

GOODYEAR, AZ

GOODYEAR, AZ



HILGARTWILSON

RAINBOW VALLEY

**1ST AMENDED PLANNED AREA DEVELOPMENT
GOODYEAR, ARIZONA**

August 2021

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1.0 Project Summary

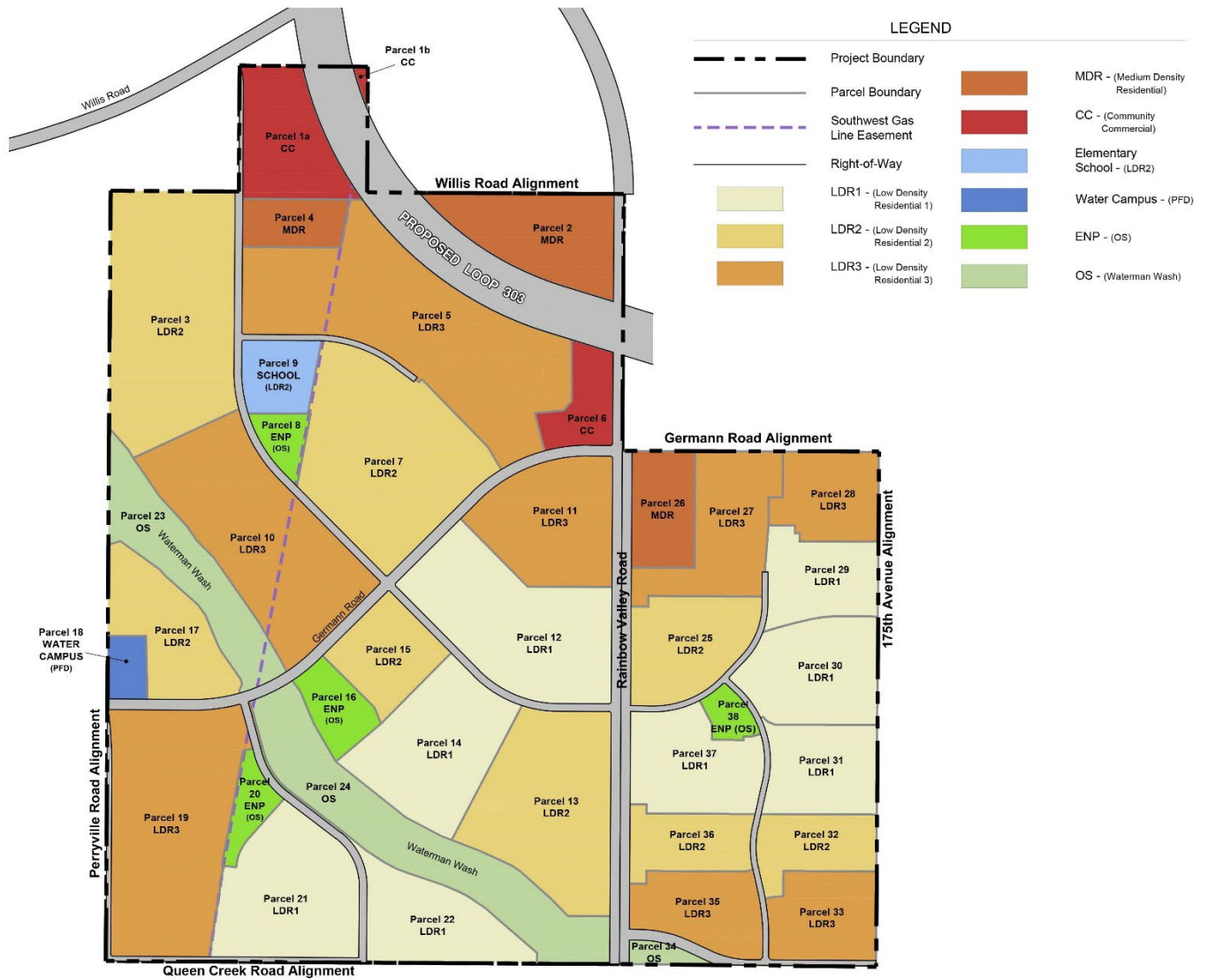
This is the first amendment to the Planned Area Development (PAD) for Rainbow Valley (hereinafter referred to as “Community” or “Project”). This amendment incorporates 319.9 acres east of Rainbow Valley Road (“Project’s Eastside”) into the previous 999.3-acre development west of Rainbow Valley Road (“Project’s Westside”) within the City of Goodyear (the “City”) municipal boundaries, 12 miles south of Interstate-10 in southern Goodyear near the CantaMia at Estrella community and makes certain other modifications to the Rainbow Valley PAD Development Standards dated August 2018 adopted by ordinance 2018-1409. This additional area increases the overall area of the PAD to 1,319.2 acres. This amended PAD replaces the existing PAD and applies to the entire 1,319.2 acres. The Project is envisioned to be a premier master planned community with a diversity of residential product types; commercial, shopping, and retail sites; and a network of trails, parks, and open spaces.

2.0 Purpose and Intent

This document is intended to provide the allowable land uses and regulatory zoning provisions to guide the implementation of Project design through the plan review and development permit process in accordance with the provisions of the Zoning Ordinance. All administration and procedures shall adhere to Article 1 of the City of Goodyear Zoning Ordinance and other applicable city, state, and federal requirements.

The following sections include the uses, regulations, and development standards related to residential and commercial development and will apply to the various land use districts. The intent of these standards is to ensure a high quality built environment while providing flexibility over time without compromising the mutually-agreed upon goals between the City and Developer and overall design intent for the Project.

PAD DEVELOPMENT PLAN – UNDERLYING ZONING



**TABLE 1
LAND USE TABLE**

Land Use	Underlying Zoning District	Parcel	Primary Land Use	Alternate Land Use ⁽¹⁾	Area ⁽²⁾ (ac)	Maximum Units
LDR1	R1-7	12	Residential		57.5	
		14	Residential		41.1	
		21	Residential		46.3	
		22	Residential		29.3	
		29	Residential		22.7	
		30	Residential		33.0	
		31	Residential		24.6	
		37	Residential		30.4	
Subtotal				284.9		
LDR2	R1-6	3	Residential		76.7	
		7	Residential		69.8	
		9	School	Community Center/LDR2	14.0	
		13	Residential		56.5	
		15	Residential		23.1	
		17	Residential		28.3	
		25	Residential		29.1	
		32	Residential		18.4	
		36	Residential		18.3	
Subtotal				334.2		
LDR3	R1-4	5	Residential		91.9	
		10	Residential		67.3	
		11	Residential		36.6	
		19	Residential		71.9	
		27	Residential		32.0	
		28	Residential		21.3	
		33	Residential		22.9	
		35	Residential		23.3	
Subtotal				367.1		
MDR	R-2	2	Residential		31.8	
	R1-A	4	Residential		12.4	
	R1-C	26	Residential		17.9	
	MF-12	Subtotal				62.2
OS	N/A	8	Park		7.2	
		16	Park		11.1	
		20	Park		9.0	
		38	Park		5.8	
		23	Waterman Wash		31.7	
		24	Waterman Wash		54.4	
		34	OS		3.4	
Subtotal				122.6		
Residential Subtotal				1,171.0	4,121	
CC	C-2	1a	Commercial		28.4	-
		1b	Commercial		0.9	
		6	Commercial		13.0	
		Subtotal				42.2
PFD	PFD	18	Water Campus ⁽⁴⁾	LDR2 Residential	6.0	-
		Subtotal				6.0
Other	N/A	-	Parkway/Arterial ⁽³⁾		56.3	-
		-	303 Freeway	LDR3, MDR, CC	43.7	-
		Subtotal				100.0
Grand Total					1,319.2	4,121

Footnotes:

⁽¹⁾ In the event the primary land use is not needed, the alternate land use will be applied.

⁽²⁾ All acreage is approximate. Subtotals and totals may not exactly add up due to rounding.

⁽³⁾ Areas include Rainbow Valley Road (100'/200'), Queen Creek Road (55'/110'), Perryville Road (55'), and Germann Road (110').

