ORDINANCE NO. 2026-1656

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 137.77 GROSS ACRES LOCATED AT THE NORTHEAST CORNER OF VAN BUREN STREET AND LITCHFIELD ROAD TO PALM VALLEY CROSSING 6TH AMENDED AND RESTATED PLANNED AREA DEVELOPMENT.

WHEREAS, the property subject to this ordinance is located at the northeast corner of Litchfield and Van Buren, and is currently known as Palm Valley Crossing and as further described in Exhibit B attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, the Property was first rezoned to PAD by the City Council on March 28, 1995, with the adoption of Ordinance No. 95-523, which adopted the Palm Valley Metroplex PAD;

WHEREAS, the PAD zoning for the Property has been previously modified since the adoption of Ordinance No. 95-523, and the name of the PAD zoning was subsequently changed to "Palm Valley Crossing", which is the current PAD naming convention and is used throughout this Ordinance;

WHEREAS, on November 22, 2004, the City Council adopted Ordinance No. 04-924 which Amended the Palm Valley Crossing PAD to allow the development of Palm Gate Storage, located on Van Buren Road west of Litchfield Road, this amendment effectively removed this property from the Palm Valley Crossing PAD;

WHEREAS, the City Council Adopted Ordinance No. 07-1058 on February 2, 2007, which modified standards on Lots 6 through 13, Lot 15, Lots 18 through 20 and a portion of Lot 21;

WHEREAS, portions of property within the original Palm Valley Metroplex PAD located west of Litchfield Road were removed from the PAD zoning by Ordinance 2008-1153 which was adopted by Council on December 14, 2008, and rezoned this property to the PAD zoning district and adopted the Goodyear Palms Plaza Final PAD;

WHEREAS, on July 11, 2011, the City Council adopted Ordinance No. 11-1244 which modified standards on Lots 1 through 4 and Lots 5a, 5b, 5c, 11, 15a, 15b, 15c and 16 and adopted an amendment to the Palm Valley Crossing PAD;

WHEREAS, on July 19, 2021, the City Council adopted Ordinance No. 2021-1510 which modified standards on Lot 19 to allow the added use of an indoor shooting range on Lot 19;

WHEREAS, on February 26, 2024, the City Council adopted Ordinance No. 2024-1599 to adopt the "Palm Valley Crossing 5th Amended and Restated Planned Area Development" which amended and restated the Palm Valley Crossing PAD and incorporated the various PAD amendments adopted by Council into a single document; modified the zoning designation of Lot 3 from ARC/C-2 (Automotive Related Commercial and General Commercial) to ARC/C-2 and SC (Automotive Related Commercial and General Commercial and Service Commercial/Commerce); resolved inconsistences created by the prior adoption of land use maps that referred to portions of the Property to be developed for commercial uses as Regional Shopping Center and Retail; and rectified the lack of development standards for such uses by amending the land use map to identify all of those lots as C-2 (General Commercial), allowing all uses permitted in C-1 (Neighborhood Commercial) and C-2 (General Commercial) to be developed on the lots identified as C-2 subject to the development standards applicable to the C-2 (General Commercial) zoning district in the City of Goodyear Zoning Ordinance;

WHEREAS, the purpose of this proposed zoning is to amend and restate the Palm Valley Crossing PAD; to modify the zoning designation of Lot 18 from ARC/SC (Automotive Related Commercial and General Commercial) to C-2 (General Commercial); to modify the minimum landscape setback for interior side property lines for all lots in the PAD that have the zoning designation of C-2 when those side property lines are shared with other C-2 lots; and to re-establish development standards that were inadvertently omitted in previous amendments for Lots 6 through 13, Lot 15a, Lots 18 through 21, and Lot 21b;

WHEREAS, the General Plan Land Use Plan designates the Property as 'Business & Commerce';

WHEREAS, this rezoning request is consistent with the designation of the Property in the General Plan as 'Business & Commerce' and will not adversely impact the surrounding area;

WHEREAS, City staff finds that the proposal to amend and restate the Palm Valley Crossing PAD will not adversely impact the surrounding area and the uses proposed on Lot 18 are currently allowed elsewhere within the Property;

WHEREAS, a request to rezone property requires public review by the Planning and Zoning Commission and public review and approval by the City Council;

WHEREAS, public notice that this rezoning request was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on November 4, 2026 appeared in the Arizona Business Gazette- Republic Edition on October 16, 2026; postcards were mailed to all owners within the PAD as well as all owners within 1,200 feet of the lots within the PAD that have the C-2 zoning designation on October 10, 2026; and signs were posted on the site to advertise the public hearing on October 19, 2026;

WHEREAS, a public hearing was held before the Planning and Zoning Commission on November 4, 2026, to consider the rezoning of the Property, and the Commission voted (6-0) to recommend approval of the proposed rezoning;

WHEREAS, public notice that this rezoning request is to be considered and reviewed at a public hearing held before the City Council on November 16, 2026 appeared in the Arizona Business Gazette- Republic Edition on October 16, 2026; postcards were mailed to all owners within the PAD as well as all owners within 1,200 feet of the lots within the PAD that have the C-2 zoning designation on October 10, 2026; and signs were posted on the site to advertise the public hearing on October 19, 2026; and

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City of Goodyear.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map No. 26-26", a copy of which is attached hereto as Exhibit A, is hereby declared a public record and incorporated herein by this reference.

That certain document titled "Palm Valley Crossing Legal Description," a copy of which is attached hereto as Exhibit B, is hereby declared a public record and

incorporated herein by this reference.

That certain document titled “Palm Valley Crossing Lot 18 Legal Description”, a copy of which is attached hereto as Exhibit C, is hereby declared a public record and incorporated herein by this reference.

That certain document titled “Palm Valley Crossing 6th Amended and Restated Planned Area Development”, dated October 2026, a copy of which is attached hereto as Exhibit D, is hereby declared a public record and incorporated herein by this reference.

