



VLUX at Ballpark Village

Rezoning Narrative Report

Southwest Corner of Yuma Road and Estrella Parkway

Case # 22-200-00003

Submitted: August 18, 2022

By:

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Request

The subject property is located at the southwest corner of Yuma Road and Estrella Parkway and generally consists of approximately 51.24 gross acres (44.24 net acres). *(See Exhibit A, Aerial Vicinity Map and Exhibit B, Aerial Parcel Map)* The property is currently zoned as part of the City Center Southwest District PAD with a designation for Mixed Use with residential as the predominant use with significant height and density permitted. The majority of the property would allow 78 foot heights with 150 foot heights closest to the intersection of Yuma Road and Estrella Parkway. Density could top 55 units per acre.

This request from Hancock Communities for VLUX at Ballpark Village seeks to remove the property from the City Center PAD and separately rezone it Multi-Family Residential (MF-18) with a PAD Overlay, as a stand-alone project pursuant to this document.

Property Overview

Adjacent to the site to the west and south, across Goodyear Boulevard, are existing single family homes within the Estrella Vista project. To the north across Yuma Road is land currently vacant and owned by the City of Goodyear which was formally to be City Hall. To the east, across Estrella Parkway Street is currently vacant but owned by Fulton Homes and recently rezoned to residential. To the southeast is the Goodyear Ballpark.

Plan Conformance

The Goodyear 2025 General Plan designates the property with the Neighborhoods land use category, within a Village Center Overlay and Transit Oriented Development Overlay. Pursuant to the Land Use – Zoning Correlation list found on page 134 of the General Plan, the Neighborhoods land use category allows multi-family zoning; therefore, the request is in conformance with the General Plan Land Use map.

As detailed in the General Plan, “The Neighborhoods category provides areas for the growth and development of neighborhoods. Neighborhoods include a wide range of densities and housing products that suit the needs of existing and future residents. Residential densities in this category are wide-ranging, but the Development Standards guide where specific densities are suitable and the desired form of those residential densities.”

A few of the Goals, Objectives, and Standards within the Goodyear 2025 General Plan that support rezoning of the property for multi-family within the Neighborhoods category are listed below:

Goal GD-1 - Physical Growth and Development

A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.

Goal CC-2 – Community and Cultural Development

A diverse stock of high quality housing that meets the needs of all residents.

Objective GD-1-1 – Land Use

Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community’s vision and needs.

Objective CC-1-1 – Neighborhoods

Create and foster complete neighborhoods.

Objective CC-1-3 – Neighborhoods

Foster the creation and maintenance of attractive, high quality neighborhoods.

Objective CC-2-1 – Housing

Provide diverse and quality housing products.

Policy B Promote higher residential densities near and within the City Center, along the McDowell Road/Interstate 10 commercial corridor, the future Loop 303 corridor south of I-10, and near transit stations.

Land Use and Transportation Plan Development Standards

Standard 1 - Universal Development Standards

All development proposals shall demonstrate their conformance with the applicable stated goals, objectives, and policies contained within the General Plan, and how the development furthers the appropriate implementation of the General Plan.

Standard 2 – Universal Development Standards

While Goodyear encourages quality development throughout the planning area, growth and redevelopment is highly encouraged to locate in areas with existing infrastructure and services, in the City's Redevelopment Area (see Figure 5.7), within walking distance of transit stations, and along existing interstate/freeways.

Standard 26 – Neighborhoods Development Standards

Medium Density Residential. Residential uses with densities greater than 5 dwelling units per acre up to 12 dwelling units per acre, may be considered along arterial roads, adjacent to commercial areas, adjacent to community and regional parks or significant open space areas, adjacent to interstates when appropriately.