⁽⁴⁾ If high levels of TDS are discovered following development and testing of future well(s), the water campus footprint will be expanded into Parcel 17 to include TDS treatment equipment and drying beds. Water campus site will include odor easements, if determined to be necessary.

3.0 PAD Development Plan and Underlying Zoning

All permitted uses, development standards, design guidelines, landscape standards, sign regulations, and lighting regulations shall be governed by the underlying zoning district, except as expressly modified by this PAD. Provisions not contemplated or expressly stated in the PAD shall meet the underlying zoning district requirements.

Below are the PAD land use districts and the underlying zoning:

LDR1: R1-7, except as expressly modified by this PAD.

LDR2: R1-6, except as expressly modified by this PAD.

LDR3: R1-4, except as expressly modified by this PAD.

MDR: Attached or detached residential units to allow higher intensity residential products such as cluster/courtyard homes, duplex, triplex, town homes, and build-to-rent. The applicable zoning districts are per Section 3.2, Residential Districts for R-2, R1-A, R1-C, and MF-12, depending on use, and except as expressly modified by this PAD.

CC: C-2, General Commercial, except as expressly modified by this PAD.

PFD: Public Facilities District, except as expressly modified by this PAD.

OS: Enhanced Neighborhood Parks and Waterman Wash are the only areas with this land use district. Additional open spaces will develop within parcels.

Alternate Land Uses:

Elementary School Site: Except as provided herein, Parcel 9 (the Elementary School Site) shall be reserved for the development of an elementary school unless written confirmation from the school district is provided stating a school site is not needed anywhere within the Project. If Owner would like to develop Parcel 9 (the Elementary School Site), it may be developed under the land uses set forth in the Land Use Table 1 for Parcel 9 (LDR2/Community Center) provided Owner has identified an alternative 14-acre school site within the Project and has entered into an agreement with the school district providing for the conveyance of the alternative school site to the school district..

Water Campus: In the event the City of Goodyear Integrated Water Master Plan does not locate the regional water campus at this location, the parcel may develop under the LDR2 land use district.

Loop 303: If freeway is not developed along the proposed alignment, the area set aside for the freeway shall assume the adjacent land uses of LDR3, MDR, and/or CC land use districts.

The City of Goodyear Design Guidelines apply to all PAD land use districts.

The locations of these land uses and districts are shown on **Figure 1, PAD Development Plan**. Maximum dwelling units indicated on **Table 1, Land Use Table** will guide development and infrastructure requirements.

4.0 Development Standards and Design Guidelines

The following sub-sections introduce and define the uses, regulatory standards, and development standards specifically designed to implement each of the PAD land use districts. The land use districts establish a unique set of standards and design guidelines which will govern the regulatory development process during the multi-year implementation of the PAD. In the event of a conflict between the provisions of this document and the Zoning Ordinance of the City of Goodyear, Arizona (“Zoning Ordinance”), the provisions of the PAD shall prevail.

4.1 Low Density Residential (LDR) District Development Standards & Design Guidelines

A. Intent

The LDR land use districts offer a range of single family housing opportunities disbursed throughout the Project. The low density residential land use districts are LDR1, LDR2, and LDR3.

B. Underlying Zoning

- R1-7 (LDR1)
- R1-6 (LDR 2)
- R1-4 (LDR3)

C. Uses

All uses shall be governed by the underlying R1-7, R1-6, and R1-4 zoning district, except as modified below:

Additional Principal Permitted Uses:

1. Places of Worship;
2. HOA meeting facilities;
3. Public and private recreation centers including accessory uses such as but not limited to woodworking facilities, craft making facilities, education, auditorium(s), sport courts, swimming pools, and other analogous uses as determined by the Development Services Director or designee; and
4. Public utility facility to serve immediate area, excluding office facilities and maintenance yard.
5. All uses allowed in the Public Facilities (PFD) District of the Goodyear Zoning Ordinance. Development of such uses shall comply with the development standards applicable to the Public Facilities (PFD) District in the Goodyear Zoning Ordinance.

Additional Use Permit Uses:

1. Electrical Substations

D. Residential Subdivision and Residential Home Design

Residential subdivision and residential home design shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code).

Gated communities may be permitted, subject to the following:

- a. Alternative private streets shall be constructed as required and approved by the City.
- b. Water, sewer, public utility, refuse collection, and emergency vehicle easements shall be granted over all private streets.
- c. Gates shall be automated per the City Fire Department requirements.

For any subdivision that includes lots with widths less than 55-feet, two of the following streetscape elements shall be provided:

- a. Clustered Driveways. Driveways may be clustered (but need not share the same curb cut) so that there is at least 36 feet of uninterrupted curb between the clustered driveways.
- b. Paving Material. Decorative surfaces (i.e. pavers or aggregate, salt finish, stamped, textured, or patterned concrete) are utilized for all horizontal paved surfaces between the house and sidewalk.
- c. Detached Sidewalk. A detached sidewalk will be utilized with a planter strip that is a minimum of 5.5 feet wide. Planter strips shall be planted, irrigated, and maintained with live plant material. CC&Rs, applicable to the Property, shall require that the HOA formed for the Property maintain the landscaping within the landscape planting strip.
- d. Alley loaded units.
- e. Alternative streetscape elements, similar in scope and impact as the items listed above as determined and approved by the Development Services Director or designee.

E. Freeway Overlay

Development within 500-feet of a proposed freeway corridor, including the proposed Loop 303 corridor, shall comply with the City of Goodyear Zoning Ordinance Article 9-1 (Freeway Development Overlay District), except as modified below:

- a. Lots within LDR parcels shall be a minimum distance of 80 feet from the Loop 303 freeway right-of-way. This area will include a minimum 35-foot landscape tract and may include local streets as depicted on **Figure 4, Loop 303 Freeway Cross Section**.
- b. The landscape tract shall be planted with trees a minimum of 24 inch box in size spaced 15-feet on center along the entire length of the buffer. Trees may be clustered and/or spaced to maximize survivability.
- c. Sound attenuation shall be provided in conformance with the findings of a sound study. If development is constructed prior to the freeway, ADOT will be responsible for the sound wall. If freeway is constructed prior to Project development, developer will be responsible for the sound wall.

F. Development Standards

The following development standards will apply to LDR land use districts.

TABLE 2
LDR DEVELOPMENT STANDARDS

Districts	LDR1	LDR2	LDR3
Underlying Zoning Districts*	R1-7	R1-6	R1-4
Lot Standards			
Min. Lot Area (sq. ft.)	7,000	6,000	4,500
Minimum Lot Width (ft.)	65	55	45
Minimum Lot Depth (ft.)	100	100	100
Building Form and Location			
Maximum Height (ft.)	30	30	30
Maximum Building Coverage	N/A ⁽¹⁾	N/A ⁽¹⁾	N/A ⁽¹⁾
Minimum Setbacks (ft.)			
Front **	10	10	10
Front Facing Garage	20	18 ⁽²⁾	18 ⁽²⁾
Side	5	5	5
Total Both Sides	15	10	10
Street Side ***	15	10	10
Rear yard	20	20	15
Development Standards			
Open Space % (of net area)	5 ⁽³⁾⁽⁴⁾	5 ⁽³⁾⁽⁴⁾	5 ⁽³⁾⁽⁴⁾

*The Development Standards in the Goodyear Zoning Ordinance applicable to the underlying zoning districts identified herein shall apply except as otherwise modified herein.

** Front setback shall be measured to patios, livable space, and side entry garages.

*** Where a minimum 10-foot wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies.

⁽¹⁾ Lot coverage is controlled by the required yard setbacks. Accessory buildings are regulated per Article 8-2 of the City's Zoning Ordinance.

⁽²⁾ 20' minimum from face of garage to back of sidewalk.

⁽³⁾ Net area excludes Loop 303. parkway, and arterial streets.

⁽⁴⁾ Overall open space for all parcels, excluding commercial and public facility parcels, shall be a minimum of 20%.

