

CANYON TRAILS TOWNE CENTER RESIDENCES

DEVELOPMENT REGULATIONS

MF-24 with PAD Overlay

July 2021

PERMITTED USES

The permitted uses for the Property are those uses allowed in the MF-24 Multi-family Residential Zoning District in accordance with Article 3-2-2 of the City of Goodyear Zoning Ordinance.

DEVELOPMENT STANDARDS

The Development Standards for MF-24 Multi-family Residential Zoning District shall apply to this Property, except as modified below:

Development Standard	Canyon Trails Towne Center Residences
Min. Rear Setback (East) ⁽¹⁾	20 ft. ⁽²⁾
Min. Recreational Open Space (sq. ft./d.u.)	275 sq. ft.
Min. Private Outdoor Open Space (sq. ft./d.u.) ⁽³⁾	54 sq. ft.
Freeway Development Overlay District - Noise Level Limits	66 Leq (Exterior) / 52 Leq (Interior)

Notes:

1. Measured from property line.
2. Minimum 10-foot landscape area between back of sidewalk and building shall be provided along the east and south property lines.
3. Private outdoor open space is that portion of the unit devoted to outdoor recreational use by the individual resident(s) of the unit or lot. This area is provided in addition to the recreational open space. Private outdoor open space shall be provided in the form of private yards, patios, or balconies. The minimum length and the minimum width of patios and balconies shall be five (5) feet.

ADDITIONAL REGULATIONS

General

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 permitted uses are subject to Administrative Site Plan review.

3. Design Guidelines shall meet the intent of the Canyon Trails Towne Center Design Guidelines dated February 6, 2007 and be in conformance with the multi-family residential requirements of Chapter 3 of the City of Goodyear Design Guidelines, except as modified below:
 - Multi-Family residential apartment buildings may have external downspout when used as a matching design element.
4. Signage shall be in conformance with the requirements of the current Comprehensive Sign Package which is incorporated in the Canyon Trails Towne Center Design Guidelines or a Comprehensive Sign Package Amendment must be requested.
5. Off-street parking and loading shall comply with Goodyear Zoning Ordinance Article 6, with the following exceptions and standards.
 - Tandem parking may be provided on site.
 - Each of the two (2) parking spaces within each tandem parking space shall be reserved to the same dwelling unit.
 - A Parking Plan addressing parking management shall be submitted and approved with the Site Plan. All parking shall adhere to the approved Parking Plan.
6. Site wall style shall complement existing walls in the Canyon Trails area.
7. If walls or fencing are constructed, full view or partial view fencing shall be used between the multi-family apartments and commercial center, except where screening of mechanical equipment and trash enclosures is necessary.
8. Site lighting, pavers, landscaping, signage design, and other community features shall complement the existing improvements at Canyon Trails Towne Center.
9. The multi-family residential apartment development shall bear the name of the master plan such as "<Multi-family Project Name> at Canyon Trails".

Architecture

10. Color schemes should add interest and variation to buildings on the site. At least three (3) base color and one (1) accent color shall be used throughout the site. The combination of base colors and accent colors shall be used in a manner which creates a minimum of two (2) unique building schemes throughout the site.
11. All multi-family residential apartment building design shall incorporate four-sided architecture.
12. Ground floor facades facing south and east, adjacent to the commercial portions of the center, shall not extend for more than thirty (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.
13. As the multi-family residential parcel interfaces with the commercial center, it should not be fronted with "back of house" type features such as carriage garages or largely walled off patios. It should be pedestrian oriented or fronted by the narrowest section of the apartment buildings or ground level pedestrian accessible patios thus providing gaps in which pedestrians can traverse between the two parcels.
14. At least one (1) of the multi-family residential buildings shall front or side the east/rear side of the development to provide visual and pedestrian connectivity to the remaining Canyon Trails Towne Center.
15. Architecture Elements on the residential buildings shall include all of the following features:
 - Articulated parapet line including variation in height
 - Expressed window heads and sills
 - Variety of Reglet stucco patterning (horizontal and vertical)
 - Flat metal shading elements and awnings
 - Pitched standing seam metal roofs at lower building projections
 - Variety in window articulation
 - Stepped cornice detailing
 - Roof forms that complement existing retail center

- Celebrated entries
- Complementary color palette
- Metal accent detailing where appropriate

Connectivity

16. A minimum of four (4) total pedestrian connections to the perimeter sidewalks shall be provided along the south and east portions of the multi-family parcel, creating pedestrian connectivity with the remaining Canyon Trails Towne Center.
17. A minimum of one (1) pedestrian connection shall be provided to the Canyon Trails Cotton Lane Greenbelt Trail along the western edge of the multi-family parcel, and include at least one (1) shaded seating area on the perimeter of the complex, adjacent to the trail.
18. Pedestrian connections through the parking lot or drive aisles shall be clearly marked with enhanced paving such as pavers, colored concrete, stamped asphalt or other approved material.

Amenities

19. Amenities shall comply with Article 3-5-5 of the Goodyear Zoning Ordinance and all of the following additional enhanced amenities shall be provided:
 - Minimum 6,500 square foot clubhouse/leasing office (maybe located in separate buildings)
 - Resort-style pool
 - Shaded seating areas
 - Dog park
 - Fitness center (may be located in clubhouse)
 - Outdoor barbeque area
 - Outdoor kitchen
 - Turf area(s)
20. The multi-family activity center shall be located along the northern, eastern or southern boundary of the property or within view of the entrance of the multi-family development. Other amenities should be included along the southern or eastern boundary of the property or within view of the entrance of the multi-family development, as this brings more pedestrian activity to the area nearest to the commercial.