

Exhibit C

ANTON AT BALLPARK VILLAGE

DEVELOPMENT REGULATIONS

MF-24 with PAD Overlay

MARCH 2022

PERMITTED USES

The permitted uses for the Property are those uses allowed in the MF-24 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 MF-24 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 portion of the lot(s)/parcel(s) adjacent to Yuma Road shall be the Street Side Setback.
2. The minimum setback applicable to the portion of the lot(s)/parcel(s) adjacent to Bullard Avenue shall be the Street Side Setback.
3. The minimum setback applicable to the portion of the lot(s)/parcel(s) adjacent to Bullard Wash shall be the Side Setback (not the Street Side Setback).
4. The minimum setback applicable to the portion of the lot(s)/parcel(s) adjacent to the city of Goodyear Water Campus shall be the Side Setback (not the Street Side Setback).
5. If a future property line is provided internal to the Anton at Ballpark Village development, thereby splitting the overall project into two or more parcels, a minimum setback requirement from that internal property line shall not be required, provided any applicable building/fire code requirements are met on structures adjacent to that property line.
6. The minimum density on this site shall be 16 units per acre and may not exceed 24 units per acre.

ADDITIONAL REGULATIONS

General

1. Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance.

2. All permitted uses are subject to Administrative Site Plan review.
3. 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.
 - 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.
4. Unless integrated creatively within the residential structures constructed within the Property as approved by the Zoning Administrator in his/her sole discretion parking shall not be located: between Yuma Road and buildings closest to Yuma Road; between Bullard Avenue and buildings closest to Bullard Avenue; and/or between Bullard Wash and buildings closest to Bullard Wash. The only parking allowed along the frontage of Yuma Road, Bullard Avenue and or Bullard Wash is parking that is integrated creatively within residential structures as approved by the Zoning Administrator and minimal parking between buildings constructed closest to the frontage of Yuma Road and Bullard Avenue as approved by the Zoning Administrator in his/her sole discretion.
5. 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 including materials and color such as corten metal cladding and dancing Concrete Masonry Unit (CMU).
6. Views into the development are encouraged and the construction of solid walls along the boundaries of the Property is discouraged.
7. All walls or fencing constructed adjacent to the Bullard Wash shall be a view fence or a combination view fence 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.
8. Pedestrian connections through parking areas and drive aisles shall be clearly marked with enhanced paving such as pavers, colored concrete or other approved material.
9. 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 that the reduction does not affect compliance with ADA requirements.
10. Site lighting, pavers, landscaping, signage design, and other community features shall complement the existing improvements and themes established within the Ballpark Village area.
11. The multi-family residential apartment development shall bear the name of the master plan such as "<Multi-family Project Name> at Ballpark Village".
12. 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, unless the trash enclosure is fully enclosed within a building.

Building Product Design Standards

13. Design Standards Applicable to All Structures with Three (3) or Less Residential Units ("MF-12 Buildings")
 - a. Except as modified within this Planned Area Development Overlay, all structures with three (3) or less residential units ("MF-12 Buildings") shall comply with the 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.
 - b. Solid walls and fences are allowed along rear and side yards of MF-12 Buildings that front Bullard Avenue and Yuma Road.
 - c. All or a portion of private yards of a residential unit within a MF-12 Building that is landscaped and fenced and is located along the western property line (along Bullard Wash) may be included in the measurement of the minimum setback so long as the private fenced yard is a minimum of 200 square feet, all or a portion of a landscaped fenced private yard for such residential unit may be included in the measurement of the minimum setback.
 - d. Provided that the same elevation of MF-12 Buildings is used in no more than 15% of the total number of MF-12 Buildings within the Property and provided the same elevation of MF-12 Buildings is used in less than ten (10) MF-12 Buildings, the requirement for three (3) elevation styles and three (3) color schemes required in 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 not apply and only one (1) elevation style and two (2) color schemes shall be required for MF-12 Buildings. Under no circumstance shall a MF-12 Building be placed directly adjacent to or within two (2) buildings of another MF-12 Building with the same elevation style or with the same color scheme.

