City Council Regular Meeting
City Hall - Work Session Room
1900 N. Civic Square
Goodyear, AZ 85395
Monday, January 23, 2023
5:00 p.m.

Mayor
Joe Pizzillo

Vice Mayor
Laura Kaino

Councilmember
Sheri Lauritano

Councilmember
Wally Campbell

Councilmember
Bill Stipp

Councilmember
Brannon Hampton

Councilmember
Vicki Gillis

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR
Please complete a speaker card and submit it to the City Clerk prior to the meeting being convened, if possible. Each speaker is limited to three (3) minutes. Once the City Clerk has called your name, step up to the lectern and begin by clearly stating your name for the record and whether you are a Goodyear resident.

NON-AGENDA ITEMS
Members of the public may address the City Council regarding any non-agenda item within the jurisdiction of the City Council. The City Council will listen to comments and may take any of the following actions:

- Respond to criticism.
- Request that staff investigate and report on the matter.
- Request that the matter be scheduled on a future agenda.

AGENDA ITEMS
Members of the public may address the City Council regarding any item on the Consent, Public Hearing and/or Business portions of the agenda. Each speaker's name will be called in turn once the item has been reached and after City staff have completed their presentation.

PROCEDURES
Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Goodyear City Council and to the general public that the Council of the city of Goodyear will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication. The Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A)(3), which will not be open to the public, to discuss certain matters. Meetings are conducted in accordance with the City Council Meetings Council Rules of Procedure adopted by Resolution No.2018-1879





City Clerk's Office: 1900 N. Civic Square, Goddyear, AZ 85395 (623) 882-7830
www.goodyearaz.gov/cityclerk
City Council Meeting Live Broadcast: https://www.facebook.com/goodyearazgov/videos

Monday, January 23, 2023 5:00 p.m. Meeting Agenda

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE AND INVOCATION BY VICE MAYOR KAINO

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

CONSENT

1. **APPROVAL OF MINUTES**

   Recommendation

   Approve the draft minutes from the January 3, 2023 Special Meeting, the January 9, 2023 Special Meeting and the January 9, 2023 Regular Meeting. (Darcie McCracken, City Clerk)

2. **APPROVE BUDGET AMENDMENTS & RELATED EXPENDITURE AUTHORITY**

   Recommendation

   Approve budget amendments & related expenditure authority. (Doug Sandstrom, Finance Director)

3. **FINAL PLAT FOR LA PRIVADA PARCELS 3 & 7 PHASE 1**

   Recommendation

   Approve the Final Plat of La Privada Parcels 3 & 7 Phase 1, subject to the following stipulations (Marty Crossland, Interim Deputy Director of Development Engineering)

4. **INTERGOVERNMENTAL AGREEMENT (IGA) WITH CITY OF GLENDALE TO UTILIZE LANDFILL**

   Recommendation

   Authorize the Mayor or designee to enter into an IGA with the city of Glendale, which would allow city staff and Goodyear residents the ability to utilize the Glendale landfill. (Adam Kurtz, Solid Waste Superintendent)

5. **MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN GOODYEAR AND SALT RIVER PROJECT (SRP) WHERE SRP AGREES TO SUBSIDIZE THE ANNUAL COST OF THE WATERFLUENCE WATER BUDGET EFFICIENCY SOFTWARE CURRENTLY UTILIZED BY GOODYEAR TO PROVIDE EFFICIENCY METRIC DATA TO WATER CUSTOMERS WITH LARGE LANDSCAPES**

Recommendation

Approve and authorize the City Manager or designee to execute the MOU with Salt River Project (SRP) to subsidize the annual cost of Waterfluence. (Ray Diaz, Water Resources & Sustainability Manager)

6. **AUTHORIZATION OF EXPENDITURE OF DESIGN FUNDS FOR APPROVED FY2023 CIP PROJECT #42046- COTTON LANE- ESTRELLA PARKWAY TO COTTON LANE BRIDGE PROJECT**

Recommendation

Authorize the expenditure of design funds for the Cotton Lane project in an amount not to exceed $806,200. (Hugh Bigalk, City Traffic Engineer; Troy Scott, Senior Project Manager)

PUBLIC HEARINGS

The following actions will take place for each public hearing item:

A. Open the Public Hearing
B. Staff Presentation
C. Applicant Presentation (if applicable)
D. Receive Public Comment
E. Close the Public Hearing

7. **GOODYEAR CELEBRATION PLAZA REZONE**

Recommendation

1. ADOPT RESOLUTION NO. 2023-2279, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS REFERRED TO AND INCORPORATED BY REFERENCE IN ORDINANCE NO. 2023-1562 FILED WITH THE CITY CLERK RELATED TO THE REZONING CASE FOR “GOODYEAR CELEBRATION PLAZA PLANNED AREA DEVELOPMENT.”

2. ADOPT ORDINANCE NO. 2023-1562, CONDITIONALLY REZONING APPROXIMATELY 66.6 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF LITCHFIELD ROAD AND I-10 FROM PRELIMINARY PLANNED AREA DEVELOPMENT AND PLANNED AREA DEVELOPMENT (PAD) TO FINAL PLANNED AREA DEVELOPMENT (PAD) FOR THE GOODYEAR CELEBRATION PLAZA PLANNED AREA DEVELOPMENT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Alex Lestinsky, Business Analyst)

8. **ANNEXATION OF LAND WITHIN A PARCEL AT THE SOUTHWEST CORNER OF W. LOWER BUCKEYE ROAD AND CITRUS ROAD**

Recommendation

ADOPT ORDINANCE NO. 2022-1568, AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GOODYEAR, MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING APPROXIMATELY 3,287 SQUARE FEET OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LOWER BUCKEYE ROAD AND CITRUS ROAD, WHICH IS CONTIGUOUS TO AND SURROUNDED BY THE EXISTING CITY LIMITS OF THE CITY OF GOODYEAR, AND PROVIDING A CITY ZONING DESIGNATION OF AU AGRICULTURAL URBAN; PROVIDING DIRECTIONS AND AN EFFECTIVE DATE. (Steve Careccia, Planning Manager)

9. **A REZONING FOR URBAN DISTRICT 10**

Recommendation

1. ADOPT RESOLUTION NO. 2023-2285, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS INCORPORATED BY REFERENCE IN ORDINANCE NO. 2023-1569 RELATED TO THE REZONING OF “URBAN DISTRICT 10”.

2. ADOPT ORDINANCE NO. 2023-1569, CONDITIONALLY REZONING APPROXIMATELY 43.93 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF BULLARD AVENUE AND CELEBRATE LIFE WAY TO BE KNOWN AS URBAN DISTRICT 10 FROM THE PRELIMINARY PLANNED AREA DEVELOPMENT ZONING DISTRICT TO THE FINAL PLANNED AREA DEVELOPMENT ZONING DISTRICT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Karen Craver, Principal Planner)

10. **REZONE APPROXIMATELY 8.62 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO R1-A WITH THE ASCENT AT CANYON TRAILS DEVELOPMENT REGULATIONS R1-A WITH PAD OVERLAY**

Recommendation

1. ADOPT RESOLUTION NO. 2023-2282, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS INCORPORATED BY REFERENCE IN ORDINANCE 2023-1566 RELATED TO THE REZONING CASE FOR – ASCENT AT CANYON TRAILS.

2. ADOPT ORDINANCE NO. 2023-1566, CONDITIONALLY REZONING APPROXIMATELY 8.62 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ROOSEVELT STREET AND 158TH AVENUE TO BE KNOWN AS

ASCENT AT CANYON TRAILS; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE (Christian M. Williams, Principal Planner).

11. **REZONE APPROXIMATELY 156 ACRES LOCATED SOUTHEAST OF ESTRELLA PARKWAY AND YUMA ROAD, KNOWN AS FULTON HOMES AT BALLPARK VILLAGE, FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT AMENDMENT**

Recommendation

1. ADOPT RESOLUTION NO. 2023-2283, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS REFERRED TO AND INCORPORATED BY REFERENCE IN ORDINANCE NO. 2023-1567 FILED WITH THE CITY CLERK RELATED TO THE REZONING CASE FOR – FULTON HOMES AT BALLPARK VILLAGE 1ST AMENDED.

2. ADOPT ORDINANCE NO. 2023-1567, CONDITIONALLY REZONING APPROXIMATELY 156 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ESTRELLA PARKWAY AND YUMA ROAD TO BE KNOWN AS FULTON HOMES AT BALLPARK VILLAGE; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE (Christian M. Williams, Principal Planner).

12. **ANNEXATIONS FOR TWO PROPERTIES NEAR THE SOUTHEAST CORNER OF SARIVAL AVENUE AND BROADWAY ROAD ALIGNMENTS**

Recommendation

1. Annexation of approximately 1.81 acres of property along the Broadway Road alignment between the Sarival Avenue alignment and the 159th Avenue alignment, generally located southeast of Sarival Avenue and Maricopa County 85.

2. Annexation of approximately 0.42 acres of property along the Sarival Avenue alignment between Maricopa County Highway 85 and the future Arizona State Route 30 (Tres Rios Freeway) generally located southeast of Sarival Avenue and Maricopa County 85 (Christian M. Williams, Principal Planner).

BUSINESS

13. **PRELIMINARY PLAT FOR FULTON HOMES AT BALLPARK VILLAGE**

Recommendation

Approve the preliminary plat for Fulton Homes at Ballpark Village, subdividing approximately 164.92 gross acres into 796 lots and 87 tracts. (Christian M. Williams, Principal Planner)

14. **PRELIMINARY PLAT FOR LA JOLLA VISTA**

Recommendation

Approve the Preliminary Plat for La Jolla Vista subdividing approximately 201.01 gross acres into 736 lots and 59 tracts. (Christian M. Williams, Principal Planner)

INFORMATION ITEMS

Comments, commendations, report on current events and presentations by Mayor, Councilmembers, staff or members of the public. The Council may not propose, discuss, deliberate or take any legal action on the information presented, pursuant to A.R.S. § 38-431.02.

- Reports from the Mayor and City Council
  This may include current events and activities as well as requests for information or future agenda items.
- Report from the City Manager
  This may include updates from events, staff summary, update of legislative issues, clarification on items being requested by City Council and Manager's update on Council Related Matters.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

February 3, 2023	City Council Retreat	1:00 p.m.
February 4, 2023	City Council Retreat	8:30 a.m.

EXECUTIVE SESSION

A VOTE MAY BE HELD TO CALL AN EXECUTIVE SESSION FOR THE FOLLOWING:

15. Pursuant to A.R.S. §38-431.03(A) (3) (4): Discussion and consultation with the City Attorney for legal advice to consider its position and instruct its attorneys regarding the City’s position regarding contracts that are the subject of negotiations related to Westcor/Goodyear LLC Development Agreement and amendments.

ADJOURNMENT OF EXECUTIVE SESSION

RECONVENING OF REGULAR MEETING

ADJOURNMENT

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

For Non-English assistance please contact the City Clerk at (623) 882-7830.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (623) 882-7830.

POSTING VERIFICATION
This agenda was posted on 1/18/2023 at 2:45 p.m. by PP.

ITEM #: 1.
DATE: 01/23/2023
AI #:1157

APPROVAL OF MINUTES

SUBJECT
APPROVAL OF MINUTES

Recommendation
Approve the draft minutes from the January 3, 2023 Special Meeting, the January 9, 2023 Special Meeting and the January 9, 2023 Regular Meeting. (Darcie McCracken, City Clerk)

Attachments

January 3, 2023 Special Meeting draft minutes
January 9, 2023 Special Meeting draft minutes
January 9, 2023 Regular Meeting draft minutes

City Council Special Meeting
City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395

Tuesday, January 3, 2023	5:00 p.m.	Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the meeting to order at 5:05 p.m.

ROLL CALL

Present:	**Mayor Joe Pizzillo**; **Vice Mayor Brannon Hampton**; **Councilmember Sheri Lauritano**; **Councilmember Wally Campbell**; **Councilmember Bill Stipp**; **Councilmember Laura Kaino**; **Councilmember VickiGillis**
Staff Present:	City Manager Julie Karins; City Attorney Roric Massey; City Clerk Darcie McCracken

POSTING OF THE COLORS

The colors were posted by the Goodyear Fire Honor Guard.

NATIONAL ANTHEM

Sophia Pizzillo performed the National Anthem.

PLEDGE OF ALLEGIANCE

Youth Commission Chair Alan Torres and Vice Chair Emily Shanafelt led the attendees in the Pledge of Allegiance.

INVOCATION

Pastor Othell Newbill, Greater New Zion Missionary Baptist Church, offered the invocation.

SWEARING-IN OF NEWLY-ELECTED MEMBERS OF THE GOODYEAR CITY COUNCIL

[Official oaths were administered by the City Clerk prior to the meeting.]

Nicholas Pizzillo, son of Mayor Joe Pizzillo, administered the oath of office to Mayor Pizzillo with the assistance of Aubrey Pizzillo and Sophia Pizzillo.

Mayor Pizzillo thanked his family for their support. He spoke about the team effort needed with residents, boards, community partners, employees and others to work towards an excellent quality of life and supporting the mission of Luke Air Force Base. He added that Goodyear has a great City Council and said that it was a great time to be in Goodyear. The Certificate of Election was presented to the Mayor.

John Campbell, son of Councilmember Wally Campbell, administered the oath of office to Councilmember Campbell with the assistance of John Campbell III (LJ), Brianna Campbell and Suzanne Wininger.

Councilmember Campbell spoke about the growth she has seen in the city of Goodyear, including the Recreation Center, new City Hall and Library, and new businesses, adding that the city was still only 13% built out. She thanked everyone for their support and added that her service to the city is one of God's greatest blessings to her. The Certificate of Election was presented to Councilmember Campbell.

Ray Maione administered the oath of office to Councilmember Vicki Gillis with the assistance of Juan Mata.

Councilmember Gillis spoke about her upcoming areas of focus including the fentanyl crisis impacting so many in our community. She also spoke about occupational cancers being experienced by fire department personnel and her planned efforts to limit exposures and provide support and services. She added that it is an exciting time to work and live in Goodyear. She thanked everyone that assisted in her election efforts. The Certificate of Election was presented to Councilmember Gillis.

Rebecca Hampton, with the assistance of Eli, Owen and Adalia Hampton, administered the oath of office to Councilmember Brannon Hampton.

Councilmember Hampton thanked everyone for their trust and spoke about the exciting things that Goodyear has experienced during his first term. He spoke about focusing on economic development, smart growth, public safety, more parks and other amenities that contribute to a good quality of life for the residents of Goodyear. Councilmember Hampton commented that he had acted as Mayor and done many things listed in the City Charter over the last 5 1/2 years. He added he was excited about what the future holds for the city of Goodyear.

Master of Ceremonies, Pastor Newbill, congratulated the 2023 Goodyear City Council.

ORGANIZATION OF NEW COUNCIL

BUSINESS

CITY COUNCIL WILL ELECT A VICE MAYOR

MOTION BY Vice Mayor Brannon Hampton, SECONDED BY Councilmember Wally Campbell to ELECT Laura Kaino as Vice-Mayor beginning January 4, 2023 and ending December 31, 2024. The motion carried as follows:

AYE: **Mayor Joe Pizzillo**, **Vice Mayor Brannon Hampton**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Bill Stipp**, **Councilmember Laura Kaino**, **Councilmember VickiGillis**

Passed - Unanimously

COUNCIL REMARKS

Council had no remarks.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Special Meeting at 5:40 p.m.

_____ _____

Darcie McCracken, City Clerk Joe Pizzillo, Mayor

Date:_____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the CITY COUNCIL SPECIAL MEETING of the city of Goodyear, Arizona, held on January 4, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2022. SEAL:

_____

Darcie McCracken, City Clerk

City Council Special Meeting
City Hall - Work Session Room
1900 N. Civic Square
Goodyear, AZ 85395

Monday, January 9, 2023	5:00 p.m.	Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the Special Meeting to order at 5:00 p.m.

ROLL CALL

Present: **Mayor Joe Pizzillo**; **Vice Mayor Laura Kaino**; **Councilmember Sheri Lauritano**; **Councilmember Wally Campbell**; **Councilmember Bill Stipp**; **Councilmember Brannon Hampton**; **Councilmember Vicki Gillis**

Staff Present: City Manager Julie Karins; City Attorney Roric Massey; City Clerk Darcie McCracken

BUSINESS

A VOTE MAY BE HELD TO CALL AN EXECUTIVE SESSION FOR THE FOLLOWING:

1. Pursuant to A.R.S. § 38-431.03(A)(3)(4)): Discussion and consultation with the City Attorney and City Manager to receive legal advice regarding the grant application, to consider its position, and to provide instruction/direction to City Attorney and City Manager regarding City's position in connection with contractual negotiations related intergovernmental agreements with Maricopa County and agreements with Dominium, Inc., regarding the distribution of federal ARPA funds related to affordable housing.

MOTION BY Councilmember Bill Stipp, **SECONDED BY Vice Mayor Laura Kaino** to CONVENE an Executive Session. The motion carried as follows:

AYE: **Mayor Joe Pizzillo**, **Vice Mayor Laura Kaino**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Bill Stipp**, **Councilmember Brannon Hampton**, **Councilmember Vicki Gillis**

Passed - Unanimously

Council moved into the Executive Session at 5:01 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned the Executive Session at 5:31 p.m.

RECONVENING OF SPECIAL MEETING

Mayor Pizzillo reconvened the Special Meeting at 5:31 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Special Meeting at 5:31 p.m.

_____ _____

Darcie McCracken, City Clerk Joe Pizzillo, Mayor

Date:_____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the CITY COUNCIL SPECIAL MEETING of the city of Goodyear, Arizona, held on January 9, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2022. SEAL:

_____

Darcie McCracken, City Clerk

City Council Regular Meeting
City Hall - Work Session Room
1900 N. Civic Square
Goodyear, AZ 85395

Monday, January 9, 2023	Immediately Following the Special Meeting	Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the Regular Meeting to order at 5:32 p.m.

ROLL CALL

Present: **Mayor Joe Pizzillo**; **Vice Mayor Laura Kaino**; **Councilmember Sheri Lauritano**; **Councilmember Wally Campbell**; **Councilmember Bill Stipp**; **Councilmember Brannon Hampton**; **Councilmember Vicki Gillis**

Staff Present: City Manager Julie Karins; City Attorney Roric Massey; City Clerk Darcie McCracken

PLEDGE OF ALLEGIANCE AND INVOCATION BY MAYOR PIZZILLO

BOARDS, COMMISSIONS, AND COMMITTEES

1. City Clerk will administer the Oath of Office to members that were unable to attend the December 12, 2022, Regular Meeting. (Darcie McCracken, City Clerk)

   City Clerk Darcie McCracken administered the oath to the recent appointees who were present.

COMMUNICATIONS

2. **RECOGNIZE THE 10 heART OF GOODYEAR ARTISTS** (Layne Ruiz, Arts and Culture Coordinator)

   Layne Ruiz, Arts and Culture Coordinator, introduced the artists who worked on the 10 hearts around Goodyear. The artists were recognized and thanked for their work to support Arts and Culture in Goodyear.

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

There were no citizen comments.

CONSENT

MOTION BY Councilmember Bill Stipp, **SECONDED BY Councilmember Brannon Hampton to APPROVE Consent Agenda Items 3 through 5. The motion carried as follows:**

AYE: **Mayor Joe Pizzillo**, **Vice Mayor Laura Kaino**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Bill Stipp**, **Councilmember Brannon Hampton**, **Councilmember Vicki Gillis**

Passed - Unanimously

3. **APPROVAL OF MINUTES**

Recommendation
Approve the draft minutes from the Regular Meeting and Special Meeting held on December 12, 2022. (Darcie McCracken, City Clerk)

4. **INTERGOVERNMENTAL AGREEMENT (IGA) WITH THE CITY OF PHOENIX FOR THE ADMINISTRATION OF THE DEPARTMENT OF JUSTICE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG)**

Recommendation
Approve the IGA with the City of Phoenix for grant administration for the Edward Byrne Justice Assistance Grant. (Santiago Rodriguez, Chief of Police)

5. **AMERICAN RESCUE PLAN ACT PASS-THROUGH GRANT APPLICATION TO MARICOPA COUNTY**

Recommendation
ADOPT RESOLUTION NO. 2023-2287, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR AMERICAN RESCUE PLAN ACT (ARPA) PASS-THROUGH FUNDS TO THE MARICOPA COUNTY HUMAN SERVICES DEPARTMENT, AUTHORIZING THE CITY MANAGER OR HER DESIGNEE TO EXECUTE ALL DOCUMENTS RELATING TO SAID APPLICATION, AND AUTHORIZING THE CITY MANAGER OR HER DESIGNEE TO NEGOTIATE THE TERMS OF AN INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY AND AN AGREEMENT WITH DOMINIUM, INC. (IF GRANT FUNDS ARE AWARDED). (Jenna Goad, Assistant to the City Manager)

BUSINESS

6. **2023 STATE AND FEDERAL LEGISLATIVE AGENDA**

Government Relations Manager Ginna Carico presented information to Council about the proposed legislative priorities. She spoke about the various committees the Council serves on with our multiple community partners, including Maricopa Association of Governments, Arizona Municipal Water Users' Association, Luke West Valley Council, the League of Arizona Cities and Towns, Valley Metro and WESTMARC.

Ms. Carico spoke about Prop 400E and the efforts to get other updates through the legislature. She provided a brief update about Short Term Rentals, Affordable Housing

and Revenue Surplus and Tax Cuts as changes from the last legislative session.

Ms. Carico reviewed the guiding principles, the process followed when bills are dropped by the legislative body and current legislative issues including protecting local revenues, extending the current Prop 400 and the Housing Supply Collaboration.

Council suggested a tour to show our representatives Goodyear.

Council requested a meeting with the President of the Senate and Speaker of the House. Ms. Carico responded that she would work towards getting that meeting scheduled.

Council thanked Ms. Carico for her work to keep Council informed and keeping Goodyear goals as a focus.

MOTION BY Vice Mayor Laura Kaino, **SECONDED BY Councilmember Sheri Lauritano to ADOPT RESOLUTION NO. 2023-2286, ADOPTING A 2023 STATE AND FEDERAL LEGISLATIVE AGENDA AND PROVIDING AUTHORIZATION TO THE CITY MANAGER OR HER DESIGNEE(S) TO TAKE ACTION. The motion carried as follows:**

AYE: **Mayor Joe Pizzillo**, **Vice Mayor Laura Kaino**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Bill Stipp**, **Councilmember Brannon Hampton**, **Councilmember Vicki Gillis**

Passed - Unanimously

INFORMATION ITEMS

Council welcomed Councilmember Gillis to Council and congratulated Mayor Pizzillo, Councilmember Campbell and Councilmember Hampton on their re-election. They also thanked Councilmember Hampton for his service as Vice-Mayor.

City Manager Julie Karins reported that over 600 people were in attendance at the Pop-Up Food Truck event that occurred on Friday. She added that the food truck and ice skating rink had both sold out.

Ms. Karins welcomed Andy Granger as the new Deputy City Manager and thanked Fire Chief Paul Luizzi and Deputy Fire Chief Tim Wayne for their service serving as interim Deputy City Manager and Fire Chief, respectively.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

January 23, 2023	Regular Meeting	5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 6:06 p.m.

_____ _____

Darcie McCracken, City Clerk Joe Pizzillo, Mayor

Date:_____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the CITY COUNCIL REGULAR MEETING of the city of Goodyear, Arizona, held on January 9, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2022. SEAL:

_____

Darcie McCracken, City Clerk

ITEM #: 2.
DATE: 01/23/2023
AI #:1215

CITY COUNCIL ACTION REPORT

SUBJECT: **APPROVE BUDGET AMENDMENTS & RELATED EXPENDITURE AUTHORITY**

STAFF PRESENTER(S): Doug Sandstrom, Finance Director

SUMMARY

Approve budget amendments & related expenditure authority.

Recommendation

Approve budget amendments & related expenditure authority. (Doug Sandstrom, Finance Director)

FISCAL IMPACT

Fiscal impacts are outlined in the attached report. The citywide budget total remains unchanged within the Adopted State Expenditure Limitation Budget.

BACKGROUND AND PREVIOUS ACTIONS

Budget amendments requiring City Council approval are presented, as necessary throughout the year. The FY2023 expenditure limitation budget was adopted on June 06, 2022.

CIP Item #60104 was modified in part on October 3, 2022 through council action increasing funding by $150,000 however the full amount of funding increase incorrectly netted out the use non-CIP funds to be used in funding this project. If approved the total project budget for Project #60104 Fire Brush Truck will be $1,153,000 a total increase for $450,000 from the original budget.

STAFF ANALYSIS

Budget transfers are permitted by Arizona Revised Statute 42-17106(B), which provides authorization for cities and towns to exceed expenditures in a budget item after final adoption of a city/town budget by transferring appropriations between budget items. All budget transfers are completed within city policy established by Resolution 2020-2039. Review of budget transfers keeps the Council and general public informed about the city's current fiscal year revenues and expenditures.

Attachments

Budget Amendment Report

City Council - Budget Amendments Report - FY2023

Council Agenda Date: 1/23/2023

Date	Transfer Journal No.	Reason Needed	Amount	Ultimate Fund(s) Affected; Explanation	New Resource/ Revenue	No Ultimate Funding Change	General	Water Operating	Wastewater Operating	Other Operating Funds	Other Capital Funds
12/15/2022	2023-6-86	CIP project # 50034 to replace the original site furnishings (benches, tables and trash cans) at Goodyear Community Park is part of the Parks Asset Management Program. The project scope has not changed, but the cost of materials and shipping have increased significantly over the past year. Options of different types/ manufacturers of amenities were looked at in effort to reduce costs with similar quality. The project is on schedule to be completed on time in June 2023.	$83,900	General Fund			$83,900				
1/9/2023	2023-7-291	Fire Brush Truck (CIP Project #60104) - Modifed scope upgrading from a 4x4 engine to a 4x4 pumper to meet operational needs as well as increased upfitting costs. Previous request for $150k on 10/3/22 Council Agenda incorrectly netted together budget request with other funding sources.	$300,000				$300,000				

ITEM #: 3.
DATE: 01/23/2023
AI #:1255

CITY COUNCIL ACTION REPORT

SUBJECT: **FINAL PLAT FOR LA PRIVADA PARCELS 3 & 7 PHASE 1**

STAFF PRESENTER(S): Marty Crossland, Interim Deputy Director of Development Engineering

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OTHER PRESENTER(S):

Chris Patton, Rick Engineering

SUMMARY

A Final Plat subdividing approximately 52.63 acres into 131 lots and 23 tracts at the intersection of Yuma Road and 183rd Avenue.

Recommendation

Approve the Final Plat of La Privada Parcels 3 & 7 Phase 1, subject to the following stipulations (Marty Crossland, Interim Deputy Director of Development Engineering)

STIPULATIONS

1. Any technical corrections to the Final Plat of La Privada Parcels 3 & 7 Phase 1 (the "Final Plat") approved herein required by the City Engineer or his designee shall be made prior to the recordation of the Final Plat;
2. Prior to recordation of the Final Plat, Owner shall submit an updated title report for the property included within the boundaries of the Final Plat (the "Platted Property') and shall modify the Final Plat to reflect the current ownership and current lender including on Final Plat a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the Platted Property. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the party executing the Final Plat is authorized to do so; and
3. Prior to recordation of Owner, at Owner's sole cost and expense shall provide the city a temporary drainage easement in a size and location approved by the City Engineer or designee and in form approved by the City Attorney or his designee that allows for the receipt, retention, conveyance and disposal of storm water flows generated north of the Platted Property that historically flow over the Platted Property and that allows for the construction, maintenance, repair and replacement of drainage improvements needed for the receipt, retention, conveyance and disposal of such storm water flows; and
4. The Final Plat, shall not be recorded until Roosevelt Irrigation District and Maricopa County Department of Transportation have provided the city written approvals approving all construction plans that impact their respective interests.

5. Unless previously paid, a cost recovery payment of $150,718.74 shall be paid to the City prior to the recordation of this Final Plat or the issuance of any permits for any work within the Property. The cost recovery payment is owed pursuant to the requirements in Cost Recovery Resolution of Intention No. 06-1064 as amended by Resolution No. 14-1621 and Resolution No. 16-1747 (the "Cost Recovery Resolution – Water Delivery Lines") for Regional Water Delivery Line E that has been fully constructed by the parties to the Development Agreement for West Goodyear Sewer and Water Infrastructure recorded in the official records. The $150,718.74 represents the percentage of the maximum probable cost for Regional Water Delivery Line E set forth in the Cost Recovery Resolution – Water Delivery Lines attributable to the portion of the Platted Property identified and described in the Cost Recovery Resolution – Water Delivery Lines as La Privada. No building permits for any structures within the Platted Property shall be issued until the cost recovery payment described herein has been paid; and
6. Except as provided herein, unless previously paid, a cost recovery payment of $48,305.95 shall be paid to the City prior to the recordation of this Final Plat or the issuance of any permits for any work within the Property. The cost recovery payment is owed pursuant to the requirements in Cost Recovery Resolution of Intention No. 06-1064 as amended by Resolution No. 14-1621 and Resolution No. 16-1747 (the "Cost Recovery Resolution – Water Delivery Lines") for Regional Water Delivery Line F that has only been partially constructed. The $48,305.96 represents the percentage of the maximum probable cost for Regional Water Delivery Line F set forth in the Cost Recovery Resolution – Water Delivery Lines attributable to the portion of the Platted Property identified and described in the Cost Recovery Resolution – Water Delivery Lines as Paseo Ridge Phase II (Lees). No cost recovery payment shall be owed if the owner of the Platted Property is going to complete the construction of Regional Water Delivery Line F as described in the Cost Recovery Resolution – Water Delivery Lines. No building permits for any structures within the Platted Property shall be issued until the cost recovery payment described herein has been paid or Regional Water Delivery Line F has been fully completed by the owner of the Platted Property and accepted by the City Engineer or designee subject to completion of the two-year warranty period; and
7. Unless previously paid, a cost recovery payment in the amount of $1,586,284.03 shall be paid to the City prior to the recordation of this Final Plat or the issuance of any permits for any work within the Property. The cost recovery payment is owed pursuant to the requirements in Cost Recovery Resolution of Intention No. 06-1065 as amended by Resolution No. 14-1622 and Resolution No. 16-1748 (the "Cost Recovery Resolution – Wastewater Trunk Lines") for Regional Wastewater Lines B, E, I, J, and K, which have been fully constructed by others. The $1,586,284.03 represents the percentage of the cost of Regional Wastewater Lines B, E, I, J, and K set forth in the Cost Recovery Resolution – Wastewater Trunk Lines attributable to the portion of the Platted Property identified and described in the Cost Recovery Resolution – Wastewater Trunk Lines as La Privada and to the portion of the Platted Property identified and described in the Cost Recovery Resolution – Wastewater Trunk Lines as Paseo Ridge Phase II (Lees). No building permits for any structures within the Platted Property shall be issued until this payment has been received by the City; and
8. Except as provided herein, unless previously paid, a cost recovery payment of $644,283.40 shall be paid to the City prior to the recordation of this Final Plat or the issuance of any permits for any work within the Property. The cost recovery payment is owed pursuant to the requirements in Cost Recovery Resolution of Intention No. 06-1065 as amended by Resolution No. 14-1622 and Resolution No. 16-1748 (the "Cost Recovery Resolution – Wastewater Trunk Lines") for Regional Wastewater Line N that

has not yet been constructed. The $644,283.40 represents the percentage of the maximum probable cost for Regional Wastewater Line N set forth in the Cost Recovery Resolution – Wastewater Trunk Lines attributable to the portion of the Platted Property identified and described in the Cost Recovery Resolution – Wastewater Trunk Lines as La Privada and to the portion of the Platted Property identified and described in the Cost Recovery Resolution – Wastewater Trunk Lines as Paseo Ridge Phase II (Lees). No cost recovery payment shall be owed for Regional Wastewater Line N if the owner of the Platted Property is going to construct 100% of Regional Wastewater Line N. No building permits for any structures within the Platted Property shall be issued until the cost recovery payment described herein has been paid or Regional Wastewater Line N has been fully completed by owner of the Platted Property and accepted by the City Engineer or designee subject to completion of the two-year warranty period; and

9. Except as provided herein, unless previously paid, a cost recovery payment of $149,469.09 shall be paid to the City prior to the recordation of this Final Plat or the issuance of any permits for any work within the Property. The cost recovery payment is owed pursuant to the requirements in Cost Recovery Resolution of Intention No. 06-1064 as amended by Resolution No. 14-1621 and Resolution No. 16-1747 (the “Cost Recovery Resolution – Water Delivery Lines”) for Regional Water Delivery Line C that has not yet been constructed. The $149,469.09 represents the percentage of the maximum probable cost for Regional Water Delivery Line C set forth in the Cost Recovery Resolution – Water Delivery Lines attributable to the portion of the Platted Property identified and described in the Cost Recovery Resolution – Water Delivery Lines as La Privada and to the portion of the Platted Property identified and described in the Cost Recovery Resolution – Water Delivery Lines as Paseo Ridge Phase II (Lees). No cost recovery payment shall be owed for Regional Water Delivery Line C if the owner of the Platted Property is going to construct 100% of Regional Water Delivery Line C. No building permits for any structures within the Platted Property shall be issued until the cost recovery payment described herein has been paid or Regional Water Delivery Line C has been fully completed by owner of the Platted Property and accepted by the City Engineer or designee subject to completion of the two-year warranty period; and
10. Except as provided herein, unless previously paid, a cost recovery payment of $272,096.31 shall be paid to the City prior to the recordation of this Final Plat or the issuance of any permits for any work within the Property. The cost recovery payment is owed pursuant to the requirements in Cost Recovery Resolution of Intention No. 06-1064 as amended by Resolution No. 14-1621 and Resolution No. 16-1747 (the “Cost Recovery Resolution – Water Delivery Lines”) for Regional Water Delivery Line D that has not yet been constructed. The $272,096.31 represents the percentage of the maximum probable cost for Regional Water Delivery Line D set forth in the Cost Recovery Resolution – Water Delivery Lines attributable to the portion of the Platted Property identified and described in the Cost Recovery Resolution – Water Delivery Lines as La Privada and to the portion of the Platted Property identified and described in the Cost Recovery Resolution – Water Delivery Lines as Paseo Ridge Phase II (Lees). No cost recovery payment shall be owed for Regional Water Delivery Line D if the owner of the Platted Property is going to construct 100% of Regional Water Delivery Line D. No building permits for any structures within the Platted Property shall be issued until the cost recovery payment described herein has been paid or Regional Water Delivery Line D has been fully completed by owner of the Platted Property and accepted by the City Engineer or designee subject to completion of the two-year warranty period; and
11. Prior to recordation of this Final Plat, and unless previously paid, Owner shall remit to the City an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of W.

Yuma Road along or adjacent to the frontage of the Property. The in-lieu payment for the median and median landscaping shall be based on the actual cost of the full median and full median landscaping if completed or the estimated cost of the full median and full median landscaping as determined by the City Engineer or designee; and

12. Prior to recordation of this Final Plat, and unless previously paid, Owner shall make an in-lieu payment to the City for 50% of the cost of a full traffic signal (all four legs) at the intersection of W. Yuma Road and S. 183rd Avenue. The in-lieu payment shall be based on the actual cost of the traffic signal if it has been constructed or if the payment is required before the signal is constructed it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee; and
13. Prior to recordation of this Final Plat, Owner shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the entire La Privada Property zoned by Ordinance 2021-1505 and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The preliminary plat of La Privada Phase 3 & 7 was approved by the City Council on September 27, 2021.

STAFF ANALYSIS

As set forth in the attached preliminary plat Council Action Report, the proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area. Further, the proposed subdivision is consistent with the technical requirements of the city's subdivision regulations and engineering standards, and provides for the orderly development of the property by identifying the required infrastructure needed to serve the development. The Final Plat is in substantial conformance with the Preliminary Plat.

Attachments

Final Plat
Preplat CAR
Aerial Photo

FINAL PLAT OF
LA PRIVADA PARCELS 3 & 7 PHASE 1

THE WEST HALF OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT SCOTT COMMUNITIES AT LA PRIVADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LA PRIVADA PARCELS 3 & 7 PHASE 1", THE SOUTH HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

SCOTT COMMUNITIES AT LA PRIVADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, TRACT 3–F, TRACT 7–B, TRACT M, AND THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

SCOTT COMMUNITIES AT LA PRIVADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HEREBY DECLARES TRACTS 3–A, 3–C, 3–E, 3–J, 3–K, 3–M, 3–N, 3–O, 3–P, 3–Q, 7–A, 7–C, 7–E, 7–F, 7–I, 7–J, 7–K, 7–L, M–A, AND M–C SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS OF LOTS SHOWN ON SAID PLAT, AND, SUBJECT TO THE EASEMENTS AND COVENANTS HEREIN, DEDICATES AND CONVEYS TO LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION, TRACTS 3–A, 3–C, 3–E, 3–J, 3–K, 3–M, 3–N, 3–O, 3–P, 3–Q, 7–A, 7–C, 7–E, 7–F, 7–I, 7–J, 7–K, 7–L, M–A, AND M–C ON SAID PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

SCOTT COMMUNITIES AT LA PRIVADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("P.U.E.") IN TRACTS AND IN LOTS, AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

SCOTT COMMUNITIES AT LA PRIVADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITTEES, A WATER AND WASTEWATER EASEMENT UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT 3–P DESIGNATED AS W.S.E. AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER AND WASTEWATER EASEMENT AREA"). THE WATER AND WASTEWATER EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATER LINES, WASTEWATER LINES, AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES, (THE "WATER AND WASTEWATER FACILITIES") WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WATER AND WASTEWATER EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN WATER AND WASTEWATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WASTEWATER EASEMENT AREA EXCEPT UPON THE WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER AND WASTEWATER EASEMENT AREA AND THE WATER AND WASTEWATER EASEMENT AREAS SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. THE WATER AND WASTEWATER EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE WASTEWATER LINE EASEMENT AREAS.

SCOTT COMMUNITIES AT LA PRIVADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR PERPETUAL NON–EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS 3–A, 3–C, 3–E, 3–K, 3–N, 7–C, 7–E, 7–F, 7–L, AND M–A INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") ARE FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM–WATER FLOWS; THE CONSTRUCTION INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "DRAINAGE FACILITIES"). OWNER OF TRACTS 3–A, 3–C, 3–E, 3–K, 3–N, 7–C, 7–E, 7–F, 7–L, AND M–A AT OWNER'S EXPENSE SHALL BE RESPONSIBLE FOR CONSTRUCTING AND INSTALLING OR CAUSING THE CONSTRUCTION OR INSTALLATION OF THE DRAINAGE FACILITIES; AND FOR MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY; PREVENTING EROSION; PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FROM ACCUMULATING IN THE DRAINAGE FACILITIES (COLLECTIVELY THE "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT, IF THE GOODYEAR CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY OF GOODYEAR FOR ALL COSTS THE CITY OF GOODYEAR INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM ITS OBLIGATIONS UNDER THESE DRAINAGE EASEMENTS. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS 3–A, 3–C, 3–E, 3–K, 3–N, 7–C, 7–E, 7–F, 7–L, AND M–A.

SCOTT COMMUNITIES AT LA PRIVADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HEREBY DEDICATES TO THE LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION, PERPETUAL NON–EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS TRACTS 3–A, 3–C, 3–E, 3–K, 3–N, 7–C, 7–E, 7–F, 7–L, AND M–A INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE 'DRAINAGE EASEMENT AREAS') FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM–WATER FLOWS; THE CONSTRUCTION INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE 'DRAINAGE FACILITIES'). THE LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION, SHALL BE RESPONSIBLE FOR THE MAINTENANCE REPAIR AND REPLACEMENT OF ALL DRAINAGE FACILITIES INSTALLED WITHIN THE DRAINAGE EASEMENT AREAS.