Either three paper copies or one paper copy and one electronic copy maintainedin compliance with section A.R.S 44-7041 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

SECTION 2. DESCRIPTION OF THE PROPERTY BEING REZONED

This Ordinance No. 2026-1656 applies to that parcel of land in Goodyear, Maricopa County, Arizona, generally located approximately at the northeast corner of Litchfield Road and Van Buren Street more particularly described in that certain document titled “Palm Valley Crossing Legal Description,” attached hereto as Exhibit B and which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance (the “Property”).

SECTION 3. REZONE

The Property is conditionally rezoned from the Planned Area Development (PAD (PAD) District to Planned Area Development (PAD) District by the adoption of the Palm Valley Crossing 6th Amended and Restated Planned Area Development (October 2026) attached hereto as Exhibit D (the “6th Amended PAD”) and which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance and the Property shall be developed in conformance with the 6th Amended PAD subject to the conditions of approval set forth below.

SECTION 4. CONDITIONS OF REZONING

The rezoning of the Property is subject to the following conditions of approval (“Stipulations”):

1. The Property shall be developed in conformance with the 6th Amended PAD subject to and except as modified by: the conditions/stipulations of approval set forth in Ordinance No. 95-523 (on Lots 1-28); the

conditions/stipulations of approval set forth in Ordinance No. 07-1058 (on Lots 6-13, 15, 18-20 and parts of Lot 21); the conditions/stipulations of approval set forth in Ordinance No. 11-1244 (on Lots 1-4, 5a, 5b, 5c, 11, 15a, 15b, 15c and 16); the stipulations/conditions of approval set forth in Ordinance No. 2021-1510 (on Lot 19); the stipulations/conditions of approval set forth in Ordinance No. 2024-1599 (on Lots 1-28); and as further modified by this Ordinance and the stipulations herein. In the event of any conflict between this Ordinance and the conditions and stipulations of either Ordinance No. 95-523; and/or Ordinance No. 07-1058 and/or Ordinance No. 11-4664 and/or Ordinance No. 2021-1510 and/or Ordinance No. 2024-1599, the conditions and stipulations of this Ordinance shall apply; and,

2. The Use Permit for a sign recorded with Ordinance No. 17-1361 shall remain in effect unless subsequently modified, amended or terminated; and,

3. Except as otherwise provided by any of the conditions and stipulations set forth in Section 4 of this Ordinance, the development of the Property shall be in conformance with the 6th Amended PAD, including the land uses and development standards contained therein; and,

4. The provisions of the City of Goodyear Zoning Ordinance shall apply to the development of the Property except as modified by the 6th Amended PAD as further modified by any conditions and/or stipulations in this Ordinance or in any of the ordinances described in paragraph 1 of Section 4 of this Ordinance; and,

5. The following additional stipulations and conditions of approval apply to the portion of the Property identified in the 6th Amended PAD as Lot 18 as more particularly described in “Palm Valley Crossing Lot 18 Legal Description” attached hereto as Exhibit C (“Lot 18”), which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance:

    a. Approval of the rezoning does not constitute approval of any site plan for development within Lot 18. All future development of Lot 18 will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and

    b. The references in this Ordinance and the 6th Amended PAD to specific obligations that are addressed in various Development Regulations, which include but are not limited to, the requirements in the City of Goodyear Engineering Design Standards and Policies Manual (the “EDS&PM”), the City of Goodyear Subdivision Regulations, the City of Goodyear Zoning Ordinance, and Building

Codes adopted by the City of Goodyear, do not relieve Owner of complying with all other applicable Development Regulations; and

c. All Public Sales Reports for the Property, all final plats and minor land divisions subdividing all or part of the Property shall include a disclosure that the Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; and

d. If development of Lot 18 will require the use of construction cranes, a "no hazard" determination from the FAA (i.e. a 7460 review) shall be obtained prior to issuance of any building permits.

SECTION 5. AMENDMENT OF ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning of the Property provided for herein by that certain document titled "Official Supplementary Zoning Map No. 26-26" attached hereto as Exhibit A and declared a public record herein, which is referred to and made a part hereof as if fully set forth in this Ordinance.

SECTION 6. ABRIDGEMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the city of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance and exhibits thereto, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. SEVERABILITY

If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

SECTION 10. PENALTIES

Any person who violates any provision of this Ordinance shall be subject to penalties set forth in Section 1-2-3 of the city of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or

Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the city of Goodyear Municipal Court for violations hereunder.

SECTION 11. This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a_____vote, this 16th day of November, 2026.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

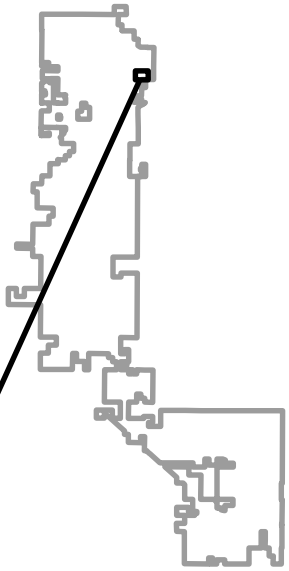
_____
Jasmine Pernicano, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 26-26

AMENDING AMENDING SECTION 2-1-2 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO. 2026-1656, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS 16TH DAY OF NOVEMBER, 2026.