G. Parks, Trails, and Open Space Guidelines

Figure 2a, Open Space and Trails Plan, provides the conceptual park and trail siting concept. The following regulations shall apply:

1. A rezoning will be required if Parcel 8, Parcel 16, Parcel 20, or Parcel 38 are not provided as park sites. Alternative park site locations will need to be identified.
2. One five-acre neighborhood park shall be provided within a one-quarter mile walking distance of all residential areas. As an alternative to a five-acre park, the following shall be permitted.
 - a. The seven smaller parks “Neighborhood Park 1”, as identified on **Figure 2a**, may count towards the required park sites.
 - b. The two larger parks “Neighborhood Park 2”, as identified on **Figure 2a**, may count towards the required park sites. If split into smaller park sites, the developer must demonstrate the following:
 - i. The smaller park site is needed due to site constraints.
 - ii. The smaller parks result in better access for residents.
 - iii. The smaller parks result in additional park acreage.
 - iv. The smaller parks result in additional amenities being provided.
 - c. Park sites shall be located to maximize walkability to the park.
 - d. Park sites shall be the focal point of neighborhoods.
3. Neighborhood Park 1 and Neighborhood Park 2 shall include the following minimum amenities and design considerations:
 - a. A portion of neighborhood parks may be used for retention.
 - b. Parking shall be provided onsite or on-street adjacent to the park.
 - c. Homes may back up to no more than 50% of the perimeter of the park. It is strongly encouraged that parks are designed so homes face the park and that no homes back up to the park.
 - d. One tot lot with a shade canopy shall be provided.
 - e. Facilities for active recreation shall be provided such as multi-use diamonds, rectangular fields, or sport courts. The park site shall be designed in a manner to accommodate these fields.
 - f. Shaded seating areas, such as ramadas, shall be provided.
 - g. Shaded walking paths connecting the park to sidewalk shall be provided.
 - h. Amenities provided for parks within age-restricted communities may be adjusted with approval of the Development Services Director or designee.

4. The Enhanced Neighborhood Parks identified in Figure 2(a) shall include the minimum amenities and design considerations for Neighborhood Park 1 and Neighborhood Park 2, and, in addition, shall include:
 - a. Restrooms and
 - b. Fields, such as those depicted in the conceptual park layout as shown on **Figure 2b, Figure 2c, Figure 2d, and Figure 2e.**
5. The first or second Enhanced Neighborhood Park constructed within the Project's Westside shall include at least one of the following enhanced amenities:
 - a. Community center;
 - b. Aquatic center;
 - c. Splash pad complex; or
 - d. Other amenity of similar scale.

If the first or second Enhanced Neighborhood Park constructed within the Project's Westside that includes one of the foregoing amenities is located within an age-restricted or gated community or is not accessible to all homeowners on the Project's Westside, the third remaining Enhanced Neighborhood Park that is to be constructed shall include at least one of the foregoing amenities and such park shall be accessible to all residents within the Project's Westside that are not located within an age-restricted or gated community.

The Enhanced Neighborhood Park constructed within the Project's Eastside shall include at least one of the following enhanced amenities:

- a. Community center;
- b. Aquatic center;
- c. Splash pad complex; or
- d. Other amenity of similar scale.

The Enhanced Neighborhood Park constructed within the Project's Eastside shall be accessible to all residents within the Project's Eastside.

6. A 75-foot buffer shall be located on the north and south side of Waterman Wash as shown on **Figure 3**. The buffer will include a portion of the City's planned regional multi-use path system and may also include:
 - a. Open space;
 - b. Parks; and
 - c. Streets, so long as the 34- to 36-foot minimum pathway easement is maintained.
7. An approximately 3-acre Level 2 Trailhead (T2) with a minimum 6-30 standard parking spaces, benches, drinking water, restroom, lighting, shade

structure, picnic ramada, bike racks, and signs per the City of Goodyear Parks, Recreation, Trails and Open Space Master Plan, shall be located along the north side of Waterman Wash near Rainbow Valley Road as shown on **Figure 2a, Open Space & Trails Plan**.

H. Active Adult Community Guidelines

A portion of the Project may develop as an active adult community. The location of the active adult community has not been determined. Active adult communities are defined as those whose full time residents are over a certain age threshold, consistent with state and federal fair housing laws. Age related restrictions for active adult communities will be governed by the Project's CC&Rs, and not by the City.

The following alternative land uses and development standards are allowed for any portion of the Project developed as an active adult community:

1. The Elementary school site as shown on **Figure 1, PAD Development Plan**, if deemed no longer necessary to serve the student population of the Project, may be replaced with residential uses, community centers, recreation centers, parks, and/or other forms of open space. Golf courses and/or golf clubhouses are not permitted uses within active adult communities unless the City Council, in its sole discretion, approves a rezoning application to amend the PAD to allow such uses. Development of a school site as residential shall not increase the overall maximum number of allowable residential units as shown in **Table 1, Land Use Table**.
2. Proposed parks within active adult communities may be programmed with amenities that better fit the active adult lifestyle. Alternative uses such as community centers, recreation centers, and golf courses are allowed in lieu of neighborhood parks. Community and/or recreation centers will count toward meeting the open space requirement. A maximum of 50% of the golf course may count towards the open space/park requirement within the active adult community in which it serves.
3. Active adult communities may be separated from the surrounding communities by a solid wall or view fencing and partial view fencing along significant open space corridors with the only penetrations being gated vehicular or non-vehicular access points into the Community. The Waterman Wash, regional multi-use paths, and regional trails shall not be blocked or gated from use by the general public.
4. Gated communities may be permitted, subject to the following:
 - a. Alternative private streets shall be constructed as required and approved by the City.

- b. Water, sewer, public utility, refuse collection, and emergency vehicle easements shall be granted over all private streets.
 - c. Gates shall be automated per the City Fire Department requirements.
- 5. A PAD amendment will be required if a golf course is included as part of the community.

4.2 Medium Density Residential (MDR) District Development Standards & Design Guidelines

A. Intent

The MDR land use districts offer a variety of housing opportunities.

B. Underlying Zoning per Table 3

- R-2
- R1-A
- R1-C
- MF-12

C. Uses

All uses shall be governed by the underlying R-2, R1-A, R1-C, and MF-12 zoning district, except as modified below:

Non-Permitted Uses:

1. Vertical apartment complex, defined as multi-story building(s) with one or more units above a ground floor unit.

Additional Principal Permitted Uses:

1. Places of Worship;
2. HOA meeting facilities;
3. Public and private recreation centers that are located on park land or HOA owned land including accessory uses such as but not limited to woodworking facilities, craft making facilities, education, auditorium(s), sport courts, swimming pools, and other analogous uses as determined by the Development Services Director or designee; and
4. Public utility facility to serve immediate area, excluding office facilities and maintenance yard.
5. All uses allowed in the Public Facilities (PFD) District of the Goodyear Zoning Ordinance. Development of such uses shall comply with the development standards applicable to the Public Facilities (PFD) District in the Goodyear Zoning Ordinance.

Additional Use Permit Uses:

1. Electrical Substations.

D. Residential Subdivision and Residential Home Design

Residential subdivision and residential home design shall adhere to the City of Goodyear Design Guidelines and Subdivision Regulations (Chapter 15 of the City Code), except as modified below:

Gated communities may be permitted, subject to the following:

- a. Alternative private streets shall be constructed as required and approved by the City.

- b. Water, sewer, public utility, refuse collection, and emergency vehicle easements shall be granted over all private streets.
- c. Gates shall be automated per the City Fire Department requirements.

For any subdivision developing under the R1-A and R1-C district shall provide one of the following elements:

- a. Paving Material. Decorative surfaces (i.e. pavers or aggregate, salt finish, stamped, textured, or patterned concrete) are utilized for all horizontal paved surfaces between the house and sidewalk.
- b. Detached sidewalk. A detached sidewalk will be utilized with a planter strip that is a minimum of 5.5 feet wide. Planter strips shall be planted, irrigated, and maintained with live plant material. CC&Rs, applicable to the Property, shall require that the HOA formed for the Property maintain the landscaping within the landscape planting strip.
- c. Additional streetscape elements, similar in scope and impact as the items listed above as determined by the Development Services Director or designee.