SCOTT COMMUNITIES AT LA PRIVADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HEREBY DEDICATES TO THE LA PRIVADA COMMUNITY ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION, ALL PRIVATE IRRIGATION EASEMENTS ("P.I.E") UPON, OVER, ACROSS, AND UNDER ALL AREAS WITHIN TRACTS 7–C AND 7–E DESIGNATED AS P.I.E FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING AND REPAIRING PRIVATE IRRIGATION LINES AND APPURTENANCES. THE LA PRIVADA COMMUNITY ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE IRRIGATION FACILITIES.

SCOTT COMMUNITIES AT LA PRIVADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION, PERPETUAL NON–EXCLUSIVE VEHICLE NON–ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "V.N.A.E." AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN ("VEHICLE NON–ACCESS EASEMENT AREAS') FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS VEHICLE NON–ACCESS EASEMENT AREAS. THE VEHICLE NON–ACCESS EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON–ACCESS EASEMENT AREAS.

IN CONSIDERATION OF THE CITY OF GOODYEAR'S (THE "CITY") AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT 3–F, TRACT 7–B AND TRACT M BEING CONVEYED TO THE CITY HEREIN, LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION (THE "HOA"), EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, MAINTAIN AND REPLACE LANDSCAPING WITHIN TRACT 3–F, TRACT 7–B AND TRACT M, INCLUDING THE PROVISION OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. THE HOA SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT–OF–WAY. THE HOA EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE LANDSCAPING INSTALLED WITHIN TRACT 3–F, TRACT 7–B AND/OR TRACT M, INCLUDING THE FAILURE TO MAINTAIN SUCH LANDSCAPING, WITHIN TRACT 3–F, TRACT 7–B AND/OR TRACT M. THE HOA SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE LANDSCAPING WITHIN TRACT 3–F, TRACT 7–B AND/OR TRACT M) IF THE CITY ENGINEER OR HIS/HER DESIGNEE IN HIS/HER REASONABLE DISCRETION DETERMINES THAT THE SAFETY OF THE PUBLIC REQUIRES THAT THE UNSAFE CONDITION BE REMEDIATED BEFORE THREE (3) BUSINESS DAYS OF ITS DISCOVERY, THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN, THE HOA SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD THE HOA FAIL TO MAINTAIN THE LANDSCAPING WITHIN TRACT 3–F, TRACT 7–B AND/OR TRACT M AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING AND MEDIAN, AND THE HOA SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN SUCH REMOVAL. IN ANY DISPUTE UNDER THIS AGREEMENT, THE SUCCESSFUL PARTY SHALL BE ENTITLED TO COLLECT ITS REASONABLE ATTORNEYS' FEES, AND OTHER COSTS AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.

IN CONSIDERATION OF THE CITY OF GOODYEAR'S (THE "CITY") TO ALLOW THE CONSTRUCTION OF ENHANCED PAVEMENT OVER THE AREA DESIGNATED AS E.P.E., WITHIN W. TONTO STREET, W. DESERT BLOOM STREET, W. MARICOPA STREET, AND S. 184TH AVENUE BEING CONVEYED TO THE CITY HEREIN, SCOTT COMMUNITIES AT LA PRIVADA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY (THE "DEVELOPER") AGREES THAT THE ENHANCED PAVEMENT SHALL BE INSTALLED AT DEVELOPER'S SOLE COST IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY THE GOODYEAR CITY ENGINEER. UPON COMPLETION OF THE ENHANCED PAVEMENT AND ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY ENGINEER FOLLOWING THE EXPIRATION OF A TWO–YEAR WARRANTY PERIOD, LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION ("HOA") AGREES, AT ITS SOLE COST TO MAINTAIN, REPAIR AND REPLACE THE ENHANCED PAVEMENT SO THAT THE ENHANCED PAVEMENT IMPROVEMENTS REMAIN IN SUBSTANTIALLY THE SAME CONDITION AS EXISTED WHEN ACCEPTED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. ALL PERMITS REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN THE CITY STREETS/RIGHTS–OF–WAY SHALL BE OBTAINED. HOA EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE ENHANCED PAVEMENT, INCLUDING THE FAILURE TO MAINTAIN THE ENHANCED PAVEMENT AS REQUIRED HEREIN. EXCEPT AS PROVIDED HEREIN, HOA SHALL REPAIR, REPLACE AND/OR MAINTAIN THE ENHANCED PAVEMENT IMPROVEMENTS WITHIN SIXTY (60) CALENDAR DAYS OF A REQUEST FROM THE CITY OF GOODYEAR TO UNDERTAKE REPAIRS, REPLACEMENT AND/OR MAINTENANCE OF THE ENHANCED PAVEMENT IMPROVEMENTS. NOTWITHSTANDING THE FOREGOING, THE CITY SHALL HAVE THE ABILITY TO MAKE REPAIRS TO ITS ROADS, INCLUDING WITHIN THE ROAD WITHIN THE ENHANCED PAVEMENT AREA IN ANY FASHION IT DEEMS NECESSARY WITHOUT NOTICE TO THE HOA WHEN THE CITY OF GOODYEAR ENGINEER OR HIS/HER DESIGNEE DETERMINES THE CONDITIONS OF THE ENHANCED PAVEMENT IMPROVEMENTS PRESENT A SAFETY RISK TO THE TRAVELING PUBLIC AND REQUIRE REPAIRS SOONER THAN THE SIXTY (60) CALENDAR DAY TIME FRAME REFERRED TO HEREIN. IN SUCH CASES, THE REPAIRS OR REPLACEMENTS THE CITY MAKES WILL BE LIMITED TO REPAIRS TO PRESERVE THE INTEGRITY OF THE ROAD, NOT THE ENHANCED PAVEMENT IMPROVEMENTS, AND FOLLOWING SUCH IMPROVEMENTS, THE CITY SHALL NOTIFY THE HOA OF THE NEED FOR REPAIRS, REPLACEMENTS AND/OR MAINTENANCE SO THAT THE ENHANCED PAVEMENT IMPROVEMENTS REMAIN SUBSTANTIALLY THE SAME CONDITION AS EXISTED WHEN ACCEPTED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. IF THE HOA FAILS TO COMPLETE SUCH REPAIRS WITHIN THE SIXTY (60) CALENDAR DAYS OF A REQUEST FROM THE CITY ENGINEER OR HIS/HER DESIGNEE TO UNDERTAKE SUCH REPAIRS, REPLACEMENT AND/OR MAINTENANCE; AND IF THE CITY UNDERTAKES SUCH WORK, THE HOA SHALL REIMBURSE THE CITY FOR THE COST THE CITY INCURRED IN UNDERTAKING SUCH REPAIRS, REPLACEMENT AND/OR MAINTENANCE. THE CITY SHALL HAVE THE RIGHT TO BRING PROCEEDINGS AT LAW OR EQUITY TO ENFORCE THE HOA'S OBLIGATIONS HEREUNDER AND SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT FEES AND REASONABLE ATTORNEY'S FEES, INCURRED IN ITS EFFORTS TO ENFORCE THE HOA'S OBLIGATIONS HEREUNDER.

SCOTT COMMUNITIES AT LA PRIVADA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AN EMERGENCY VEHICLE ACCESS EASEMENT OVER, ACROSS, AND THROUGH LOT 8 AND THE AREA WITHIN TRACT 3–C IDENTIFIED AS E.V.A.E AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE 'EMERGENCY ACCESS AREA') FOR USE BY EMERGENCY SERVICE PROVIDERS, INCLUDING THE CITY OF GOODYEAR, TO RESPOND TO CALLS FOR EMERGENCY SERVICES AND TO ALLOW THE CITY OF GOODYEAR AND ITS CONTRACTORS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, MAINTAIN, REPAIR AND/OR REPLACEMENT IMPROVEMENTS WITHIN THE EMERGENCY ACCESS AREA TO PROVIDE EMERGENCY ACCESS. OWNER SHALL CONSTRUCT OR CAUSE TO BE CONSTRUCTED ACCESS IMPROVEMENTS WITHIN THE EASEMENT AREA REQUIRED BY APPLICABLE DEVELOPMENT REGULATIONS AND PURSUANT TO IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE AND SHALL MAINTAIN THE ACCESS IMPROVEMENTS IN GOOD WORKING CONDITION. THE CITY OF GOODYEAR SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE OR REPAIR OF THE ACCESS IMPROVEMENTS. IF OWNER FAILS TO MAINTAIN THE ACCESS IMPROVEMENTS AS REQUIRED HEREIN AFTER RECEIVING NOTICE FROM THE CITY OF GOODYEAR OF THE NEED FOR REPAIRS, THE CITY SHALL HAVE THE RIGHT TO UNDERTAKE SUCH REPAIRS. IF THE CITY UNDERTAKES SUCH WORK, OWNER SHALL REIMBURSE THE CITY FOR THE COST THE CITY INCURRED IN UNDERTAKING SUCH REPAIRS, REPLACEMENT AND/OR MAINTENANCE. THE CITY SHALL HAVE THE RIGHT TO BRING PROCEEDINGS AT LAW OR EQUITY TO ENFORCE THE OBLIGATIONS HEREUNDER AND SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT FEES AND REASONABLE ATTORNEY'S FEES, INCURRED IN ITS EFFORTS TO ENFORCE THE OBLIGATIONS HEREUNDER. THIS EASEMENT SHALL TERMINATE IF AN ALTERNATIVE IMPROVED SECONDARY POINT OF ACCESS THAT WILL ALLOW ACCESS TO THE PREMISES DESCRIBED HEREIN BY EMERGENCY SERVICE PROVIDERS. UPON OWNER'S REQUEST, THE CITY OF GOODYEAR SHALL EXECUTE AND RECORD TERMINATION DOCUMENTS PROVIDED BY OWNER AND IN A FORM APPROVED BY THE CITY ATTORNEY OR HIS/HER DESIGNEE. THE TEMPORARY EMERGENCY ACCESS EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE EMERGENCY ACCESS EASEMENT AREA.

SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

BY: SCOTT COMMUNITIES AT LA PRIVADA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: KDB MANAGEMENT, INC.

ITS: MANAGER

BY: _____ DATE:_____

ITS: _____

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45–546

AREA

PARCELS 3 & 7 PHASE 1: 2,292,752 SQUARE FEET OR 52.634 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: COVER
SHEET 2: KEY MAP SHEET, TRACT SUMMARY TABLE, INDEX LOT SUMMARY TABLE, NOTES, LEGEND AND DETAILS
SHEETS 3–6: TYPICAL PLAT PLAN SHEETS, LEGEND
SHEET 7: LINE AND CURVE TABLES

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS PLAT IS N89°30'48"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, T–1–N, R–2–W.

FLOOD PLAIN

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (DOTTED) PER "F.E.M.A." FLOOD CONTROL MAP NO. 04013C2140L, DATED: OCTOBER 16, 2013, AND FLOOD CONTROL MAP NO. 04013C2130L, DATED: OCTOBER 16, 2013 . ZONE "X" (DOTTED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

ON THIS ___ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF SCOTT COMMUNITIES AT LA PRIVADA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

HOMEOWNER'S ASSOCIATION RATIFICATION:

BY THIS RATIFICATION AND CONSENT, LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS _____ REFLECTED HEREIN, THE DEDICATION OF THE DRAINAGE EASEMENTS REFLECTED HEREIN, THE RESTRICTIVE COVENANTS APPLICABLE TO TRACTS _____ REFLECTED HEREIN, THE RESTRICTIVE COVENANTS, AND THE MAINTENANCE RESPONSIBILITY AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

THIS THE ___ DAY OF _____, 20__
_____ COMMUNITY ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

ON THIS ___ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF LA PRIVADA COMMUNITY ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA.

THIS ___ DAY OF _____, 20__

BY: _____ ATTEST: _____
MAYOR, _____ CLERK, _____

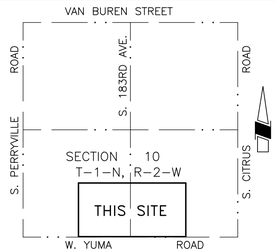
APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA.

THIS ___ DAY OF _____, 20__

BY:_____
CITY ENGINEER, _____

OWNER

SCOTT COMMUNITIES AT LA PRIVADA, LLC
2221 W. BASELINE RD., SUITE 101
TEMPE, AZ 85283
CONTACT: SCOTT ROBSON
EMAIL: SROBSON@SCOTTCOMMUNITIES.COM



VICINITY MAP

N.T.S

LEGAL DESCRIPTION

LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH A FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION ALUMINUM CAP FLUSH BEARS NORTH 89 DEGREES 30 MINUTES 48 SECONDS WEST, A DISTANCE OF 2644.95 FEET;
THENCE NORTH 89 DEGREES 30 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 1,312.22 FEET;
THENCE DEPARTING SAID SOUTH SECTION LINE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 590.00 FEET;
THENCE NORTH 89 DEGREES 30 MINUTES 48 SECONDS WEST, A DISTANCE OF 156.50 FEET;
THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 89.31 FEET;
THENCE SOUTH 89 DEGREES 32 MINUTES 02 SECONDS EAST, A DISTANCE OF 266.53 FEET;
THENCE NORTH 00 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 14.97 FEET;
THENCE SOUTH 89 DEGREES 30 MINUTES 48 SECONDS EAST, A DISTANCE OF 950.00 FEET;
THENCE NORTH 00 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 120.00 FEET;
THENCE SOUTH 89 DEGREES 30 MINUTES 48 SECONDS EAST, A DISTANCE OF 16.62 FEET;
THENCE SOUTH 44 DEGREES 32 MINUTES 36 SECONDS EAST, A DISTANCE OF 28.30 FEET;
THENCE SOUTH 00 DEGREES 25 MINUTES 35 SECONDS WEST, A DISTANCE OF 44.80 FEET;
THENCE SOUTH 89 DEGREES 34 MINUTES 25 SECONDS EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 44 DEGREES 34 MINUTES 15 SECONDS EAST, A DISTANCE OF 14.14 FEET;
THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 93.79 FEET;
THENCE NORTH 45 DEGREES 25 MINUTES 36 SECONDS EAST, A DISTANCE OF 22.94 FEET;
THENCE NORTH 00 DEGREES 25 MINUTES 37 SECONDS EAST, A DISTANCE OF 598.40 FEET;
THENCE SOUTH 89 DEGREES 30 MINUTES 48 SECONDS EAST, A DISTANCE OF 45.00 FEET;
THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 00 DEGREES 25 MINUTES 37 SECONDS EAST, A DISTANCE OF 150.52 FEET;
THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 119.51 FEET;
THENCE NORTH 61 DEGREES 15 MINUTES 19 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE NORTH, WITH A CHORD BEARING OF SOUTH 69 DEGREES 40 MINUTES 43 SECONDS EAST, A CHORD DISTANCE OF 72.07 FEET;
THENCE EASTERLY ALONG SAID NON–TANGENT CURVE, HAVING A RADIUS OF 55.00 FEET, THROUGH A CENTRAL ANGLE OF 81 DEGREES 52 MINUTES 04 SECONDS, A DISTANCE OF 78.59 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;
THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 02 MINUTES 19 SECONDS, A DISTANCE OF 7.34 FEET;
THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 608.50 FEET;
THENCE SOUTH 44 DEGREES 36 MINUTES 16 SECONDS EAST, A DISTANCE OF 16.96 FEET;
THENCE SOUTH 00 DEGREES 25 MINUTES 37 SECONDS WEST, A DISTANCE OF 276.17 FEET;
THENCE SOUTH 45 DEGREES 25 MINUTES 37 SECONDS WEST, A DISTANCE OF 28.28 FEET;
THENCE N

NOTES

1. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
2. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
3. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
4. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING.

   A) THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

   B) DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

   C) MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.

   D) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

   E) IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
5. ALL LANDSCAPING WITHIN THE STREET RIGHTS-OF-WAY FOR SOUTH 183RD AVENUE, YUMA ROAD, AND TONTO STREET SHALL BE MAINTAINED BY THE LA PRIVADA COMMUNITY ASSOCIATION.
6. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL BE PLACED LESS THAN EIGHT (8) FEET APART.
7. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.
8. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR AND THE DEVELOPER FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES TO PERSONS OR PROPERTY AND COMPLAINTS OF ANY KIND THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE OPERATION OF SUCH AIRCRAFT NEAR AND OVER THE AREA.
9. THE DEVELOPMENT IS IN PROXIMITY TO THE INTERSTATE 10 FREEWAY AND THE PROPOSED LOOP 303 FREEWAY AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY SAID FREEWAYS AND THE CONSTRUCTION OF THEREOF.
10. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
11. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND. EXCLUDING POWER LINES 69 KV AND LARGER.
12. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH A CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
13. THE CITY IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN DEVELOPMENT.
14. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION.
15. MAINTENANCE OF LANDSCAPING THAT LIES BETWEEN THE SIDEWALK AND BACK OF CURB OF ALL LOCAL STREETS WITHIN THE FRONT OF A SINGLE FAMILY RESIDENCE SHALL BE THE MAINTAINED BY THE HOA.
16. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.

∗ 17. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION, THIS INCLUDES LOTS 16, 31, 32, 44, 45, 58, 74, 84, 85, 100, 101, 116, AND 131.

∗∗ 18. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS, THIS INCLUDES LOTS 14, 59, 83, AND 117.

∗∗∗ 19. ONLY SINGLE STORY STRUCTURES SHALL BE CONSTRUCTED WITHIN THE SOUTH-SOUTHWEST CORNER OF THE PROPERTY ON LOTS THAT ARE WITHIN 100 FEET EAST OF THE WESTERN BOUNDARY OF THE PROPERTY AND 295-FEET NORTH OF THE NORTHERN BOUNDARY OF THE YUMA ROAD ALIGNMENT, THIS INCLUDES LOTS 121 AND 122.

20. THE PUBLIC SALES REPORT(S) SHALL DISCLOSE THAT THE PROPERTY IS IN CLOSE PROXIMITY TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES; AND
21. THE PUBLIC SALES REPORT(S) SHALL DISCLOSE THAT THE PROPERTY IS SUBJECT TO NOISE, CHEERING, PADDLES MAKING CONTACT WITH BALLS, BOUNCING BALLS, SPLASHES AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS AND THE LIKE; AND
22. THE PUBLIC SALES REPORT(S) SHALL INCLUDE A STATEMENT THAT THE PROPERTY IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE; AND
23. HOA SHALL OWN AND IS RESPONSIBLE FOR MAINTAINING ALL PRIVATE OPEN SPACE AREAS; COMMON AREAS, AND ALL AMENITIES AND ENHANCEMENTS DESCRIBED ABOVE, EXCEPT THAT THE HOA SHALL NOT OWN, ANY OF THE ENHANCEMENTS OR AMENITIES LOCATED WITHIN RIGHT-OF-WAY CONVEYED TO THE CITY OF GOODYEAR IN FEE, BUT SHALL BE RESPONSIBLE FOR MAINTAINING SUCH AMENITIES AND ENHANCEMENTS. WITH RESPECT TO THE PATHS AND TRAILS THE HOA IS RESPONSIBLE FOR MAINTAINING, THE HOA SHALL ENSURE THAT THEY ARE CLEARED, VISIBLE, AND SAFELY ACCESSIBLE TO ALL USERS. THE BRIDLE/EQUESTRIAN TRAIL SHALL BE OWNED AND MAINTAINED BY THE HOA THAT IS TO BE FORMED, BUT SHALL BE AVAILABLE FOR USE BY THE GENERAL PUBLIC AND AND EASEMENT SHALL BE DEDICATED TO THE CITY OF GOODYEAR. PAVERS, COLORED CONCRETE OR STAMPED CONCRETE CONSTRUCTED WITHIN PUBLIC ROADWAYS SHALL BE MAINTAINED BY THE HOA. THE HOA SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING WITHIN STREET RIGHT-OF-WAY WITHIN OR ABUTTING THE PROPERTY EXCEPT FOR LANDSCAPING WITHIN MEDIANS LOCATED WITHIN ANY ARTERIAL STREET. NOTWITHSTANDING THE FOREGOING, ANY PORTION OF THE MARICOPA TRAIL LOCATED WITHIN RIGHT-OF-WAY CONVEYED TO THE CITY SHALL BE MAINTAINED BY THE CITY;
24. SIGNAGE SHALL BE POSTED WITHIN ALL SUBDIVISION SALES OFFICES IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONES (APZS). 65 LDN AND HIGHER NOISE CONTOURS AND DEPARTURE CORRIDORS AS WELL AS THE PHOENIX-GOODYEAR AIRPORT TRAFFIC PATTERN AREA AND NOISE CONTOURS AS SUGGESTED IN GENERAL PLAN 2003-2013 (POLICY B-3 E OF SECTION 92) THIS DISPLAY SHALL INCLUDE A TWENTY-FOUR INCH BY THIRTY-SIX INCH (24" X 36") MAP AT THE MAIN ENTRANCE OF SUCH SALES FACILITIES AND SHALL INCLUDE THE APPROXIMATE LOCATION OF THE HOMES OR APARTMENTS BEING SOLD OR LEASED CLEARLY DEPICTED. (THE REQUIRED CONTENTS OF THE MAP SHALL BE PROVIDED BY THE CITY OF GOODYEAR).
25. NO DETACHED ACCESSORY BUILDING SHALL BE LOCATED CLOSER TO THE STREET SIDE OF A CORNER LOT THAN THE FRONT YARD REQUIRED ON A KEY LOT, EXCEPT SUCH SETBACK NEED NOT BE GREATER THAN ONE-HALF THE WIDTH OF THE CORNER LOT.
26. ADJACENT DWELLING UNITS ARE PROHIBITED FROM HAVING IDENTICAL BUILDING ELEVATIONS AND EXTERIOR COLORS.
27. RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.
28. THIS DEVELOPMENT IS WITHIN THE VICINITY OF AN EXISTING 230 KV OVERHEAD ELECTRIC LINE ALONG THE WEST SIDE OF PERRYVILLE ROAD.
29. NO GROWING OF PRODUCTION CROPS WITHIN 50 FEET OF ANY OCCUPIED RESIDENTIAL DWELLING UNIT SHALL BE PERMITTED ON THE GROUND OWNED BY THE PROPERTY OWNER.
30. EACH HOMEBUYER TO SIGN AN ACKNOWLEDGEMENT STATEMENT ACCEPTING MAINTENANCE RESPONSIBILITY FOR LANDSCAPING BETWEEN SIDEWALK AND CURB IN FRONT OF THEIR HOME, AND THE HOA.
31. ALL DECORATIVE STREET LIGHT POLES ARE TO BE OWNED AND MAINTAINED BY THE HOA.
32. THE WEST GOODYEAR STREETSCAPE DESIGN WHICH INCLUDES SHADED AGRARIAN OR TRELLIS STYLE SEATING AREAS, WEST GOODYEAR DESIGN ELEMENTS AT OR NEAR THE COMMUNITY ENTRANCES OFF OF YUMA ROAD AT 183RD AVENUE, THE WORDS "WEST GOODYEAR" ON THE MONUMENT SIGN WITH THE MINIMUM TEXT HEIGHT OF "WEST GOODYEAR" AS 10-INCHES SHALL BE CONTINUOUSLY MAINTAINED BY THE HOA." AND "DECORATIVE PAVERS, COLORED CONCRETE AND/OR STAMPED CONCRETE SHALL BE INCLUDED ON DRIVEWAYS OF ALL LOTS WITHIN THE PROPERTY (BETWEEN THE SIDEWALK AND THE HOUSE)."

DEVELOPMENT STANDARDS

ZONED R1-4 WITH REDUCED STANDARDS WITH A PLANNED AREA DEVELOPMENT(PAD) OVERLAY ORDINANCE NO. 2021-1505

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
1	5,400	0.124
2	5,400	0.124
3	5,399	0.124
4	5,461	0.125
5	5,568	0.128
6	5,571	0.128
7	5,563	0.128
8	5,554	0.128
9	5,359	0.123
10	5,400	0.124
11	5,400	0.124
12	5,400	0.124
13	5,400	0.124
14	5,400	0.124
15	5,400	0.124
16	5,863	0.135
17	5,555	0.128
18	5,566	0.128
19	5,578	0.128
20	5,589	0.128
21	5,601	0.129
22	5,613	0.129
23	5,624	0.129
24	5,636	0.129
25	5,466	0.125
26	5,400	0.124
27	5,400	0.124
28	5,400	0.124
29	5,400	0.124
30	5,400	0.124
31	5,760	0.132
32	5,710	0.131
33	5,400	0.124
34	5,400	0.124
35	5,400	0.124
36	5,400	0.124
37	5,400	0.124
38	5,620	0.129
39	5,694	0.131
40	5,697	0.131
41	5,700	0.131
42	5,703	0.131
43	5,707	0.131
44	6,041	0.139
45	5,889	0.135
46	5,571	0.128
47	5,574	0.128
48	5,577	0.128
49	5,581	0.128
50	5,574	0.128

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
51	5,556	0.128
52	5,400	0.124
53	5,400	0.124
54	5,400	0.124
55	5,400	0.124
56	5,400	0.124
57	5,710	0.131
58	5,365	0.123
59	5,268	0.121
60	5,268	0.121
61	5,268	0.121
62	5,268	0.121
63	5,268	0.121
64	5,268	0.121
65	5,205	0.120
66	5,149	0.118
67	5,400	0.124
68	5,400	0.124
69	5,400	0.124
70	5,400	0.124
71	5,400	0.124
72	5,400	0.124
73	5,400	0.124
74	7,325	0.168
75	7,116	0.163
76	7,116	0.163
77	7,116	0.163
78	7,116	0.163
79	6,600	0.152
80	6,600	0.152
81	6,600	0.152
82	6,600	0.152
83	6,600	0.152
84	6,659	0.153
85	6,600	0.152
86	6,600	0.152
87	6,600	0.152
88	6,600	0.152
89	6,600	0.152
90	6,600	0.152
91	6,600	0.152
92	6,600	0.152
93	6,600	0.152
94	6,600	0.152
95	6,600	0.152
96	6,600	0.152
97	6,600	0.152
98	6,600	0.152
99	6,600	0.152
100	6,550	0.150

LOT AREA TABLE

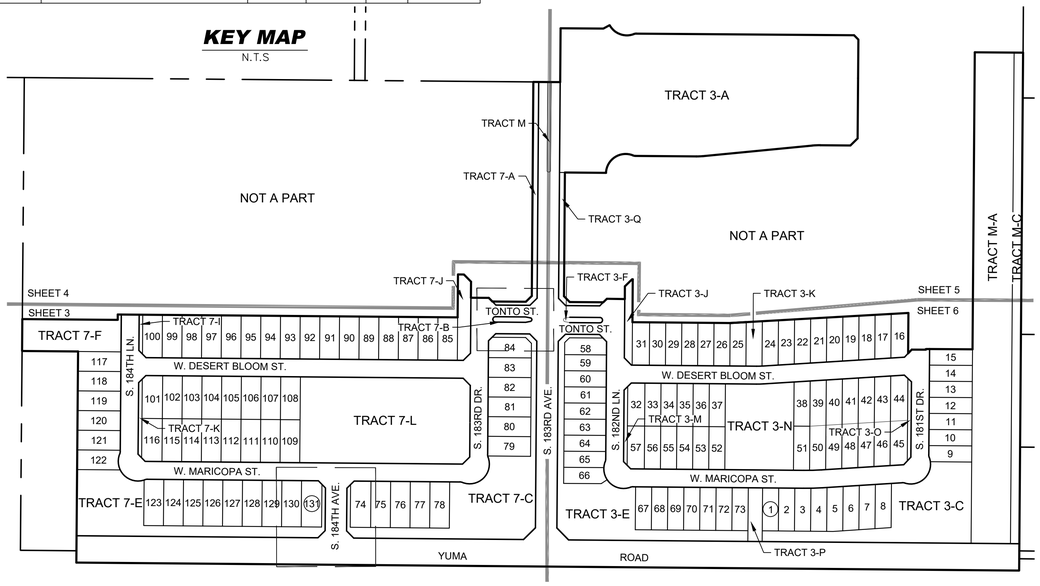
LOT #	AREA (SF)	AREA (AC)
101	6,790	0.156
102	6,600	0.152
103	6,600	0.152
104	6,600	0.152
105	6,600	0.152
106	6,600	0.152
107	6,600	0.152
108	6,600	0.152
109	6,600	0.152
110	6,600	0.152
111	6,600	0.152
112	6,600	0.152
113	6,600	0.152
114	6,600	0.152
115	6,600	0.152
116	6,790	0.156
117	6,605	0.152
118	6,602	0.152
119	6,602	0.152
120	6,602	0.152
121	6,602	0.152
122	6,447	0.148
123	7,109	0.163
124	7,116	0.163
125	7,116	0.163
126	7,116	0.163
127	7,116	0.163
128	7,116	0.163
129	7,116	0.163
130	7,116	0.163
131	7,325	0.168

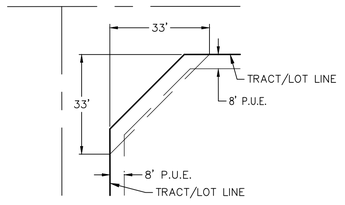
TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)	OWNER	MAINTENANCE
TRACT 3-A	P.U.E., LANDSCAPE, DRAINAGE, RECREATION	283,423	6.506	LPCA	LPCA
TRACT 3-C	P.U.E., LANDSCAPE, DRAINAGE, RECREATION	56,561	1.298	LPCA	LPCA
TRACT 3-E	P.U.E. LANDSCAPE, DRAINAGE, RECREATION	51,409	1.180	LPCA	LPCA
TRACT 3-F	LANDSCAPE, MEDIAN	1,545	0.035	COG	LPCA
TRACT 3-J	P.U.E, LANDSCAPE	4,848	0.111	LPCA	LPCA
TRACT 3-K	P.U.E, LANDSCAPE, DRAINAGE, RECREATION	5,596	0.128	LPCA	LPCA
TRACT 3-M	P.U.E., LANDSCAPE	2,100	0.048	LPCA	LPCA
TRACT 3-N	P.U.E., LANDSCAPE, DRAINAGE, RECREATION	46,369	1.064	LPCA	LPCA
TRACT 3-O	P.U.E, LANDSCAPE	2,206	0.051	LPCA	LPCA
TRACT 3-P	W.S.E., LANDSCAPE, RECREATION	6,000	0.138	LPCA	LPCA
TRACT 3-Q	P.U.E., LANDSCAPE	6,562	0.151	LPCA	LPCA
TRACT 7-A	P.U.E., LANDSCAPE	10,351	0.238	LPCA	LPCA
TRACT 7-B	LANDSCAPE, MEDIAN	1,543	0.035	COG	LPCA

TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)	OWNER	MAINTENANCE
TRACT 7-C	P.I.E., P.U.E., LANDSCAPE, DRAINAGE, RECREATION	63,333	1.454	LPCA	LPCA
TRACT 7-E	P.I.E., P.U.E., LANDSCAPE, DRAINAGE, RECREATION	49,244	1.130	LPCA	LPCA
TRACT 7-F	P.U.E., LANDSCAPE, DRAINAGE	24,861	0.571	LPCA	LPCA
TRACT 7-I	P.U.E., LANDSCAPE	1,050	0.024	LPCA	LPCA
TRACT 7-J	P.U.E., LANDSCAPE	8,409	0.193	LPCA	LPCA
TRACT 7-K	P.U.E., LANDSCAPE	2,100	0.048	LPCA	LPCA
TRACT 7-L	P.U.E., LANDSCAPE, DRAINAGE, RECREATION	113,577	2.607	LPCA	LPCA
TRACT M	LANDSCAPE, MEDIAN	2,509	0.058	COG	LPCA
TRACT M-A	LANDSCAPE, DRAINAGE, RECREATION	151,016	3.467	LPCA	LPCA
TRACT M-C	LANDSCAPE	34,317	0.788	LPCA	LPCA





(D) = 33' X 33' SIGHT VISIBILITY TRIANGLE

(D) TYPICAL VISIBILITY RESTRICTION

N.T.S.

LAND USE TABLE	PHASE 1
ZONING	R1-4
GROSS AREA (ACRES)	52.63
NET AREA (AREAS)	50.64
EXISTING RIGHT OF WAY (ACRES)	1.99
TOTAL OPEN SPACE PROVIDED	20.75
TOTAL OPEN SPACE PROVIDED (%)	39.43%
ACTIVE OPEN SPACE PROVIDED	19.33
ACTIVE OPEN SPACE PROVIDED (%)	93.16%
PASSIVE OPEN SPACE PROVIDED	1.42
PASSIVE OPEN SPACE PROVIDED (%)	6.84%
STREET PLUS EXISTING RIGHT OF WAY (AC)	13.30
AVERAGE LOT SIZE (SQ FT)	6558
MINIMUM LOT SIZE (SQ FT)	5284
MAXIMUM LOT SIZE (SQ FT)	7325
LOT COUNT	131
DENSITY (BASED ON NET ACRES)	2.59
STREET PLUS EXISTING RIGHT OF WAY (AC)	13.30

UTILITY SERVICES

WATER:	CITY OF GOODYEAR
SEWER:	CITY OF GOODYEAR
ELECTRIC:	ARIZONA PUBLIC SERVICE COMPANY
GAS:	SOUTHWEST GAS COMPANY
TELEPHONE:	CENTURY LINK COMMUNICATIONS AND COX COMMUNICATIONS
SOLID WASTE DISPOSAL:	CITY OF GOODYEAR
POLICE PROTECTION: (AND A PRIVATE PATROL)	CITY OF GOODYEAR
FIRE PROTECTION AND EMERGENCY SERVICES DISPATCH:	CITY OF GOODYEAR
CABLE TELEVISION:	COX COMMUNICATIONS

LEGEND

◉	FOUND BRASS CAP FLUSH UNLESS NOTED
●	FOUND 1/2" REBAR AS NOTED
○	SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
◉	BRASS CAP FLUSH PER MAG STANDARD DETAIL 120 TYPE 'B'
BCF	BRASS CAP FLUSH
M.C.R.	MARICOPA COUNTY RECORDER
DOC.	DOCUMENT
BK. & PG.	BOOK & PAGE
R/W	RIGHT OF WAY DEDICATED BY THIS PLAT
P.U.E.	PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT DEDICATED BY THIS PLAT
P.A.E.	PEDESTRIAN ACCESS EASEMENT DEDICATED BY THIS PLAT
S.V.T.	33' X 33' SIGHT VISIBILITY TRIANGLE DEDICATED BY THIS PLAT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED BY THIS PLAT
E.P.E.	ENHANCED PAVEMENT EASEMENT DEDICATED BY THIS PLAT
H.O.A.	HOME OWNERS ASSOCIATION
P.I.E.	PRIVATE IRRIGATION EASEMENT
L.P.C.A.	LA PRIVADA COMMUNITY ASSOCIATION
*	SEE NOTES ON SHEET 2
W.S.E.	WATER & SEWER EASEMENT DEDICATED HEREON
E.X.	EXISTING
	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	LOT/TRACT LINE
	CENTER LINE
	SECTION LINE
	EASEMENT LINE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35833
JASON A. SEGNERI
12/14/2022
Date Signed
ARIZONA U.S.A.

LA PRIVADA PARCELS 3 & 7 PHASE 1

KEY MAP SHEET

SHEET 2 OF 7

RICK ENGINEERING COMPANY
Phoenix
22415 NORTH 16TH STREET
PHOENIX, AZ 85024
602.957.3350
rickengineering.com
Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield

JOB NUMBER	PREPARED BY:	DATE PREPARED:
4684N	ABM	12/14/2022

MATCHLINE - SHEET 4

MATCHLINE - SHEET 6

W. TONTO STREET

W. DESERT BLOOM STREET

W. MARICOPA STREET

YUMA ROAD

S. 184TH LANE

S. 183RD AVENUE

S. 183RD DRIVE

S. 184TH AVENUE

TRACT 7-F

TRACT 7-I

TRACT 7-J

TRACT 7-K

TRACT 7-L

TRACT 7-B

TRACT 7-E

TRACT 7-C

APN: 502-40-280
2018-0621736 M.C.R

EX. PUBLIC UTILITY AND ACCESS EASEMENT DOC. 2015-0264080 MCR

EX. PUBLIC UTILITY AND ACCESS EASEMENT DOC. 2015-0264081 MCR

S.W. COR. SEC. 10 T.1N., R.2 W. FND. MCDOT ACF

1332.73' N89°30'48"W 2644.95' (BASIS OF BEARING)

S. 1/4 COR. SEC. 10 T.1N., R.2 W. FND. MCDOT BCF POINT OF BEGINNING

EX. 33' COUNTY ROADWAY BK. 1 PG. 61 M.C.R. BK. 2 PG. 12 M.C.R

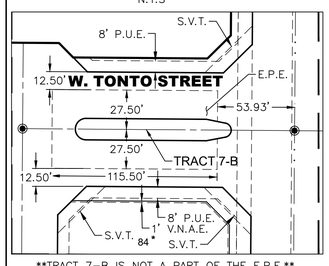
724.48'

587.75'

75.00' R/W

DETAIL "A"

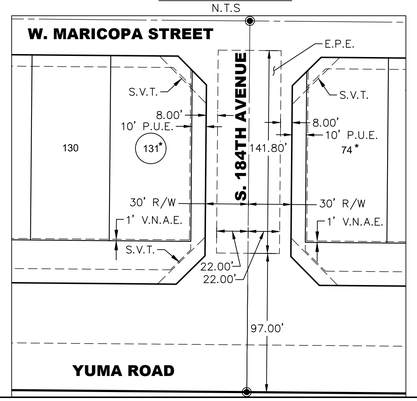
N.T.S



TRACT 7-B IS NOT A PART OF THE E.P.E.

DETAIL "E"

N.T.S



LEGEND

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●	FOUND 1/2" REBAR AS NOTED
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◉	BRASS CAP FLUSH PER MAG STANDARD DETAIL 120 TYPE 'B'
BCF	BRASS CAP FLUSH
M.C.R.	MARICOPA COUNTY RECORDER
DOC.	DOCUMENT
BK. & PG.	BOOK & PAGE
R/W	RIGHT OF WAY DEDICATED BY THIS PLAT
EX.	EXISTING
*	SEE NOTES ON SHEET 2
	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	LOT/TRACT LINE

P.U.E.	PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT
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P.I.E.	PRIVATE IRRIGATION EASEMENT
L.P.C.A.	LA PRIVADA COMMUNITY ASSOCIATION
W.S.E.	WATER & SEWER EASEMENT DEDICATED HEREON
	CENTER LINE
	SECTION LINE
	EASEMENT LINE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35833
JASON A. SEGNERI
Date Signed 12/14/2022
ARIZONA U.S.A.

