

GOODYEAR CELEBRATION PLAZA

PAD STANDARDS & GUIDELINES

FEBRUARY 7, 2023



PRESENTED BY:



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1. Introduction

This rezoning to a PAD to be named Goodyear Celebration Plaza rezones approximately 66.6 acres legally described in that certain document titled Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2022-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the “Property”) from the existing PAD zoning providing for a Mixed-Use Commercial development to a PAD the provides for a combination of retail/commercial uses, medical office uses, and multi-family residential uses.

2. Property Description

The Property is approximately 66.6 acres in size

1. The uses surrounding the Property include the following:

- North: The Property is bounded by Interstate-10 freeway on the north. The uses north of the freeway include large-scale retail and restaurant uses, vacant land and warehouse/distribution uses.
- East: The Property is bounded by Litchfield Road on the east, which is a major arterial road. The uses east of Litchfield road include retail and restaurant uses, auto dealership, and office uses.
- South: A portion of the Property is bounded by CTCA on the south and another portion of the Property is bounded by Celebrate Life Way on the south, which is a collector road. The uses south of Celebrate Life Way include large-scale retail and restaurant uses, a hotel, self-storage facility, vacant land, some back office and an AZDOT testing center.
- West: A portion of the Property is bounded by CTCA on the west and another portion of the Property is bounded by vacant land included within the Airport Gateway PAD.

3. Land Use Plan/Underlying Zoning

There are four distinct zoning districts created in this PAD, which include C-2 General Commercial, CO Commercial Office, MF-24 Multi-Family and MF-12 Multi-Family and one hybrid district that will permit the development of either MF-24 Multi-Family or CO Commercial Office, with a restriction that for the first 24 months after City Council approves the zoning, the property must be developed using the CO district. After 24 months, either district can be used by right for all or any portion of the parcel. See **Exhibit 1 Underlying Zoning Districts**.

C-2 General Commercial

The C-2 commercial uses are proposed along Litchfield Road where the highest level of access and visibility are provided. This zoning district will support various retail, hotel, and service-based uses to complement all the adjacent retail uses in the area, support the proposed residential and office uses on the subject site and the continued growth in the vicinity. There are no deviations to the C-2 General Commercial development standards.

CO Commercial Office

Further west and immediately north of the Cancer Treatment Centers of America’s Goodyear Hospital, is a 15.5-acre medical office campus with an underlying zoning district of CO Commercial Office. This is planned as an integrated medical office campus with a walkable and connected complex of office buildings focused on support uses for the hospital and other office needs in the area.

MF-24 & MF-12 Multi-Family

Immediately west of the commercial uses along Litchfield Road are multi-family residential parcels with a proposed density range of approximately 10-30 du/ac with a minimum overall average density of 18 net du/ac for all residential parcels. The residential development parcels will provide needed housing options for the growing population in Goodyear and will provide opportunities for residents to live near where they work as there are significant employment opportunities within the immediate vicinity of the site.

Unless otherwise specified herein, all applicable standards or regulations identified within the City of Goodyear Zoning Ordinance or other applicable regulatory documents shall apply to development within the Property.

4. Zoning Districts

A. C-2 General Commercial Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as C-2 General Commercial Zoning District in that certain document Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the C-2 Property), shall comply with the requirements in the City of Goodyear Zoning Ordinance, applicable to development in the C-2 General Commercial Zoning District. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3, the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

Except as modified below, the uses allowed to be developed in the C-2 Property are those uses, principal and special uses, permitted within property zoned C-2 General Commercial Zoning District as set forth in the City of Goodyear Zoning Ordinance.

1. Prohibited Principal Uses. The following uses identified in Section 3-3-3(A) of the Goodyear Zoning Ordinance as Principal Permitted Uses are expressly prohibited:

- Adult bookstore, adult novelty store and adult theater
- Automotive repair and upholstery.
- Bus terminals.
- Cleaning and dying plants.
- Express office, including railway.
- Frozen food lockers
- Funeral home.
- Fur cleaning and storage.
- Mobile Home Storage.
- Parking lots.
- Pawn shop.
- Public utility facilities and offices including facilities to serve the immediate area, but not including outside storage or maintenance yards for public utility use.
- Seed and feed, retail and sales office.
- Sign painting shop.
- Smoke and vape shop
- Taxidermist.

- Window glass installation shop.
- Non-Chartered financial institutions.

