

RESOLUTION NO. 2022-2267

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS REFERRED TO AND INCORPORATED BY REFERENCE IN ORDINANCE 2022-1556 FILED WITH THE CITY CLERK RELATED TO THE REZONING CASE FOR – VLUX AT BALLPARK VILLAGE.

Be it resolved 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. 22-03,” a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled “Legal Description,” a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

That certain document titled “VLUX at Ballpark Village Development Regulations MF-18 with PAD Overlay (September 2022),” a copy of which is attached hereto as Exhibit C, is hereby declared a public record.

SECTION 2. PURPOSE

The aforementioned documents are declared public records in connection with the adoption of Ordinance 2022-1556.

SECTION 3. COPIES FILED WITH THE CITY CLERK

Either three paper copies or one paper copy and one electronic copy maintained in 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.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Darcie McCracken, City Clerk

Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 22-03

AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF
THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO. _____,
PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA,
THIS _____ DAY OF _____, 2021.

MAYOR

CITY CLERK

SUBJECT PROPERTY:

**A portion of the Northeast Quarter Section 18, Township 1 North,
Range 1 West of the Gila and Salt River Base and Meridian,
Maricopa County, Arizona.**



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT
A

REZONE FROM PAD TO MF-18
w/ PAD Overlay

22-200-00003

DATE:
August 2022

August 15, 2022
Project # 050957-01-001

Exhibit B

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 18:

THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 1767.03 FEET;

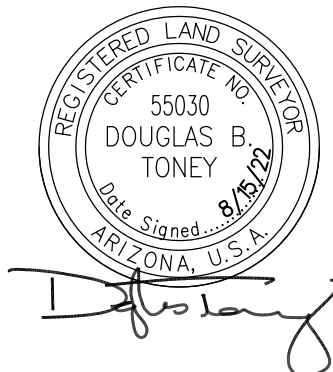
THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 717.47 FEET TO THE BEGINNING OF A TANGENT CURVE OF 575.15 FOOT RADIUS, CONCAVE NORTHEASTERLY;