LA PRIVADA PARCELS 3 & 7 PHASE 1

50 0 50 100
SCALE FEET

PLAT SHEET

SHEET 3 OF 7

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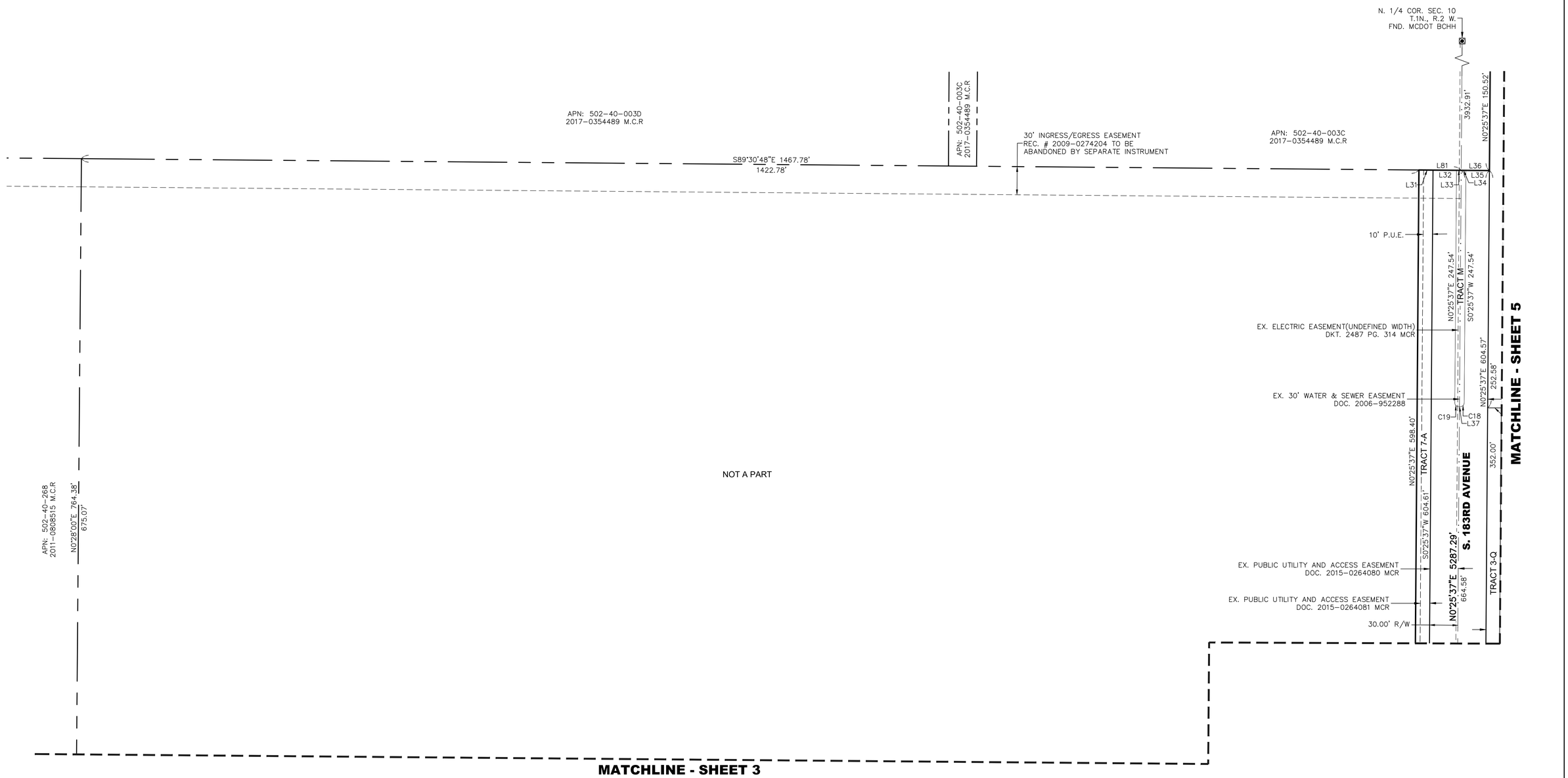

LEGEND

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SCALE 50 0 50 100 FEET

LA PRIVADA PARCELS 3 & 7 PHASE 1

PLAT SHEET

SHEET 4 OF 7

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N. 1/4 COR. SEC. 10
T.1N., R.2 W.
FND. MCDOT BCHH

APN: 502-40-008
2017-0354489 M.C.R

S89°34'23"E 119.51'

L38

C20

C21

S89°34'23"E 608.50'

8' P.U.E.

S.V.T.

L39

393.91'

N0°25'37"E 150.52'

15' P.U.E.

L81

L36

L32

L35

L33

L34

TRACT 3-A

S0°25'37"W 276.17'

N0°25'37"E 247.54'

TRACT M

S0°25'37"W 247.54'

S.V.T.

L41

C22

N89°34'23"W 83.96'

8' P.U.E.

S84°30'23"W 306.56'

C24

N89°30'31"W 170.03'

C23

C25

N0°25'37"E 604.57'

252.58'

N89°34'17"W 115.12'

C19

C18

L37

L113

352.00'

S. 183RD AVENUE

N0°25'37"E 5287.29'

664.58'

TRACT 3-Q

S0°25'37"W 345.82'

15' P.U.E.

30.00' R/W

NOT A PART

MATCHLINE - SHEET 6

APN: 502-40-008
2017-0354489 M.C.R

S89°34'12"E 135.00'

110.00'

L40

APN: 502-40-001W
2016-0197857 M.C.R

830.46'

N0°25'50"E 1372.78'

S0°25'50"W 1358.22'

S0°25'50"W 1447.92'

APN: 502-40-037A
1999-0935827 M.C.R

TRACT M-A

TRACT M-C

MATCHLINE - SHEET 4

LEGEND

◉	SET BRASS CAP FLUSH UNLESS NOTED
●	FOUND 1/2" REBAR AS NOTED
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◉	BRASS CAP FLUSH PER MAG STANDARD DETAIL 120 TYPE 'B'
BCF	BRASS CAP FLUSH
M.C.R.	MARICOPA COUNTY RECORDER
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BK. & PG.	BOOK & PAGE
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50 0 50 100
SCALE FEET

LA PRIVADA PARCELS 3 & 7 PHASE 1

PLAT SHEET

SHEET 5 OF 7

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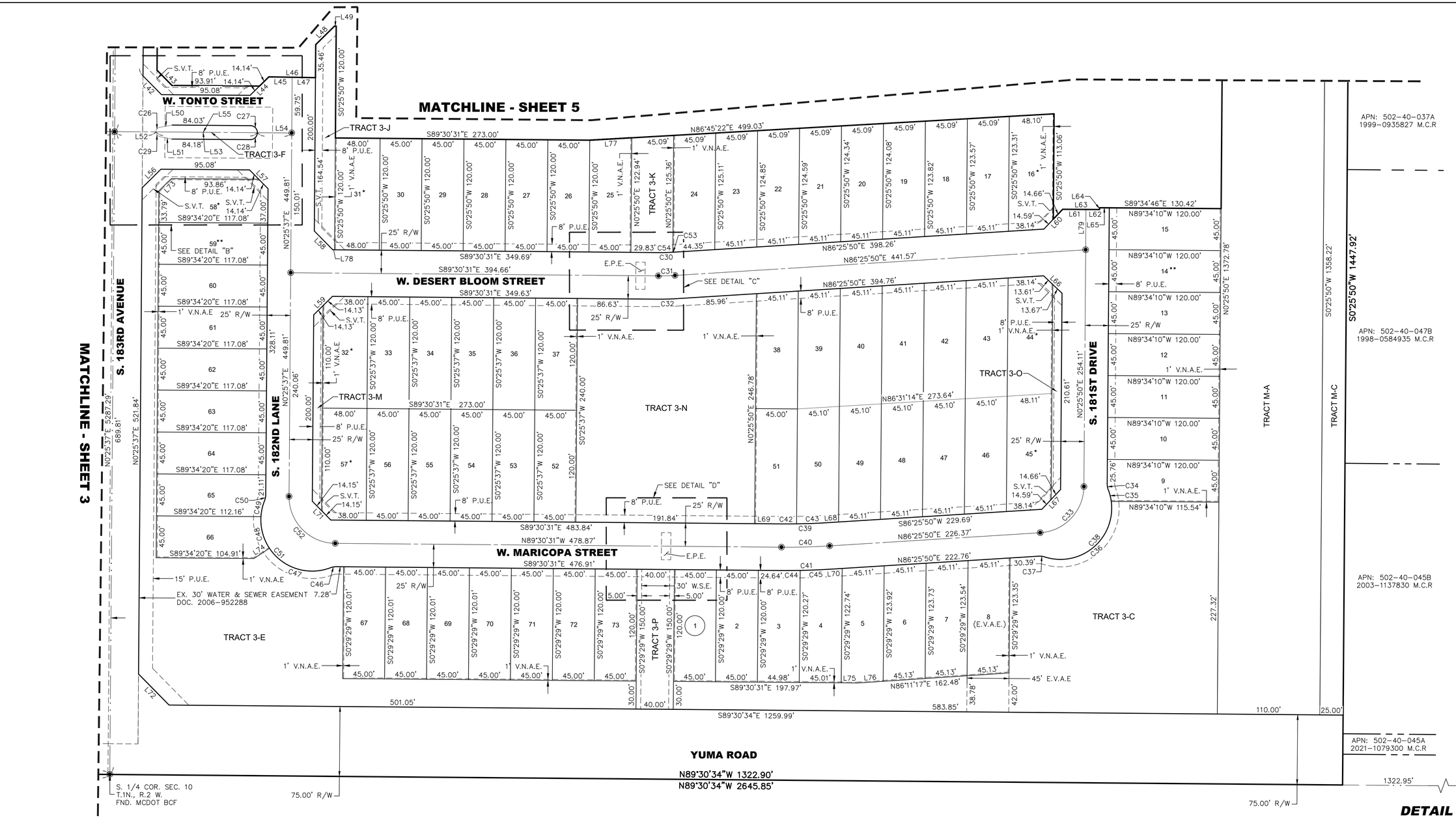
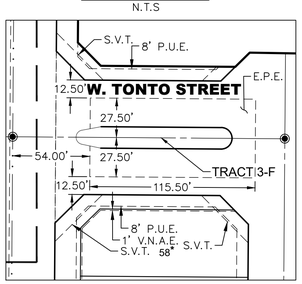
JOB NUMBER	PREPARED BY:	DATE PREPARED:
4684N	ABM	12/14/2022



DETAIL "B"

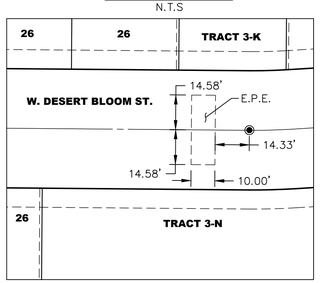
N.T.S



TRACT 3-F IS NOT A PART OF THE E.P.E.

DETAIL "C"

N.T.S



LEGEND

◉	SET BRASS CAP FLUSH UNLESS NOTED
●	FOUND 1/2" REBAR AS NOTED
○	SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
⊙	BRASS CAP FLUSH PER MAG STANDARD DETAIL 120 TYPE 'B'
BCF	BRASS CAP FLUSH
M.C.R.	MARICOPA COUNTY RECORDER
DOC.	DOCUMENT
BK. & PG.	BOOK & PAGE
R/W	RIGHT OF WAY DEDICATED BY THIS PLAT
EX.	EXISTING
*	SEE NOTES ON SHEET 2
	BOUNDARY LINE
	ADJOINING PROPERTY LINE

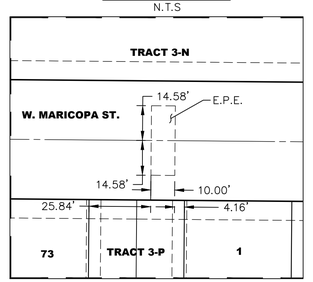
P.U.E.	PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT DEDICATED BY THIS PLAT
P.A.E.	PEDESTRIAN ACCESS EASEMENT DEDICATED BY THIS PLAT
S.V.T.	33' X 33' SIGHT VISIBILITY TRIANGLE DEDICATED BY THIS PLAT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED BY THIS PLAT
E.P.E.	ENHANCED PAVEMENT EASEMENT DEDICATED BY THIS PLAT
W.S.E.	WATER & SEWER EASEMENT DEDICATED BY THIS PLAT
H.O.A.	HOME OWNERS ASSOCIATION
P.I.E.	PRIVATE IRRIGATION EASEMENT
L.P.C.A.	LA PRIVADA COMMUNITY ASSOCIATION
W.S.E.	WATER & SEWER EASEMENT DEDICATED HEREON
	CENTER LINE
	SECTION LINE
	EASEMENT LINE

50 0 50 100
SCALE FEET

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35833
JASON A.
SEGNERI
12/19/2022
ARIZONA U.S.A.

DETAIL "D"

N.T.S



LA PRIVADA PARCELS 3 & 7 PHASE 1

PLAT SHEET

SHEET 6 OF 7

RICK ENGINEERING COMPANY
Phoenix
22415 NORTH 16TH STREET
PHOENIX, AZ 85024
602.957.3350
rickengineering.com
Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield

JOB NUMBER	PREPARED BY:	DATE PREPARED:
4684N	ABM	12/14/2022

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N44°30'47"W	28.28'
L2	S45°29'12"W	28.28'
L3	N45°25'36"E	28.28'
L4	N44°34'23"W	28.28'
L5	S45°27'25"W	46.64'
L6	N78°36'04"W	13.59'
L7	N79°20'04"E	13.51'
L8	S89°34'23"E	190.00'
L9	S89°34'24"E	36.87'
L10	S89°35'43"E	108.85'
L11	S89°31'05"E	44.28'
L12	N0°25'35"E	60.00'
L13	S89°34'25"E	25.00'
L14	S89°34'25"E	25.00'
L15	S44°34'15"E	28.28'
L16	N45°25'35"E	28.28'
L17	N45°25'36"E	22.94'
L18	S89°34'25"E	50.00'
L19	S0°25'35"W	44.80'
L20	S44°32'36"E	28.30'
L21	S89°30'48"E	16.62'

LINE TABLE		
LINE	DIRECTION	LENGTH
L22	N45°27'24"E	28.27'
L23	N44°31'25"W	28.29'
L24	N0°27'58"E	14.97'
L25	N45°28'35"E	28.28'
L26	N44°31'25"W	28.29'
L27	N45°27'24"E	28.27'
L28	N44°32'36"W	28.30'
L29	S44°30'48"E	28.28'
L30	N45°29'05"E	28.29'
L31	S89°30'48"E	15.00'
L32	S89°30'48"E	25.00'
L33	S89°30'48"E	5.00'
L34	S89°34'23"E	5.00'
L35	S89°34'23"E	25.00'
L36	S89°34'23"E	30.00'
L37	N89°34'25"W	2.00'
L38	N61°15'19"E	20.00'
L39	S44°36'16"E	16.96'
L40	S89°34'12"E	25.00'
L41	S45°25'37"W	28.28'
L42	N44°34'20"W	28.28'

LINE TABLE		
LINE	DIRECTION	LENGTH
L43	S44°33'19"E	22.88'
L44	N45°25'40"E	28.28'
L45	S89°00'01"E	25.00'
L46	S89°00'01"E	50.00'
L47	S89°00'01"E	25.00'
L48	N45°27'33"E	28.27'
L49	S89°30'31"E	1.88'
L50	N79°27'19"E	13.62'
L51	N78°28'49"W	13.48'
L52	S89°34'23"E	44.27'
L53	S89°36'08"E	108.95'
L54	S89°29'10"E	36.86'
L55	S89°34'23"E	190.08'
L56	N45°25'40"E	28.28'
L57	N44°34'21"W	28.28'
L58	N44°32'27"W	28.30'
L59	N45°27'33"E	28.27'
L60	N43°25'50"E	29.25'
L61	S89°34'10"E	25.00'
L62	S89°34'10"E	14.58'
L63	S89°34'10"E	39.58'

LINE TABLE		
LINE	DIRECTION	LENGTH
L64	N0°25'50"E	1.94'
L65	S89°41'36"E	10.42'
L66	N46°34'10"W	27.28'
L67	N43°25'50"E	29.25'
L68	S86°25'50"W	11.10'
L69	N89°30'31"W	29.00'
L70	N86°25'50"E	11.92'
L71	S44°32'27"E	28.30'
L72	N44°32'28"W	46.69'
L73	S45°26'41"W	18.69'
L74	N56°24'18"E	20.00'
L75	S89°30'31"E	17.98'
L76	N86°11'17"E	27.09'
L77	N86°45'18"E	45.09'
L78	N89°30'31"W	1.86'
L79	N0°25'50"E	43.31'
L80	S44°34'24"E	22.94'
L81	S89°30'48"E	45.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	21°02'22"	20.00'	7.34'	N78°59'37"W 7.30'
C2	132°08'21"	55.00'	126.84'	N45°27'24"E 100.54'
C3	21°02'22"	20.00'	7.34'	S10°05'36"E 7.30'
C4	10°18'56"	20.00'	3.60'	N15°27'19"W 3.60'
C5	10°43'26"	20.00'	3.74'	N4°56'07"W 3.74'
C6	90°03'37"	50.00'	78.59'	N45°27'24"E 70.75'
C7	90°25'37"	7.50'	11.84'	S45°12'49"W 10.65'
C8	79°05'17"	5.00'	6.90'	N39°03'25"W 6.37'
C9	79°20'04"	5.00'	6.92'	N39°40'02"E 6.38'
C10	90°00'00"	7.50'	11.78'	S44°34'23"E 10.61'
C11	89°58'46"	50.00'	78.52'	S44°31'25"E 70.70'
C12	21°02'22"	20.00'	7.34'	N10°59'09"E 7.30'
C13	132°03'30"	55.00'	126.77'	S44°31'25"E 100.51'
C14	21°02'22"	20.00'	7.34'	S79°58'01"W 7.30'
C15	47°20'05"	55.00'	45.44'	S2°09'42"E 44.16'
C16	82°17'14"	55.00'	78.99'	S66°58'22"E 72.37'
C17	2°26'11"	55.00'	2.34'	N70°39'56"E 2.34'
C18	89°59'58"	4.00'	6.28'	S45°25'36"W 5.66'
C19	90°00'02"	4.00'	6.28'	N44°34'24"W 5.66'
C20	81°52'04"	55.00'	78.59'	S69°40'43"E 72.07'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C21	21°02'19"	20.00'	7.34'	S79°54'25"W 7.30'
C22	5°55'14"	225.00'	23.25'	S87°28'00"W 23.24'
C23	5°59'06"	175.00'	18.28'	N87°29'56"E 18.27'
C24	21°02'22"	20.00'	7.34'	S78°59'20"E 7.30'
C25	108°58'57"	55.00'	104.62'	S57°02'23"W 89.54'
C26	79°01'39"	5.00'	6.90'	N39°56'29"E 6.36'
C27	89°34'23"	7.50'	11.73'	N44°47'11"W 10.57'
C28	90°00'00"	7.50'	11.78'	N45°25'37"E 10.61'
C29	78°54'29"	5.00'	6.89'	N39°01'35"W 6.35'
C30	4°03'39"	225.00'	15.95'	N88°27'39"E 15.94'
C31	4°03'39"	250.00'	17.72'	N88°27'39"E 17.71'
C32	4°03'39"	275.00'	19.49'	N88°27'39"E 19.49'
C33	86°00'00"	50.00'	75.05'	N43°25'50"E 68.20'
C34	21°02'22"	20.00'	7.34'	S10°05'21"E 7.30'
C35	13°00'06"	55.00'	12.48'	N14°06'29"W 12.45'
C36	115°04'38"	55.00'	110.47'	N49°55'53"E 92.81'
C37	21°02'22"	20.00'	7.34'	N83°02'59"W 7.30'
C38	128°04'44"	55.00'	122.95'	N43°25'50"E 98.90'
C39	4°03'39"	705.00'	49.97'	N88°27'39"E 49.96'
C40	4°03'39"	730.00'	51.74'	N88°27'39"E 51.73'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C41	4°03'39"	755.00'	53.51'	N88°27'39"E 53.50'
C42	1°18'03"	705.00'	16.00'	S89°50'28"W 16.00'
C43	2°45'36"	705.00'	33.96'	S87°48'38"W 33.96'
C44	1°32'37"	755.00'	20.34'	N89°43'10"E 20.34'
C45	2°31'01"	755.00'	33.17'	N87°41'21"E 33.17'
C46	21°02'22"	20.00'	7.34'	S79°58'18"W 7.30'
C47	76°57'11"	55.00'	73.87'	S72°04'18"E 68.44'
C48	37°11'13"	55.00'	35.70'	S15°00'05"E 35.07'
C49	17°52'29"	55.00'	17.16'	S12°31'45"W 17.09'
C50	21°02'22"	20.00'	7.34'	N10°56'49"E 7.30'
C51	132°00'53"	55.00'	126.72'	S44°32'27"E 100.50'
C52	89°56'09"	50.00'	78.48'	N44°32'27"W 70.67'
C53	0°11'38"	225.00'	0.76'	S86°31'39"W 0.76'
C54	3°52'01"	225.00'	15.19'	S88°33'28"W 15.18'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35833
JASON A. SEGNERI
Date Signed 12/14/2022
ARIZONA U.S.A.

LA PRIVADA PARCELS 3 & 7 PHASE 1

LINE AND CURVE TABLES

SHEET 7 OF 7

RICK ENGINEERING COMPANY
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Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield

JOB NUMBER	PREPARED BY:	DATE PREPARED:
4684N	ABM	12/14/2022

ITEM #: 6.
DATE: 09/27/2021
AI #:464

CITY COUNCIL ACTION REPORT

SUBJECT: PRELIMINARY PLAT FOR LA PRIVADA PARCELS 3 AND 7

STAFF PRESENTER(S): Christian M. Williams, Planner

OTHER PRESENTER(S):
Laurie Castillo, Rick Engineering Co

SUMMARY

Preliminary Plat for La Privada Parcels 3 and 7 subdividing approximately 87.82 acres of the approximate 240.32 acres rezoned by Ordinance No.2021-1505 into 284 lots and 28 tracts. (The property rezoned by Ordinance 2021-1505 is referred to as the "La Privada Property" and the portion of the La Privada Property included within the Preliminary Plat for La Privada Parcels 3 and 7 is referred to as the "Property").

Recommendation

Approve the preliminary plat for La Privada Parcels 3 and 7, subdividing approximately 87.82 acres into 284 lots and 28 tracts (the "Property"), subject to stipulations and grant the City Engineer or his designee to modify stipulations provided the modifications are consistent with the intent of the stipulations being modified and are not inconsistent with the terms of any other document adopted by the Goodyear City Council related to the development of the La Privada Property. (Christian M. Williams, Planner)

STIPULATIONS

1. Prior to the recordation of the first final plat subdividing all or part of the Property, Owner shall form a homeowners' association ("HOA") for the La Privada; and

2. As a condition of the rezoning of the La Privada Property, Owner/Developer is required to construct a 6.5-acre centralized park located at the heart of the La Privada Property that provides localized usable active open space area and that includes all of the following resident and recreational amenities:

- · An outdoor community center that provides a covered and connected community space that surrounds a centralized event lawn on three sides. The outdoor community center shall not be a ramada structure, but shall be designed to feel like a unified outdoor building. The back side of the community center (i.e. the side not adjacent to the centralized event lawn) shall be constructed to have the feel of a solid wall but does not have to be a solid wall. The outdoor community center shall be designed to provide areas that are separated from one another that allow for small and large group gatherings and/or that provide for entertainment activities such as ping pong, pool, and areas to play board games;
- · Shaded or trellised areas with seating, which shall be clustered adjacent to the community center and/or centralized event lawn;

· Areas for activities such as cornhole, bocce ball and the like, which shall be located adjacent to the community center and/or centralized event lawn;
· Kitchen preparation facilities with a built-in counter top sink and a minimum of two gas barbecue grills, which can be located either within the outdoor community center or under a shaded or trellised structure;
· A splash pad fountain with shaded perimeter seating;
· An area with a fireplace and fire pits that provides for seating;
· Sports courts such as basketball courts, tennis courts, pickleball courts and the like, which shall be located adjacent to the Outdoor Community Center and/or centralized event lawn;
· A multi-use turfed field;
· Amphitheater seating;
· The resident and recreational amenities to be provided as set forth above may be modified subject to the determination of the City of Goodyear Zoning Administrator, at his sole discretion, that the alternatively proposed resident and recreational amenities shall collectively be of an equal or greater quality to those described above; and

3. No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for any structure within the Property, except for model homes, until the 6.5-acre centralized park has been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and

4. Owner/Developer shall construct an 8-foot decomposed granite bridle/equestrian trail along the eastern boundary of the Property, which shall be completed prior to the issuance of any Certificate of Completion, Certificate of Occupancy or Temporary Certificate of Occupancy for any structure located within the Property. The bridle/equestrian trail shall be owned and maintained by the HOA that is to be formed, but shall be available for use by the general public. An easement, in a form acceptable to the City Attorney or his designee, that allows for such public use over the portion of the bridle/equestrian trail that is to be constructed as provided herein shall be dedicated to the City prior to or concurrently with the recordation of the first final plat subdividing all or part of the Property; and

5. As a condition of the rezoning of the La Privada Property, Owner/Developer is required to construct paved 5-foot wide off-street paths/trails (i.e. the trails/paths are not adjacent to public right-of-way) within the La Privada Property that interconnect the development parcels and connect all the development parcels to the 6.5-acre centralized park as well as to the 6-foot paved pedestrian trail and to the 8-foot decomposed granite bridle/equestrian trail. The final plat(s) for the Property shall include these 5-wide off-street paths/trails and where these trails cross any roads, they should be marked with pavers, colored concrete or stamped concrete. The paved off-street paths/trails referred to herein shall be completed prior to the issuance of any Certificate of Completion, Certificate of Occupancy, or Temporary Certificate of Occupancy for any structure within the Property. The pavers, colored concrete or stamped concrete constructed within public roadways shall be maintained by the HOA; and

6. Owner/Developer shall construct a path/trail along Yuma Road, which shall be part of the Maricopa Trail, that consists of a minimum of an 8-foot concrete sidewalk with 2-feet of compacted decomposed granite on both sides of the concrete sidewalk (which are level with the concrete sidewalk) and that shall be setback a minimum of 12 feet from the curb of Yuma Road following the completion of the Yuma Road Improvements. No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for any structure within the Property, except for model homes until the path/trail referred to herein has been completed; and

7. A raised and landscaped median island, which shall be owned by the City but maintained by the HOA, shall be constructed within 183rd Avenue in front of the centralized park and community

center; and

8. The following shall be added as notes on each final plat that includes any portion of the Property:
   a. Only single-story structures shall be constructed within the south - southwest corner of the Property on lots that are within 100-feet east of the western boundary of the Property and 295-feet north of the northern boundary of the Yuma Road alignment; and
   b. The Public Sales Report(s) shall disclose that the Property is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; and
   c. The Public Sales Report(s) shall disclose that the Property is subject to noise, cheering, paddles making contact with balls, bouncing balls, splashes and other loud noises commonly associated with recreation centers, parks and the like; and
   d. The Public Sales Report(s) shall include a statement that the Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base; and
   e. HOA shall own and is responsible for maintaining all private open space areas; common areas, and all amenities and enhancements described above, except that the HOA shall not own, any of the enhancements or amenities located within right-of-way conveyed to the City of Goodyear in fee, but shall be responsible for maintaining such amenities and enhancements. With respect to the paths and trails the HOA is responsible for maintaining, the HOA shall ensure that they are cleared, visible, and safely accessible to all users. The HOA shall also be responsible for maintaining all landscaping within street right-of-way within or abutting the Property except for landscaping within medians located within any arterial street. Notwithstanding the foregoing, any portion of the Maricopa Trail located within right-of-way conveyed to the City shall be maintained by the City; and

9. Owner shall obtain from all initial homebuyers an executed acknowledgment that runs with the land in which the homebuyer(s) acknowledge that the lot they are purchasing is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; and

10. Owner shall obtain an executed waiver agreement from all initial homebuyers that complies with the following. The waiver agreement shall run with the land and shall include the following waiver language: "Buyer(s) acknowledge that the lot being purchased is subject to attendant noise, vibrations, dust, and all other effects that may be caused by over flights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base, and hereby releases and discharges the City of Goodyear from any liability for any and all claims for future damages to persons or property and complaints of any kind that may arise at any time in the future from the operation of such aircraft near and over the area"; and

11. Signage shall be posted within all subdivision sales offices identifying the location of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary. This display shall include a 24-inch x 36-inch map at the main entrance of such sales facility and shall include the approximate locations of the homes being sold clearly depicted; and

12. Owner shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the La Privada Property and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permit for work within the Property, whichever is earlier; and

13. Prior to recordation of the first final plat subdividing all or part of the Property, Owner shall remit

a cost recovery payment to the City in the amount of $231,022.18 pursuant to the Cost Recovery Resolution of Intention No. 06-1064 as amended by Resolution No. 14-1621 and Resolution No. 16-1747 (the "Cost Recovery Resolution – Water Delivery Lines") for regional water delivery line E that has been fully constructed and regional water delivery line F that has been partially constructed. No building permits for any structures within the Property shall be issued until this payment has been received by the City; and

14. Prior to recordation of the first final plat subdividing all or part of the Property, Owner shall remit a cost recovery payment to the City in the amount of $1,586,284.03 pursuant to the Cost Recovery Resolution of Intention No. 06-1065 as amended by Resolution No. 14-1622 and Resolution No. 16-1748 (the "Cost Recovery Resolution – Wastewater Trunk Lines") for regional water line B, E, I, J and K that have been fully constructed. No building permits for any structures within the Property shall be issued until this payment has been received by the City; and

15. Unless the following water lines and wastewater lines have been fully constructed or are under construction by others when the first final plat subdividing all or part of the Property is recorded, Owner/Developer shall construct and/or complete the construction of the following water delivery lines identified in the Cost Recovery Resolution – Water Delivery Lines as benefitting the La Privada Property and the following wastewater trunk lines identified in the Cost Recovery Resolution – Wastewater Trunk Lines as benefitting the La Privada Property:

a. Complete construction of Water Delivery Line F
b. Construct Water Delivery Lines C and D
c. Construct Wastewater Trunk Line N

Regardless of who is constructing the foregoing water delivery lines and wastewater trunk line, no building permits for any structures within the Property shall be issued until all of the foregoing water delivery lines and wastewater trunk line have been completed and accepted by the City Engineer of his designee subject to completion of the two-year warranty period; and

16. If Wastewater Trunk Line N has been or is being constructed by others when the first final plat subdividing all or part of the Property is to be recorded, Owner shall make a cost recovery payment for its proportionate share of the costs of Wastewater Trunk Line N pursuant to the Cost Recovery Resolution – Wastewater Trunk Lines prior to the recordation of the first final plat subdividing all or part of the Property. The amount of the cost recovery payment owed shall be based on the actual cost of Wastewater Trunk Line N if it has been completed and the actual cost of the Wastewater Line documented and approved by the City Engineer. If Wastewater Trunk Line N is under construction but has not been completed, or if the actual cost of Wastewater Trunk Line N has not been documented and approved by the City Engineer, the amount of the cost recovery payment shall be $644,282.70, which is the amount reflected in the Cost Recovery Resolution – Wastewater Trunk Lines as the proportionate share of Wastewater Trunk Line N attributable to the La Privada Property. No building permits for any structures within the Property shall be issued until this payment has been received by the City; and

17. If Water Delivery Line C has been or is being constructed by others when the first final plat subdividing all or part of the Property is to be recorded, Owner shall make a cost recovery payment for its proportionate share of the cost of Water Delivery Line C pursuant to the Cost Recovery Resolution – Waster Delivery Lines prior to the recordation of the first final plat subdividing all or part of the Property. The amount of the cost recovery payment owed shall be based on the actual cost of Water Delivery Line C if it has been completed and the actual cost of the Water Delivery Line C documented and approved by the City Engineer. If Water Delivery Line C has not been completed, or if the actual cost of Water Delivery Line C has not been documented and approved by the City Engineer, the amount of the cost recovery payment shall be $149,469.09, which is the amount reflected in the Cost Recovery Resolution – Water Delivery Lines as the proportionate share of Water Delivery Line C attributable to the La Privada Property. No building permits for any structures within the Property shall be issued until this payment has been received by the City; and

18. If Water Delivery Line D has been or is being constructed by others when the first final plat subdividing all or part of the Property is to be recorded, Owner shall make a cost recovery payment for its proportionate share of the cost of Water Delivery Line D pursuant to the Cost Recovery Resolution – Waster Delivery Lines prior to the recordation of the first final plat subdividing all or part of the Property. The amount of the cost recovery payment owed shall be based on the actual cost of Water Delivery Line D if it has been completed and the actual cost of the Water Delivery Line D documented and approved by the City Engineer. If Water Delivery Line D has not been completed, or if the actual cost of Water Delivery Line C has not been documented and approved by the City Engineer, the amount of the cost recovery payment shall be $272,096.31, which is the amount reflected in the Cost Recovery Resolution – Water Delivery Lines as the proportionate share of Water Delivery Line D attributable to the La Privada Property. No building permits for any structures within the Property shall be issued until this payment has been received by the City; and

19. Owner/Developer is responsible for constructing all drainage facilities required to convey, retain, and/or otherwise dispose of on-site storm-water run-off and storm-water run-off from adjacent streets and all drainage facilities required to convey and dispose of off-site storm water run-off from north of the La Privada Property as generally described in that certain document titled La Privada Conceptual Drainage Map declared a Public Record by Resolution No. 2021-2165, and which is referred to and made a part hereof as if fully set forth herein (the "Drainage Map"), including an Emergency Conveyance Channel through the La Privada Property that is approximately 95-feet wide. The Emergency Conveyance Channel is being phased while the final location of the channel is being determined. Owner/Developer shall complete the first phase of the Emergency Conveyance Channel, which consists of the portion of the channel located along the eastern boundary of the Property prior to the issuance of any Certificate of Completion, Certificate of Occupancy or Temporary Certificate of Occupancy for any structure within the Property. Unless otherwise approved in a written phasing plan approved by the City Engineer or his designee, the remainder of the Emergency Conveyance Channel shall be completed prior to the issuance of any Certificate of Completion, Certificate of Occupancy or Temporary Certificate of Occupancy for any structure within the portion of the La Privada Property not included within this preliminary plat; and

20. Owner/Developer shall construct full half-street improvements required for a Scenic Arterial as set forth in the Engineering Design Standards and Policies for the section of W. Yuma Road along or abutting the southern boundary of the Property, which includes but is not limited to pavement, curb and gutter, one-half median, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Yuma Road Improvements. The Yuma Road Improvements shall be completed prior to the issuance of any Certificate of Completion, Certificate of Occupancy or Temporary Certificate of Occupancy for any structure within the Property; and

21. Owner/Developer shall remit to the City an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of W. Yuma Road along or adjacent to the frontage of the Property. The in-lieu payment for the median and median landscaping shall be based on the actual cost of the full median and full median landscaping if completed or the estimated cost of the full median and full median landscaping as determined by the City Engineer or designee, and it shall be paid prior to the recordation of the first final plat subdividing all or part of the Property; and

22. Owner/Developer shall construct full street improvements (i.e. improvements to the east and west sides of 183rd Avenue) required for a Minor Collector, as set forth in the Engineering Design Standards and Policies in effect at the time of construction, for the section of 183rd Avenue located within the Property (i.e. between Yuma Road and Harrison Street), including, but not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "183rd Avenue Improvements"). Full street improvements to the section of 183rd

Avenue included within the Property shall be completed prior to the issuance of any Certificate of Completion, Certificate of Occupancy or Temporary Certificate of Occupancy for any structure located within the Property; and

23. In addition to the constructing the specific infrastructure identified in the stipulations herein, Owner/Developer shall construct, at no cost to the City, all public infrastructure improvements: (i) needed for the city to provide water and wastewater services to the Property and (ii) required to be constructed pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; and

24. Owner shall dedicate, at no cost to the City, all rights-of-way and/or easements that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property, including rights-of-way and/or easements needed for the construction of any regional water delivery lines identified in the Cost Recovery Resolution – Water Delivery Lines as benefitting the Property and/or for the construction identified in the Cost Recovery Resolution – Wastewater Trunk Lines as benefitting the Property (iii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iv) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (v) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (vi) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vii) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this Ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his designee, all dedications shall be made at the earlier of the following: (i) prior to or concurrent with recordation of a final plat that includes the area in which the portion of the Property to be dedicated is located or (ii) prior to the issuance of any construction permit, including grading permits, for work of any public infrastructure Owner/Developer is required to construct; and

25. Prior to recordation of any final plat subdividing all or part of the property including within this preliminary plat, Owner shall make an in-lieu payment for 50% of the full traffic signal (all four legs) at W. Yuma Road and S. 183rd Avenue. The in-lieu payment shall be based on the actual cost of the traffic signal if it has been constructed or if the payment is required before the signal is constructed it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee; and

26. Owner shall comply with any and all Development Agreements that apply to the development of the Property in whole or in part and shall remit all payments owed pursuant to the terms of any and all Development Agreements that apply to the development of the Property in whole or in part; and

27. In addition to compliance with the stipulations set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the City of Goodyear subdivision regulations, the City of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works

construction, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and

28. Prior to recordation of the first final plat subdividing all or part of the Property, Owner shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the entire La Privada Property zoned by Ordinance 2021-1505 and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear; and

29. In the final plat that includes Parcel 3 of the preliminary plat, Owner shall dedicate to the City a 20' Temporary Emergency Access Easement over Lot 8 of Parcel 3 as reflected in the preliminary plat. No building permit for Lot 8 within Parcel 3 of this preliminary plat shall be issued until such Temporary Emergency Access Easement has been terminated.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

On July 19, 2021, the City Council adopted Ordinance No. 2021-1505 rezoning approximately 240.32 Acres generally located at the northwest corner of 181st Avenue and Yuma Road (the "La Privada Property") to R1-4 (Single Family Detached) Zoning District with R1-4 Reduced Development Standards and a PAD Overlay for a development to be known as La Privada, which designated the parcels for single-family residential uses.

STAFF ANALYSIS

Current Policy:
Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site. The required reports and studies submitted in connection with the application for the preliminary plat have been approved and demonstrate compliance with applicable subdivision regulations and design principals and the proposed preliminary plat demonstrates compliance with the property's zoning, public objectives, subdivision design principles and standards, and streets and thoroughfare planning, including open space requirements. An approved preliminary plat shall expire within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the Property or an extension has been obtained.

Details of the Request:
This parcel consists of subdividing approximately 87.82 acres into 284 lots and 28 tracts. One of the tracts will contain the centralized park located at the heart of the Property.
Existing land uses and zoning surrounding the subject property include the following:

- North – Vacant land zoned R1-4 with R1-4 Reduced Standards/La Privada PAD Overlay;
- South – County island, largely vacant agricultural lands (largely zoned RU-43/city equivalent to AU (Agricultural Urban)), Las Ventanas (zoned PAD) and Paseo Place Parcel 2 (zoned R1-6);

· East – County island, homes and vacant agricultural lands (largely zoned RU-43/city equivalent to AU (Agricultural Urban));
· West –County island, largely vacant agricultural lands (largely zoned RU-43/city equivalent to AU (Agricultural Urban));

Luke Air Force Base and Phoenix Goodyear Airport:
The property does not fall within the Luke Air Force Base Accident Potential Zone or the DNL. However, the property does fall within the Luke Air Force Base Military Vicinity boundary thus disclosure statements shall be required as a condition of approval.

Fire Department:
Fire station response times are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
Fire Station #184	5.41	2.71	7.83	3.91	Fire Station #185	14.36	7.18	16.78	8.39

Police Department:
The subdivision is located within an existing Police patrol beat and the current level of service within the beat can accommodate the development of the property.
Water/Wastewater:
The subject property will be served by city of Goodyear water and wastewater utilities.

Streets/Access:
The property will be accessed from Yuma Road and Perryville Road. The Engineering Department has created stipulations to address traffic issues caused by the development of this property. Those stipulations address traffic signals, roadway construction and access to needed and adjacent streets.