2. Prohibited Use Permit Uses. The following uses identified in Section 3-3-3(C) of the Goodyear Zoning Ordinance as Use Permit Uses are expressly prohibited:

- Automobile service stations.
- Car wash (hand or automatic).
- Storage buildings consisting of individually rented storage rooms which are independently accessed and locked and are used for dead storage purposes.
- Mobile home sales.

3. Restricted Use Permit Uses. The following use identified in Section 3-3-3(C) of the Goodyear Zoning Ordinance as a Use Permit Use is restricted as follows:

- Convenience Uses - No more than one (1) drive through restaurant is allowed through the Use Permit process and no more than one (1) convenience market/gas station is allowed through the Use Permit process.

B. CO Commercial Office Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as CO Commercial Office Zoning District in that certain document Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the CO Property), shall comply with the requirements in the City of Goodyear Zoning Ordinance, applicable to development in the CO – Commercial Office Zoning District. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3, the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

C. MF-24 Multi-Family Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as MF-24 Multi-Family Residential Zoning District in that certain document Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the MF-24 Property), shall comply with the requirements in the City of Goodyear Zoning Ordinance, applicable to development in the CO – Commercial Office Zoning District. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3, the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

D. MF-12 Multi-Family Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as MF-12 Multi-Family Residential Zoning District in that certain document Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the MF-12 Property), shall comply with the requirements in the City of Goodyear Zoning Ordinance, applicable to development in the CO – Commercial Office Zoning District. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3, the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

E. MF-24/CO Commercial Office Hybrid Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as MF-24/CO Commercial Office Hybrid Zoning District in that certain document Legal description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the Hybrid Property), shall be developed either as MF-24 Multi-Family Residential or CO Commercial Office. If the Hybrid Property is developed as MF-24 Multi-Family Residential, the development of the Hybrid Property shall comply with the requirements for the development of the MF-24 Property set forth herein and if the Hybrid Property is developed as CO-Commercial Office, the development of the Hybrid Property shall comply with the requirements for the CO Property set forth herein.

5. Development Standards

The development standards applicable to each of the Property zoning districts shall be those established in the City of Goodyear Zoning Ordinance for that respective zoning district, except as modified herein by this PAD Overlay. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3, the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

Development standards applicable to each zoning district are provided in the following sections, with modified standards designated by **bold** text:

A. C-2 General Commercial and CO Commercial Office Zoning Districts

Except as expressly modified in this document, all development within the CO Property shall comply with the requirements in the City of Goodyear Zoning Ordinance applicable to development within the CO-Commercial Office Zoning District, including but not limited to, the requirements in in Section 3-3-6 (Commercial District Standards), and all development within the C-2 Property shall comply with the requirements in the City of Goodyear Zoning Ordinance applicable to development within the C-2-General Commercial Zoning District, including but not limited to, the requirements in in Section 3-3-6 (Commercial District Standards).

Development Standard	CO	C-2
Minimum Net Site Area ³	6,000	10,000
Minimum Lot Width ³	60 ft	150 ft
Maximum Height ²	56 ft	56 ft
Maximum Building Coverage	50%	50%
Minimum Setbacks		
Front	30 ft	30 ft ^{2 4}
Side	20ft ¹	N/A ¹
Rear	20 ft ¹	N/A ¹
Street Side	30 ft	30 ft ²

1. Buildings adjacent to any residential use or district are subject to the requirements in Section 3-3-6(B) of the Goodyear Zoning Ordinance, including the minimum building setbacks set forth in Section 3-3-6 (B)(6)(c).
2. Buildings with heights in excess of 30 ft. shall provide 1 foot of additional setback for each foot of building height over 30 ft.
3. Except as provided herein, minimum net site area and lot width requirements do not apply for lots within a unified commercial development, which is a development intended for three or more businesses, so long as the development has permanent cross-access, shared parking and access easements, in a form approved by the City Attorney or his/her designee, necessary to meet minimum parking and maneuvering requirements and any other applicable requirements. If there are conflicts between this exception and other requirements in the Zoning Ordinance pursuant to which a site would be required to meet or exceed the minimum net site area or minimum lot width requirements, this exception shall not apply.
4. Except as provided herein, the setback for lots within a unified commercial development, which is intended for three or more businesses with permanent cross access and shared parking easements, shall be measured from the nearest public streets. If there are conflicts between this exception and other requirements in the Zoning Ordinance pursuant to which a site would be required to meet or exceed the minimum setbacks, this exception shall not apply.