_____

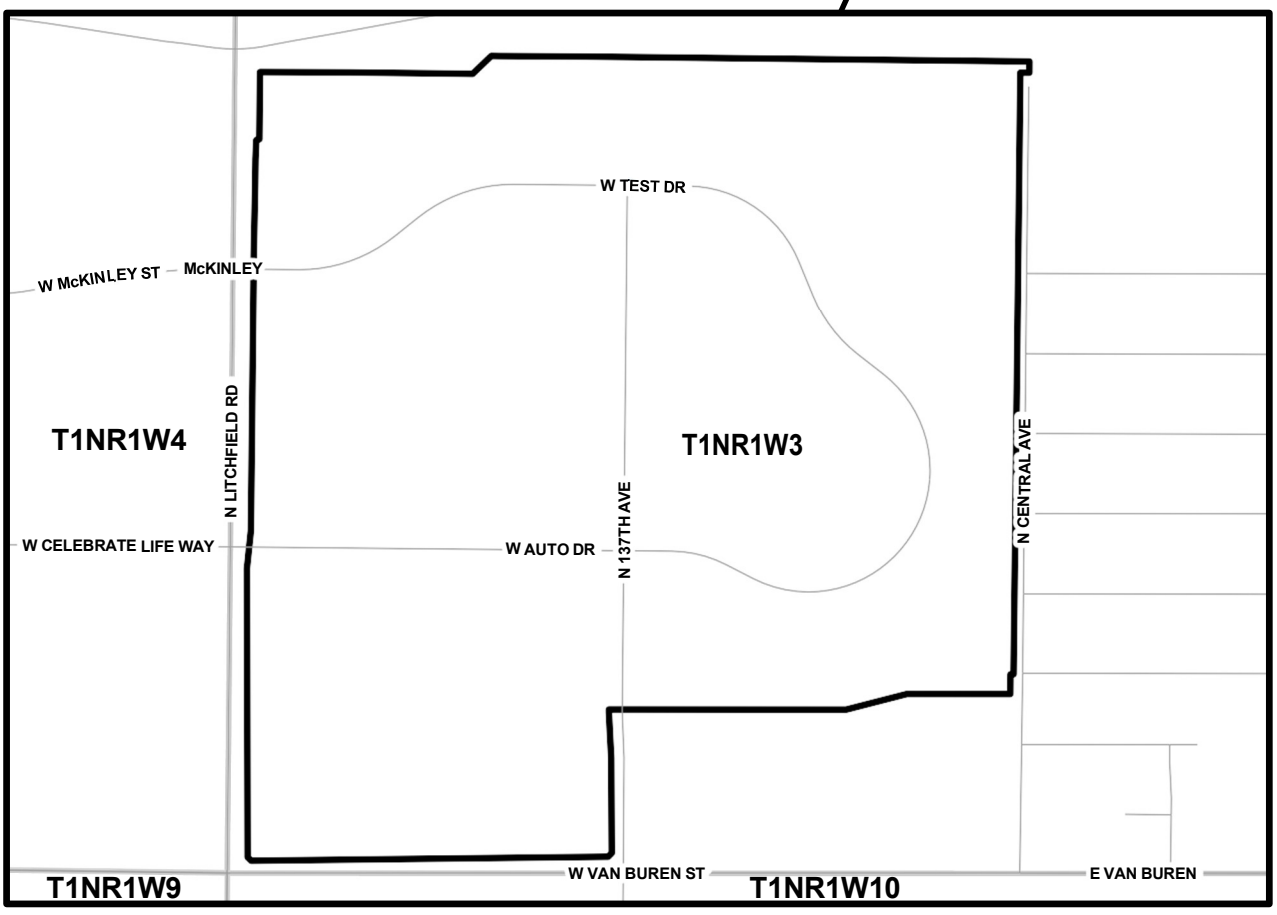
MAYOR

_____

CITY CLERK

SUBJECT PROPERTY:

A Portion of the West Half of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona



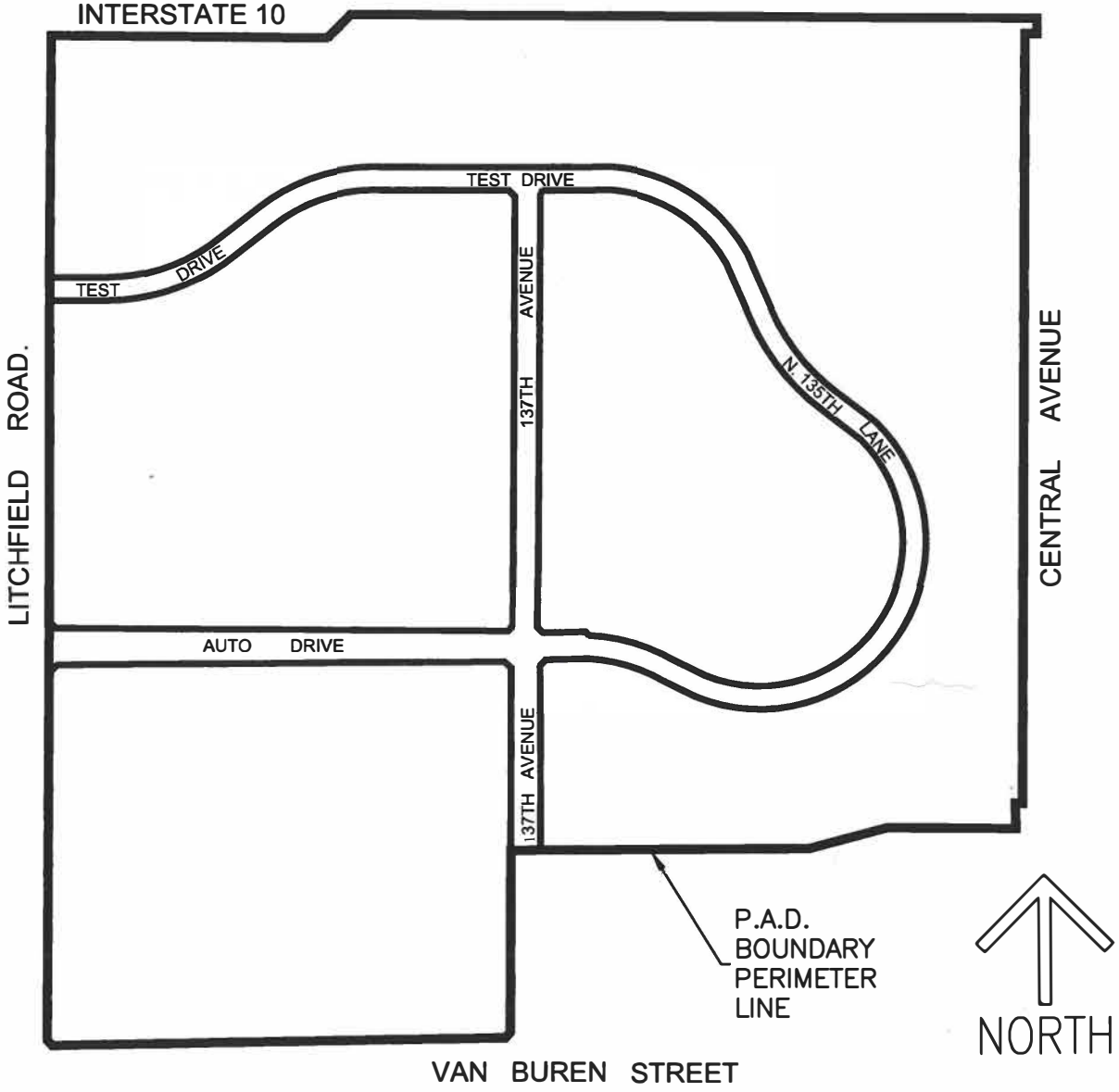
3

SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT			DATE:
A	Rezone from PAD to PAD P26-00126	P26-00126	October 2026

EXHIBIT 'B'
PALM VALLEY CROSSING LEGAL DESCRIPTION



A PORTION OF THE WEST HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANCH 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA, BEING LOTS 1 THRU 28 OF PALM VALLEY CROSSING, ACCORDING TO BOOK 424 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA
TOGETHER WITH A REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET, ACCORDING TO BOOK 541 OF MAPS, PAGE 39.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
34081
NATHAN J
COTTRELL
02/08/24
Date Signed
ARIZONA, U.S.A.

KAEKO	PALM VALLEY CROSSING OVERALL P.A.D. EXHIBIT	PROJECT #: 7023034	
		DATE: 02/08/24	
		SHEET OF 1 1	EXH. B

EXHIBIT "C"
PALM VALLEY CROSSING LOT 18
LEGAL DESCRIPTION

LOT 18A- CHURCH PARKING SITE

LOT 18, OF PALM VALLEY CROSSING, ACCORDING TO BOOK 424 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION OF SAID LOT 18, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18, BEING MONUMENTED BY A FOUND PK NAIL WITH WASHER STAMPED "RLS 32222", FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 18, BEING MONUMENTED BY A FOUND PK NAIL WITH WASHER STAMPED "RLS 35832" BEARS SOUTH 89 DEGREES 41 MINUTES 11 SECONDS EAST, A DISTANCE OF 375.71 FEET (MEASURED), 375.91 FEET (RECORD);

THENCE SOUTH 89 DEGREES 41 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 208.70 FEET;

THENCE LEAVING SAID SOUTH LINE NORTH 00 DEGREES 19 MINUTES 46 SECONDS EAST, A DISTANCE OF 65.28 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHWESTERLY, A DISTANCE OF 30.15 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 44.00 FEET, THROUGH A CENTRAL ANGLE OF 39 DEGREES 15 MINUTES 25 SECONDS TO THE BEGINNING OF A REVERSE CURVE;

THENCE NORTHWESTERLY, A DISTANCE OF 21.89 FEET ALONG THE ARC OF SAID REVERSE CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 32.00 FEET, THROUGH A CENTRAL ANGLE OF 39 DEGREES 11 MINUTES 07 SECONDS;

THENCE NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, A DISTANCE OF 412.07 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 18;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 37 MINUTES 25 SECONDS EAST (CALCULATED), SOUTH 89 DEGREES 41 MINUTES 11 SECONDS EAST (RECORD), A DISTANCE OF 226.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 18;

THENCE ALONG THE EAST LINE OF SAID LOT 18, SOUTH 01 DEGREES 19 MINUTES 46 SECONDS WEST (MEASURED), SOUTH 01 DEGREES 18 MINUTES 49 SECONDS WEST (RECORD), A DISTANCE OF 525.13 FEET (MEASURED), 525.81 FEET (RECORD) TO THE POINT OF BEGINNING.

EXCEPT ALL ORES, MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED IN DOCKET 5783, PAGE 229, RECORDS OF MARICOPA COUNTY, ARIZONA

SAID PARCEL CONTAINS 80,373 SQUARE FEET OR 1.845 ACRES, MORE OR LESS



LOT 18B- HOTEL SITE

THAT PORTION OF LOT 18, OF PALM VALLEY CROSSING, ACCORDING TO BOOK 424 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18, BEING MONUMENTED BY A FOUND PK NAIL WITH WASHER STAMPED "RLS 32222", FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 18, BEING MONUMENTED BY A FOUND PK NAIL WITH WASHER STAMPED "RLS 35832" BEARS SOUTH 89 DEGREES 41 MINUTES 11 SECONDS EAST, A DISTANCE OF 375.71 FEET (MEASURED), 375.91 FEET (RECORD);

THENCE SOUTH 89 DEGREES 41 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 208.70 FEET;

THENCE LEAVING SAID SOUTH LINE NORTH 00 DEGREES 19 MINUTES 46 SECONDS EAST, A DISTANCE OF 65.28 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHWESTERLY, A DISTANCE OF 30.15 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 44.00 FEET, THROUGH A CENTRAL ANGLE OF 39 DEGREES 15 MINUTES 25 SECONDS TO THE BEGINNING OF A REVERSE CURVE;

THENCE NORTHWESTERLY, A DISTANCE OF 21.89 FEET ALONG THE ARC OF SAID REVERSE CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 32.00 FEET, THROUGH A CENTRAL ANGLE OF 39 DEGREES 11 MINUTES 07 SECONDS;

THENCE NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, A DISTANCE OF 412.07 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 18;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 37 MINUTES 25 SECONDS EAST (CALCULATED), SOUTH 89 DEGREES 41 MINUTES 11 SECONDS EAST (RECORD), A DISTANCE OF 226.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 18;

THENCE ALONG THE EAST LINE OF SAID LOT 18, SOUTH 01 DEGREES 19 MINUTES 46 SECONDS WEST (MEASURED), SOUTH 01 DEGREES 18 MINUTES 49 SECONDS WEST (RECORD), A DISTANCE OF 525.13 FEET (MEASURED), 525.81 FEET (RECORD) TO THE POINT OF BEGINNING.

