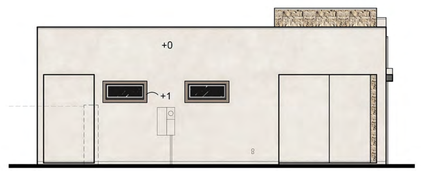
Right Elevation

Elevation C - Modern 1/8" = 1'-0"



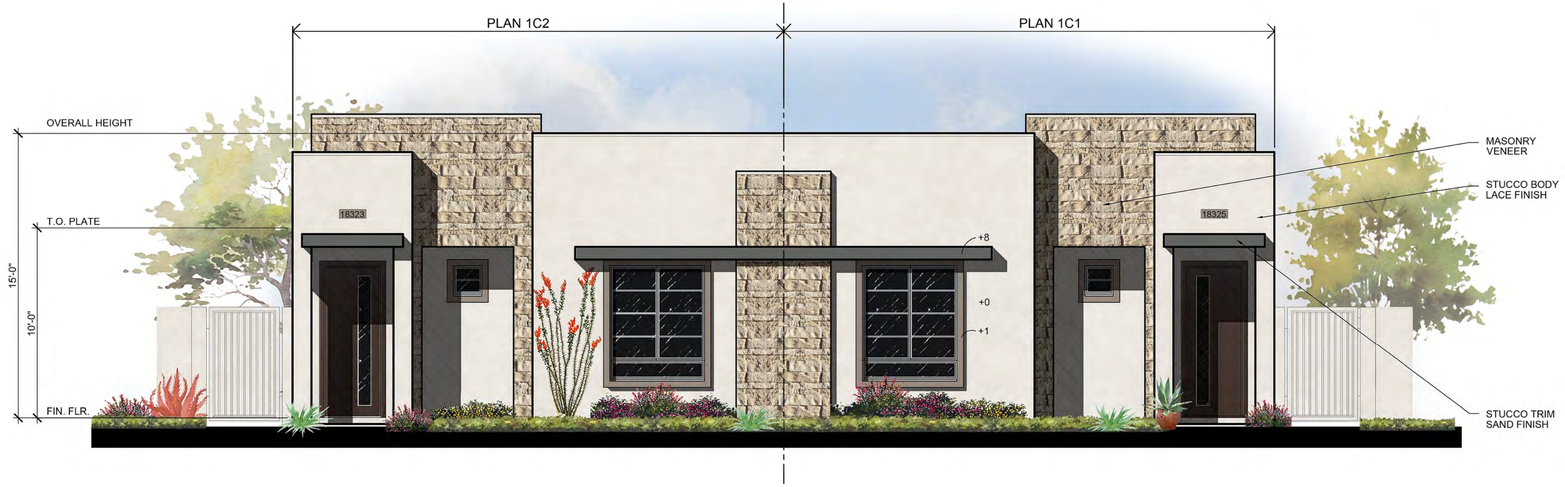
Rear Elevation

Elevation C - Modern 1/8" = 1'-0"



Left Elevation

Elevation C - Modern 1/8" = 1'-0"



Front Elevation

Elevation C - Modern 1/4" = 1'-0"

Plan 1 - Modern Elevation | 1 and 2 Family Rental Units

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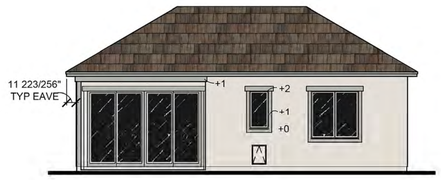
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Right Elevation

Elevation A - Cottage 1/8" = 1'-0"



Rear Elevation

Elevation A - Cottage 1/8" = 1'-0"



Left Elevation

Elevation A - Cottage 1/8" = 1'-0"



Front Elevation

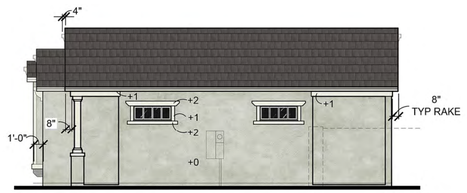
Elevation A - Cottage 1/4" = 1'-0"

Plan 2 - Cottage Elevation | 1 and 2 Family Rental Units

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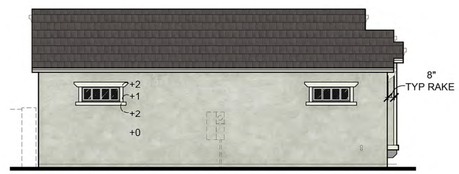
Right Elevation

Elevation B - Craftsman 1/8" = 1'-0"



Rear Elevation

Elevation B - Craftsman 1/8" = 1'-0"



Left Elevation

Elevation B - Craftsman 1/8" = 1'-0"