Village Center Overlay

Pursuant to the General Plan, "The Village Center Overlay denotes areas that will serve as a center and destination for neighborhoods. It is distinct from other commercial centers as the Village Center district is typically designed in conformance with the principles of Traditional Neighborhood Development (TND), although it is not strictly required. The designation of Village Centers is especially important in a community such as Goodyear which is very long and linear. Village Centers provide commercial, entertainment, and shopping opportunities in a pedestrian-oriented environment that encourages safe and active transport."

As detailed in this rezoning request, additional standards such as minimum residential densities and pedestrian connectivity have been included in this application and will be demonstrated in the subsequent Site Plan in order to meet the intent of the Village Center Overlay. Below are the Standards for Village Center that are met by the project as proposed:

Standard 50. Development in the village center overlay should be pedestrian oriented and walkable/bikeable.

Standard 52. When vertical mixed use development or TND principles are utilized, additional building intensity (such as height and reduced setbacks) and increased residential density may be granted.

Standard 53. Multi-family residential developments are appropriate in the Village Center Overlay. The development shall have strong ties to nearby commercial areas and ample pedestrian access.

Development Plan

Hancock Communities' VLUX at Ballpark Village proposes to combine our successful single-story dwelling unit product with a denser two-story dwelling unit product on the north.

While multi-family in zoning, with multiple dwelling units on a single parcel, VLUX at Ballpark Village is proposed as a horizontal rental community which will function more like a grouping of attached and detached single family homes and is akin to a compact single family subdivision offering central amenities. Buildings will be grouped to create intimate walkways and courtyards to support healthy neighborhood interaction. There will be a main communal area for active recreation central to the development consists of a community swimming pool and spa, a covered ramada, and turf for recreation. Smaller recreation areas will be provided throughout the community for passive recreational activities. Most units offer a small private backyard, similar to a single-family home; however, this yard will be maintained by the site manager, just like the remainder of the property.

VLUX at Ballpark Village will fill the market for those Goodyear residents looking to rent because they are not ready to purchase or they are looking for a lifestyle, like condominium living, that allows them a house and yard without building and property maintenance.

Permitted Uses

Primary and Accessory uses on the property shall be those permitted within the MF-18 district.

Development Standards/Design Guidelines

Development standards shall be those of the MF-18 district with the following deviations.

Minimum Density:

The minimum net residential density of the development on the portion of the site that lies north of Papago Street shall be fourteen (14) units per acre, but pursuant to the MF-18 zoning, shall not exceed eighteen (18) units per acre.

Ensuring a higher density residential product along Yuma Road is commensurate with the General Plan's Village Center Overlay which covers the northern portion of the property.

Setbacks:

The Front setback (30') shall be considered the portion of the property that fronts Yuma Road. Street Side setbacks shall be 30' along Estrella Boulevard and along Goodyear Boulevard.

- In the event a lot split causes the parcel to be split north-to-south into two separate lots, a 20 foot building setback shall be maintained along either side of the interior property line created by the split.

Setback Encroachments:

Building and Patio Encroachments:

Projections on 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 less than four (4) feet or less in height and include pedestrian gates and paths allowing pedestrian access directly to the adjacent roadway/sidewalks, shall be permitted to encroach into the front and street side setbacks by not more than five (5) feet.

Limited encroachments allow for greater flexibility in building design and allows for more variety in the elevations that face out to the public roadways without unnecessarily limiting the frontage landscape. Additionally, the encroachment at the ground floor will require a pedestrian connectivity element and provide for units to engage with the streetscape.

Perimeter Wall Encroachments:

If utilized, a perimeter wall may be placed within the 30' street setbacks along Yuma Road, Estrella Parkway and Goodyear Boulevard, which also serve as landscape buffers. The perimeter may only encroach a maximum of 10' into the setback and if it does encroach it must be a view wall consisting of no

more than 2' of solid block with view fencing on top of that block. In no instance shall the 30' building setback be reduced.