B. MF-24 Multi-Family Residential District

Except as expressly modified in this document, all development within the MF-24 Property shall comply with the requirements in the City of Goodyear Zoning Ordinance applicable to development within the MF-24 Multi-Family Residential Zoning District, including but not limited to, the requirements in in Section 3-2-5 (Development Standards for the Multi-Family District).

Districts	MF-24
Maximum Density in Du/Ac	30
Minimum lot Width	100
Minimum lot depth	N/A
Maximum Height (ft.)	56
Accessory building (ft.)	12
Maximum Building coverage	50%
Minimum Perimeter Setbacks	
Front (ft.)	30
Street Side (ft.)	30
Side except for Street Side (ft.)	20
Total Both Sides (ft.)	40
Rear (ft.)	30
Minimum Setback from single-family residential zoning	
Building Height 20 feet or less (ft.)	30
Building Height between 20 and 30 feet (ft.)	50
Building Height greater than 30 feet (ft.)	50 feet +5 feet for every foot over 30'
Recreational Open Space (sq. ft./d.u.)	400
Private Outdoor Open Space (sq. ft./d.u.)	60

C. MF-12 Multi-Family Residential District

Except as expressly modified in this document, all development within the MF-12 Property shall comply with the requirements in the City of Goodyear Zoning Ordinance applicable to development within the MF-12 Multi-Family Residential Zoning District, including but not limited to, the requirements in in Section 3-2-5 (Development Standards for the Multi-Family District).

The following table replaces Table 3-2-5 in Section 3-2-5 (Development Standards for Multi-Family District) and provides development standards for the MF-12 Property. This table provides for two sets of development standards, one for a single-lot unsubdivided development such as an apartment complex or condo-type development, and a subdivided option for developments that include individual lots, such as townhomes or small-lot development.

District	MF-12 Unsubdivided	MF-12 Subdivided
Minimum/Maximum Net Density in Du/Ac¹	10/15	10/15
Minimum lot Width	200'	22'
Minimum Lot Depth	N/A	50'
Maximum Height (ft.) ⁷	30	30
Minimum # of Stories (no single-story permitted)	2	2
Accessory building Max. Height (ft.)	12	12
Maximum Building coverage ⁸	75%	75% / 85%
Perimeter Setbacks (Perimeter of MF-12 District)		
Front (Southern Boundary) (ft.)	30	30
Side (Eastern and Western Boundaries) (ft.)	10	10
Rear (Northern Boundary) (ft.)	20	20
Interior Setbacks (for Subdivided Product Only)		
Front (ft.) ²	N/A	3
Front facing garage (ft.)	N/A ³	20³
Side (ft.) (to allow for zero lot line development)	N/A	0
Total both sides (ft.) ⁴	N/A	6
Street Side (ft.) ⁵	N/A	10
Rear (ft.)	N/A	3
Minimum Setback from single-family residential zoning		
Building Height 20 feet or less (ft.)	30	30
Building Height between 20 and 30 feet (ft.)	50	50
Building Height greater than 30 feet (ft.)	50 feet +5 feet for every foot over 30'	50 feet +5 feet for every foot over 30'
Recreational Open Space (sq. ft./d.u.) ⁶	400	400
Private Outdoor Open Space (sq. ft./d.u.)	200	200

(1) Net density shall exclude the designated park parcel because this parcel will be available for use by all development parcels.

(2) Front setback shall be measured to patios, livable space, and side entry garages.

(3) If garages with driveways are provided, driveways must be less than 5' deep or a minimum of 20' deep to avoid cars overhanging into the street, sidewalk or drive aisle.

(4) For attached product, there is no side setback between attached units, but a minimum building separation of 6 feet is required.

(5) Where a minimum 10-foot-wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies.

(6) Recreational open space for the MF-12 Property shall be calculated using all of the MF-12-PAD Property, including the park parcel in accordance with 3-2-5 (B) of the Goodyear Zoning Ordinance.

(7) All residential structures within the MF-12 Property shall be a minimum of two stories.

(8) For detached units, lot coverage is 75%. For attached units, lot coverage is 85%.

D. General Development Standards

1. Unless otherwise modified herein and as referenced below, all other applicable development standards shall comply with the City of Goodyear Zoning Ordinance. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3, the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

2. **Minimum Densities** In addition to the individual minimum / maximum densities applied to the portions of the Property developed as MF-12 and MF-24, a combined minimum net density for all of the Property developed as MF-12 and MF-24 shall be no less than 18.0 net du/ac.

