

The Lincoln at Estrella Falls

DEVELOPMENT REGULATIONS

MF-18 with PAD Overlay

April 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 Lincoln PAD Overlay
Min. Side Setback (South) ⁽¹⁾	4 feet
Min. Rear Setback (East) ⁽¹⁾	12 feet
Public-Recreational Open Space	244 square feet/unit

⁽¹⁾ Includes single-family residential zoning districts.

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 applicable to the MF-18 (Multi-Family Residential) Zoning District, including, but not limited to the Multi-Family Design Guidelines as set forth in the City of Goodyear Design Guidelines.
2. All permitted uses are subject to Administrative Site Plan review.
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, and/or balconies.
4. A minimum 15-foot-wide landscape buffer shall be installed along the northern, western, and eastern boundary 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.

Architecture

5. 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.
6. 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
 - Defined entries
 - Metal accent detailing where appropriate

Connectivity

7. The primary entrance/exit from each unit shall be connected to the main amenity center via a sidewalk and path that is 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

8. 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
 - Fitness center (located in clubhouse)
 - Outdoor barbeque area / outdoor kitchen
 - Playground or tot lot