

The Cleveland

DEVELOPMENT REGULATIONS

MF-18 with PAD Overlay

January 2022

PERMITTED USES

All uses in the MF-18 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-18 Multi-family Residential Zoning District shall apply to this Property, except as modified below:

Development Standard	The Cleveland PAD Overlay
Min. Side Setback (North) ⁽¹⁾	20 feet
Min. Side Setback (South) ⁽¹⁾	15 feet
Min. Rear Setback (East) ⁽¹⁾	15 feet
Min. Trash Enclosure Setback from Residential Buildings on the Property ⁽²⁾	20 feet

(1) *The increased setbacks required for buildings that exceed a height of 20 feet shall not apply.*

(2) *Trash enclosures shall be visually screened, be oriented away from the residential buildings on the Property and shall contain landscaping between the trash enclosure when near a residential building on the Property*

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. If walls or fencing are constructed, full view or partial view shall be used on the rear (eastern) property line between the multi-family development and the drainage and irrigation channels to the east, except where screening of mechanical equipment and trash enclosures is necessary. If parking is located along the eastern property line, the view walls shall have a minimum of three (3) feet not to exceed four (4) feet of Concrete Masonry Unit (CMU) or a similar screening material at the base of the wall.

4. If a perimeter wall is constructed along the boundaries of the Property, it shall complement the overall themes established within the Canyon Trails area and shall provide a complementary transition between the existing Canyon Trails development theme wall.
5. Trash enclosures shall be located at least 80 feet from single-family residential lots with existing single-family homes or vacant lots with single-family zoning entitlement located outside the boundaries of the Property.
6. 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 for each unit, with each unit having a balcony, private backyard or private patio/porch. The required yards on the north, east and south may be fenced into a private outdoor open space. Landscape setbacks along the western boundary of the Property shall not be considered as or used for private outdoor open space.
7. A minimum 15-foot-wide landscape buffer shall be installed along the northern, southern, and eastern boundaries of the Property. No buildings, carports, parking spaces or drive aisles/ driveways shall be located within the landscape buffer except drive aisles/driveways may cross over a landscape buffer as needed to access a parking lot. The landscape buffer may include sidewalks, parks/open space, private yards and private yard wall/fencing.
8. The existing 6' CMU block wall along the northern boundary will remain, as it is property of the Canyon Trails Homeowners Association (the "Canyon Trails Wall"). Residential Units may have rear yard walls placed parallel to the existing Canyon Trails Wall so long as the rear yard walls are no closer than ten (10) feet to the Canyon Trails Wall. Such private rear yard walls shall consist of full view fencing (entirely wrought iron except for support columns). If side walls are installed that run perpendicular to the Canyon Trail's Wall the section of the side walls located within 20 feet of the existing Canyon Trails Wall shall consist of no more than four (4) feet of CMU (Concrete Masonry Units) or a similar material, above which may only be wrought iron view fencing. Management shall ensure residents do not cover the view portion of the view walls. The area between the Canyon Trail Homeowners Association wall and the parallel private rear yard wall shall contain a minimum of ten (10) feet of landscaping and contain a four (4) foot-wide compacted DG walkway pathway that runs along the north side of the private backyards and connects users to the Roosevelt Irrigation Canal path on the east.
9. The Special Use Permit for a Wireless Communication Facility Case No. 14-350-00001 shall remain in effect unless subsequently terminated. Additional Palm Trees shall be planted on the site and will be approved with a Site Plan and Landscaping Plan.

Architecture

10. The development shall incorporate a minimum of two (2) color schemes, with each color scheme consisting of a minimum of three (3) colors and at least one (1) of the three (3) colors in each color scheme being distinct (i.e. not simply using varying shades of white, grey, or tans). The two (2) color schemes shall be integrated throughout the structures constructed within the community. The two (2) color schemes shall utilize different base colors from one another.
11. 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, trellis structures or awnings
- Pitched standing seam metal roofs or other projections at lower building elevation
- Variety in window articulation
- Stepped cornice detailing or other elements to accentuate the cornice
- Celebrated entries
- Metal accent detailing where appropriate

Connectivity

12. The primary entrance/exit from each unit shall be connected to the main amenity center (Clubhouse etc.) via sidewalks and paths that are not located within vehicular drive isles or the main vehicular ingress/egress drives. Where sidewalks or paths cross a vehicular drive aisle, they should be marked with exposed aggregate or textured colored concrete that are differentiated in color and texture from the vehicular drive aisle.

Amenities

13. Amenities shall comply with Article 3-5-5 of the Goodyear Zoning Ordinance and all of the following additional enhanced amenities shall be provided:
 - A clubhouse/leasing office, which includes a co-working space
 - Pool
 - Shaded seating areas
 - Dog park
 - Fitness center (located in clubhouse)
 - Outdoor barbeque area / outdoor kitchen
 - Playground or tot lot