6. Site Plan

The Conceptual Site Plan attached hereto as **Exhibit 2** conveys a potential development plan for the Property but is illustrative only.

7. Pedestrian Circulation and Open Space Plan

Public Trails and Private Trails shall be constructed through-out the Property to provide connectivity throughout the entire Property at the level and intensity generally reflected in the Conceptual Pedestrian Circulation and Open Space Plan, attached hereto as **Exhibit 3**.

Specific trail locations and details will be determined during the site plan review process, in conformance with the following:

- a. Public trails shall consist of concrete or other hard surface material with a minimum width of eight feet for trails around the perimeter of the Property and a minimum width of five feet for trails within the Property.
- b. Private Trails shall consist of concrete or other hard surface material with a minimum width of five feet.
- c. Public trails shall be accessible and open to all residents, employees, and visitors of any of the developments within the Property, Cancer Treatment Center of America hospital and adjacent developments.
- d. A Public Trail shall be provided around the perimeter of the Subject Site;
- e. Trail connections shall be provided between the various developments within the Property either by open connections and/or gated connections;
- f. Where trail connections cross a private road or drive aisle, an enhanced, decorative surface shall be provided for the crossing;
- g. Shading shall be provided along the trails by trees, buildings and/or shade structures.

- h. Public Trails along the perimeter of the Property shall be constructed outside of any perimeter walls installed along the boundaries of the Property so they are accessible and open to all residents, employees, and visitors of any of the developments within the Property, Cancer Treatment Center of America hospital and adjacent developments.

A park that is at least 1.5 acres in size containing the following minimum amenities: landscaping including shade trees, turf (live or artificial), shaded play areas, gazebo with picnic tables, seating, and connections to the overall pedestrian circulation system shall be developed at the north west corner of the MF-12 Property, as generally reflected in the Conceptual Pedestrian Circulation and Open Space Plan, attached hereto as **Exhibit 3**. The park shall be available for use by residents, employees, and visitors of any of the developments within the Property and for use by employees and visitors from Cancer Treatment Center of America hospital. If the MF-12 Property is subdivided, the park shall be maintained by a Homeowner's Association or Property Owner's Association. If the MF-12 Property is not subdivided, the park shall be maintained by the property owner. The park shall be completed with the first phase of development within the Property.

8. Design Guidelines

Except as otherwise provided herein, the Property shall be developed in conformance with the City of Goodyear Design Guides Manual.

Buildings and other structures constructed on the Property shall also be in conformance with the character elements as shown on the Architectural Character Imagery, attached hereto as **Exhibit 4**, and the following additional standards:

Architectural and Building Standards

1. Color schemes for development within the MF-12 Property, the MF-24 Property and the Hybrid Property if developed as MF-24 shall add interest and variation to buildings on the site. Base colors of white and grey tones are discouraged and should only be used as accent colors to complement the primary colors.
2. A color palette has been provided as **Exhibit 5**, which provides a general guide to various color options to be considered for the residential development. While these colors provide a guide for developers, other similar or accent color options can be provided as reviewed and approved through the formal site plan/design review process.
 - If the MF-12 Property, or the MF-24 Property or the Hybrid Property are developed as one large multi-family development, at least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of colors and accent colors/materials shall be used in a manner which creates a minimum of four (4) unique building schemes throughout the site. A variation in rooflines is encouraged.
 - i. A minimum of two (2) distinctive roof styles/elevations and heights shall be utilized across the site.

- If the MF-12 Property, or the MF-24 Property, or the Hybrid Property are developed as two or more separate multi-family developments, at least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of base colors and accent colors/materials shall be used in a manner which creates a minimum of two (2) unique building schemes throughout the site. A variation of roof lines is encouraged.
 - i. A minimum of two (2) distinctive roof styles/elevations and heights shall be utilized across the site.
- 3. All multi-family residential buildings shall incorporate 4-sided architecture.
- 4. Ground floor residential facades facing Celebrate Life Way or adjacent to the commercial center shall not extend 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.
- 5. As multi-family residential parcels interface with the commercial center, it should not be fronted with “back of house” type features such as carriage garages or largely non-articulated 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 residents of the multi-family development can traverse between the two parcels at keyed and gates access points.
- 6. At least one (1) of the multi-family residential buildings developed in the MF-24 Property AND one (1) multi-family residential building developed in the MF-12 Property shall front or side the eastern perimeter of the development located adjacent to the C-2 Property to provide visual and pedestrian connectivity to the commercial center.
- 7. Architectural elements on all multi-family residential buildings shall include at least six (6) of the following features, or other similar enhancement features:
 - Articulated parapet line including variation in height;
 - Expressed window heads and/or sills;
 - Variation of stucco patterning (horizontal and vertical);
 - Shading elements and/or awnings;
 - Variety of window articulation;
 - Stepped cornice detailing;
 - Celebrated entries;
 - Complimentary color palette;
 - Decorative accent detailing where appropriate.
- 8. The same level of detail and articulation for the front elevations of buildings in the C-2 Property that are closest to I-10, shall apply to the rear of the buildings facing I-10.