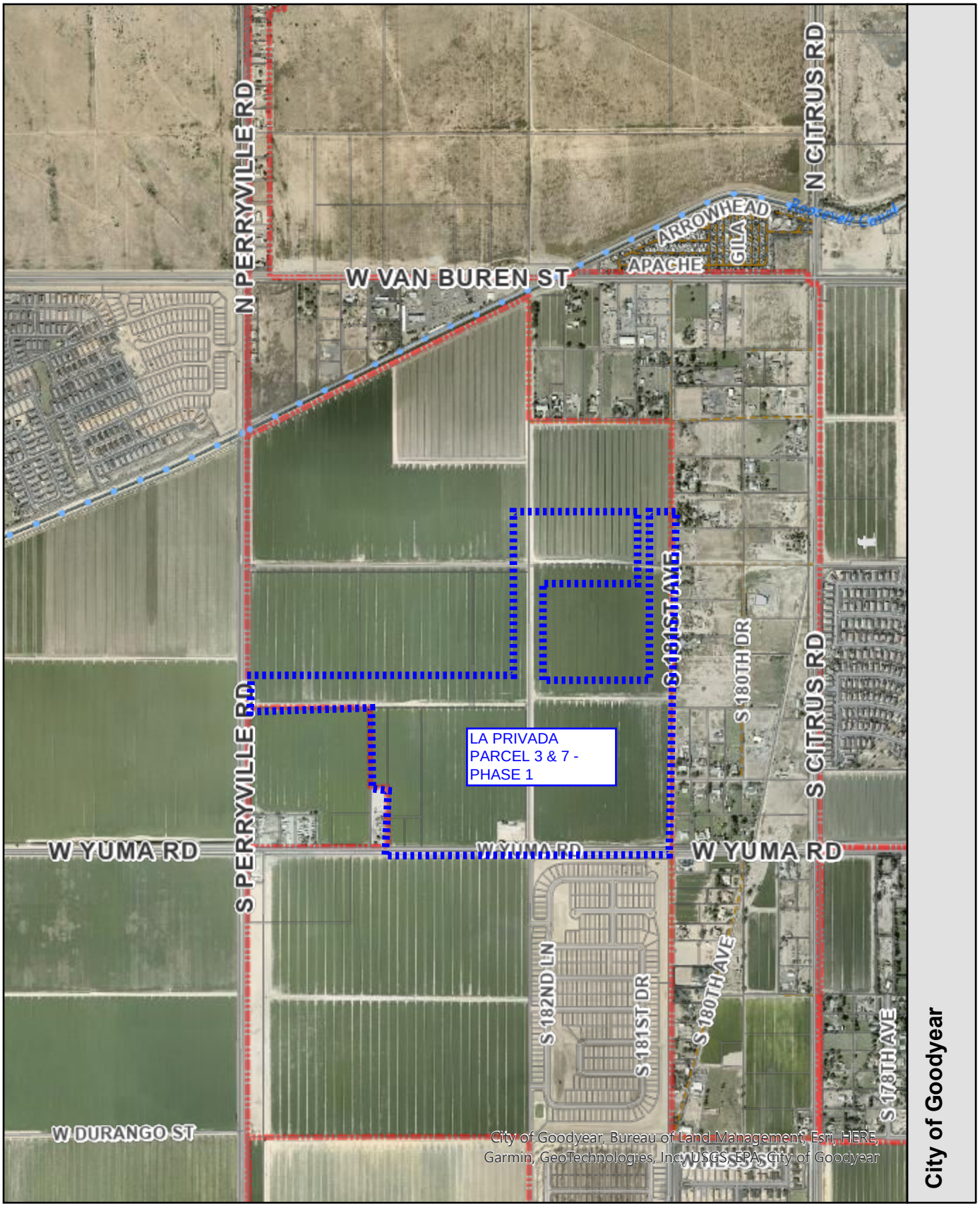
School Districts:
The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District. Both school districts have been notified of the rezoning request.

Staff Findings:
The preliminary plat is consistent with the development standards established within the R1-4 (Single Family Detached) Zoning District with R1-4 Reduced Development Standards and a PAD Overlay. The preliminary plat is consistent with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The information that accompanied it demonstrated the adequacy of utilities, open space and other public facilities necessary to serve the site. The Planning and Zoning Commission recommended approval of the preliminary plat by a vote of (4-0) at their regular meeting on September 15, 2021.

Attachments
Aerial Exhibit
Preliminary Plat
Conceptual Landscape Plan
Presentation

Name of Map: City of Goodyear

Description: LA Privada Phase 1 Parcel 3 & 7



ITEM #: 4.
DATE: 01/23/2023
AI #:1256

CITY COUNCIL ACTION REPORT

SUBJECT: INTERGOVERNMENTAL AGREEMENT (IGA) WITH CITY OF GLENDALE TO UTILIZE LANDFILL

STAFF PRESENTER(S): Adam Kurtz, Solid Waste Superintendent

SUMMARY

An Intergovernmental Agreement (IGA) with the city of Glendale will allow city staff and Goodyear residents to utilize the Glendale Landfill for solid waste disposal.

Recommendation

Authorize the Mayor or designee to enter into an IGA with the city of Glendale, which would allow city staff and Goodyear residents the ability to utilize the Glendale landfill. (Adam Kurtz, Solid Waste Superintendent)

FISCAL IMPACT

The IGA contains a negotiated rate of $31.75 per ton which will increase by 1.5% annually through the expiration of the IGA on June 30, 2027. In comparison, the Waste Connections transfer station rate is $38.00 per ton. There are no automatic renewals for this IGA.

The total estimated disposal cost for bulk material in the FY2024 budget is $214,800. Funding for the disposal cost is included in the Solid Waste operating base budget.

BACKGROUND AND PREVIOUS ACTIONS

On January 29, 2019, Council authorized the City Manager to sign a contract and begin the transition process for the city's solid waste and recycling services with Right Away Disposal (now Waste Connections). This contract includes disposal services for all city departments and Goodyear residents at their transfer station located at 3000 South 19th Avenue, Phoenix. However, based on the proximity of the transfer station, staff researched optional disposal locations.

On May 13, 2019, Council approved an IGA with the city of Glendale for the use of their landfill for disposal of bulk trash. This contract expires June 30, 2023. This new IGA is needed to continue use of their landfill by the city and provide access to Goodyear residents.

STAFF ANALYSIS

The city of Glendale owns and operates a landfill located at 11488 West Glendale Avenue, Glendale. This location is closer to the city of Goodyear than the Waste Connections transfer station. We anticipate we will continue to take 98 percent (approximately 6,028 tons) of our bulk material to the Glendale landfill. The remaining 2 percent would be taken to Waste Connections (previously Right Away Disposal) Phoenix facility as necessary.

Attachments

Agreement

INTERGOVERNMENTAL AGREEMENT
BETWEEN THE CITY OF GOODYEAR
AND
THE CITY OF GLENDALE FOR
LANDFILL DISPOSAL SERVICES

THIS INTERGOVERNMENTAL AGREEMENT FOR LANDFILL DISPOSAL SERVICES ("Agreement") is made and entered into on _____, 2023, between the City of Goodyear, an Arizona municipal corporation ("Goodyear") and the City of Glendale, an Arizona municipal corporation ("Glendale"). Goodyear and Glendale are referred to herein collectively as the "Parties" or individually as a "Party."

RECITALS

A. Goodyear and Glendale are entering into this Agreement for Landfill Disposal Services. Goodyear and Glendale are authorized and empowered by provisions of their respective city charters and Arizona Revised Statutes § 11-952 to enter into this Agreement.

B. Goodyear and Glendale find it mutually beneficial for Glendale to provide landfill disposal services to Goodyear.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, the mutual promises and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Goodyear and Glendale hereby agree as follows:

1. Definitions.

The capitalized terms contained in this Agreement and not otherwise defined shall have the meanings set forth below:

"Acceptable Waste" means any solid waste, including household waste, household hazardous waste or conditionally exempt small quantity generator waste, that Glendale is authorized to disposed of in the Facility according to its ADEQ-approved solid waste management plan. "Acceptable Waste" may include: (i) household wastes; (ii) commercial waste (originating from entities such as restaurants, stores, markets, theaters, hotels, and warehouses); (iii) institutional waste material originating in schools, hospitals, research institutions, and public buildings; (iv) small amounts of remodeling, demolition, roofing materials and other construction debris; (v) water treatment plant or wastewater sludge, capable of passing the mandated paint filter test, and delivered with an acceptable lab report (sample analysis according to appropriate waste testing protocol established by the Facility)."Acceptable Waste" does not include any Hazardous Waste, Special Waste, Medical Waste, including Biohazardous Medical Waste, and any Unacceptable Waste or any mixture, portion or fraction thereof.

"ADEQ" means the Arizona Department of Environmental Quality or any successor department or agency.

"Applicable Laws, Rules, and Regulations" means the laws, statutes, regulations and rules enacted by the federal government or any agency thereof, the state or any political subdivision thereof, affecting the permitting, operation or use of the Facility (as defined below), as such laws, statutes, regulations and rules are now in effect or as adopted subsequently.

"Dollars" means United States dollars.

"Facility" means the Glendale Municipal Landfill located at 11480 West Glendale Avenue, Glendale, Arizona.

"Fiscal Year" means the City of Glendale's calendar for a fiscal year, currently July 1 through June 30.

"Force Majeure" means any act, event, or condition having a direct, material, adverse effect on the ability of the Facility to accept or dispose of Acceptable Waste, if such act, event, or condition is beyond the reasonable control of the Party relying thereon as justification for not performing an obligation or complying with any condition required of such Party under this Agreement. Such acts, events, or conditions shall include, but shall not be limited to, the following:

A. An act of God, lightning, earthquake, fire, severe weather conditions, epidemic, pandemic, landslide, drought, hurricane, tornado, storm, explosion, partial or entire failure of utilities, flood, nuclear radiation, act of a public enemy, war, blockade, insurrection, riot, disturbance, labor strike or interruption, extortion, sabotage or similar occurrence or any exercise of the power of eminent domain, condemnation or other taking by the action of any governmental body on behalf of any public, quasi-public or private entity.

B. The order, judgment, action, or determination of any court, administrative agency, or governmental body: (1) that adversely affects the (a) operation of the Facility, (b) the right or ability for the Facility to accept Acceptable Waste by road or (c) the right or ability of the Facility to dispose of the Acceptable Waste; or (2) resulting in the suspension, termination, interruption, denial or failure of renewal of issuance of any permit, license, consent, authorization, or approval necessary to the operation of the Facility, or acceptance, processing, transportation, or disposal of Acceptable Waste; unless, it is shown that such order or judgment is the result of the grossly negligent, willful, or intentional action or inaction of the Party relying thereon or is the result of grossly negligent or willful violation of Applicable Laws, Rules and Regulations, as replaced or amended, and provided further that the contesting in good faith of any such order or judgment shall not constitute or be construed as a grossly negligent, willful or intentional action or inaction of such Party.

C. The denial of an application, failure to issue, or suspension, termination, or interruption in the issuance or renewal of any permit if such denial, suspension, termination, interruption, or failure is not also the result of a wrongful or negligent act or omission or a lack of reasonable diligence of the Party relying thereon; provided that, the contesting in good faith or the failure in good faith to contest any such denial, suspension, termination, interruption, imposition or failure shall not constitute or be construed as such a wrongful or negligent act or omission or lack of reasonable diligence.

D. The failure of any subcontractor or supplier to furnish services, materials or equipment on the dates agreed to if such failure is caused by a Force Majeure, if and to the extent, and only so long as Glendale is not reasonably able, after using its best efforts, to obtain substitute services, materials or equipment.

"Hard to Handle Waste" means waste requiring special handling procedures such as the burial in an area away from the main working face of the Landfill or the breaking up and disposal of large materials such as mobile homes, pieces of concrete, and spools of wire.

"Hazardous Waste" means garbage, refuse, sludge from a waste treatment plant, water supply treatment plant or air pollution control facility, or other discarded materials, including solid, liquid, semisolid or contained gaseous material, resulting from industrial, commercial, mining and agricultural operations or from community activities which because of its quantity, concentration or physical, chemical or infectious characteristics may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or pose a substantial present or potential hazard to human health or the environment if improperly treated, stored, transported, disposed of or otherwise managed or any waste identified as hazardous pursuant to section 49-922. "Hazardous waste" does not include solid or dissolved material in domestic sewage, solid or dissolved materials in irrigation return flows or industrial discharges which are point sources subject to permits under section 402 of the federal water pollution control act (P.L. 92-500; 86 Stat. 816), as amended, or source, special nuclear or by-product material as defined by the atomic energy act of 1954 (68 Stat. 919), as amended. All waste delivered to the Glendale Municipal Landfill must meet Resource Conservation and Recovery Act (RCRA) criteria, pursuant to EPA section 4005(c)(1)(C).

"Hot Load" means any load of materials delivered to the Facility that is emitting smoke, fire or fumes, or may be in imminent danger of fire or explosion.

"Medical Waste" as defined in A.R.S. § 49-701, means "any solid waste which is generated in the diagnosis, treatment or immunization of a human being or animal or in any research relating to that diagnosis, treatment or immunization, or in the production or testing of biologicals, and includes discarded drugs but does not include hazardous waste as defined in A.R.S. § 49-921 other than conditionally exempt small quantity generator waste.".

"Solid waste" means any garbage, trash, rubbish, waste tire, refuse, sludge from a waste treatment plant, water supply treatment plant or pollution control facility and other discarded material, including solid, liquid, semisolid or contained gaseous material, except for those solid wastes that are exempt in accordance with A.R.S. §49-701.01.

"Solid waste management plan" means the plan which is adopted pursuant to A.R.S. § 49-721 and approved by ADEQ, which provides guidelines for the collection, source separation, storage, transportation, processing, treatment, reclamation, and disposal of solid waste in a manner that protects public health and safety and the environment and prevents and abates environmental nuisances.

"Special Waste" means a solid waste as defined in section 49-701.01, other than a hazardous waste, that requires special handling and management to protect public health or the environment and that is listed in section 49-852 or in rules adopted pursuant to section 49-855. Special waste does not include return flows from irrigated agriculture, medical waste, used oil or by-products of a regulated agricultural activity, as defined in section 49-201, that are subject to best management practices under section 49-247, by-products of livestock, range livestock and poultry as defined in section 3-1201, pesticide containers regulated pursuant to title 3, chapter 2, article 6 or waste that contains radioactive materials that are subject to a permit or regulation under the atomic energy act of 1954 (42 United States Code section 2011; 68 Stat. 919), as amended, or title 30, chapter 4.

"Tipping Fees" shall mean the total rate per ton charged and adjusted by Glendale for disposal of each type of waste delivered by Goodyear at the Facility, as more fully set forth in Section 3.3 of this Agreement. The Tipping Fees shall include any applicable taxes, fees, or levies, as replaced or amended, that Glendale is required to pay for waste delivered to and accepted by the Facility.

"Ton" means two thousand (2,000) U.S. pounds.

"Unacceptable Waste" means any solid, hazardous, medical, mixed or special waste, or any portion or fraction thereof, that Glendale may not accept for disposal at the Facility. Such "Unacceptable Wastes" include, , but are not limited to: (A) explosives, radioactive materials, medical waste or infectious biohazardous waste, waste tires (excluding tires delivered by Goodyear residents as per Section 2.1 b), residential cesspool waste, sewage, and sludge; (B) motor vehicles, including motor vehicle parts, and any agricultural and farm machinery or equipment or parts thereof; (C) used oil; (D) materials that Glendale determines may present a risk to human health or safety or the environment, or may adversely affect the operation of the Facility, including, but not limited to, Hot Loads; or (E) waste not authorized for disposal at any Facility pursuant to its approved solid waste management plan.

"Waste Tires" means: (a) A tire that is no longer suitable for its original intended purpose because of wear, damage or defect; (b) A tire that is removed from a motor vehicle and is retained for further use; or (c) A tire that has been chopped or shredded.

2. Delivery of Acceptable Waste.

2.1 Acceptable Waste Delivered.

A. Goodyear shall use its best efforts to ensure that all materials delivered to the Facility for disposal shall constitute only Acceptable Waste. Glendale shall have the right to refuse to accept any waste or load it suspects contains Unacceptable Waste for disposal at the Facility. Goodyear will be charged the fees established in Section 3.3 below if Glendale accepts waste for disposal.

B. Goodyear residents will be charged the applicable rate or rates in Section 3.3 below for disposal of wastes delivered in self-hauled loads to the Facility. All appliances containing Freon will be assessed a separate fee to cover the cost the Facility incurs for Freon removal. The Freon fee is subject to change at any time to reflect the market cost of Freon removal.

C. As provided in Section 3.3 below, Goodyear residents will be assessed a Waste Tire handling fee of $6.00 per tire in addition to the Gate Rate. The tires must be from passenger vehicles or small non-commercial trucks and shall not contain rims. All other Waste Tires, including those from off-road vehicles, will not be accepted. Goodyear residents will be limited to the delivery of five Waste Tires every 90 calendar days.

D. Glendale may refuse to accept waste for disposal at the Facility if such waste is of such a quantity or character that it requires special handling procedures for disposal (Hard to Handle Waste). In the event Glendale identifies waste as Hard to Handle Waste, it shall notify Goodyear of its decision not to accept the waste for disposal, or it will notify Goodyear of any additional charges related to disposal of the waste prior to accepting it for disposal.

E. Goodyear and Glendale recognize that although Waste Tires constitute Unacceptable Waste, Waste Tires may, on occasion, despite Goodyear's best efforts to segregate wastes, be mixed with Acceptable Waste collected by Goodyear and delivered to the Facility for disposal. In such event, Waste Tires will be handled by the Facility and Goodyear will charged an additional Tire Rate as provided in Section 3.3. However, should the receipt and disposal of Waste Tires become a regular occurrence and unduly burdensome on the Facility, Goodyear will review its waste collection or

recycling procedures and attempt to eliminate Waste Tires from the materials it delivers to the Facility. If Goodyear's review and any change in its waste handling or disposal procedures does not resolve the mixed waste problem, the Parties will meet and confer to develop a strategy to address the problem. Although the Parties agree to meet and confer to address this problem in good faith, nothing in this subsection prevents or interferes with Glendale's right to exercise its rights under subsection 2.1(D) above and/or Sections 4 and 7 herein.

2.2 Weighing of Acceptable Waste.

A. City of Goodyear vehicles delivering Acceptable Waste shall have a vehicle identification number permanently affixed and conspicuously displayed on the exterior of the vehicle, which is readily visible by the weigh scale operators. Goodyear shall provide a certified tare weight for each such identified vehicle. All incoming Acceptable Waste shall be weighed and recorded. From time to time, the Parties may require revalidation of the tare weight of any vehicle or re-weighing of unloaded trucks. Goodyear, at no extra cost, shall have the right to monitor the weighing of all vehicles delivering Acceptable Waste to the Facility.

B. Glendale shall maintain the weighing devices at the Facility for the purpose of weighing and recording the amount of Acceptable Waste delivered to the Facility. Glendale shall test and recalibrate the weighing devices at least once each quarter, or more often if necessary or if required by the Arizona Department of Weights and Measures. Calibration records shall be available for inspection by Goodyear.

C. In the event the weighing devices become temporarily inoperable due to testing or malfunction, Glendale shall estimate the weight of Acceptable Waste delivered to the Facility on the basis of truck volume and historical data obtained through operation of the Facility. These estimates shall serve as official records for the duration of the weighing device outage. Glendale shall use its best efforts to ensure that no such period of inoperability exists for more than five consecutive days, and in the aggregate not more than 15 days in any 30-day period.

D. To expedite turnaround time at Facility, Goodyear will use the automated, unattended scale system (commonly referred to as the Radio Frequency or RF Scale). Glendale will provide Goodyear with a summary of all transactions on a monthly basis as specified in Section 3.1. Information on specific transactions or a daily report will be generated upon request.

2.3 Vehicle Turnaround Time. Each vehicle delivering Acceptable Waste to the Facility shall be able to enter the Facility, unload and exit the Facility within a period of not longer than twenty (20) minutes, with the understanding that bad weather conditions, such as heavy rain, may cause delays beyond the control of the Facility. The average period of not longer than twenty (20) minutes is based on the use of the unattended scale system and an average period of not longer than eight (8) minutes to unload the Goodyear vehicles. Glendale shall provide experienced staff at the Facility to direct incoming drivers.

2.4 Delivery Vehicles. Acceptable Waste may be delivered to the Facility in a variety of vehicles including, but not limited to, side-loading collection trucks, rear-loading collection trucks, front-loading collection trucks, tractor-trailer vehicles, open top and closed roll-off containers, compactors, and other open or closed vehicles. The Facility shall be equipped to receive all vehicles that are lawfully used to transport Acceptable Waste.

2.5 **Hot Loads.** In the event that Glendale accepts a Hot Load from a Goodyear vehicle, as provided in subparagraph 2.1(D) above, Goodyear agrees to pay the additional costs incurred by Glendale for the handling of that Hot Load. Such costs may include, but are not necessarily limited to, costs related to response by public safety personnel as well as cleanup and disposal costs related to the material.

2.6 **Discovery of Unacceptable Waste.** If Glendale discovers Unacceptable Waste or waste that it suspects is Unacceptable Waste received from Goodyear, Glendale shall:

A. Isolate, remove and set aside that portion of the load which it determines is or may be Unacceptable Waste.

B. Notify Goodyear of the discovery of Unacceptable Waste within one hour of that discovery, unless that discovery occurs after 4:00 p.m., in which event notification shall be given by 9:00 a.m. of the next business day.

C. Gather, preserve, maintain and make available to Goodyear all evidence demonstrating that the Unacceptable Waste was delivered by Goodyear.

D. Test or arrange to have the suspected Unacceptable Waste tested to ascertain whether that waste is Unacceptable Waste.

E. Allow Goodyear to: (1) inspect such Unacceptable Waste within eight hours of notice to Goodyear of the existence of such waste; and (2) test the waste and examine all other evidence gathered by Glendale within seventy-two (72) hours after the discovery of such waste. For purposes of any inspection conducted, Goodyear shall have access to the Facility and/or any other site at which Unacceptable Waste is located, subject to the conditions set forth in Section 5.3 below.

2.7 **Rejection of Unacceptable Waste.** Glendale shall have the right to reject Unacceptable Waste after the load is unloaded at the Facility by giving notice to Goodyear as set forth in Subsection 2.6(B) above. Unacceptable Waste shall be deemed accepted if not rejected.

2.8 **Disposal of Unacceptable Waste.** If Unacceptable Waste is discovered at the Facility and there is substantial proof that the Unacceptable Waste was delivered to the Facility by Goodyear under this Agreement, Goodyear shall: (a) to the extent practicable, promptly remove and properly dispose of the Unacceptable Waste; or (b) pay Glendale the actual cost for proper disposal of the Unacceptable Waste. Goodyear shall also pay or reimburse Glendale for the actual cost of the inspecting, testing, characterizing and handling of the Unacceptable Waste.

2.9 **Disposal of Waste not deemed Unacceptable.** If, after inspecting and/or testing the waste, Glendale discovers the waste was Acceptable Waste, or discovers that the Unacceptable Waste was not delivered to the Facility by Goodyear, Glendale shall dispose of that waste at no additional cost to Goodyear.

3. Statements, Records, and Auditing.

3.1 Monthly Reports, Weight Tickets, and Monthly Reconciliation.

A. Within ten (10) working days after the end of the preceding month, Glendale shall deliver to Goodyear an electronic monthly report specifying the number of tons of waste received during the previous month and any charges for waste disposal. The report will provide a summary of the previous month's weight tickets for all waste received each day at the Facility, including transaction number, truck number, date, time, material type, net tons and total fee. Because unattended weight device will be used to record the weight of each load delivered to the Facility for disposal by Goodyear vehicles, weight tickets will be provided to drivers only upon request.

B. Any weight that has been determined by estimate as described in Section 2.2(C) above shall be noted on all records of such weight.

C. Goodyear shall review each monthly report and/or billing statement and pay the fee required for tonnage delivered to the Facility during that month based on the established rate in Section 3.3 below. Payment shall be received or remitted in accordance with Glendale remittance terms, which currently require payment within thirty (30) days of invoice. These remittance terms may change to align with any change in business practices. Glendale must notify Goodyear in writing regarding any changes to the remittance terms, and any changes will not take effect until at least ninety (90) days after the notice is provided in a manner consistent with Section 10.10 of this Agreement.

3.2 Recordkeeping, Accounting and Auditing.

A. Glendale shall keep and maintain complete and detailed records related to the delivery of Acceptable Waste and Unacceptable Waste and the basis for the invoicing under this Section including: (1) tonnage of Acceptable Waste delivered by Goodyear to the Facility; and (2) quantities of Unacceptable Waste, and its ultimate disposition (*e.g.*, segregation, storage or removal for disposal in another facility) of such material including activities undertaken to characterize the waste, and the date, time, and vehicle identification of each vehicle delivering and disposing of it. Glendale shall further keep and maintain accurate and complete accounting records and vouchers evidencing all costs, receipts, payments and any other matter of accounting associated with its performance under this Agreement in accordance with generally accepted accounting principles and any applicable State laws.

B. Goodyear, or its audit representative, shall have the right at any reasonable time to inspect, copy and audit the records, accounting records, vouchers, and any source documents which serve as the basis for charges for Acceptable Waste tonnage (the "Accounting Records"). The Accounting Records shall be available for inspection and audit for a period of three years following the termination of this Agreement, or five years from the date such Accounting Records were first created, whichever comes first.

3.3 Tipping Fees.

A. The Tipping Fees for disposal services at the Facility shall be as follows:

Tipping Fees			Effective Date
Gate Rate	Tire Rate	Hard to Handle	
$31.75	$5.00	$137.00	Effective Date – June 30, 2023
$32.25	$6.00	$138.00	July 1, 2023 – June 30, 2024
$32.75	$6.00	$139.00	July 1, 2024 – June 30, 2025
$33.25	$6.00	$140.00	July 1, 2025 – June 30, 2026
$TBD	$6.00	$140.00	July 1, 2026 – June 30, 2027

This Tipping Fee includes the current $0.25 per ton Arizona Department of Environmental Quality tax.

All loads delivered after closing will be assessed an additional $7.00 per ton. Monday – Friday – after 4:05 PM and Saturday – after 3:05 PM

B. Tonnage will be tracked as trucks pass through the weighing device and charged the appropriate Tipping Fee according to this Section.

C. As provided in Section 4.1 of this Agreement, the Tipping Fees shall be reviewed prior to any extension of the term of this Agreement. The Tipping Fees review will be conducted no later than six months prior to the termination of this Agreement, and, if the term of this Agreement is renewed or extended, Tipping Fees adjustments shall apply on the date the renewal becomes effective.

D. The Tipping Fees may be adjusted at any time to reflect any adjustments of, changes to, or additions to Federal, State, or County taxes, fees, or levies for waste accepted at the Facility. The Tipping Fees may also be adjusted by Glendale to incorporate an Environmental Risk Fee, upon the mutual consent of the parties, without a further amendment of this Agreement.

E. Tipping Fees for acceptance of water treatment plant or wastewater sludge, capable of passing the mandated paint filter test, and delivered with an acceptable lab report (sample analysis according to appropriate waste testing protocol established by the Facility), shall be charged at the same rate as all other Acceptable Wastes, in accordance with subsection 3.1(A) above. The sample analysis shall be conducted annually or more frequently, if good cause exists.

F. All appliances containing Freon and delivered by Goodyear residents or Goodyear collection vehicles will be assessed a separate fee, in addition to the Tipping Fee, to cover the cost the Facility incurs for Freon removal and disposal. This fee is subject to change at any time to reflect the market cost of Freon removal and disposal.

G. A fee will be charged for handling Hard to Handle Waste as provided in Section 3.3 above. This fee includes the current $0.25 per ton Arizona Department of Environmental Quality tax.

4. Term and Termination.

4.1 Term of Agreement. This Agreement shall become effective on the date it is signed and approved by both Parties and shall remain in effect until June 30, 2027. This Agreement may be extended on terms and conditions acceptable to both Glendale and Goodyear for one additional term of three (3) years, unless terminated pursuant to Section 4.2 below. There is no automatic renewal of this Agreement. This Agreement may only be renewed in a signed writing, agreed upon and executed by both Parties.

4.2 Termination.

A. Notwithstanding the provisions of Section 4.1 above, Goodyear may terminate this Agreement without cause at the end of any Fiscal Year the Agreement remains in effect by providing 90 days' prior written notice to Glendale. Such written notice must be received no later than April 1 of the then-current Fiscal Year and termination will be effective 12:00 a.m. on July 1st of the next Fiscal Year. In the event Goodyear provides such notice of termination to Glendale, Goodyear shall continue to pay any fees and charges, including Tipping Fees and Hard to Handle Wastes fee, incurred as a result of its delivery and disposal of wastes in the Facility for the 90-day notice and pre-termination period. Goodyear, however, will not be required to pay any penalty or liquidated damages for its termination of this Agreement prior to the expiration of the initial or renewal term.

B. Glendale may terminate this Agreement, at any time, with 180 calendar days written notice to Goodyear. There shall be no payment associated with the termination of this Agreement by Glendale.

C. This Agreement is subject to the provisions of Arizona Revised Statutes § 38-511, as replaced or amended, and may be canceled, without penalty or further obligation, by either Party if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of either Party is, at any time while this Agreement or any extension of this Agreement is in effect, an employee or agent of any other Party to this Agreement in any capacity or consultant to any other party of this Agreement with respect to the subject matter of this Agreement.

5. Facility Obligations.

5.1 Operation and Maintenance of the Facility. Glendale shall operate and maintain the Facility, and perform its obligations under this Agreement, in a manner that is consistent with the terms of this Agreement and is consistent with all Applicable Laws, Rules, and Regulations, as replaced or amended.

5.2 Hours and Days of Operation. The Facility must be operational to receive Acceptable Waste from 7:30 a.m. to 4:00 p.m., Monday through Friday, and on Saturday from 7:00 a.m. to 3:00 p.m., excluding City of Glendale holidays. Alternative holiday schedules and extended hours may be established by mutual agreement of the Parties.

5.3 Right to Inspect. Goodyear shall have the right to enter and inspect the Facility to observe operations during operating hours as long as: (a) such visits are conducted in a manner that does not cause unreasonable interference with operations; and (b) any person conducting such visits (1) complies with safety rules and regulations and (2) is escorted by a designated Facility employee.

6. Representations and Warranties.

Glendale hereby represents and warrants to Goodyear that:

A. Glendale has the full power and authority to execute and deliver this Agreement to Goodyear and carry out the transactions contemplated hereby.

B. Glendale has taken all necessary action to execute, deliver and perform this Agreement.

C. The execution and delivery of this Agreement, the consummation of the transactions contemplated herein or Glendale's compliance with any of the terms and provisions of this Agreement do not or will not contravene any existing law, judgment, governmental rule, regulation or order applicable to or binding on it or any of its properties which, if violated, would have a material adverse effect on Glendale's obligations under this Agreement.

D. The Facility is and will remain appropriately permitted or licensed to accept the Acceptable Waste and otherwise perform as required by this Agreement.

E. Upon execution and delivery of this Agreement by Glendale, it will constitute a legal, valid and binding obligation of Glendale enforceable against it in accordance with the terms hereof.

7. Indemnification.

Each Party (as "indemnitor") agrees, to the extent permitted by law, to indemnify, defend, and hold harmless the other Party and its officers, employees, and elected or appointed officials (as "indemnitee") from and against any and all claims, losses, liability, costs or expenses, including reasonable attorney's fees (collectively referred to as "Claims") arising out of bodily injury of any person (including death) or property damage but only to the extent that such claims are caused by the negligence, misconduct, intentional act or other fault of the indemnitor, its officers, employees, contractors, elected or appointed officials. Glendale further agrees to indemnify, defend and hold harmless Goodyear and its officers, employees and elected or appointed officials for, from and against any and all claims, losses, liability, costs or expenses, including reasonable attorney's fees arising out of Glendale's failure to comply with all Applicable Laws, Rules, and Regulations.

8. Obligations during Force Majeure.

8.1 Notice Relating to Force Majeure. If any act or event of Force Majeure occurs which affects either Party's ability to perform under this Agreement, the Party affected and relying thereon to excuse its performance hereunder shall give oral notice to the other as soon as practicable, and shall deliver to the other Party within forty-eight (48) hours after such oral notice, a written notice setting forth such information as may be available to it with respect to the nature, extent, effect, and anticipated duration of the act or event of Force Majeure.

8.2 Obligation of the Parties during an Event of Force Majeure. If such an act or event of Force Majeure occurs which has the effect of reducing the amount of Acceptable Waste that a Party can accept from or deliver to the other, both Parties shall be excused from performance during the existence of the Force Majeure, provided written notice was given in accordance with subsection 8.1 above. A Force Majeure for which said notice has not been properly given shall be considered an unexcused delay and may considered a breach of this Agreement. The effect(s) of said Force Majeure shall be remedied as soon as the Force Majeure has ceased, or

as soon as practicable, and the Party claiming the Force Majeure shall use best efforts to eliminate and mitigate the consequences thereof.

9. Immigration Law Compliance.

9.1 Each Party, and on behalf of any subcontracted party, warrants, to the extent applicable under Arizona Revised Statutes § 41-4401, compliance with all federal immigration laws and regulations that relate to their employees as well as compliance with Arizona Revised Statutes § 23-214(A) which requires registration and participation with the E-Verify Program.

9.2 Any breach of warranty under Section 9.1 above is considered a material breach of this Agreement and is subject to penalties up to and including termination of this Agreement.

9.3 Each Party retains the legal right to inspect the papers of any contracted party's or subcontracted party's employee who performs work under this Agreement to ensure each Party is compliant with the warranty under Section 9.1 above.

9.4 Each Party may conduct random inspections, and upon request or notice to other Party, either Party shall provide copies of papers and records demonstrating continued compliance with the warranty under Section 9.1 above. Each Party agrees to keep papers and records available for inspection during normal business hours and will cooperate in exercise of each Party's statutory duties and not deny access to business premises or applicable papers or records for the purposes of enforcement of this Section 9.

9.5 Each Party agrees to incorporate into any subcontracts under this Agreement the same statutorily required obligations and expressly accrue those obligations directly to the benefit of either Party. Each Party also agrees to require any subcontracted party to incorporate into each of its own subcontracts under this Agreement the same obligations above and expressly accrue those obligations to the benefit of the either Party.

9.6 The warranty and obligations under this section for each Party are continuing throughout the term of this Agreement or until such time as either Party determines, in its sole discretion, that Arizona law has been modified in that compliance with this section is no longer a requirement.

9.7 The "E-Verify Program" above means the employment verification program administered by the United States Department of Homeland Security, the Social Security Administration, or any successor program.

10. General Provisions.

10.1 Non-Assignment. Neither Party shall assign, transfer, convey, subcontract, pledge or otherwise hypothecate this Agreement or its rights, duties or obligations hereunder or any part thereof without prior written consent of the other Party, which may be withheld in its reasonable discretion. Any assignment made in violation of this Section shall be void and of no force or effect and shall constitute a material breach of the Agreement.

10.2 Headings. All sections and descriptive headings of sections and subsections in this Agreement are inserted for convenience only and shall not affect the construction or interpretation hereof.

10.3 Severability; Integration. Inapplicability or unenforceability of any provision of this Agreement shall not limit or impair the operation or validity of any other provision of this

Agreement. This Agreement constitutes and embodies the full and complete understanding and agreement of the Parties hereto and supersedes all prior understandings, agreements, discussions, proposals, bids, negotiations, communications, and correspondence, whether oral or written. No representation, promise, inducement or statement of intention has been made by any Party hereto which is not embodied in this Agreement, and no Party hereto shall be bound by or liable for any alleged misrepresentation, promise inducement or statement of intention not so set forth.

10.4 Waivers. Neither the failure nor any delay on the part of any Party to exercise any right, remedy, power or privilege under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power or privilege preclude any other or further exercise of the same or of any other right, remedy, power or privilege, nor shall any waiver of any right, remedy, power or privilege with respect to any occurrence be construed as a waiver of such right, remedy, power or privilege with respect to any other occurrence. Payments by the respective Parties shall not constitute a waiver of contract rights.

10.5 Construction. This Agreement is intended to express the mutual intent of the Parties and, irrespective of the identity of the Party preparing this Agreement or any document or instrument referred to herein, no rule of strict construction against the Party preparing a document shall be applied.

10.6 No Other Parties To Benefit. This Agreement is made for the sole benefit of the Parties hereto and their successors and assigns. Except as may be expressly provided herein, no other person or entity is intended to or shall have any rights of benefits hereunder, whether as third-party beneficiaries or otherwise.

10.7 Inurement. This Agreement shall inure to the benefit of and be binding upon the respective successors and permitted assigns of the Parties.

10.8 Governing Law; Forum; Venue. This Agreement is executed and delivered in the State of Arizona, and the substantive laws of the State of Arizona (without reference to choice of law principles) shall govern their interpretation and enforcement. Any action brought to interpret or enforce any provision of this Agreement, or otherwise relating to or arising from this Agreement, shall be commenced and maintained in the State or federal courts of the State of Arizona and each of the Parties, to the extent permitted by law, consents to jurisdiction and venue in such courts for such purposes.

10.9 No Oral Modification. No provision of this Agreement shall be amended, waived or modified except by an instrument in writing signed by the Parties hereto.

10.10 Notices. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if: (A) delivered to the party at the address set forth below; (B) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below; (C) given to a recognized and reputable overnight delivery service, to the address set forth below; or (D) delivered by e-mail transmission to the number set forth below:

To Goodyear:	City of Goodyear Public Works Department 4980 South 157th Avenue Goodyear, Arizona 85338 Attention: Lou Andersen, Interim Public Works Director Email: Lou.Andersen@goodyearaz.gov
With a copy to:	City of Goodyear City Attorney's Office 190 North Litchfield Road Goodyear, Arizona 85338 Attention: Roric Massey, City Attorney Email: Roric.Massey@goodyearaz.gov
To Glendale:	City of Glendale Field Operations Department 6210 W. Myrtle Avenue, Suite 111 Glendale, Arizona 85301 Attention: Field Operations Director Email: mwoytenko@glendaleaz.com
With a Copy to:	City of Glendale City Attorney's Office 5850 W. Glendale Avenue, Suite 450 Glendale, Arizona 85301 Attention: Michael Bailey, City Attorney Email: MBailey@glendaleaz.com

or such other address, and to the attention of such other person or officer, as any party may designate in writing by notice duly given pursuant to this Section. Notices shall be deemed received: (A) when delivered to the party; (B) three business days after being placed in the U.S. Mail, registered or certified, properly addressed, with sufficient postage; (C) the following business days after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day; or (D) when received by email during the normal business hours of the recipient. If a copy of a notice is also five to a party's counselor other recipient, the provisions above governing the date on which a notice is deemed to have been received by a party shall mean and refer to the date on which the party, and not its counselor other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

10.11 Contact Person. Upon execution of this Agreement, each Party shall provide and maintain with the other the following:

A. The name and address to whom financial or accounting statements should be sent or of whom inquiries should be made.

B. The name and address of the person or persons to be contacted for day-to-day matters except for the matters listed above.

10.12 Non-Exclusive Agreement. The Parties acknowledge that this is a non-exclusive Agreement, and that Goodyear and Glendale may contract with others to provide for services

similar to those in this Agreement with respect to the Facility and the collection and delivery of Acceptable Waste.

10.13 Contractual Status. Each Party is acting independent of the other Party under this Agreement and nothing herein is intended nor shall it be construed to create a joint venture or partnership between Goodyear and Glendale, or to render either Goodyear or Glendale liable for contractual or governmental obligations of the other including, without limitation, obligations to various agents and/or subcontractors, in any manner whatsoever, it being expressly agreed between the Parties that neither of them have any intention of assuming any contractual or other liability of the other by reason of the execution of this Agreement.