E. Freeway Overlay

Development within 500-feet of a proposed freeway corridor, including the proposed Loop 303 corridor, shall comply with the City of Goodyear Zoning Ordinance Article 9-1 (Freeway Development Overlay District), except as modified below.

- a. Lots within MDR parcels shall be a minimum distance of 80 feet from the Loop 303 freeway right-of-way. This area will include a minimum 35-foot landscape tract and may include local streets as depicted on **Figure 4, Loop 303 Freeway Cross Section**.
- b. Sound attenuation shall be provided in conformance with the findings of a sound study. If development is constructed prior to the freeway, ADOT will be responsible for the sound wall. If freeway is constructed prior to Project development, developer will be responsible for the sound wall.

F. Development Standards

The following development standards will apply to MDR land use districts. Applicable underlying zoning district is dependent on residential type.

TABLE 3
MDR DEVELOPMENT STANDARDS

Districts	MDR	MDR	MDR	MDR
Underlying Zoning Districts*	R2	R1-A	R1-C	MF-12
Lot Standards				
Minimum Lot Area (sq. ft.)	7,200	2,800	3,200	-
Minimum Lot Width (ft.)	72	35	40	200
Minimum Lot Depth (ft.)	100	80	80	N/A
Maximum Density (du/ac)	-	-	-	12
Building Form and Location				
Maximum Height (ft.)	30	30	30	25
Maximum Accessory Height (ft.) ⁽⁷⁾	-	-	-	12
Maximum Building Coverage	40%	75%	60%	50%
Minimum Setbacks (ft.)				
Front	20 ⁽¹⁾	10 ⁽¹⁾	5 ^{(1) (2)}	30
Front Facing Garage	20	20	20	-
Side	5	0 ⁽³⁾	0	20
Total Both Sides	15	0 ⁽³⁾	10	40
Street Side ⁽⁴⁾	20	10	10	20
Rear	20	15	15	30
Minimum Setback from single-family residential zoning (ft.)				
Building Height 20' or less	-	-	-	30
Building Height between 20' & 30'	-	-	-	50
Development Standards				
Open Space (% of net area) ^{(5) (6)}	12	15	15	-
Recreational Open Space (sq ft/du)	-	-	-	400
Private Outdoor Open Space (sq ft/du)	-	-	-	200

* The Development Standards in the Goodyear Zoning Ordinance applicable to the underlying zoning districts identified herein shall apply except as otherwise modified herein.

⁽¹⁾ Front setback shall be measured to patios, livable space, and side entry garages.

⁽²⁾ Setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet.

⁽³⁾ Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet.

⁽⁴⁾ Where a minimum 10 foot wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies.

⁽⁵⁾ Net area excludes Loop 303, parkway, and arterial streets.

⁽⁶⁾ Overall open space for all parcels, excluding commercial and public facility parcels, shall exceed 20%.

⁽⁷⁾ No building, which is accessory to any residential building, shall be erected to a height greater than twelve (12) feet unless it is within the same setback requirements as the main building, but may not exceed the height of the main building.

G. Parks, Trails, and Open Space Guidelines

Refer to section 4.1.G in this PAD for parks, trails, and open space guidelines, except for Parcel 2. Due to size and separation from the remaining Project, 75% of the required open space shall be useable open space.

H. Active Adult Community Guidelines

Refer to section 4.1.H in this PAD for active adult guidelines.

4.3 Commercial District Development Standards

A. Intent

The commercial district is designed to respond to opportunities and constraints of the site, as well as respond to demographic projections for the Community at build-out. Community Commercial District (CC) is intended to provide services to serve the Project and larger area. The permitted uses, regulations, and development standards shall be governed by C-2 of the Zoning Ordinance, except as expressly modified by this PAD.

B. Underlying Zoning

- C-2

C. Uses

All uses shall be governed by the underlying C-2 zoning district, except as modified below.

Additional Permitted Uses

1. Equipment rental and
2. Places of Worship.
3. All uses allowed in the Public Facilities (PFD) District of the Goodyear Zoning Ordinance. Development of such uses shall comply with the development standards applicable to the Public Facilities (PFD) District in the Goodyear Zoning Ordinance.

Prohibited Uses

1. Adult bookstore, adult novelty store and adult theater;
2. Pawn shop;
3. Non-Chartered financial institutions; and
4. Tattoo and body piercing studio.

D. Development Standards

The following development standards will apply to the CC land use district.

TABLE 4
CC DEVELOPMENT STANDARDS

Districts	CC
Underlying Zoning Districts*	C-2
Minimum Net Site Area	10,000
Minimum Lot Width	150'
Maximum Height	56' ⁽²⁾
Maximum Building Coverage	50%
Minimum Setbacks	
Front	10'
Side	N/A ⁽¹⁾
Rear	N/A ⁽¹⁾
Street Side	10'

* The Development Standards in the Goodyear Zoning Ordinance applicable to the underlying zoning districts identified herein shall apply except as otherwise modified herein.

⁽¹⁾ Buildings adjacent to any residential use or district are subject to additional minimum building setbacks as defined in Subsection B.6 of the Goodyear Zoning Ordinance.

⁽²⁾ Buildings with heights in excess of 30' shall provide 1 foot of additional setback for each foot of building height over 30'.

4.4 Open Space Development Standards

A. Intent

The principal purpose of this district is to preserve, conserve, and protect manmade open space, and recreation areas. It is intended to provide open space for a variety of uses such as conservation of a natural amenity, aesthetics, hiking, biking, and park and recreation facilities among other similar uses. This district is reserved for Waterman Wash and the Enhanced Neighborhood Parks.

B. Permitted Principal, Conditional, and Accessory Uses

The following are permitted uses.

1. Open spaces, which include retention of land in a natural state or the provision of such uses which are compatible with the natural environment such as walking and biking trails and rehabilitation of land to a more natural state.

2. Facilities, structures, and uses that are designed for park, outdoor recreation, educational and sport activities.
3. Parking areas when accessory to a principal use.

C. Development Standards

The following development standards will apply to the open space.

**TABLE 5
OS DEVELOPMENT STANDARDS**

Standards	OS
Minimum Net Site Area	None
Minimum Lot Width	None
Maximum Height	40'
Maximum Building Coverage	None
Minimum Setbacks	
Front	None
Side	None
Rear	None
Street Side	None

4.5 Public Facilities District (PFD) Development Standards

A. Intent

The water campus is designed to meet a public need for the surrounding community. An update to the City of Goodyear Infrastructure Water Master Plan (IWMP) is anticipated. In the event the IWMP does not locate the water campus at this location, the parcel may develop per the LDR2 development standards without requiring a PAD Amendment. The City of Goodyear PFD standards apply to this district.

B. Development Standards

The following development standards will apply to public facilities.

TABLE 6
PFD DEVELOPMENT STANDARDS

Standards	PFD
Minimum Net Site Area	None
Minimum Lot Width	None
Maximum Height ⁽¹⁾	40'
Maximum Building Coverage	None
Minimum Setbacks	
Front	None
Side	None
Rear	None
Street Side	None

⁽¹⁾ Non-commercial and non-business wireless communications equipment shall be considered a permitted accessory use if it is located on the same property as a single structure and all antennae and towers are no greater than 35' measured from grade, or as approved by Development Services Director or designee.