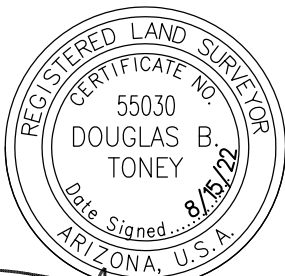
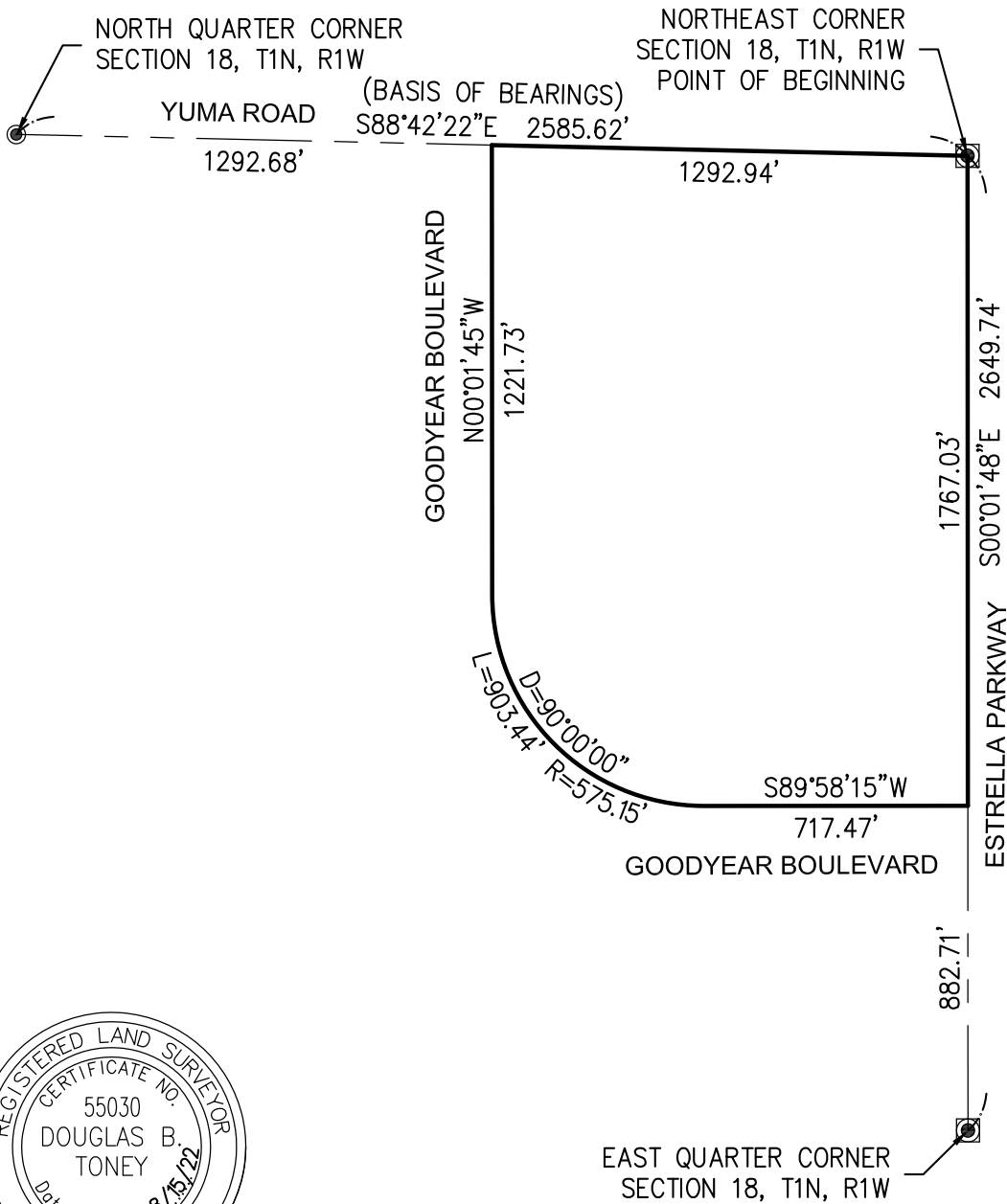
THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 903.44 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS WEST, A DISTANCE OF 1221.73 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 88 DEGREES 42 MINUTES 22 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1292.94 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,232,376 SQ.FT. OR 51.2483 ACRES, MORE OR LESS.





D. Toney

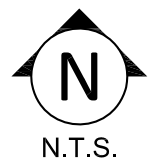


Exhibit C

VLUX AT BALLPARK VILLAGE

DEVELOPMENT REGULATIONS

MF-18 with PAD Overlay

SEPTEMBER 2022

PERMITTED USES

The permitted uses for the Property are those uses allowed in the MF-18 Multi-family Residential Zoning District and the principal permitted uses allowed in the MF-12 Multi-Family Residential Zoning District that are not permitted in MF-18 Multi-Family Residential Zoning District in accordance with Article 3-2-2 of the City of Goodyear Zoning Ordinance.

DEVELOPMENT STANDARDS

The Development Standards for the MF-18 Multi-Family Residential Zoning District shall apply to the development of this Property, except as modified below:

Setbacks, Building Separation and Density

1. The minimum setback applicable to the lot(s)/parcel(s) adjacent to Yuma Road shall be the Street Side Setback.
2. The minimum setback applicable to the lot(s)/parcel(s) adjacent to Estrella Parkway shall be the Street Side Setback.
3. The minimum setback applicable to the lot(s)/parcel(s) adjacent to Goodyear Boulevard East shall be the Street Side Setback.
4. The minimum setback applicable to the lot(s)/parcel(s) adjacent to Goodyear Boulevard South shall be the Street Side Setback.
5. The minimum setback requirements between the Property and adjacent property zoned any of the single-family residential zoning districts, which is determined by the building height, shall be measured from the boundary of the adjacent Single-Family residential lot.
6. If a future property line is provided internal to VLUX at Ballpark Village development, thereby splitting the overall project into two or more parcels, a minimum setback requirement from that internal property line shall be 20 feet on either side of the parcel line, unless a greater setback is required to comply with any applicable building/fire code requirements for structures adjacent to that internal property line in which case the setback required to comply with applicable building/fire code requirements shall apply. The 20-foot area may be contained within a private yard for the use of an individual resident as Private Outdoor Open Space; so long as any walls constructed are not in conflict with Article 5-2 of the Goodyear Zoning Ordinance as amended.
7. The minimum density for the portion of the Property that lies north of Papago Street shall be 14 units per acre and may not exceed 18 units per acre.