As with the above building encroachments, limited encroachments allow for greater flexibility in the design and layout. By requiring any encroaching wall to have no more than 2' of solid block, preserves visibility. When combined with the restrictions for allowing this encroaching perimeter view wall, residential units will face outward to the roadways, in support of the TND aspects of the Village Center Overlay in the General Plan. By requiring the building setbacks remain unchanged, this preserves the full landscape buffer of 30' but allows for up to 20' to be on the street side of the wall and the balance still visible through the view fence.

Setback from Single-Family Zoning:

The minimum setback and building separation from a Single-Family Residential Zoning District, as utilized to calculate Building Height, shall be measured from a platted Single-Family residential lot.

The current language within the Zoning Ordinance requires a separation between a multi-family building and a Single-Family Residential Zoning District that varies depending on the building height. In this instance, the Single-Family Residential Zoning District boundary takes place in the middle of the adjacent roadway, so it is more appropriate to measure the separation from an actual platted residential lot.

Requirement for Use of MF-12 Design Guidelines:

For a housing type that consists of detached single-story dwelling units or no more than three (3) attached residential dwelling units with an overall maximum density of 12 units per acre, the Additional MF-12 Zoning District Guidelines, as outlined in Chapter 3, Section 4 of the City of Goodyear Design Guidelines, shall be utilized.

If the housing type is generally consistent with the MF-12 standards and as required above utilizes the Additional MF-12 Zoning District Guidelines, then the following deviations will be permitted from the standards and guidelines:

Reduction in Building Separation Along Perimeter:

A portion of the project applicable to the MF-12 Design Guidelines shall provide a minimum of 15 foot building separation for perimeter dwelling units along the exterior roadways; however, if there is one, the minimum separation for buildings along any perimeter along an interior property line adjacent to a multi-family use, may be reduced to be 10 foot minimum.

Private Yards within Side 20' Setback:

If the adjacent housing type along a side property line is consistent with the MF-12 standards and as required above utilizes the Additional MF-12 Zoning District Guidelines, then the required 20' side setback of the MF-18 Zoning District may be contained (all or a portion of) within a landscaped fenced private yard so long as the private fenced yard is a minimum of 200 square feet.

Use of the required side setback as fenced private yards is justified as it is a traditional element of the MF-12 development and as such is part of the cottage style apartments proposed herein. Such a side property line and requisite setback would also only occur internally and not along one of the street frontages.

Minimum Sidewalk Width:

The minimum width of private sidewalks within VLUX at Ballpark Village shall be four (4) feet. As part of the Site Plan review, the applicant shall demonstrate to the satisfaction of the City that sidewalks of this reduced width occur in areas with limited pedestrian traffic and do not affect ADA requirements.

A multi-family community made up of numerous buildings and amenities on over 50 net acres, such as that proposed for VLUX at Ballpark Village, is crisscrossed by various sidewalks linking all those buildings and amenities to one another. By the nature of the design and layout, some sidewalks will only serve one or a few residential buildings and will carry limited pedestrian traffic. A reduction in sidewalk width, even a minimal one such as that proposed, allows for a reduction in impervious surfaces with a commensurate increase in landscape areas reducing the "heat island" effect. As part of the above language, the developer still has to demonstrate to the satisfaction of City staff that the reduced width from five (5) minimum to four (4) foot minimum is only in locations with limited pedestrian traffic and does not affect compliance with accessible pathways for ADA requirements.

Tandem Parking:

Off-street parking and loading shall comply with Goodyear Zoning Ordinance Article 6, except that tandem parking may be provided on site with the following standards:

- 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.

By allowing for tandem parking wherein space for a vehicle is provided in a garage and then another space is provided outside that garage on the driveway/apron, there are opportunities to reduce impervious surfacing which support more open space and allows for greater density use of the property.

