

EXHIBIT 'C'

Estrella Springs & Suncrest Vista at Canyon Trails

MF-24 with PAD Overlay

Development Regulations

November 2021

Permitted Uses: The permitted uses for the real property described in Exhibit 1, Legal Description Property attached hereto (the “Property”) are those uses allowed in the MF-24 Multi-family Residential Zoning District as set forth in the City of Goodyear Zoning Ordinance.

Development Standards Property: The development standards for the Property are the development standards applicable to the MF-24 Multi-family Residential District except as modified below.

NORTH ZONE

The following modifications to the MF-24 Multi-family Residential development standards apply to the portion of the Property legally described in Exhibit 2 Legal Description – North attached hereto (the “North Zone”).

North Zone (The Northern-most 9.62 Acres):

NORTH ZONE MODIFIED DEVELOPMENT STANDARDS (SUNCREST VISTA)	
Development Standard	MF-24 with PAD Overlay for Senior Community
Minimum Parking Spaces ⁽⁴⁾	1 space per 1-bedroom unit; 1.22 spaces per 2-bedroom unit; 2 spaces per 3-bedroom unit; 1 guest space per 10 units;
Minimum South Setback ⁽⁵⁾	15'-0" (measured from the southern boundary of the North Zone)
Maximum Building Height	56'-0" ⁽³⁾
Private Outdoor Open Space (Square Feet/Dwelling Unit)	55 SF Min. Balcony ⁽²⁾ 60 SF Min. Ground Floor Patio ⁽²⁾
Minimum Recreational Open Space (Square Feet Per Dwelling Unit)	500 SF
Minimum Setback from Single-Family Residential Zoning District	50 +5 Feet for every foot over 30 Feet ⁽¹⁾
Minimum Landscape Area (Net Site Area)	35%

(1) As measured from a single-family residential lot.

(2) 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. The minimum length and the minimum width of patios and balconies shall be five (5) feet.

(3) The maximum density of 24 dwelling units does not apply. However, a maximum number of dwelling units that can be constructed with the Property (both the South Zone and North Zone combined) applies as set forth below.

(4) The reduced parking space requirements in the North Zone Modified Development Standards table apply only if the North Zone is developed as an age-restricted multi-family rental community limited to residents 55 years or older, whose parking needs are less than what would otherwise be required in the Goodyear Zoning Ordinance. The requirements for parking in the Goodyear Zoning Ordinance, currently set forth in Article 6 of the Goodyear Zoning Ordinance shall apply to the development of the North Zone unless Owner demonstrates, to the satisfaction of the City Attorney or his or her designee, the existence of a Land Use Restriction Agreement which has been recorded against the

land and limits tenancy to those aged 55 or older. Once it has been demonstrated that the North Zone will be restricted to 55 years or older, then a minimum of 354 parking stalls will be provided. Parking will conform to the per-unit parking ratios specified in the North Zone Modified Development Standards table above.

- (5) This is the setback that will apply if the owner of the Property decides to create separate parcels for the North Zone and South Zone.

The following Additional Requirements apply to development within the North Zone:

1. The North Zone shall be developed to include all of the following Amenities:
 - i. 8,000 square foot Clubhouse
 - ii. 2,000 square foot Fitness Space
 - iii. Library
 - iv. Salon
 - v. Central courtyard with game areas – bocce ball, cornhole, etc.
 - vi. Covered porte-cochere entry
 - vii. Resort-style pool and hot tub with sun deck, and dining ramadas
 - viii. Picnic and Grilling Areas
 - ix. Dog Park
2. The North Zone shall be developed to provide for connectivity to adjacent developments and shall include, at a minimum, the following:
 - i. One (1) pedestrian connection shall be provided to the Canyon Trails Cotton Lane Greenbelt Trail along the western edge of the Site.
 - ii. One (1) pedestrian connection should be provided to the Canyon Trails Unit 3 greenbelt along the eastern side of the Site.

SOUTH ZONE

The following modifications to the MF-24 Multi-family Residential development standards apply to the portion of the Property legally described in Exhibit 3 Legal Description – South attached hereto (the “South Zone”).