5.0 Development Regulations

5.1 Development Regulations

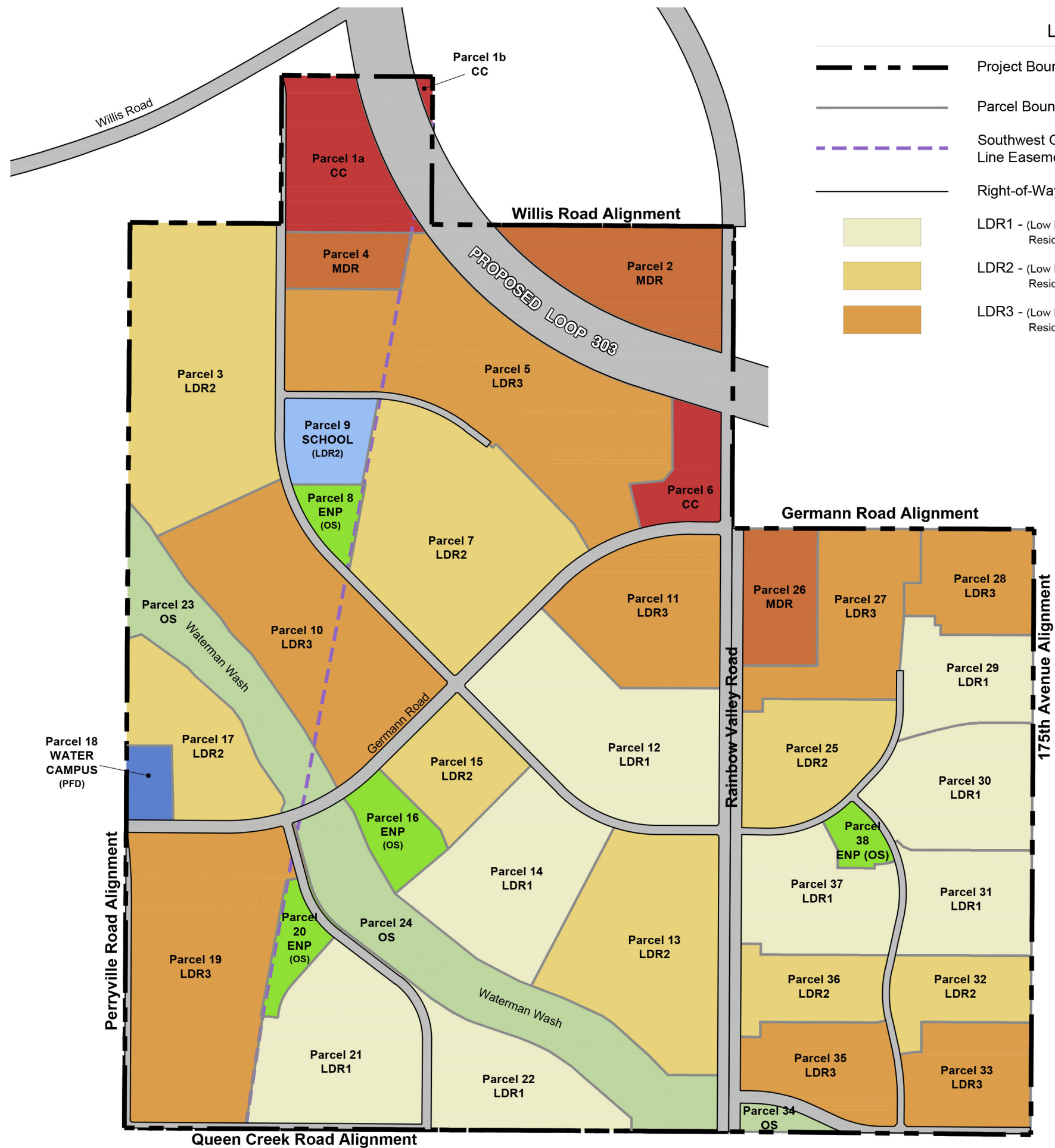
Except as expressly modified by this PAD, the property subject to the Rainbow Valley PAD shall be developed in accordance with the requirements in the Goodyear Zoning Ordinance, including but not limited to Articles 5 – 9, the City of Goodyear Design Guidelines as may be amended by the City Council, and the Goodyear Subdivision Regulations (Chapter 15 of the City Code) in effect at the time of development.

All walls, fencing, and screen walls shall comply with Article 5-2, Walls, Fences of the Zoning Ordinance, except as modified below.

1. Walls and Fences

- a. The maximum height of any privacy wall, excluding retaining wall, shall not exceed 7 feet adjacent to collector streets and 8 feet adjacent to arterial streets, parkway, or freeway. The maximum height, inclusive of the privacy wall and any required retaining wall, shall not exceed 8 feet adjacent to collector streets and 9 feet adjacent to arterial streets, parkway, or freeway, except as outlined in 1.b. below. The rear or side yard wall on adjacent lots shall be a maximum of 6 feet as measured from the uphill lot and 8 feet, 6 inches as measured from the downhill lot. Retaining walls may be constructed with a combination of walls to a maximum height of three feet four-inches per wall as measured from adjacent finish grade to top of wall.
- b. Walls or fences within a residential or commercial district may exceed the maximum height allowed as outlined above upon a finding and approval by the City Engineer that noise mitigation is warranted. An applicant seeking such approval will submit a report providing information showing the proposed height of the wall or fence will result in the reduction of unwanted or unnecessary noise levels to a level below 65 dBA.

FIGURES



LEGEND

- Project Boundary
- Parcel Boundary
- Southwest Gas Line Easement
- Right-of-Way
- LDR1 - (Low Density Residential 1)
- LDR2 - (Low Density Residential 2)
- LDR3 - (Low Density Residential 3)
- MDR - (Medium Density Residential)
- CC - (Community Commercial)
- Elementary School - (LDR2)
- Water Campus - (PFD)
- ENP - (OS)
- OS - (Waterman Wash)

RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

Land Use	Underlying Zoning District	Parcel	Primary Land Use	Alternate Land Use ⁽¹⁾	Area ⁽²⁾ (ac)	Maximum Units	
LDR1	R1-7	12	Residential		57.5		
		14	Residential		41.1		
		21	Residential		48.3		
		22	Residential		29.3		
		29	Residential		22.7		
		30	Residential		33.0		
		31	Residential		24.6		
		37	Residential		30.4		
Subtotal					284.9		
LDR2	R1-6	3	Residential		76.7		
		7	Residential		69.8		
		9	School	Community Center/LDR2	14.0		
		13	Residential		56.5		
		15	Residential		23.1		
		17	Residential		28.3		
		25	Residential		29.1		
		32	Residential		18.4		
36	Residential		18.3				
Subtotal					334.2		
LDR3	R1-4	5	Residential		91.9		
		10	Residential		67.3		
		11	Residential		36.6		
		19	Residential		71.9		
		27	Residential		32.0		
		28	Residential		21.3		
		33	Residential		22.9		
		35	Residential		23.3		
Subtotal					367.1		
MDR	R-2	2	Residential		31.8		
	R1-A	4	Residential		12.4		
	R1-C	26	Residential		17.9		
	MF-12	Subtotal					62.2
OS	N/A	8	Park		7.2		
		16	Park		11.1		
		20	Park		9.0		
		38	Park		5.8		
		23	Waterman Wash		31.7		
		24	Waterman Wash		54.4		
		34	OS		3.4		
		Subtotal					122.6
Residential Subtotal					1,171.0	4,121	
CC	C-2	1a	Commercial		28.4	-	
		1b	Commercial		0.9		
		6	Commercial		13.0		
		Subtotal					42.2
PFD	PFD	18	Water Campus ⁽⁴⁾	LDR2 Residential	6.0	-	
		Subtotal					6.0
Other	N/A	-	Parkway/Arterial ⁽³⁾		56.3	-	
		-	303 Freeway	LDR3, MDR, CC	43.7	-	
		Subtotal					100.0
Grand Total					1,319.2	4,121	

Footnotes:
⁽¹⁾ In the event the primary land use is not needed, the alternate land use will be applied.
⁽²⁾ All acreage is approximate. Subtotals and totals may not exactly add up due to rounding.
⁽³⁾ Areas include Rainbow Valley Road (100/200), Queen Creek Road (55/110), Perryville Road (55), and Germann Road (110).
⁽⁴⁾ If high levels of TDS are discovered following development and testing of future well(s), the water campus footprint will be expanded into Parcel 17 to include TDS treatment equipment and drying beds. Water campus site will include odor easements, if determined to be necessary.