EXCEPT ALL ORES, MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED IN DOCKET 5783, PAGE 229, RECORDS OF MARICOPA COUNTY, ARIZONA

SAID PARCEL CONTAINS 117,183 SQUARE FEET OR 2.690 ACRES, MORE OR LESS



Exhibit D – PAD Regulatory Document

PALM VALLEY CROSSING

6th Amended and Restated
Planned Area Development
October 2026



Table of
Contents

Introduction	3
Amended and Restated	3
Land Use	3
Description of Uses	4
Summary	4
Exhibit A (PAD Amendment Boundary)	5
EXHIBIT B (Permitted Uses)	
Permitted Use (General Commercial (C-2))	6
Permitted Use (General Commercial Within ARC/C-2)	6
Permitted Use (Automotive and Related Commercial (ARC))	8
Permitted Use (Service Commercial/Commerce (SC))	9
Development Standards	12

1. INTRODUCTION

Palm Valley Crossing is an approximately 138-acre master planned development initially approved in 1995.

2. AMENDED AND RESTATED

This document shall serve as the Amended and Restated Planned Area Development booklet for the development boundaries contained within Ordinance No. 202X-XXXX, unless otherwise amended subsequent to the approval of that Ordinance.

3. LAND USE

The intent of the PAD is to amend and restate the prevailing PAD Specific information as to modify the designation of Lot 18 and modify certain development standards.

Activities within each land use, as well as the architectural design, signage, lighting, and landscaping, will complement the existing development in the area. Design guidelines and CC&R's are in place to assure a high-quality development.

4. DESCRIPTION OF USES

General Commercial District (C-2)

The intent of this area is to allow the C-2 uses as stated herein. For lots where the C-2 zoning designation is paired with the Automotive and Related Commercial (ARC) designation, as identified by the label "ARC/C-2" or "ARC/C-2 and SC", a modified list of C-2 uses is applicable as described in Exhibit B of this document. For lots where C-2 is the only zoning designation, the General Commercial (C-2) and Neighborhood Commercial (C-1) uses designated within the City of Goodyear Zoning Ordinance are applicable. This amendment expands the C-2 designation to Lot 18.

Automotive and Related Commercial (ARC)

The intent of this area is to provide sites for automotive sales and for related services on parcels that do not all have major street frontage. Specific uses are noted in the Permitted Uses section of Exhibit B at the end of this document.

Service Commercial/Commerce (SC)

The intent of this land use designation is to provide service-oriented and employment-related uses necessary to serve the needs of the community and regional area.

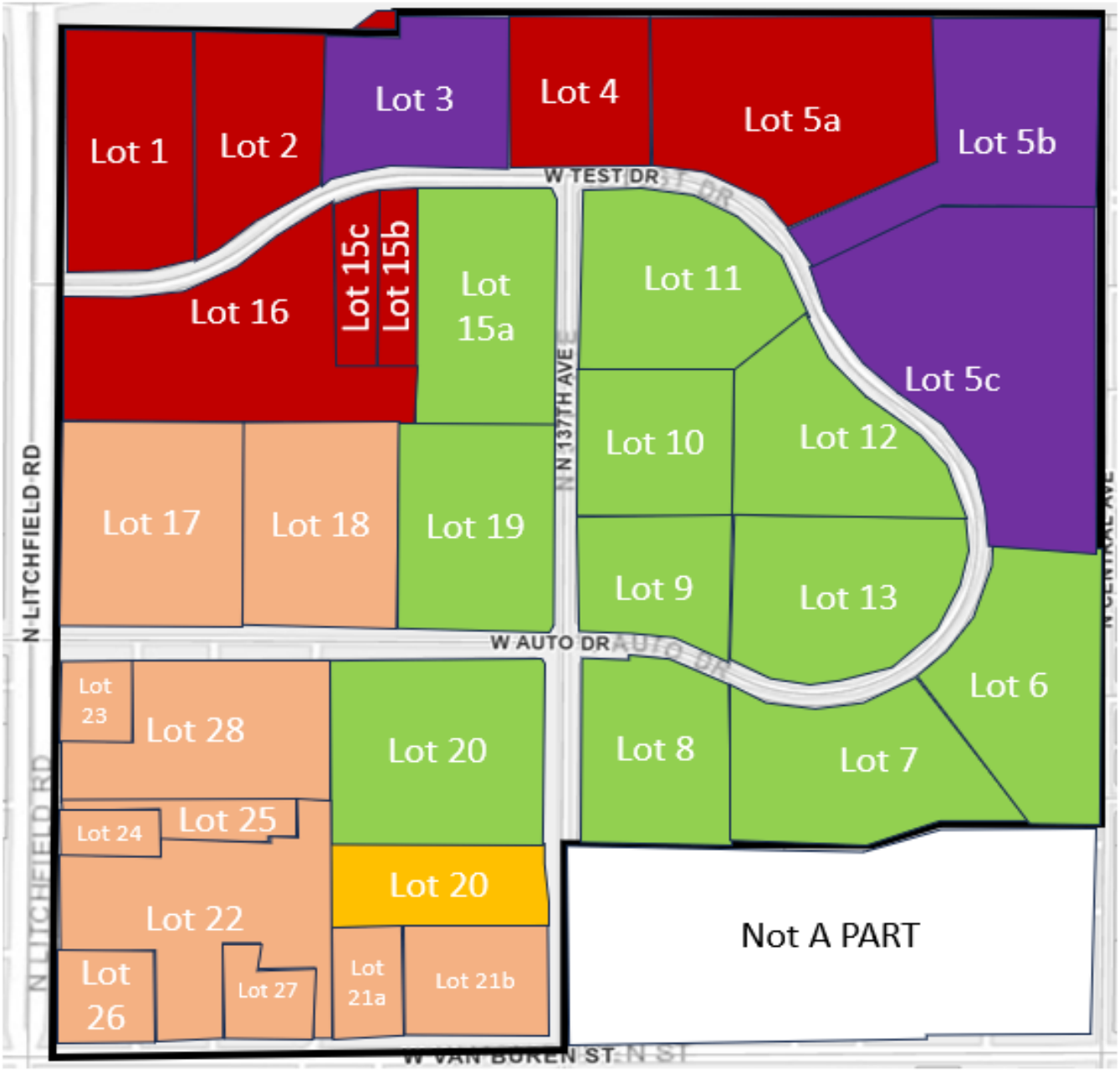
The list of permitted uses will allow small manufacturing, repair, research and development, office, research, testing, development and manufacturing of small products, and wholesaling. Portions of this property may be developed with large single users or consolidated complexes, while other parts may be subdivided to provide multi-tenant buildings or small single-user buildings and parcels.

Direct access to Central Avenue and the existing residential area to the east is not permitted. Appropriate buffering with the use of landscaping will help mitigate any adverse impacts to the residential areas.

5. SUMMARY

The goal for Palm Valley Crossing is the creation of a harmonious development which will preserve and enhance long term property values and provide a quality business and employment environment. This amendment will designate lot 18 for C-2 uses and facilitate the development of an underutilized site.

Exhibit A: PAD Amendment Boundary and Permitted Uses Category



C-2	C-2 General Commercial Uses
SC	Service Commercial/Commerce
ARC/SC	Automotive Related Commercial and Service Commercial/Commerce
ARC/C-2	Automotive Related Commercial and General Commercial
ARC/C-2 and SC	Automotive Related Commercial and General Commercial and Service Commercial/Commerce

Note, PAD parcels may not line up with current Tax Parcels.

EXHIBIT B
PERMITTED USES

General Commercial Uses - (C-2)

The permitted uses for Lots designated C-2 General Commercial are those uses allowed in the C-2 General Commercial Zoning District and C-1 Neighborhood Commercial zoning District of the City of Goodyear Zoning Ordinance, which include, but are not limited to, hotels/motels and parking lots.

General Commercial Uses within ARC/C-2 – (ARC/C-2)

General retail, service and office uses are provided for in the ARC/C-2 District, as well as encouragement of master-planned retail shopping centers to respond to community and regional area demand for goods and services. Combined, multiple-use developments with shared access, parking, design themes and amenities are particularly intended.

A. PRINCIPAL PERMITTED USES. Only listed use of structures or land shall be permitted.

1. Automotive repair and upholstering.

2. Banks and financial institutions.

3. Business and professional offices.

4. Bar/cocktail lounge/night club subject to the following conditions or limitations:

    a) Bar/cocktail lounge/night club shall be prohibited as a stand-alone use on Lots 5b and 5c. A bar may be permitted on these lots if it is located inside of a hotel.

    b) Music or entertainment shall be limited to recorded music or one entertainer or venue only if the facility is located a minimum of five hundred feet (500') from the property line of any residentially zoned or designated property. The area within the facility designated for music or entertainment activities shall not exceed a maximum of 5,000 square feet.

    c) The area devoted to patron dancing shall not exceed twenty-five percent (25%) of the total floor area.

    d) The area devoted to a microbrewery component of such a facility shall not exceed twenty-five percent (25%) of the total floor area.

5. Drive-through windows and outdoor teller facilities.

6. Employment agency.

7. Entertainment establishments, general, including: athletic facilities, bowling alleys, electronic game centers and arcades, ice and roller rinks, miniature golf, performing arts centers, pool halls and theaters.

8. Fine arts studios.

9. Health club.

10. Hotels and motels.

11. Large Retail User, subject to the provisions of Article 4-2-7 of the Goodyear Zoning Ordinance (the "Code").

12. Private business, professional, and trade schools.

13. Restaurant, excluding drive-in and drive-through facilities, subject to the following conditions or limitations:

    a) Music or entertainment shall be limited to recorded music or one entertainer or venue only if the facility is located a minimum of five hundred feet (500') from the property line of any residentially zoned or designated property. The area within the facility designated for music or entertainment activities shall not exceed a maximum of 5,000 square feet.

    b) The area devoted to patron dancing shall not exceed twenty-five percent (25%) of the total floor area

14. Retail stores with sales only, excluding drive-through facilities and convenience uses as defined in Article 4 of the Code.

15. Day care (elderly and youth)

16. Frozen food lockers

17. Personal and household services, such as barber and hair styling shops, beauty salons, clothing alterations, dry cleaning shops, furniture and appliance repair, copying services, self-service laundry, shoe repair shops (but excluding drive- through facilities).

18. Second hand stores

19. Taxidermist

20. Travel bureaus

21. Typewriter and business machine sales and repair

22. Veterinary Offices provided such facilities are constructed to prevent objectionable noises and odors outside the walls of the office. Boarding of animals shall be permitted only for short time periods for the purpose of observation incidental to care.

23. Also any other similar approved PAD uses as determined by the Community Development Director and all uses found below in ARC.

B. PERMITTED ACCESSORY USES.

1. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

2. Signs, on-site, as provided in Article 7 of the Code.

3. Portable Storage Containers, subject to Article 8-2 of the Code.

C. USE PERMIT USES. The following uses may be approved by Use Permit:

1. Automobile service stations, subject to the provisions of Article 4 of the Code.

2. Car wash (hand or automatic), subject to the provisions of Article 4 of the Code.

3. Convenience use subject to the provisions of Article 4 of the Code.

4. Self-storage warehouse, as provided in section 3-3-3 (C) (6) of the Code.

Automotive and Related Commercial (ARC)

1. Automotive, heavy truck, and recreational vehicle sales and repair, new and used
2. Motorcycle sales and repair, new and used

3. Boat, retail sales (along with trailers, parts, supplies, equipment, apparel, and other items related to the foregoing), and the repair, maintenance, and servicing of the foregoing in connection with a franchise, dealership or other business operation selling all or any such items.
4. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles body and fender work
5. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles rental and leasing
6. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles seat covers and trim shop
7. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles repair and upholstering

Service Commercial/Commerce (SC)

Permitted uses include: Manufacturing and assembly of products such as those listed but do not include I-2 uses: Wholesale activities and warehousing such as those listed but do not include I-2 uses; and Retail sales (only those listed):

1. Auto parts and supplies – retail sales – for motorcycles, boats, trucks, and recreational vehicles
2. Awnings, custom fabrication – manufacturing and retail sales
3. Bakers and baked goods – manufacturing and wholesale
4. Bathroom accessories and display – wholesale and retail sales
5. Bicycle wholesale, rental and repair
6. Blueprinting and reproduction
7. Building materials – wholesale and retail sales
8. Burglar alarm equipment – wholesale and retail sales
9. Burglar alarm service and monitoring
10. Business machine wholesale and repair
11. Cabinet wholesale and showroom
12. Candy – wholesale
13. Carpet and rug cleaning services
14. Carpet and tile flooring – wholesale and retail sales
15. Commercial trade schools and business colleges
16. Contractors' office with inside storage of materials only
17. Costume rentals
18. Custom closet – wholesale and manufacturing
19. Dance studio/Karate/Gymnastics
20. Dental supplies – wholesale and retail sales
21. Door and window – wholesale and manufacturing
22. Electric equipment – wholesale and retail sales
23. Equipment rental

24. Fire protection equipment and service – wholesale and retail sales
25. Floor covering – wholesale and retail sales
26. Florist – wholesale and retail sales
27. Furniture and art sales – manufacturing and wholesale
28. Furniture cleaner, furniture and appliance repair
29. Garage equipment – wholesale and retail sales
30. Glass shops, custom
31. Granite and tile flooring – wholesale
32. Guns – wholesale, retail sales, and gun range
33. Gymnasiums, private or commercial
34. Hardware and specialty items – wholesale and retail sales
35. Health Club
36. Health/fitness studio
37. Home appliance – wholesales and retail sales
38. Home décor accessories – wholesale and retail sales
39. Home electronics/security/music – wholesale and retail sales
40. Hospital supplies
41. Hotel equipment and supplies – wholesale and retail sales
42. Import accessories – wholesale and retail sales
43. Janitors' supplies – wholesale
44. Key and lock service
45. Lawn furniture, new – wholesale and retail sales
46. Lawn mower repair shops
47. Lighting fixture, fans, etc. – wholesale and retail sales
48. Machinery dealers – wholesale, retail sales and showrooms
49. Machinery rental
50. Medical supplies, retail sales and rental
51. Medical/dental laboratory
52. Milling equipment – wholesale and retail sales
53. Monuments – wholesale and retail sales
54. Office building
55. Paint and wallpaper – wholesale
56. Photographic developing and printing
57. Physical therapy equipment – wholesale
58. Playground equipment – wholesale and retail sales
59. Plumbing shop, fixtures and supplies, showroom and wholesale
60. Pool, spa – wholesale and retail sales
61. Processing and compounding of previously prepared materials
62. Radio repair and installation
63. Refrigeration equipment – wholesale and retail sales

64. Restaurant, excluding drive-in and drive-through facilities and entertainment, limited to 2,000 s.f.
65. Safes– wholesale and retail sales
66. Scientific or research laboratories
67. Sign painting shop
68. Signs – wholesale and manufacturing, not neon sign fabrication
69. Sound systems and equipment – wholesale and retail sales
70. Sound systems rentals and repairs
71. Sporting goods and fitness – wholesale and retail sales
72. Venetian blinds, custom – manufacturing and cleaning
73. Window cleaners' service
74. Window coverings, shutters – wholesale and manufacturing
75. Window display installations, studio and shops
76. Window glass installation shops

Uses are allowed on lots according to their land use designation pursuant to the list above, except for the following uses which are not allowed on Lot 6:

1. Auto sales, new and used
2. Motorcycle sales
3. Boats retail sales
4. Auto body and fender work
5. Auto rental and leasing
6. Automotive repair and upholstering
7. Bicycle sales, rentals and repair
8. Costume rentals
9. Gymnasiums, commercial
10. Health club
11. Lawn mower repair shops
12. Medical supplies, retail sales
13. Plumbing shop sales
14. Restaurants
15. The following retail stores:

- Bathroom accessories
- Building materials
- Electric equipment
- Fire protection equipment and supplies
- Garage equipment
- Guns
- Hotel equipment
- Machinery dealers
- Monuments

DEVELOPMENT STANDARDS

All provisions of the City of Goodyear Zoning Ordinance and the General Commercial (C-2) Zoning District shall apply to development in Palm Valley Crossing except those portions amended and restated below:

Area, setback, height, and landscape related dimensional requirements shall be as set forth below:

Minimum Net Site Area	10,000 s.f.
Maximum Height	56 feet; with an additional 10' for architectural elements
Maximum Building Coverage	60%
Minimum Setbacks	Front and street side - 20 feet (1) Interior side – 10 feet (except where a connected building crosses a property line, in that case 0 feet (2) Rear – 10 feet for buildings 30 feet in height or less except for Lots 5b, 5c, and 6 which shall provide a 30 foot building setback (2)
Minimum Landscape Widths	Front and street side - 20 feet Interior side – 0 feet where a C-2 designated property is adjacent to a C-2 designated property, otherwise 10 feet.

	Rear – 0 feet except that Lots 5b, 5c, and 6 shall provide a 10 foot landscape buffer

(1) Buildings with heights in excess of 30 feet shall provide 1 foot of additional setback for each foot of building height over 30 feet. Applies to front and street side setbacks only.

(2) Buildings adjacent to any residential use or district are subject to additional minimum building setbacks as defined in the Commercial District Standards of the City's Zoning Ordinance. Applies to interior side and rear setbacks only.

