

GSQ REGIONAL CENTER

PLANNED AREA DEVELOPMENT

February 2023

Table of Contents

I. INTRODUCTION.....	3
II. DEVELOPMENT PLAN	3
III. LAND USES	3
A. Permitted Uses.....	4
B. Permitted Accessory Uses.....	9
C. Prohibited Uses.....	10
IV. DEVELOPMENT STANDARDS.....	11
A. Development Standards Table.....	11
B. SITE LAYOUT.....	14
C. LIGHTING.....	14
D. SCREENING, FENCING AND WALLS	15
E. PARKING.....	15
V. STREETS AND CONNECTIVITY.....	19
VI. SIGNAGE.....	20
VII. LANDSCAPING	21
VIII. ARCHITECTURE AND BUILDING FORM.....	21
IX. MATERIALS PALETTE	22
X. ADDITIONAL REGULATIONS	22
XI. POST APPROVALS OF SUPPLEMENTAL DESIGN GUIDELINES AND STREET CROSS-SECTIONS	22

TABLE OF EXHIBITS

EXHIBIT	Description
Exhibit 1	Vicinity Map
Exhibit 2	PAD Boundary Plan
Exhibit 3	Parcel Boundary and Context Map
Exhibit 4	Land Area Plan
Exhibit 5	Conceptual Circulation Plan
Exhibit 6	Illustrative Vehicular Circulation Plan
Exhibit 7	Materials Palette

I. INTRODUCTION

A *Vicinity Map* is provided at **EXHIBIT 1**. The property subject to this GSQ Regional Center Planned Area Development dated October 2022 (the “GSQ PAD”) is approximately 152-net acres and is comprised of 7 parcels at the northwest corner of Bullard Avenue and McDowell Road and west of the southwest corner of Bullard Avenue and McDowell Road (the “Site” or “PAD Property”). A *PAD Boundary Plan* is provided at **EXHIBIT 2**. The Site is bordered on the north by residential properties (single family homes north of Encanto Blvd and multi-family developments on the northwest portion of the Site and south of Encanto Blvd), on the west by Goodyear Civic Square (Goodyear City Hall, Civic Square and offices, vacant commercial development), the Interstate-10 freeway on the south and a school, hotels, and multi-family residential to the east. A *Parcel Boundary and Context Map* is provided at **EXHIBIT 3**. The intent of this GSQ PAD is to allow the development of a mixed-use development that includes a combination of office, commercial, retail, entertainment, hospitality, residential, automotive, and other complementary land uses creating an inviting live, work, shop, and play environment.

This GSQ PAD shall function as the Site’s development standards framework and identifies the uses, standards, regulations, and design palette for the Site.

II. DEVELOPMENT PLAN

The Site is divided into six (6) Land Areas (Land Areas “A”, “B”, “C”, “D”, “E”, and “F”). A *Land Area Plan* is provided at **EXHIBIT 4**¹. Each Land Area will have a distinct character and permitted uses. Land Area A will be primarily Mixed-Use with Residential and Commercial uses. Additionally, Area A will primarily act as a transition between the adjacent residential to the north and the denser commercial and Mixed-Use to the south. Areas B and D will be primarily Mixed-Use with Commercial and Residential and will have a higher mix and intensities of uses. Land Area C will be the central area of the GSQ PAD with vibrant Open Space/Mixed-Use. Land Area E will be primarily Retail. Land Area F will be Commercial and Automotive uses.

A *Conceptual Circulation Plan* is provided at **EXHIBIT 5**. The Conceptual Circulation Plan shows some (but not all) of the various land uses, open spaces, and pedestrian circulation routes that are allowed within the Site and are conceptual only.

III. LAND USES

The intent of this GSQ PAD is to permit types of uses that encourage pedestrian activity to create a vibrant mixed-use center where residents and visitors can live, work, shop, and play. The following uses are permitted on the Site.

¹ The final size and dimensions of the Land Areas shall be fine-tuned through the Platting and Site Planning processes and shall substantially conform with Exhibit 4 within only minor deviations as permitted by the Zoning Administrator in his/her sole discretion.

A. Permitted Uses

The GSQ PAD permits a mixed-use development. A detailed Table of Permitted Uses within each of the Land Use Areas as depicted in the *Land Area Plan* attached as **EXHIBIT 4** is provided below (the “Uses Table”).

GSQ PAD Uses Table						
Permitted (“P”), Permitted with Conditions (“PC”), Not Permitted (“NP”)						
USES	Land Areas “A-F”					
	A	B²	C³	D	E	F
Auto sales	NP	PC ⁴	NP	PC ⁴	PC ⁴	P
Automotive repair and upholstery	NP	NP	NP	NP	NP	P

² The following requirements apply to development within Land Area B:

- Ground floor multi-family is not permitted within 50 ft. of the north side of Goodyear Way unless ground floor retail uses have been developed adjacent to Goodyear Way in front of the proposed multi-family development with ground floor multi-family. A multi-family development located adjacent to the north side of Goodyear Way that has retail uses on the ground floor can include limited parking, amenities, gyms, and/or rental offices the combination of which can occupy no greater than 25% of the ground floor usable space.
- Unless otherwise approved by the Development Services Director and/or his/her designee, the following applies to development along the north side of Goodyear Way:
 - Development within 25 feet of the edge of sidewalk shall be storefronts, patios, and/or active open space; and
 - Vehicular parking lots may be provided with a minimum setback of 50 feet from back of sidewalk along Goodyear Way; and
 - Vehicular drop offs may be provided with a minimum setback of 25 feet from the back of sidewalk along Goodyear Way; and
 - Parking may be provided adjacent to the northside of Goodyear Way within the area between Bullard Avenue and 400 feet west of Bullard Avenue if parking is associated with a primary building that is at least 20 feet high and the parking area along Goodyear Way is located adjacent to the front or side of a primary building; and
 - Parking may be provided adjacent to the northside of Goodyear Way within the area between 150th Drive and 300 feet east of 150th Drive if parking is associated with a primary building that is at least 20 feet high and the parking area along Goodyear Way is located adjacent to front or side of a primary building.

³ The following requirements apply to development within Land Area C:

- Unless otherwise approved by the Development Services Director and/or his/her designee, the following applies to development along the north and south sides of Goodyear Way:
 - Development allowed within 25 feet of the edge of sidewalk shall be storefronts, patios, and/or active open space; and
 - Vehicular parking lots may be provided with a minimum setback of 50 feet from back of sidewalk along Goodyear Way; and
 - Vehicular drop offs may be provided with a minimum setback of 25 feet from the back of sidewalk along Goodyear Way; and
 - Parking may be provided adjacent to the southside of Goodyear Way within the area between Bullard Avenue and 650 feet west of Bullard Avenue.

⁴ Auto sales, limited to indoor sales only, no outdoor display in excess of 5 vehicles.