10.14 Remedies. In addition to the right of termination provided pursuant to Section 4.2 above the Parties, shall have available all remedies provided by law or in equity, including expressly the right to an award of reasonable attorney's fees and court costs to the prevailing Party, for any breach of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first set forth above.

"GOODYEAR"	"GLENDALE"
By: _____	By: _____
Joe Pizzillo, Mayor	Jerry Weiers, Mayor
ATTEST:	ATTEST:
By: _____	By: _____
Darcie McCracken, City Clerk	Julie K. Bower, City Clerk

The foregoing agreement between the City of Goodyear and the City of Glendale has been reviewed pursuant to Arizona Revised Statutes § 11-952, as amended, by the undersigned City Attorney who has determined that it is in the proper form and is within the powers and authority granted to the City of Goodyear. No opinion is expressed as to the authority of any parties, other than the City of Goodyear to enter into this Agreement.

_____
Roric Massey
Goodyear City Attorney

The foregoing agreement between the City of Goodyear and the City of Glendale has been reviewed pursuant to Arizona Revised Statutes § 11-952, as amended, by the undersigned City Attorney who has determined that it is in the proper form and is within the powers and authority granted to the City of Glendale. No opinion is expressed as to the authority of any parties, other than the City of Glendale to enter into this Agreement.

_____
Michael Bailey
Glendale City Attorney

ITEM #: 5.
DATE: 01/23/2023
AI #:1263

CITY COUNCIL ACTION REPORT

SUBJECT: MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN GOODYEAR AND SALT RIVER PROJECT (SRP) WHERE SRP AGREES TO SUBSIDIZE THE ANNUAL COST OF THE WATERFLUENCE WATER BUDGET EFFICIENCY SOFTWARE CURRENTLY UTILIZED BY GOODYEAR TO PROVIDE EFFICIENCY METRIC DATA TO WATER CUSTOMERS WITH LARGE LANDSCAPES

STAFF PRESENTER(S): Ray Diaz, Water Resources & Sustainability Manager

SUMMARY

The City of Goodyear's Water Conservation team currently provides water budgeting software called Waterfluence to our large water customers. The software helps improve overall water efficiency by assisting customers understand their current water usage, and compares it to an industry standard water budget. Customers can track their progress monthly and adjust watering schedules as needed. The MOU will allow for SRP to financially support the total annual cost for Goodyear's use of the software, Waterfluence through 2029.

Recommendation

Approve and authorize the City Manager or designee to execute the MOU with Salt River Project (SRP) to subsidize the annual cost of Waterfluence. (Ray Diaz, Water Resources & Sustainability Manager)

FISCAL IMPACT

The city incurs an annual cost of approximately $15,000 for the use of the Waterfluence software. These costs are currently paid by the City of Goodyear Water Department only and are not passed on to the customer. With the approval of the MOU, SRP will pay 100% of the cost to maintain the software until 2029 saving the city $15,000 annually. No funding will be exchanged between Goodyear and SRP, SRP agrees to work directly with the software vendor (Waterfluence) to financially support the program for Goodyear.

BACKGROUND AND PREVIOUS ACTIONS

Goodyear Water Conservation staff currently works with Waterfluence to provide landscape water efficiency charts to large water customers. The software has yielded a year-over-year water savings of approximately 1 million gallons. Staff has made great strides in expanding the program, but there are several large water users that still are not participating. Expansion of the program should be easier with Salt River Project paying for the annual cost of the software. Salt River Project is coordinating with several water providers in the region to support and sponsor this effort in order to accelerate and reach their 2035 water savings

goals. Because the obligations under the terms of the MOU coincide with the fiscal year, this MOU will be effective on July 1, 2023 and will expire six (6) years after the effective date unless terminated earlier as provided in the MOU.

STAFF ANALYSIS

The attached MOU outlines the extent to which SRP is willing to financially support Goodyear's efforts at landscape water efficiency on an annual basis. Because Goodyear staff already works with Waterfluence, this MOU will be cost effective for Goodyear and allow for easier expansion to landscape water customers outside Goodyear's water service area (such as those served by Liberty or EPCOR).

Attachments

Memorandum of Understanding with SRP

MEMORANDUM OF UNDERSTANDING

BETWEEN

THE CITY OF GOODYEAR WATER CONSERVATION

AND

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT

This Memorandum of Understanding ("Memorandum") is made and entered into as of the 20th day of December, 2022, by and between the CITY OF GOODYEAR, an Arizona municipal corporation ("Goodyear" or "City") and SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, a political subdivision of the State of Arizona ("SRP") (collectively the "Parties").

RECITALS:

1. The Parties are fully authorized under relevant governing law and procedure to enter into this Memorandum, to become a party under this Memorandum, and to perform their obligations hereunder.

2. Waterfluence LLC, a Colorado Limited Liability Corporation ("Waterfluence"), owns a software program ("Program") that monitors non-residential landscaping water use and provides reports and insights on water usage which can drive more efficient watering practices.

3. SRP desires to coordinate with the City to offer the Program to certain non-residential City water customers (the "Customers" as defined below). One hundred twenty-five (125) Waterfluence Program Accounts will initially be available under the terms of this Memorandum to Customers. Additional Customers may be added to the Program in accordance with the attached Exhibit A.

4. The City desires to cooperate with SRP to offer the Program to City non-residential water customers.

5. The Program supports the City's municipal water conservation goals as well as the SRP 2035 sustainability goal for water conservation of creating and executing programs to identify 5 billion gallons of potential water conservation by 2035.

6. The Parties believe this Memorandum will benefit the Customers of Goodyear and SRP by providing the City and SRP with data on Customers' water use to aid in identifying areas of inefficiency in irrigation systems. The data that SRP receives will not include personally identifying information or other confidential information about the Customers or their water use.

NOW, THEREFORE, in consideration of the foregoing, the mutual promises contained herein and other good and valuable consideration, sufficiency, and adequacy of which the Parties acknowledge, the City and SRP agree as follows:

1. GENERAL PROVISIONS

1.1 The foregoing recitals are incorporated into this Agreement.

1.2 DEFINITIONS: In addition to the defined and capitalized terms in this Agreement, the following terms shall have the following meanings:

(a) "Customers" refers to Goodyear municipal, commercial, or HOA water customers who opt to participate in the Program.

(b) "Accounts" refers to Water Program accounts of Customers

1.3 PURPOSE: This Memorandum is intended to set forth the guidelines and responsibilities of the Parties with respect to the Program.

1.3.1 SRP agrees to do the following in connection with the Program:

1.3.1.1 SRP will contract with Waterfluence to pay the costs of the Accounts as outlined in Exhibit A;

1.3.1.2 SRP will guide the coordination between the City and Waterfluence;

1.3.1.3 SRP will coordinate meetings, provide notes and facilitate interactions related to this Agreement and the execution of its terms (as necessary);

1.3.1.4 SRP will help advertise the Program via email to prospective customers if necessary to achieve the activation of all 125 initially available Program Accounts;

1.3.1.5 SRP will collaborate with City regarding potential survey questions relevant to determining the effectiveness of the Program at increasing water use efficiency, including assessing whether upgrades have been made to increase irrigation efficiency and overall perspective of the Program.

1.3.2 Goodyear Responsibilities. Goodyear Water agrees to perform the following in connection with the Program:

1.3.2.1 The City will market the Program to prospective Customers;

1.3.2.2 The City will require that participating Customers authorize the sharing of aggregated water use data as a condition of the Customer's participation. The City will not share any personal water use or identifying Customer data with SRP;

1.3.2.3 The City will ensure Accounts access is provided to either the property owner or account holder and maintained with written permission from the property owner or account holder;

1.3.2.4 The City will provide SRP with quarterly updates on how many Accounts have participated in the Program including engagement rates.

1.3.2.5 The City will share information with SRP on overall water savings and findings (not individual accounts) based on 12-month pre- & 12-month post Program water consumption;

1.3.2.6 The City will share, on a quarterly basis, aggregated Program data with SRP on water savings and findings, including data showing aggregated Customer water consumption in the 12-month period preceding Program implementation and the 12-month period following implementation;

1.3.2.7 The City will provide Waterfluence Program training to Customers participating in the Program. This includes one, approximately one-hour course, hosted by the City.

1.3.2.8 To the extent necessary, the City will manage, distribute and follow-up with Customers regarding surveys to determine the effectiveness of the Program;

1.3.2.9 The City will help Customers identify areas of inefficiency in water management by evaluating Program data.

2. CONSIDERATION AND TERM

2.1 Goodyear Water Conservation and SRP agree to the following:

2.1.1 Manner of financing. The Program will be provided by SRP at costs included in Exhibit A. SRP will pay for Mapping (if necessary) and Account Fee for the time determined in Exhibit A.

2.1.2 This Agreement shall be effective on July 1, 2023 ("Effective Date"). The term of this Agreement will expire six (6) years after the Effective Date, unless terminated earlier as provided herein.

2.1.3 The Program results will be evaluated to determine whether quantifiable water savings are being achieved sufficient to justify continuation of the Program.

2.1.4 Either Party may terminate this Agreement by giving written notice to the other Party at least sixty (60) days prior to the desired termination date.

3. MISCELLANEOUS PROVISIONS

3.1 This Agreement may not be changed, modified, or rescinded, except as provided herein and in writing and signed by the Parties hereto, and any attempt at oral modification shall be void.

3.2 All notices required pursuant to this document shall be delivered:

SRP

Salt River Project
Attn: Director of Water Strategy
P.O. Box 52025
Phoenix, AZ 85072-2025

GOODYEAR City of Goodyear
Water Services
Attn: Conservation Coordinator
4980 S 157th Ave,
Goodyear AZ 85338

3.3 All notices are effective when delivered or on the date that certified mail return receipt is signed.

3.4 This Memorandum of Understanding, and any Exhibit attached hereto, represents the entire understanding of the Parties with respect to its subject matter, and supersedes any and all other agreements or understandings, whether written or oral, and whether previous to or contemporaneous with execution hereof.

3.5 This Agreement shall be governed by the laws of the State of Arizona without regard to Arizona's conflict of laws provision.

3.6 Any action or suit commenced in connection with this contract shall be in the Superior Court of Arizona in and for the County of Maricopa.

3.7 The rights and remedies of the Parties provided in this Agreement are not exclusive and are in addition to any other rights and remedies available to the Parties in law or equity.

3.8 SRP shall assume no liability for claims, loss or liability arising out of or resulting from the Program other than for its negligence and the City of Goodyear releases SRP from any such claims, loss, or liability.

3.9 Assignment: SRP shall not assign this Memorandum of Understanding without the written consent of Goodyear, which consent shall not be unreasonably withheld.

3.11 Waiver: Waiver or any breach of any term, condition or covenant herein contained shall not be deemed to be a waiver or any subsequent breach of any term, covenant, or condition herein. This Agreement shall be binding upon the parties hereto and their respective heirs, successors, and assignees.

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding as of the 20th day of December, 2022.

Signatures & Exhibit on Following Pages

SRP

Christa McJunkin

Christa McJunkin, Director of Water Strategy

12/20/22

Date

CITY OF GOODYEAR

Julie Karins, City Manager

Date

APPROVED AS TO FORM

ATTEST

Goodyear City Attorney

Goodyear City Clerk

Exhibit on Following Pages

Exhibit "A"

FISCAL YEAR	TASKS	COST	QUANTITY	TOTAL FUNDING REQUEST
FY23 2022/2023	Agreement between SRP and Goodyear	N/A		$0
	Create system for safe sharing of data (ensure confidentiality and privacy of customer data)	N/A		
	Research best advertising methods to reach Customers	N/A		
	Research landscape assessment contractors	N/A		
2022/2023				***$0***
FY24 2023/2024	Continue to work with existing customers: up to 125 active spaces (105 est. in use)	$76/location	125	$9,500
	3 new sites to sign up for Waterfluence mapping and annual monitoring*	$152/location	3	$456
2023/2024				***$12,956***
FY25 2024/2025	Continue to work with existing customers: up to 125 active spaces (115 est. in use)	$76/location	125	$9,500
	Add an additional 3 new sites to get mapping and annual monitoring	$152/location	3	$456
	Allow 2 landscape assessments for sites in system based on greatest need	$1500/location	2	$3,000
2024/2025				***$12,956***
FY26 2025/2026	Continue to work with existing customers: up to 125 active spaces (125 est. in use)	$80/location	125	$10,000

	Add an additional 3 sites to get mapping and annual monitoring	$160/location	3	$480
	Allow 2 landscape assessments for sites in system based on greatest need	$1500/location	2	$3,000
2025/2026				***$13,480***
FY27 2026/2027	Continue to work with existing customers: up to 130 active spaces	$80/location	130	$10,400
	Add an additional 2 sites to get mapping and annual monitoring	$160/location	2	$320
	Allow 2 landscape assessments for Customers in system based on greatest need	$1500/location	2	$3,000
2026/2027				***$13,720***
FY28 2027/2028	Continue to work with existing customers: up to 140 active spaces	$80/location	140	$11,200
	Add an additional 2 sites to get mapping and annual monitoring	$160/location	2	$320
	Allow 2 landscape assessments for sites in system based on greatest need	$1500/location	2	$3,000
2028/2029				***$14,520***
FY29 2028/2029	Continue to work with existing customers: up to 150 active spaces	$80/location	150	$12,000
	Add an additional 2 sites to get mapping and annual monitoring	$160/location	2	$320
	Allow 2 landscape assessments for sites in system based on greatest need	$1500/location	2	$3000
2028/2029				***$15,320***

Fiscal Year	Waterfluence New HOAs	Waterfluence Monitoring - Annual Fee Only
FY23 2022/2023	$0	$0
FY24 2023/2024	$456	$9,500
FY25 2024/2025	$456	$9,500
FY26 2025/2026	$480	$10,000
FY27 2026/2027	$320	$10,400
FY28 2027/2028	$320	$11,200
FY29 2028/2029	$320	$12,000

**Goodyear already has many sites mapped, set up and ready to 'activate' in Waterfluence. As a result the existing and new customer totals in one FY will not equal the total for each following FY.*

ITEM #: 6.
DATE: 01/23/2023
AI #:1268

CITY COUNCIL ACTION REPORT

SUBJECT: AUTHORIZATION OF EXPENDITURE OF DESIGN FUNDS FOR APPROVED FY2023 CIP PROJECT #42046- COTTON LANE- ESTRELLA PARKWAY TO COTTON LANE BRIDGE PROJECT

STAFF PRESENTER(S): Hugh Bigalk, City Traffic Engineer and Troy Scott, Senior Project Manager, Engineering

SUMMARY

A request to authorize the expenditure of design funds for the Cotton Lane - Estrella Parkway to Cotton Lane project.

Recommendation

Authorize the expenditure of design funds for the Cotton Lane project in an amount not to exceed $806,200. (Hugh Bigalk, City Traffic Engineer; Troy Scott, Senior Project Manager)

FISCAL IMPACT

The project is currently budgeted and programmed in the Capital Improvement Program in FY2023 . Total project budget is for design only in the amount of $806,200. This project will be designed now, but any construction funding would be based on funding availability, specifically future GO bond authorization.

BACKGROUND AND PREVIOUS ACTIONS

This project consists of designing improvements to an approximately 1.5-mile-long section of Cotton Lane from Estrella Parkway to the Gila River bridge crossing. The improvements will eventually construct a final asphaltic concrete lane for the existing roadway, plus widening two additional travel lanes.

There have been no prior Council Action items for this project.

STAFF ANALYSIS

Staff received four submittals from consultant firms on September 9, 2022, in response to a posted request for qualifications. The submittals were reviewed and ranked by a scoring committee consisting of representatives from several different City departments. As a result of that review process, staff selected AZTEC Engineering Group, Inc. as the design firm with the best qualifications for the project. Staff completed negotiations of scope, schedule, and fee with AZTEC for use in the final contract. The final negotiated design service cost is below the FY2023 Capital Improvement Program budgeted amount. With Council approval of this authorization of funds not to exceed $ 806,200 staff anticipates having AZTEC under contract and giving a notice to proceed by the end of January 2023.

ITEM #: 7.
DATE: 01/23/2023
AI #:1187

CITY COUNCIL ACTION REPORT

SUBJECT: **GOODYEAR CELEBRATION PLAZA REZONE**

STAFF PRESENTER(S): Alex Lestinsky, Business Analyst

OTHER PRESENTER(S):
Jeff Blilie, Beus, Gilbert, McGroder, PLLC

SUMMARY

This is a Public Hearing for and consideration of a rezone of approximately 66.6 acres of land generally located at the southwest corner of Litchfield Road and I-10 to a Final Planned Area Development to be known as Celebration Plaza Planned Area Development (PAD) allowing for a mixed-use development under the MF-12 Multi-Family, MF-24 Multi-Family, CO Commercial, C-2 General Commercial zoning districts as modified in the Celebration Plaza PAD.

Recommendation

1. ADOPT RESOLUTION NO. 2023-2279, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS REFERRED TO AND INCORPORATED BY REFERENCE IN ORDINANCE NO. 2023-1562 FILED WITH THE CITY CLERK RELATED TO THE REZONING CASE FOR “GOODYEAR CELEBRATION PLAZA PLANNED AREA DEVELOPMENT.”

2. ADOPT ORDINANCE NO. 2023-1562, CONDITIONALLY REZONING APPROXIMATELY 66.6 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF LITCHFIELD ROAD AND I-10 FROM PRELIMINARY PLANNED AREA DEVELOPMENT AND PLANNED AREA DEVELOPMENT (PAD) TO FINAL PLANNED AREA DEVELOPMENT (PAD) FOR THE GOODYEAR CELEBRATION PLAZA PLANNED AREA DEVELOPMENT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Alex Lestinsky, Business Analyst)

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The General Plan Land Use Plan designates the subject property as 'Business & Commerce'. The 'Business & Commerce' land use category provides areas for the growth and development of Goodyear's economic base including large areas for shopping and entertainment. High density residential development is permitted in the Business & Commerce category when located adjacent to a community or regional park, open space area, single family residential, commercial area, or used as a buffer between the Neighborhoods category and Business & Commerce category.

Under the Celebration Plaza PAD, approximately 16.6 acres of the Property will be developed as MF-12 Multi-family as modified by the Celebration Plaza PAD, approximately 13.67 acres of the Property will be developed as MF-24 Multi-Family as modified by the Celebration Plaza PAD, approximately, 9.87 acres of the Property will be developed either as either MF-24 Multi-Family or CO Commercial Office as modified by the Celebration Plaza PAD (the "Hybrid District"), approximately 15.46 acres of the Property will be developed as CO Commercial Office as modified by the Celebration Plaza PAD, and approximately 11.03 acres of the will be developed as C-2 General Commercial as modified by the Celebration Plaza PAD.

The portion of the Property to be developed as multi-family residential is intended to provide for high densities and to that end the proposed Celebration Plaza PAD includes modifications to the development standards that would otherwise to apply to MF-12 Multi-Family and MF-24 Multi-Family developments. These modifications include, among others: (i) an increase in the density allowed in the portions of the Property to be developed as MF-12 Multi-Family from 12 Du/AC to 15 Du/AC; (ii) an increase in the density allowed in the portions of the Property to be developed as MF-24 Multi-Family from 24 Du/Ac to 30 Du/Ac; a minimum overall density for all multi-family residential development within the Property of 18 Du/Ac; and a requirement that all residential structures within the portion of the Property to be developed as MF-12 Multi-Family Residential shall be at least two-stories. To accommodate the increase in densities, the maximum height allowed for structures within the portion of the Property to be developed as MF-12 Multi-Family is increased from 25 feet to 30 feet and the maximum height allowed for structures within the portion of the Property to be developed as MF-24 Multi-Family is increased from 40 feet to 56 feet. A more comprehensive itemization of modifications to the standards that apply to MF-12 Multi-Family and MF-24 Multi-Family developments is set forth below.

The proposed rezoning will permit the development of a commercial center along Litchfield Road, but the Celebration Plaza PAD prohibits various uses that would otherwise be allowed in the C-2 (General Commercial) zoning district. The use prohibitions are consistent with intent of the existing zoning on the Property. It also allows for the development of uses permitted under the C-O (Commercial Office) zoning district. The Celebration Plaza PAD creates a Hybrid District that can be developed either as MF-24 Multi-Family or CO

Commercial Office.

The Planning and Zoning Commission held a public hearing on January 11, 2023. No one from the public spoke regarding the item. The Commission recommend approval 6-0.

STAFF ANALYSIS

Current Policy:

A rezoning request requires public review by the Planning and Zoning Commission and approval from the City Council. The proposed amendment must be in conformance with the General Plan and should not adversely impact the surrounding area as outlined in the Zoning Ordinance.

Details of the Request:

The request is to rezone the subject property from Preliminary PAD and PAD. The new PAD will be known as the Goodyear Celebration Plaza and will include 13.7 acres of General Commercial (C-2), 15.6 acres of Commercial Office (C-O), 13.67 acres of Multi-Family (MF-24), 9.87 acres of MF-24/C-O hybrid, and 17.4 acres of Multi-family (MF-12) zoning districts with a PAD Overlay to modify the development standards as outlined below.

C-O District Modifications:

- Increase maximum building height from 30 feet to 56 feet
    - This modification will allow for taller office buildings, providing for consistency between the existing 54-foot tall Cancer Treatment Center (City of Hope) building and future general commercial buildings along the I-10.

MF-24 District Modifications:

- Increase maximum density from 24 dwelling units per acre to 30 dwelling units per acre.
    - The increase in density will provide an overall increase of residential density within the subject property in order to meet the requirements of the General Plan.
- Increase maximum building height from 40 feet to 56 feet.
    - The increase in maximum height will enable the similar height and scale of buildings along the I-10.

MF-12 District Modifications:

- Update density from a maximum of 12 dwelling units per acre to 15 dwelling units per acre and impose a minimum density of 10 dwelling units per acre
- Reduce the minimum lot with from 200 feet to 22 feet to allow for subdivided lots.
- Increase the maximum height from 25 feet to 30 feet.
- Require a minimum of two stories for all units.
- Increase maximum building coverage from 50% to 75%.
- Reduce the rear setback (north side) from 30 feet to 20 feet.
- Reduce the side setbacks (east and west sides) from 20 feet to 10 feet.
- Includes interior building setbacks, applicable to subdivided lots only. These standards are not currently contemplated in the MF-12 district.
    - Collectively, these requested modifications provide for a more urban environment within this large development. The applicant has agreed to a minimum of two stories so that the typical single-story, multi-family development type does not occur. There are built-in development standards to allow for these units to be subdivided, which provides the opportunity for individual ownership of the units

MF-24/C-O Hybrid:

- City staff has worked with the property owner to establish a hybrid zoning area that can

be developed as either MF-24 Multi-Family Residential or CO Commercial Office. For 18 months following City Council adoption of Ordinance 2023-1562, the hybrid zoning area identified in the PAD Overlay shall be developed as CO Commercial. If the Hybrid Zoning area has not developed within 18 months of adoption of Ordinance 2023-1562, it may be developed as either MF-24 Multi-Family Residential or CO Commercial Office.

The PAD Overlay also prohibits specific uses within the C-2 district and restricts that no more than one drive-through restaurant and one gas station are allowed with the approval of a use permit. The list of prohibited uses, specified in the PAD Overlay, are intended to ensure the commercial development includes a mix of retail, office, and hotel, similar to what was originally approved in the Goodyear Palms Plaza PAD.

Finally, the PAD Overlay requires a public trail system and centralized 1.5-acre public park as well as an architectural character guide providing for a cohesive and connected development.

All other development standards not included in the PAD Overlay, will be regulated in accordance with the standards of the City of Goodyear Zoning Ordinance, Design Guidelines, Subdivision Regulations and other regulatory documents. Although a conceptual site plan has been provided for review, no development plans will be approved with the rezone application. Public Trails and Private Trails of the level and intensity reflected in the Pedestrian Circulation & Open Space Plan attached as Exhibit 3 of Celebration Plaza PAD are required to be developed within the Property as it develops.

Evaluation Criteria:

1. *Consistency with the General Plan.*

   As mentioned in the Backgrounds and Previous Actions section, the General Plan designates this area as Business & Commerce. Business & Commerce provides for areas for growth and development of Goodyear's economic base including, but not limited to, community level retail, service-oriented businesses, business parks, offices, regional hospitals, and high density residential that supports the area.

   General Plan Standard 36: *Commercial and office uses are appropriate throughout the Business & Commerce category;* ***General Plan Standard 39****: Businesses with high employment density are encouraged to locate adjacent to high capacity roadway corridors and transit corridors to leverage high visibility and vehicular/pedestrian access.*

   The rezone includes approximately 15 acres of General Commercial and 16 acres of Commercial Office. The property is located directly south of I-10 and between Litchfield Road and Bullard Avenue, both highly trafficked arterial streets.

   General Plan Standard 41: *High density residential development is permitted in the Business & Commerce district category when located adjacent to a community or regional park, open space area, single family residential, commercial area or used as a buffer between the Neighborhoods category and Business & Commerce category. Circulation and access to necessary amenities such as schools and grocery stores, and compatibility with surrounding existing and planned uses shall be taken into account when considering this type of use in the Business & Commerce category.*

   The rezone proposes approximately 41 acres of multi-family, which includes both

MF-12 and MF-24 zoning districts. The proposed modifications to the development standards enable the MF-24 area to be developed with a maximum density of 30 dwelling units per acre and the MF-12 area to range between 10-15 dwelling units per acre. The PAD Overlay also requires that the minimum combined net density for both districts shall be 18 dwelling units per acre. This ensures that the intent of the General Plan's density standards are being met. Additionally, the PAD Overlay incorporates a 1.5-acre park and trail system, available to the public, adjacent to the multi-family and connecting all uses within the subject property. The multi-family included with this rezone will support the proposed office and retail uses as well as the existing retail uses along Litchfield Road.

2. *Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.*

   The subject property is currently vacant and used for farming activities. The property's physical and natural features are suitable for the proposed rezone and commercial and residential uses as the property will be required to be graded and developed in accordance with all applicable engineering design guidelines and standards.

3. *Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.*

   Uses and development surrounding the subject property include:
   North – I-10 freeway
   East – Palm Valley Autoplex (including Yates, Amazon, Rudy's BBQ, Starbucks)
   South – Cancer Treatment Center; Towneplace Suites by Marriott; Goodyear Village Center
   West – Cancer Treatment Center; vacant land currently designated as Preliminary Planned Area Development (proposed for light industrial)
   The mix of commercial and high-density residential uses will support the surrounding businesses and provide for additional employment opportunities within the community.

4. *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.*

   Luke Air Force Base:
   The subject property is located within the vicinity of a military airport. Notice was provided to Luke AFB and they have indicated that given the location of the subject property, base operations will not be adversely impacted by the proposed uses within this rezone request. Stipulations have been included to require proper disclosures for future owners/tenants.

   Phoenix-Goodyear Airport:
   The subject property is located within the Phoenix-Goodyear Traffic Pattern Airspace. Notice was provided to Phoenix Goodyear Airport and they have indicated that the site is within the Airports traffic pattern airspace, however do not have any concerns. Stipulations have been included to require proper disclosures for future owners/tenants.

5. *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.*

   As discussed in the Backgrounds & Previous Actions section above, the subject property was previously designated for a similar mix of uses in the existing Preliminary and Final

PADs. This proposal simplifies the uses and development standards as well as incorporating a multi-family residential component that will support the planned and existing commercial and office uses within the vicinity. Litchfield Road, directly south of I-10, does not include many high-density residential opportunities. The proposed MF-24 and MF-12 zoning districts will provide a mix of housing options with walkable employment opportunities, amenities, and retail options.

6. *Demands for public services that will be generated by the uses permitted in the proposed zoning district.*

   Below is a summary of impact to public services.

   Fire Response:
   Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#181	2.75	0.87	2.75	0.87	#183	5.12	2.06	5.12	2.06

   Police Response:
   The subdivision is located within an existing Police patrol beat and the current level of service within the beat can accommodate the development of the property.

   School Districts:
   The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. The application was sent to the school districts for comment and no objection was received.

   Streets/Transportation:
   At this time, the development would be accessible from Litchfield Road via the signalized intersections at Test Drive and Celebrate Life Way. Along Celebrate Life Way, 143rd Avenue would provide access to all uses within the subject property. At the time of preliminary plat/site plan reviews, further traffic impact analyses will be required and the required connections to public streets will be reviewed for compliance with City engineering and public safety standards, including additional pavement for a bike lane along Litchfield Road.

   Water/Wastewater:
   The subject property is located within the City of Goodyear water and wastewater service area.

   Solid Waste/Recycling:
   Solid waste and recycling services for the property will be contracted through a private commercial provider.

7. *Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;*

   The subject property is in proximity to where existing public services are provided.

8. *General public's concerns.*

   Public Participation:

Pursuant to the Citizen Review process, a neighborhood meeting was held on October 18, 2022. The applicant was prepared with a presentation for any and all attendees. Staff and the applicant were available for questions. Four people from the public attended this meeting. Three people were employees of the adjacent hotel and were interested in the proposed development. One resident also attended to hear about the proposal and did not state any objections. To date, staff has not received any objection to the proposed rezone.

Notice for the January public hearings before the Planning and Zoning Commission and City Council included a postcard mailed to the owners of property within 500 feet of the subject property; a legal notice and display ad published in the Arizona Republic on December 23, 2022; and a notice of public hearings sign posted on the property.

On January 11, 2023, a public hearing was held before the Planning and Zoning Commission. No one from the public attended the public hearing. The Commission recommended approval 6-0.

9. *Whether the amendment promotes orderly growth and development;*

   The subject property is an infill site and located adjacent to existing infrastructure and developed areas. The amendment will allow development of the subject property and promotes the orderly growth and development of the City.

10. *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.*

    The development will be required to adhere to all applicable design, building, and engineering standards of the City of Goodyear. Adherence to these standards will be evaluated during the preliminary plat/site plan, civil engineering, and building plan review processes.

Staff Findings:
Staff finds that the proposed rezone and requested PAD Overlay are consistent with the subject property's Business & Commerce land use designation in the Goodyear 2025 General Plan and will be compatible with the surrounding area. Staff is recommending approval of the request. The Planning and Zoning Commission recommended approval of the request 6-0 on January 11, 2023.

Attachments

Resolution 2023-2279
Ex. A Supplementary Zoning Map
Ex. B Celebration Plaza Legal Descriptions
Ex. C Celebration Plaza PAD Overlay
Ordinance 2023-1562
Aerial Photo
Project Narrative
Staff Presentation
Applicant Presentation

RESOLUTION NO. 2023-2279

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 NO. 2023-1562 FILED WITH THE CITY CLERK RELATED TO THE REZONING CASE FOR "GOODYEAR CELEBRATION PLAZA PLANNED AREA DEVELOPMENT."

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 "Supplementary Zoning Map No. 22-14," a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled "Celebration Plaza Legal Descriptions," a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

That certain document titled "Goodyear Celebration Plaza Planned Area Development Overlay Standards and Guidelines Dated January 9, 2023," 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 2023-1562.

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:

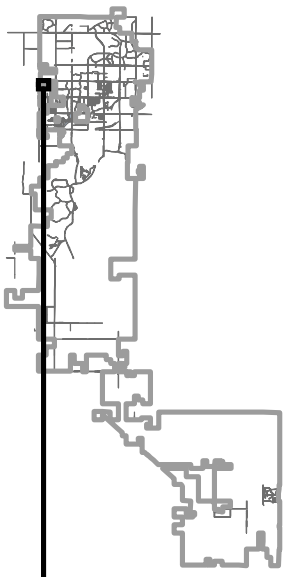
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 22-14

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 _____, 2023.

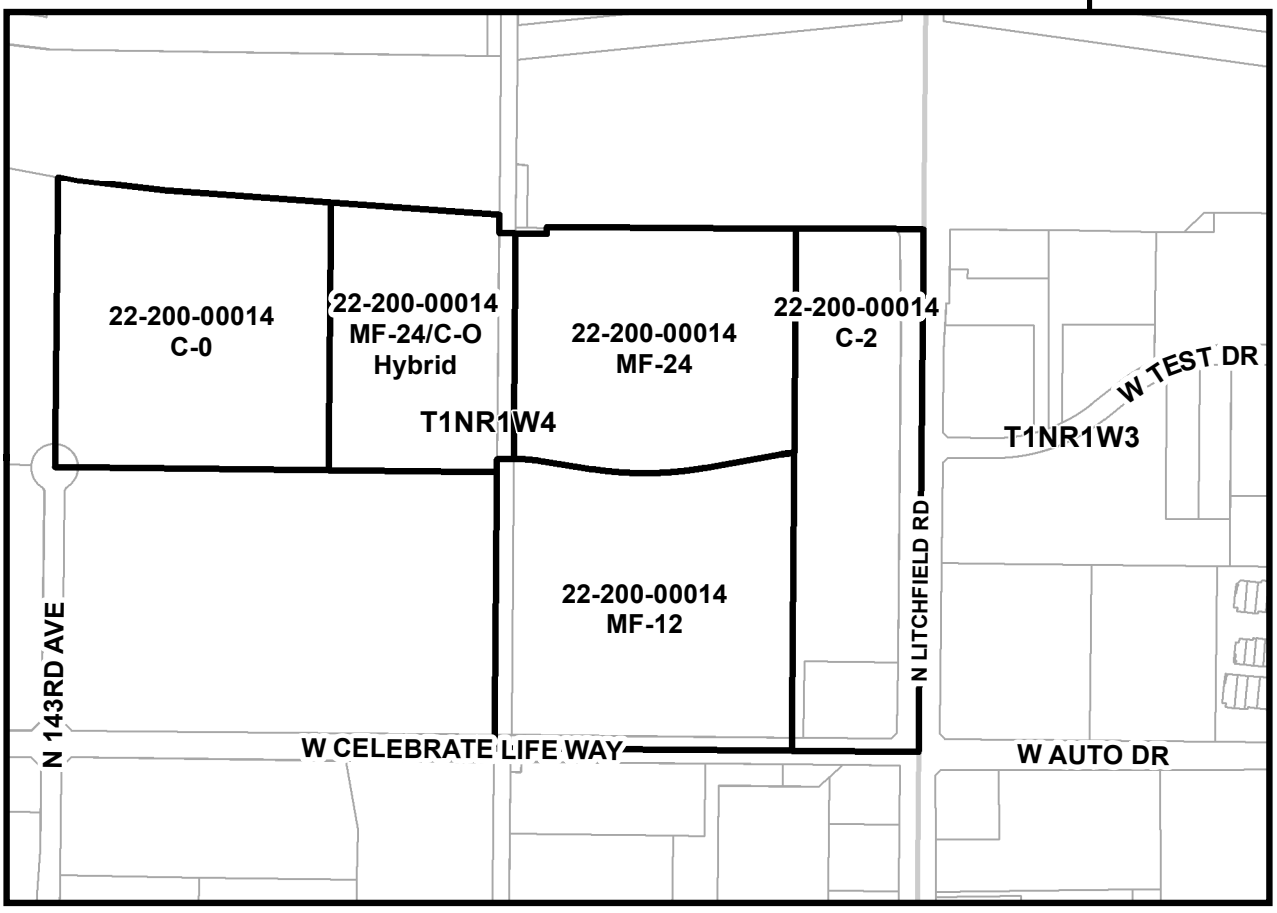


_____
MAYOR

_____
CITY CLERK

SUBJECT PROPERTY:

A portion of the East Half of Section 4, 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			DATE:
A	Rezone from Preliminary PAD to C-2, C-O, MF-24, MF-24/C-O Hybrid, and MF-12 with PAD Overlay	22-200-00014	January 2023

CO Commercial Office
Zoning District
15.460 AC.

MF-24/CO Commercial Office
Hybrid Zoning District
9.869 AC.

MF-24 Multi-Family
Residential Zoning District
13.667 AC.

C-2 General Commercial
Zoning District
11.027 AC.

MF-12 Multi-Family
Residential Zoning District
16.598 AC.

EXISTING 143RD AVE. R/W

EXISTING CELEBRATE LIFE WAY R/W

EXISTING LITCHFIELD ROAD R/W

Exhibit B
Celebration Plaza
Legal Descriptions

C-2 GENERAL COMMERCIAL ZONING DISTRICT
LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the East Half of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found brass cap in handhole for the Southeast corner of said Section 4;

THENCE North 00 deg. 18 min. 47 sec. East along the East line of said Section 4, same being the monument line of Litchfield Road, at 1,074.32 feet pass a found City of Goodyear bras cap flush at the intersection of said Litchfield Road and Celebrate Life Way, continue a total distance of 1,130.32 feet;

THENCE North 89 deg. 41 min. 13 sec. West departing said East line, a distance of 65.00 feet to the West right-of-way line of said Litchfield Road and being the beginning of a corner clip at the before mentioned intersections, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 45 deg. 18 min. 47 sec. West along said corner clip, a distance of 22.63 feet to the end of said corner clip and being in the North right-of-way line of said Celebrate Life Way;

THENCE North 89 deg. 41 min. 13 sec. West along said North right-of-way line, a distance of 299.58 feet;

THENCE North 00 deg. 18 min. 47 sec. East departing said North right-of-way line, a distance of 1,524.42 feet to the South right-of-way line of Interstate Highway No. 10;

THENCE South 89 deg. 54 min. 00 sec. East along said South right-of-way line, a distance of 300.04 feet to the beginning of a corner clip at the intersection of said Interstate Highway No. 10 and Litchfield Road;

THENCE South 25 deg. 48 min. 12 sec. East along said corner clip, a distance of 24.86 feet to the end of said corner clip and being in the West right-of-way line of said Litchfield Road;

THENCE South 00 deg. 42 min. 38 sec. East along said West right-of-way line, a distance of 257.58 feet;

THENCE South 00 deg. 18 min. 47 sec. West along said West right-of-way line and being 65.00 feet West of and parallel with the East line of said Section 4, a distance of 1,229.67 feet to the **POINT OF BEGINNING**, containing 480,321 square feet or 11.027 acres of land, more or less.

CO COMMERCIAL OFFICE ZONING DISTRICT
LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the East Half of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found brass cap in handhole for the Southeast corner of said Section 4;

THENCE North 00 deg. 18 min. 47 sec. East along the East line of said Section 4, same being the monument line of Litchfield Road, at 1,074.32 feet pass a found City of Goodyear bras cap flush at the intersection of said Litchfield Road and Celebrate Life Way, continue a total distance of 1,903.19 feet;

THENCE North 89 deg. 41 min. 13 sec. West departing said East line, a distance of 1,775.27 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 89 deg. 30 min. 13 sec. West, a distance of 748.89 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 70.00 feet, a central angle of 90 deg. 03 min. 17 sec., and being subtended by a chord which bears North 44 deg. 31 min. 49 sec. West - 99.04 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 110.02 feet;

THENCE North 00 deg. 26 min. 32 sec. East, a distance of 798.36 feet to the South right-of-way line of Interstate Highway No. 10;

THENCE South 79 deg. 20 min. 21 sec. East along said South right-of-way line, a distance of 58.61 feet;

THENCE South 83 deg. 26 min. 32 sec. East along said South right-of-way line, a distance of 263.88 feet;

THENCE South 86 deg. 02 min. 14 sec. East along said South right-of-way line, a distance of 498.45 feet;

THENCE South 00 deg. 20 min. 51 sec. West departing said South right-of-way line, a distance of 800.01 feet to the **POINT OF BEGINNING**, containing 673,450 square feet or 15.460 acres of land, more or less.