- e. Buildings shall include color schemes that add visual interest and variation to buildings on the site.
- f. The main body color(s) for the individual 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.
- g. The accent colors/shades utilized on the MF-12 Buildings shall add vibrancy to the base color of the MF-12 Building and not simply be a darker, lighter or muted shade/color/version of the primary MF-12 Building base color.
- h. The upper portions of the structure, 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 MF-12 Building in order to add to the uniqueness and street character of the project.
- i. There shall be a minimum of a 15-foot separation between MF-12 Buildings constructed along the exterior roadways of Yuma Road and Bullard Avenue.
- j. There shall be a minimum of a 10-foot separation between MF-12 Buildings constructed along the western boundary of the Property (Bullard Wash) provided that the yard of each unit in a MF-12 Building includes at least one shade tree.
- k. Private yards of housing units that are not along the perimeter of the Property shall be permitted a reduction in Private Outdoor Space from a minimum of 200 square feet to a minimum of 150 square feet.
- l. If studio units with less than 600 square feet livable are included, the studio unit shall be permitted to have a minimum 40 square feet of private outdoor space, with a minimum width or depth of 5 feet.

14. Design Standards Applicable to all Structures with four (4) or more Residential Units ("MF-24 Buildings")

- a. Except as modified within this Planned Area Development Overlay, all structures with four (4) or more residential units shall comply with multi-family requirements of Chapter 3 of the City Goodyear Design Guidelines except for the MF-12 Zoning District Design Guidelines in Section 4 (Additional MF-12 Zoning District) of Chapter 3, of the City of Goodyear Design Guidelines
- b. Residential units that front Yuma Road and Bullard Avenue, shall be pedestrian oriented and include pedestrian gates, walkways, paseos and views into the development. Special design attention and detail should be placed on residential units located near Bullard Avenue and Yuma Road from a street and layout perspective. To accomplish this goal, the development of the Property shall comply with the following:
 - i. Provide convenient access for pedestrians to walk from their units to public sidewalks along Bullard Avenue and Yuma Road.
 - ii. Buildings and patios should be the primary means of securing the Property.
 - Walls along Bullard Avenue and Yuma Road are discouraged.
 - Any perimeter wall or fencing constructed along the boundaries of the Property adjacent to MF-24 Buildings shall be either a view fence or a combination view wall and view fence 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 Bullard Avenue or Yuma Road.
 - iii. The preference is for MF-24 Buildings to face towards Bullard Avenue and Yuma Road when adjacent to those roadways.
 - iv. Ground floor patios of units with MF-24 Buildings that are located adjacent to Yuma Road and Bullard Avenue are encouraged to have gates and sidewalks to provide direct access to the public sidewalks along those roadways; and ground floor patios of units with MF-24 Buildings that are located adjacent to Bullard Wash are encouraged to have gates and sidewalks to provide direct access to the Bullard Wash East Trail.
 - v. Each MF-24 Building shall provide a minimum of one (1) pedestrian connection from the building to an adjacent public sidewalk or Bullard Wash East Trail.
- c. At least two (2) base colors and three (3) accent colors/materials shall be used for MF-24 Buildings constructed within the Property. 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-24 product types are constructed within the Property, for example townhouse style unit and traditional stacked "garden" 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. The minimum length and the minimum width of patios and balconies shall be six (6) feet for a minimum of 80% of the units on the site. The minimum length and the minimum width of patios and balconies may be reduced to five (5) feet for a maximum of 20% of the units on the site. The minimum square footage of patios and balconies shall be sixty (60) square feet for a minimum of 80% of the units on the site. The minimum square footage of patios and balconies may be reduced to fifty-five (55) square feet for a maximum of 20% of the units on the site.
- e. Projections on MF-24 Buildings 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.