GSQ PAD Uses Table Permitted (“P”), Permitted with Conditions (“PC”), Not Permitted (“NP”)						
USES	Land Areas “A-F”					
	A	B ²	C ³	D	E	F
Bar, microbrewery, brew pub and similar uses	P	P	P	P	P	P
Car wash	NP	PC ⁵	NP	NP	PC ⁵	PC ⁶
College/University, including dormitories	NP	P	NP	P	P	P
Commercial Uses that provide general retail and services ⁷	P	P	P	P	P	P
Entertainment establishments, including outdoor music entertainment, as a permitted use (such as outdoor music on an outdoor patio)	PC ⁸	P	P	P	P	P
Farmers market	P	P	P	P	P	P
Financial institution with no vehicular drive-thru; but	P	P	P	P	P	P

⁵ Subject to following conditions or limitations:

- Car wash is allowed only as an accessory to a permitted gas station (only one gas station is permitted within entire PAD Property)
- If located within Land Area B the car wash shall not front the northside of Goodyear Way except car washes may front the northside of Goodyear Way within the area between Bullard Avenue and 300 feet east of Bullard Avenue.
- Car wash shall be located at least 300 ft. from a residential zoning district or residential development and shall not require a use permit.
- Car wash shall be located adjacent to an arterial street but the carwash building shall not be located closer than 300 ft. from an arterial to arterial intersection.
- The noise generated from the operation of the car wash shall not exceed 74.1dB from the footprint of the car wash facilities. Prior to the issuance of a Temporary Certificate of Occupancy that will allow for the operation of the car wash or a permanent Certificate of Occupancy the property owner or operator of the car wash shall submit a noise study/test that demonstrates that the noise generated by the operation of the car wash does not exceed the noise limits set forth herein. The property owner or operator of the car wash shall make all modifications to its equipment and/or to the site as needed to ensure that the noise generated from the operation of the car wash does not exceed 74.1dB as measured from the footprint of the car wash facilities

⁶ Only one stand alone car wash is permitted and if the sole gas station permitted under this GSQ PAD is located in Land Area F, that gas station may have a car wash as an accessory use.

⁷ This shall include dog parks that provide retail sales of liquor as an accessory use, pharmacies with drive-thru pickup windows, banks with drive-thru ATMs and kiosks for retail sales and services.

⁸ Entertainment establishments are allowed throughout Land Area A; however, entertainment establishments developed within buildings with residential uses are limited to occupants and their guests. Noise generated from entertainment establishments within Land Area A shall be limited to the hours of 7:00 a.m.-11:00 p.m. These limitations do not apply to entertainment establishments in Land Areas B - F.

GSQ PAD Uses Table Permitted (“P”), Permitted with Conditions (“PC”), Not Permitted (“NP”)						
USES	Land Areas “A-F”					
	A	B ²	C ³	D	E	F
excluding non-chartered financial institutions						
Financial institution with vehicular drive-thru; but excluding non-chartered financial institutions	P	P	NP	NP	P	P
Gas station	NP	PC ⁹	NP	NP	PC ⁹	PC ⁹
Government offices, libraries, auditoriums, museums, amphitheaters, and other municipal uses	NP	P	NP	NP	P	P
Health club	P	P	NP	P	P	P
Hospital	NP	NP	NP	NP	NP	P
Hotel and ancillary uses typical of hotels (e.g., private swimming pool, restaurant(s), meeting rooms, personal services, car rental, etc.) including conference centers and convention centers	P	P	NP	P	P	P
Medical, including the following types or similar types of medical related and ancillary uses – storage, assembly of medical products, office and associated laboratory facilities, chemicals and limited delivery and shipment ¹⁰	NP	P	NP	NP	P	P
Medical offices	P	P	NP	NP	P	P
Multi-family ¹¹	P	PC ¹²	NP	P	NP	NP

⁹ Subject to the following conditions or limitations:

Limited to one gas station within in the entire PAD Property. The canopy and building shall be located no closer than 300 ft. to an arterial to arterial intersection and at least 300 ft. from a residential use.

¹⁰ Subject to the approval of the Zoning Administrator upon a determination that the location of the facility is compatible with adjacent existing and planned development. Limited to one facility within the entire PAD Property. Roll up doors of medical facilities shall not face towards a public right-of-way.

¹¹ Multi-family buildings with three (3) or fewer units per building, that do not contain commercial uses, are prohibited.

¹² Ground floor multi-family is not permitted within 50 ft. of the north side of Goodyear Way unless ground floor retail space uses have been developed adjacent to Goodyear Way in front of the proposed multi-family

GSQ PAD Uses Table Permitted (“P”), Permitted with Conditions (“PC”), Not Permitted (“NP”)						
USES	Land Areas “A-F”					
	A	B ²	C ³	D	E	F
Offices for professional, administrative, business, clerical, and sales services	P	P	P	P	P	P
Recreational vehicle and equipment sales	NP	NP	NP	NP	NP	P
Personal and household services	P	P	NP	P	P	P
Private business, professional and trade schools so long as they do not include an accessory use that is otherwise prohibited by this GSQ PAD (e.g., an automotive trade school)	NP	P	NP	P	P	P
Private educational uses (e.g., learning center)	P	P	P	P	P	P
Restaurants, coffee shops and similar uses with walk-up windows	P	P	P	P	P	P
Stand-alone restaurants, coffee shops and similar uses with drive-through	NP	PC ¹³	NP	NP	PC ¹³	PC ¹³
Restaurants, coffee shops and similar uses with drive-thru that are attached to or part of a multi-tenant shops building with three or more tenants by a plaza, trellis, or roofline	NP	NP	NP	NP	PC ¹⁴	PC ¹⁴
Rooftop Use and Occupancy of all permitted uses within each Land Area	PC ¹⁵	P	P	P	P	P

development with ground floor multi-family. A multi-family development located adjacent to the north side of Goodyear Way that has retail uses on the ground floor can include limited parking, amenities, gyms, and/or rental offices, the combination of which can occupy no greater than 25% of the ground floor usable space.

¹³ Limited to a combined total of two (2) freestanding restaurants with drive-through windows in Land Areas B and E and one (1) freestanding restaurant with drive-through windows in Land Area F. Drive-throughs shall comply with the requirements of Section 4-2-18 (Drive-Through Restaurants) of the Goodyear Zoning Ordinance. Drive-through restaurant pickup windows shall not be located within 300 ft. of an arterial to arterial intersection.

¹⁴ Drive-throughs shall comply with the requirements of Section 4-2-18 (Drive-Through Restaurants) of the Goodyear Zoning Ordinance.

¹⁵ Permitted rooftop uses and occupancies are allowed throughout Land Area A; however, permitted rooftop uses and occupancies within buildings with residential uses are limited to occupants and their guests. Noise generated

GSQ PAD Uses Table Permitted (“P”), Permitted with Conditions (“PC”), Not Permitted (“NP”)						
USES	Land Areas “A-F”					
	A	B ²	C ³	D	E	F
Self-service storage warehouse	PC ¹⁶	NP	NP	NP	NP	NP
Single-family attached residential	P	NP	NP	NP	NP	NP
Structured and surface parking	P	P	P	P	P	P
Surgery center (ambulatory only, with no overnight treatment)	P	P	NP	NP	P	P
Tire repair, oil (lube) shop	NP	NP	NP	NP	PC ¹⁷	P
Veterinary Hospital	NP	PC ¹⁸	NP	NP	PC ¹⁸	PC ¹⁸
Veterinary Office and Pet Daycare	PC ¹⁹	PC ¹⁹	NP	NP	PC ¹⁹	PC ¹⁹

from rooftop use and occupancies in Land Area A shall be limited to the hours of 7:00 a.m.-11:00 p.m. These limitations do not apply to permitted rooftop uses and occupancies in Land Areas B-F).

