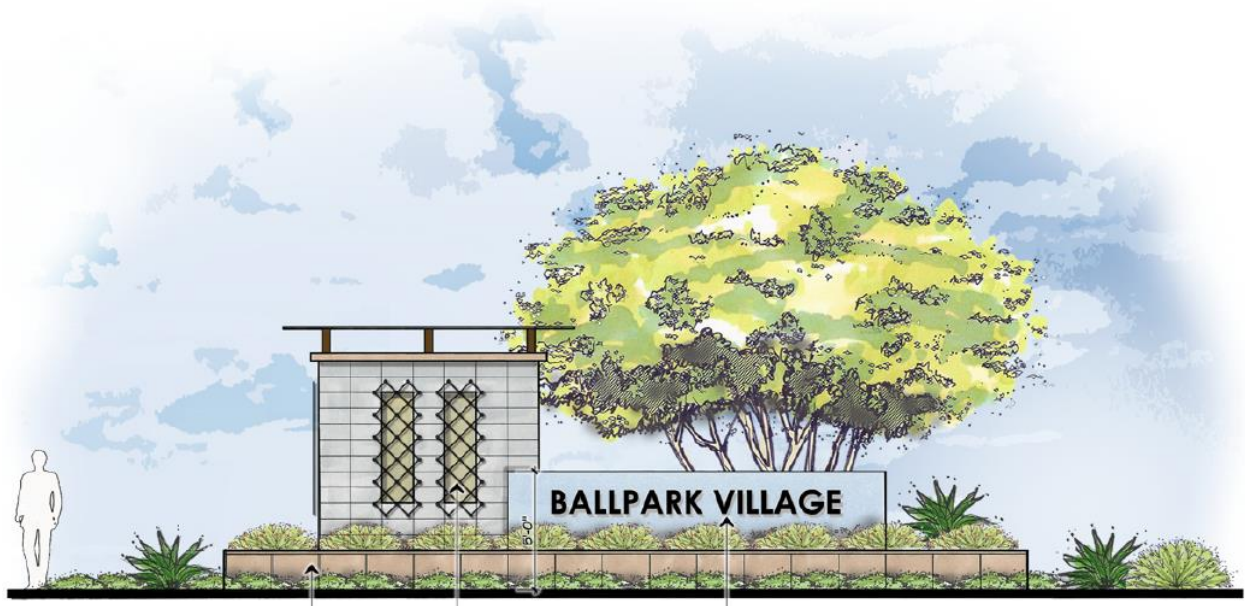


**Exhibit C**  
**Restated and Amended**  
**Final Planned Area Development**

for

**Ballpark**  
**Village & Ballpark Village-South**

Generally located along the east side of Estrella Pkwy., between Goodyear Blvd.  
and Bullard Ave.



Case No: 20-21000003

November 23, 2020

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| <b>Exhibit No.</b> | <b>Description</b>                                                                                                                                                                                   |
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| 14                 | Conceptual Phasing Plan – I (RES category)                                                                                                                                                           |
| 15                 | Design Guidelines                                                                                                                                                                                    |

## RESTATED AND AMENDED FINAL PAD

### **I. INTRODUCTION**

The Ballpark Village and Ballpark Village-South PAD represents an innovative multi-use master plan that encompasses 254.5± gross (203± net) acres (the “Site). “Ballpark Village” encompasses the northern 57± acres of the Site while “Ballpark Village-South” is defined as the southern 185± acres of the Site (*See Exhibit 1, Regional Aerial & Vicinity Map*).

The purposes of for the Restated and Amended PAD for Ballpark Village and Ballpark Village-South approved by the City Council in 2017 (the “2017 PAD”) was to amend the Site’s zoning to provide for continued and additional development opportunities that support and complement the approximately 10,300 seat Goodyear Ballpark (“Ballpark”) and the Cincinnati Reds and Cleveland Indians Development Complexes (“Complex”). The 2017 PAD was to help facilitate future development by: a) addressing significant challenges associated with certain land use designation; b) implementing updated design guidelines and development standards; and c) providing for additional residential housing opportunities at appropriate densities that will help facilitate mixed-use development around the Ballpark and Complex. The goal of the 2017 PAD was to establish a PAD that promotes the development of various forms of residential, office, retail commercial, entertainment, food and beverage, and hospitality/conference services uses around the Ballpark and Complex.

The purpose of this Amended PAD is to further the development of Ballpark Village-South by consolidating and further defining the multi-family residential development standards for Ballpark Village-South to allow for future multi-family developments within Ballpark Village-South that are consistent with the 2017 PAD and the City’s desire to provide density to attract the commercial and entertainment development desired in the Ballpark area.

Notwithstanding any provision to the contrary within the 2017 PAD or this 2020 amendment, nothing herein shall be construed or considered to amend or affect the terms and conditions of the Settlement Agreement and Release dated as of May 16, 2011, by and between M&I Marshall & Ilsley Bank, M&I Regional Properties, LLC, and the City, as amended on August 1, 2012, by Amendment No. 1 to Settlement Agreement and Release by and between BMO Harris Bank, Successor by Merger to M&I Marshall & Ilsley Bank, M&I Regional Properties, LLC, and the City, and the Settlement Agreement dated March 5, 2012, by and between MPK Enterprises, Inc., Wood Family Enterprises Ltd., Swansea Properties, LLC, Eagletail Bighorn, LLC, Margaret M. and Shelby A. Carl, Sharon M. and Ken R. Wood, Clarence Wood, M&I Regional Properties, LLC, BMO Harris Bank, Successor by Merger to M&I Marshall & Ilsley Bank and the City.