Building Product Design Standards:

For residential product utilizing the MF-12 Design Guidelines-

- Buildings shall include color schemes that add visual interest and variation to buildings on the site.
- The main body color(s) for the individual homes (residential structures) 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 colors.
- The accent colors/shades utilized on the individual homes (residential structures) shall add vibrancy to the base color of the home and not simply be a darker, lighter or muted shades/colors/version of the primary homes base color.
- The upper portions of the structure are visible above the perimeter wall height, shall utilize different colors for the trim, facia, siding, recessed features, shutters, pop-outs, etc. compared to the main body color of the home (residential structure) in order to add to the uniqueness and street character of the project.

For residential product utilizing the MF-18 Design Guidelines-

- Residential units which front adjacent streets, 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 Estrella Boulevard and Yuma Road from a street and layout perspective.
 - o Provide convenience access for pedestrians to walk from their units to the public sidewalk.
 - o Parking shall be predominantly located behind residential buildings and not adjacent to roadways unless integrated creatively within the residential structures.
 - o The preference is for units to face towards Estrella Boulevard and Yuma Road when adjacent to those roadways.

- At least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of base colors and accent colors/materials shall be used in a manner which creates a minimum of 4 (four) unique building schemes throughout the site.
- The buildings will have color palettes that incorporate a variety colors and not simply shades of grays/browns.
- A variation in roof height is required.

General Design and Layout Considerations:

- A minimum of six (6) pedestrian connections shall be made to the perimeter sidewalks along the northern portions of the Property, creating pedestrian connectivity to Yuma Road.
- A minimum of seven (7) total pedestrian connections to the perimeter sidewalks shall be provided along the eastern portions 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.
- A minimum of seven (7) total pedestrian connections to the perimeter sidewalks shall be provided along the eastern portions 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.
- A minimum of four (4) total pedestrian connections to the perimeter sidewalks shall be provided along the western portions 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.
 - If shade at the above pedestrian connection is provided by a structure, it may be constructed within the landscape setback.
- Where utilized, perimeter walls shall be view walls; however, solid walls for private backyard space may be appropriate for certain units.
- If a perimeter wall is constructed along the boundaries of the property, it shall be cohesive between all residential product types and compliment the overall themes established within the Ballpark Village area including materials and color
- Views into the development are encouraged. If a perimeter wall is constructed along the boundaries of the property, it shall be a combination of view fence and solid fence with view fencing equal to the equivalent of a minimum of two (2) feet of view fence along the top of the wall except where trash enclosures, parking, utilities and mechanical equipment need to be screened or additional buffering is necessary due to the proximity of traffic.

- Pedestrian connections through the parking lot or drive aisles shall be clearly marked with enhanced paving such as pavers, colored concrete or other approved material.

Ballpark Village Gateway Monument:

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:



Infrastructure

Roadways: Development of the property will require the adjacent streets to be completed with all required travel lanes, curb, gutter, sidewalk and street lighting. Street roadway cross sections shall be determined by the Transportation Master Plan and shall conform to the EDS&PM standard street sections. Estrella Parkway and Yuma Road are denoted as a scenic arterial roads per COG Std. Detail G-3120. Goodyear Boulevard is classified as a City Center Arterial however, we are requesting the roadway be developed as a Major Collector per COG Std. Detail. G-3134 based on reduced traffic volumes and the desire to provide a more pedestrian friendly street.

Drainage: Development of the property includes Yuma Road half-street improvements and retaining the half street runoff onsite. The Project will also involve half street

improvements to Goodyear Boulevard to the south and west of the project. The Goodyear Boulevard half-street will be retained onsite. Onsite, retention will be provided in the form of underground retention tanks and surface basins. All retention systems will be sized for the 100-year 6-hour storm.

Water: The project will be serviced by the City of Goodyear and is located within Zone 1 of the Central Planning Area pressure zone of Goodyear's water service area. The site will connect to an existing 16-inch main in Yuma Road and Estrella Parkway and an existing 12-inch main in Goodyear Boulevard. In total, the project has a max day demand of 220 gpm. The proposed infrastructure will be designed in accordance with the 2016 Integrated Water Master Plan and the 2017 City of Goodyear Engineering Design Standards and Policies Manual.

Sewer: The project lies within the Goodyear WRF Sewer Basin and will be serviced by the City of Goodyear 157th Avenue Water Reclamation Facility. The site will connect to an existing 18-inch main in Estrella Parkway and an existing 12-inch main in Goodyear Boulevard. In total, the project has a peak flow of 0.54 MGD. The proposed infrastructure will be designed in accordance with the 2016 Integrated Water Master Plan and the 2017 City of Goodyear Engineering Design Standards and Policies Manual.

Zoning Ordinance Considerations

Pursuant to Section 1-3-1 D of the Goodyear Zoning Ordinance, zoning map amendments such as this request are to be evaluated for compliance with ten considerations. Below are those consideration and our responses in support of the approval of this request.

- a. consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;

As detailed in the "Plan Conformance" section of this narrative, the proposed zoning is consistent with the Zoning Correlation Table found in the General Plan. As detailed in this narrative MF-12 multi-family zoning is in conformance with the General Plan's Land Use designation of Neighborhoods and as proposed includes elements that present a project that is not only in conformance with the development standards contained within the General Plan for multi-family, but also for the a project within the Village Center Overlay.

- b. suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district;

The subject property is relatively flat and devoid of any topography that would hinder development such as washes, hillsides, natural features that may be worthy of preservation, existing protected wildlife, and existence of high voltage power lines or other utilities. Having been recently farmed, there are existing irrigation canals that will be either abandoned and removed or placed in underground piping.

- c. compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;

The proposed MF-18 zoning is appropriate on the subject property. As noted above, multi-family zoning is supported by the General Plan designation of Neighborhoods and the Village Center Overlay.

- d. proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning;

As noted previously, the existing zoning is for Mixed Use within the City Center Southwest Sector PAD. The existing zoning allows for multi-family with significant height and density. The majority of the property would allow 78 foot heights with 150 foot heights closest to the intersection of Yuma Road and Estrella Parkway. Density could top 55 units per acre.

Given the transition of the area away from being the "City Center" development at this allowed level of intensity is no longer warranted. While no longer at the intensity planned in the City Center the property will continue to be multi-family and will continue to be encouraged to create a walkable pedestrian-friendly component of the Ballpark Village area.

- e. demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;

Demand in Goodyear is very high for quality residential, especially in areas such as the subject parcel that are at the confluence of two major roads for easy access. As noted previously the property is already zoned for medium density residential and the rezoning is necessary to allow a different type of this residential.

- f. demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment;

Yuma Road, Estrella Parkway, and Goodyear Boulevard adjacent to the subject property appear to need additional improvements before they are "built-out". As we work with the City

of Goodyear on the site plan, we will discuss any necessary improvements, such as deceleration lanes, which will be the developer's responsibility. Water and sewer infrastructure is detailed in the engineering reports submitted with this application and again, the developer will install any necessary improvements to service the proposed use.

As detailed previously, the property already has zoning that allows for residential, but the proposed MF-18 zoning will limit the allowed density and allow for residential units of a different product type. If approved the maximum unit count on the 50+/- gross acre parcel would be reduced from (in excess of) 2,757 to 900. Below is a school impact table using the City's ratios for the proposed MF-18 zoning.

School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary (K-8)	900	0.30 Students/Unit	270
Avondale ES District			
High School	900	0.19 Students/Unit	171
Aqua Fria Union HS District			
Total	900		441

- g. potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;

Subject property can be considered infill in that it is directly adjacent and surrounded by existing development. Services, such as police, fire, schools, sanitation, are already in the area and servicing this property will not be a burden. Public space is in the immediate area with the Goodyear Ballpark and Desert Edge High School along with Desert Star Elementary School are only a few hundred feet away.

