

Exhibit A

District at Civic Square | Planned Area Development Overlay

Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance. The District at Civic Square Planned Area Development (“PAD”) overlay is based on the standards of the MF-24 Zoning District, but modified where appropriate to encourage an attractive, urban design that complements the intensity of the Civic Square. The following standards shall apply to the District at Civic Square PAD. Where this section is silent on a standard or requirement, the applicable section of the City of Goodyear Zoning Ordinance shall apply.

Permitted Land Uses: The uses permitted within the District at Civic Square PAD Overlay are those uses allowed in the MF-24 District.

Development Standards:

Standard	District at Civic Square PAD Overlay
Maximum Density	39 dwelling units per acre
Maximum Building Height	60 feet
Maximum Building Height - Accessory Structures	12 feet
Minimum Separation Between Buildings	10 feet
Minimum Net Site Area	400,000 square feet
Recreational Open Space Requirement	150 square feet per dwelling unit
Building Setbacks	
Front	10 feet
West Side	5 feet
North Side	10 feet
East Side	5 feet*
Parking	
Minimum Parking	**A minimum of 590 parking spaces shall be provided 1 parking space per studio unit 1.5 parking space per one-bedroom unit 1.5 parking spaces per two-bedroom unit 1 guest parking space per 10 units

* Patios may be located within 0 feet of the property line.

** Off-street parking and loading shall comply with Article 6 of the Zoning Ordinance except as modified by the Development Standards table. A parking plan addressing parking management shall be submitted and approved with the Site Plan. All parking shall adhere to the approved parking plan. Parking spaces may be side-by-side or tandem.

Architecture: The design shall comply with the City of Goodyear Design Guidelines in effect at the time of development with the following enhanced standards.

- Buildings shall consist of a minimum of three high-quality building materials for visual

interest such as, but not limited to: stone veneer, standing seam metal siding, brick veneer, and/or stucco

- Ground floor façades facing south, adjacent to Monte Vista Road, and east, adjacent to Bullard Wash, shall not extend for more than 30 feet without being interrupted by a change in color, material, texture, or an architectural feature such as, but not limited to, a window, shade awning, or pop-out
- Building elevations facing south, adjacent to Monte Vista Road, and east, adjacent to Bullard Wash shall consist of a minimum of four colors and include vertical elements to create interest
- Building design shall incorporate four-sided architecture
- Resident balconies and patios shall be shaded

Landscaping: Landscaping shall comply with Article 5-1 of the Zoning Ordinance.

- Landscaping materials shall consist of a drought-resistant plant palette
- To encourage variety and visual interest, the landscaping palette shall include a minimum of four different species each of trees, shrubs, accents, and ground covers

Amenities: Amenities shall comply with Article 3-5-5 of the Zoning Ordinance, with the following additional enhanced amenities.

- Minimum 9,500-square-foot clubhouse/leasing office
- Resort-style pool surrounded by drought-resistant landscaping
- Shaded seating areas
- Dog park and dog washing station
- Fitness center
- Outdoor barbeque areas
- Turf areas

Connectivity: The following enhanced pedestrian connections shall be provided.

- A minimum of two secure pedestrian connections shall be provided to the Bullard Wash. Ground floor residences adjacent to the Wash shall feature private patios with gates to allow residents to access the pedestrian connection
- Pedestrian connections through the parking lot or drive aisles shall be clearly marked
- Ground floor units adjacent to Monte Vista Road shall feature private patios with gates to allow residents to access the sidewalk
- In select locations, shaded pedestrian bridges shall provide a connection between buildings

Signage: Signage shall comply with Article 7 of the Zoning Ordinance. The development shall bear the name of the area such as “<Multifamily Project Name> at Civic Square” or “<Multifamily Project Name> at Estrella Falls” to retain continuity with the overall neighborhood and area.

Walls and Fences: Walls and fences shall comply with Article 5-2 of the Zoning Ordinance, with

the following enhanced standards.

- Perimeter walls/fences located along the eastern property line, adjacent to Bullard Wash, shall be view fencing. The solid portion of the wall shall be a maximum of 3 feet in height, except where screening of mechanical equipment and trash enclosures.

Parking: Off-street parking and loading shall comply with Article 6 of the Zoning Ordinance, with the following exceptions and standards.

- Tandem parking may be provided on site.
- Each of the two parking spaces within each tandem parking space shall be reserved to the same dwelling unit.
- A maximum of sixty-seven (67) one-bedroom units may be assigned to garages with remainder assigned to two-bedroom units to ensure adequate parking.
- Tandem spaces shall be marked with signage to indicate that they are reserved.

Lighting: Lighting shall comply with Article 5-1 of the Zoning Ordinance.