VILLAGES AT PEBBLE CREEK

Planned Area Development (PAD)

Amendment to the Palm Valley Phase VIII PAD

Approximately 15.24 gross (14.53 net) acres located at

SWC of Pebble Creek Parkway and Virginia Avenue

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Villages at Pebble Creek

PAD Amendment

Approximately 14.53 net acres

West of the SWC of Pebble Creek Pkwy and Virginia Ave, Goodyear, Arizona

A. Executive Summary

This firm represents Villages at Pebble Creek (the "Applicant") in its request to amend the Palm Valley Phase VII Planned Area Development (the "PAD") as it relates to 15.24 gross acres located at the southwest corner of Pebble Creek Parkway and Virginia Avenue in Goodyear, Arizona (the "Property"). See an Aerial Map of the Property at **Exhibit 1.**

The Property has been zoned Planned Area Development (PAD) to allow General Commercial (C-2) development since 2005. Following the downturn in the economy, and the change in market demands, the Applicant seeks to amend a portion of the Palm Valley Phase VIII PAD to permit 184 single story, detached and semi-attached residences. Although the site is zoned for commercial uses, the site has remained vacant since the PAD zoning approval in 2005 and the Pebble Creek Master Plan in 1989.

This is a request for a Major Amendment to the PAD to change the designated land use for the Property from Mixed Use Commercial ("MUC") to High-Density Residential ("UR/H"). The requested development standards for the proposed development will largely mirror those found in the Multi-family ("MF-18") zoning district, with certain standards tailored to meet the needs of the project and the surrounding community. Although MF-18 permits density up to 18 dwelling units per acre, this PAD amendment caps the density at 184 units (12.07 Du/Ac). The proposed land use designation and development standards have been thoughtfully crafted to provide the City of Goodyear with a high-quality residential community that matches the identity of the neighborhood and complements the character of the area.

The proposal seeks to develop a new residential community that offers for lease, single-family units with private outdoor patio spaces. Retirees, empty nesters, and millennials are looking for a less burdensome lifestyle that is more "lock-and-leave" and does not require the typical maintenance of traditional living. Additionally, residents are looking for a diversity of housing that can accommodate a variety of lifestyles and transitions.

Villages at Pebble Creek is a community where residents can live free of the maintenance and obligations of traditional homeownership. This housing option has gained tremendous popularity in the recent years and serves an emerging market segment. The vision for Villages at Pebble Creek is to create a unique urban living environment that caters to a variety of lifestyles. The community aims to provide convenient access to services, employment opportunities and amenities. The proposed plan will create an intimate community designed to foster connections and caring relationships amongst other residents. This creative housing option reflects a growing change in the way consumers see housing choices following the period of economic turmoil that impacted the housing market.

1. <u>About the Product</u>

   People view homeownership differently today and are choosing convenience and amenities rather than ownership. The proposed development provides a housing option, in a professionally-managed

community, that offers the independence and privacy of a single-family community but without the maintenance obligations of home ownership. The proposed development brings together the best attributes of single-family homes and multi-family apartments in an innovative leased-home neighborhood called Villages at Pebble Creek.

Villages at Pebble Creek will be a gated community with controlled access points on Virginia Avenue to the north and Pebble Creek Parkway via Harvard Street to the east. The proposed development will offer a total of 184 homes in 1, 2, and 3-bedroom configurations with floor plans ranging from 655 square feet to 1,313 square feet. The 2-bedroom and 3-bedroom homes within the community will be detached, and the 1-bedroom homes will be organized in a duplex-style configuration.

Every home in the community will be single-story in a modern, open floor plan design with high ceilings, abundant natural light, and a private outdoor patio or backyard. Each home will incorporate energy efficient design and construction, and will feature high-end finishes and appliances. The homes will be designed in a desert bungalow style, utilizing pitched roofs and clustered architectural themes to create a unique residential environment. Large, covered entryways and tree canopies will provide extensive shade throughout the development.

The homes will be arranged around a central open space greenbelt and walkway with pocket parks at each end. The indoor amenity area and pool are located at the southern end of the neighborhood, creating a gathering place for residents and cultivating a sense of community in Villages at Pebble Creek. Parking for residents and guests will be provided within a looped private drive for convenient access to each residential unit. The proposed parking plan creates a sense of community by focusing the residential units on landscaped common courtyard areas rather than solely on vehicle access to each unit, as is the case with traditional auto court and garage-centric designed communities. The drive includes four chicanes intended to create pedestrian friendly walkways across the drive aisle leading to the open space areas from the outer units.

B. Project Overview

1. Request

This application requests an amendment of 14.53 net acres of the Palm Valley Phase VIII PAD, which the City of Goodyear approved for the Property in 2005. The Property has never been developed and likely never will be with the current Mixed Use Commercial zoning designation**.**

This application requests a change to the PAD land use designation for the Property from Mixed-Use Commercial (MUC), required to be developed using the Goodyear Zoning Ordinance Commercial (C-2) zoning district. See Zoning Map at **Exhibit 2**. The requested land use designation for the Property is Multi-Family Residential (UR/H), required to be developed under Goodyear Zoning Ordinance Multi-Family (MF-18) zoning district, with deviations from development standards as noted in this PAD to allow the development of a high quality, single story residential development.

2. Site Location/Existing Conditions

The Property is located on the south side of Virginia Avenue, just west of Pebble Creek Parkway, as depicted in the Aerial Map at **Exhibit 1**. The 14.53 net acre site is adjacent to single-family residences zoned Single-Family Residential (R1-10)/PAD to the west, buffered by a private greenbelt; vacant land zoned for General Commercial on the east side of Pebble Creek Parkway; vacant land zoned

Neighborhood Commercial/PAD to the south; and a private park serving adjacent single family residences to the north. This development will act as a buffer between the single-family residential community to the west and a busy arterial street to the east.

3. Design/Community Concept

This gated community includes 184 leased residential units comprised of one, two and three bedrooms. The proposed design includes a portion of the homes that are centered around a common area open space greenbelt and walkway with pocket parks at each end. The residential homes that are located along the east and west property lines are also centered around common open space areas. All of the units are single-story and feature private outdoor patios and backyards, high-end finishes and appliances, high ceilings with natural light, open and spacious floor plans, and energy efficient design and construction. The leasing office, prospective tenant parking, indoor community amenity area and pool are located near the south entrance on Harvard Street. Parking is provided throughout the development which include uncovered, covered, garage, and accessible spaces.

4. Architectural Design/Theme

The Villages at Pebble Creek development is designed with a "neighborhood community" theme, where residents can enjoy a friendly neighborhood environment. The homes are arranged in architectural clusters to encourage interaction, while also maintaining personal privacy. The design of the homes are in a "desert bungalow" style. This style includes a variety of pitched roofs that create a more residential aesthetic than flat roofs and better compliments the architecture of the surrounding community. Each home is single story in scale and is colorized in various desert tones that are seen elsewhere in the area. Extra care was also taken to ensure that each home had a deep, shaded entry to shelter from the desert sun. Additionally, the cluster of entries and tree canopies allows for extra shading. It is intended that each cluster of homes would be themed to provide continuity, while also having a diversity of desert colors with each adjacent cluster.

C. General Plan Conformance

The City of Goodyear 2025 General Plan (the "General Plan") designates the property as "Neighborhood". Virginia Avenue is classified as an "Arterial". See the Land Use and Transportation Map at **Exhibit 3**.

The proposed mixed use development is supported by the following goals, policies and objectives of the General Plan.

Physical Growth and Development - Goal GD-1 - A compatible mix of land uses that fosters a quality community, with livable and safe neighborhoods, a healthy population, a strong economy, and a sustainable environment.

Objective CC-5-1. Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.

Policies: (b) Provide for and encourage a wide variety of housing products to suit the needs of existing and future residents; (f) High density residential should locate near commercial uses.

The proposed PAD is compatible with area neighborhoods and is supported by the underlying General Plan land use designation. High quality developments help the city improve quality of life and economically healthy

community. The proposed development will serve as a transition between the adjacent single-family residential and a high-traffic arterial street, eliminating the possibility of commercial uses being located directly adjacent to existing single-family residences. This PAD provides housing diversity and acts as appropriate buffer that meets the land use hierarchy called for by the General Plan.

Physical Growth and Development – Goal GD-2 – Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.

Objective GD-2-2. Focus new growth in the City's designated growth areas to effectively utilize resources, minimize operation and maintenance costs, and attract and efficiently provide new services such as transit and entertainment opportunities.

Policies: (b) Promote development within the City's designated growth areas first, as follows: Areas within the impact fee areas as identified by the Infrastructure Improvement Plan (IIP); Areas within targeted job centers such as the Loop 303 Corridor, Interstate 10 Corridor, Phoenix-Goodyear Airport, the MC-85 Corridor, and the Bullard Corridor; Areas within any City-adopted Redevelopment Area; Areas within the Transit Oriented Development Overlay; Areas within ¼ mile of existing residential subdivisions and; Areas along existing interstates/freeways.

The proposed project activates a vacant parcel that has been passed over repeatedly for development as a mixed-use project under its current zoning and entitlements. Phase VIII of the Palm Valley PAD was approved by the City of Goodyear in 2005, at which time the Property was designated for commercial uses. The surrounding single-family subdivisions in Phase VIII, on the other hand, developed rapidly and continue to flourish.

Villages at Pebble Creek will effectively utilize an unused parcel in the heart of one of the City of Goodyear's growth areas. The twelve years that have passed since the Property was designated for commercial uses adequately illustrate the need for a PAD amendment that will facilitate the development of a new housing product that is both high quality and in demand. Villages at Pebble Creek will attract new residents to live and work in Goodyear and contribute to its continued economic growth.

Additionally, this development will infuse new residents into Goodyear to support the future development of the Estrella Falls Regional Mall, and provide additional residential options for existing Goodyear residents. More importantly, it will continue the tradition of quality development in Palm Valley on a parcel that has remained vacant since the master plan for the area was approved nearly 30 years ago.

Community and Cultural Development – Goal CC-1 – Vibrant and complete neighborhoods recognized as being people and family-friendly, each with their individual character yet connected and integrated into a cohesive Goodyear.

Objective CC-1-1. Create and foster complete neighborhoods.

Policy: (a) Promote the concept that all neighborhoods in Goodyear should be "complete neighborhoods" meaning they include: a range of housing options, the option to safely walk or bike to internal and external destinations, schools that meet the needs of the neighborhood, parks and other recreational facilities, neighborhood commercial centers, places of worship, a sense of place and community pride, places and spaces that encourage social interaction, accessibility for people of all abilities, access to healthy food, and other amenities identified as important by the neighborhood.