- h. general public's concerns;

As a part of this application notice will be sent to all adjacent property owners within 500-feet of the property as well as any HOAs that are within the notice area. School districts, Luke AFB, ADOT, and any other City identified stakeholders will also be noticed.

- i. whether the amendment promotes orderly growth and development; and,

As described in the General Plan Conformance section and in this section, the rezoning of this property is not adverse to any policies or directives on orderly growth and development.

- j. any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public

As of the writing of this narrative, there have been no other unique factors identified.

Exhibit A
Aerial Vicinity Map

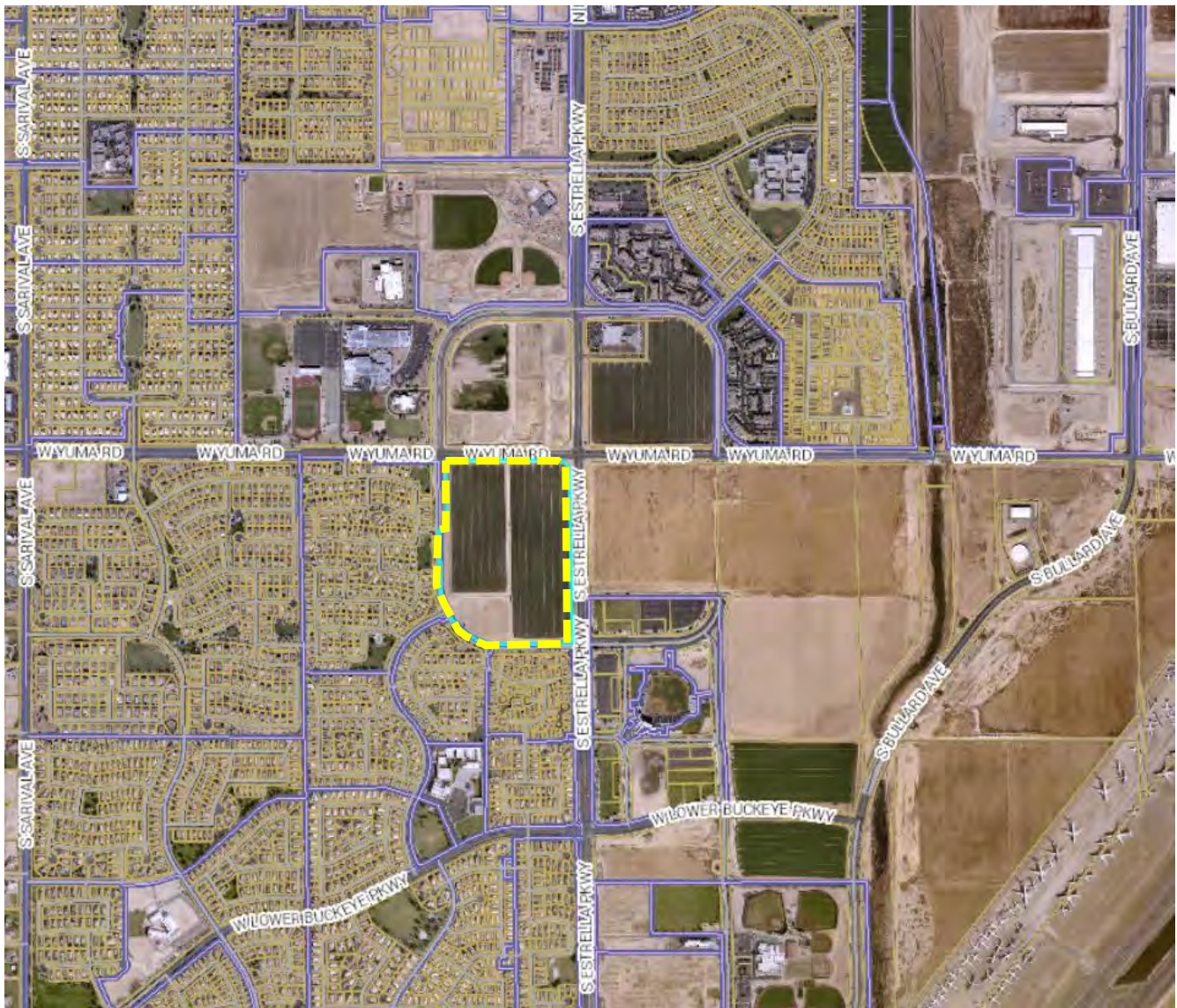


Exhibit B

Aerial Parcel Map

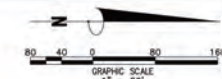


Exhibit C

Hancock Communities
VLUX at Ballpark Village

Conceptual Site Plan

(On following page)



- LEGEND**
- HANDICAP PARKING
 - GARAGES
 - SINGLE STORY (SOUTH HALF)
 - 1-BEDROOM DUPLEX
 - 1-BEDROOM DUPLEX WITH TWO 1-CAR GARAGES
 - 2-BEDROOM UNIT
 - 2-BEDROOM DUPLEX WITH TWO 1-CAR GARAGES
 - 3-BEDROOM UNIT
 - TWO-STORY (NORTH HALF)
 - 1-BEDROOM FOURPLEX
 - 2-BEDROOM DUPLEX
 - 2-BEDROOM FOURPLEX
 - 3-BEDROOM FOURPLEX

BFR UNITS AND PARKING				
	NUMBER OF UNITS	MIX %	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	50			
1 BEDROOM W/GARAGE	28	26%	1.5	39