### **II. ZONING DESIGNATIONS**

#### **A. Zoning Categories**

**Table A: Zoning Categories**, identifies the zoning designations for each area within Ballpark Village & Ballpark Village-South. *See also Exhibit 2, Zoning Map (Ballpark Village & Ballpark Village-South)* and *Exhibit 3, Zoning Map (RES category)*.

| <b>Table A: Zoning Categories</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Mixed-Use (MXD)*</b></p> <ul style="list-style-type: none"> <li>• Located within Ballpark Village</li> <li>• Identified as MXD-1, 2, 3, 4 &amp; 5 within the attached exhibit(s)</li> <li>• This is a stand alone zoning district regulated by this PAD</li> </ul> <p><i>*The combination of uses within the MXD category can be either vertical or horizontal in implementation.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>Residential Mixed-Use (RES/MXD)*</b></p> <ul style="list-style-type: none"> <li>• Located within Ballpark Village</li> <li>• Identified as RES/MXD-1 within the attached exhibit(s)</li> <li>• This is a stand alone zoning district regulated by this PAD</li> </ul> <p><i>*The combination of uses within the RES/MXD category can be either vertical or horizontal in implementation.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Residential (RES)*</b></p> <ul style="list-style-type: none"> <li>• Located within Ballpark Village-South</li> <li>• Identified as RES-1, RES-2 &amp; RES-3 within the attached exhibit(s): <ul style="list-style-type: none"> <li>○ <u>RES-1</u>: Residential Low Density (5-10 Dwellings per Acre). This is a stand alone zoning district regulated by this PAD.</li> <li>○ <u>RES-2</u>: Residential Medium Density (6-15 Dwellings per Acre). This is a stand alone zoning district regulated by this PAD.</li> <li>○ <u>RES-3</u>: Residential High Density (8-30 Dwellings per Acre). This is a stand alone zoning district regulated by this PAD.</li> </ul> </li> </ul> <p><i>*The combined RES-1, RES-2 &amp; RES-3 areas have four (4) flex zones that allow each RES area to “flex” 150’ into the adjacent RES area. Please reference <b>Exhibit 3</b>, Zoning Map (RES category) for a visual representation.</i></p> |
| <p><b>Commercial (COM)</b></p> <ul style="list-style-type: none"> <li>• Located within Ballpark Village-South</li> <li>• Identified as COM-1 within the attached exhibit(s)</li> <li>• Adheres to the City of Goodyear C-2 (General Commercial) Zoning District except as modified by this PAD.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>Light Industrial (LI)</b></p> <ul style="list-style-type: none"> <li>• Located within Ballpark Village-South</li> <li>• Identified as LI-1 within the attached exhibit(s)</li> <li>• Adheres to the City of Goodyear I-1 (Light Industrial) Zoning District except as modified by this PAD.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Public Facilities District (PFD)</b></p> <ul style="list-style-type: none"> <li>• Located within Ballpark Village &amp; Ballpark Village-South</li> <li>• Identified as PFD-1, 2 &amp; 3 within the attached exhibit(s)</li> <li>• Adheres to the City of Goodyear PFD (Public Facility District) Zoning District except as modified by this PAD.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>Municipal Parking Overlay</b></p> <ul style="list-style-type: none"> <li>• Located within Ballpark Village-South</li> <li>• Overlay to RES-3</li> <li>• Applicable to ±22.2 acres and permits the City to provide municipal parking on property owned or leased by the City. The City presently provides municipal parking on ±7.2 acres located south of the southwest corner of Lower Buckeye Parkway and Wood Boulevard (the “City Parking Parcel”).</li> </ul> <p><i>Nothing in this PAD shall prohibit the City from exchanging property with CSW or subsequent owners (“CSW”) should it become necessary to provide municipal parking in a different configuration than presently exists on the City Parking Parcel.</i></p>                                                                                                                                                                                                |

## B. Permitted Uses

See **Appendix A: Permitted Use Matrix** for a list of permitted uses within each zoning category.

## C. Land Use Summary

See **Appendix B: Land Use Summary** to identify the approximate gross acreage count for each land use area, allowable Floor Area Ratios (FAR), maximum build-out sizes per use, number of hotel rooms allowed, maximum dwelling unit counts, and the Ballpark's permissible seating count.

## III. CONCEPTUAL ILLUSTRATIVE PLANS

The following list identifies the conceptual exhibits included within the 2017 PAD, which were provided for illustrative purpose only and were intended to be only examples/descriptions that can occur within the RES category in compliance with the 2017 PAD and are not to be construed as to how the RES category must be designed, laid out, phased, etc. Final site planning decisions on the layout, lot sizes, lot design, housing types, architecture, amenities, landscaping, open space, circulation, etc. that are within the parameters of the 2017 PAD, the *Design Guidelines*, and applicable zoning stipulations will be determined through the City's site plan, design review, and plat processes.

- 1) *Conceptual Lotting Plan – I (RES category)* as **Exhibit 4**
- 2) *Conceptual Lotting Plan – II (RES category)* as **Exhibit 5**
- 3) *Conceptual Master Landscape Plan (RES category)* as **Exhibit 6**
- 4) *Conceptual Main Amenity Area Plan (RES category)* as **Exhibit 7**
- 5) *Conceptual Typical Amenity Area Plan (RES category)* as **Exhibit 8**
- 6) *Concept Walls & Entry Monuments (RES category)* as **Exhibit 9**
- 7) *Conceptual Typical Amenity Area Theme (RES category)* as **Exhibit 10**
- 8) *Conceptual Master Pedestrian Circulation Plan (RES category)* as **Exhibit 11**
- 9) *Conceptual Vehicular Circulation Plan – I (RES category)* as **Exhibit 12**
- 10) *Typical Plot – Detached Single-Family/4-Pack, Typical Plot – Detached Single-Family/Alley Loaded Green Court, and Typical Plot – Attached Single-Family (RES category)* as **Exhibit 13**
- 11) *Conceptual Phasing Plan – 1 (RES category)* as **Exhibit 14**

## IV. DESIGN GUIDELINES

The *Design Guidelines* for the Site are set forth in **Exhibit 15**. The purpose of the *Design Guidelines* is to establish the vision and create design related expectations for the future development of the Site.