Scale: 1"= 1,000'

Figure 1
PAD Development Plan

AUGUST 2021



RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

LEGEND

- Project Boundary
- Parcel Boundary
- T2 Trailhead
- Project Path
- Regional Multi-use Path
- Bike Lane
- Regional Trail
- Enhanced Neighborhood Park (5+ ac)
- Neighborhood Park 2 (5+ ac)
- Neighborhood Park 1 (2-5 ac)
- Grade Separated Crossing

Greenbelt Parks (not shown) add a variety of landscape features along trails and street frontage sidewalks.

NOTES

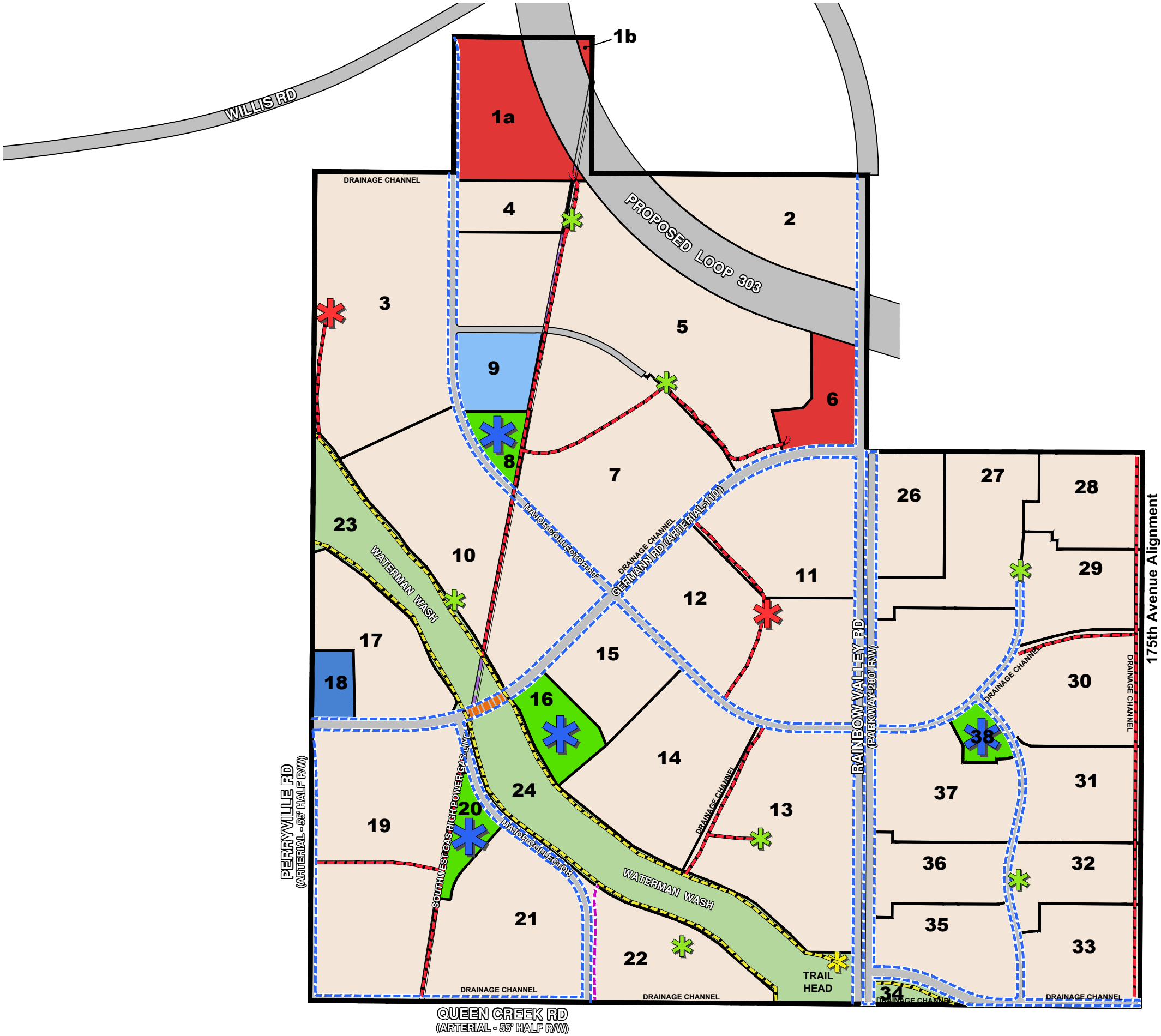
1. Conceptual Open Space Plan as shown is subject to change as long as changes conform to PAD.
2. Park concepts shown on Figures 7b,7c,7d,7e,7f & 7g



Scale: 1"= 1,000'

