

Exhibit “C”

Thrive @ Avison Goodyear PAD Overlay

January 2022

Development Regulations R1-A (Single Family Attached) with PAD Overlay

PERMITTED USES

All uses in the R1-A (Single Family Attached) Residential Zoning District in accordance with Article 3-2-2 of the City of Goodyear Zoning Ordinance.

DEVELOPMENT STANDARDS

The Development Standards for R1-A (Single Family Attached) Residential Zoning District shall apply to this Property, except as modified below:

Development Standard	The THRIVE PAD Overlay
Minimum Lot Size	2253 feet
Minimum Lot Width	28 feet
Minimum Rear Setback ⁽¹⁾ (Along Eastern and Northern Boundaries of Property)	11 feet

- (1) Any walls constructed along the rear lot lines of those lots with reduced rear yard setbacks shall be partial view fences with no more than four (4) feet of CMU (Concrete Masonry Units) or a similar material as a base upon which only wrought iron fencing can be installed

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. Approval of the rezoning does not constitute approval of the development plans that have been submitted to the City. All future development will be subject to preliminary plat review and approval by staff and council, at which time all elements of site development will be reviewed, including, but not limited to, landscaping, grading and drainage, infrastructure, parking, access and circulation.

AMENITIES

1. Owner shall develop a centralized community gathering area that includes a swimming pool, restrooms, seating areas and a shaded tot lot. This community gathering area shall be located centrally within the Property and shall not be located along the frontage of any Arterial or Collector Street

ADDITIONAL WALL REGULATIONS

1. The Property shall not be enclosed by a perimeter wall, which would prevent pedestrian access to the adjacent commercial development to the east of the Property.
2. Rear walls of lots with a rear yard abutting the western boundary of the Property (adjacent to Central Avenue) shall be partial view fences with no more than four (4) feet of CMU (Concrete Masonry Units) or a similar material as a base upon which only wrought iron fencing can be installed.
3. Any walls (lot walls or perimeter walls) constructed on the Property parallel to the eastern boundary of Accessor Parcel Number 500 03 252B as shown on that certain Minor Land Division Map of 1, 2, & 3 of Central Square recorded in the Official Records of Maricopa County Recorder at Book 1192 of Maps Page 29, Instrument No. 2014 0438117 (the "Wells Fargo Property") shall be at least 17 feet from the eastern boundary of the Wells Fargo Property and shall be partial view fences with no more than four (4) feet of CMU (Concrete Masonry Units) or a similar material as a base upon which only wrought iron fencing can be installed.
4. Any fire access point of entry that will be visible from Van Buren Street shall be developed with fire access gates that are metal or wrought-iron, painted to match the walls and fences constructed within the Property, and that otherwise meet all applicable building and fire code standards for such gates.

ADDITIONAL LANDSCAPING REGULATIONS

1. Alternative paving material acceptable to the Zoning Administrator or his/her designee shall be installed on all driveways.
2. Five-foot sidewalks along the private streets, planted with shade trees at a rate of approximately one tree per 20 feet of sidewalk length, and landscaping shall be installed throughout the Property; and unless prohibited by any easements existing as of the date Ordinance 2022-1525 is adopted, five-foot sidewalks or trails planted with shade trees at a rate of approximately one tree per 20 feet of sidewalk/trail length shall be installed along the perimeter of the Property. If trees cannot be installed within any existing easement area, alternative landscaping consistent with the terms of the easement shall be provided.