## V. DEVELOPMENT STANDARDS

### A. RES Category

The development standards for uses within the RES category are set forth in **Table B: RES Category Development Standards**.

| Table B: RES Category Development Standards (RES category within Ballpark Village-South)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                             |                          |                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| Detached & Attached Single-Family                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                             |                          |                          |
| Development Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | RES-1                                                                                                                       | RES-2                    | RES-3                    |
| Min. Net Lot Area - Typical (sq. ft.)<br>(not applicable to condominium product)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0                                                                                                                           | 0                        | 0                        |
| Max. Net Lot Area - Typical (sq. ft.)<br>(not applicable to condominium product)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 5,500                                                                                                                       | 5,500                    | 4,500                    |
| Required Lot Width/Depth Ratio - Typical<br>(not applicable to condominium product)<br>≤4,500 sq. ft. lot<br>≥4,501 sq. ft. lot                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Not applicable<br>≥50%                                                                                                      | Not applicable<br>≥50%   | Not applicable<br>≥50%   |
| Min. Lot Width - Typical (ft.)<br>(not applicable to condominium product)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 16                                                                                                                          | 16                       | 16                       |
| Min. Lot Depth - Typical (ft.)<br>(not applicable to condominium product)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 20                                                                                                                          | 20                       | 20                       |
| Max. Height (ft.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 42                                                                                                                          | 42                       | 42                       |
| Density Range (min.-max.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 5-10                                                                                                                        | 6-15                     | 8-30                     |
| Max. Individual Lot or Condominium Site Coverage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 100%/100%                                                                                                                   | 100%/100%                | 100%/100%                |
| Min. Unit/Building Separation (ft.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0/0                                                                                                                         | 0/0                      | 0/0                      |
| Min. Private Open Space (sq. ft.)<br>(Includes balconies/courtyards)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0                                                                                                                           | 0                        | 0                        |
| Min. Unit/Building Setback <sup>1</sup> (ft.)<br>- Front<br>- Side<br>- Rear<br>- Street side                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 5/5<br>0/0<br>3/3<br>5/5                                                                                                    | 5/5<br>0/0<br>3/3<br>5/5 | 0/0<br>0/0<br>0/0<br>5/5 |
| Min. Open Space Requirement<br>(% of Net Site Area)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 15%<br>(Total requirement for all combined single-family detached and/or attached subdivisions within RES-1, RES-2 & RES-3) |                          |                          |
| Open space shall include a large central amenity space that will encompass a minimum of 2.5 acres of total area (minimum area to include active & passive space combined), a minimum of two recreation nodes or pocket parks of smaller scale, and other amenities or features that will be determined during the preliminary plat process. Although smaller than the target of five (5) acres for a “Neighborhood Park” as outlined in the City’s “Parks, Recreation, Trails and Open Space Master Plan,” when combined, the open space areas will total approximately eight (8) acres and will provide amenities that meet the intent and function of the Neighborhood Park concept. The open space areas will generally be separated into smaller open spaces in order to be more accessible, compact, or intimate, consistent with the “urban-like” character envisioned for the community. Although the ultimate build-out of the central amenity area may differ from what is illustrated as exhibits to this 2017 PAD, the open space areas will be designed to accommodate various amenities such as: a) a multi-purpose field; b) a pool (and restroom); c) a spa; d) active sport areas including but not limited to, pickle ball and bocce ball; e) shaded seating; f) ramadas; g) walking paths and; h) a community trail system and/or exercise course. |                                                                                                                             |                          |                          |

[Table Continued on Following Page]

<sup>1</sup> Setbacks to be measured from the stem wall.

| <b>Table B Cont.: RES Category Development Standards (RES category within Ballpark Village-South)</b> |                                                                               |                |                |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------|----------------|
| <b>Multi-Family</b>                                                                                   |                                                                               |                |                |
| <b>Development Standard</b>                                                                           | <b>RES-1</b>                                                                  | <b>RES-2</b>   | <b>RES-3</b>   |
| Min. Net Site Area (sq. ft.)                                                                          | 0                                                                             | 0              | 0              |
| Max. Net Site Area (sq. ft.)                                                                          | Not applicable                                                                | Not applicable | Not applicable |
| Required Site Width/Depth Ratio                                                                       | Not applicable                                                                | Not applicable | Not applicable |
| Min. Site Width (ft.)                                                                                 | 0                                                                             | 0              | 0              |
| Min. Site Depth (ft.)                                                                                 | 0                                                                             | 0              | 0              |
| Max. Height (ft.)                                                                                     | 55                                                                            | 55             | 55             |
| Density Range (min.-max.)                                                                             | 5-30                                                                          | 5-30           | 5-30           |
| Max. MF or Condominium Site Coverage                                                                  | 100%/100%                                                                     | 100%/100%      | 100%/100%      |
| Min. Unit/Building Separation (ft.)                                                                   | 0/0                                                                           | 0/0            | 0/0            |
| Min. Private Open Space (sq. ft.)<br>(Includes balconies/courtyards)                                  | 40                                                                            | 40             | 40             |
| Min. Unit/Building Setback <sup>1</sup> (ft.)                                                         |                                                                               |                |                |
| - Front                                                                                               | 5/5                                                                           | 5/5            | 0/0            |
| - Side                                                                                                | 0/0                                                                           | 0/0            | 0/0            |
| - Rear                                                                                                | 3/3                                                                           | 3/3            | 0/0            |
| - Street side                                                                                         | 5/5                                                                           | 5/5            | 5/5            |
| Min. On-Site Landscaping<br>(% of Net Site Area)                                                      | 15%<br>(Per multi-family community)                                           |                |                |
| Min. Recreational O/S                                                                                 | Up to 5% of the Min. On-Site Landscaping Area<br>(Per multi-family community) |                |                |
| Minimum Sidewalk Width (ft.)                                                                          | 4                                                                             | 4              | 4              |