South Zone (The Southern-most 19.04 Acres):

SOUTH ZONE MODIFIED DEVELOPMENT STANDARDS (ESTRELLA SPRINGS)	
Development Standard	MF-24 with PAD Overlay for Family Community
Minimum Parking Spaces ⁽³⁾	1.10 space per 1-bedroom unit; 1.45 spaces per 2-bedroom unit; 2 spaces per 3-bedroom unit; 1 guest space per 10 units; A minimum of 716 parking spaces shall be provided.
Minimum North Setback ⁽⁴⁾	15'-0" (measured from the northern boundary line of the South Zone)
Private Outdoor Open Space (Square Feet/Dwelling Unit)	50 Sq. Ft. Min. Balcony ⁽²⁾ 58 Sq. Ft. Min. Ground Floor Patio ⁽²⁾
Minimum Recreational Open Space (Square Feet Per Dwelling Unit)	500 Square Feet
Minimum Setback adjacent to Single-Family Residential Zoning (east property line):	50 + 5 Feet for every foot over 30 Feet ⁽¹⁾
Maximum Building Coverage (Net Site Area)	25%

(1) As measured from a single-family residential lot.

(2) 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. The minimum length and the minimum width of patios and balconies shall be five (5) feet.

(3) Article 6 of the Goodyear Zoning Ordinance shall apply to the development of the South Zone unless a parking plan addressing parking management is approved by the Director of Development Services or designee. If a parking plan addressing parking management is approved, then the reduced parking requirements in the South Zone Modified Development Standards table above shall apply. The Owner of the South Zone shall be responsible for ensuring compliance with all terms of the approved parking management plan and the failure to do so constitutes a zoning violation.

(4) This is the setback that will apply if the owner of the Property decides to create separate parcels for the North Zone and South Zone.

The following Additional Requirements apply to development within the South Zone:

1. The South Zone shall be developed to include all of the following Amenities:
 - i. 6,000 square foot Clubhouse
 - ii. 4,000 square foot Fitness Space
 - iii. Two (2) covered “Tot lots” including playgrounds
 - iv. Turfed play fields
 - v. Resort-style pool and hot tub with sun deck, and dining ramadas
 - vi. Picnic and Grilling Areas
 - vii. Dog Park
2. The South Zone shall be developed to provide for connectivity to adjacent developments and shall include, at a minimum, the following:
 - i. One (1) pedestrian connection shall be provided to the Canyon Trails Cotton Lane Greenbelt Trail along the western edge of the Site.
 - ii. Two (2) pedestrian connections should be provided to the Canyon Trails Unit 3 greenbelt along the eastern side of the Site.

The following Additional Requirements apply to development within the Property (both the North Zone and the South Zone):

1. Development within the Property shall include some sort of publicly facing art, which shall be included in an approved site plan. (To clarify the publicly facing art can be located in either the North Zone or the South Zone.)
2. There shall be a minimum 20-foot landscape setback on the eastern side of both the North Zone and the South Zone. The 20-foot landscape setback shall be planted with a minimum of one (1) tree per twenty (20) feet on center with every other tree being a minimum twenty-four (24) inch box size.
3. The greenbelt located within Canyon Trails Unit 3 adjacent to the eastern boundary of the Property shall be improved, subject to agreement and approval of Canyon Trails Unit 3 Homeowner’s Association. Unless completed sooner, improvements within the greenbelt shall be completed with development within each zone (i.e. the section of the green belt adjacent to the South Zone shall be completed with development within the South Zone, and the section of the green belt adjacent to the North Zone shall be completed with development within the North Zone).
4. Unless expressly modified in this document or by any of the stipulations in Ordinance 2022-1522, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance.
5. All development within the North Zone and South Zone is subject to Administrative Site Plan review.
6. The number of dwelling units per acre that may be developed on the Property (the North Zone and South Zone combined) shall not exceed 24 dwelling units per acre. No more than 658 dwelling units shall be developed on the Property (the North Zone and the South Zone combined).