Figure 2a
Open Space
& Trails Plan

AUGUST 2021





RAINBOW VALLEY CONCEPTUAL ENHANCED NEIGHBORHOOD PARK # 1

AUGUST 2021

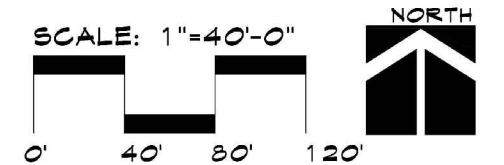
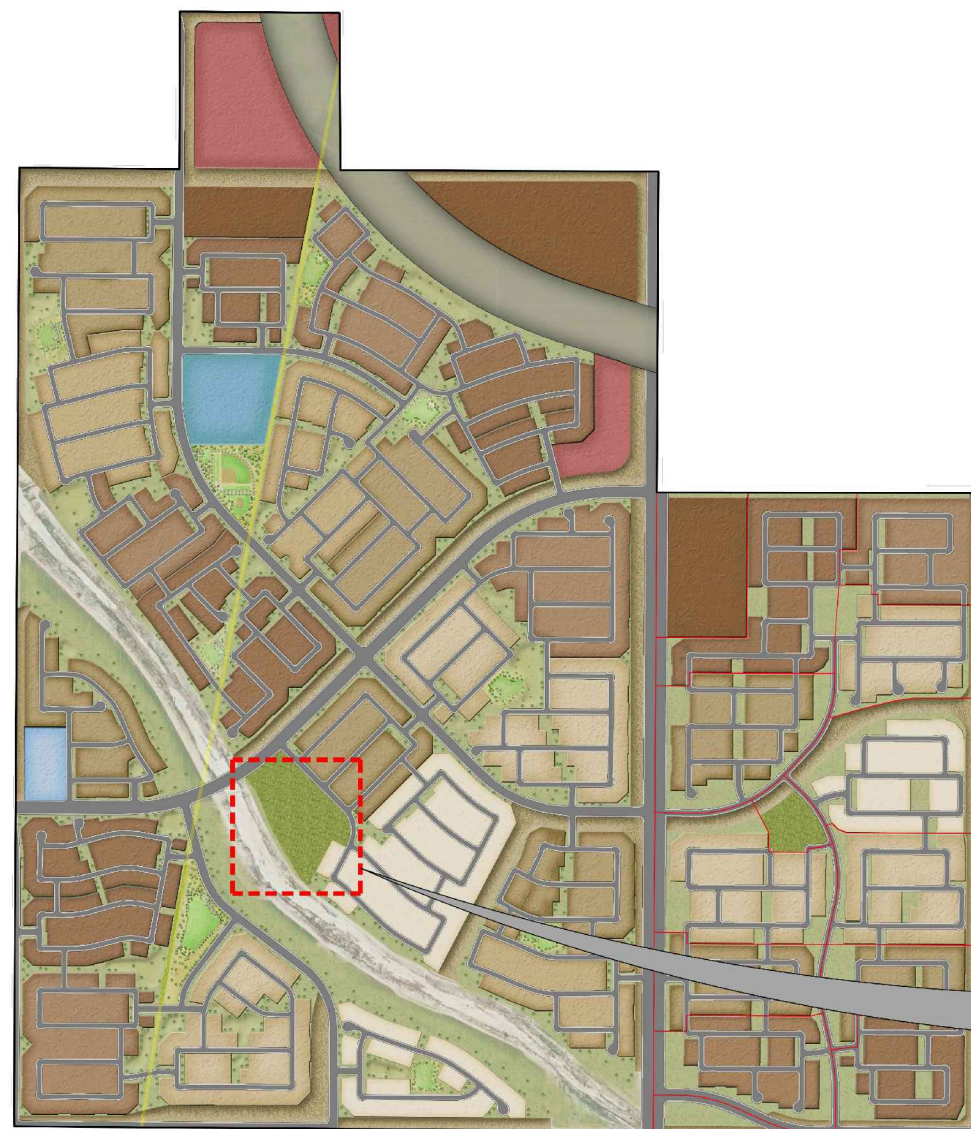
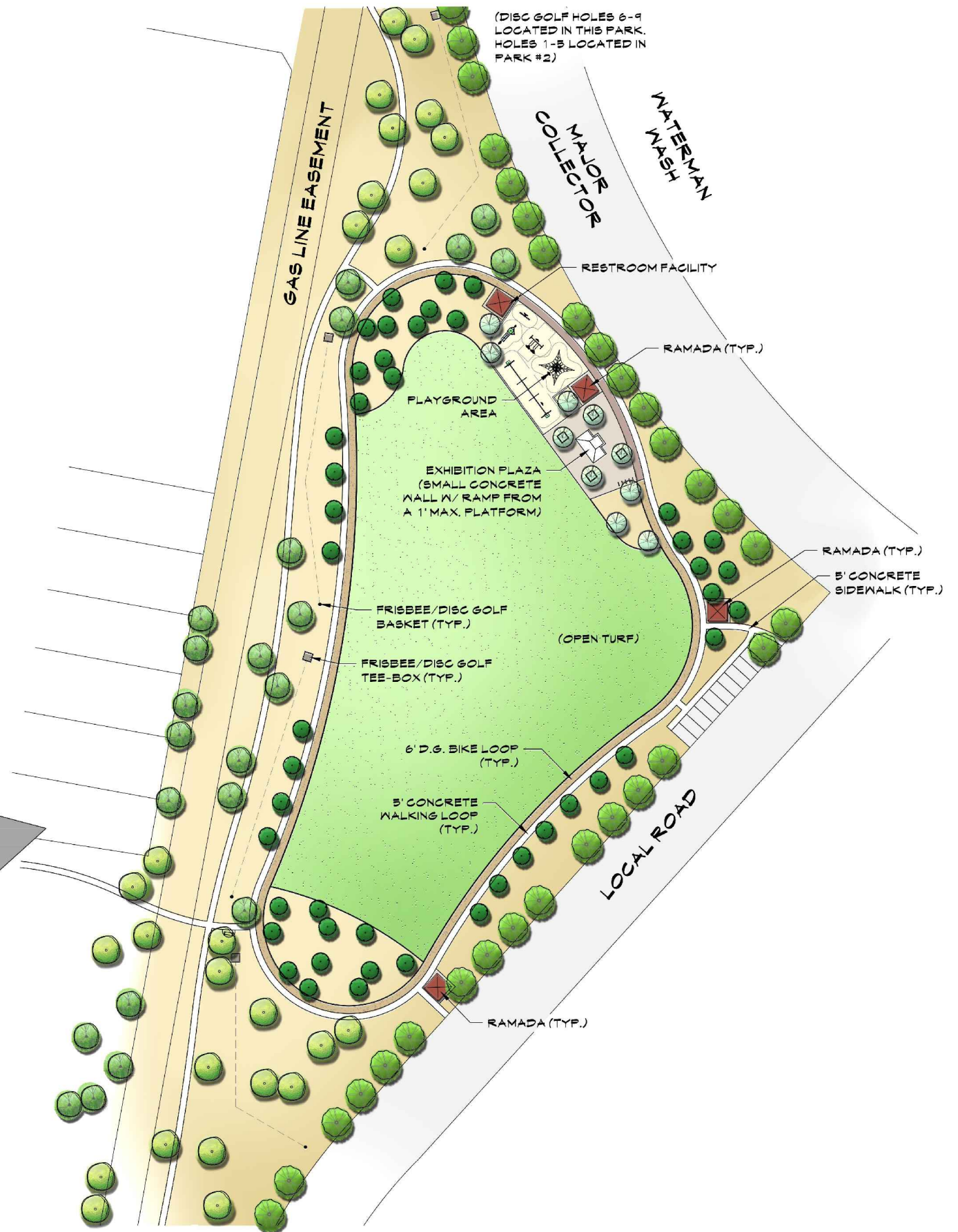
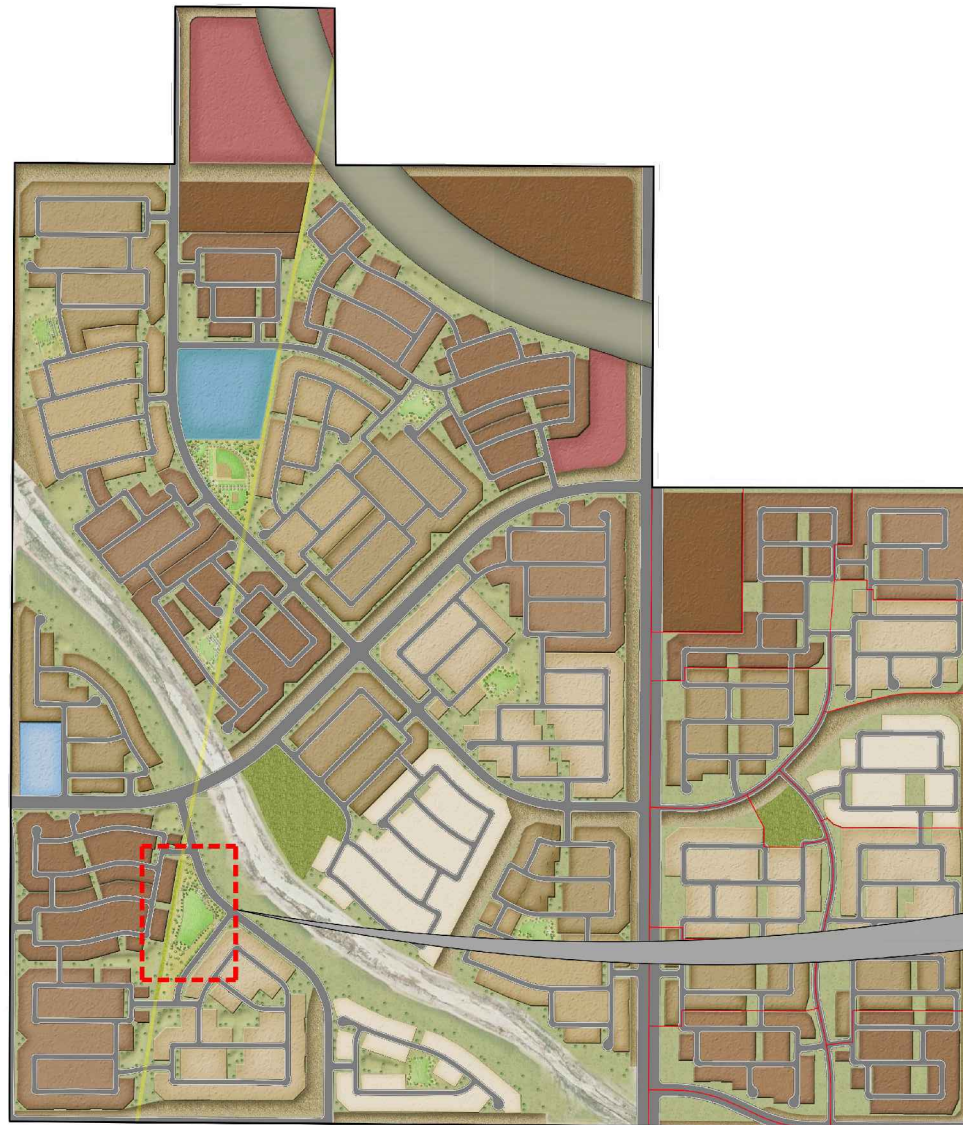