Additional Residential Development Standards applicable to the RES-1, RES-2 and RES-3 categories are as follows:

- 1) Multi-story homes are allowed on corner lots, on more than two (2) consecutive lots, or on lots abutting major or minor arterial and collector streets.
- 2) The minimum setback for homes abutting major or minor arterial and collector streets shall be five (5) feet.
- 3) Where a residential use (excluding multi-family housing) is immediately adjacent to a non-residential use (excluding PFD designated property), a buffer setback shall be provided between the residential buildings and the property line of the non-residential use property. The buffer setback shall be: a) a minimum of approximately fifty (50) feet where the buffer is comprised of municipal parking or a roadway or, b) a minimum of thirty (30) feet where the buffer is comprised of landscaping, which can be reduced to twenty (20) feet where a double row of trees, thirty (30) feet on center, are provided. Where multi-family housing is immediately adjacent to a non-residential use (excluding PFD designated property), a buffer setback shall be provided between the residential buildings and the property line of the non-residential use property. The buffer setback shall be: a) a minimum of approximately thirty (30) feet where the buffer is comprised of municipal parking or a roadway or, b) a minimum of twenty (20) feet where the buffer is comprised of landscaping, with such twenty (20) foot landscape buffer containing a row of 15 gallon trees (initial size) planted approximately 30' on center.

<sup>1</sup> Setbacks to be measured from the stem wall.

- 4) When a residential driveway is provided, the driveway shall not be less than twenty (20) feet in length (eighteen (18) feet shall be permitted if such depth is supported by an independent 3<sup>rd</sup> party parking consultant's recommendation of such reduced depth), as measured from the back of sidewalk, back of curb, or alley pavement edge if no sidewalk is provided to the front face of a garage or carport in order to provide an area for parking in front of the garage, carport, or other parking space. If a driveway is not provided, off-street parking will be provided at a minimum rate of one parking stall per residential unit. Where a driveway is not provided, an apron with a minimum length of two (2) feet and a maximum length of five (5) feet must be provided. No parking shall be permitted on driveway aprons.
- 5) Multi-family buildings two (2) stories in height or greater shall not be placed within twenty-five (25) feet of a single-family residential area or zoning district.
- 6) In order to satisfy the vision for non-typical/non-traditional residential use within Ballpark Village-South, "Typical" or "traditional" lot dimensions are not permitted. Examples of "typical" or "traditional" dimensions include: 45' x 110', 50' x 110' and 50' x 115'. However, lot dimensions that are similar to 40' x 90', 45' x 95' and 50' x 100' would be acceptable due to their smaller size and increased front width to lot depth ratio. Please see **Table B: RES Category Development Standards** for specifics regarding lot size requirements.
- 7) Residential accessory buildings shall adhere to Article 8 of the City of Goodyear Zoning Ordinance.
- 8) Streets within Ballpark Village and Ballpark Village-South can be either public or private. Roadway right-of-way and cross sections may be reduced from City standards if agreed to by the City. Alleys and/or shared driveways may be utilized as easements, tracts or a combination of both and when used, streetlights will not be required as long as garage coach lights are utilized. All or a portion of the RES category of Ballpark Village-South may be gated, with such decision being made during the preliminary plat/site plan approval processes by CSW during the preliminary plat/site plan approval process. If the RES category area (or portion thereof) is gated, all streets within the gated community shall be private.

#### B. Non-RES Category

The development standards applicable to areas outside of the RES category are identified within **Table C: Non-RES Category Development Standards**.

| <b>Table C: Non-RES Category Development Standards (Ballpark Village &amp; Ballpark Village-South)<sup>2</sup></b> |                         |                |            |           |            |
|--------------------------------------------------------------------------------------------------------------------|-------------------------|----------------|------------|-----------|------------|
| <b>Development Standard</b>                                                                                        | <b>MXD</b>              | <b>RES/MXD</b> | <b>COM</b> | <b>LI</b> | <b>PFD</b> |
| Min. Lot Area (sq. ft.)                                                                                            | None                    | 10,000         | 10,000     | 10,000    | N/A        |
| Min. Lot Width (ft.)                                                                                               | None                    | 100            | 150        | None      | N/A        |
| Max. Building Height <sup>3</sup> (ft.)                                                                            |                         |                |            |           |            |
| - Bldgs. immediately adjacent to Estrella Pkwy. s/o Goodyear Blvd.                                                 | 62                      | N/A            | 56         | N/A       | N/A        |
| - Bldgs. immediately adjacent to Estrella Pkwy. n/o Goodyear Blvd.                                                 | 72                      | N/A            | N/A        | N/A       | N/A        |
| - Other                                                                                                            | 105                     | 72             | 56         | 50        | N/A        |
| Max. Building Coverage                                                                                             | 65%                     | 60%            | 50%        | 50%       | N/A        |
| Min. Building Setback <sup>4</sup> (ft.)                                                                           | <b>Building/Parking</b> |                |            |           |            |
| - Estrella Pkwy                                                                                                    | 15/30                   | N/A            | 15/30      | N/A       | N/A        |
| - Bullard Avenue                                                                                                   | N/A                     | N/A            | 30/30      | 30/30     | 30/30      |
| - Lower Buckeye Pkwy/Goodyear Blvd.                                                                                | 15/15                   | 10/10          | N/A        | N/A       | N/A        |
| - Front (interior street)                                                                                          | 0/0                     | 0/0            | 7.5/7.5    | 20        | N/A        |
| - Side                                                                                                             | 0/0                     | 0/0            | N/A        | 30/10     | 30/10      |
| - Rear                                                                                                             | 0/0                     | 0/0            | N/A        | 20/10     | 20/10      |
| - Street side                                                                                                      | 0/0                     | 0/0            | 20         | 30/10     | 30/10      |
| Min. Open Space <sup>5</sup>                                                                                       | 10%                     | 1.9 ac         | 15%        | 10%       | N/A        |
| Minimum Sidewalk Width (ft.) <sup>6</sup>                                                                          | 4                       | 4              | 4          | 4         | N/A        |

<sup>2</sup> **Table C** does not apply to the RES category within Ballpark Village-South.