ADDITIONAL REGULATIONS

General

1. Except as expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance.
2. For purposes of this PAD Overlay references to MF-12 Buildings include all of the following types of structures:
 - a. One-story structures with one residential unit; and
 - b. One-story structures with two residential units; and
 - c. One-story structures with three or more residential units; and
 - d. Two-story structures with one residential unit
3. For purposes of this PAD Overlay, references to MF-18 Buildings means a two-story residential structures with two or more residential units
4. If the Property is split into two or more parcels/lots, the Development Standards for MF-18 Multi-Family Residential Zoning District as modified by this PAD, including the the amenity expectations set forth in Section 3-5-5 of the Goodyear Zoning Ordinance, as modified herein shall apply to each parcel/lot.
5. All development within the Property is subject to Administrative Site Plan review.
6. Off-street parking and loading shall comply with Goodyear Zoning Ordinance Article 6, with the following exceptions and standards.
 - Tandem parking may be provided on site. If Tandem Parking is provided, each of the two (2) parking spaces within each tandem parking space shall be reserved to the same dwelling unit.
 - A Parking Plan addressing parking management shall be submitted and approved with the Site Plan. All parking shall adhere to the approved Parking Plan. The failure to comply with an approved Parking Plan shall constitute a zoning violation.
7. Parking shall not be located: between Yuma Road and buildings closest to Yuma Road; between Estrella Parkway and buildings closest to Estrella Parkway; Goodyear Boulevard West and buildings closest to Goodyear Boulevard West; and between Goodyear Boulevard South and buildings closest to Goodyear Boulevard South unless such parking is integrated creatively between or within the residential structures constructed within the Property and has been approved by the Zoning Administrator in his/her sole discretion. Only minimal parking is allowed along the frontage of Yuma Road, Estrella Parkway, Goodyear Boulevard West and Goodyear Boulevard South and then only when such parking is integrated creatively between or within the residential structures and has been approved by the Zoning Administrator in his/her sole discretion.
8. If a perimeter wall is constructed along the boundaries of the Property, it shall be cohesive between all residential product types and shall compliment the overall themes established within the Ballpark Village area in terms of materials and color such as corten metal cladding and dancing Concrete Masonry Unit (CMU).
9. Views into the development are encouraged and the construction of solid walls along the boundaries of the Property is discouraged.
10. If walls or fences are constructed adjacent to Yuma Road, Estrella Parkway and/or the section of Goodyear Boulevard West located north of Papago Street, the walls or fences shall be a view wall that consists of a minimum of two (2) feet of view fencing on top of a maximum of four (4) feet of Concrete Masonry Unit (CMU) or block that is equivalent in screening except where trash enclosures, parking, utilities and mechanical equipment need to be screened or additional buffering is necessary due to the proximity of traffic on Estrella Parkway or Yuma Road.
11. A view fence or wall that contains a maximum of two (2) feet of Concrete Masonry Unit (CMU) or block that is equivalent in screening may encroach into the Street Side Landscape setback, by no more than 10 feet, if the requirements of 11(a) and 11(b) are met.

