

PebbleCreek Phase II – Northwest Pickleball and Recreation

Planned Area Development

Development Regulations

Dated: March 22, 2021

Permitted Uses: The permitted uses are the following Community Recreational Amenities:

1. Pickleball courts;
2. Tennis courts;
3. Basketball courts;
4. Remote control vehicle track;
5. Shuffle board;
6. Bocce ball;
7. Archery range;
8. Dog park and/or pet run;
9. Other uses analogous to those above as determined by the City's Zoning Administrator.

Development Standards: The development standards for the Site shall be those identified in the table below.

Development Standard	PebbleCreek Pickleball Facility PAD
Min. Parking Spaces	49 spaces (69 spaces provided) • 2 parking spaces per Pickleball Court. • Restroom/Pavilion = 1 parking space per 250 SF.
Max. Building Height	25 feet
Min. Open Space	N/A *The use is recreational active open space.
Max. Building Coverage	50%
Min. Perimeter Building Setbacks	10 feet
Min. Separation Between Active Outdoor Recreation Use and Residential Home	130 feet
Max. Light Pole Height (parking lot and recreational uses)	20 feet
Open Wire Fences	Permitted as boundary fencing around recreational and sport court uses on the Site.

Min. Separation between Fences and/or walls	Min. separation between walls and recreational/sport court boundary fencing (open wire fence with or without fabric screen material) may be 5 feet.
Max. Wall Height	10 feet

Additional Regulations:

1. Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance.
2. All uses are subject to Administrative Site Plan review.
3. The hours of operation for active outdoor recreational uses on the Site shall be restricted to 6am to 9pm.
4. Design shall be in conformance with the requirements of the City of Goodyear Design Guidelines.
5. Signage shall be in conformance with the requirements of the City of Goodyear Zoning Ordinance.