One of the Applicant's primary goals in the development of Villages at Pebble Creek is to provide existing and future residents of the City of Goodyear with a housing option that was not previously available. The Palm Valley PAD is largely comprised of vast neighborhoods of single-family homes. Aside from the two apartment complexes near the intersection of Encanto Boulevard and Bullard Avenue, there are no multi-family developments within miles of the Property. The proposed development offers a middle ground between traditional single-family homes and apartments, providing an option for prospective residents of Goodyear who are seeking the benefits of a single-family home without the long-term commitment of a mortgage. By providing this option, Villages at Pebble Creek increases the range of housing options offered in the Palm Valley neighborhood.

Additionally, Villages at Pebble Creek was designed with walkability in mind – both internally and externally. The walking paths, a central open space greenbelt, and pocket parks are intended to promote connectivity within the development, encouraging residents to enjoy their community on foot. The site plan will also incorporate external pedestrian connections to existing public sidewalks around the Property. From there, residents will be able to walk or bike to a number of recreational locations and commercial centers in the area, including the sprawling Portales Park, the Bullard Wash Park and Trail, and the Marketplace at Estrella Falls.

The proposed development is designed not only to provide and foster its own internal sense of place and community, but also to fill a gap in the greater Palm Valley neighborhood. Villages at Pebble Creek will attract new, productive residents to the community who will work, play, and thrive in Palm Valley, and help to create a more complete neighborhood.

Community and Cultural Development – Goal CC-2 - A diverse stock of high quality housing that meets the needs of all residents.

Objective CC-2-1. Provide diverse and quality housing products.

Policy: (a) Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.

The proposed PAD will provide Goodyear with needed multi-family residential leased housing options. This PAD provides a residential housing product that combines the benefits and amenities of single-family living with the convenience of a professionally-managed community that eliminates the residents' need to dedicate time and expense to property maintenance and homeowner's association fees. There is a growing number of renters due to a change in the way consumers see housing choices following the period of economic turmoil that impacted the housing market. This PAD aligns with the current market demands and provides a variety of residential options called for by the General Plan.

Villages at Pebble Creek will offer all the benefits of single-family home ownership without the hassle of maintenance or the long-term commitment of a mortgage. Residents will enjoy the amenities and property management services of a high-end multi-family development without the confines of apartment living. This innovative concept fills a previously unmet need in a housing market where the demand for single-family homes is declining and the barriers to home ownership are becoming increasingly more difficult to overcome.

D. School Impact Analysis

Column A	Column B	Column C	Column D
School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary (K-8) Agua Fria Union High School District	184	0.30 Students/Unit	55.2
High School Agua Fria Union High School District	184	0.19 Students/Unit	34.96
Total	184		90.16

E. Zoning and Land Use

The Property is zoned Planned Area Development (PAD) with a land use designation of Mixed-use Commercial / General Commercial (C-2). The Property is adjacent to single-family residences zoned Single-family Residential (R1-10)/PAD to the west, buffered by a private greenbelt; vacant land zoned for General Commercial to the east; vacant land zoned Neighborhood Commercial/PAD to the south; and a private park serving adjacent single family residences to the north. This development will act as a buffer between the single-family residential community to the west and Pebble Creek Parkway to the east.

Existing Land Uses and Zoning		
	Land Use	**Zoning**
Property	**Vacant**	**PAD - Mixed-Use commercial (General Commercial - C-2)**
North	**Open Space / Park and Single Family Residential**	**PAD (Single Family Residential 0-6 du/are)**
East	**Vacant**	**General Commercial – C-2**
South	**Vacant**	**PAD – High Density Residential (MF-18)**
West	**Single Family Residential**	**PAD - Single Family Residential (R1-10)**

F. Infrastructure

1. Off-Site Improvements

Along the north side of the parcel is Virginia Avenue which is fully improved, and is classified as an arterial in the City of Goodyear Transportation Master Plan dated June 12, 2014. To the west, the

roadway curves to the south and becomes Sarival Avenue, with an interchange at I-10. To the east, it intersects with Pebble Creek Parkway and Bullard Road. Along the frontage of the proposed project, Virginia Avenue is located within a 110-foot-wide right of way and is constructed with 2 travel lanes in each direction, a center median, with street lights and sidewalks on each side. Along the south side of Virginia Avenue across the project frontage, there is a 10 foot Public Utility Easement and 25 foot Storm Drain Easement adjacent to the right of way.

As Virginia Avenue approaches the intersection with Pebble Creek Parkway, the right of way expands to 130 feet wide and the roadway has been constructed to include dedicated right and left turn lanes. A traffic signal has also been installed at the intersection.

Pebble Creek Parkway lies to the east of the project, and is classified as a Scenic Arterial. It connects with Indian School Road to the north and I-10 to the south. It becomes Estrella Parkway south of I-10 and continues south for several miles.

Pebble Creek Parkway is a fully improved roadway with three travel lanes and a bike lane in each direction, a center median, dedicated right and left turn lanes, with street lights and sidewalks on each side of the roadway. There is a bus pad and turn out constructed on the west side of the roadway just south of the intersection with Virginia Avenue. The Pebble Creek Parkway and Virginia Avenue intersection is fully improved with dedicated right and left turn lanes, and is signalized. No improvements to Pebble Creek Parkway are anticipated with this project.

The proposed project would utilize the Harvard Street intersection at Pebble Creek Parkway as the primary entrance. The intersection is signalized, the west leg has been constructed with curb returns and sidewalk ramps, and is currently a “street stub” with planned future roadway extension. Harvard Street will be extended from Pebble Creek Parkway to the project site within a shared driveway easement across the undeveloped parcel, and will be the main public and emergency access to the project and the leasing office.