<sup>3</sup> Rooftop structures such as elevator and mechanical equipment and enclosures may exceed the height by ten (10) feet provided they are screened by a parapet wall or pitched roof. Roof deck pergolas and gazebos may exceed the height limit by ten (10) feet. No screen walls are required for roof deck pergolas or gazebos.

<sup>4</sup> First number in sequence identifies the building setback; second number in sequence identifies the parking setback.

<sup>5</sup> Retention areas may be utilized for open space if a minimum of 25% of the retention area is  $\geq 1'$  above bottom.

<sup>6</sup> Maximum sidewalk width shall be  $\pm 30'$ .

The 2017 PAD shall allow maximum building heights to be one-hundred and five (105) feet in the MXD District subject to the following conditions:

- 1) That the proposal would not be detrimental to the City Center Specific Area Plan development objectives and design concepts;
- 2) That adequate water pressure, capacity, and fire apparatus/facilities are available to provide appropriate emergency response services to all buildings with the requested building height;
- 3) That the proposed increase in building height is reasonable and appropriate for the property and would not be detrimental to City development objectives for adjoining properties or the operations of the Phoenix–Goodyear Airport;
- 4) Appropriate FAA review (if applicable) has determined (prior to issuance of a building permit(s)) that such building(s) will not be a hazard to aviation and;
- 5) That the proposed building height is for a specific development use (e.g., hotel or corporate headquarters) that furthers the City’s economic objectives.

## **VI. PARKING**

### **A. RES Category**

Parking within the RES category shall be in accordance with City parking standards. Notwithstanding the foregoing, reduced per dwelling unit parking standards shall be adopted if such reduced standards are supported by an independent 3<sup>rd</sup> party parking consultant’s data based study and letter of recommendation for such lower parking/dwelling unit ratios and parking related design standards. In addition to the aforementioned items, the following parking standards shall apply to the RES category:

- 1) Covered parking may be located within an enclosed garage, carport, tuck under, or a combination thereof. The minimum dimension of each garaged parking space shall be 10’x20’. The minimum dimension of each non-garaged parking space shall be per the City’s Engineering Design Standards.
- 2) Garaged parking may be configured as side-by-side or as tandem spaces.
- 3) On-street or off-street parking spaces for guests shall have a minimum dimension of 9’x18’6”.

### **B. MXD/RES MXD Categories**

The City has indicated a willingness to enter into future shared parking use agreements with the Site’s private owner, subsequent owner(s), or future developers within Ballpark Village. This would include the potential for private development to share in the use of a portion of the City constructed paved parking spaces located within Ballpark Village. This potential is subject to the preparation and completion of a public/private shared parking study that would analyze similar public/private venues and integrated mixed-use developments in the United States and determine for City consideration the amount of the City parking spaces within Ballpark Village that could be used, shared, and credited for private development within Ballpark Village. In any case, the analysis and any agreement must not negatively impact the ongoing parking needs for the Ballpark and public events. Until such time as the public/private shared parking study is completed and specific parking use agreements are approved by the City for the shared use of any City parking spaces within Ballpark Village, all private

development within Ballpark Village by the owner, any subsequent owner, or future developer shall be required to provide parking for private development in accordance with the parking requirements of the City's Zoning Ordinance. Parking throughout the MXD/RES MXD categories can be provided as surface spaces, structured spaces or shared parking spaces through an agreement with another owner, or a combination thereof.

## **APPENDIX A: PERMITTED USES<sup>7</sup>**

| <b>PERMITTED USE MATRIX<sup>8</sup></b> |                                                                                                                                                                                                 |                        |                |            |              |              |              |           |            |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------|------------|--------------|--------------|--------------|-----------|------------|
|                                         | <b>Land Uses</b>                                                                                                                                                                                | <b>MXD<sup>9</sup></b> | <b>RES/MXD</b> | <b>COM</b> | <b>RES-1</b> | <b>RES-2</b> | <b>RES-3</b> | <b>LI</b> | <b>PFD</b> |
| <b>#</b>                                | <b>RESIDENTIAL<sup>10</sup></b>                                                                                                                                                                 |                        |                |            |              |              |              |           |            |
| 1                                       | Ancillary uses that are customarily incidental and subordinate to one of the permitted uses (i.e., park(s), play ground(s), pool(s) vending machine(s) & other recreational uses) <sup>11</sup> | A                      | A              |            | A            | A            | A            |           |            |
| 2                                       | Apartments (non-Live/Work)                                                                                                                                                                      | P                      | P              |            |              | P            | P            |           |            |
| 3                                       | Attached Single-Family                                                                                                                                                                          | P                      | P              |            | P            | P            | P            |           |            |
| 4                                       | Auto-Court Homes (or similar style)                                                                                                                                                             |                        |                |            | P            | P            | P            |           |            |
| 5                                       | Condominiums (non-Live/Work)                                                                                                                                                                    | P                      | P              |            | P            | P            | P            |           |            |
| 6                                       | Courtyard Homes (or similar style)                                                                                                                                                              |                        |                |            | P            | P            | P            |           |            |
| 7                                       | Detached Single-Family                                                                                                                                                                          |                        |                |            | P            | P            | P            |           |            |
| 8                                       | Duplex/Triplex/Quadraplex                                                                                                                                                                       |                        |                |            | P            | P            | P            |           |            |
| 9                                       | Flats/Stacked Flats (or similar style)                                                                                                                                                          | P                      | P              |            | P            | P            | P            |           |            |
| 10                                      | Green Court/Alley-Load Homes (or similar style)                                                                                                                                                 |                        |                |            | P            | P            | P            |           |            |
| 11                                      | Home business <sup>12</sup>                                                                                                                                                                     | A                      | A              |            | A            | A            | A            |           |            |
| 12                                      | Residential Mixed-Use (includes Live/Work Units)                                                                                                                                                | P                      | P              |            |              |              |              |           |            |
| 13                                      | Row Homes (or similar style)                                                                                                                                                                    | P                      | P              |            | P            | P            | P            |           |            |
| 14                                      | Townhomes (or similar style)                                                                                                                                                                    |                        |                |            | P            | P            | P            |           |            |
| 15                                      | Similar Residential uses that meet the intent of this PAD zoning as determined by the City's zoning administrator (for Permitted Uses)                                                          | P                      | P              |            | P            | P            | P            |           |            |