MF-12 MULTI-FAMILY RESIDENTIAL ZONING DISTRICT
LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the East Half of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found brass cap in handhole for the Southeast corner of said Section 4;

THENCE North 00 deg. 18 min. 47 sec. East along the East line of said Section 4, same being the monument line of Litchfield Road, at 1,074.32 feet pass a found City of Goodyear bras cap flush at the intersection of said Litchfield Road and Celebrate Life Way, continue a total distance of 1,114.32 feet;

THENCE North 89 deg. 41 min. 13 sec. West departing said East line, a distance of 380.58 feet to the North right-of-way line of said Celebrate Life Way, said point being the **TRUE POINT OF BEGINNING**;

THENCE North 89 deg. 41 min. 13 sec. West along said North right-of-way line, a distance of 890.15 feet;

THENCE North 00 deg. 20 min. 50 sec. East departing said North right-of-way line, a distance of 827.25 feet;

THENCE South 89 deg. 30 min. 13 sec. East, a distance of 61.49 feet to a Point of Curvature of a circular curve to the right, having a radius of 500.00 feet, a central angle of 08 deg. 11 min. 45 sec., and being subtended by a chord which bears South 85 deg. 24 min. 21 sec. East - 71.46 feet;

THENCE in an easterly direction along said curve to the right, a distance of 71.52 feet;

THENCE South 81 deg. 18 min. 28 sec. East tangent to said curve, a distance of 157.17 feet to a Point of Curvature of a circular curve to the left, having a radius of 1,000.00 feet, a central angle of 19 deg. 04 min. 21 sec., and being subtended by a chord which bears North 89 deg. 09 min. 22 sec. East - 331.34 feet;

THENCE in an easterly direction along said curve to the left, a distance of 332.88 feet;

THENCE North 79 deg. 37 min. 11 sec. East tangent to said curve, a distance of 228.12 feet to a Point of Curvature of a circular curve to the right, having a radius of 500.00 feet, a central angle of 05 deg. 19 min. 24 sec., and being subtended by a chord which bears North 82 deg. 16 min. 53 sec. East - 46.44 feet;

THENCE in an easterly direction along said curve to the right, a distance of 46.45 feet;

THENCE South 00 deg. 18 min. 47 sec. West non-tangent to said curve, a distance of 854.33 feet to the **POINT OF BEGINNING**, containing 722,996 square feet or 16.598 acres of land, more or less.

MF-24 MULTI-FAMILY RESIDENTIAL ZONING DISTRICT
LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the East Half of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found brass cap in handhole for the Southeast corner of said Section 4;

THENCE North 00 deg. 18 min. 47 sec. East along the East line of said Section 4, same being the monument line of Litchfield Road, at 1,074.32 feet pass a found City of Goodyear brass cap flush at the intersection of said Litchfield Road and Celebrate Life Way, continue a total distance of 2,638.74 feet;

THENCE North 89 deg. 41 min. 13 sec. West departing said East line, a distance of 380.58 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 00 deg. 18 min. 47 sec. West, a distance of 670.09 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 500.00 feet, a central angle of 05 deg. 19 min. 24 sec., and being subtended by a chord which bears South 82 deg. 16 min. 53 sec. West - 46.44 feet;

THENCE in a westerly direction along said curve to the left, a distance of 46.45 feet;

THENCE South 79 deg. 37 min. 11 sec. West tangent to said curve, a distance of 228.12 feet to a Point of Curvature of a circular curve to the right, having a radius of 1,000.00 feet, a central angle of 19 deg. 04 min. 21 sec., and being subtended by a chord which bears South 89 deg. 09 min. 22 sec. West - 331.34 feet;

THENCE in a westerly direction along said curve to the right, a distance of 332.88 feet;

THENCE North 81 deg. 18 min. 28 sec. West tangent to said curve, a distance of 157.17 feet to a Point of Curvature of a circular curve to the left, having a radius of 500.00 feet, a central angle of 08 deg. 11 min. 45 sec., and being subtended by a chord which bears North 85 deg. 24 min. 21 sec. West - 71.46 feet;

THENCE in a westerly direction along said curve to the left, a distance of 71.52 feet;

THENCE North 89 deg. 30 min. 13 sec. West tangent to said curve, a distance of 11.62 feet;

THENCE North 00 deg. 20 min. 37 sec. East, a distance of 674.20 feet;

THENCE South 89 deg. 54 min. 00 sec. East, a distance of 92.50 feet;

THENCE North 00 deg. 06 min. 00 sec. East, a distance of 20.00 feet;

THENCE South 89 deg. 54 min. 00 sec. East, a distance of 747.01 feet to the **POINT OF BEGINNING**, containing 595,348 square feet or 13.667 acres of land, more or less.

MF-24/CO COMMERCIAL OFFICE HYBRID ZONING DISTRICT
LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the East Half of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found brass cap in handhole for the Southeast corner of said Section 4;

THENCE North 00 deg. 18 min. 47 sec. East along the East line of said Section 4, same being the monument line of Litchfield Road, at 1,074.32 feet pass a found City of Goodyear brass cap flush at the intersection of said Litchfield Road and Celebrate Life Way, continue a total distance of 1,903.19 feet;

THENCE North 89 deg. 41 min. 13 sec. West departing said East line, a distance of 1,775.27 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 00 deg. 20 min. 51 sec. East, a distance of 800.01 feet;

THENCE South 86 deg. 02 min. 14 sec. East, a distance of 506.01 feet;

THENCE South 00 deg. 20 min. 50 sec. West, a distance of 55.56 feet;

THENCE South 89 deg. 54 min. 00 sec. East, a distance of 49.83 feet;

THENCE South 00 deg. 20 min. 37 sec. West, a distance of 674.20 feet;

THENCE North 89 deg. 30 min. 13 sec. West, a distance of 49.87 feet;

THENCE South 00 deg. 20 min. 50 sec. West, a distance of 40.00 feet;

THENCE North 89 deg. 30 min. 13 sec. West, a distance of 505.01 feet to the **POINT OF BEGINNING**, containing 429,885 square feet or 9.869 acres of land, more or less.

EXHIBIT "C"

Goodyear Celebration Plaza
Planned Area Development
Standards and Guidelines

(January 9, 2023)

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Exhibits

Exhibit 1 – Underlying Zoning Districts

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1. Introduction

This rezoning to a PAD to be named Goodyear Celebration Plaza rezones approximately 66.6 acres legally described in that certain document titled Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2022-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the "Property") from the existing PAD zoning providing for a Mixed-Use Commercial development to a PAD the provides for a combination of retail/commercial uses, medical office uses, and multi-family residential uses

2. Property Description

The Property is approximately 66.6 acres in size

1. The uses surrounding the Property include the following:

- North: The Property is bounded by Interstate-10 freeway on the north. The usesnorth of the freeway include large-scale retail and restaurant uses, vacant land and warehouse/distribution uses.
- East: The Property is bounded by Litchfield Road on the east, which is a major arterial road. The uses east of Litchfield road include retail and restaurant uses, auto dealership, and office uses.
- South: A portion of the Property is bounded by CTCA on the south and another portion of the Property is bounded by Celebrate Life Way on the south, which is a collector road. The uses south of Celebrate Life Way include large-scale retail and restaurant uses, a hotel, self-storage facility, vacant land, some back office and an AZDOT testing center.
- West: A portion of the Property is bounded by CTCA on the west and another portion of the Property is bounded by vacant land included within the Airport Gateway PAD.

3. Land Use Plan/Underlying Zoning

There are four distinct zoning districts created in this PAD, which include C-2 General Commercial, CO Commercial Office, MF-24 Multi-Family and MF-12 Multi- Family and one hybrid district that will permit the development of either MF-24 Multi-Family or CO Commercial Office, with a restriction that for the first 18 months after City Council approves the zoning, the property must be developed using the CO district. After 18 months, either district can be used by right for all or any portion of the parcel. See **Exhibit 1** *Underlying Zoning Districts*.

C-2 General Commercial

The C-2 commercial uses are proposed along Litchfield Road where the highest level of access and visibility are provided. This zoning district will support various retail, hotel, and service-based uses to complement all the adjacent retail uses in the area, support the proposed residential and office uses on the subject site and the continued growth in the vicinity. There are no deviations to the C-2 General Commercial development standards.

CO Commercial Office

Further west and immediately north of the Cancer Treatment Centers of America's Goodyear Hospital, is a 15.5-acre medical office campus with an underlying zoning district of CO Commercial Office. This is planned as an integrated medical office campus with a walkable and connected complex of office buildings focused on support uses for the hospital and other office needs in the area.

MF-24 & MF-12 Multi-Family
Immediately west of the commercial uses along Litchfield Road are multi-family residential parcels with a proposed density range of approximately 10-30 du/ac with a minimum overall average density of 18 net du/ac for all residential parcels. The residential development parcels will provide needed housing options for the growing population in Goodyear and will provide opportunities for residents to live near where they work as there are significant employment opportunities within the immediate vicinity of the site.

Unless otherwise specified herein, all applicable standards or regulations identified within the City of Goodyear Zoning Ordinance or other applicable regulatory documents shall apply to development within the Property.

4. Zoning Districts

A. C-2 General Commercial Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as C-2 General Commercial Zoning District in that certain document Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the C-2 Property), shall comply with the requirements in the City of Goodyear Zoning Ordinance, applicable to development in the C-2 General Commercial Zoning District. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3 , the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

Except as modified below, the uses allowed to be developed in the C-2 Property are those uses, principal and special uses, permitted within property zoned C-2 General Commercial Zoning District as set forth in the City of Goodyear Zoning Ordinance.

1. Prohibited Principal Uses. The following uses identified in Section 3-3-3(A) of the Goodyear Zoning Ordinance as Principal Permitted Uses are expressly prohibited:

    - Adult bookstore, adult novelty store and adult theater
    - Automotive repair and upholstering.
    - Bus terminals.
    - Cleaning and dying plants.
    - Express office, including railway.
    - Frozen food lockers
    - Funeral home.
    - Fur cleaning and storage.
    - Mobile Home Storage.
    - Parking lots.
    - Pawn shop.
    - Public utility facilities and offices including facilities to serve the immediate area, but not including outside storage or maintenance yards for public utility use.

- Seed and feed, retail and sales office.
- Sign painting shop.
- Smoke and vape shop
- Taxidermist.
- Window glass installation shop.
- Non-Chartered financial institutions.

2. Prohibited Use Permit Uses. The following uses identified in Section 3-3-3(C) of the Goodyear Zoning Ordinance as Use Permit Uses are expressly prohibited:

- Automobile service stations.
- Car wash (hand or automatic).
- Storage buildings consisting of individually rented storage rooms which are independently accessed and locked and are used for dead storage purposes.
- Mobile home sales.

3. Restricted Use Permit Uses. The following use identified in Section 3-3-3(C) of the Goodyear Zoning Ordinance as a Use Permit Use is restricted as follows:

- Convenience Uses - No more than one (1) drive through restaurant is allowed through the Use Permit process and no more than one (1) convenience market/gas station is allowed through the Use Permit process.

B. CO Commercial Office Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as CO Commercial Office Zoning District in that certain document Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the CO Property), shall comply with the requirements in the City of Goodyear Zoning Ordinance, applicable to development in the CO – Commercial Office Zoning District. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3 , the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

C. MF-24 Multi-Family Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as MF-24 Multi-Family Residential Zoning District in that certain document Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the MF-24 Property), shall comply with the requirements in the City of Goodyear Zoning Ordinance, applicable to development in the CO – Commercial Office Zoning District. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3 , the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking

requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10..

D. MF-12 Multi-Family Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as MF-12 Multi-Family Residential Zoning District in that certain document Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the MF-12 Property), shall comply with the requirements in the City of Goodyear Zoning Ordinance, applicable to development in the MF-12 Multi-Family Zoning District. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3 , the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

E. MF-24/CO Commercial Office Hybrid Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as MF-24/CO Commercial Office Hybrid Zoning District in that certain document Legal description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the Hybrid Property), shall be developed either as MF-24 Multi-Family Residential or CO Commercial Office If the Hybrid Property is developed as MF-24 Multi-Family Residential, the development of the Hybrid Property shall comply with the requirements for the development of the MF-24 Property set forth herein and if the Hybrid Property is developed as CO-Commercial Office, the development of the Hybrid Property shall comply with the requirements for the CO Property set forth herein.

5. Development Standards

The development standards applicable to each of the Property zoning districts shall be those established in the City of Goodyear Zoning Ordinance for that respective zoning district, except as modified herein by this PAD Overlay. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3 , the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

Development standards applicable to each zoning district are provided in the following sections, with modified standards designated by **bold** text:

A. C-2 General Commercial and CO Commercial Office Zoning Districts

Except as expressly modified in this document, all development within the CO Property shall

comply with the requirements in the City of Goodyear Zoning Ordinance applicable to development within the CO-Commercial Office Zoning District, including but not limited to, the requirements in in Section 3-3-6 (Commercial District Standards), and all development within the C-2 Property shall comply with the requirements in the City of Goodyear Zoning Ordinance applicable to development within the C-2-General Commercial Zoning District, including but not limited to, the requirements in in Section 3-3-6 (Commercial District Standards).

Development Standard	CO	C-2
Minimum Net Site Area[3]	6,000	10,000
Minimum Lot Width[3]	60 ft	150 ft
Maximum Height[2]	**56 ft**	56 ft
Maximum Building Coverage	50%	50%
Minimum Setbacks		
Front	30 ft	30 ft [2 4]
Side	20ft[1]	N/A[1]
Rear	20 ft[1]	N/A[1]
Street Side	30 ft	30 ft[2]

1. Buildings adjacent to any residential use or district are subject to the requirements in Section 3-3-6(B) of the Goodyear Zoning Ordinance, including the minimum building setbacks set forth in Section 3-3-6 (B)(6)(c).

2. Buildings with heights in excess of 30 ft. shall provide 1 foot of additional setback for each foot of building height over 30 ft.

3. Except as provided herein, minimum net site area and lot width requirements do not apply for lots within a unified commercial development, which is a development intended for three or more businesses, so long as the development has permanent cross-access, shared parking and access easements, in a form approved by the City Attorney or his/her designee, necessary to meet minimum parking and maneuvering requirements and any other applicable requirements. If there are conflicts between this exception and other requirements in the Zoning Ordinance pursuant to which a site would be required to meet or exceed the minimum net site area or minimum lot width requirements, this exception shall not apply.

4. Except as provided herein, the setback for lots within a unified commercial development, which is intended for three or more businesses with permanent cross access and shared parking easements, shall be measured from the nearest public streets. If there are conflicts between this exception and other requirements in the Zoning Ordinance pursuant to which a site would be required to meet or exceed the minimum setbacks, this exception shall not apply.

B. MF-24 Multi-Family Residential District

Except as expressly modified in this document, all development within the MF-24 Property

shall comply with the requirements in the City of Goodyear Zoning Ordinance applicable to development within the MF-24 Multi-Family Residential Zoning District, including but not limited to, the requirements in in Section 3-2-5 (Development Standards for the Multi-Family District).

Districts	MF-24
Maximum Density in Du/Ac	**30**
Minimum lot Width	100
Minimum lot depth	N/A
Maximum Height (ft.)	**56**
Accessory building (ft.)	12
Maximum Building coverage	50%
Minimum Perimeter Setbacks	
Front (ft.)	30
Street Side (ft.)	30
Side except for Street Side (ft.)	20
Total Both Sides (ft.)	40
Rear (ft.)	30
Minimum Setback from single-family residential zoning	
Building Height 20 feet or less (ft.)	30
Building Height between 20 and 30 feet (ft.)	50
Building Height greater than 30 feet (ft.)	50 feet +5 feet for every foot over 30’
Recreational Open Space (sq. ft./d.u.)	400
Private Outdoor Open Space (sq. ft./d.u.)	60

C. MF-12 Multi-Family Residential District

Except as expressly modified in this document, all development within the MF-12 Property shall comply with the requirements in the City of Goodyear Zoning Ordinance applicable to development within the MF-12 Multi-Family Residential Zoning District, including but not limited to, the requirements in in Section 3-2-5 (Development Standards for the Multi-Family District).

The following table replaces Table 3-2-5 in Section 3-2-5 (Development Standards for Multi-Family District) and provides development standards for the MF-12 Property. This table provides for two sets of development standards, one for a single-lot unsubdivided development such as an apartment complex or condo-type development, and a subdivided option for developments that include individual lots, such as townhomes or small-lot development.

District	MF-12 Unsubdivided	MF-12 Subdivided
Minimum/Maximum Net Density in Du/Ac[1]	**10/15**	**10/15**
Minimum lot Width	200'	**22'**
Minimum Lot Depth	N/A	**50'**
Maximum Height (ft.)[7]	**30**	**30**
Minimum # of Stories (no single-story permitted)	2	**2**
Accessory building Max. Height (ft.)	12	**12**
Maximum Building coverage	**75%**	**75%**
Perimeter Setbacks (Perimeter of MF-12 District)		
Front (Southern Boundary) (ft.)	30	**30**
Side (Eastern and Western Boundaries) (ft.)	10	**10**
Rear (Northern Boundary) (ft.)	20	**20**
Interior Setbacks (for Subdivided Product Only)		
Front (ft.)[2]	N/A	**3**
Front facing garage (ft.)	N/A[3]	**20[3]**
Side (ft.) (to allow for zero lot line development)	N/A	**0**
Total both sides (ft.)[4]	N/A	**6**
Street Side (ft.)[5]	N/A	**10**
Rear (ft.)	N/A	**3**
Minimum Setback from single-family residential zoning		
Building Height 20 feet or less (ft.)	30	**30**
Building Height between 20 and 30 feet (ft.)	50	**50**
Building Height greater than 30 feet (ft.)	50 feet +5 feet for every foot over 30'	**50 feet +5 feet for every foot over 30'**
Recreational Open Space (sq. ft./d.u.)[6](6)	400	**400**
Private Outdoor Open Space (sq. ft./d.u.)	200	**200**

(1) Net density shall exclude the designated park parcel because this parcel will be available for use by all development parcels.

(2) Front setback shall be measured to patios, livable space, and side entry garages.

(3) If garages with driveways are provided, driveways must be less than 5' deep or a minimum of 20' deep to avoid cars overhanging into the street, sidewalk or drive aisle.

(4) For attached product, there is no side setback between attached units, but a minimum building separation of 6 feet is required.

(5) Where a minimum 10-foot-wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies.

(6) Recreational open space for the MF-12 Property shall be calculated using all of the MF-12-PAD Property, including the park parcel in accordance with 3-2-5 (B) of the Goodyear Zoning Ordinance.

(7) All residential structures within the MF-12 Property shall be a minimum of two stories.

D. General Development Standards

1. Unless otherwise modified herein and as referenced below, all other applicable development standards shall comply with the City of Goodyear Zoning Ordinance. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3 , the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

2. Minimum Densities In addition to the individual minimum / maximum densities applied to the portions of the Property developed as MF-12 and MF-24, a combined minimum net density for all of the Property developed as MF-12 and MF-24 shall be no less than 18.0 net du/ac.

6. Site Plan

The Conceptual Site Plan attached hereto as **Exhibit 2** conveys a potential development plan for the Property but is illustrative only.

7. Pedestrian Circulation and Open Space Plan

Public Trails and Private Trails shall be constructed through-out the Property to provide connectivity throughout the entire Property at the level and intensity generally reflected in the Conceptual Pedestrian Circulation and Open Space Plan, attached hereto as **Exhibit 3.**

Specific trail locations and details will be determined during the site plan review process, in conformance with the following:

a. Public trails shall consist of concrete or other hard surface material with a minimum width of eight feet for trails around the perimeter of the Property and a minimum width of five feet for trails within the Property.

b. Private Trails shall consist of concrete or other hard surface material with a minimum width of five feet.
c. Public trails shall be accessible and open to all residents, employees, and visitors of any of the developments within the Property, Cancer Treatment Center of America hospital and adjacent developments.
d. A Public Trail shall be provided around the perimeter of the Subject Site;
e. Trail connections shall be provided between the various developments within the Property either by open connections and/or gated connections;
f. Where trail connections cross a private road or drive aisle, an enhanced, decorative surface shall be provided for the crossing;
g. Shading shall be provided along the trails by trees, buildings and/or shade structures.
h. Public Trails along the perimeter of the Property shall be constructed

outside of any perimeter walls installed along the boundaries of the Property so they are accessible and open to all residents, employees, and visitors of any of the developments within the Property, Cancer Treatment Center of America hospital and adjacent developments.

A park that is at least 1.5 acres in size containing the following minimum amenities: landscaping including shade trees, turf (live or artificial), shaded play areas, gazebo with picnic tables, seating, and connections to the overall pedestrian circulation system shall be developed at the north west corner of the MF-12 Property, as generally reflected in the Conceptual Pedestrian Circulation and Open Space Plan, attached hereto as **Exhibit 3**. The park shall be available for use by residents, employees, and visitors of any of the developments within the Property and for use by employees and visitors from Cancer Treatment Center of America hospital. If the MF-12 Property is subdivided, the park shall be maintained by a Homeowner's Association or Property Owner's Association. If the MF-12 Property is not subdivided, the park shall be maintained by the property owner. The park shall be completed with the first phase of development within the Property.

8. Design Guidelines

Except as otherwise provided herein, the Property shall be developed in conformance with the City of Goodyear Design Guides Manual.

Buildings and other structures constructed on the Property shall also be in conformance with the character elements as shown on the Architectural Character Imagery, attached hereto as **Exhibit 4**, and the following additional standards:

Architectural and Building Standards

1. Color schemes for development within the MF-12 Property, the MF-24 Property and the Hybrid Property if developed as MF-24 shall add interest and variation to buildings on the site.
    - If the MF-12 Property, or the MF-24 Property or the Hybrid Property are developed as one large multi-family development, at least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of colors and accent colors/materials shall be used in a manner which creates a minimum of four (4) unique building schemes throughout the site. A variation in rooflines is encouraged.
        i. A minimum of two (2) distinctive roof styles/elevations and heights shall be utilized across the site.
    - If the MF-12 Property, or the MF-24 Property, or the Hybrid Property are developed as two or more separate multi-family developments, 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 two (2) unique building schemes throughout the site. A variation of roof lines is encouraged.
        i. A minimum of two (2) distinctive roof styles/elevations and heights shall be utilized across the site.
2. All multi-family residential buildings shall incorporate 4-sided architecture.

3. Ground floor residential facades facing Celebrate Life Way or adjacent to the commercial center shall not extend 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.
4. As multi-family residential parcels interface with the commercial center, it should not be fronted with “back of house” type features such as carriage garages or largely non-articulated walled off patios. It should be pedestrian oriented or fronted by the narrowest section of the apartment buildings or ground level pedestrian accessible patios thus providing gaps in which residents of the multi-family development can traverse between the two parcels at keyed and gates access points.
5. At least one (1) of the multi-family residential buildings developed in the MF-24 Property AND one (1) multi-family residential building developed in the MF-12 Property shall front or side the eastern perimeter of the development located adjacent to the C-2 Property to provide visual and pedestrian connectivity to the commercial center.
6. Architectural elements on all multi-family residential buildings shall include at least six (6) of the following features, or other similar enhancement features:
    - Articulated parapet line including variation in height;
    - Expressed window heads and/or sills;
    - Variation of stucco patterning (horizontal and vertical);
    - Shading elements and/or awnings;
    - Variety of window articulation;
    - Stepped cornice detailing;
    - Celebrated entries;
    - Complimentary color palette;
    - Decorative accent detailing where appropriate.
7. The same level of detail and articulation for the front elevations of buildings in the C-2 Property that are closest to I-10, shall apply to the rear of the buildings facing I-10.

<u>Perimeter/Security Fencing & Walls</u>

8. Except as provided herein, no perimeter screening, fencing or walls are required.
    - If parking is provided adjacent to Litchfield Road, Celebrate Life Way or Interstate 10, parking areas shall be screened with a minimum of 36-inch decorative screen wall.
    - If perimeter fencing or walls are to be constructing such walls and fencing shall be open view fencing except solid fences/walls may be used for appropriate screening, privacy, safety, noise and security reasons.
9. If walls or fencing is constructed between the residential and commercial development parcels, view fencing is encouraged in areas where residential privacy or required screening of equipment such as trash enclosures or mechanical equipment is not impacted. A combination of view fencing and solid walls is encouraged in these areas as appropriate.
10. Ground floor patios of units that are located adjacent to and facing Celebrate Life Way shall have gates and sidewalks/paths to provide direct access to the sidewalk along Celebrate Life Way.
11. Pedestrian gate connections and sidewalk paths shall be provided as needed to provide at least two (2) points of access to the sidewalk along Celebrate Life Way one of which is generally located in the location of the Private Trail between the northern

and southern boundaries of the MF-12 Property as reflected in the Conceptual Pedestrian Circulation and Open Space Plan, attached hereto as **Exhibit 3** and the other of which is generally located between the boundary between the MF-12 Property and the C-2 Property as reflected in the Conceptual Pedestrian Circulation and Open Space Plan, attached hereto as **Exhibit 3**.

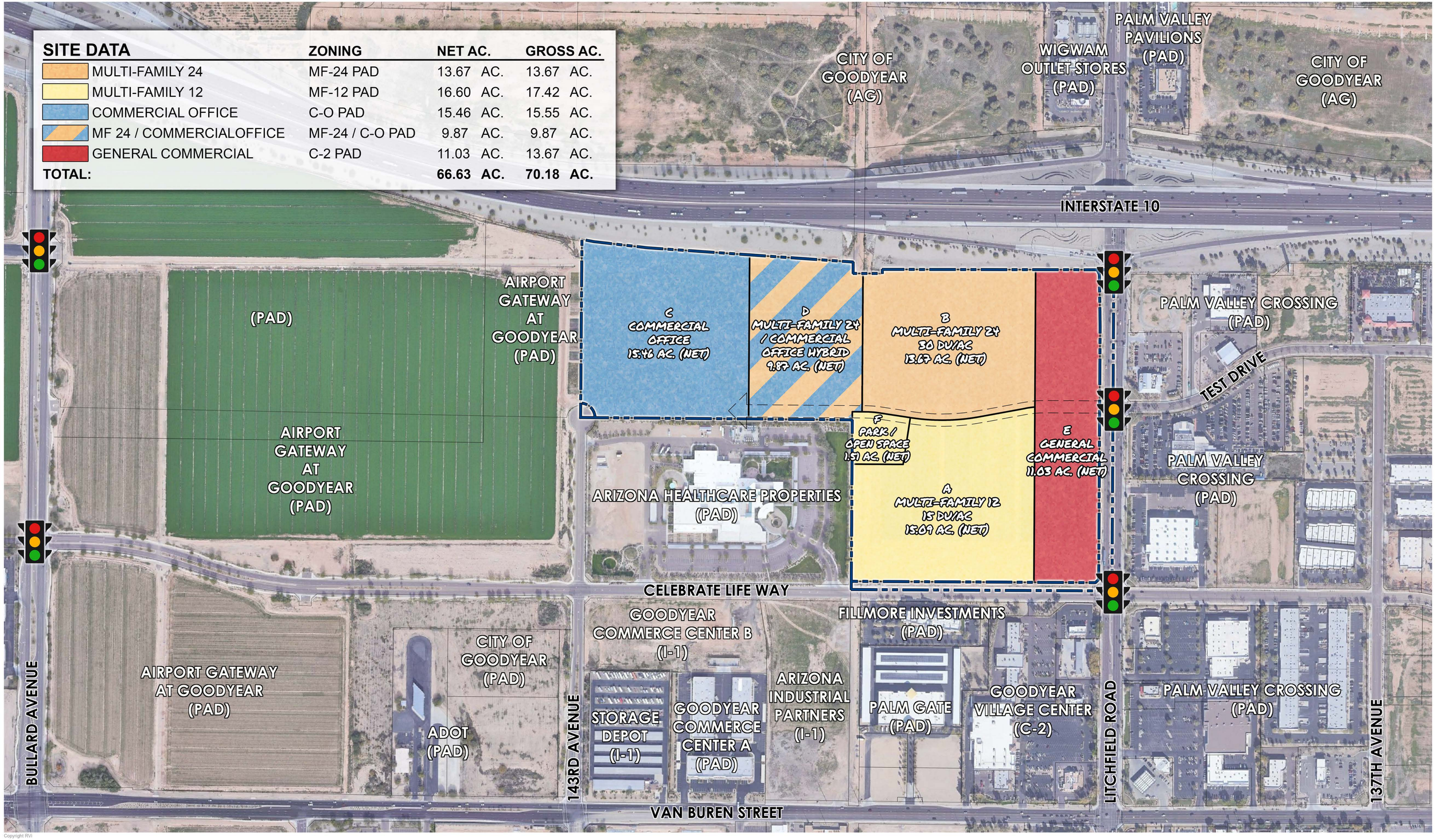
12. Walls and fencing installed within the Property shall complement existing walls and materials used within the Celebration Plaza area.
13. Trash enclosures shall be fully screened from the perimeter of the development and from individual units with a fully enclosed screen wall and opaque gates, and shall not be located immediately adjacent to the front door of a residential unit.

Pedestrian Connectivity and Site Design

14. Pedestrian connectivity through parking areas and drive aisles shall be clearly marked with enhanced paving such as pavers, colored concrete or other approved materials.
15. Each multi-family residential building shall provide a minimum of one (1) pedestrian connection from the building to an adjacent sidewalk or major pedestrian connection.
16. Site lighting, pavers, landscaping, signage design, and other community features shall complement the existing improvements and themes established within the Celebration Plaza area.
17. Signage for the property shall be coordinated through the approval of a Comprehensive Sign Package.

Exhibit 1

Underlying Zoning Districts



SITE DATA	ZONING	NET AC.	GROSS AC.
MULTI-FAMILY 24	MF-24 PAD	13.67 AC.	13.67 AC.
MULTI-FAMILY 12	MF-12 PAD	16.60 AC.	17.42 AC.
COMMERCIAL OFFICE	C-O PAD	15.46 AC.	15.55 AC.
MF 24 / COMMERCIALOFFICE	MF-24 / C-O PAD	9.87 AC.	9.87 AC.
GENERAL COMMERCIAL	C-2 PAD	11.03 AC.	13.67 AC.
TOTAL:		**66.63 AC.**	**70.18 AC.**

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CELEBRATION PLAZA • UNDERLYING ZONING DISTRICTS

GOODYEAR, AZ
2023-01-09
210002020

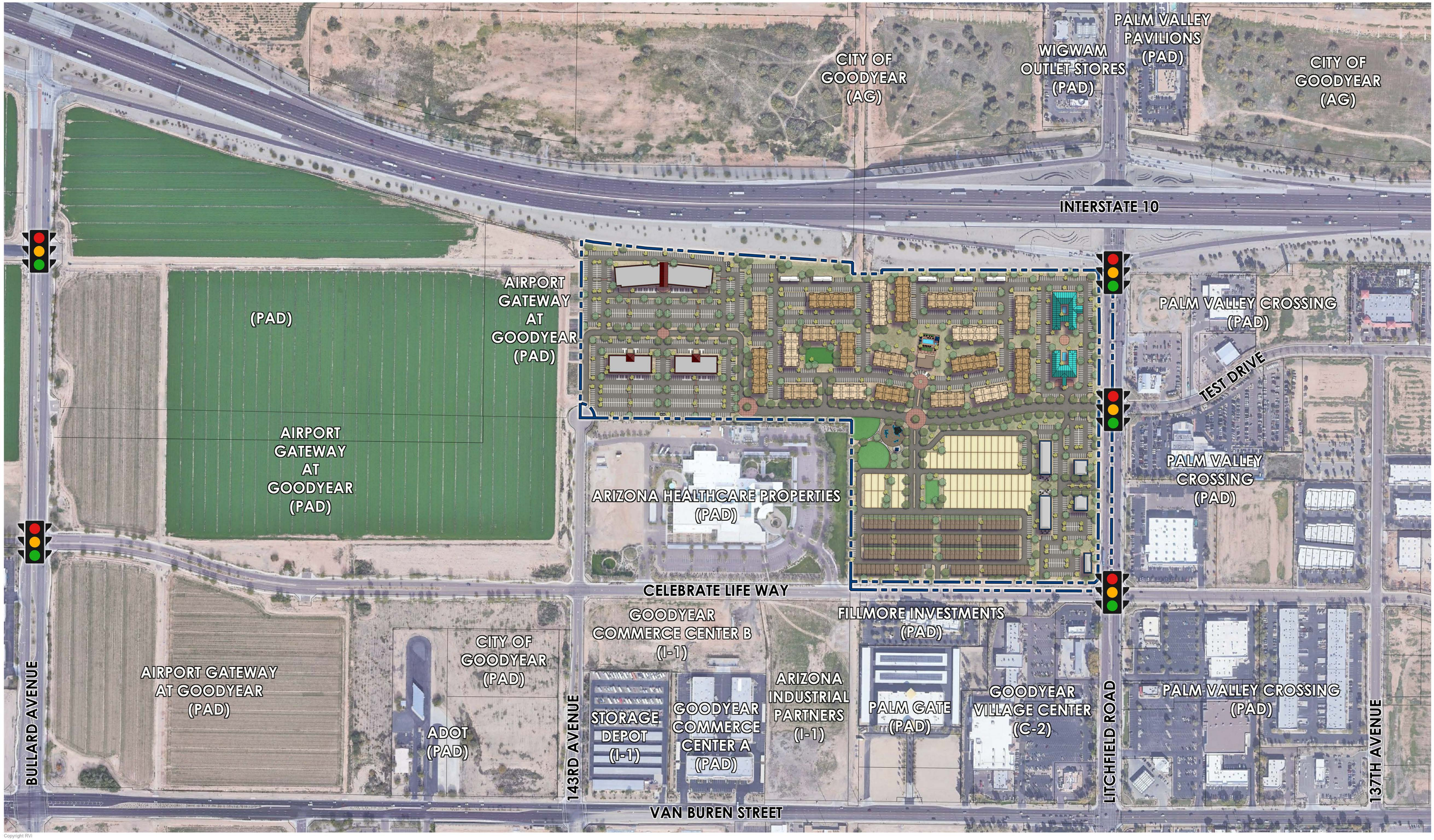
Beus Gilbert McGroder PLLC

0 100' 200' 400'
SCALE: 1" = 200'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Exhibit 2

Conceptual Site Plan



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CELEBRATION PLAZA • **CONCEPTUAL SITE PLAN**

GOODYEAR, AZ
2022-08-25
210002020

Beus Gilbert McGroder PLLC

0 100' 200' 400'
SCALE: 1" = 200'-0"

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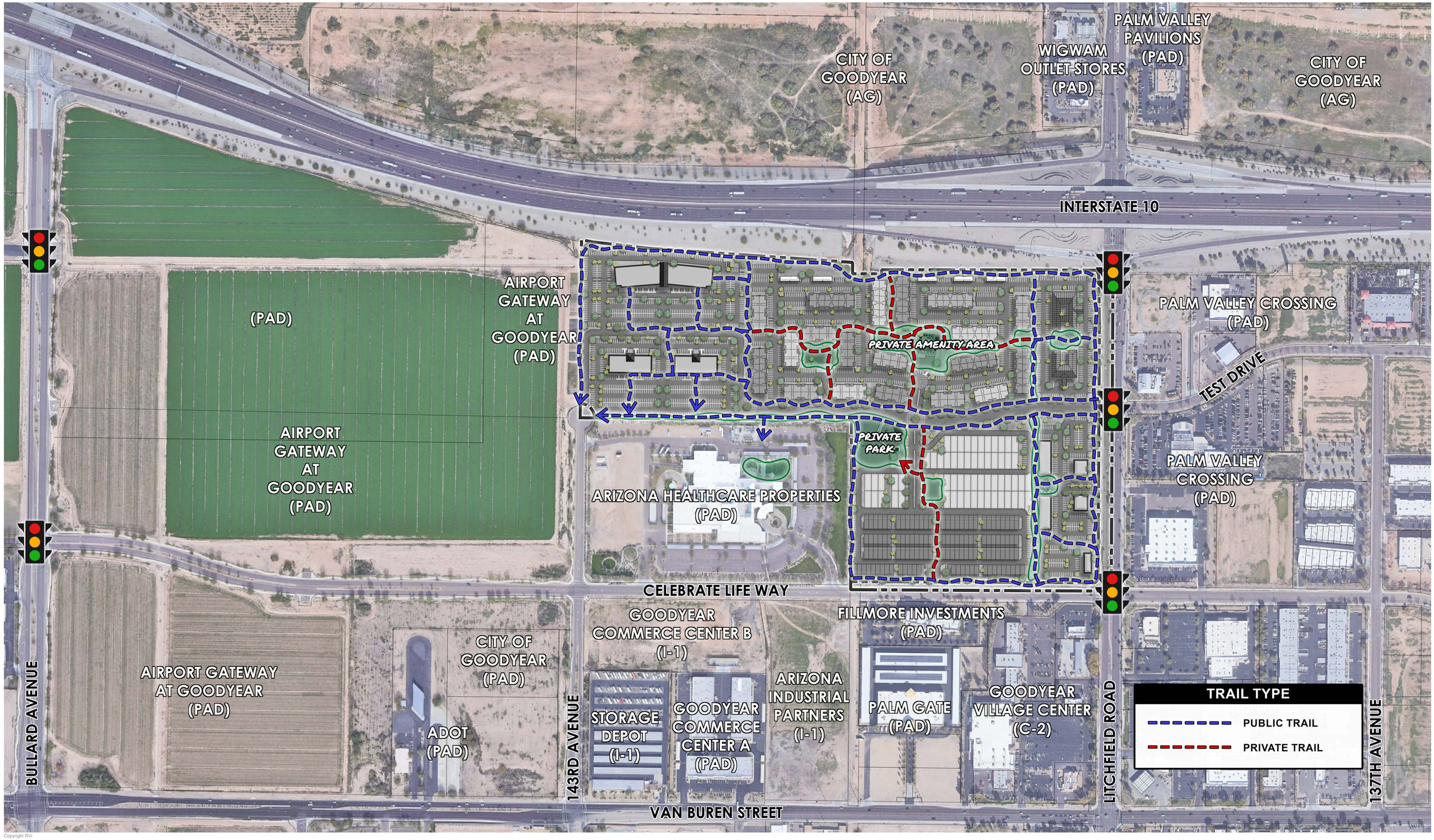
Exhibit 3

Conceptual Pedestrian Circulation & Open Space Plan



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CELEBRATION PLAZA • **PEDESTRIAN CIRCULATION AND OPEN SPACE PLAN**

GOODYEAR, AZ
2022-08-25
210002020

Beus Gilbert McGroder PLLC

0 100' 200' 400'
SCALE: 1" = 200'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Exhibit 4

Architectural Character Imagery

























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CELEBRATION PLAZA • **ARCHITECTURAL CHARACTER IMAGERY: COMMERCIAL CHARACTER**

GOODYEAR, AZ
2022-08-25
210002020

Beus Gilbert McGroder PLLC

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CELEBRATION PLAZA • **ARCHITECTURAL CHARACTER IMAGERY: MEDICAL OFFICE CHARACTER**

GOODYEAR, AZ

2022-08-25

210002020

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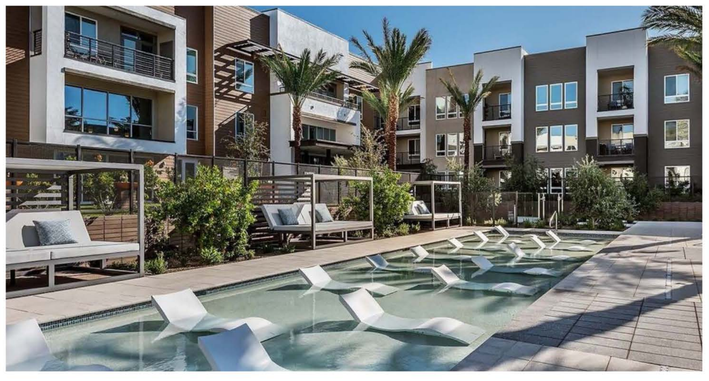







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CELEBRATION PLAZA • **ARCHITECTURAL CHARACTER IMAGERY: MULTI-FAMILY 24**