The proposed project would also construct a secondary gated entrance located on Virginia Avenue, approximately 650 feet west of the Pebble Creek Parkway / Virginia Avenue intersection. This entrance is intended to be for residents living within the community and as an emergency access. The median will be modified to allow left turns from Virginia Avenue into the site while still restricting left turns out of the site onto Virginia Avenue. A median break and dedicated turn lane(s) at this location are the only improvements to Virginia Avenue that may be required for the development.

2. <u>Grading and Drainage</u>

This site located in an area designated as Flood Zone X according to the FEMA Flood Insurance Rate Maps. The site is not located within a floodplain. Facilities have been constructed around the site to carry offsite drainage flows away from the site, so there are no offsite drainage impacts to the site.

Some grading and stockpiling has occurred on the site as part of the Pebble Creek and Palm Valley developments. At one time, a temporary retention basin was constructed on the site to retain storm water runoff from Virginia Avenue. The temporary basin has been replaced by a permanent retention basin south of the site, and south of Monte Vista Road. Storm drains were constructed as part of

Palm Valley Phase 8 to collect the storm water that used to flow to the temporary basin and carry the drainage flows to the new, permanent basin.

There is a large graded stockpile on the east side of the site, extending south of the south boundary. It is approximately 8 feet high. The remaining portion of the site is relatively flat, but it slopes generally to the south at less than 0.5%.

The proposed project will be designed to retain onsite storm water per the City of Goodyear requirements. The majority of the storm water will be directed to and retained in underground storage tanks that will be installed below the parking lot and open space areas. The ultimate outfall will be at the southeast corner of the site, which is consistent with historic drainage patterns. Finished floors for all buildings will be set at an elevation above the ultimate outfall and above onsite retention and storm water flow elevations in accordance with the City of Goodyear requirements.

3. Water and Waste Water

The site is located within the Liberty Utilities water and wastewater service areas. Liberty Utilities has infrastructure adjacent to the site that is able to serve the project. The development will enter into agreements with Liberty Utilities to provide the necessary water and wastewater capacity to serve the project.

Liberty Utilities owns an existing 16-inch diameter water line located in Pebble Creek Parkway and a 12-inch diameter water line in Virginia Avenue. There is an 8-inch water line stub out at Harvard Street from the 16-inch line in Pebble Creek Parkway. An extension from this existing 8-inch water stub out, and a new water line connection to the 12-inch line in Virginia Avenue, will be constructed and looped through the new development in order provide water service to the site. This new water line will be designed to meet the water demand and fire flow requirements for the proposed development. The water lines and fire lines within the development will be private, and will be constructed to meet the City of Goodyear adopted building codes.

Liberty Utilities owns a 12-inch sewer line in Pebble Creek Parkway, which originates from the south and terminates at a manhole located in the Harvard Street intersection. There is an 8-inch sewer main stub to the west from that manhole. The proposed development will extend that 8-inch sewer line to the property to accept the wastewater from the site. Within the gated community, the sewer line will be privately owned and will be constructed to meet the City of Goodyear adopted building codes.

G. Development Standards

It is the purpose and intent of the provisions defined within this PAD to promote the development of a unique single-family rental community. The provisions of this PAD will ensure compatibility with surrounding properties. The Villages at Pebble Creek development standards and design guidelines are reflective of a new concept for medium density residential living in detached and semi-detached homes that provide both private outdoor areas and common open space areas.

Development of the Villages at Pebble Creek PAD project shall comply with the provisions governed by the Goodyear Zoning Ordinance, unless modified by this PAD. This provision shall not limit the ability of the applicant or end user to apply for use permits which can be requested per Article 3 of the Goodyear

Zoning Ordinance for the MF-18 zoning district and not identified by this PAD. If there are conflicts between specific provisions of this PAD, and the Goodyear Zoning Ordinance or design guidelines, the terms of this PAD shall apply. This PAD only modifies Goodyear Zoning Ordinance regulations and does not modify other Goodyear City Codes or requirements.

Standard	Required MF-18 Standards	Proposed PAD Standards
Minimum Net Site Area	10,000 SF first two units; +2,222 SF additional units.	10,000 SF first two units; +2,222 SF additional units.
Maximum Lot Width	200’	200’
Minimum Lot Depth	N/A	N/A
Maximum Building Height	30’ (3 story)	22’-0” (1 story)
Maximum Building Coverage	50%	40%
Minimum Building Setbacks from Property Line	Northern: 20’ (Virginia Ave.) Eastern: 30’ Western: 30’ Southern: 30’	Northern: 25’ Eastern: 20’ Western: 20’ Southern: 20’
Minimum Recreational Outdoor Space	400 SF / Du	1,000 SF / Du
Minimum Landscape Setbacks	Northern: 20’ Eastern: 20’ Western: 10’ Southern: 10’	Northern: 25’ Eastern: 20’ Western: 0’ Southern:20’
Building Separation	Minimum Building: 15’ Min. Principal Entry: 20’	Minimum IRC Building: 6’ Minimum IBC Building: 10’ Min. Principal Entry: 20’

1. <u>Maximum Density:</u>

   The proposed maximum density of 12.07 Du/Ac is less than the 18 Du/Ac maximum under the MF-18 zoning. The 12.07 Du/Ac density is consistent with anticipated yield for this product type and is reflected on the conceptual site plan.