Front Elevation

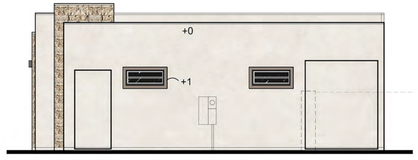
Elevation B - Craftsman 1/4" = 1'-0"

Plan 2 - Craftsman Elevation | 1 and 2 Family Rental Units

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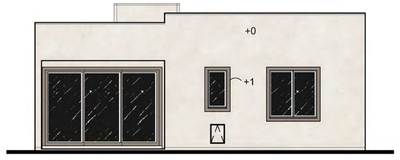
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Right Elevation

Elevation C - Modern 1/8" = 1'-0"



Rear Elevation

Elevation C - Modern 1/8" = 1'-0"



Left Elevation

Elevation C - Modern 1/8" = 1'-0"



Front Elevation

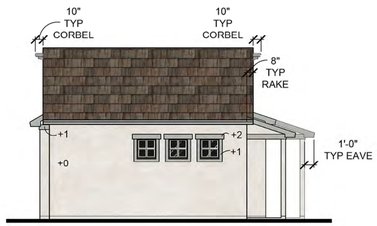
Elevation C - Modern 1/4" = 1'-0"

Plan 2 - Modern Elevation | 1 and 2 Family Rental Units

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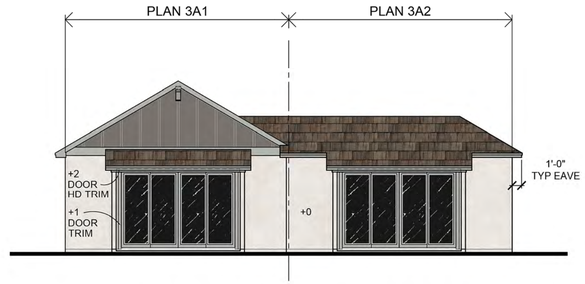
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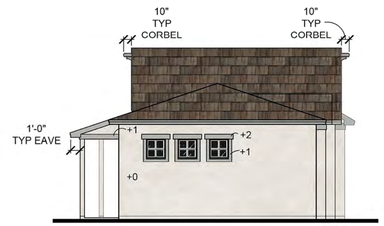
Right Elevation

Elevation A - Cottage 1/8" = 1'-0"



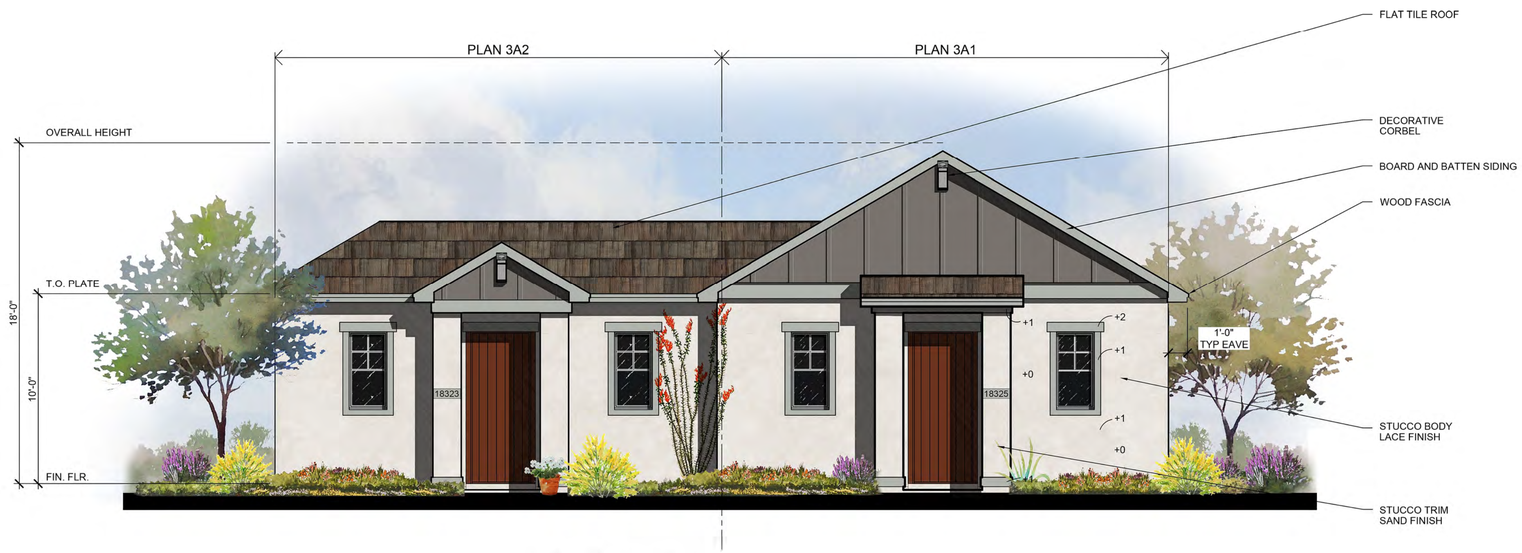
Rear Elevation

Elevation A - Cottage 1/8" = 1'-0"