- a. MF-12 Buildings and/or MF-18 Buildings shall be located directly to the rear of the view fence or wall that encroaches into the Street Side Landscape setback and all MF-12 Buildings and MF-18 Buildings shall meet the requirements set forth below:
 - i. All MF-12 Buildings shall meet the requirements applicable to the street of the encroachment set forth below:
 - All MF-12 Buildings located along Estrella Parkway shall have their front doors facing Estrella Parkway, unless otherwise permitted by the Zoning Administrator.
 - All MF-12 Buildings located along Yuma Road shall have their front doors facing Yuma Road, unless otherwise permitted by the Zoning Administrator.
 - A minimum of 75% of the MF-12 Buildings located along Goodyear Boulevard West shall have their front doors facing Goodyear Boulevard West and a maximum of 25% of the sides of the MF-12 Buildings located along Goodyear Boulevard West shall face Goodyear Boulevard West unless otherwise permitted by the Zoning Administrator. The rear of MF-12 Buildings shall not face the view fence or wall that encroaches into the Street Side Landscape setback along Goodyear Boulevard West.
 - A minimum of 75% of the MF-12 Buildings located along Goodyear Boulevard South shall have their front doors facing Goodyear Boulevard South and a maximum of 25% of the sides of the MF-12 Buildings located along Goodyear Boulevard South shall face Goodyear Boulevard South unless otherwise permitted by the Zoning Administrator. The rears of MF-12 Buildings shall not face the view fence or wall that encroaches into the Street Side Landscape setback along Goodyear Boulevard South.
 - ii. All MF-18 Buildings shall meet one of the following requirements applicable to the street of the encroachment set forth above:
 - The front doors of the MF-18 Buildings shall face the roadway(s) where the view fence(s) or wall(s) encroach into the Street Side Landscape setback, or
 - The ground floor patios with pedestrian gate and path of the MF-18 Buildings shall face the roadway(s) where the view fence(s) or wall(s) encroach into the Street Side Landscape setback, or
 - The MF-18 Buildings contain a portal that provides access to a grouping of units and the portal faces the roadway(s) where the view fence(s) or wall(s) encroach into the Street Side Landscape setback.
 - b. A minimum of two (2) structurally shaded seating areas, shall be constructed within the Street Side Landscape setback along each roadway where the view fence or wall encroaches into the Street Side Landscape setback. The structurally shaded seating areas may be constructed on either side of the view fence or wall.
12. Pedestrian connections through parking areas and drive aisles shall be clearly marked with enhanced paving such as pavers, colored concrete or other approved material.
 13. Minimum width of pedestrian walkways may be reduced to four (4) feet if, during Site Plan Review, the applicant demonstrates to the satisfaction of the City Engineer or his/her designee that the sidewalk reduction will occur in areas with limited pedestrian traffic and the reduction complies with ADA requirements.
 14. Site lighting, pavers, landscaping, signage design, and other community features shall complement the existing improvements and themes established within the Ballpark Village area.
 15. The multi-family residential apartment development shall bear the name of the master plan such as "<Multi-family Project Name> at Ballpark Village".
 16. Trash enclosures shall be located a minimum of 20 feet away from all single-story residential buildings and 25 feet away from multi-story residential buildings. Unless a trash enclosure is fully enclosed within a building. Landscaping shall be installed between the buildings and the trash enclosure.

Building Product Design Standards

17. All of the following Design Standards and Requirements apply to the development of all MF-12 Buildings
 - a. Except as modified herein, the Design Standards and Requirements set forth in Chapter 3 (Multi-Family Residential) of the City Goodyear Design Guidelines including the Additional MF-12 Zoning District Design Guidelines in Section 4

(Additional MF-12 Zoning District) of Chapter 3, of the City of Goodyear Design Guidelines shall apply to all MF-12 Buildings

- b. MF-12 Buildings shall include color schemes that add visual interest and variation to buildings on the site.
- c. The main body color(s) of MF-12 Buildings shall be distinctly different from one another and will not simply utilize varying shades of grey or varying shades of tan to accomplish the three (3) unique color schemes.
- d. The accent colors/shades utilized on MF-12 Buildings shall add vibrancy to the base color of the structures and shall not simply be a darker, lighter or muted shade/color/version of the structure's primary base color.
- e. The upper portions of MF-12 Buildings that are visible above the perimeter wall height, shall incorporate different colors for the trim, fascia, siding, recessed features, shutters, pop-outs, etc. compared to the main body color of the structures in order to add to the uniqueness and street character of the project.
- f. There shall be a minimum of a 15-foot separation between these types of structures when constructed along the roadways along the exterior boundaries of the Property (i.e. Estrella Parkway, Yuma Road, Goodyear Boulevard West and Goodyear Boulevard South). If the Property is split into one or more lots/parcels, a minimum 10-foot separation between these types of structures shall be allowed on the newly created internal perimeters.
- g. Private outdoor open space is that portion of the unit devoted to outdoor recreational use by the individual resident(s) of the unit or lot. This area is provided in addition to the recreational open space. Private outdoor open space shall be provided in the form of private yards and/or yards and patios for each residential unit in a MF-12 Building and shall be a minimum of 200 square feet in size.
- h. Except as otherwise provided herein, residential units within these types of structures located along the exterior boundaries of the Property (the "Perimeter Units") shall be varied in orientation toward public street frontages to create architectural diversity and visual interest. If a view fence as described in paragraph 11 of the section titled "General" is constructed and the view fence encroaches into the Street Side Landscape setback, the requirements set forth in that section shall apply.

18. All of the following Design Standards and Requirements apply to the development of all MF-18 Buildings:

- a. Except as modified herein, Design Standards and Requirements set forth in Chapter 3 (Multi-Family Residential) of the City Goodyear Design Guidelines shall apply to all MF-18 Buildings
- b. The residential units within MF-18 Buildings that are located closest to the frontage of Yuma Road, Estrella Parkway and Goodyear Boulevard West and Goodyear Boulevard South shall be pedestrian oriented and include pedestrian gates, walkways, paseos and views into the development. Special design attention and detail shall be placed on residential units located near Yuma Road, Estrella Parkway or Goodyear Boulevard West, and Goodyear Boulevard South from a street and layout perspective. To accomplish this goal, the development of MF-18 Buildings that are located closest to the frontage of Yuma Road, Estrella Parkway, Goodyear Boulevard West and Goodyear Boulevard South shall comply with all of the following:
 - i. These MF-18 Buildings shall provide convenient access for pedestrians to walk from their units to public sidewalks along Yuma Road, Estrella Parkway, Goodyear Boulevard West and Goodyear Boulevard South; and
 - ii. Buildings and patios of these MF-18 Buildings should be the primary means of securing the Property. Walls along Yuma Road, Estrella Parkway and Goodyear Boulevard West (north of Papago Street) are discouraged but if walls are constructed, they must comply with requirements set forth above in paragraph 10 of the section titled General or, if the walls encroach into the Street Side Landscape setback, they must comply with the requirements set forth above in paragraph 11 of the section titled General.

- iii. These types of structures should face Yuma Road, Estrella Parkway, Goodyear Boulevard West and Goodyear Boulevard South.
 - iv. All ground floor patios of units within these types of structures that are located adjacent to Yuma Road, Estrella Parkway and the section of Goodyear Boulevard West north of Papago Street shall have gates and sidewalks/paths to provide direct access to at least one (1) of the twenty (20) required pedestrian connections to Yuma Road, Estrella Parkway, Goodyear Boulevard West and Goodyear Boulevard South described below in paragraphs 25-28 in the Connectivity Section below.
 - v. Each of these types of structures located along the perimeter of the Property, shall provide a minimum of one (1) pedestrian connection from the structure to an adjacent public sidewalk.
- c. At least two (2) base colors and three (3) accent colors/materials shall be used for MF-18 Buildings. The combination of base colors and accent colors/materials shall be used in a manner that creates a minimum of 4 (four) unique combinations of base colors and accent colors/materials ("Building Schemes") throughout the Property.
- i. If two (2) distinct MF-18 Building product types are constructed within the Property, for example townhouse style unit and traditional stacked-flat style units, then a minimum of two (2) different Building Schemes shall be used for each product type.
 - ii. Townhouse style apartment units are encouraged to appear cohesive in design while the design of the individual units should give the appearance of individual townhouses being adjacent to one another; this may be done through a combination of varied roof heights and styles, building massing and undulation and base and accent color articulation.
- d. Private outdoor open space is that portion of the unit devoted to outdoor recreational use by the individual resident(s) of the unit or lot. This area is provided in addition to the recreational open space. Private outdoor open space shall be provided in the form of private yards, patios, or balconies. Private outdoor open space shall be provided in the form of private yards and/or yards and patios for each residential unit in an MF-18 Building and shall be a minimum of 60 square feet in size
- e. Projections on these types of structures including balconies (covered or uncovered), bay windows, eaves, ornamental features, or similar shall be permitted to encroach into the front and street side setbacks by not more than two (2) feet. Ground floor projections that include patios (covered or uncovered) surrounded by walls that are four (4) feet or less in height and include pedestrian gates and paths allowing pedestrian access directly to the adjacent public sidewalk, shall be permitted to encroach into the front and street side setbacks by not more than five (5) feet provided that the encroachments provide pedestrian access directly to adjacent sidewalks.
19. The Design Standards and Requirements set forth in Chapter 3 (Multi-Family Residential) of the City Goodyear Design Guidelines shall apply to all non-residential structures constructed within the Property within the Property.

Additional Architecture and Design Standards Applicable to All Development within the Property

20. All residential buildings and buildings housing amenities constructed within the Property shall incorporate four-sided architecture.
21. The color palates for all structures within the Property shall incorporate a variety colors and not simply shades of grays/browns
22. The roof heights of all residential buildings constructed within the Property shall be varied.
23. Unfenced ground floor facades facing north and east, adjacent to the exterior roadways, shall not extend for more than thirty (30) linear feet without being interrupted by a change in color, material, texture, or an architectural feature such as, but not limited to, a window, shade awning, or pop-out.
24. Architecture Elements on multi-story residential buildings shall include all of the following features:
- Articulated parapet line including variation in height
 - Expressed window heads and sills
 - Variety of Reglet stucco patterning (horizontal and vertical)
 - Flat shading elements or other decorative window awnings and features

- Pitched standing seam metal roofs at lower building projections or other lower building projection detailing
- Variety in window articulation
- Stepped cornice detailing
- Celebrated entries
- Complementary color palette
- Metal materials and accent detailing where appropriate

Connectivity

25. A minimum of six (6) total pedestrian connections from the Property to the perimeter sidewalks shall be provided along the northern boundary of the Property, creating pedestrian connectivity with the adjacent Yuma Road.
26. A minimum of seven (7) total pedestrian connections from the Property to the perimeter sidewalks shall be provided along the eastern boundary of the Property, creating pedestrian connectivity with the adjacent Estrella Parkway; a minimum of four (4) of those connections shall be provided south of the Papago Street alignment.
27. A minimum of three (3) total pedestrian connections from the Property to the perimeter sidewalks shall be provided along the southern boundary of the Property, creating pedestrian connectivity with the adjacent Goodyear Boulevard South.
28. A minimum of four (4) total pedestrian connections from the Property to the perimeter sidewalks shall be provided along the western boundary of the Property, creating pedestrian connectivity with the adjacent Goodyear Boulevard West; a minimum of two (2) of those connections shall be provided south of the Papago Street alignment.

Amenities

29. Amenities shall comply with Article 3-5-5 of the Goodyear Zoning Ordinance and each of the following additional enhanced recreational amenities shall be provided:
 - a. Resort style pool and spa
 - b. Structurally shaded seating areas
 - c. Turf Areas
30. If the Property is developed with two or more separate multi-family communities, the above listed amenities or amenities of commensurate quality shall be provided for or made available to all residents residing within each multi-family community.
31. Amenities should be developed along the boundaries of the Property, excluding future interior boundaries if the Property is split into two or more parcels/lots, or within view of the entrance of the multi-family development(s), as this brings more pedestrian activity to the perimeter of the property or creates prominent view corridors of activity into the Property.

Ballpark Village Gateway Monument

32. A Ballpark Village Gateway Monument Sign shall be installed at the southwest corner of Estrella Parkway and Yuma Road. The size and scale of this monument shall be similar in nature to the Exhibit below which will match the character and theme being established in the greater Ballpark Village.
 - a. The Ballpark Village Gateway Monument Sign and adjacent landscaping at the hard corner of Estrella Parkway and Yuma Road is encouraged to incorporate the theme "Water" as was envisioned in the original Goodyear City Center Southwest; and
 - b. The Ballpark Village Gateway Monument Sign shall be installed with the first phase of development within the Property



I PRIMARY REGIONAL MONUMENT
Scale: 1/2" = 1'-0"