<sup>7</sup> All terms not defined herein shall have those meanings as defined in the City's Zoning Ordinance as revised December 18, 2013 or the then applicable and comparable definition under a subsequent City of Goodyear Zoning Ordinance ("Ordinance").

<sup>8</sup> P = permitted; A = permitted accessory use; U = permitted with a use permit (as defined in the Ordinance); Blank = not permitted; NA = not applicable. Except for uses that are identified by a "P", "A" or "U" in Appendix A, the uses, provisions and requirements identified in Article 4 (Special Uses) of the Ordinance shall apply. The provisions and requirements of Article 8 (General Provisions) of the Ordinance apply; provided, however, in the event of a conflict between Article 8 and this PAD, the applicable uses, provisions and requirements of this PAD shall control.

<sup>9</sup> Residential uses not permitted on ground floor within this category

<sup>10</sup> Product types defined in **Appendix C: Housing Definitions**

<sup>11</sup> Inclusive of grounds, eating and drinking establishments and service facilities accessory to residential uses; RES-1, RES-2 & RES-3 area amenities shall be located no closer than fifteen (15) feet to any adjacent residential structure.

<sup>12</sup> As defined and governed under the Ordinance.

| PERMITTED USE MATRIX <sup>8</sup> |                                                                                                                         |     |         |     |       |       |       |    |     |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----|---------|-----|-------|-------|-------|----|-----|
|                                   | Land Uses                                                                                                               |     |         |     |       |       |       |    |     |
| #                                 | NON-RESIDENTIAL <sup>13</sup>                                                                                           | MXD | RES/MXD | COM | RES-1 | RES-2 | RES-3 | LI | PFD |
| 1                                 | Ancillary uses that are customarily incidental and subordinate to one of the permitted uses                             | A   | A       | A   | A     | A     | A     | A  | A   |
| 2                                 | Any use permitted under the City's C-2 zoning category (or equivalent)                                                  | NA  | NA      | P   | NA    | NA    | NA    | NA | NA  |
| 3                                 | Any use permitted under the City's I-1 zoning category (or equivalent)                                                  | NA  | NA      | NA  | NA    | NA    | NA    | P  | NA  |
| 4                                 | Automotive – repair/service station                                                                                     |     |         | P   |       |       |       | P  |     |
| 5                                 | Banking & financial institutions                                                                                        | P   | P       | P   |       |       |       |    |     |
| 6                                 | Civic/government, cultural, community and public                                                                        | P   | P       | P   |       |       |       |    | P   |
| 7                                 | Clothing re-sale                                                                                                        |     |         | P   |       |       |       |    |     |
| 8                                 | Convenience use (Drive-in/drive-through facilities subject to restrictions within this Appendix A – see line #12 below) | P   | P       | P   |       |       |       | P  |     |
| 9                                 | Convention/meeting facilities and exhibition halls                                                                      | P   | P       | P   |       |       |       |    |     |
| 10                                | Daycare, pre-school, nursery school (or equivalent) (part of an office building or mixed use building)                  | P   | P       | P   |       |       |       |    |     |
| 11                                | Daycare, pre-school, nursery school (or equivalent) (stand-alone)                                                       |     |         | P   |       |       |       |    |     |
| 12                                | Drive-in/drive-through facilities                                                                                       | U   |         | P   |       |       |       | P  |     |
| 13                                | Food trucks                                                                                                             | P   | P       |     |       |       |       |    |     |
| 14                                | Hospitality, hotels or inns                                                                                             | P   | P       | P   |       |       |       |    |     |
| 15                                | Kiosk businesses                                                                                                        | P   | P       | P   |       |       |       |    |     |
| 16                                | Live music & other forms of live entertainment <sup>14</sup>                                                            | P   | U       | P   |       |       |       |    |     |
| 17                                | Manufacturing, processing, recycling, repair, maintenance or assembly                                                   |     |         |     |       |       |       | P  |     |
| 18                                | Microbrewery or brewpub                                                                                                 | P   | P       | P   |       |       |       |    |     |
| 19                                | Nightclubs                                                                                                              | P   | U       | P   |       |       |       |    |     |

<sup>13</sup> Any of the below uses involving the sale of retail goods, food, beverages, or entertainment establishments may include the use of kiosks, outdoor/patio seating, dining, or gathering areas. Special event parking lot and sidewalk seating/social gathering areas encroaching on the public right-of-way shall be permitted with a special event permit if such permit is required by the City.