Left Elevation

Elevation A - Cottage 1/8" = 1'-0"



Front Elevation

Elevation A - Cottage 1/4" = 1'-0"

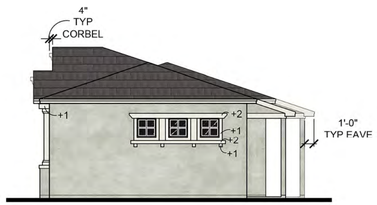
Plan 3 - Cottage Elevation | 1 and 2 Family Rental Units

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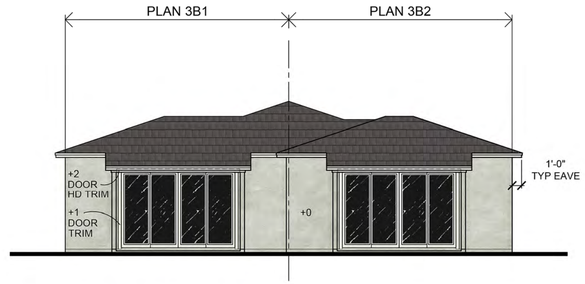
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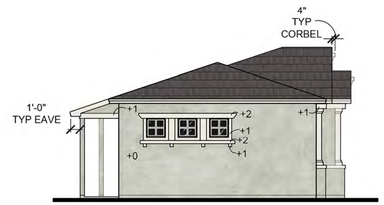
Right Elevation

Elevation B - Craftsman 1/8" = 1'-0"



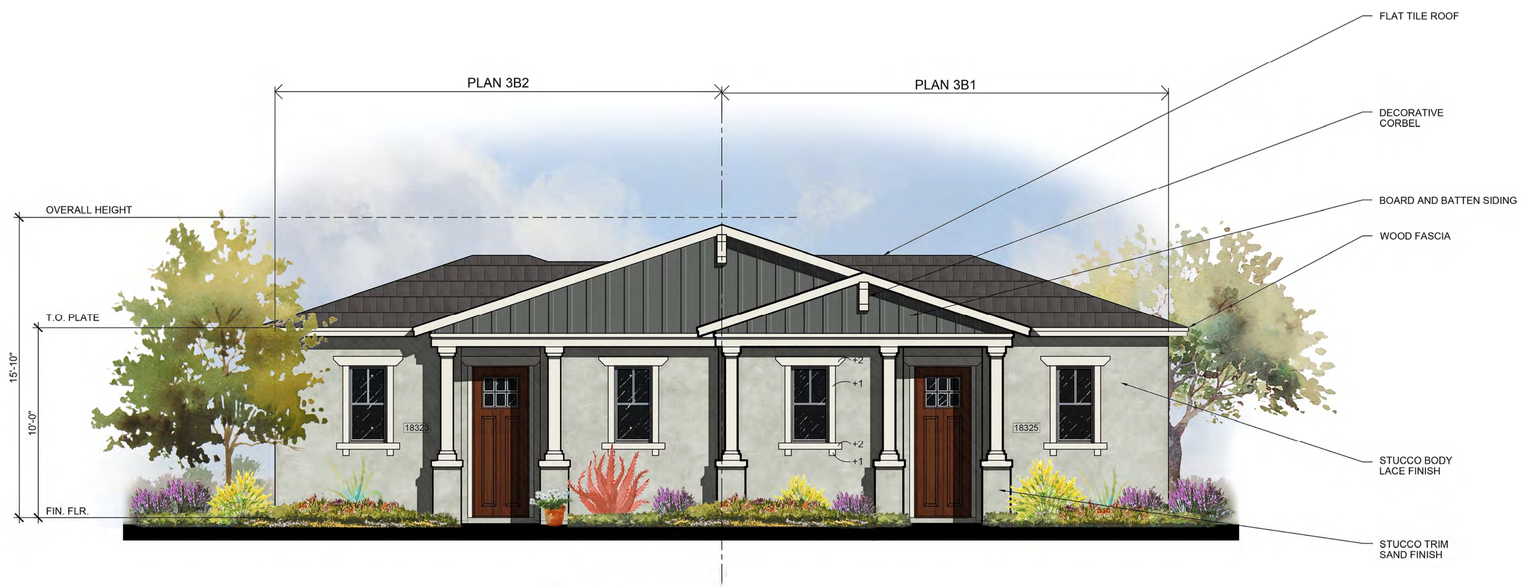
Rear Elevation

Elevation B - Craftsman 1/8" = 1'-0"