FIGURE 2B



RAINBOW VALLEY **CONCEPTUAL ENHANCED NEIGHBORHOOD PARK #2**

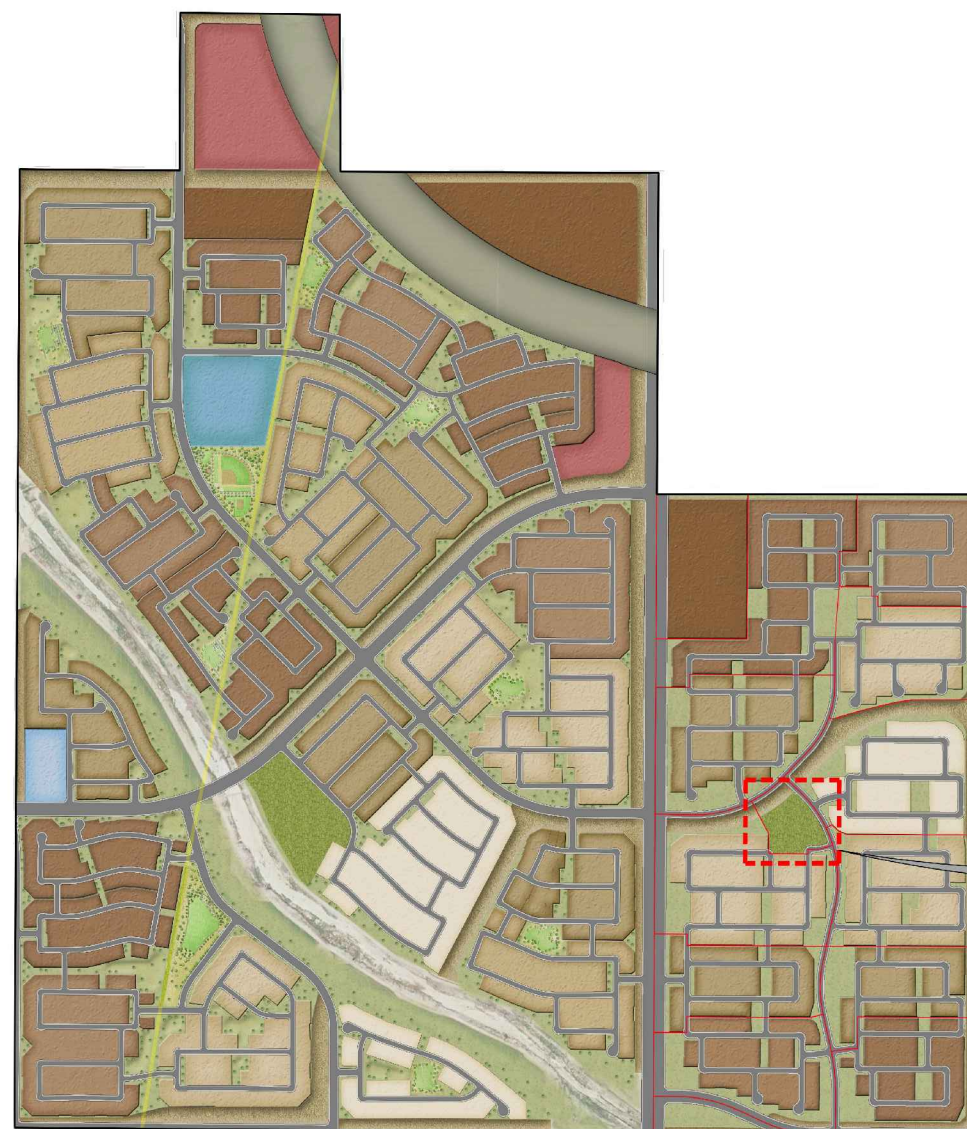
AUGUST 2021



RAINBOW VALLEY

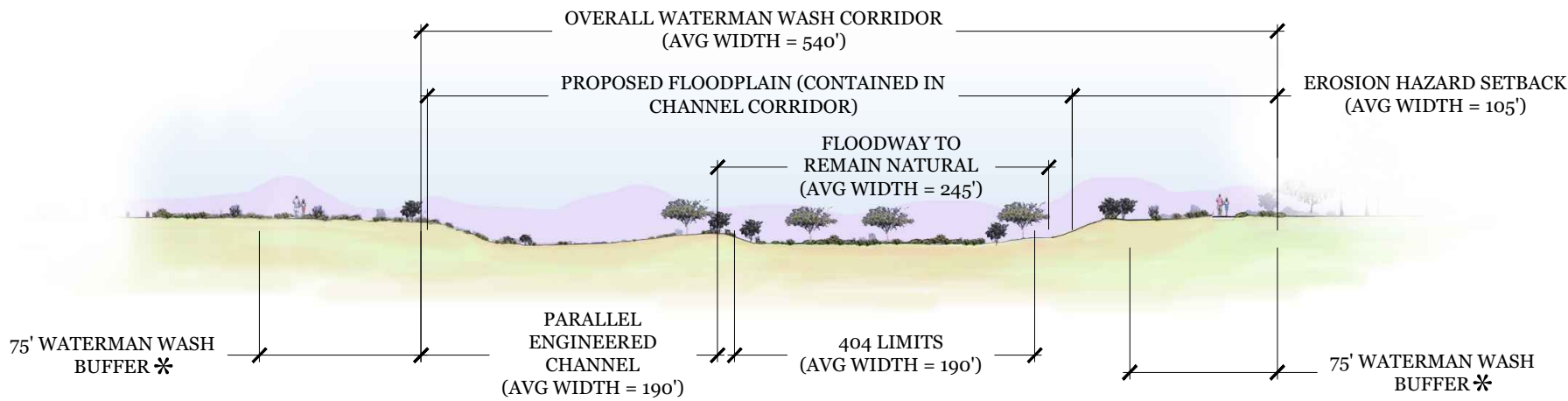
CONCEPTUAL ENHANCED NEIGHBORHOOD PARK #3

AUGUST 2021



RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)



- * BUFFER MAY INCLUDE:
- TRAILS
 - OPEN SPACE & PARKS
 - STREETS

NOTES

This exhibit is conceptual in nature. Final design to be determined at time of construction documents, as long as changes meet PAD requirements.



Not to Scale

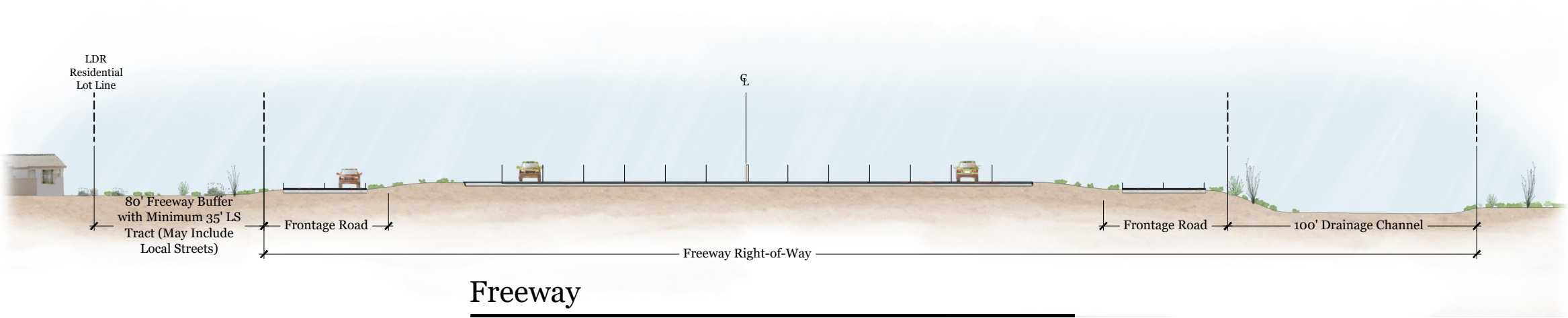
Figure 3
**Waterman Wash
Cross Section**

AUGUST 2021



RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)



Freeway
Loop 303 (Looking Northwest)
Based on Typical cross-section per ADOT, Location/
Design concept report dated June 2018 for Loop 303 from
I-10 to SR-30

Not to Scale

Figure 4
**Loop 303 Freeway
Cross Section**

AUGUST 2021