The following additional Development Standards are applicable to Palm Valley Crossing Lots 6, 7, 8, 9, 10, 11, 12, 13, 15a, 18, 19, 20, 21 and 21b:

1. All development shall conform to the Palm Valley Crossing Development Guidelines and the City's Design Guidelines for Commercial and Business Park Development.

2. Outdoor storage of materials is permitted if materials are fully concealed by a screen wall. A use permit is required for materials that are not fully concealed by a screen wall.

3. A Comprehensive Sign Package is required for sites having three (3) or more businesses. The sign package is to be approved by Planning & Zoning Staff as long as the Zoning Ordinance sign standards are met. No off-premise signs are allowed in Palm Valley Crossing.

4. Parking for new uses not presently listed in the Zoning Ordinance is required pursuant to standards as clarified in Table A (see next page). Multi-tenant shell buildings with more than two (2) tenant spaces shall be parked at 75% warehouse and 25% office/retail.

5. No drive-throughs are permitted in Palm Valley Crossing.

6. All development shall conform to City of Goodyear outdoor lighting requirements.

TABLE A
Parking Standards

NOTE: Multi-use shell buildings shall be parked at	*75% warehouse and 25% office retail.*
High schools, academies, colleges, universities, trade or vocational schools • **Commercial trade schools and business colleges.**	**1 space per 200 sq.ft indoor floor area**
<u>Service Commercial:</u> • **Bicycle sales and rentals** • **Blueprinting and reproduction** • **Burglar alarm watching service** • **Cabinet sales/showroom** • **Carpet and rug cleaning services** • **Costume rentals.** • **Equipment rental.** • **Furniture cleaner, furniture and appliance repair** • **Glass shops, custom** • **Hospital supplies.** • **Key and lock service** • **Lawn mower repair shops** • **Medical supplies, retail sales and rental** • **Machinery rental** • **Photographic developing and printing** • **Plumbing fixture showroom, sales, storage** • **Plumbing fixtures and supplies, display and retail sales** • **Plumbing shop** • **Radio repair shop** • **Retail stores with sales only, excluding drive-through facilities and convenience uses, such as:** **Automobile parts and supplies** **Bathroom accessories, display and retail sales only** **Building materials, retail sales only** **Burglar alarm equipment sales and service** **Carpet, v tile flooring** **Electric equipment, retail sales and repair** **Fire protection equipment and supplies, retail sales and service** **Garage equipment, retail sales** **Guns, retail sales and/or repairs** **Hardware and specialty items** **Home appliance service, sales, repair** **Home décor accessories** **Home electronics/security-music** **Hotel equipment, supplies and retail sales** **Import accessories sales and storage** **Lawn furniture, new, sales** **Lighting fixtures, fans, etc. sales, service, showroom** **Machinery dealers, retail sales and showrooms**	**1 space per 300 sq.ft. floor area**

Milling equipment, showrooms, retail sales Monuments, retail sales and display Playground equipment sales Pool, spa sales and service Refrigeration equipment, repairs and sales Safes, repairing and sales Sound systems and equipment sales Sporting goods and fitness sales • Sign painting shop • Sound systems rentals and repairs • Business machine sales and repair • Window cleaners' service • Window display installations, studio and shops • Window glass installation shops	
<u>Independent Commercial Buildings and Uses:</u> General offices/retail and services • Contractors' office with inside storage of materials only • Office buildings	1 space per 300 sq.ft. floor area
General auto repair - garage, service station, car wash and drive-through lubrication shops • Auto body and fender work • Auto seat covers and trim shop • Automotive repair and upholstering	1 space per 300 sq.ft. floor area, including service bays, wash tunnels and retail areas
Restaurant, Bar / Cocktail Lounge, Bar / Microbrewery (part of a larger center where shared parking and restrooms, cross access agreements exist) • Restaurant, excluding drive-in and drive-through facilities and entertainment limited to 2,000 s.f.	1 space per 50 sq.ft. floor area, excluding hallways, restrooms, storage areas, equipment rooms, kitchens, and outdoor seating areas. 1 space per 150 sq.ft. kitchen and employee service areas 1 space per 150 sq.ft. outdoor seating area
Outdoor sales and service areas (car lots, building supplies, and the like as permitted) • Auto sales, new and used • Motorcycles, repairing and sales • Boats, retail sales • Auto rental and leasing	1 space per 375 sq.ft. indoor floor area, of sales and service building, but not less than 4 spaces per use

Health spas/clubs, gyms & tennis, handball, racquetball courts/clubs • **Dance studio** • **Gymnasiums, private or commercial** • **Health club.** • **Health/fitness studio**	**1 space per 100 sq.ft. indoor floor area, excluding courts, which require 2 spaces per court**
<u>Industrial Buildings and Uses:</u> **Industrial Buildings and Uses** • **Medical/dental laboratory** • **Processing and compounding of previously prepared materials** • **Scientific or research laboratories.**	**2 spaces for every 3 employees on the shift with the greatest number of employees**
<u>Independent Industrial Buildings and Uses:</u> **Warehouses** • **Wholesale activities and warehousing, such as:** **Candy, wholesale distribution** **Dental supplies, retail and wholesale** **Floor covering, retail and wholesale** **Florist, retail and wholesale** **Granite and tile flooring, sales and warehouse** **Janitors' supplies, storage and warehouse** **Paint and wallpaper, sales and warehouse** **Physical therapy equipment, retail and wholesale** **Wholesale to consumer and the trades**	**1 space per 900 sq.ft. floor area**
Manufacturing • **Manufacturing and assembly of products, such as:** **Awnings, custom fabrication and sales** **Bakers and baked goods, manufacturing wholesale and storage** **Custom closet sales and manufacturing** **Door and window sales, manufacturing, warehousing** **Furniture and art sales, manufacturing, sales, warehouse** **Sign manufacturing and sales, not neon sign fabrication** **Venetian blinds, custom manufacturing and cleaning** **Window coverings, shutters sales, manufacturing, warehouse**	**1 space per 600 sq.ft. floor area**