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

15. All residential buildings and buildings housing amenities constructed within the Property shall incorporate four-sided architecture.
16. The color palettes for all structures within the Property shall incorporate a variety of colors and not simply shades of grays/browns.
17. The roof heights of all residential buildings constructed within the Property shall be varied.
18. Unfenced ground floor facades facing north and east, adjacent to the exterior roadways, shall not extend for more than thirty (30) 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.
19. 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 metal shading elements and awnings
 - Pitched standing seam metal roofs at lower building projections
 - Variety in window articulation
 - Stepped cornice detailing
 - Celebrated entries
 - Complementary color palette
 - Metal accent detailing where appropriate

Connectivity

20. Pedestrian access shall be provided to the Bullard Wash, to Yuma Road and to Bullard Avenue to create a pedestrian oriented experience. To provide the access, all of the following shall be provided:
 - a. A minimum of four (4) pedestrian connections providing access from the Property to the Bullard Wash East Trail (described below) shall be provided.
 - b. A minimum of ten (10) pedestrian connections providing access from the Property to the sidewalks along Yuma Road shall be provided.

- i. A minimum of three (3) of the ten (10) required pedestrian connections shall contain structurally shaded seating areas; these structurally shaded seating areas may be constructed within the landscape setback.
 - c. A minimum of six (6) pedestrian connections providing access from the Property to Bullard Avenue shall be provided.
 - i. A minimum of four (4) of the six (6) required pedestrian connections shall contain structurally shaded seating areas; these structurally shaded seating areas may be constructed within the landscape setback.
- 21. Pedestrian access directly from residential units to Yuma Road, Bullard Avenue, and the Bullard Wash East Trail is encouraged where possible.
- 22. A trail shall be constructed on the city's Bullard Wash property adjacent to Anton at Ballpark Village.
 - d. The property owner shall construct the segment of the Bullard Wash East Trail within the section of the Bullard Wash Property located adjacent to Anton Ballpark Village (the "Ballpark Village Trail Segment").
 - e. The trail will include a 10 to 12-foot unpaved compacted decomposed granite (DG) path on the ridge of the wash running from the Yuma Road sidewalk to the Bullard Avenue sidewalk.
 - f. Construction of the trail will be coordinated with the Parks and Recreation Department and the city will maintain the path once constructed after the warranty period is complete.
 - g. Applicant shall build the Ballpark Village Trail Segment to the City's trail design standard unless otherwise approved by the Director of the City of Goodyear Parks and Recreation Department or his/her designee..
 - h. Prior to the commencement of the segment of the Ballpark Village Trail Segment, the City and the Applicant shall mutually agree on indemnifications, licenses, and insurance requirements, which agreements shall not be unreasonably delayed, withheld, or denied.
 - i. The Ballpark Village Trail Segment shall be substantially completed, as determined by the City Engineer or his/her in his/her sole discretion, prior to the issuance of any final certificate of occupancy for any structure located west of the City's water campus site between Yuma Road and Bullard Avenue.

Amenities

- 23. To satisfy the requirements of Section 3-5-5 of the Goodyear Zoning Ordinance, all of the following amenities shall be provided:
 - Minimum 8,000 square foot (including outdoor covered patios) clubhouse/leasing office (may be located in separate buildings)
 - Minimum of two (2) Resort-style pools
 - Shaded seating areas
 - Dog park
 - Fitness center (may be located in clubhouse)
 - Outdoor barbeque area
 - Tot lot
 - Turf area(s)
 - The connectivity amenities discussed above
 - The Ballpark Village Trail as described above

Ballpark Village Gateway Monument

- 24. A Ballpark Village Gateway Monument sign shall be placed at the southwest corner of Bullard Avenue and Yuma Road. The monument shall be constructed substantially to the following graphic or as otherwise determined by the Zoning Administrator to account for site conditions while still matching Gateway monuments constructed within the Ballpark Village region:

