

Exhibit E
Las Brisas Corner
Development Regulations
C-2 and R1-A with PAD Overlay
August 2023

Permitted Uses:

The following are the uses for the property zoned C-2 (General Commercial) District with a PAD Overlay legally described in that certain document titled “Zoning Legal Description Commercial Parcel, declared a Public Record by Resolution No. 2023-1576, and which is referred to and incorporated herein by this reference (the “Commercial Property”) and the Property zoned R1-A (Single-Family Attached) District with a PAD Overlay, legally described in that certain document titled “Zoning Legal Description Residential Parcel, declared a Public Record by Resolution No. 2023-1576, and which is referred to and incorporated herein by this reference, (the “Residential Property”). (Collectively, the Commercial Property and the Residential Property are referred to as the “Property”)

The permitted uses within the Commercial Property are those uses allowed in the C-2 General Commercial Zoning District in accordance with Article 3-3-3 of the City of Goodyear Zoning Ordinance except as modified below.

The following C-2 (General Commercial) uses are prohibited:

- Adult bookstore, adult novelty store and adult theater
- Automotive repair and upholstery
- Car Wash
- Convenience Storage, Mini-Storage or Recreational Vehicle Storage
- Non-Chartered Financial Institution
- Pawn shop
- 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
- Establishments that allow for the on-premise consumption of tobacco products, including cigarettes, cigars, and e-cigarettes or other vaping products
- Tire Repair, Oil Change (Lube) Shop

The permitted uses within the Residential Property are those uses allowed in the R1-A Single Family Zoning District in accordance with Article 3-2-2 of the City of Goodyear Zoning Ordinance.

Development Standards – Commercial Property:

The Development Standards for the C-2 (General Commercial) District shall apply to the Commercial Property except as modified herein.

Development Standards – Residential Property:

The development standards for R1-A (Single Family Attached)_ District shall apply to the Residential Property, except as modified below:

Development Standards	Las Brisas Corner Residential
Lot Standards	
Minimum Lot Area (sq ft)	1,500
Minimum Lot Width (ft)	20
Minimum Lot Depth (ft)	75
Building Form and Location	
Maximum Height (ft)	30
Maximum Building Coverage	80%
Minimum Setbacks (ft)	
Front ⁽¹⁾	10
Front Facing Garage	20 ⁽²⁾
Side	0 ⁽³⁾
Total Both Sides	0 ⁽³⁾
Street Side ⁽⁴⁾	10
Rear	15 ⁽⁵⁾
Development Standards	
Open Space % (of net area)	15

1. Front setback shall be measured to the patios, livable space, and side entry garages. If homes face toward a collector street, front porches may face out towards the street so long as a minimum distance of 10 feet is provided between the sidewalk and the porch and no vehicular access shall be allowed from/to the collector street to individual lots. Walls within the front setback shall be no greater than 4 feet in height and parallel walls shall be located no closer than 14 feet face to face. Patios shall be a minimum of 6 feet deep and a minimum of 66 square feet.
2. Front facing garages shall only be permitted for residential lots developed using the development standards applicable to R1-A set forth in Table 3-2-3-A (Development Standards – Single Family Districts) of the Goodyear Zoning Ordinance. The reduced standards in minimum lot width, minimum lot depth, minimum lot size or the increase in maximum building coverage set forth above shall not apply to residential lots with front facing garages.
3. Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.
4. Where a minimum 10-foot-wide landscape tract or common area dedicated to a homeowner's association ("HOA") is provided, the typical side setback, rather than the

Street Side setback applies. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.

5. Where a rear facing garage is provided with access via a private alley tract, the rear setback shall be reduced to 0 feet, provided fire separation requirements can be met. All driveways, which provide access from the internal alley or streets to a private unit garage, shall be no less than 5 feet in length but no greater than 20 feet in length.

Additional Regulations:

General

1. Except as expressly modified in this PAD Overlay, all development within the Property shall comply with the requirements of the Goodyear City Code, including but not limited to the subdivision regulations in Article 15 and with the City of Goodyear Zoning Ordinance, including but not limited to, City of Goodyear Design Guidelines.
2. All permitted uses are subject to Administrative Design Review/Site Plan review.
3. West Goodyear design elements shall be incorporated into the design of the entrances into the Property, the words "West Goodyear" will appear on a trellis, monument sign or similar agrarian element to be located at the northeast corner of Perryville Road and Broadway Road and at the entrances into the residential portions of the development. The minimum text height of "West Goodyear" shall be 10-inches.
4. The style of any walls constructed around the perimeter of the Property shall complement existing walls in the Las Brisas community including the inclusion of white picket fencing or crossbuck fencing at the primary and secondary entrances into the residential and commercial developments.
5. The residential and commercial developments shall bear the name of the master plan such as "<Development Project Name> at Las Brisas" or "Las Brisas at West Goodyear".
6. There shall be no modifications to or replacement of any of the Amenities and Connectivity Elements, Streetscape Elements, Architecture and Development Design or improvements described below, unless the Development Services Director or designee has determined that such modifications or replacements are consistent with the requirements set forth in this Ordinance or provide an equal or greater level of quality and functionality as the amenities, improvements, design elements, landscaping or improvements being modified or replace has approved such modifications.

Residential Amenities and Connectivity

7. The following Amenity Elements and Connectivity Element shall be provided within the Residential Property:
- a. A pool and spa accessible to and available for use by residents shall be constructed.
 - b. A clubhouse accessible to and available for use by residents shall be constructed.
 - c. The Residential Property shall include an activity area with elements and programming geared toward activities and interests for children.
 - d. An outdoor community gathering space which shall include a picnic space, at least one BBQ grill, a bike rack and a covered tot lot.
 - e. Integrated Commercial – A minimum of two (2) gates and access paths directly to the adjacent Las Brisas commercial property. Such access paths shall provide access to the future pad sites.
 - f. Infill Development – The Property is in an area that provides easy and quick access to nearby amenities such as schools, trails, and parks and that also have been identified as growth areas as defined by the General Plan, it is considered Infill Development.
 - g. Smaller blocks - Maximum block lengths shall be no more than 660 feet. The maximum number of continuous blocks with side yards facing the street is limited to three. The blocks shall be broken up with some homes facing the side street and/or some being staggered.

Residential Streetscape

8. For residential lots developed using the reduced development standards set forth above, the following Streetscape Elements shall be provided within the Residential portion of the Property:
- a. Alley Loaded Garages. All residential lots developed utilizing the reduced standards set forth in this PAD Overlay shall be developed with residential units that have alley loaded garages, and the alleys shall include either carriage lights on either side of the garage door or private HOA maintained lights/bollards to provide security lighting to the alley.
 - b. Open Space Facing Homes. The Property shall be developed to include residential units that do not have a traditional front yard but face onto shared open space or courtyard or face onto a public street (or private street built to public street standards) and are alley loaded.
 - c. Enhanced Street Facing Elements. Residential units which side to an internal street shall contain front doors with covered porches facing the street side.
9. For residential lots developed using the development standards applicable to R1-A set forth in Table 3-2-3-A (Development Standards – Single Family Districts) of the Goodyear Zoning Ordinance, the residential lots shall be developed with one of the elements set forth in Section 3-2-3(D)(d)(iii) (Streetscape Elements) of the Goodyear Zoning Ordinance.

Residential Parking

10. There shall be a total parking ratio of no less than 2.5, including 0.5 guest parking spaces, per platted residential lot subject to the following:

- Guest parking spaces may be provided by on-street parking or in a guest parking space located in HOA owned and maintained alleys or parking lots so long as guest spaces are located no more than 225 feet away from any individually platted lot.
- The following applies if guest parking is to be provided within HOA owned and maintained alleys or parking lots:
 - A Parking Plan addressing parking management shall be submitted to the city for approval with the Site Plan or Preliminary Plat in which parking is to be provided. All parking shall adhere to the approved Parking Plan. CC&Rs recorded against the Residential Property shall incorporate the approved Parking Plan and shall include provisions to enforce the Parking Plan; and
 - Guest parking spaces shall be labeled or numbered. The failure to comply with an approved Parking Plan shall constitute a zoning violation; and
 - Guest parking spaces shall be reserved for the use of a 3rd vehicle owned by the residents of an individual residential unit in the development or by the use of guests visiting the development; and
 - All vehicles that park in a guest parking space shall have a pass that indicates to a management company which unit the vehicle belongs or which unit the vehicle is a guest of; and
 - Guest spaces shall not be used by the 1st or 2nd vehicle owned by residents of a residential unit. If a resident uses a guest space for vehicles owned by the resident, the resident shall obtain a pass as provided above.

Residential Architecture and Development Design

11. Subject to satisfaction of all requirements of the City of Goodyear Engineering Design Standards and Policies, the following shall be required for a Terminating Street, which is defined herein as a street that terminates at a landscape strip or street side setback that is at least 10-feet but less than 15-feet wide as measured from right-of-way or a wall with a landscape strip that is at least 10-feet but less than 15-feet wide as measured from right-of-way. The following shall be installed within such landscape strip of a Terminating Street: (i) a combination of two (2) vine trellis for every lot adjacent to the landscape strip of the Terminating Street AND (ii) within 250 feet of Terminating Street white cross rail fencing and vine trellis shall be installed (collectively, the “Additional Terminating Streetscape Enhancements”). If the Terminating Street connects to street(s) that terminate at walls with landscape strips of at least 15-feet in width or that terminate at landscape strips of at least 15-feet in width, the Additional Terminating Streetscape Enhancements described herein shall be installed within each such landscape strip. Notwithstanding foregoing, the City of Goodyear Zoning Administrator, may accept alternatives to the Additional Terminating Streetscape Enhancements that are to be installed pursuant to the foregoing upon his/her determination, in his/her sole discretion, that the proposed alternative landscaping collectively be of an equal or greater quality to those described above.
12. No lots shall be platted in a manner that would cause the primary ingress/egress from the rear loaded garage to occur through the navigation of two (2) or more alleys in order to reach a public street (or private street built to public street standards) subject to the following:

- An alley shall be defined as a motor court or tract that serves direct access to a series of garages on the rear side of residential lots.
 - The entry drive to into an alley, measured at 200 feet or less from the edge corner of the street, that intersects with an alley at a T-intersection or continues as an L shaped alley AND serves as an access point to an alley from the street, is not a separate alley.
 - Alleys serving multiple rear garages shall not exceed 450' unless either (1) the fronts of lots being served by the alley are fronting along a public street (or private street built to public street standards) OR (2) lots adjacent to the alley's entrance provide street frontage to a public street (or private street built to public street standards) that intersects the alley. Any portion of the alley adjacent to common area open space tracts shall not count towards the maximum 450' alley length.
13. As measured from the front porch setback or front building setback, the front setback shall not be located within 30 feet of a solid subdivision perimeter wall or backyard property wall that exceed 3' in height (adjacent homes within the required lot setbacks are not included within this regulation).
 14. 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 Las Brisas. Chain-link fences and barriers with any sort of chains, including drop chains are prohibited.
 15. Pedestrian access points from the Residential Property to the sidewalk along Las Brisas Drive and Perryville Road shall be provided. At least one (1) pedestrian access point from the Residential Property to each sidewalk along any adjacent public street shall be provided; these connections shall be separate from the pedestrian connection(s) associated with a vehicle entrance.
 16. Trash enclosures are discouraged. If trash enclosures are utilized, they shall be located a minimum of 20 feet away from all single-story residential buildings and 25 feet away from multi-story residential buildings unless the trash enclosure is fully enclosed within a building. Landscaping shall be installed between the buildings and trash enclosures unless the trash enclosure is fully enclosed within a building. Trash enclosures shall not be located any closer than 30 feet to any single-family detached residential lot.
 17. If walls or fencing are constructed, full view fencing, view fencing or view walls shall be used between the residential and commercial center, except where screening of mechanical equipment and trash enclosures are necessary.
 18. The residential structures within the Property shall have at least two (2) distinct building types. At least two (2) base colors and three (3) accent colors/materials shall be used on each building type. The combination of base colors and accent colors/materials shall be used in a

manner that creates four (4) unique combinations of base colors and accent colors/materials (“Building Schemes”) throughout the Property.

- The four (4) color schemes shall be integrated throughout the structures constructed within the Property (i.e. no concentrations of color schemes).
 - At least one (1) of the colors in each color scheme shall be consistent with the established color schemes in the surrounding neighborhoods and at least two (2) of the colors in the color scheme shall match colors used in development of the Commercial Property.
 - All residential structures constructed shall incorporate brick, stone or a similar material
 - Townhouse style units shall appear cohesive in design while the design of the individual units should give the appearance of individual townhouses being adjacent to one another; this may be done through a combination of varied roof heights and styles, building massing and undulation, and base and accent color articulation.
19. A minimum 20-foot wide landscape buffer shall be installed adjacent to any detached single-family residential lot adjacent to the Residential 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, and private yards.
20. A minimum 10-foot wide landscape buffer shall be installed adjacent to the Commercial 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, and private yards.
21. No carports, shall be located within 30 feet of a single-family detached residential lot; and
22. No portion of a residential building above the first floor, other than the roof, shall be located within 30-feet of any single-family detached residential lot located adjacent to the Residential Property.
23. No two-story residential building elements on townhomes that front onto Las Brisas Drive shall be located within 100 feet from the single-family detached residential lot lines on the north side of Las Brisas Drive.

Commercial Architecture, Development Design and Setback Standards

24. A minimum of two (2) gates and access paths directly to the adjacent Residential Property shall be provided. Such access paths shall provide access to the future pad sites. Where such access paths cross a roadway, drive-aisle, drive-way or drive-through it will contain decorative pavers.

25. The minimum setback from a retail/convenience store's fuel canopy (with gas pumps) or the speaker box/menu board and/or pick-up window of a convenience use drive-through and the Residential Property shall be 50 feet and the minimum setback for a retail/convenience store's fuel canopy (with gas pumps) or the speaker box/menu board and/or pick-up window of a convenience use drive-through and the eastern boundary of the Commercial Property shall be 250 feet. Except for these structures, the minimum building setback set forth in Section 3-3-6(B)(6)(c) of the Goodyear Zoning Ordinance shall apply.
26. If walls or fencing are constructed, full view fencing, view fencing or view walls shall be used between the residential and commercial center, except where screening of mechanical equipment and trash enclosures are necessary.
27. The commercial structures within the Commercial Property shall have at least two (2) distinct building types, if more than one building is constructed. At least two (2) base colors and three (3) accent colors/materials shall be used on each building type. The combination of base colors and accent colors/materials shall be used in a manner that creates two (2) unique combinations of base colors and accent colors/materials ("Building Schemes") throughout the Property, if more than one building is constructed.
- At least one (1) of the colors in each commercial building color scheme shall be consistent with the established color schemes in the surrounding neighborhoods and at least two (2) of the colors in the color scheme shall match colors used in development of the Residential Property.
 - All commercial structures constructed shall incorporate brick, stone or a similar material.