7. Design for development with the North Zone and South Zone shall be in conformance with the multi-family requirements of Chapter 3 of the City of Goodyear Design Guidelines, except as follows:
 - a. Carports will be designed to accommodate solar panels on the roof of the stalls. To maximize solar efficiency, carports will not be sloped, but carport will be colorized to complement the color scheme of residential buildings.
 - b. Development within the North Zone shall incorporate a minimum of one (1) color scheme consisting of four (4) colors with at least two (2) of the four (4) colors being distinct (i.e. not simply using varying shades of white, grey or tans). At least one (1) of the colors in the color scheme shall be consistent with the established color schemes in the surrounding neighborhoods and at least two (2) of the colors in the color scheme shall match colors used in development of the South Zone.
 - c. Development within the South Zone shall incorporate a minimum of three (3) color schemes with each color scheme consisting of four (4) colors and at least two (2) of the four (4) colors in each color scheme being distinct (i.e. not simply using varying shades of white, grey or tans). At least one (1) of the colors in each of the color schemes shall be consistent with the established color schemes in the surrounding neighborhoods and at least two (2) of the colors in at least one (1) of the three (3) color schemes shall match colors used in development of the North Zone. The three (3) color schemes shall be integrated throughout the structures constructed within the South Zone (i.e. no concentrations of color schemes).
 - d. All residential structures constructed within the North Zone and the South Zone shall incorporate brick, stone or a similar material.
 - e. If more than three (3) residential buildings are constructed within the South Zone, the residential buildings within the South Zone shall be designed and constructed with a minimum of two (2) distinct roof styles/elevations and heights.
 - f. If more than three (3) residential buildings are constructed within the North Zone, the residential buildings within the North Zone shall be designed and constructed with a minimum of two (2) distinct roof styles/elevations and heights.
8. Development within the North Zone and South Zone shall comply with Article 3-5-5 of the Goodyear Zoning Ordinance and each dwelling unit within the residential buildings constructed within the North Zone and South Zone shall include the following additional enhanced amenities:
 - a. Private balcony/patio
 - b. Hardwood-style flooring
 - c. Gourmet kitchen cabinets
 - d. Walk-in closets
 - e. Central air conditioning
9. Residential buildings developed within the North Zone and the South Zone shall include the following architectural features:
 - a. All residential buildings onsite will incorporate four-sided architecture
 - b. Flat metal shading elements & awnings
 - c. Celebrated entries
 - d. Coordinated color schemes with four colors per scheme
 - e. Extensive use of brickwork
 - f. Articulated ground floor patio walls and planters

- g. Decorative screened balcony guardrails
 - h. Variety of Reglet stucco patterning (horizontal & vertical)
 - i. Articulated parapet line, including variation in height
10. Except as otherwise provided herein, if a wall or fence is constructed on the eastern boundary of the North Zone and/or the South Zone, adjacent to the greenbelt within Canyon Trails Unit 3, the following applies. Any fence constructed shall be a view fence. Any wall constructed shall be a view wall consisting of a minimum of two (2) feet of wrought iron on top of a solid wall except when needed to screen trash enclosures, utilities, and mechanical equipment, in which case that portion of the wall may be entirely solid.
11. The style and colors of perimeter walls constructed along the boundaries of the North Zone and/or along the boundaries of the South Zone shall be consistent and cohesive with each other and with existing walls constructed within the Canyon Trails area.
12. If parking is located along the eastern property line, the parking area shall be screened with a minimum of three (3) feet of Concrete Masonry Unit (CMU) or a similar screening material.
13. Except in the event of a lot split that splits the Property into separate lots with the North Zone being one lot and the South Zone being one lot, the following standards apply to setbacks:
- a. The Front Setback, which is also a Street Setback located along Van Buren Street, is a 30-foot setback and shall be measured from the northern boundary of the Property.
 - b. The west Side Setback, which is also a Street Setback running parallel to Cotton Lane and the future frontage road, is a 30-foot setback and shall be measured from the western boundary of the Property.
 - c. The Rear Setback is a 30-foot setback measured from the southern boundary of the Property.
 - d. The east Side Setback is a 20-foot setback measured from the eastern boundary of the Property unless a public street is to be constructed along the eastern boundary of the Property in which case the east Side Setback is a 30-foot setback that shall be measured from the western boundary of the right-of-way for such public street.
14. In the event of a lot split that splits the Property into separate lots with the North Zone being one lot (the “North Zone Lot”) and the South Zone being one lot (the “South Zone Lot”), the following standards apply to setbacks: In the event of a lot split which splits the parcel into a north and south parcel, the front setback for the southern parcel shall be 15 feet along the northern edge.
- a. The Front Setback for the North Zone Lot, which is also a Street Setback located along Van Buren Street, is a 30-foot setback and shall be measured from the northern boundary of the North Zone Lot.
 - b. The north Setback for the South Zone Lot is 15-feet measured from the northern boundary of the South Zone Lot.
 - c. The west Side Setback for the North Zone Lot, which is also a Street Setback running parallel to Cotton Lane and the future frontage road, is a 30-foot setback and shall be measured from the western boundary of the North Zone Lot.

- d. The west Side Setback for the South Zone Lot, which is also a Street Setback running parallel to Cotton Lane and the future frontage road, is a 30-foot setback and shall be measured from the western boundary of the South Zone Lot.
 - e. The east Side Setback for the North Zone Lot is a 20-foot setback measured from the eastern boundary of the North Zone Lot unless a public street is to be constructed along the eastern boundary of the North Zone Lot in which case the east Side Setback for the North Zone Lot is a 30-foot setback that shall be measured from the western boundary of the right-of-way for such public street.
 - f. The east Side Setback for the South Zone Lot is a 20-foot setback measured from the eastern boundary of the South Zone Lot unless a public street is to be constructed along the eastern boundary of the South Zone Lot in which case the east Side Setback for the South Zone Lot is a 30-foot setback that shall be measured from the western boundary of the right-of-way for such public street
 - g. The Rear Setback for the North Zone Lot is a 15-foot setback measured from the southern boundary of the North Zone Lot
 - h. The Rear Setback for the South Zone Lot is a 30-foot setback measured from the southern boundary of the South Zone Lot.
15. The 30-foot side set back along the western boundary of the Property shall be fully landscaped and shall include an 8-foot concrete trail from the southern end of the property up to Van Buren Street. At least one (1) shaded, publicly accessible seating area shall be constructed along the trail and trees shall be planted on both sides of the trail. There shall be at least 5 feet of landscaping on both sides of the trail between the trail and any wall, including sound walls, constructed along the western boundary of the Property.
16. A minimum of 40% of the open space with the North Zone shall be active and include items such as recreational amenities, trails, usable turf, seating and gathering areas; and a minimum of 40% of the open space with the South Zone shall be active and include items such as recreational amenities, trails, usable turf, seating and gathering areas.
17. In no case shall a patio or balcony be smaller than 50 square feet or less than 5 feet in depth.
18. The development within the Property shall include the name of Canyon Trails in the name of the development such as “<Multi-family Development Name> at Canyon Trails.”
19. A monument sign that includes the names of the development within the North Zone and within the South Zone shall be constructed along Van Buren Street near the main public/private street/driveway providing access to both the North Zone and South Zone. The style of the monument sign shall be similar to the style of existing monument signs within Canyon Trails.
- a. The monument sign may continue to include the names of the development with the North Zone and within the South Zone even in the event the portion of the Property included within the North Zone and the portion of the Property included in the South Zone are split into separate lots.

EXHIBIT '1'
LEGAL DESCRIPTION
PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 1657.47 FEET OF THE WEST HALF OF THE WEST HALF OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTH HALF (W1/2 W1/2 N1/2) OF SECTION 12 LYING SOUTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF CANYON TRAIL BOULEVARD;

AND ALSO EXCEPT ANY PORTION AS CONVEYED IN WARRANTY DEED IN RECORDING NO. 2015-764953 AND IN CONDEMNATION IN RECORDING NO. 2016-49617, RECORDS OF MARICOPA COUNTY, ARIZONA;

AND ALSO EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING SUBDIVISIONS: CANYON TRAILS UNIT 3, ACCORDING TO BOOK 687 OF MAPS, PAGE 29; COTTON LANE AND CANYON TRAILS BOULEVARD INFRASTRUCTURE, ACCORDING TO BOOK 750 OF MAPS, PAGE 35, AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2007-660359; AND CANYON TRAIL UNIT 3 PARCEL Q, ACCORDING TO BOOK 778 OF MAPS, PAGE 14; AND CANYON TRAILS TOWN CENTER, ACCORDING TO BOOK 938 OF MAPS, PAGE 22.