GOODYEAR, AZ
2022-08-25
210002020

Beus Gilbert McGroder PLLC

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CELEBRATION PLAZA • **ARCHITECTURAL CHARACTER IMAGERY: MULTI-FAMILY 12 - DETACHED TOWNHOME**

GOODYEAR, AZ
2022-08-25
210002020

Beus Gilbert McGroder PLLC

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CELEBRATION PLAZA • **ARCHITECTURAL CHARACTER IMAGERY: MULTI-FAMILY 12 - ATTACHED TOWNHOME**

GOODYEAR, AZ
2022-08-25
210002020

Beus Gilbert McGroder PLLC

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

ORDINANCE NO. 2023-1562

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 66.6 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF LITCHFIELD ROAD AND I-10 FROM PRELIMINARY PLANNED AREA DEVELOPMENT AND PLANNED AREA DEVELOPMENT (PAD) TO FINAL PLANNED AREA DEVELOPMENT (PAD) FOR THE GOODYEAR CELEBRATION PLAZA PLANNED AREA DEVELOPMENT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, the subject property consists of approximately 66.6 acres generally located at the southwest corner of Litchfield Road and I-10, legally described in those certain documents titled Celebration Plaza Legal Descriptions which documents were declared a public record by Resolution No. 2023-2279, and which are referred to and made a part hereof as if fully set forth in this Ordinance (collectively the “Property”); and

WHEREAS, the Property is designated as “Business and Commerce” on the General Plan Land Use and Transportation Plan. This land use category provides for the growth and development of shopping, office and entertainment areas along with high-density residential and public and community facilities; and

WHEREAS, approximately 26 acres of the Property are currently zoned Preliminary Planned Area Development (PAD). That PAD is known as the Airport Gateway PAD, and was approved by Council on October 9, 2007 with the adoption of Ordinance No. 07-1091; and

WHEREAS, the Property within the Airport Gateway PAD is designated as ‘Business Park’ which allows uses such as professional and medical office buildings, commercial trade schools and business colleges, light manufacturing, restaurants and retail; and

WHEREAS, the remaining approximate 44 acres of the Property are zoned Planned Area Development (PAD). That PAD is known as the Goodyear Palms Plaza PAD, and was approved by Council on December 14, 2008 with the adoption of Ordinance No. 08-1153; and

WHEREAS, the Property within the Goodyear Palms Plaza PAD is designated as mixed-use commercial allowing uses such as retail, office, and hotels; and

WHEREAS, the request is to rezone the approximately 66.6-acre Property to Final PAD as set forth in Goodyear Celebration Plaza Planned Area Development Standards and Guidelines Book dated January 9, 2023, which document was declared a public record by Resolution No. 2023-2279 and which is hereby adopted, referred to and made a part hereof as if fully set forth in this Ordinance (the “Celebration Plaza PAD”)

WHEREAS under the Celebration Plaza PAD approximately 16.6 acres of the Property will be developed as MF-12 Multi-family as modified by the Celebration Plaza PAD, approximately 13.67 acres of the Property will be developed as MF-24 Multi-Family as modified by the Celebration Plaza PAD, approximately , 9.87 acres of the Property will be developed either as either MF-24 Multi-Family or CO Commercial Office as modified by the Celebration Plaza PAD (the “Hybrid District”), approximately 15.46 acres of the Property will be developed as CO Commercial Office

as modified by the Celebration Plaza PAD, and approximately 11.03 acres of the will be developed as C-2 General Commercial as modified by the Celebration Plaza PAD; and

WHEREAS, the portion of the Property to be developed as multi-family residential is intended to provide for high densities and to that end the proposed Celebration Plaza PAD includes: (i) an increase in the density allowed in the portions of the Property to be developed as MF-12 Multi-Family from 12 Du/AC to 15 Du/AC; (ii) an increase in the density allowed in the portions of the Property to be developed as MF-24 Multi-Family from 24 Du/Ac to 30 Du/Ac; a minimum overall density for all multi-family residential development within the Property of 18 Du/Ac; and a requirement that all residential structures within the portion of the Property to be developed as MF-12 Multi-Family Residential shall be at least two-stories; and

WHEREAS, to accommodate the increase in densities, the maximum height allowed for structures within the portion of the Property to be developed as MF-12 Multi-Family is increased from 25 feet to 30 feet and the maximum height allowed for structures within the portion of the Property to be developed as MF-24 Multi-Family is increased from 40 feet to 56 feet; and

WHEREAS, the proposed rezoning will permit the development of a commercial center along Litchfield Road that permits uses within the C-2 (General Commercial) zoning district, but eliminates specific uses in keeping with the intent of the current PAD and it allows for the development of an office complex within the C-O (Commercial Office) zoning district; and

WHEREAS, the Celebration Plaza PAD creates a Hybrid District that can be developed either as MF-24 Multi-Family or CO Commercial Office, but under the terms of the Celebration Plaza PAD for the first 18 months following adoption of this Ordinance, the Hybrid District may only be developed as CO Commercial Office. If the site is undeveloped within 18 months of the adoption of this Ordinance, the Hybrid District may be developed as either MF-24 Multi-Family or CO Commercial Office; and

WHEREAS, in accordance with the city's Citizen Review Process, a citizen review was held on October 18, 2022. Notice providing information on the request and meeting details was mailed to surrounding property owners within 500 feet of the subject property. There was no opposition to the request received at the citizen review meeting; and

WHEREAS, a request to rezone property requires public review and approval by the Planning and Zoning Commission and the City Council through the public hearing process. The rezoning must be in conformance with the General Plan and should not adversely impact the surrounding area as outlined in the Zoning Ordinance; and

WHEREAS, staff has determined that the proposed rezoning request is in conformance with the General Plan and will not adversely impact the surrounding area; and

WHEREAS, public notice that this rezoning was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on January 11, 2023, appeared in the Arizona Republic Southwest Valley edition on December 23, 2022; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on January 11, 2023, to consider this rezoning, and the Commission voted (6-0) to recommend approval of the rezoning subject to the stipulations that have been presented; and

WHEREAS, public notice that this PAD rezoning is to be considered and reviewed at a public hearing held before the City Council on January 23, 2023 appeared in the Arizona Republic Southwest Valley edition on December 23, 2022; and

WHEREAS, based on the foregoing Recitals and the other information presented, the Mayor and Council of the city of Goodyear, Arizona find the adoption of this ordinance to be in the best interests of the public health, safety, and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF THE PROPERTY BEING REZONED

This Ordinance No. 2023-1562 applies to approximately 66.6 acres generally located southwest of Litchfield Road and I-10 as legally described in that certain document titled Legal Description – Celebration Plaza, which document was declared a public record by Resolution No. 2023-2279 and which is referred to and made a part hereof as if fully set forth in this Ordinance (the "Property").

SECTION 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. REZONING

The Property is conditionally rezoned from Preliminary Planned Area Development (PAD) and Planned Area Development (PAD) to Planned Area Development (PAD) Zoning District by the adoption herein of the certain document titled Goodyear Celebration Plaza Planned Area Development Standards and Guidelines dated January 9, 2023, which document was declared a public record by Resolution 2023-2279 and which is hereby adopted, referred to and made a part hereof as if fully set forth in this Ordinance

SECTION 4. STIPULATIONS

The rezoning of this Property is subject to the following stipulations and conditions of approval:

1. Except as modified by the following stipulations and conditions of approval set forth herein, all development of the Property shall be in compliance with the Goodyear Celebration Plaza Planned Area Development Standards and Guidelines Book dated December 5, 2022, which document was declared a public record by Resolution No. 2023-2279 and which is hereby adopted, referred to and made a part hereof as if fully set forth in this Ordinance (the "Celebration Plaza PAD"); and
2. For the first 18 months following the adoption of this Ordinance, the Hybrid Property, as that term is defined in the Celebration Plaza PAD, shall be developed as CO Commercial. If the Hybrid Property is undeveloped within 18 months of the adoption of this Ordinance, the

Hybrid Property may be developed as either the MF-24 Multi-Family or CO Commercial Office; and

3. All Public Sales Reports for the Property, all final plats and minor land divisions subdividing all or part of the Property, and all rental agreements for the rental of any residential unit within the Property shall include the following disclosures: The Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from the Phoenix-Goodyear Airport. All final plats and minor land divisions subdividing all or part of the Property shall include notes setting forth the foregoing requirements including the requirements that such disclosures be included within all rental agreements for the rental of any residential units within the Property; and;

4. Signage shall be posted within all sales and rental offices selling or renting residential units that identifies the location of the Phoenix Goodyear Airport: 65 Ldn and higher noise contours, departure corridors, and vicinity boundary. This display shall include a 24-inch x 36-inch map at the main entrance of such sales and rental offices and shall include the approximate locations of the Phoenix Goodyear Airport: 65 Ldn and higher noise contours, departure corridors, and vicinity boundary and all of the buildings on the Property; and

5. Owner shall comply with the requirements in Article 9-1 and all sections therein. A sound attenuation plan that complies with the requirements of Sections 9-1-3 and 9-1-4 of the City of Goodyear Zoning Ordinance, shall be submitted with all site plans that include multi-family residential structures located completely or partially within 500 feet of the exterior edge of the I-10 right-of-way boundary. The development of the Property subject to the sound attenuation plan shall incorporate all sound attenuation measures included in sound attenuation plans as approved by the City; and

6. The Conceptual Site Plan attached as Exhibit 2 to the Celebration Plaza PAD, the Pedestrian Circulation and Open Space Plan attached as Exhibit 3 attached to Celebration PAD are not approved. All future development within the Property will be subject to site plan and design review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and

7. The supporting documents submitted with the application and proposed PAD seeking to rezone the Property included site plan level of detail, including, but not limited to traffic impact analysis, preliminary sewer, water, and drainage designs, representations regarding water and sewer lines that will serve the Property, representations regarding the existence of water and sewer capacity, utility layouts, phasing plans, grading and drainage plans, and circulation plans. None of the supporting documents, plans, reports, designs, utility layouts, analysis, representations regarding location of water and sewer lines that will serve

the property or the existence of water and sewer capacity sufficient to serve the Property are approved. Owner shall be required to submit current reports, studies, plans, designs as required in all applicable development regulations, including the City of Goodyear Engineering Design Standards and Policies Manual at the time of site plan or preliminary plat submittal, including, but not limited to the following:

a. The Traffic Impact Analysis submitted with the application for rezoning is not approved. An updated Traffic Impact Analysis that complies with all of the requirements in the Engineering Design Standards and Policies Manual shall be submitted with the first preliminary plat and/or site plan submitted for development of the Property for review and approval of both the City Engineer or his/her designee and ADOT. The Traffic Impact Analysis shall identify all infrastructure required to accommodate the additional trips generated by the development of Property as rezoned, and the location of all access points from the public right-of-way to the Property, all of which shall comply with all applicable regulations including the requirements in the Engineering Design Standards and Policies Manual and requirements imposed by ADOT because of the Property's proximity to I-10; and

b. The Preliminary Sewer Report submitted with the application for rezoning is not approved. An updated Preliminary Sewer Report that complies with all of the requirements in the Engineering Design Standards and Policies Manual shall be submitted with the first preliminary plat and/or site plan submitted for the development of the Property and approved by the City Engineer or his/her designee. The Preliminary Sewer Report shall include an analysis of the existing (current conditions) of the Palm Valley Crossing Lift Station verifying that it can adequately convey the additional proposed flows generated by the development of Property as rezoned consistent with all applicable Development Regulations, including requirements in the Engineering Design Standards and Policies Manual; and

8. No signage is approved for the Property. A Comprehensive Sign Package shall be submitted for this property in compliance with the City of Goodyear Zoning Ordinance Article 7 (Sign Regulations). Any requests for deviation from Article 7 will require the Comprehensive Sign Package to be approved by City Council; and

9. Owner shall construct, at Owner's sole cost and expense, all infrastructure improvements determined by the City as being necessary to provide water service and wastewater service to the Property, including by way of example but not limitation, upgrades to the Palm Valley Crossing Lift Station if needed to accommodate the additional flows generated by the development of the Property as rezoned; and

10. Owner shall design and construct, at no cost to the City, all improvements needed for the completion of the full half-street improvements for the west half of the section of N. Litchfield Road along the frontage of the Property required for a Major Arterial as set forth in the Engineering

Design Standards in effect at the time of construction, which improvements shall be determined during the site plan or platting process, but which includes, at a minimum the installation of a bike lane (the "N. Litchfield Road Improvements"). If the installation of a median is required, Owner shall construct the full median and full median landscaping. The N. Litchfield Road Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property; and

11. The Owner shall provide for the preservation and maintenance of the existing row of mature palm trees located along the Litchfield Road frontage of the property in the preparation of site improvements. All palm trees that are removed for the purpose of locating a drive must be relocated on the site, unless the Development Services Director, or his/her designee, determines that the extended life or existing condition of the palm trees does not warrant preservation. Any palm trees that do not warrant preservation shall be replaced with new palm trees; and

12. Owner shall design and construct, at no cost to the City, all improvements needed for the completion of full half street improvements for the north half of the section of the W. Celebrate Life Way along the frontage of the property required for a Major Collector as set forth in the Engineering Design Standards and Policies Manual in effect at the time of construction, which improvements shall be determined during the site plan or platting process (the "Celebrate Life Way Improvements"). If the installation of a median is required, Owner shall construct the full median and full median landscaping. The Celebrate Life Way Improvements shall be completed and accepted by the City Engineer or his designee, subject to completion of the warranty period, prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property; and

13. Owner shall construct all improvements needed for the completion of full half-street improvements for the east half of the section of N. 143rd Ave. along the frontage of or within the Property required for a Minor Collector Rd. as set forth in the Engineering Design Standards in effect at the time of construction, which shall be determined during the site plan process (the "N. 143rd Ave. Improvements"). The N. 143rd Ave. Improvements shall be completed and accepted by the City Engineer or his designee subject to completion of the warranty period prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property; and

14. Owner, at Owner's sole cost and expense, shall relocate or replace existing traffic signal improvements, as may be needed to the accommodate access to the Property or the completion of the N. Litchfield Road Improvements. If existing traffic signal improvements have to be relocated, Owner shall, at no cost to the City, convey to the City, lien free and free of all encumbrances unless expressly agreed to by the City, the property where the relocated traffic signals are located; and

15. Owner is responsible for a proportionate share of the costs of any new traffic signals identified in an approved Traffic Impact Analysis/Study as being needed. If an updated Traffic Impact Analysis/Study reflects the need for any additional traffic signal at any intersection adjacent to the Property, Owner shall, at no cost to the City, convey, in fee, lien free, and free of any easements or encumbrances unless specifically agreed to by the City, any additional right-of-way needed for the construction of the portion of the traffic signal that will be located on the Property. In addition, Owner shall make an in-lieu payment to the City towards the cost of the signal. Except as provided herein, the in-lieu payment will be 25% of the cost of a full traffic signal for each corner of the intersection adjacent to the Property. For example, if a traffic signal is required at an intersection were two of the four corners of the intersection are adjacent to the Property, Owner would be responsible for 50% of the cost of a full traffic signal. The in-lieu payment shall be calculated based on the actual cost of the traffic signal if it has been constructed or, if the payment is made before the traffic signal has been completed, upon an engineer's estimate of the probable cost of the signal approved by the City Engineer or his designee traffic signal. The dedication(s) and in-lieu payment(s) required herein shall be made at the earlier of the following: (i) before the issuance of any engineering permit for any of the work reflected in a site plan, Minor Land Division ("MLD"), or final plat that includes, is adjacent to, or requires connection to the intersection where the traffic signal is needed; or (ii) before the recordation of any final plat or MLD that includes, is adjacent, or requires connection to the intersection where the traffic signal is needed; and

16. Owner shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Property and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to the approval of any Site Plan, recordation of the first final plat subdividing all or part of the Property, or the issuance of any construction permits for work within the Property, whichever is earlier; and

17. Prior to the issuance of the first Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property, all existing above ground utilities, except for electric lines that are 69kV or larger, located within and adjacent to the Property, including but not limited to, cable and electrical utilities, shall be placed underground at no cost to the City; and

18. Owner shall design and construct, at no cost to the City, all infrastructure improvements required by the City of Goodyear subdivision regulations and Engineering Design Standards and Policy Manual in effect at the time of development; and

19. No final plat shall be recorded, no site plans approved, and/or no construction permits issued until Owner has provided the City with all approvals and/or easements from jurisdictions or parties whose property interests will be impacted by the development contemplated by such final plat, site plan, and/or construction permit. All required approvals and

easements shall be in a form acceptable to the City Engineer or his/her designee; and

20. Owner shall dedicate, at no cost to the City, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way for to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his designee, all dedications shall be made prior to or concurrent with recordation of the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permit for work within the Property, whichever is earlier; and

21. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the City of Goodyear subdivision regulations, the city of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and

22. If any of the infrastructure improvements required by Owner to design and construct pursuant to the terms of this Ordinance have been constructed or are to be constructed by others, then Owner shall remit an in-lieu payment to the city in the amount of the actual costs incurred in the design and construction such infrastructure improvements if completed or, if not completed, the payment shall be in the amount of an engineer's estimate of the costs as approved by the Goodyear City Engineer or his/her designee. The payment requirement herein shall be paid to the issuance of any Certificate of Completion, Temporary

Certificate of Occupancy or Certificate of Occupancy for any structure within the Property.

SECTION 5. AMENDMENT OF ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 3 of this Ordinance by the adoption of that certain document titled, "Official Supplementary Zoning Map No. 22-10A, declared a public record by Resolution 2023-2279 and which is hereby adopted, referred to and made a part hereof as if fully set forth in this ordinance; and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the city of Goodyear.

SECTION 6. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

SECTION 7. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the city of Goodyear.

SECTION 8. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 9. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 10. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law. The provisions of the city of Goodyear Zoning Ordinance being amended by this Ordinance shall remain in full force and effect until the effective date of this Ordinance.

SECTION 11. PENALTIES

Any person who violates any provision of this Ordinance shall be subject to penalties set forth in Section 1-2-3 of the city of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or

2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the city of Goodyear Municipal Court for violations hereunder.

SECTION 12. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder’s Office.

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:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

Name of Map: Goodyear Celebration Plaza Rezone

Description: 22-200-00014



GOODYEAR CELEBRATION PLAZA

PAD NARRATIVE

Site Analysis | Proposed PAD Zoning Map

Regulatory Development Standards | Design Guidelines

JANUARY 9, 2023











PRESENTED BY:

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BGM

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1. PROJECT INTRODUCTION

RVi Planning + Landscape Architecture, on behalf of ICIC Property Investments 5, LLC, is pleased to submit this PAD application for Goodyear Celebration Plaza ("Subject Site") to change the existing zoning from Mixed-Use Commercial PAD to a combination of retail/commercial uses, medical office uses and multi-family residential uses with a PAD overlay on approximately 70 gross acres, located on multiple parcels generally bound by Interstate-10 to the north, Litchfield Road to the east, Celebrate Life Way to the south, and the 143rd Avenue cul-de-sac to the west. The Arizona Healthcare Properties is not a part of this request, nor are the properties at the northwest portion of this general area. **See Exhibit 1: Vicinity Map.**

The APN#s for the subject site include the following:

- APN# 500-10-712A
- APN# 500-04-990A
- APN# 500-04-003H
- APN# 500-04-003Y

This request is to create a new stand-alone PAD for the subject site, removing the property entirely from the two existing PADs (Goodyear Palm Plaza PAD and Airport Gateway PAD). A detailed market analysis, including an evaluation of highest and best uses was prepared for the property to assist with the overall land use and development plan, and a more detailed summary of this market study is provided later in this narrative.

This PAD narrative will provide the framework for future development of the Subject Site. In the following sections, additional information will be provided as it relates to the following items:

- Site Analysis
- Proposed PAD Zoning Map
- Conceptual Site Plan
- Regulatory Development Standards
- Design Guidelines

The proposed development plan will be compatible and complimentary to the surrounding uses within the immediate vicinity of the property. This includes a greater mix of uses such as multi-family residential, which will support and ensure higher demand for the existing and proposed retail and office uses proposed in the area.

2. SITE ANALYSIS

The property is currently part of two separate Planned Area Developments (PADs), the Goodyear Palm Plaza PAD and the Airport Gateway PAD. The Goodyear Palm Plaza PAD, approved in 2008, includes the easternmost 44 +/- acres of the Celebration Plaza property. The current zoning designation for this property is PAD Mixed-Use Commercial with a proposed a mix of hotels, retail shops, offices, and retail pad sites.

The western portion of the property is part of the Airport Gateway PAD that was approved in 2007. This approval was for a Preliminary PAD which "*does not confer any right to develop the property*" as codified within the Goodyear Zoning Ordinance. The subject property includes approximately 26 +/- acres of the 212-acre Airport Gateway PAD. The anchor for this PAD was the Cancer Treatment Centers of America's Goodyear Hospital, which is built and in full operation, and is not a part of the Subject Site. The land use master plan for the Airport Gateway PAD includes a mix of retail, regional commercial, business park and the hospital site. Permitted uses include medical and hospital-related uses, business park, office, retail, and wholesale/warehouse use among other compatible uses. To date the entire Subject Site remains undeveloped.

Table 1 (next page) provides a breakdown of the existing and surrounding land uses.

All surrounding developments within the area are zoned PAD allowing primarily for commercial, industrial and office uses. The nature of the surrounding area is reserved for Business and Commerce uses as defined by the General Plan which are consistent with the proposed rezoning for the Subject Site. See **Exhibit 2: 2025 General Plan Land Use Map** and **Exhibit 3: Existing Zoning Map.**

TABLE 1: EXISTING AND SURROUNDING LAND USES			
Location	General Plan Land Use Designation	Existing Zoning	Existing Land Use
Site	Business & Commerce	Goodyear Palms Plaza PAD, Airport Gateway PAD	Vacant
North	Business & Commerce	Interstate 10 Freeway, PAD	Large-scale retail and restaurant uses, vacant land, and warehouse/distribution uses
South	Business & Commerce	Palm Gate PAD, Goodyear Village Center PAD	Large-scale retail and restaurant uses, a hotel, self-storage facility
West	Business & Commerce	Airport Gateway PAD	Cancer Treatment Centers of America's Goodyear Hospital, Vacant
East	Business & Commerce	Palm Valley Crossing PAD	Retail, restaurant, auto dealership

Existing General Plan Analysis

The property is entirely within the Business and Commerce category of the City's General Plan. The Business and Commerce category is defined in the General Plan as follows:

"The Business & Commerce category provides areas for the growth and development of Goodyear's economic base including large areas for shopping and entertainment. This category includes uses such as ***community level retail, entertainment, service-oriented businesses*** *that are typically regionally significant (typically serving a trade area of 5-10 miles or larger). Business & Commerce includes such uses as, but not limited to,* ***business parks, offices,*** *warehouses, regional hospitals,* ***high density residential*** *that supports the area, and other light industrial uses that are also appropriate in certain areas. This category may also include* ***public and community facilities****."*

The proposed Celebration Plaza development provides for a wide variety of uses all of which are identified as appropriate and compatible within the Business and Commerce Category (see bolded uses above), including community retail, service-oriented business, and multi-family residential with a minimum average overall density of 18 du/ac to support the area, thus not triggering an amendment to the General Plan. It should be noted that while some individual residential parcels may be less than 18 du/ac to allow for a variety and diversity of residential product types to meet the needs in the area, the residential uses collectively will include a minimum 18 net du/ac as required per the General Plan. The PAD addresses Standards 36-42 as outlined in the Business & Commerce category within the General Plan throughout the remainder of this document. The goal with Celebration Plaza is to not only provide a dynamic mix of compatible uses, but to also connect the parcels together creatively in an integrated way and meet the primary principles of a successful mixed-use project as defined further below.

General Plan Mixed Use Principles

In accordance with the City's 2025 General Plan and principles of successful mixed-use developments, Celebration Plaza will incorporate several key ingredients to support a successful mixed-use project, including:

- **Right Sizing the Blocks:** Each development parcel (block) is appropriately sized to support the mix of uses, and is designed to provide appropriate scale, connectivity and integration with open spaces, trails, and circulation routes.

- **Creative Mix of Land Uses:** The proposed plan includes a creative and compatible mix of uses, including retail/commercial, medical office, multi-family residential, and public open spaces.
- **Roadway Hierarchy:** The internal and perimeter roadways proposed include a hierarchy of roadways, including arterial roads along the east and west perimeter, a major collector road as an internal specialty collector road connecting the various parcels and facilitating additional pedestrian connectivity through the site.
- **Great-Streets:** The internal roadway will be designed as a Great-Street, with a mix of vehicle circulation, pedestrian and bicycle circulation, and traffic-calming measures to ensure safe and efficient circulation opportunities for all travel modes.
- **Key Open Space:** The proposed development includes several key open space components, including a primary public open space element, and various additional open spaces internal to the individual parcels.
- **Convenient Walkability:** The overall premise of this master plan is walkability and connectivity between and among parcels, so that the overall development is connected and integrates for pedestrians, bicyclists, and vehicles. A Pedestrian Circulation and Open Space Plan is included with this application highlights the proposed connectivity. As stated above, pedestrian linkages are a critical component of this plan, and will be provided.
- **Convenient Parking:** Each development parcel will provide for its own convenient parking, and all are connected via the internal and perimeter roadway system.
- **Easy Site Access:** There are several access points into the site, along with dedicated signalized turning movements into and out of the property. The project in bound by two arterial roads with direct access to Interstate-10, with several access points into the property along Litchfield Road, Bullard Avenue, and Celebrate Life Way.

Existing Pre-Development Conditions

The Subject Site slopes generally toward the south and has relatively flat topography. Due to the property's former agricultural use, some site grading has occurred, but the land remains vacant. The following sections provide additional information related to the existing conditions of the site. The site is surrounding by existing City infrastructure and will construct all necessary water and sewer services to the individual sites in accordance with the City of Goodyear's standards. Additional information and details are provided in separate Drainage, Water and Sewer Preliminary reports.

Other Providers

School Districts: Avondale Elementary School District #44 and Agua Fria High School District

Electricity: APS

Refuse: City of Goodyear

Fire and Law: City of Goodyear

Water: City of Goodyear

Sewer: City of Goodyear

Market Study Evaluation

A Highest and Best Use Analysis study was prepared for the property by Elliott D. Pollack & Company. The purpose of this study is to evaluate the real estate market surrounding the subject property and identify potential uses that would be appropriate for the site, considering the City land use plans for the area, current zoning, and real estate market activity. The outcome of this study indicates the following as recommended highest and best uses for the property:

- **Retail Development:** The maturity of the retail market in Goodyear suggests that retail demand on the property will likely be limited; however, retail pads on the frontage of Litchfield Road and potentially a small strip center may be viable. Large regional or big-box retail may not be supported on this site due to the abundance of such uses and land still available in the immediate vicinity.
- **Multi-Family Development:** Goodyear is forecasted to grow by 48,000 persons over the next 10 years. This translates to approximately 18,000 new housing units during this 10-year period. It is expected that approximately 30% of these will be multi-family units, or 5,400 units. Even with the large growth in multi-family over the past several years, vacancy rates are very low, and demand continues to grow in this area and through Goodyear.

- **Office Development:** While Goodyear has a modest inventory of office development, there is continued risk associated with office construction due to the fallout from the pandemic. Vacancy rates have risen, and an abundance of sub-lease space is on the market. Based on current trends, caution should be exercised for office development on the subject site. However, some office may be viable at a modest pace, including some medical office, and is proposed for the project.
- **Hotel Development:** There are three primary hotel categories that will likely be in demand within this sub-market area, including business and corporate clients, hospital clients, and leisure clients. The study recommends up to two hotel sites on the subject property, including an extended stay hotel and a business-oriented hotel that could occur within the commercial parcel.

The applicant believes this is an appropriate mix of uses, is thoughtfully designed and is compatible with the City's goals of attracting a large-scale mixed-use development in this area. We believe this mix of uses will meet the market demand for this area and can be successful in today's economic climate.

Regional Commercial Analysis

In addition to the market analysis that was provided for the property, the project team evaluated the surrounding land uses within a mile from the Subject Site. The purpose of this exercise was to understand the current commercial and industrial environment of the surrounding area to help inform the land uses within the PAD. The analysis showed that within a mile of the Site there is approximately 197 acres of undeveloped commercial and approximately 252 acres of developed commercial land and approximately 351 acres of undeveloped Industrial/Office and 411 acres of developed Industrial/Office.

This finding shows that in combination with the market analysis for the site, existing area is supportive of multi-family development and that there is an opportunity to provide additional housing to support the growth of the surrounding commercial and industrial areas. Currently entitled commercial and industrial properties have adequate capacity to support the growing Goodyear Industry. See **Exhibit 4: Regional Commercial Analysis.**

3. PROPOSED PAD ZONING AND CONCEPTUAL LAND USE PLAN

The PAD will provide five underlying zoning districts for the property which include MF-12, MF-24, C-O, a hybrid MF-24 / C-O parcel, and C-2 further described in the following sections and as defined by the associated PAD Zoning Map. See **Exhibit 5: Proposed PAD Zoning Map**. Additionally, a conceptual site plan has been provided showing greater detail of the proposed layout of the uses

TABLE 2: LAND USE PLAN DISTRIBUTION SUMMARY

PARCEL	LAND USE DESIGNATION	ZONING DISTRICT	GROSS AC.
A	Multi-Family 12	MF-12-PAD	15.91
B	Multi-Family 24	MF-24-PAD	13.67
C	Medical/Office	CO-PAD	15.55
D	Multi-Family 24 / Medical Office Hybrid	MF-24 / CO-PAD	9.87
E	Commercial	C-2-PAD	13.67
F	Park	MF-12-PAD	1.51
TOTAL	-		70.18

*Note: Provided acreages and lot counts are approximate and may be subject to change throughout the development process.

identified by the PAD Zoning Map. See **Exhibit 6: Conceptual Site Plan.** (Note - this site plan is conceptual and reflects the hybrid parcel as MF-24.) Table 2 below provides a breakdown of the PAD Zoning Map designations.

Provided that the proposed development of a parcel is in general conformance with this PAD, final approval of each site plan shall be processed through City staff administratively prior to development of a parcel. Unless expressly modified in the associated PAD Narrative and PAD Development Standards Book, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance and Design Guidelines.

Conceptual Site Plan

For each respective land use designation, an overall conceptual site plan has been provided for the entire PAD showing how the development will be horizontally integrated and may develop in the future. The following sections describe the various land use designations in greater detail, identifying the type of character that should be incorporated into the overall PAD.

Multi-Family 12

Immediately west of the commercial uses along Litchfield Road is a multi-family parcel with a proposed density range of between 10 du/ac to 15 du/ac on approximately 15 net acres. This parcel will provide two types of highly in demand housing product to support the employment opportunities within the immediate vicinity of the site in a unique layout.

The parcel illustrates approximately 181 homes and is designed to accommodate both for rent and for sale parcels. The parcel may include two different types of residential product; approximately 120 units of attached townhome product as 3 bedroom-2 bath homes with a 2-car garage (ranging from 1,250-1,350 sf) and approximately 61 detached townhomes with customizable home designs ranging from 2,008-2,410 square feet. The detached townhome product features two-car garages with a covered drive and second floor patio. Additional options for this type of product may include both an extended courtyard and a detached approximately 200 sq. ft. bonus room for residents. The provided open space for this parcel will be on the western side of the parcel shared between the two residential product types.

The proposed underlying zoning for this parcel is MF-12 PAD and will include modified standards to accommodate many different styles of residential development. The proposed PAD seeks to modify the existing MF-12 development standards by providing a minimum net density of 10 du/ac, increasing the maximum net density to 15 du/ac, requiring a minimum of 2-stories (No single-story units permitted) and adding an additional subdivided development option which provides the ability to accommodate the detached home product on individual lots, among others. The 2-story minimum will ensure a higher intensity development and avoid the single-story horizontal apartments that are so abundant in Goodyear. As shown by the conceptual site plan, the layout of the detached for sale home product would be designed and built on approximately 33' x 81' lots as a possible development style which is unique to the underlying MF-12 district. All permitted uses and site development standards shall follow Article 3-2 in the Goodyear Zoning ordinance as codified.

Multi-Family 24

A second multi-family parcel is planned to the north of the Multi-Family 12 parcel between the proposed commercial and medical office parcel, and north of the proposed internal collector roadway. This parcel will utilize the MF-24 zoning district incorporating three-story or four-story residential buildings with up to 30 dwelling units per acre including approximately 12 and 36 units per building dispersed throughout the site on a single lot. The parcel may also include 2-story carriage house buildings with tuck under garage units, as shown by the provided conceptual site plan.

The community design of the multi-family parcels should incorporate a modern, boutique gated community focused on a high quality, amenities, and lifestyle. The primary theme is meant to capture a contemporary look and feel with clean lines while providing seamless transitions to an indoor-outdoor residential environment as demonstrated in the architectural renderings

submitted as part of the PAD. The proposed design utilizes a blend of modern materials to create a common design aesthetic, while providing for individuality to create emphasis on key site features. Landscaping should be designed to complement the modern-transitional character of the community and landscape materials should be organized in patterns to bring emphasis to key arrival areas, pedestrian nodes, and recreational areas. A variety of recreation amenities are encouraged to provide residents of all ages with ample outdoor activities supporting daily lifestyle needs.

The overall design of the Multi-Family 24 parcel is to encourage a sense of community with multiple amenity areas that incorporate social elements, fitness elements and work elements including but not limited to the following:

- Clubhouse that will include a leasing center, workspaces, clubhouse entertaining area, fitness center and outdoor gaming areas.
- Resort style pool which will include cabanas and a spa.
- Outdoor entertainment areas including outdoor kitchen areas, outdoor gaming lawns and firepits. The design will allow for social gathering areas to be scattered across the property rather than in just one area.
- Children's tot lot
- Fenced in dog park with a washing station.
- Connected walking paths and open lawn spaces to create fitness options within the community.
- Electric vehicle stations along with mobile food delivery and transportation locations to allow for an integrated nature between mobile services and the community.
- Package lockers allowing for delivery services for the residents.

Medical Office

Further west and immediately north of the Cancer Treatment Centers of America's Goodyear Hospital, is proposed as a 15.5-acre medical office campus with a projection of approximately 250,000 square feet of office space. This PAD outlines how this area may be planned as an integrated office campus, including a likely medical office component, with a walkable and connected complex of office buildings focused on support uses for the hospital and other office needs in the area. As shown by the conceptual site plan, this parcel will provide opportunities for additional offices to support for the adjacent hospital, as well as other office opportunities for existing and future businesses in the area. This includes two separate medical office buildings (MOB's) around 54,000 sq.ft. and one larger 3-story office building of approximately 140,000 sq. ft.

The medical office designated parcel will use the underlying CO Commercial Office District which includes professional and administrative services established at a residential scale, providing for transition between retail commercial areas and residential uses. All uses permitted in this PAD shall follow all applicable development standards outlined in Article 3-3 as provided in the Goodyear Zoning Ordinance. No deviations to any applicable development standards within the underlying CO district are proposed per this PAD.

Multi-Family 24 / Medical Office Hybrid

Between the Multi-family 24 parcel and the Medical Office parcel is a hybrid parcel that will allow for either use by right. The intent is this parcel can be combined with either the Medical Office parcel to provide additional medical office uses, or it can be combined with the Multi-Family 24 parcel to provide additional multi-family residential uses. Additionally, it can be split to include any portion of the parcel for each use as appropriate. However, for the first 18 months following adoption of the Ordinance approving the zoning, this hybrid parcel can only be developed using the Medical Office zoning district to encourage additional office uses based on potential demand over the first 18 months of zoning approval. After 18 months, this restriction is removed and the parcel can develop using either zoning district by right for all or any portion of the parcel. All uses and development standards or each zoning district are consistent with the applicable district standards as defined within the PAD Booklet included as a separate attachment with this PAD Narrative.

Commercial

The Commercial land use designation will utilize the underlying C-2 Zoning District which provides for general retail, service, and office use, as well as the encouragement of medical offices, hotels, and master planned retail shopping centers that respond to community and regional area demand for goods and services. The C-2 commercial uses are proposed along Litchfield Road where the highest level of access and visibility is provided. The conceptual layout of the commercial area should include opportunities for shared access, parking, unique design themes and open space areas that encourage a more integrated commercial center. Pedestrian connections will be provided to the commercial center allowing easy walkable access from the remainder of the PAD.

The PAD will provide a selected list of principally permitted uses that mirror the intent of the previous PADs and the appropriateness for the immediate area, which includes limiting the number of permitted convenience users to one. No deviations to the underlying zoning districts development standards are proposed

Private Park

Immediately adjacent to the two residential parcels is a proposed 1.5-acre park that will be a shared private park amenity for all development as part of this PAD. The park/open space parcel will be zoning MF-12-PAD similar to the adjacent parcel and will be included in the adjacent MF-12 parcel for purposes of required open space, but not included in the net density since it will be shared with all development parcels within the overall project. This amenity space will include active and passive amenities for all residents and visitors using the park, and may include a playground, shaded seating areas, informal turf play areas, landscaping, picnic areas, and trails connecting to the overall PAD's trail system. This will provide opportunities for residents, employees, patients of the hospital, and visitors to enjoy outdoor active and passive recreational activities within a central location of the overall development. This park is centrally located and will be designed with the first phase of development.

Pedestrian Circulation and Open Space Plan

Pedestrian connections shall be provided throughout the PAD and provide connections to each of the proposed land uses as well as open space areas that are evenly distributed throughout the PAD and located in areas that are easily accessible and emphasized through building and site design. Pedestrian pathways are provided to promote easy walkability throughout the PAD making this a horizontally integrated PAD. Open spaces are provided at natural terminus areas creating a sense of arrival and inviting spaces. Additional details are provided and shown on **Exhibit 7: Pedestrian Circulation and Open Space Plan.**

Circulation

The main entrance to the Site is proposed to be from a singular two-way driveway into the Subject Site from Litchfield Road to the 143rd Avenue cul-de-sac to the east. The main access point off Litchfield Road is located to correspond with the existing median break in Litchfield Road, at the approximate mid- point of the Site, to allow for full traffic movement and access to and from the Site. This main driveway immediately off Litchfield Road will be flanked by two of the small retail/restaurant development pads adjacent to Litchfield Road, and the in/out lanes will be separated by a landscaped median. As the main accessway continues into the Site, it will connect with secondary interior accessways extending to parking areas and development parcels to the north and south of the main accessway.

The main entry and each secondary interior accessway will be improved with decorative pavers to help define and enhance the design features of the Site, to help unify the Site design, to promote connectivity and to clearly mark and identify the main entry and secondary interior accessway points. Additionally, a central roundabout is proposed on the primary collector through the site which helps with traffic calming and creates a sense of character to the overall PAD.

Traffic Impact Analysis

Additional street and or driveways will be installed at the time of site plan review and approval to ensure appropriate site circulation in accordance with the Traffic Impact Analysis (TIA) provided by Stanley Group as a separate document. Appropriate street dedications shall be required at the time of site plan approval or final plat approvals as applicable in accordance with all applicable City of Goodyear standards.

PAD Section 1-3-1 D Compliance Statement

The Zoning Ordinance identifies specific criteria in Section 1-3-1 D that staff and the Planning Commission is to use to evaluate rezoning applications. The following section provides an overview of how the proposed development meets the intent of the Zoning Ordinance.

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;

Response: The proposed Celebration Plaza development provides for a wide variety of uses all of which are identified as appropriate and compatible within the Business and Commerce Category including community retail, medical office, service-oriented business, and multi-family residential to support the area, thus not triggering an amendment to the General Plan.