¹⁶ Subject to the following conditions:

- All storage shall be within a closed building.
- No auctions, sales, service or repair activities shall be conducted on the premises.
- There shall be no storage [or] use of hazardous or dangerous materials on the premises.
- Storage building(s) shall not exceed three stories in height.
- Storage building(s) shall be limited to an 80,000-square ft. building foot-print, and not to exceed a total of 240,000-square ft. floor area.
- Storage building(s) shall be limited to no more than 400 ft. in length along the Monte Vista Road frontage and shall not be located further east than the 149th Avenue alignment.
- No windows or faux windows will be mirrored in a manner which causes glare or reflection.
- The interior contents, decorations, and interior storage unit doors shall not be visible from the exterior of the building. The interior of the building should not be visible from the public street with the exception of the public office/customer entrance located on the first floor.

¹⁷ Limited to one in Land Area E.

¹⁸ Subject to the following conditions:

- Shall be constructed to prevent objectionable noises and odors outside the walls of the office.
- Keeping or boarding of animals shall not occupy more than twenty-five percent of the gross area of the office.
- There shall be no outdoor kennels or runs except when screened by a 6-ft. masonry wall or other structure.
- There shall be no direct outside exit, in the form of a doggy door, from any room containing kennels.

¹⁹ Subject to the following conditions:

- Shall be constructed to prevent objectionable noises and odors outside the walls of the office.
- Indoor Boarding of animals shall be permitted only for short time periods for the purpose of observation incidental to care.
 - There shall be no outdoor kennels or runs except when screened by a 6-ft. masonry wall or other structure.
 - There shall be no direct outside exit, in the form of a doggy door, from any room containing kennels.

GSQ PAD Uses Table Permitted (“P”), Permitted with Conditions (“PC”), Not Permitted (“NP”)						
USES	Land Areas “A-F”					
	A	B ²	C ³	D	E	F
Wireless Communication Facility ²⁰	P	P	P	P	P	P

B. Permitted Accessory Uses²¹

1. No prohibited principal building uses shall be permitted as accessory uses.
2. Ancillary uses intended primarily to serve tenants, employees and business invitees of the principal building and use, such as restaurants, snack bars, cafeterias, gift shops and similar retail uses, such as uses that are located in common areas of a building are considered accessory uses and are permitted if located within the principal building;
3. Accessory Uses typical of residential uses (e.g., pools) are permitted within residential developments;
4. Auto rentals are an accessory use to auto sales but there shall be no more than 5 vehicles (rental vehicles and/or vehicles for sale) located outside on a site developed for auto sales within Land Areas B-E, inclusive.
5. Facilities for car washes, car repairs, and car detailing are accessory uses to auto sales, if such facilities are limited to servicing cars for sale or rent by the auto car dealer;
6. Detached accessory buildings within the PAD Property are subject to the regulations in Article 8-2 of the City of Goodyear Zoning Ordinance;
7. Home businesses as defined in Article 2-2 of the Goodyear Zoning Ordinance, other than home day care, are permitted as accessory uses within residential developments subject to the regulations in Section 3-2-4 of the Goodyear Zoning Ordinance.
8. Minimal outdoor storage as determined by the Zoning Administrator or his/her designee may be permitted as an accessory use in all Land Areas except in Land Area C. All outdoor storage shall be screened as required by the Zoning Administrator or his/her designee so as not to be visible to adjacent developments.
9. Outdoor dining, entertainment, and assembly areas developed as part of a principal building are permitted as accessory uses to a principal building if

²⁰ The antenna, support structures, cabling and equipment shall be completely encased, hidden or screened within a building or structure (such as, but not limited to, mechanical screening) so they cannot be seen from grade at the west, north, east, or south perimeters of the Site. Mono-palms, mono-pines or other faux tree poles are prohibited.

²¹ Additional accessory uses may be permitted upon a determination of the Zoning Administrator that the proposed accessory use is customarily incidental, related, appropriate and clearly subordinate to the main use of a lot or building and does not alter the principal use of the lot or building, and does not adversely affect other properties within the PAD Property.

the uses are intended primarily to serve tenants, employees, and business invitees of the principal building;

10. Outdoor display of soft goods merchandise during normal business hours (only in Land Areas B, C and D; in Land Area E such items shall not be visible from a public roadway);
11. Public events, subject to the City's special event regulations;
12. Valet parking facilities;
13. Walk-up windows, walk-up ATM machines and pick-up facilities that do not include a drive-through.

C. Prohibited Uses

1. Adult bookstore, adult novelty store and adult theater;
2. Any retail establishment that either devotes twenty (20) percent or more of floor area or display area to, or derives seventy-five (75) percent or more of gross sales receipts from, the sale or exchange of tobacco products including cigarettes, cigars and e-cigarettes or vaping products;
3. Bail bonding;
4. Crematory;
5. Donation bins and drop-off facilities;
6. Establishments that allow for the on-premise consumption, smoking, or vaping of tobacco and/or marijuana products, including cigarettes, cigars, e-cigarettes, and/or other vaping products;
7. Funeral home;
8. Logistics and warehousing, except for the Medical (described in the use table) Permitted in Land Areas B, E, and F;
9. Maintenance yards;
10. Any establishment that cultivates or dispenses any products containing marijuana regardless of form or amount;
11. Non-chartered financial institution;
12. Nursing homes that provide nursing care, medical care, and/or food service;
13. Outdoor storage as a primary use;
14. Outdoor storage as an accessory use in Land Area C;
15. Pawn Shop;
16. Plasma center;
17. Stand-alone private restaurants and/or cafeterias developed solely for employees and/or residents of adjacent buildings not open to the general public;
18. Tattoo & body piercing studio;
19. Manufacturing/processing;
20. Contractor shops.

IV. DEVELOPMENT STANDARDS²²

The Development Standards for the PAD Property are identified below.

A. Development Standards Table

Building Height²³	
Land Area A	12 ft. -20 ft. minimum ²⁴ 60 ft. maximum
Land Area B	12 ft. - 30 ft. minimum ²⁵ 200 ft. maximum
Land Area C	No minimum 200 ft. maximum
Land Area D	12 ft - 40 ft. minimum ²⁶

²² Except as otherwise expressly provided in this GSQ PAD or the Supplemental Design Guidelines adopted as provided herein, the Development Standards set forth in this GSQ PAD apply to the overall PAD Property rather than to individual lots, parcels, or developments within the PAD Property.

²³ Minimum Building Height shall be measured to the top of parapet and applies to buildings only – not parking structures or attached covered patios. Parking structures shall be no higher than the tallest adjacent building within the Land Area (except as otherwise provided within the Supplemental Design Guidelines). The maximum building heights may be increased or extended in accordance with Article 8-3 of the Goodyear Zoning Ordinance.

²⁴ The minimum height of all buildings within Land Area A shall be 12 feet except for buildings along public and private street frontages. At least 50% (or more) of each building façade along public and private street frontages within Land Area shall have a minimum height of 20 feet with the remainder of the building façade having a minimum height of 20 feet.

²⁵ The minimum building height for all buildings within Land Area B shall be 12 feet except for buildings along public and private street frontages. The minimum building height for buildings within Land Area B located along public and private street frontages are as follows:

- The minimum height for buildings proximate to the north side of the section of Goodyear Way located 300 feet east of 150th Drive and 400 feet west of Bullard Avenue shall be either of the following:
 - 100% of each building façade facing the northside of Goodyear Way shall have a minimum height of 25 feet, or
 - At least 50% of each building façade facing the northside of Goodyear Way shall have a minimum height of 30 feet with the remainder of the building façade having a minimum height of 12 feet.
- At least 50% of each building façade along the northside of the section of Goodyear Way located between 150th Drive and 300 feet east of 150th Drive shall have a minimum height of 20 feet with the remainder of the building façade having a minimum height of 12 feet.
- At least 50% of each building façade along the northside of the section of Goodyear Way located between Bullard Avenue and 400 feet west of Bullard Avenue shall have a minimum height of 20 feet with the remainder of the building façade having a minimum height of 12 feet.
- At least 50% of each building façade along any other public and private street frontage within Land Area B shall have a minimum height of 20 feet with the remainder of the building façade having a minimum height of 12 feet.