<sup>14</sup> May be permitted in locations less than the City's typical 300' minimum distance from the property line of residentially zoned or designated property, areas of music and entertainment may be permitted to exceed 5,000 sq. ft. and patron dancing may be permitted to exceed 25% of the total floor area subject to City approval/permitting requirements and private association CC&Rs. Unless associated with a special outdoor event, all noise generated by live music or entertainment activities shall be fully contained within the indoor space of the venue.

| PERMITTED USE MATRIX <sup>8</sup> |                                                                                                                                  |     |         |     |       |       |       |    |     |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----|---------|-----|-------|-------|-------|----|-----|
|                                   | Land Uses                                                                                                                        |     |         |     |       |       |       |    |     |
| #                                 | NON-RESIDENTIAL-CONTINUED <sup>13</sup>                                                                                          | MXD | RES/MXD | COM | RES-1 | RES-2 | RES-3 | LI | PFD |
| 20                                | Outdoor retail displays                                                                                                          | P   | P       | P   |       |       |       | P  | P   |
| 21                                | Outdoor temporary events and uses                                                                                                | P   | P       | P   | P     | P     | P     | P  | P   |
| 22                                | Parking (including lots and/or parking structures)                                                                               | P   | P       | A   | A     | A     | P     | A  | P   |
| 23                                | Personal services (including fitness, massage and other)                                                                         | P   | P       | P   |       |       |       | U  |     |
| 24                                | Professional use                                                                                                                 | P   | P       | P   |       |       |       |    |     |
| 25                                | Restaurants, taverns, lounges and bars (includes coffee shops and other forms of beverage establishments & eateries)             | P   | P       | P   |       |       |       |    | A   |
| 26                                | Retail                                                                                                                           | P   | P       | P   |       |       |       | P  | A   |
| 27                                | Sports, recreation, amusement & entertainment                                                                                    | P   | P       | P   | A     | A     | A     |    | P   |
| 28                                | Storage facilities (including large-scale, self/mini, RV/recreation and/or outdoor storage)                                      |     |         |     |       |       |       | P  |     |
| 29                                | Temporary construction offices, sheds, facilities and storage areas incidental to a construction project                         | A   | A       | A   | A     | A     | A     | A  | A   |
| 30                                | Universities/colleges                                                                                                            | P   | U       | P   |       |       |       |    |     |
| 31                                | Wireless Communication Facility                                                                                                  | P   | P       | P   |       |       |       | P  | P   |
| 32                                | Vocational and technical schools                                                                                                 | U   | U       | P   |       |       |       | P  |     |
| 33                                | Warehousing                                                                                                                      |     |         |     |       |       |       | P  |     |
| 34                                | Similar Non-Residential permitted uses that meet the intent of this PAD zoning as determined by the City's zoning administrator  | P   | P       | P   | P     | P     | P     | P  | P   |
| 35                                | Similar Non-Residential use permit uses that meet the intent of this PAD zoning as determined by the City's zoning administrator | U   | U       | U   | U     | U     | U     | U  | U   |

## APPENDIX B: LAND USE SUMMARY<sup>15</sup>

| Land Use                                                                           | Approximate<br>Gross Acres | FAR  | Office<br>(max. sq. ft.) | Retail<br>(max. sq. ft.) | Conference<br>(max. sq. ft.) | Hotel Rooms<br>(max. rooms) | DUs<br>(max. dus) | Seats<br>(max.) |
|------------------------------------------------------------------------------------|----------------------------|------|--------------------------|--------------------------|------------------------------|-----------------------------|-------------------|-----------------|
| <b>MXD &amp; RES/MXD<br/>categories of Ballpark Village</b>                        |                            |      |                          |                          |                              |                             |                   |                 |
| MXD-1                                                                              | 11.93                      | 1.17 | 607,869                  |                          |                              |                             |                   |                 |
| MXD-2                                                                              | 7.80                       | N/A  |                          | 84,000                   |                              |                             | 143               |                 |
| MXD-3                                                                              | 10.83                      | 0.6  | 282,930                  | 67,000                   |                              |                             |                   |                 |
| MXD-4                                                                              | 7.89                       | N/A  |                          | 85,000                   |                              |                             | 124               |                 |
| MXD-5                                                                              | 9.88                       | N/A  |                          | 60,000                   | 70,000                       | 400                         | 143               |                 |
| RES/MXD                                                                            | 4.65                       | N/A  |                          |                          |                              |                             | 131               |                 |
| <b>TO TALS</b>                                                                     | <b>52.98</b>               |      | <b>890,799</b>           | <b>296,000</b>           | <b>70,000</b>                | <b>400</b>                  | <b>541</b>        |                 |
| <b>RES categories of Ballpark<br/>Village-South</b>                                |                            |      |                          |                          |                              |                             |                   |                 |
| RES-1                                                                              | 18.97                      |      |                          |                          |                              |                             | 150               |                 |
| RES-2                                                                              | 27.39                      |      |                          |                          |                              |                             | 345               |                 |
| RES-3                                                                              | 22.18                      |      |                          |                          |                              |                             | 600               |                 |
| <b>TO TALS</b>                                                                     | <b>68.54</b>               |      |                          |                          |                              |                             | <b>1,095</b>      |                 |
| <b>COM category of Ballpark<br/>Village-South</b>                                  |                            |      |                          |                          |                              |                             |                   |                 |
| C-1                                                                                | 6.92                       | 0.23 | 69,354                   |                          |                              |                             |                   |                 |
| <b>TO TALS</b>                                                                     | <b>6.92</b>                |      | <b>69,354</b>            |                          |                              |                             | <b>N/A</b>        |                 |
| <b>LI category of Ballpark<br/>Village-South</b>                                   |                            |      |                          |                          |                              |                             |                   |                 |
| L-1                                                                                | 5.22                       | 0.48 | 109,046                  |                          |                              |                             |                   |                 |
| <b>TO TALS</b>                                                                     | <b>5.22</b>                |      | <b>109,046</b>           |                          |                              |                             | <b>N/A</b>        |                 |
| <b>PFD categories within<br/>Ballpark Village &amp; Ballpark<br/>Village-South</b> |                            |      |                          |                          |                              |                             |                   |                 |
| PFD-1                                                                              | 7.42                       |      | N/A                      |                          |                              |                             |                   | 10,300          |
| PFD-2                                                                              | 54.07                      |      | N/A                      |                          |                              |                             |                   |                 |
| PFD-3                                                                              | 50.07                      |      | N/A                      |                          |                              |                             |                   |                 |
| <b>TO TALS</b>                                                                     | <b>111.56</b>              |      |                          |                          |                              |                             |                   | <b>10,300</b>   |
| OS-1 (Tracts A/B)                                                                  | 9.25                       |      |                          |                          |                              |                             |                   |                 |
| <b>TO TALS</b>                                                                     | <b>9.25</b>                |      |                          |                          |                              |                             |                   |                 |
| <b>TO TALS</b>                                                                     | <b>254.46</b>              |      | <b>1,069,199</b>         | <b>296,000</b>           | <b>70,000</b>                | <b>400</b>                  | <b>1,636</b>      | <b>10,300</b>   |