EXHIBIT '2'

LEGAL DESCRIPTION - NORTH

A PARCEL OF LAND LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 89°45'21" EAST, A DISTANCE OF 2641.05 FEET;

THENCE SOUTH 89°45'21" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 168.89 FEET;

THENCE SOUTH 00°14'39" WEST, A DISTANCE OF 124.01 FEET TO A POINT ON THE ADOT RIGHT OF WAY ALONG VAN BUREN STREET. SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°52'32" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 236.49 FEET;

THENCE NORTH 87°50'54" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 447.23 FEET;

THENCE SOUTH 00°14'39" WEST, A DISTANCE OF 51.43 FEET;

THENCE SOUTH 12°55'51" EAST, A DISTANCE OF 63.92 FEET;

THENCE SOUTH 00°12'55" WEST, A DISTANCE OF 442.51 FEET;

THENCE SOUTH 20°38'39" WEST, A DISTANCE OF 43.21 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 666.93 FEET TO A POINT ON THE EAST RIGHT OF WAY OF STATE ROUTE 303, SAID POINT BEING ON A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 6413.20 FEET AND WHOSE CHORD BEARS NORTH 04°01'01" WEST A CHORD DISTANCE OF 159.53 FEET;

THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°25'31" AN ARC LENGTH OF 159.54 FEET;

THENCE NORTH 04°43'07" WEST, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 395.52 FEET;

THENCE NORTH 49°04'42" EAST, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 39.77 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 9.435 ACRES±.

EXHIBIT '3'

LEGAL DESCRIPTION - SOUTH

A PARCEL OF LAND LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 89°45'21" EAST, A DISTANCE OF 2641.05 FEET;

THENCE SOUTH 89°45'21" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 912.48 FEET;

THENCE SOUTH 00°15'19" WEST, A DISTANCE OF 101.27 FEET TO A POINT ON THE ADOT RIGHT OF WAY ALONG VAN BUREN STREET. SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°15'23" WEST, A DISTANCE OF 759.25 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 200.00 FEET AND WHOSE CHORD BEARS SOUTH 18°09'36" EAST A CHORD DISTANCE OF 125.51 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°34'26" AN ARC LENGTH OF 127.67 FEET;

THENCE SOUTH 33°55'04" EAST, A DISTANCE OF 88.99 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 284.53 FEET AND WHOSE CHORD BEARS SOUTH 25°16'22" EAST A CHORD DISTANCE OF 143.81 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°16'38" AN ARC LENGTH OF 145.39 FEET;

THENCE SOUTH 07°30'29" EAST, A DISTANCE OF 478.83 FEET;

THENCE NORTH 89°45'21" WEST, A DISTANCE OF 945.53 FEET TO A POINT ON THE EAST RIGHT OF WAY OF STATE ROUTE 303. SAID POINT BEING ON A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 6203.45 FEET AND WHOSE CHORD BEARS NORTH 01°52'04" EAST A CHORD DISTANCE OF 244.64 FEET;

THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°15'35" AN ARC LENGTH OF 244.65 FEET TO A POINT OF REVERSE CURVATURE CONCAVE WESTERLY WHOSE RADIUS IS 6413.20 FEET AND WHOSE CHORD BEARS NORTH 00°08'42" WEST A CHORD DISTANCE OF 709.64 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°20'35" AN ARC LENGTH OF 710.00 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 666.93 FEET;

THENCE NORTH 20°38'39" EAST, A DISTANCE OF 43.21 FEET;

THENCE NORTH 00°12'55" EAST, A DISTANCE OF 442.51 FEET;

THENCE NORTH 12°55'51" WEST, A DISTANCE OF 63.92 FEET;

THENCE NORTH 00°14'39" EAST, A DISTANCE OF 51.43 FEET;

THENCE NORTH 87°50'54" EAST, A DISTANCE OF 60.30 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 18.995 ACRES±.