Perimeter/Security Fencing & Walls

- 9. Except as provided herein, no perimeter screening, fencing or walls are required.
 - If parking is provided adjacent to Litchfield Road, Celebrate Life Way or Interstate 10, parking areas shall be screened with a minimum of 36-inch decorative screen wall.
 - If perimeter fencing or walls are to be constructing such walls and fencing shall be open view fencing except solid fences/walls may be used for appropriate screening, privacy, safety, noise and security reasons.
- 10. If walls or fencing is constructed between the residential and commercial development parcels, view fencing is encouraged in areas where residential privacy or required

screening of equipment such as trash enclosures or mechanical equipment is not impacted. A combination of view fencing and solid walls is encouraged in these areas as appropriate.

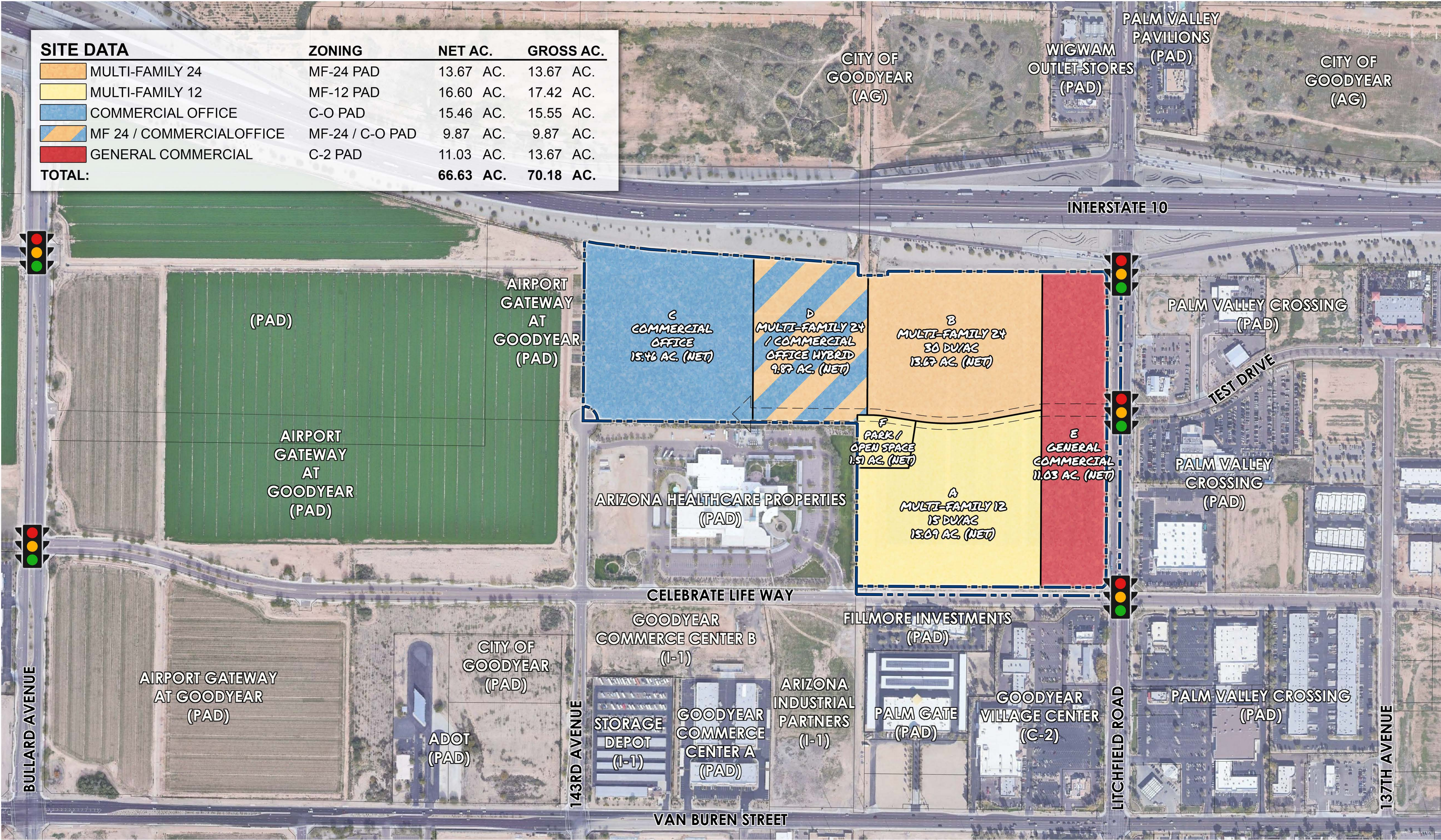
11. Ground floor patios of units that are located adjacent to and facing Celebrate Life Way shall have gates and sidewalks/paths to provide direct access to the sidewalk along Celebrate Life Way.
12. Pedestrian gate connections and sidewalk paths shall be provided as needed to provide at least two (2) points of access to the sidewalk along Celebrate Life Way one of which is generally located in the location of the Private Trail between the northern and southern boundaries of the MF-12 Property as reflected in the Conceptual Pedestrian Circulation and Open Space Plan, attached hereto as **Exhibit 3** and the other of which is generally located between the boundary between the MF-12 Property and the C-2 Property as reflected in the Conceptual Pedestrian Circulation and Open Space Plan, attached hereto as **Exhibit 3**.
13. Walls and fencing installed within the Property shall complement existing walls and materials used within the Celebration Plaza area.
14. Trash enclosures shall be fully screened from the perimeter of the development and from individual units with a fully enclosed screen wall and opaque gates, and shall not be located immediately adjacent to the front door of a residential unit.