2. <u>Maximum Building Height and Accessory Building Height:</u>

   All structures within the development will be single story units. The maximum building height proposed is 22 feet 0 inches, reduced from the 30-foot MF-18 zoning standard. The leasing office/accessory building has not been revised from the MF-18 standard.

3. Maximum Building Coverage:

Due to the unique layout of the proposed units, the building coverage is less than typical multi-family developments. The proposed maximum building coverage has been revised to 40% in lieu of the 50% requirement for typical MF-18 zoning. The maximum building coverage includes housing units, car ports, garages and accessory buildings.

4. Minimum Building Setbacks from Property Line:

The housing product and layout is more closely aligned to single family community rather than a typical apartment project. Based on the three modifications above, this proposal requests a modification to the standard MF-18 building setbacks. With a maximum building height of 22'-0", this product is far less visually invasive to the surrounding community than a standard 2-3 story apartment building. With building heights similar to the surrounding single family developments, the proposal seeks similar perimeter setbacks at 20' instead of the typical 30' required in MF-18.

Much like a single family development, the proposed project includes perimeter theme walls and landscaping to provide a barrier between the street frontage and the community within. The unique nature of this product also allows for private rear yards for each unit. Along the perimeter, rear yards are oriented to the property boundary, emulating the layout of a single-family suburban community. A minimum of one (1) tree is proposed to be planted within each private rear yard, adding a visual landscape buffer along the perimeter of the community.

5. Minimum Recreational Open Space:

As mentioned, the unique style of the proposed housing units allows for both public and private open space. Additionally, spacing between the units creates a variety of open space sizes and functions. A minimum 1,000 SF of open space per dwelling unit will be provided, exceeding the 400 SF per unit minimum requirement within the MF-18 standards. The recreational open space includes central open space, a neighborhood pool and amenities area, walkways, sitting areas and courtyards.

6. Minimum Private Outdoor Space:

Each unit includes a minimum of 200 SF of private outdoor space in the rear yard, and can include additional space along the side yard where applicable. All private outdoor spaces are enclosed with a 6-foot privacy wall. The substantial increase in this requirement allows tenants the opportunity to utilize the space in a similar manner to that of single family dwellings. At a minimum, the rear yards will include decomposed granite to match the community and a tree. The developer is responsible for maintaining these areas in tandem with the common area open spaces. The basic layout of the rear yards allows for tenants to customize the rear yards, subject to property management review and approval of proposed customizations.

7. Minimum Landscape Setbacks:

Due to the predominately detached units and private rear yards, the development requests approval to allow the 6-foot perimeter walls to encroach into the required landscape setbacks. The addition of one tree per rear yard will add to the desired landscape buffer, without creating narrow corridors between the private rear yard walls and any existing or proposed walls along the property line. This

creates a less invasive development, while providing a smooth transition from the adjacent single family development into the proposed community.

8. Minimum Building Separation:

   The proposed project will follow all 2012 International Residential Code (IRC), and all of the residential buildings will be built with a fire sprinkler system in order to allow a reduction from the minimum 15-foot zoning district standard requirement to the proposed 6-foot separation between buildings (The Community Center and leasing office will follow the 2012 International Building Code). This request also seeks to reduce the 20-foot minimum zoning standard to a 10-foot separation between two buildings that have their principal entrances facing toward one another. Architectural elements and enhancements may project up to 2 feet into the 10 foot separation, as long as they represent less than 25% of the total elevation facing the adjacent unit and meet the 2012 IRC requirement for building separation.

9. Off Street Parking:

   All parking requirements shall comply with Article 6 of the Zoning Ordinance, unless otherwise specified in this PAD.

10. Landscape, Walls, Screening, Pools:

    Trees will be planted at a rate of (1) tree per yard for each home, including rear yards that are adjacent to all property boundaries.

11. Lighting:

    All lighting shall comply with Article 10 of the Zoning Ordinance, unless otherwise noted in this PAD.

12. Signs:

    All signs shall comply with Article 7 of the Zoning Ordinance, unless otherwise noted in this PAD.

H. Design Guidelines

1. Introduction

   The proposed housing product is unique in that it is a rental product that resembles a single-family community, rather than a typical 2-3 story apartment complex. Due to the hybrid nature of the product, it is necessary to revise the standard multi-family guidelines to define the development of the proposed community. The design of the project shall be in general conformance with the multi-family requirements of Chapter 3 of the City of Goodyear Design Guidelines, unless otherwise specified in this PAD. In the event of a discrepancy between the design guidelines and this PAD, and those listed in the City of Goodyear Design Guidelines, the PAD shall take precedence.

2. Site Design

a. ***Site Layout and Orientation***

The units will be oriented in four to five unit clusters wherever possible. The various courtyards created by the unit clusters will be programmed accordingly, based on the size of each courtyard. Programming will range from singular focal points or architectural elements, to seating areas and recreational activities.

Courtyards are generally oriented with the front and side building elevations facing inward wherever possible. The rear yards will be enclosed with a 6-foot masonry privacy wall in accordance with the overall theme of the community.

b. ***Access and Circulation***

The development will be accessed via gated entrances from both Virginia Avenue and Harvard Street. The primary entrance into the development is at the southern end of the Property and will align with the existing signalized intersection of Pebble Creek Parkway and Harvard Street which can be used by guests and residents. The Virginia Avenue driveway is for residents only and is proposed to allow all movements in and out of the development. Parking for residents and guests will be provided within a looped private drive for convenient access to each residential unit. The private drive includes four chicanes intended to create pedestrian friendly walkways across the drive aisle leading to the open space areas from the outer unit.