Left Elevation

Elevation B - Craftsman 1/8" = 1'-0"



Front Elevation

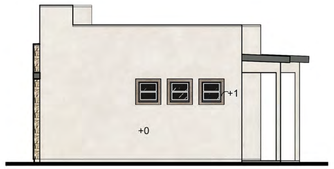
Elevation B - Craftsman 1/4" = 1'-0"

Plan 3 - Craftsman Elevation | 1 and 2 Family Rental Units

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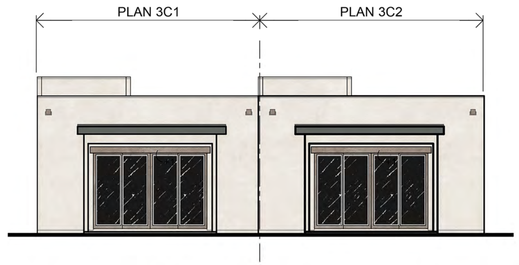
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Right Elevation

Elevation C - Modern 1/8" = 1'-0"



Rear Elevation

Elevation C - Modern 1/8" = 1'-0"



Left Elevation

Elevation C - Modern 1/8" = 1'-0"

Front Elevation

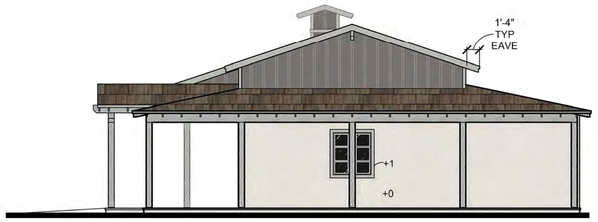
Elevation C - Modern 1/4" = 1'-0"

Plan 3 - Modern Elevation | 1 and 2 Family Rental Units

6-19-2019

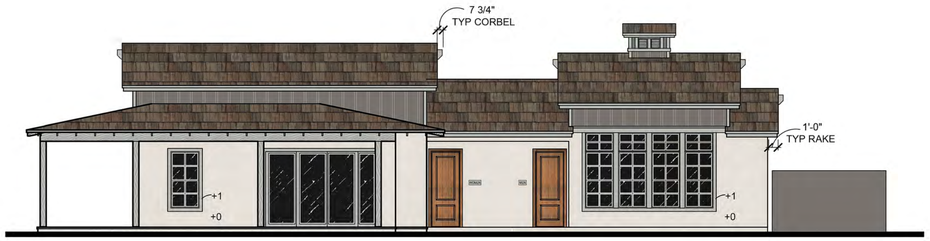
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Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

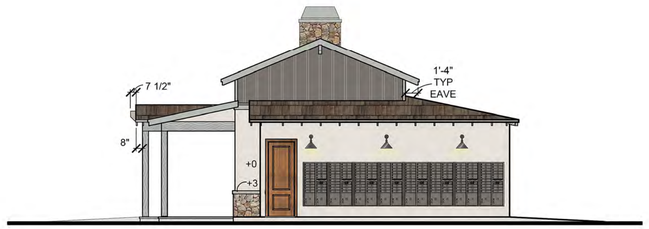
1/4" = 1'-0"

Residence Club Building | One & Two Family Rental Community

6-19-2019

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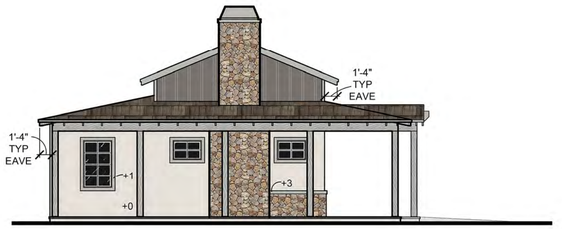
Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

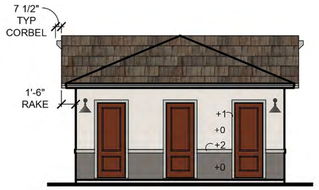
Leasing Office | One & Two Family Rental Community

6-19-2019

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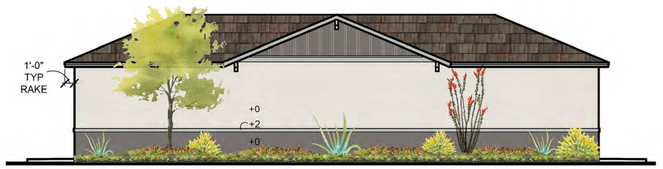
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Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

Garage / Storage Building | One & Two Family Rental Community

6-19-2019

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