Pedestrian Connectivity and Site Design

15. Pedestrian connectivity through parking areas and drive aisles shall be clearly marked with enhanced paving such as pavers, colored concrete or other approved materials.
16. Each multi-family residential building shall provide a minimum of one (1) pedestrian connection from the building to an adjacent sidewalk or major pedestrian connection.
17. Site lighting, pavers, landscaping, signage design, and other community features shall complement the existing improvements and themes established within the Celebration Plaza area.
18. Signage for the property shall be coordinated through the approval of a Comprehensive Sign Package.

Exhibit 1

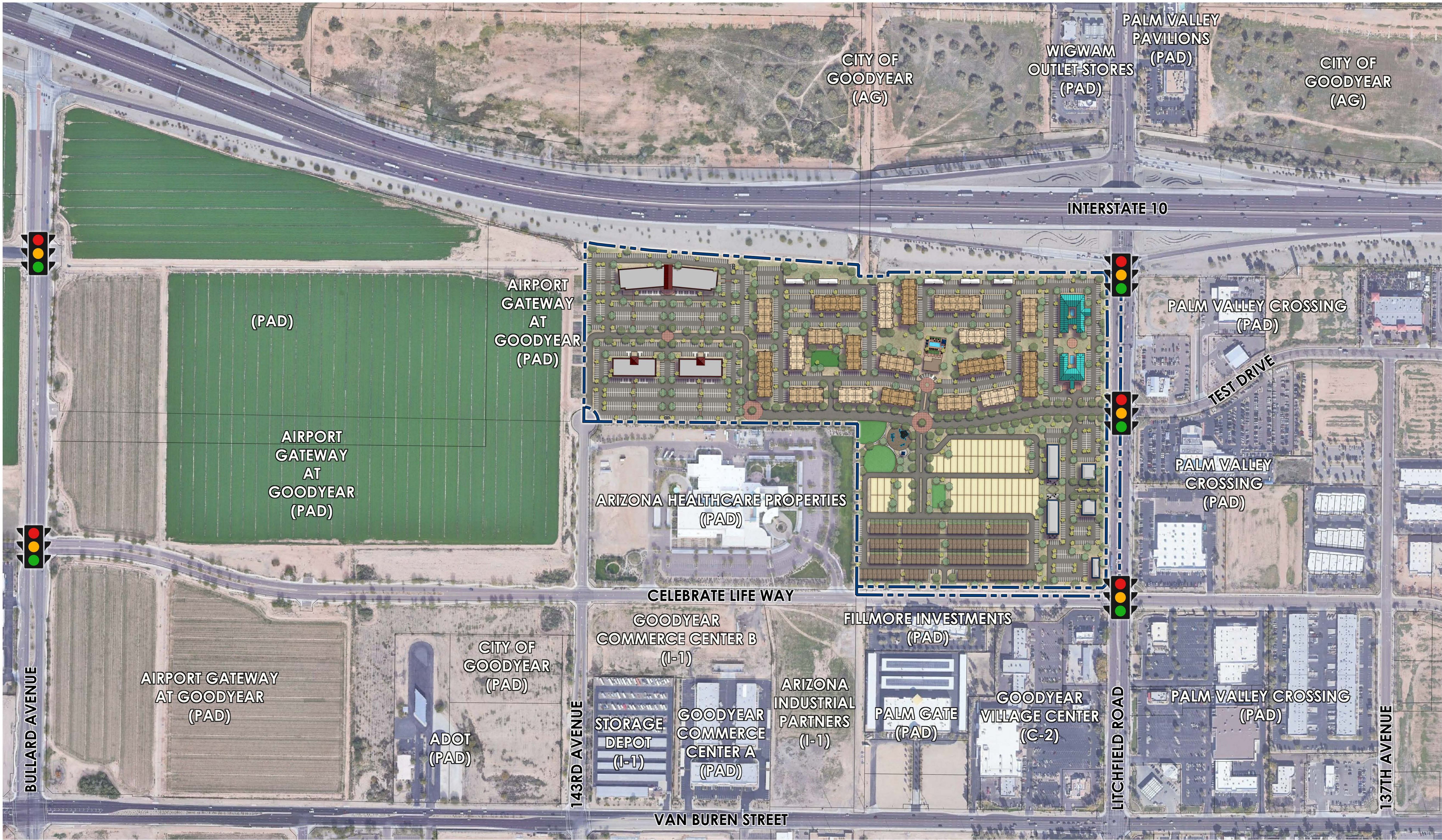
Underlying Zoning Districts



SITE DATA		ZONING	NET AC.	GROSS AC.
	MULTI-FAMILY 24	MF-24 PAD	13.67 AC.	13.67 AC.
	MULTI-FAMILY 12	MF-12 PAD	16.60 AC.	17.42 AC.
	COMMERCIAL OFFICE	C-O PAD	15.46 AC.	15.55 AC.
	MF 24 / COMMERCIAL OFFICE	MF-24 / C-O PAD	9.87 AC.	9.87 AC.
	GENERAL COMMERCIAL	C-2 PAD	11.03 AC.	13.67 AC.
TOTAL:			66.63 AC.	70.18 AC.

Exhibit 2

Conceptual Site Plan



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CELEBRATION PLAZA • CONCEPTUAL SITE PLAN