Turnaround areas will be provided on both driveways in conformance to City of Goodyear requirements. Sight visibility triangles at the Virginia driveway will be provided per Goodyear Detail G-3232.

c. Parking Areas

The proposed parking plan creates a sense of community by focusing the residential units on landscaped common courtyard areas rather than solely on vehicle access to each unit, as is the case with traditional auto court and garage-centric designed communities. Due to the evenly dispersed density of this unique housing product, the parking spaces must also be evenly dispersed rather than laid out in courts. This will allow for short, efficient pedestrian connections to each unit, open space courtyard and amenities areas.

Parking and parking access lanes will be centralized within the development, with minimal visibility from adjacent streets and properties. The parking areas are shown on the conceptual site plan attached to this PAD.

The development includes both covered parking and private tenant garages. The garage units will be architecturally designed and integrated into the overall architectural theme. Flat metal roofs may be used for the covered parking (non-garage) structures, and will be similar in color to that of the architectural theme.

Garages and covered parking structures will be strategically located and balanced across the site.

d. ***Project Entries***

The project will include architecturally designed entrance features in addition to vehicular entrance gates. Features may include embellished landscape, signage, monuments, enhanced paving, lighting and other features consistent with the overall theme of the development.

e. ***Crime Prevention Through Environmental Design***

In order to promote a safe development, courtyards and pedestrian routes will be designed as open as possible to create greater visibility. Areas not adjacent to sidewalks or larger public spaces will be designed with low growing or minimal landscape to provide maximum visibility.

Unit numbering/way-finding signage will be incorporated into the overall site design at each entrance to a cluster of units. The number/way finding element will be architecturally designed to match the overall theme of the development, while providing clear access points to residents, guests and emergency personnel

f. ***Open Space***

A community pool and amenities area will be incorporated into the site design, inclusive of the following amenities:

- Swimming pool with a minimum of 1,000 SF of surface area.
- A minimum of 500 SF of deck area
- A hot tub/spa with a minimum capacity of 8 adults.
- Shaded seating areas
- Separate men's and women's restroom facilities servicing both the pool and Community Center.

The central open spaces will include a combination of passive and active recreational areas for residents. Areas will be programmed based on effective size of the space. The overall landscape design will integrate directly with the programmed open spaces and focus on providing shade along pedestrian routes.

g. ***Landscaping***

The landscape design and theme for the development will be in general conformance with the multi-family requirements as outlined in Chapter 3 of the City of Goodyear Design Guidelines, unless otherwise specified in this PAD.

h. ***Lighting***

The lighting design for this development shall be in general conformance with the multi-family requirements as outlined in Chapter 3 of the City of Goodyear Design guidelines, unless otherwise specified in this PAD.

i. ***Wall Design***

Community theme walls may utilize masonry walls, iron fencing, or a combination of both. Iron fencing is to be used strategically adjacent to larger open spaces and amenities areas. Iron fencing may also be used to provide visual connections to narrow corridors, without compromising privacy.

j. ***Cluster Mailboxes***

The mailbox cluster design shall be in general conformance with the multi-family requirements as outlined in Chapter 3 of the City of Goodyear Design Guidelines, unless otherwise specified in this PAD.

k. ***Utility and Mechanical Equipment***

The utility and mechanical equipment design shall be in general conformance with the multi-family requirements as outlined in Chapter 3 of the City of Goodyear Design Guidelines, unless otherwise specified in this PAD.

l. ***Trash Enclosures***

Refuse containers will be located strategically and balanced within the site to provide for safe, efficient collection. All containers are to be screened with masonry walls, garages or landscaping, and include access gates. Depressed trash containers, partially located below grade may be used and screened as outlined above.

3. Architectural Guidelines

The proposed luxury for rent homes are a unique product which allows residents to enjoy the best qualities of both single family living and multi-family development amenities. The homes are architecturally designed in pocket clusters that encourages personal engagement with neighbors. The following list of guidelines will further describe the structures:

a. All structures are one story and provided with approved fire sprinkler systems.

b. The two- and three-bedroom units are detached single family homes and the one-bedroom units are in a duplex configuration.

c. Where ever possible, each cluster is designed with architectural features and colorization patterns to provide differentiation, resident wayfinding, while also achieving a cohesive aesthetic.

d. The front elevation, at minimum, will also feature masonry veneer accents or some other similar accent material. All four sides of the structures will be themed with architectural details reflecting the style of the front elevations.

e. Each floor plan will feature at least two different color themes, helping create the architecturally-themed clusters.

f. Wherever possible, the clusters will be laid out to prevent architectural themes from being adjacent to each other.

g. The buildings are designed with pitched roofs appropriate with the architectural theme to create luxury residential massing and roof finishes and textures.

h. The garage structures will be designed to complement the homes - in architectural style and colorization.

i. Any steel covered parking structures will be painted to coordinate with the homes.

j. The air conditioning condenser units will be ground mounted and screened from public view.