<sup>15</sup> Acreage counts are approximate. Final acreage counts to be determined through the platting process.

## **APPENDIX C: HOUSING DEFINITIONS**

The following definitions describe the residential housing and ownership types currently envisioned within Ballpark Village and Ballpark Village-South:

### **Building Types**

*Detached Single-Family:* Housing units that: a) are free-standing and do not share a common wall with another dwelling unit; b) are built within a single lot; c) can be either single or multi-story; and d) are typically occupied by one household or family. Residences that are not connected structurally but abut one another are included within this category.

*Attached Single-Family:* Housing units that: a) share a common structural wall with another residential unit; b) are built within a single lot; c) can be either single or multi-story; and d) are typically occupied by one household or family.

*Multi-Family:* Buildings or a group of attached units that contain at least three (3) residential housing units. Multi-Family units can: a) be adjacent to one another either vertically or horizontally; b) be single or multi-story; c) share common structural walls; and d) sometimes share access to main heating and cooling systems (but are not required to).

### **Product Types**

*Apartments:* For-rent housing units within a Multi-Family building type. This product type may be constructed with a significant work related component, creating a *Live/Work Apartment* product type.

*Condominiums:* For-sale housing that is subject to a Declaration of Horizontal Regime (condominium plat). This type of residential housing is typically associated with the Multi-Family building type, but can also be utilized in Attached Single-Family housing building types. Loft style units may be one of many forms of condominium product types utilized within Ballpark Village & Ballpark Village-South. This product type may be constructed with a significant work related component, creating a *Live/Work Condominium* product type.

*Row Homes:* For-rent or for-sale housing within either the Detached Single-Family or Attached Single-Family building type. Row Homes typically: a) have a uniform or nearly uniform architectural theme; b) are usually multi-story; c) are built within small lots; d) have a high lot coverage area and shallow or zero setback requirements; and e) promote a reduced amount of visual interaction with garages.

*Townhomes:* For-rent or for-sale housing within the Attached Single-Family building type. Townhomes: a) are typically less uniform as compared to Row Homes; b) can be either single or multi-story; c) tend to “mimic” Detached Single-Family building types; d) are typically built on small lots; e) are built on a lot with a high coverage area; and f) are built with shallow or zero setback requirements.

*Flats/Stacked Flats:* For-rent or for-sale housing that falls under the Attached Single-Family or Multi-Family building types. Under a for-sale use, condominium ownership is typical. Flats are single-level units that can be “stacked” on top of one another, with the owner of a non-ground level unit only traversing stairs from the parking level to the dwelling unit. Once inside the unit there are no additional stairways for the owner to be concerned with.

*Green Court/Alley-Load Homes:* For-rent or for-sale housing that falls under either the Attached Single-Family or the Detached Single-Family building types. Green Court/Alley-Load Homes typically: a) are built within small lots; b) have a high lot coverage area with shallow or no setback requirements; and c) have their primary entrances oriented towards a paseo or “green area.”

*Auto-Court Homes:* For-rent or for-sale housing that falls under the Detached or Attached Single-Family building types. The dwelling units: a) are clustered in a manner that allows for the use of a common driveway to access garages; b) are built within small lots; and c) have a high lot coverage area with shallow or no setback requirements. Auto-Court Homes can be either single or multi-story.

*Courtyard Homes:* For-rent or for-sale housing that falls under the Detached or Attached Single-Family building types and: a) contain a small enclosed courtyard at the front or side of the home, or b) are clustered with the entryways of each dwelling unit oriented towards a common courtyard area. The dwelling units are typically built within small lots, have a high lot coverage area, and have shallow or no setback requirements. Courtyard Homes can be either single or multi-story.

*Duplex/Triplex/Quadraplex:* For-rent or for-sale housing that falls under the Attached Single-Family building type. A duplex consists of two (2) units per building; a triplex, three (3) units per building; and a quadraplex, four (4) units per building. While the duplex and triplex are generally built side-by-side in a row, the units in a quadraplex are generally constructed back-to-back. Although not a requirement, these product types generally have uniform or semi-uniform architectural themes, are built within small individual lots, have shallow or no setback requirements, have a high lot coverage area, and can be either single or multi-story.

*Residential Mixed-Use:* The blending of for-rent or for-sale housing with other non-residential uses. The integration of uses can either be vertical or horizontal in nature. This residential product type would generally be multi-story, be considered Apartments, Live/Work Apartments, Condominiums or Live/Work Condominiums and have a Multi-Family building type.