

# Exhibit C

## RPS Indian School at Palm Valley

### DEVELOPMENT REGULATIONS MF-12 with PAD Overlay

January 2022

#### PERMITTED USES

The permitted uses for the Property are those uses allowed in the MF-12 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-12 Multi-family Residential Zoning District shall apply to this Property, except as modified below:

| Development Standard                                                                      | RPS Indian School at Palm Valley |
|-------------------------------------------------------------------------------------------|----------------------------------|
| Maximum Building Height <sup>(1)</sup>                                                    | 25 ft.                           |
| Minimum Rear Setback (East) <sup>(2)</sup>                                                | 10 ft.                           |
| Minimum Side Setback (North) <sup>(3)</sup>                                               | 10 ft.                           |
| Minimum Side Setback (South)                                                              | 15 ft.                           |
| Minimum Total of Both Side Setbacks (North and South)                                     | 25 ft.                           |
| Minimum Trash Enclosure Setback from Residential Buildings on the Property <sup>(4)</sup> | 20 ft.                           |

#### Notes:

1. Parapet walls and cornices may extend to five (5) feet above the maximum building height limit to provide required screening of mechanical equipment from street view and , pitched/gable roofs may extend five (5) feet above the maximum building height limit to add visual architectural enhancements and roof variation.

2. The Minimum Rear Setback (East) shall apply except as follows. Minimum Rear Setback (East) shall be 50 feet when adjacent to single-family residential lots. A minimum 15-foot-wide landscape buffer shall be installed between adjacent single-family residential lots and residential structures

constructed within the Property; and 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, and private yards.

3. At least 10 feet of the Side Setback (North) (as measured from back of sidewalk) shall be entirely landscaped and none of the landscaped area within a private, fenced or walled yard, shall be included as part of the Side Setback (North).

4. 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, including the requirements applicable to development in the MF-12 Zoning District set forth in Chapter 3 (Multi-Family Residential) of the City of Goodyear Design Guidelines.
2. All permitted uses are subject to Administrative Site Plan review.
3. The style of any walls constructed around the perimeter of the Property shall complement existing walls in the Palm Valley area.
4. The existing regional Palm Valley monument sign shall be maintained at the northeast corner of PebbleCreek Parkway and Indian School Road.
5. Any signs to be located at or adjacent to the northerly private drive and PebbleCreek Parkway shall comply with the existing Comprehensive Sign package and submitted in conjunction with the Pathways Assisted Living Facility and the property owner in which the private drive is located.
6. Carports shall not be located within 30 feet of a single-family residential lot.

### Architecture and Buffers

7. The design of all multi-family residential building shall incorporate four-sided architecture.
8. No more than three residential units shall be located within any building constructed within the Property.
9. No solid walls shall be constructed adjacent to the open spaces along PebbleCreek Parkway.
10. Gates allowing access to fire access roads within the Property shall be wrought iron gates or be of a similar material and style and shall be consistent with other such gates found within Palm Valley. Chain-link fences and barriers with any sort of chains, including drop chains are prohibited.

### Connectivity Amenities

11. The front of all residential units shall either:
  - a. connect to sidewalk paths that provide access to the central amenity or
  - b. connect to a shared enhanced decorative driveway provided the enhanced decorative driveway does not serve more than 6 residential units and the enhanced decorative driveway connects to a sidewalk which provides access to the central amenity.
12. Pedestrian connections through parking lots and drive aisles shall be clearly marked with enhanced decorative paving such as pavers, colored concrete, or other approved material.

13. Pedestrian access points from the Property to the sidewalk along PebbleCreek Parkway are encouraged. At least one (1) pedestrian access point from the Property to the sidewalk along PebbleCreek Parkway, located between the northern boundary of the Property and the existing bus bay adjacent to the Property, shall be provided.

#### Amenities

14. To satisfy the requirements of Section 3-5-5 of the Goodyear Zoning Ordinance, all of the following amenities shall be provided:
- Resort-style pool
  - Bathroom building adjacent to pool
  - Shaded seating areas
  - Dog park/dog run
  - Turf area(s)
  - Shaded Tot-lot/playground
  - The connectivity amenities discussed above