EXHIBIT 1

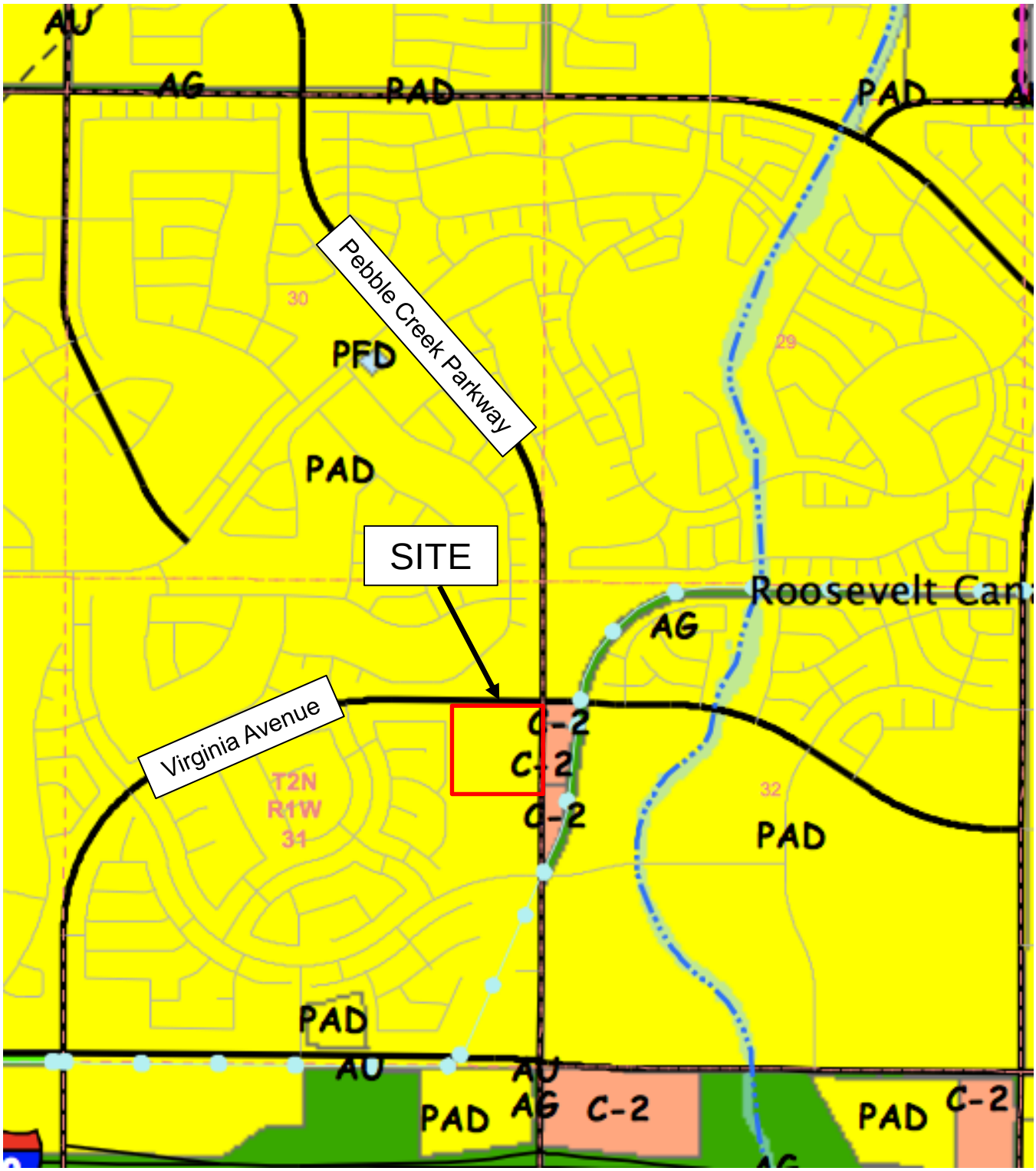
Aerial Map

SWC Pebble Creek Parkway & Virginia Avenue – Goodyear, AZ

N

EXHIBIT 2

Zoning Map



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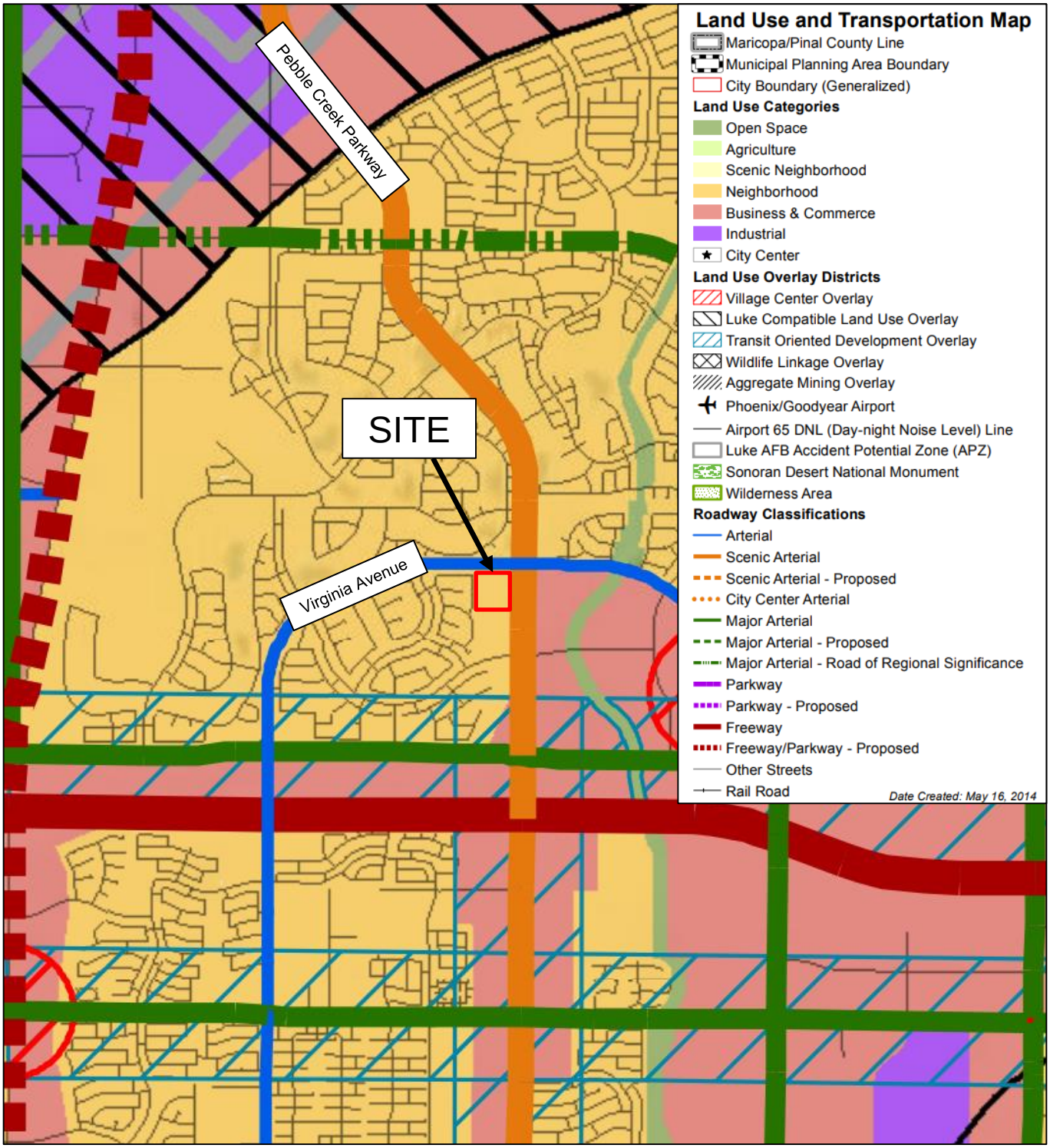
SWC Pebble Creek Parkway & Virginia Avenue – Goodyear, AZ

EXHIBIT 3

2025 Land Use and Transportation Map



SWC Pebble Creek Parkway & Virginia Avenue – Goodyear, AZ

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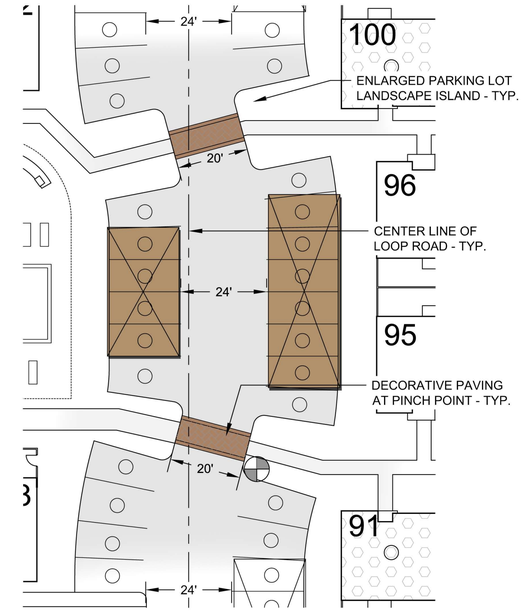
EXHIBIT 4



LOOP ROAD TRAFFIC CONTROL

SITE PLAN (ALT. 3) - SUMMARY

SITE: 15.24 ACRES (GROSS)
14.53 ACRES (NET)

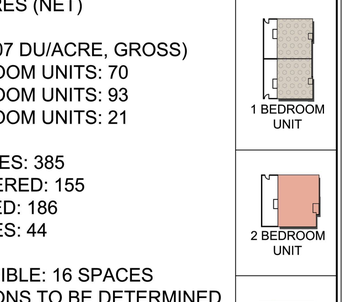
UNITS: 184 (12.07 DU/ACRE, GROSS)
- 1 BEDROOM UNITS: 70
- 2 BEDROOM UNITS: 93
- 3 BEDROOM UNITS: 21

PARKING SPACES: 385
- UNCOVERED: 155
- COVERED: 186
- GARAGES: 44

- ACCESSIBLE: 16 SPACES LOCATIONS TO BE DETERMINED. MAY BE COVERED/UNCOVERED.

BACKYARD DEPTH CHART:
- 8' MINIMUM DEPTH: 144
- 8' TO 12' DEPTH: 17
- 12' PLUS DEPTH: 23

LEGEND



"NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER A UTILITY EASEMENT EXCEPT: UTILITIES, ASPHALT PAVING, GRASS AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING (EDS&PM0.4.13.B) TREES WILL NOT BE PERMITTED WITHIN THE 25' DRAINAGE EASEMENT."

The McGough Group

VILLAGES AT PEBBLE CREEK

PRELIMINARY SITE PLAN (ALT. 3)

SWC OF VIRGINIA AVE. & PEBBLE CREEK PKWY - GOODYEAR, AZ

MARCH 08, 2018

SCALE: 1"=50'-0"

0' 25' 50' 100' 150'

NORTH