📍 GOODYEAR, AZ
📅 2022-08-25
210002020
👤

Exhibit 3

Conceptual Pedestrian Circulation & Open Space Plan

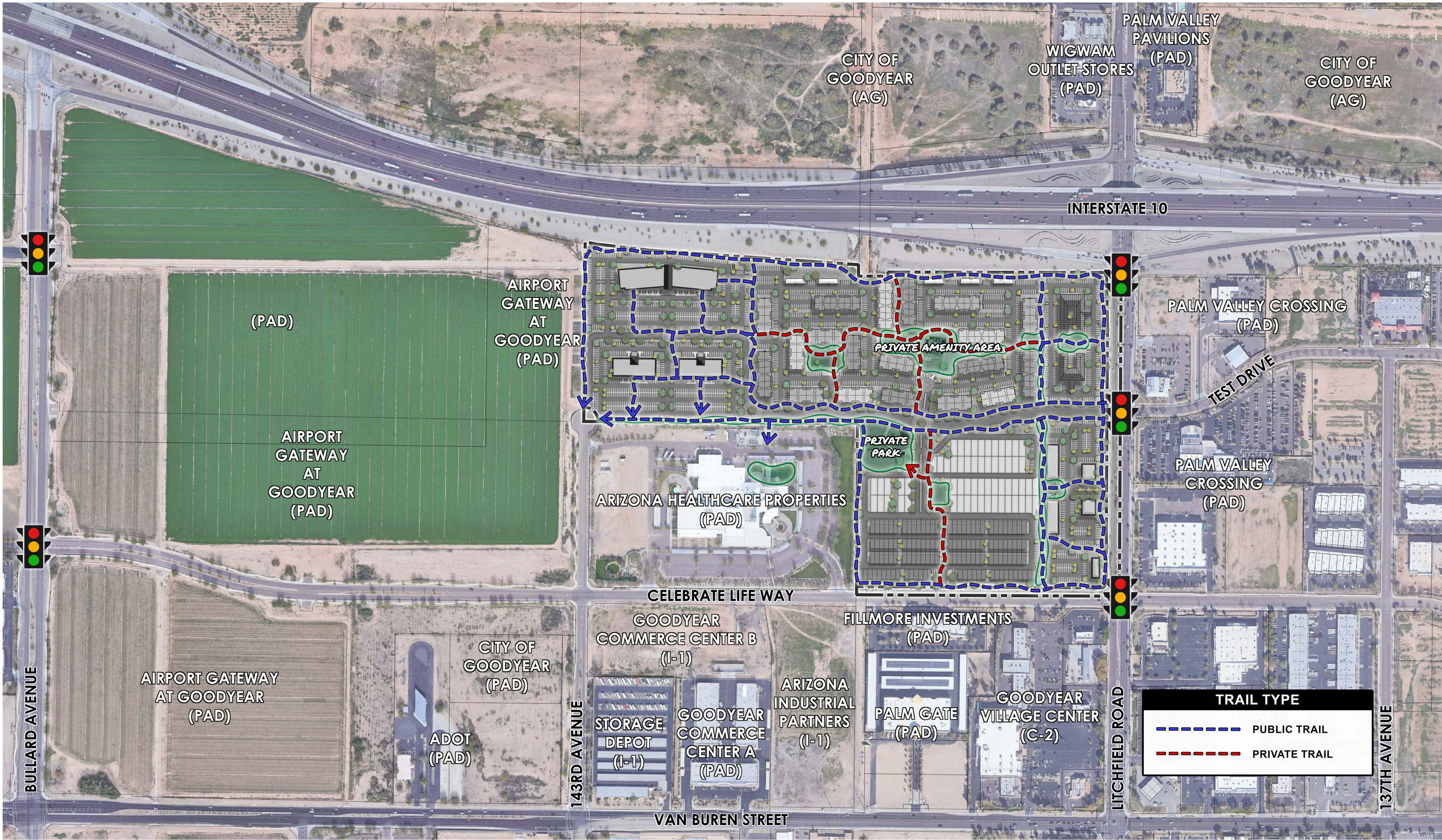


Exhibit 4

Architectural Character Imagery



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CELEBRATION PLAZA • ARCHITECTURAL CHARACTER IMAGERY: COMMERCIAL CHARACTER

📍 GOODYEAR, AZ
📅 2022-08-25
210002020
👤



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CELEBRATION PLAZA • ARCHITECTURAL CHARACTER IMAGERY: MEDICAL OFFICE CHARACTER

📍 GOODYEAR, AZ
 📅 2022-08-25
 # 210002020
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CELEBRATION PLAZA • ARCHITECTURAL CHARACTER IMAGERY: MULTI-FAMILY 24

📍 GOODYEAR, AZ
📅 2022-08-25
210002020
👤

Beus
Gilbert
McGroder
PLLC

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



CONCEPTUAL 5 UNIT BUILDING - FRONT



CONCEPTUAL 5 UNIT BUILDING - REAR



CONCEPTUAL STREET SIDE



CONCEPTUAL COURTYARD SIDE



CONCEPTUAL 6 UNIT BUILDING - FRONT



CONCEPTUAL 6 UNIT BUILDING - REAR



CONCEPTUAL STREET SIDE



CONCEPTUAL COURTYARD SIDE



CONCEPTUAL 6 UNIT BUILDING - FRONT



CONCEPTUAL 6 UNIT BUILDING - REAR



CONCEPTUAL STREET SIDE



CONCEPTUAL COURTYARD SIDE



Exhibit 5

Multi-Family Color Palette

COLOR PALETTE:

To bring the community to life, a variety of colors and materials are encouraged throughout Celebration Plaza. The color palette shown below represent a selection of appropriate colors inspired by the natural context of the land and the nearby mountains. The use of gray and white tones are strongly discouraged as the primary and dominant color of buildings and shall be limited to accent elements only.

INSPIRATIONAL

LAND

MOUNTAIN

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