²⁶ The minimum height of all buildings within Land Area D shall be 12 feet except for buildings along public and private street frontages. At least 50% of each building facade along public and private street frontages within Land

	200 ft. maximum
Land Area E	12 ft. - 20 ft. minimum ²⁷ 200 ft. maximum
Land Area F	No minimum 200 ft. maximum
Accessory Building Height	No minimum height for accessory uses Accessory uses shall be no higher than the principle structure
Minimum Building Perimeter Setback²⁸	
Encanto Blvd.	15 ft.
150 th Drive	10 ft.
Monte Vista Road	10 ft.
McDowell Road	30 ft., for primary structures 12 ft., for patio
Goodyear Way	0 ft.
Bullard Avenue	30 ft., for primary structures 12 ft., for patio
New Street (if Public) in Land Area F	10 ft.
Interstate-10 (Papago Freeway)	30 ft.
Internal Private Drives	0 ft.
Western Perimeter of Land Area A	20 ft.
Minimum Interior Building Setbacks	
Land Area A for Single Family Attached Residential	Front: 10 feet from front lot line to living space Note: 5 feet from front lot line to porch Note: Architectural features are allowed to project up to 2 feet into setback. Rear: 0 ft. Note: Between 3 ft. (Minimum) and 5 ft. (Maximum) apron approach to garage OR 18 ft. (Minimum) from driveway to garage.

Area D shall have a minimum of height of 40 feet with the remainder of the building façade having a minimum height of 12 feet.

²⁷ The minimum height of all buildings within Land Area E shall be 12 feet except for buildings along public and private street frontages. At least 50% of each building façade along public and private street frontages within Land Area E shall have a minimum height of 20 feet with the remainder of the building façade having a minimum height of 12 feet.

²⁸ Except as otherwise stated in this GSQ PAD or the Supplemental Design Guidelines, setbacks shall be measured from public street rights-of-way. Setbacks apply to the public streets along the perimeters of the PAD Property, to the public streets identified in this Table and to any newly created public street within Land Area F. Setbacks do not apply to the interior separations between lots, parcels, or developments, unless otherwise stated in this GSQ PAD.

	Side: 0 ft. Note: At end units, 5 ft. (Minimum) setback to living area and 0 ft. (Minimum) to porch.
Land Area A (Other)	0 ft.
Land Areas B – F	0 ft.
Accessory Building Height & Setbacks	All regulations and development standards above are applicable to the principal building shall apply to accessory buildings, except as follows: Accessory buildings located on private residential lots shall comply with the standards set forth in Article 8-2 of the Goodyear City Code applicable to accessory buildings.
Minimum Open Space	
Land Area A	Single-family attached: 15% of each development Multi-family: 5% of each multi-family development shall contain active open space; each multi-family unit shall include a minimum of 40 square feet of private open space with a minimum depth of 5 feet unless the Development Services Director or designee has determined that modifications or replacements are consistent with the requirements set forth above or provide an equal or greater level of quality and functionality. Commercial: 5% of the net lot area of each individual commercial development or 5% of the overall commercial development if illustrated on master site plan shall be active open space.
Land Areas B - F	Multi-family: 5% of each multi-family development shall contain active open space; each multi-family unit shall include a minimum of 40 square feet of private open space with a minimum depth of 5 feet unless the Development Services Director or designee has determined that modifications or replacements are consistent with the requirements set forth above or provide an equal or greater level of quality and functionality. Commercial: 5% of the net lot area of each individual commercial development or 5% of the overall commercial development if illustrated on master site plan shall be active open space.
Maximum Building Coverage	
Land Area A	65%
Land Areas B - F	100%
Parking	Pursuant to Section IV.E. below
Dwelling Unit Density	No Maximum

B. SITE LAYOUT

The following design principles shall be implemented on future development plans:

- All uses shall integrate with adjacent streets, open spaces, and neighboring uses.
- Integration shall mean the provision of enhanced and appropriate design elements that promote pedestrian connectivity, human interaction, and ADA accessibility while seeking to limit the dominance of automobiles. The design elements shall encompass landscape, hardscape, ADA facilities, and wayfinding.
- The project will implore a “people-first” design approach.
- Because of the unique shape and layout of the Site and possibility for multiple frontages, the placement of buildings and parking lots, along with any necessary tools to treat the edges of parking lots, will be determined and further detailed in the Comprehensive Streetscape Package outlined in Section VII, which is to be included in the Supplemental Design Guidelines that are to be adopted pursuant to the requirements in this GSQ PAD.

C. LIGHTING

Exterior lighting shall comply with Article 10 of the Goodyear Zoning Ordinance, except as provided in the GSQ PAD or the Supplemental Design Guidelines. The Site will use thematic lighting to create an Entertainment District within the PAD Property. As such, Land Areas C-F and the areas of Land Area B facing south shall be designated Lighting Zone 4 in Article 10 of the Goodyear Zoning Ordinance and development within Land Areas C – F and the areas of Land Area B facing south shall comply with the lighting requirements applicable to Zone 4. Except as provided above for areas of Land Area B facing south, the areas of Land Area B shall be designated Lighting Zone 3 in Article 10 of the Goodyear Zoning Ordinance and development within Land Area B shall comply with the lighting requirements applicable to Zone 3. Land Area A shall be designated Lighting Zone 2 in Article 10 of the Goodyear Zoning Ordinance and development within Land Area A shall comply with the lighting requirements applicable to Zone 2.

Both street and pedestrian level lighting shall provide fixtures scaled appropriately to specific locations while providing adequate lighting levels for security and wayfinding. Fixtures shall be consistent in character and complementary to adjacent building design and landscape palettes. Emphasis should be placed on creating more intimate lighting distribution patterns that enhance the pedestrian experience along streetscapes and internal walkways. Further details of the lighting including enhancements befitting the unique nature of this development shall be included in the Supplemental Design Guidelines that are to be adopted pursuant to this GSQ PAD.

D. SCREENING, FENCING, AND WALLS

Outdoor storage, trash enclosures, and mechanical equipment shall be screened by walls and/or landscaping that complement adjacent building design. When possible, outdoor storage, trash enclosures, and mechanical equipment shall be located in areas not visible from public or private streets. If outdoor storage, trash enclosures, and mechanical equipment will be visible from private or public streets and/or internal driveways, physical design enhancements shall be incorporated into the development to limit the visual impact.

No perimeter screening, fencing, or walls are required, except parking areas with parking stalls facing the street located adjacent to McDowell Road, 150th Drive, Monte Vista Road, Encanto Boulevard, and Bullard Avenue shall be screened with a minimum 36-inch screen walls. Alternatives to 36-inch screen walls, such as landscaping and/or berms, may be approved by the Zoning Administer or his/her designee. Open view fences are encouraged to be used, except solid fences/walls may be used for appropriate screening, safety, and security reasons.

Multi-family development should interface with the street and not be contained within traditional garden style walled off settings.