2 BEDROOM	87			
2 BEDROOM W/GARAGE	82	65%	2.0	174
3 BEDROOM	14	5%	2.0	28
TOTALS	259	100%		
			REQUIRED MINIMUM BY CITY	26
			REQUIRED GUEST PARKING	480
			TOTAL REQUIRED PARKING BY CITY	506

PARKING PROVIDED	
COVERED PARKING (NON-ADA)	156
COVERED PARKING (ADA)	5
UNCOVERED PARKING (NON-ADA)	143
UNCOVERED PARKING (ADA)	4
ATTACHED GARAGES	108
RESERVED DRIVEWAY SPACES	108
RESERVED DRIVEWAY ACCESS SPACES	80
DETACHED GARAGES	26
OVERALL PARKING PROVIDED	632

CL LENGTH 5,011 LF
MINIMUM BACKYARD DEPTH-12'
BUILDING HEIGHT: 15'

BFR SITE DATA	
GROSS ACRES	28.10
NET ACRES	25.52
GROSS DU/AC	9.22
NET DU/AC	10.15

QUAD UNITS AND PARKING				
	NUMBER OF BUILDINGS	NUMBER OF UNITS	MIX %	TOTAL PARKING REQUIRED
1 BEDROOM	16	64	24%	96
2 BEDROOM DUPLEX	6	12		24
2 BEDROOM QUAD	40	160	64%	320
3 BEDROOM QUAD	8	32	12%	64
TOTALS	70	268	100%	504
			VISITOR PARKING (1/10)	27
			TOTAL PARKING REQUIRED	531

COVERED PARKING (NON-ADA)	275
COVERED PARKING (ADA)	6
UNCOVERED PARKING (NON-ADA)	251
UNCOVERED PARKING (ADA)	6
TOTAL PARKING PROVIDED	538

QUAD SITE DATA	
GROSS ACRES	21.41
NET ACRES	17.27
GROSS DU/AC	12.52
NET DU/AC	15.52



HANCOCK
COMMUNITIES

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CONCEPTUAL LANDSCAPE
VLUX at BALLPARK VILLAGE
MARICOPA COUNTY
GOODYEAR, AZ

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
DWG	DESIGN
FMA	DRAWN
DWG	CHKD
SCALE	H: 1/8" = 1'-0"
	V: NONE
JOB No.	050957-01-001
DATE	7/22/2022
SHEET	1 OF 1