- Ground floor patios of multi-family buildings that are located adjacent to a roadway or private drive are encouraged to have gates and/or sidewalks to provide direct access to the sidewalks along those roadways.
- Each multi-family building shall provide a minimum of one (1) pedestrian connection from the building to an adjacent sidewalk.
- Continuous perimeter walls or fencing uninterrupted by buildings along the boundaries of multi-family developments are not permitted.
 - Buildings and patios should be the primary means of securing the interior of a multi-family development within the PAD Property.
 - Any security walls along the perimeter of a multi-family development should be between and connecting buildings.

Further details related to screening, walls, and fencing that incorporate requirements set forth herein and that include enhancements befitting the unique nature of this development shall be included in the Supplemental Design Guidelines that are to be adopted pursuant to this GSQ PAD.

E. PARKING

Parking within the PAD Property developed with mixed uses may be part of a Mixed-Use Shared Parking Program that considers compatible uses and current market parking demands. The Mixed-Use Shared Parking Program shall be created by a professional traffic engineer and administratively approved by both the City's Traffic Engineer and Zoning Administrator and/or their respective designees subject to modifications required by city staff. The owners of individual developments that are part of a Mixed-Use Shared Parking Program shall be required to enter into an

irrevocable agreement in accordance with the approved Mixed-Use Shared Parking Program and to allow cross-access and shared parking across there-in identified portions of the PAD Property subject to the Mixed-Use Shared Parking Program, and the irrevocable agreement shall be recorded in the official records of the Maricopa County Recorder.

Within the existing theater facility (Harkins) located at the southeast corner of 150th Drive and Goodyear Way, the theater may retain the currently existing number of parking spaces in the general location of such spaces, so long as portions of the parking lot design are modified as is mutually acceptable to Harkins, Globe, and the Zoning Administrator or his/her designee to provide improved pedestrian connectivity in the parking area located east of the Harkins Theater building. Further, the theater facility may provide movie-related artistic advertising material (may be electronic) along the theater's Goodyear Way frontage in concert with hardscape elements such as the installation of an art walk and trail as set forth in the Supplemental Design Guidelines that are to be adopted pursuant to this GSQ PAD.

Parking along the southside of Goodyear Way that is between 400 feet west of Bullard Avenue and 650 feet west of Bullard Avenue shall be screened with a combination of hardscape elements such as the installation of art, panels and screen walls as set forth in the Supplemental Design Guidelines that are to be adopted pursuant to this GSQ PAD.

Parking within the PAD shall be as follows:

Minimum Parking Requirements	
The requirements set forth in Article 6 of the Zoning Ordinance shall apply to the development of the PAD Property except as follows. The following parking ratios shall apply unless modified by an approved Mixed-Use Shared Parking Program in which case the provisions in the Mixed-Use Shared Parking Program shall apply as applicable.	
Land Use	
Limited-Service Hotel with no dining or bar facilities	0.80 space/1 room
Hotel	1.0 space/1 room
Residential, Multi-family and Mixed-Use	Parking of Multi-family Residential within the Mixed-Use categories shall be in accordance with the below parking standards. Notwithstanding the foregoing, further-reduced per dwelling unit parking standards may be adopted subject to modifications required by city staff if such reduced standards are supported by an independent

	3rd party parking consultant's data-based study, a letter of recommendation for such lower parking/dwelling unit ratios, and parking related design standards as approved by the Zoning Administrator or his/her designee. In addition to the aforementioned items, the following parking standards shall apply: 1) Covered parking may be located within an enclosed garage, carport, tuck under, canopy, or a combination thereof. 2) Garage parking may be configured as side-by-side or as tandem spaces. .90 space/efficiency and 1-bedroom unit 1.4 spaces/2-bedroom unit 1.9 spaces/3-bedroom unit .10 guest space per every unit Tandem parking, to satisfy required parking, shall require a Parking Plan; tandem spaces in excess of required parking are permitted without a Parking Plan.
Restaurant	An isolated sit-down restaurant that is not adjacent to non-restaurant uses shall provide parking in accordance with Section 6-4-2 of the Zoning Ordinance (except the ratio for outdoor serving (patio) areas shall be 1 space per 250 sq. ft.) until such restaurant becomes adjacent to non-restaurant uses whereupon it shall provide parking in accordance with the following: 1 space/50 sq. ft. of indoor seating area only and 1 space/250 sq. ft. for outdoor serving (patio) areas. An isolated fast casual (counter order) in-line restaurant and/or fast food restaurant that is not adjacent to non-restaurant uses shall

	provide parking in accordance with Section 6-4-2 of the Zoning Ordinance (except the ratio for outdoor serving (patio) areas shall be 1 space/65 sq. ft. of indoor seating area only and 1 space/250 sq. ft. for outdoor serving (patio) areas. Note: Seating areas within or adjacent to any common area open spaces shall not be required to provide additional parking above what is required for indoor dining areas.
General and Professional Office	3.2 spaces/1,000 sq. ft. Tenant Leasable Building Area
Retail	3.33 spaces/1,000 sq. ft.
Dog Park	0 spaces
Health Club	1 Space/100 sq. ft. of indoor floor area
Medical related and ancillary uses (storage, assembly, etc. as described in the above Permitted Uses Table)	In accordance with Section 6-4-2.E for manufacturing, assembly processing
Family Activity Center	4.5 spaces/1,000 sq. ft. of indoor floor area
Theater	1 space/3.5 seats
Automotive Sales and Rental	1 space/375 sq. ft. indoor floor area of sales and service building
Automotive Repair and Service	1 space/300 sq. ft. floor area, including service bays, wash tunnels and retail areas
Veterinary Office and Veterinary Hospital	1 space/150 sq. ft.
Loading Spaces	0 required except commercial buildings with more than 100,000 sq. ft. of Gross Leasable Area and multi-family developments with more than 100 D/Us shall each have a minimum of one back of house service or loading dock. Hotels in excess of 75 keys shall provide one 10 ft. x 75 ft. space for each 75 rooms for truck trailers and RVs. Loading spaces may be located on and/or adjacent to residentially zoned lots.

Parking Space Dimensions (Parking Garages, Surface Parking)	Regular – 8.5 ft. x 18 ft. Compact – 8 ft. x 16 ft. (maximum of 10% of the parking spaces may be Compact) Parallel – 9 ft. x 22 ft. Diagonal – 9 ft. x 18 ft. *The above stall depths may be reduced by 2 ft. of vehicle overhang that is allowed on Regular and Compact parking spaces abutting curbs and landscape planters. **Encroachments of up to 1-ft. on one side or up to 1-ft. aggregate for two sides for structural columns are permitted into parking stalls located within parking garages.
Drive Aisle Width	Minimum One-way – 12 ft. Minimum Two-way – 22 ft. Note: If the One-Way drive aisle is a required fire lane the minimum width shall be 20 ft. (or 26 ft. if next to building over 30 ft. in height). If the one-way drive aisle is in a parking field, and is not a required fire lane, a 12-ft. wide drive aisle is acceptable. The two-way drive aisle shall be 26 ft. wide if next to a building over 30 ft.

V. STREETS AND CONNECTIVITY

The City recognizes that this development is different and unique. The City is committed to finding the appropriate street design that strikes a balance between streetscape aesthetics, pedestrians and bicyclists, vehicles, public safety, and delivery of public services. The PAD Property will include a diverse mix of various public and private streets. An *Illustrative Vehicular Circulation Plan* is provided at **EXHIBIT 6**. Periphery streets designed to access the PAD Property shall be developed with sidewalks, landscaping, and lighting consistent with adjacent development frontages and generally consistent with City standards but modified to include enhancements required to create a unique pedestrian experience on the PAD Property consistent with the intent of this GSQ PAD. Internal streets, both public and private, should promote a more intimate scale of pedestrian-level activity by reducing widths while responding to specific vehicular traffic needs. Traffic speeds should be slowed, encouraging safe and

inviting pedestrian flows and crossings at designated locations. Street-side parking should be encouraged, where appropriate. Canopy trees should be located adjacent to the streets in a landscape strip and spaced to promote both shade to pedestrians on the detached sidewalks and visual definition to the street corridors. Themed street lighting should be coordinated with the landscaping, periodic benches, and trash receptacles that further promote an active streetscape. These enhanced design elements will be further described in the Supplemental Design Guidelines that are to be adopted pursuant to this GSQ PAD.

This GSQ PAD is intended to provide connectivity for pedestrians and bicyclists, as well as vehicles. The development shall provide pedestrian and bike paths facilitating north-south and east-west connectivity. A Primary Pedestrian Corridor and parallel bike path along the northside of Goodyear Way that will connect to Goodyear Way at 150th Drive shall be constructed as reflected in ***Exhibit 5, Illustrative Conceptual Circulation Plan***. Pedestrian paths running north and south and east and west through the PAD Property, as reflected in ***Exhibit 5, Illustrative Conceptual Open Space and Circulation***, shall be constructed. The design elements for the Primary Pedestrian Corridor, and bike path along the northside of Goodyear Way and the pedestrian paths referred to herein will be further described in Supplemental Design Guidelines that are to be adopted pursuant to this GSQ PAD.

A 20 ft. landscape setback shall be provided along the western perimeter of Land Area A.

An art trail shall be established along Goodyear Way between 150th Drive and Bullard Avenue with at least 3 major nodes. The design elements and details of this art trail (such as but not limited to, City provided public and/or private art) shall be described in the Supplemental Design Guidelines and/or Street Cross-Sections to be adopted pursuant to this GSQ PAD and which shall identify areas to be provided for art.

An enhanced intersection, including crosswalk, shall be detailed and established at Goodyear Way and 150th Drive. Details of the intersection and crosswalk improvements shall be included within the Supplemental Design Guidelines, which are to include Comprehensive Street Cross-Sections, that are to be adopted pursuant to this GSQ PAD.

VI. SIGNAGE

No signage is being approved with this PAD. Signage shall comply with Article 7 of the Goodyear Zoning Code or with the existing Comprehensive Sign Package except as modified by a Comprehensive Sign Package (or an Amended Comprehensive Sign Package) approved by the Goodyear City Council.

This Site will be a unique development within the City that requires unique and appropriate sign regulations and may require the existing Comprehensive Sign Package that includes all of the PAD Property to be amended. If amendments to the existing Comprehensive Sign Package will be sought, owner/developer shall submit a Comprehensive Sign Package seeking an amendment to the City. In order to create an Entertainment District in the PAD, deviations from

the requirements and limitations set forth in Article 7 of the Goodyear Zoning Code with respect to height, sign area, location, intensity, illumination, electronic messaging, animation, advertising, , video boards, and roof-mounted signs may be provided in a Comprehensive Sign Package.

VII. LANDSCAPING

A landscape palette of materials shall be developed that reinforces the desired pedestrian activity and complements the building architecture while remaining sensitive to the desert environment. Prior to commencement of development, a Comprehensive Streetscape Package establishing the design theme for the streets, including cross sections, landscaping, site lighting, street furniture, bicycle racks, trash receptacles, and more that incorporates requirements set forth herein and that includes design features and enhancements befitting the unique nature of this development shall be included in the Supplemental Design Guidelines that are to be adopted pursuant to this GSQ PAD.

VIII. ARCHITECTURE AND BUILDING FORM

Building design shall be in conformance with the City of Goodyear Design Guidelines Manual pursuant to the provisions in Article 1 of the Goodyear Zoning Ordinance unless modified by this GSQ PAD and/or the Supplemental Design Guidelines approved and adopted pursuant to the requirements of this GSQ PAD.

The GSQ PAD is intended to be a form-based code. Therefore, with respect to the building form, the exterior building facades shall follow the general framework described below:

- I. Structures shall exhibit design continuity and contain exterior materials that exhibit quality and durability.
- II. Visible side and rear building facades that are visible from a street, drive aisle, or pedestrian-oriented common area shall have an appropriate level of design and finish compatible with the front façade.
- III. Monotonous building elevations shall be avoided, building accents shall be expressed through differing materials or architectural detailing.
- IV. Development within the PAD Property shall respect architectural styles, materials, forms, features, colors, and other elements from adjacent development within the PAD Property that promote compatibility and encourage quality and creative design. These could include: continuation of distinctive rooflines, covered walkway alignments, complimentary detailing and finish, accent features on visible sides of structures, compatible shapes, material, and wall and landscaping treatment.
- V. Areas B, C, D and E shall have heightened architectural requirements, material variations and color as shall be provided in greater detail in Supplemental Design Guidelines that are to be adopted pursuant to this GSQ PAD.

The Supplemental Design Guidelines that are to be adopted pursuant to this GSQ PAD shall include requirements that are consistent with the foregoing and other provisions in the GSQ PAD related to the quality and vision for the development of the PAD Property, and shall include design features and enhancements befitting the unique nature of this development.

IX. MATERIALS PALETTE

Materials shall reflect the quality and character of the design described above. Illustrative Examples of the Materials Palette are provided at **Exhibit 7**. The illustrative examples are intended to demonstrate quality and to communicate the vision for this PAD. The illustrative examples are not regulatory. The permitted materials and colors shall be provided in greater detail in Supplemental Design Guidelines. Corporate colors, brand identity and materials may be used as accents so long as the end result is high quality architecture with appropriate and harmonious ties to the overall architecture of the Site.

X. ADDITIONAL REGULATIONS

- I. The provisions set forth in Article 1 (Administration and Procedures) of the Goodyear Zoning Ordinance shall apply to the administration of this GSQ PAD.
- II. Except as modified by this GSQ PAD and/or the Supplemental Design Guidelines adopted pursuant to the requirements of this GSQ PAD, the development of the PAD Property shall comply with the requirements set forth in Article 5 (Property Improvement Standards).
- III. Except as modified by this GSQ PAD and/or the Supplemental Design Guidelines adopted pursuant to the requirements of this GSQ PAD, the development of the PAD Property shall comply with all applicable federal, state, and local laws, ordinances, rules, regulations, and guidelines, which includes, but is not limited to, the requirements in the City of Goodyear Engineering Design Standards and Policies in effect at the time of development, all applicable provisions in the Goodyear City Code, and the conditions and stipulations of approval of the ordinance adopting the GSQ PAD.

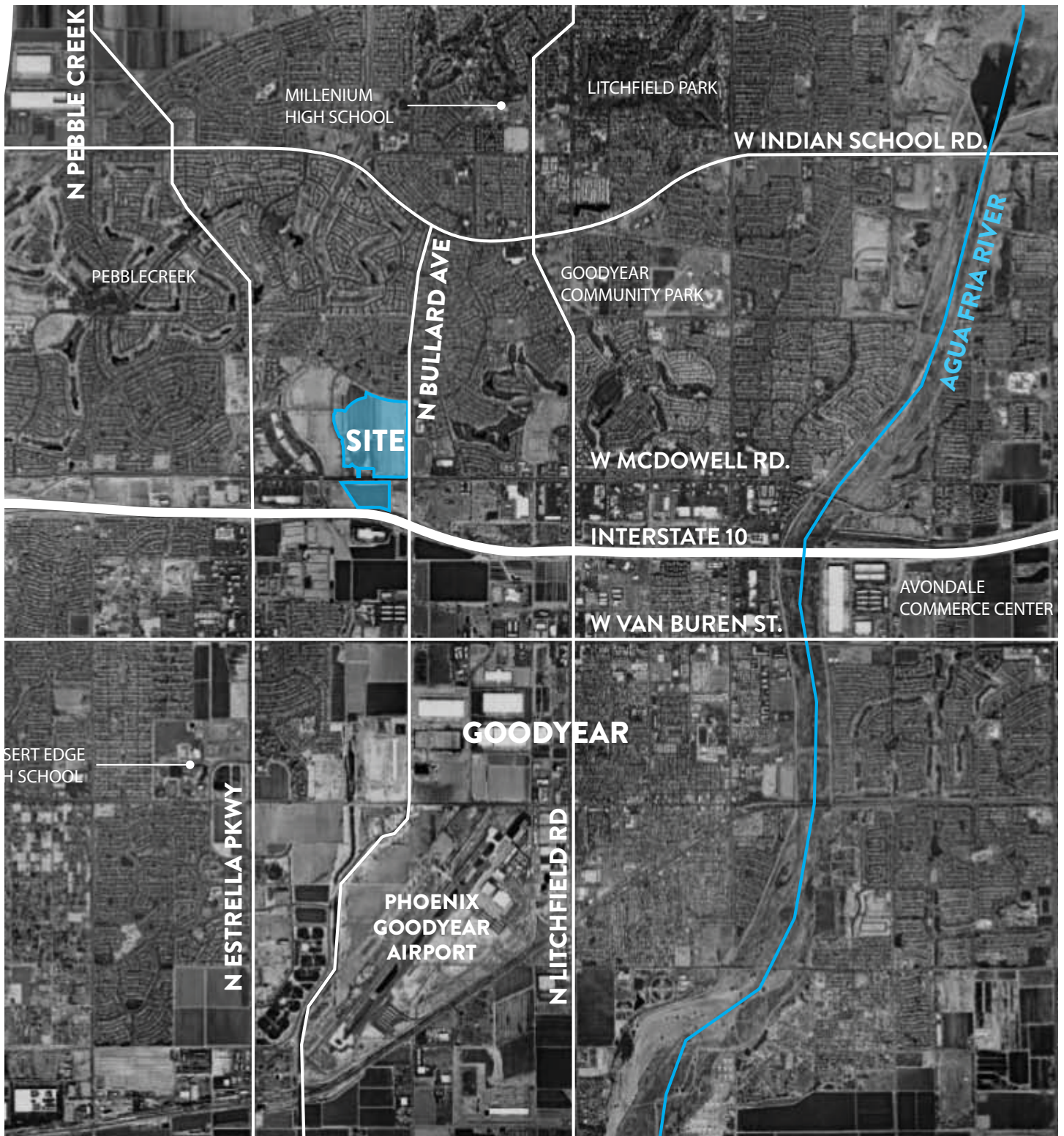
XI. POST APPROVALS OF SUPPLEMENTAL DESIGN GUIDELINES AND STREET CROSS-SECTIONS

- I. Except as modified by Ordinance 2022-1561, prior to the submission and approval of any Site Plan, preliminary plat, minor land division, and/or application for a construction permit for development within the PAD Property, Street Cross-Sections and Supplemental Design Guidelines that include all of the elements discussed in this GSQ PAD, including, but not limited to, a Comprehensive Street Package, shall be submitted and approved. The Street Cross-Sections and Supplemental Design Guidelines, shall include requirements that are consistent with the terms of this GSQ PAD and shall include design features and enhancements befitting the unique nature of this development. Notwithstanding the first sentence of this Section IX.I of this GSQ PAD, reviews of the Street-Cross Sections and Supplemental Design Guidelines

may run concurrently with reviews of Site Plans, preliminary plats, minor land divisions, and/or applications for construction permits provided the Street Cross-Sections and Supplemental Design Guidelines are submitted prior to the submittal of such Site Plans, preliminary plats, minor land divisions, and/or applications for construction permits. Except as modified by Ordinance 2022-1561, no Site Plan, preliminary plat, minor land division and/or application for a construction permit shall be approved until the Street Cross-Sections and Supplemental Design Guidelines have been approved.

- II. The Street Cross-Sections are subject to the approval of the City Traffic Engineer and the Zoning Administrator, which approvals shall be at their sole discretion.
- III. The Supplemental Design Guidelines are subject to the approval of the Zoning Administrator, which approval shall be at his/her sole discretion.
- IV. All development within the PAD Property shall be developed in accordance with the approved Street Cross Sections and the approved Supplemental Design Guidelines.
- V. A Mixed-Use Shared Parking Program as generally described in above Section E may be submitted and is subject to the approval of the Zoning Administrator and the City Traffic Engineer, which approvals shall be at their sole discretion.

Exhibit 1



VICINITY MAP



GSQ REGIONAL CENTER
GOODYEAR, AZ

Exhibit 2



PAD BOUNDARY
PAD BOUNDARY PLAN

GSQ REGIONAL CENTER
GOODYEAR, AZ



Exhibit 3

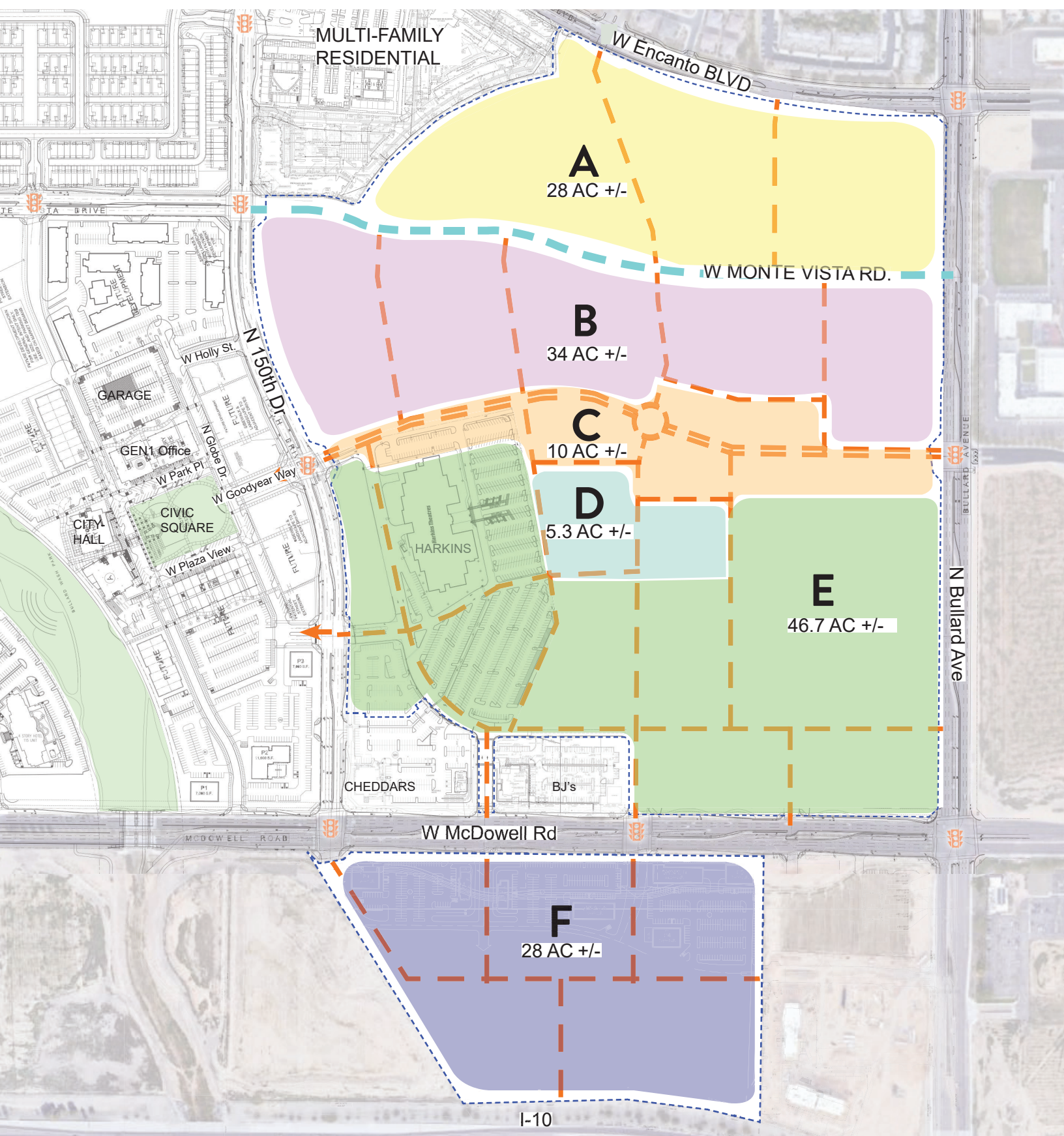


PARCEL BOUNDARY AND CONTEXT MAP



GSQ REGIONAL CENTER
GOODYEAR, AZ

Exhibit 4



LAND AREA PLAN

Disclaimer: This exhibit is for conceptual land use only and not for vehicular circulation

GSQ REGIONAL CENTER
GOODYEAR, AZ



Exhibit 5



CONCEPTUAL CIRCULATION PLAN

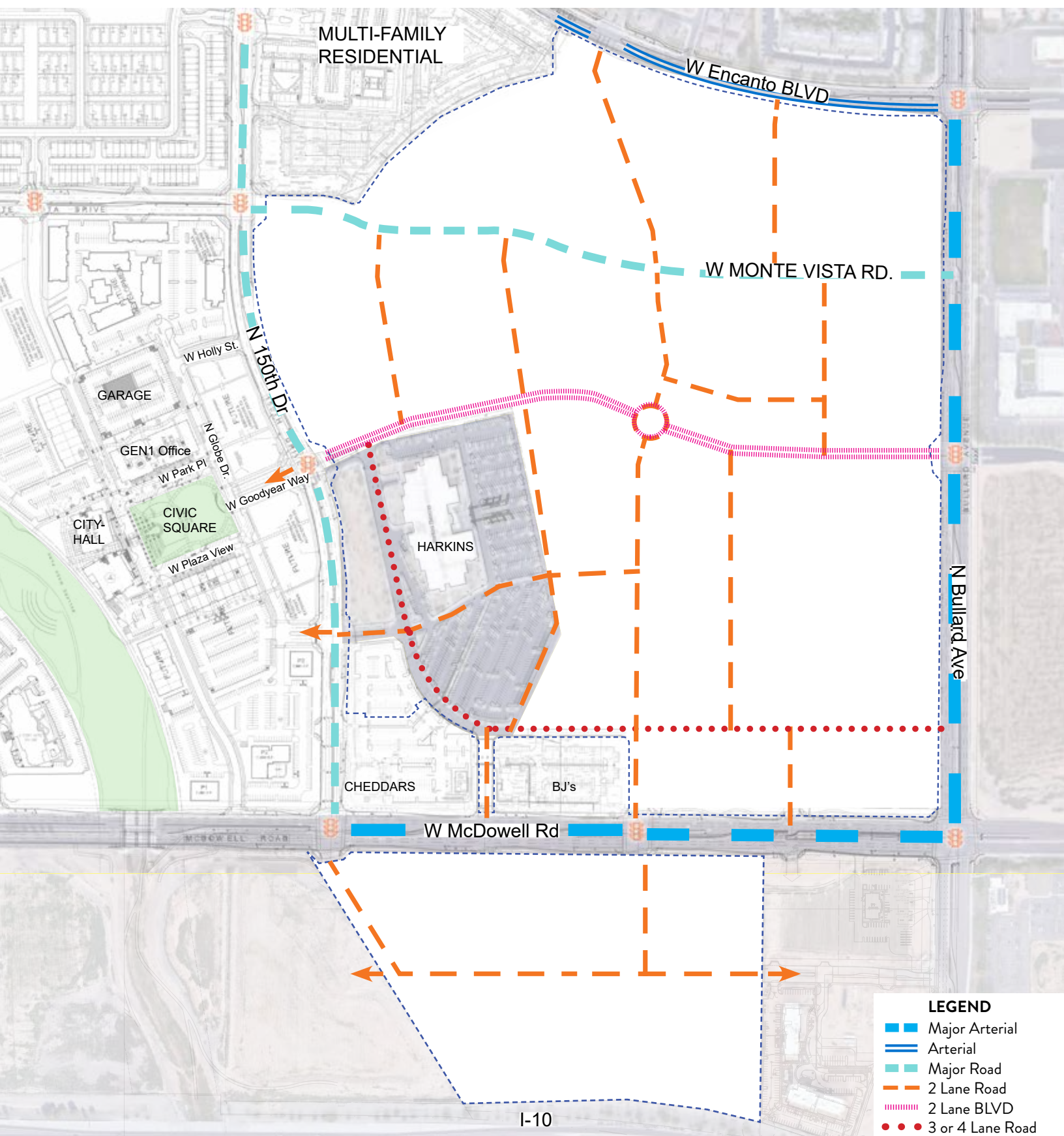
Disclaimer: This exhibit is not for vehicular circulation

NOTE:
See PAD section IV (Land Uses) for additional details on permitted uses.

GSQ REGIONAL CENTER
GOODYEAR, AZ



Exhibit 6



ILLUSTRATIVE VEHICULAR CIRCULATION PLAN

Disclaimer: This exhibit is for conceptual layout only and not final

GSQ REGIONAL CENTER
GOODYEAR, AZ



Exhibit 7

Material Palette - Illustrative Examples

The following include the examples of the types of materials and colors that are envisioned for Goodyear Masterplan but are not meant to be regulatory



RETAIL

-Successful retail allows for variety and color within the framework of the building storefront. Tenants are allowed and encouraged to create dynamic storefronts that interact with the streetscape and showcase the brand and its goods in an attractive light. Canopies and signage integration is important to create a welcoming experience.

GSQ REGIONAL CENTER
GOODYEAR, AZ



OFFICE

-Successful office developments within a mix use environment allows for differentiation of the ground level from the office levels above. This is achieved thru proportion and size of openings or change in material.

GSQ REGIONAL CENTER
GOODYEAR, AZ



1



2



3



4



5



6



7

RESIDENTIAL

-The mix use residential will be a clean modern design palate of brick, stone, stucco, metals and glass.
The intent is to break up the façade both vertically and horizontally to minimize the apparent bulk and building mass.
Retail/ amenity integration at the appropriate locations is desirable.

GSQ REGIONAL CENTER
GOODYEAR, AZ



1



2



3



4

HOTEL

-The hotel component will be heavily dependent on the brand. The following examples indicate a clean modern aesthetic.

GSQ REGIONAL CENTER GOODYEAR, AZ