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

Response: While the subject property is irregular-shaped, great care has been taken in the initial design process to integrate the uses together with a series of connected vehicular and pedestrian circulation routes as well as interconnected open spaces to create a dynamic, mixed-use master plan. Additionally, connectivity to adjacent parcels will be integrated into the master plan so that as these adjacent parcels are developed, they can seamlessly connect to the multi-layered vehicular and pedestrian circulation network.

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;

Response: All surrounding developments within the area are zoned PAD allowing primarily for commercial, industrial, and office uses. The nature of the surrounding area is reserved for Business and Commerce uses as defined by the General Plan which is consistent with the proposed PAD for the Subject Site. The proposed development plan will be compatible and complimentary to the surrounding uses within the immediate vicinity of the property, but with a greater mix of uses to include multi-family residential, which will support and ensure higher demand for the existing and proposed retail and office uses proposed in the area.

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;

Response: The analysis showed that within a half mile of the site that within a mile of the Site there is approximately 197 acres of undeveloped commercial and approximately 252 acres of developed commercial land and approximately 351 acres of undeveloped Industrial/Office and 411 acres of developed Industrial/Office. The applicant believes this is an appropriate mix of uses, is thoughtfully designed and is compatible with the City's goals of attracting a large-scale mixed-use development in this area. We believe this mix of uses will meet the market demand for this area and can be successful in today's economic climate.

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;

Response: The property is currently part of two separate Planned Area Developments (PAD's), including the Goodyear Palm Plaza PAD and the Airport Gateway PAD. The Goodyear Palms Plaza PAD, approved in 2008, includes the easternmost 44 +/- acres of the Celebration Plaza property. The current zoning designation for this property is PAD Mixed-Use Commercial. The PAD proposed a mix of hotels, retail shops, offices, and retail pad sites, though nothing has developed on the property to date based on the existing PAD. The Airport Gateway PAD is a preliminary PAD encompassing a 212-acre area that was intended to be developed as a mixed-use center for employment and commercial uses.

The proposed PAD seeks to simplify the entitlements on this property consistent with past approvals and surrounding development context. The principally permitted are consistent with those uses surrounding the site.

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;

Response: To support the PAD as required by the City of Goodyear, a preliminary water report, sewer report, Traffic Impact Analysis (TIA) and drainage report have been provided which outline the feasibility of the proposed PAD. These reports include but are not limited to the following information:

- The existing water infrastructure within the project vicinity and available to serve the proposed development.
- Identify projected demands for Average Day, Maximum Day, Peak Hour, and Maximum Day Plus Fire Flow demand conditions.
- Identify required infrastructure, including water line sizes, locations, and alignments, necessary to serve the proposed demands.
- Presentation of the results of the hydraulic model of the proposed infrastructure.
- Preliminary drainage analysis.
- Existing sewer system, projected wastewater flows, and proposed improvements.
- Assessment of the adequacy of the surrounding roadway conditions and their ability to properly serve the proposed land uses.

As required by the City of Goodyear, a school impact analysis is also provided below. The school district boundaries include Avondale Elementary School District #44 and Agua Fria High School District. Calculations for the anticipated impact on the school districts are shown below.

SCHOOL DISTRICT	MAX # OF RESIDENTIAL UNITS	STUDENT RATIO	MAX # OF STUDENTS
Avondale Elementary School District #44	886	0.30 Students/Unit	266
Agua Fria High School District	886	0.19 Students/Unit	169
Total	886		435

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

Response: None. The Subject Site is within close proximity of all required infrastructure, as provided by the associated engineering reports. Additional review and approval will be required through the City's site plan approval process as development occurs.

h. General public's concerns;

Response: As required by the PAD rezoning process, the project team will conduct a neighborhood outreach process to discuss the specifics of the proposed project. Additional details relating to the public involvement process will be documented within the Citizen Participation report as required by the PAD rezoning requirements.

i. Whether the amendment promotes orderly growth and development; and,

Response: The proposed PAD amendment seeks to simplify complicated existing entitlements as the Subject Site exists in multiple PADs that have different standards. This PAD narrative provides assurance that the entire approximately 70-acre site is developed under consistent development standards and design guidelines to promote orderly growth and development. The provisions provided within the PAD are consistent with the City's General Plan and Zoning Ordinance.

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.

Response: The project team has taken great care in evaluating the need for this amendment and ensuring some consistency with the approved PAD is achieved. The creation of the new PAD does not significantly impact the existing PAD's and provides additional acreage for housing, commercial, and medical office services to support the future growth in this area.

4. PAD DEVIATIONS TO DEVELOPMENT STANDARDS

MF-24 District Deviations:

1. Increase Density from 24 du/ac to 30 du/ac

Justification: This increase in density will allow more flexibility on residential product types suitable for the property while supporting the City's goal of higher density within this area.

2. Increase maximum building height from 40' to 56'

Justification: The increase height will allow up to 4-story building which will provide more options for higher density product, meeting the City's goal of high density within this area and maintaining compatibility with the surrounding uses.

MF-12 District Deviations:

1. Minimum and Maximum Density from N/A to 10 du/ac and from 12 to 15 du/ac

Justification: Minimum density will ensure the project does not permit lower density residential product within the development, and maximum density will allow a slightly higher density that MF-12 currently permits to provide more flexibility and diversity in product types.

2. Minimum Lot Width from 200' to 22' for subdivided product.

Justification: This will allow for higher density subdivided lots as a development option to provide variety and diversity within the residential uses.

3. Maximum Height from 25' to 30'

Justification: This will allow a slightly higher 2-story unit as may be needed for the proposed product type while maintaining compatibility with surrounding uses.

4. Minimum Stories from N/A to 2-story

Justification: This will ensure no single-story horizontal apartments, or other single-story residential is permitted where higher density uses are desired.

5. Maximum Building Coverage from 50% to 75%

Justification: This will allow smaller lots for the subdivided option while ensuring density remains high. Further, since there is a private park adjacent, additional common open space is provided to mitigate the increased lot coverage.

6. Perimeter Setbacks: From 30' to 20' for the north perimeter, and from 20' to 10' for east and west perimeter.

Justification: While the southern (front) setback is maintained at 30', interior to the project, reduced setbacks are justified as this is an integrated master-planned development and based on the immediately adjacent uses, the reduced setbacks will allow for additional density and is compatible with surrounding uses.

7. Interior Setbacks (for subdivided product only): Front - 3' and 20' for garage Side - 0 and 6' for both sides; Street Side - 10; Rear - 3'.

Justification: These standards are additional setback standards for subdivided product within the MF-12 district and are appropriate for the proposed product type.

5. ARCHITECTURAL DESIGN EXPECTATIONS

The PAD proposes four differing architectural character areas with a unifying theme across the PAD including:

- Multi-Family 24
- Multi-Family 12
- Commercial
- Medical Office

Development within the PAD shall include a wide variety of materials with contrasting textures, and colors that complement the surrounding area and overall intent of the PAD, while providing flexibility to that provides an opportunity for multiple architectural design styles to be realized within context of the overall PAD. Individual building elevations as part of the PAD shall be coordinated regarding color, texture, materials, finishes, and form as described by the Goodyear Design Guidelines and as provided within this section. The design principles described below and shown by the provided imagery are meant to convey the development team's overall vision for the intended character of the PAD. They are not intended to be prescriptive or fully comprehensive in nature.

Building architecture shall be designed with consideration to the following characteristics that contribute to a quality development further supported by the City of Goodyear Design Guidelines:

- A variety of natural hues with various accent colors that promote a cohesive overall development character are encouraged.
- Prominent entries, windows, color and material are factors in the visual impression of a building.
- Multiple buildings in a single project should employ variety in size and mass to provide visual interest.
- All commercial buildings shall have clearly defined customer entrance(s) incorporating elements which may include:
  - Canopies or porticos
  - Overhangs
  - Recesses/projections
  - Arcades
  - Raised parapets
  - Peaked roof forms
  - Entrance framed by outdoor pedestrian features or enhanced landscaping.
- The reduction of building mass may be achieved by using a combination of the following techniques:

- Variation in the roof lines and form
- Use of ground level arcades and covered areas
- Use of protected and recessed entries
- Use of vertical elements on or in front of expansive blank walls
- Use of pronounced wall plane off sets and projections
- Use of focal points and vertical accents
- Inclusion of windows on elevations facing streets and pedestrian areas
- Distinction between roof, body and base of a building.

- All restaurants are encouraged to have an outdoor dining patio or convertible indoor/outdoor space.
- Mechanical equipment, whether ground-level or roof mounted, and other fixtures shall be screened from public view and be perceived as an integral part of the building.

Architectural Character Imagery

The imagery provided within this section is meant to provide the development teams vision for the overall PAD, establishing a consistent theme and character throughout. The provided imagery is exemplary and not prescriptive for each of the land use category provided as part of the PAD. See **Exhibit 8: Architectural Character Imagery.**

Additional regulatory design guidelines are provided in the Planned Area Development Standards and Guidelines booklet,

6. INFRASTRUCTURE / UTILITIES

Water & Wastewater Infrastructure: Systems and connections will meet applicable City requirements at the time of development. Water and wastewater infrastructure will be designed to be in compliance with the City of Goodyear Engineering Standards Manual, Codes and Ordinances, and will be served from the City of Goodyear water system. The project will be responsible for constructing an onsite water distribution system consisting of 8" and 12" water lines that will provide fire, domestic, and irrigation demands. Connections will be made to the existing water lines in Litchfield Avenue, Celebrate Life Way and 143rd Avenue.

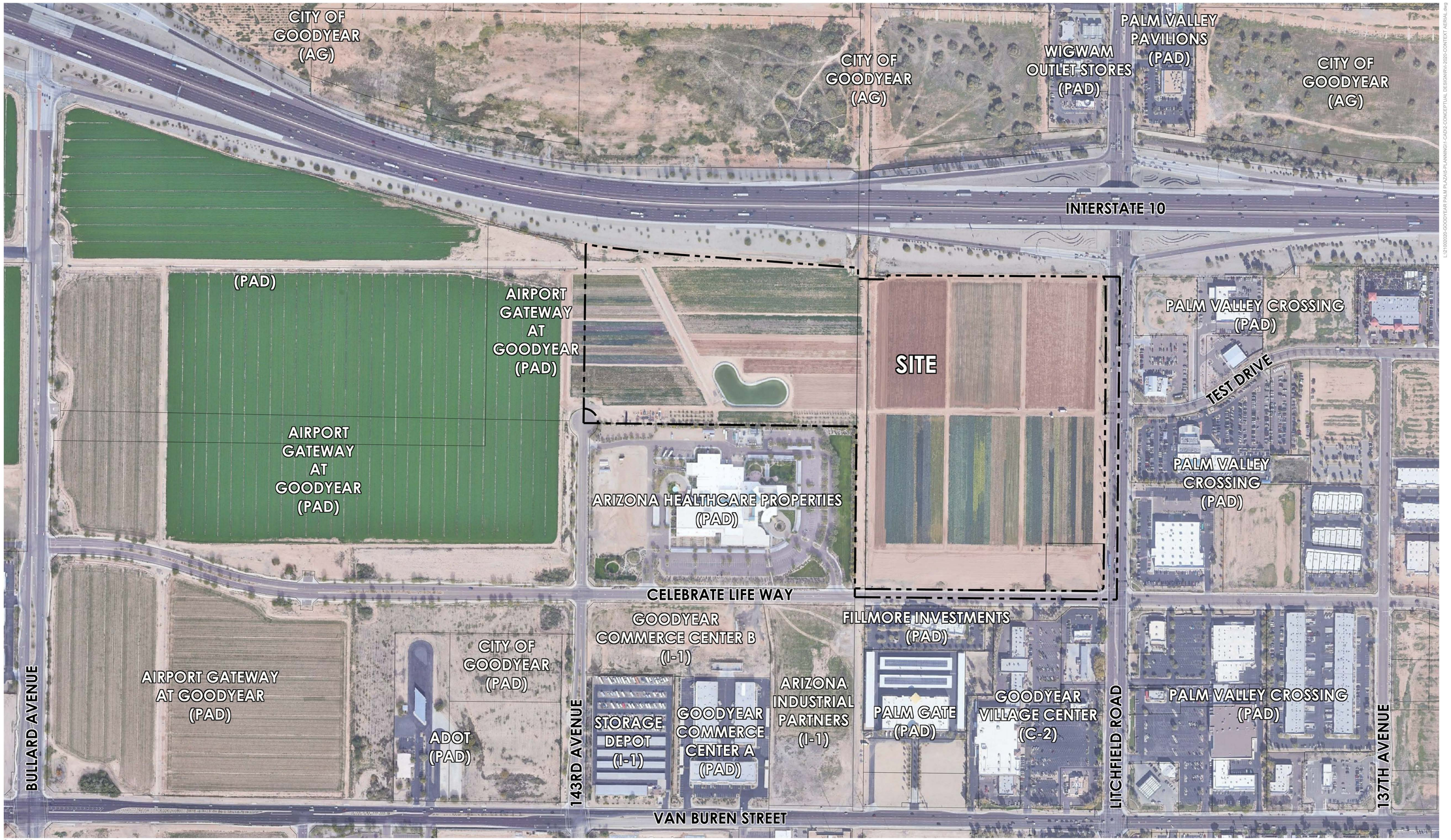
Drainage: The project will be designed to be in compliance with City of Goodyear Engineering Standards Manual and other required drainage guidelines. The site will be responsible for storing the 100 year 6 hour retention volume and have adequate percolation/discharge capacity to drain the volume within a 36-hour time period. Adjoining half street drainage from Celebrate Life Way and Litchfield Avenue will be accommodated on-site as necessary.

Sewer: The development will be served by the City of Goodyear sewer system. The project will be served by various 8" sewer line stubs located towards the south and west portions of the site. These 8" stubs will be extended throughout the site and connect to a 12" sewer line in 143rd Avenue and 12" sewer line in Celebrate Life Way.

Roadway: As part of the initial review of the project TIA, the city commented that a bike lane should be constructed along the western ½ street for Litchfield Road adjoining the site. The project team is currently working with the city to request a waiver to construct the bike lane utilizing an off-street path rather than the bike lane location per Goodyear's typical section in order to avoid widening Litchfield Road, which would require the relocation of the traffic signals at Test Drive and Celebration Plaza Way , as well as potential removal and reconstruction of curb and gutter, landscaping and other roadway improvements currently in place. This approach will be similar to how the bike traffic was accommodated along the east side of Litchfield Road, minimizes traffic disruption for Litchfield Road during construction, and maximizes safety for cyclist at both the north and south end of the project limits where on-street bike lanes do not exist. The project will dedicate right-of-way and construct roadway improvements in compliance with City of Goodyear Engineering Standards, Manual, Codes and Ordinances based on the outcome of this waiver request. Roadway access shall be determined by City approved Traffic Study/Analysis at the time of development.

7. CONCLUSION

While the subject property is irregular-shaped, great care will be taken in the design process to integrate the uses with a series of connected vehicular and pedestrian circulation routes as well as interconnected open spaces resulting in a dynamic, mixed-use master plan. Additionally, connectivity to adjacent parcels will be integrated into the master plan so that as these adjacent parcels are developed they can seamlessly connect to the multi-layered vehicular and pedestrian circulation network. Finally, integrated connectivity will be provided to the existing hospital to ensure pedestrian connections between the hospital site and the proposed uses. The overall proposed master plan will provide significant opportunities for the City and residents of Goodyear to provide a true integrated horizontal mixed-use master plan on a high-profile site within the City of Goodyear.



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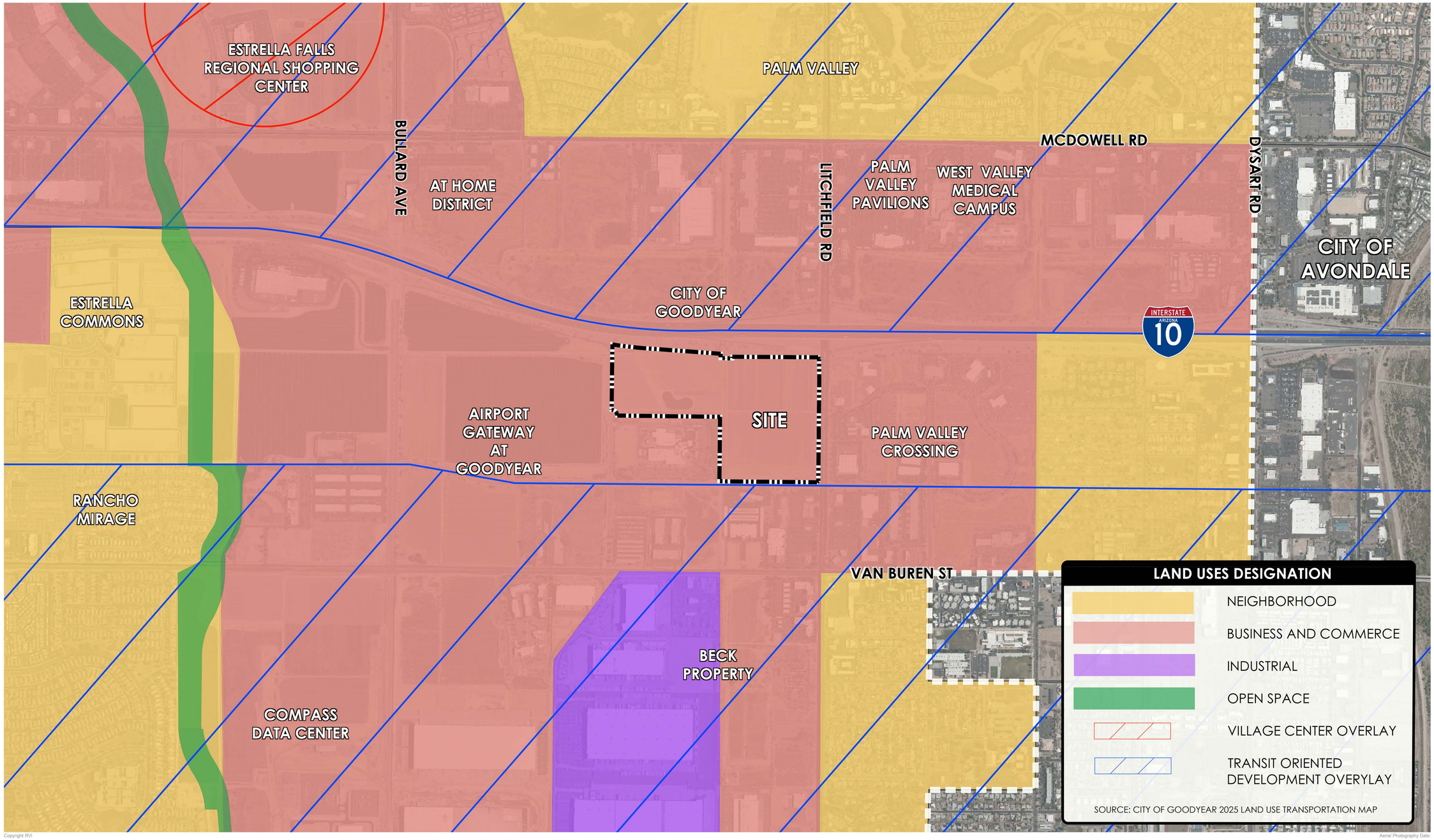

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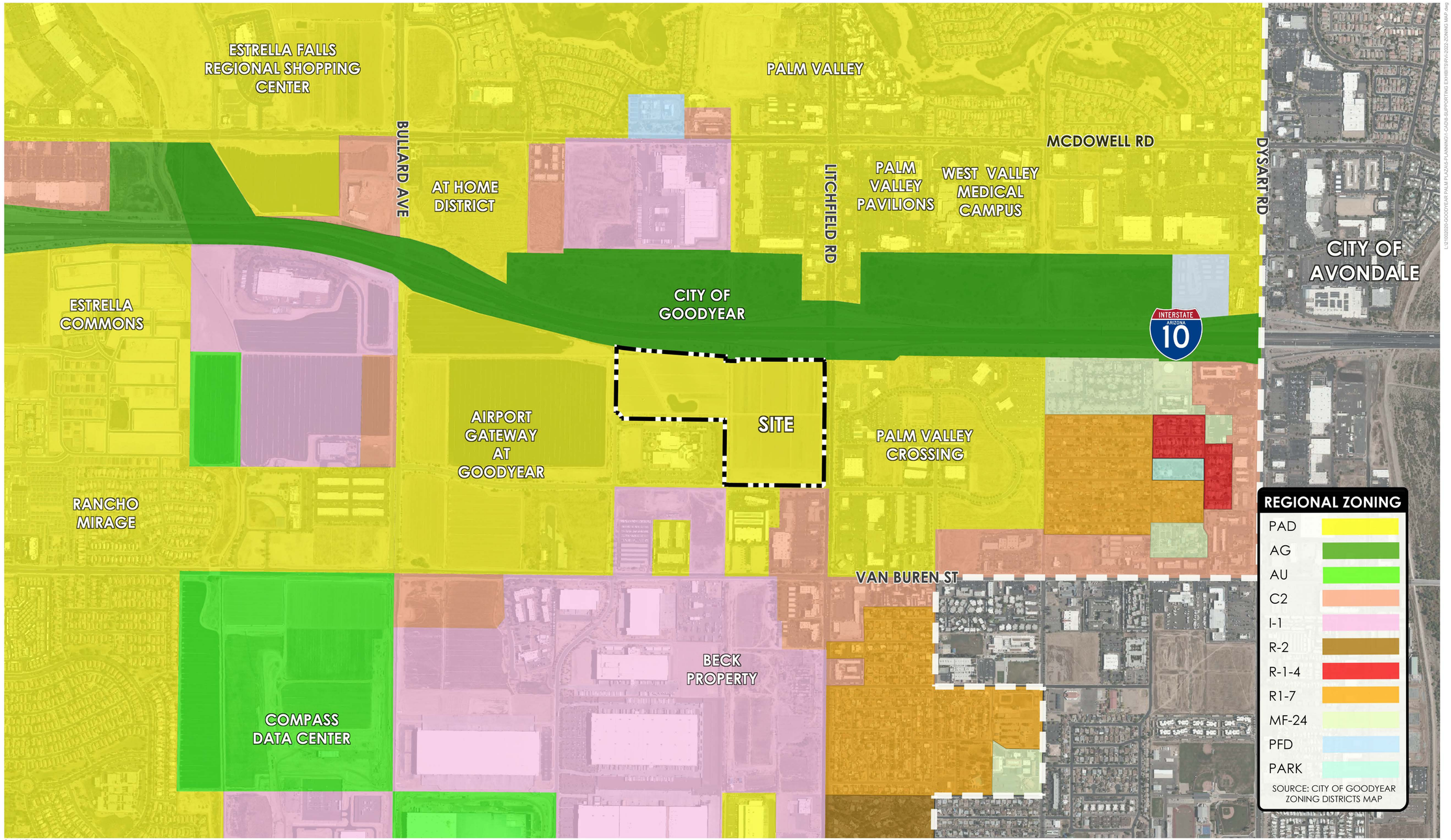

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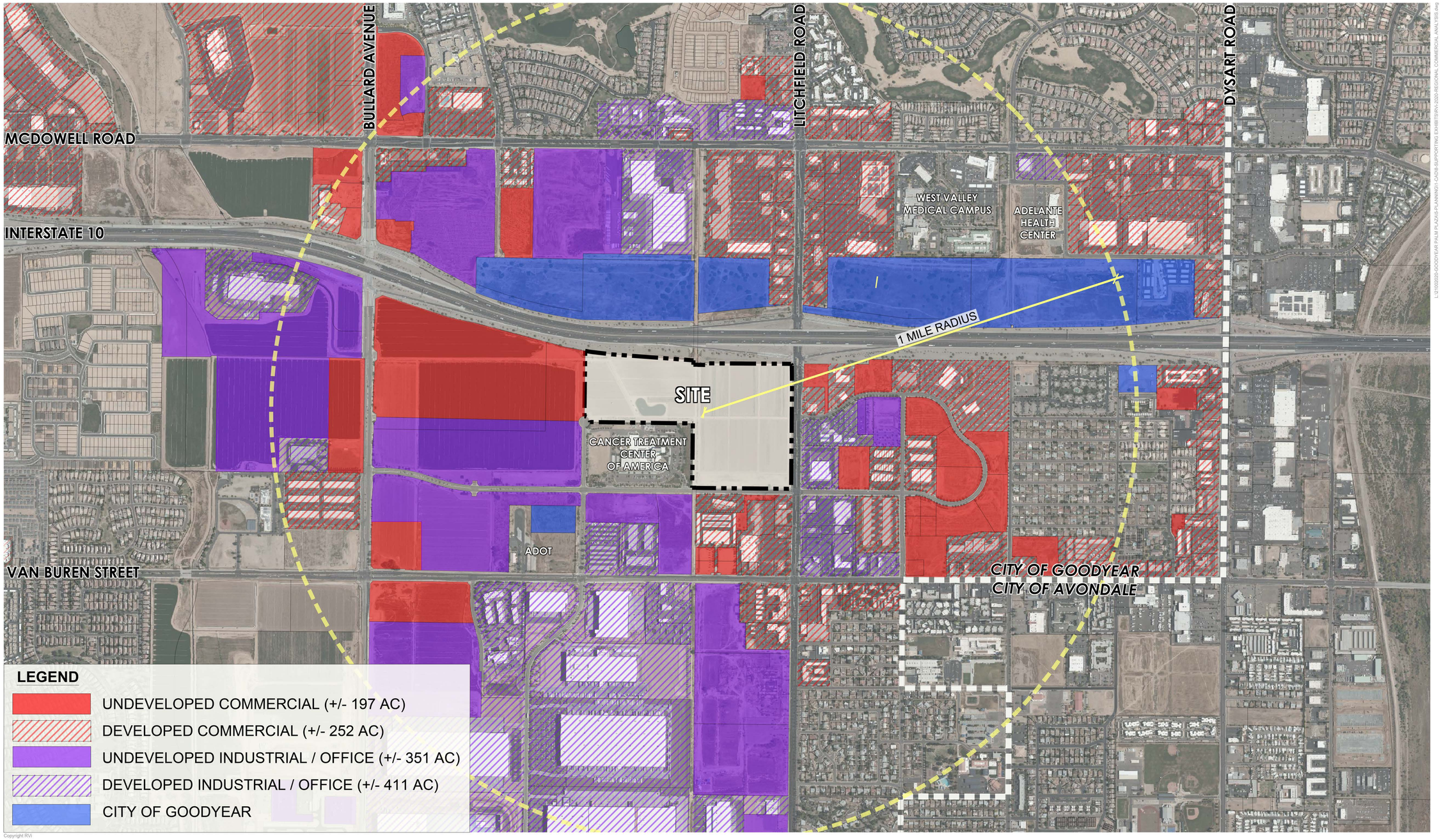

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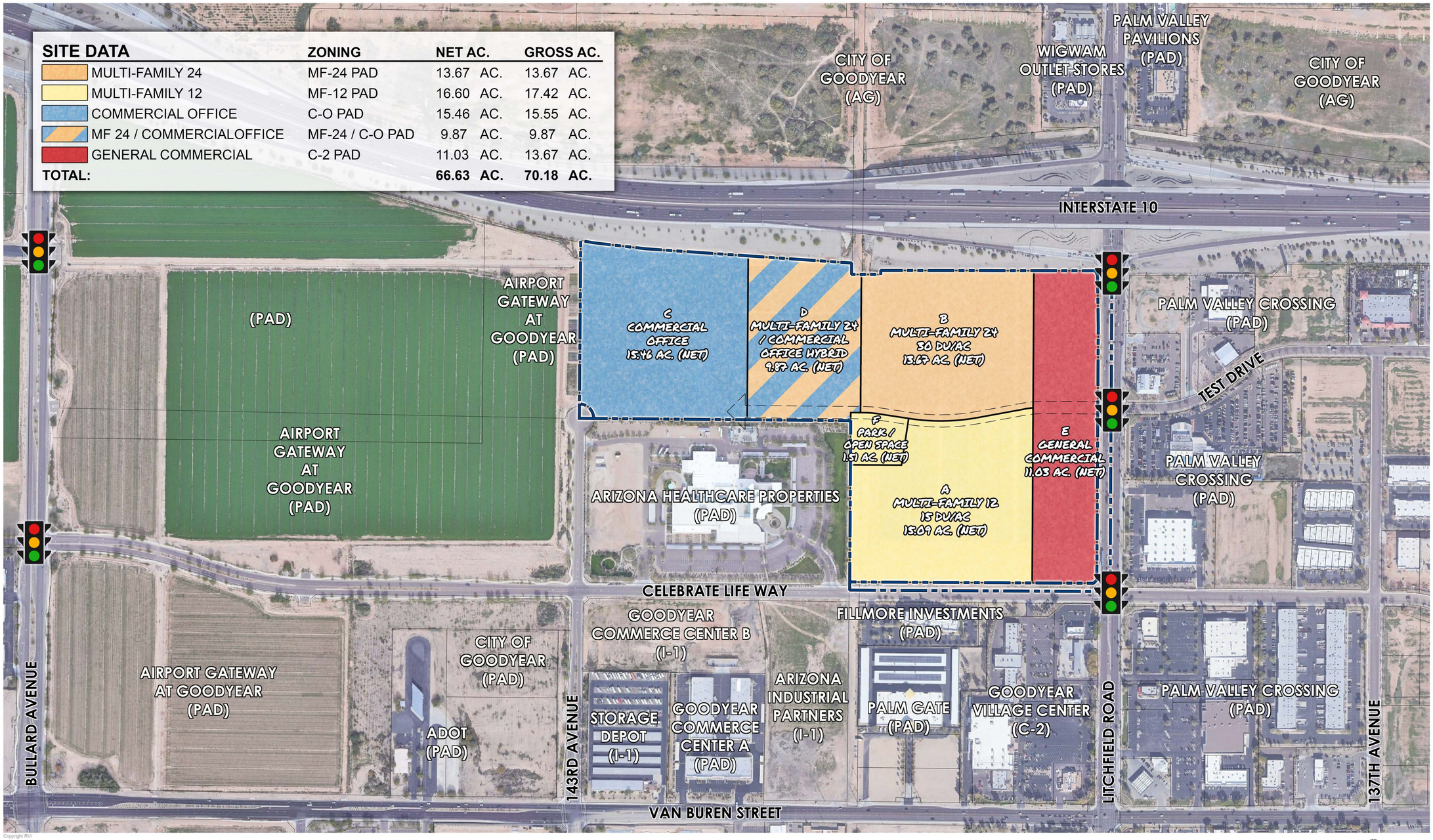
SITE DATA	ZONING	NET AC.	GROSS AC.
MULTI-FAMILY 24	MF-24 PAD	13.67 AC.	13.67 AC.
MULTI-FAMILY 12	MF-12 PAD	16.60 AC.	17.42 AC.
COMMERCIAL OFFICE	C-O PAD	15.46 AC.	15.55 AC.
MF 24 / COMMERCIALOFFICE	MF-24 / C-O PAD	9.87 AC.	9.87 AC.
GENERAL COMMERCIAL	C-2 PAD	11.03 AC.	13.67 AC.
TOTAL:		**66.63 AC.**	**70.18 AC.**



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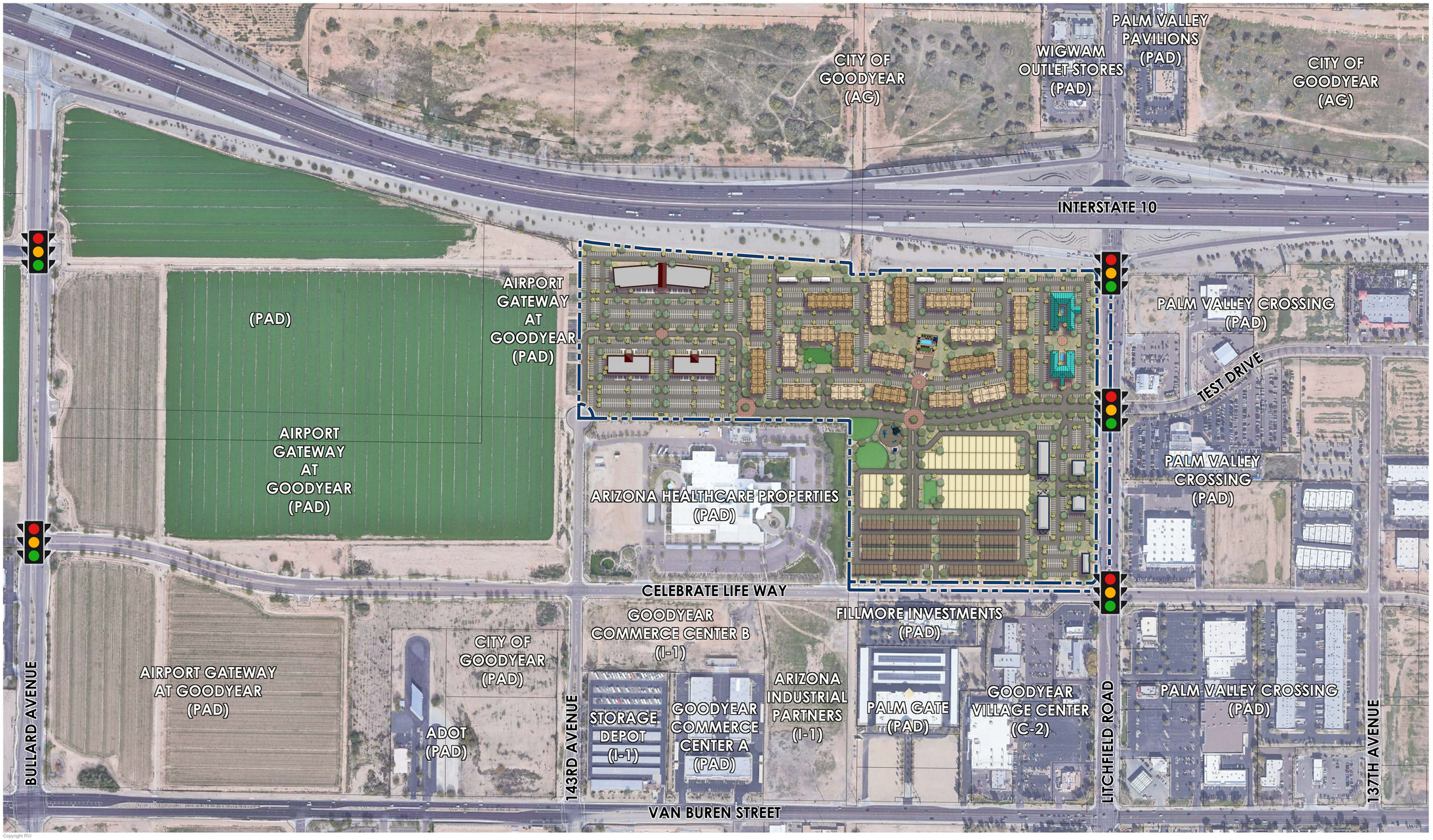

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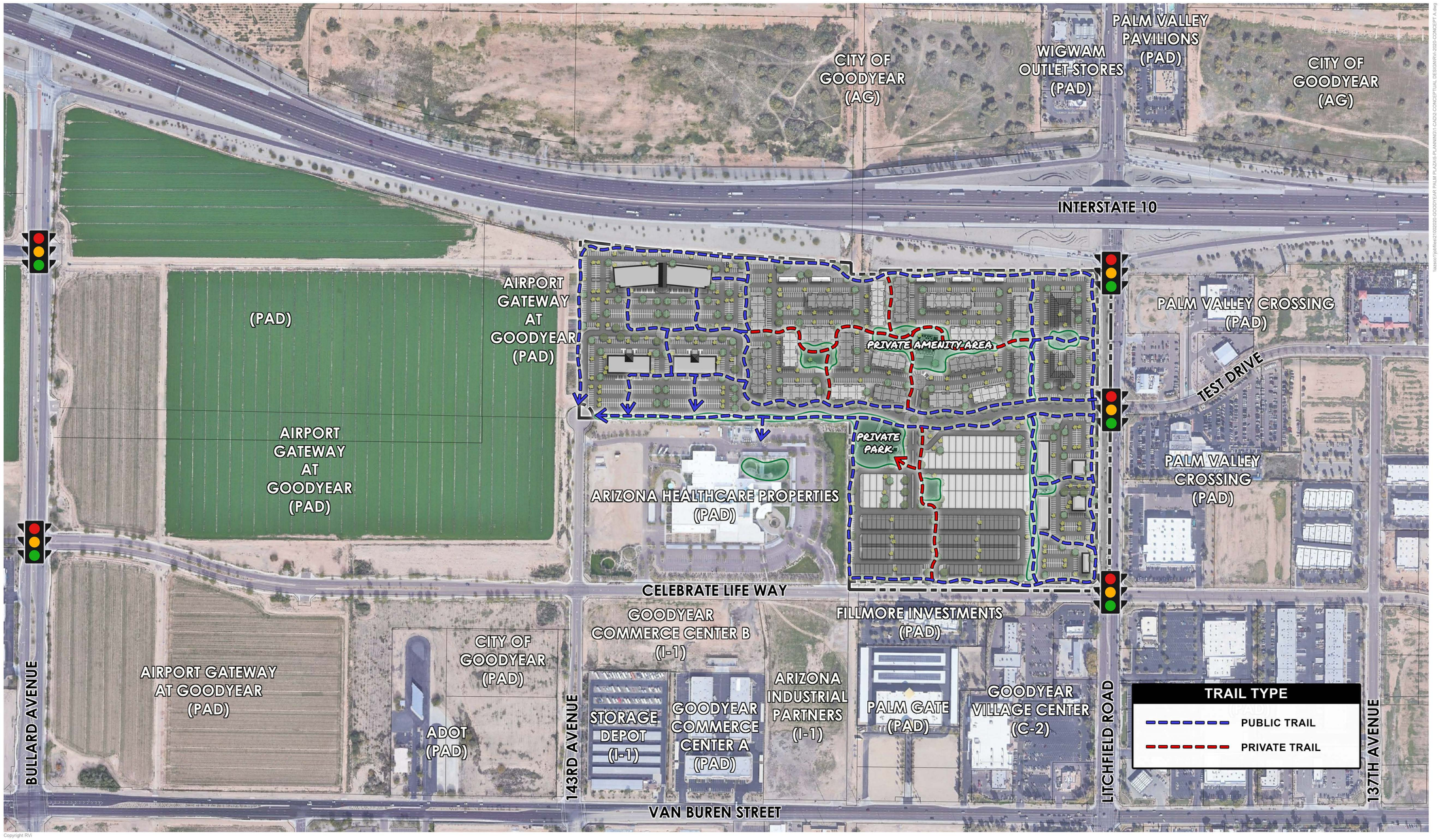

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COMMERCIAL CHARACTER

























MEDICAL OFFICE CHARACTER

















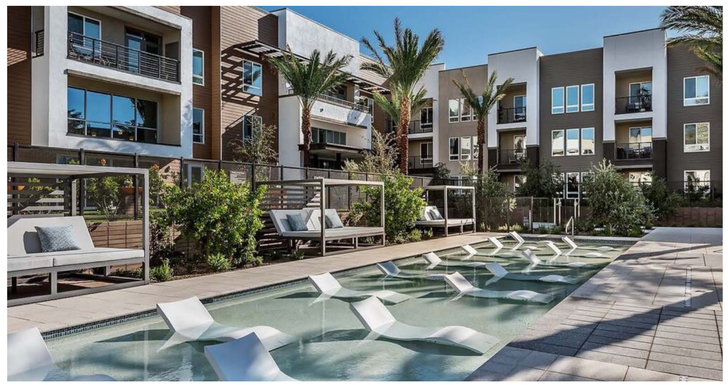





connect


SOLTRA at SANTAN VILLAGE






SIGNAGE

















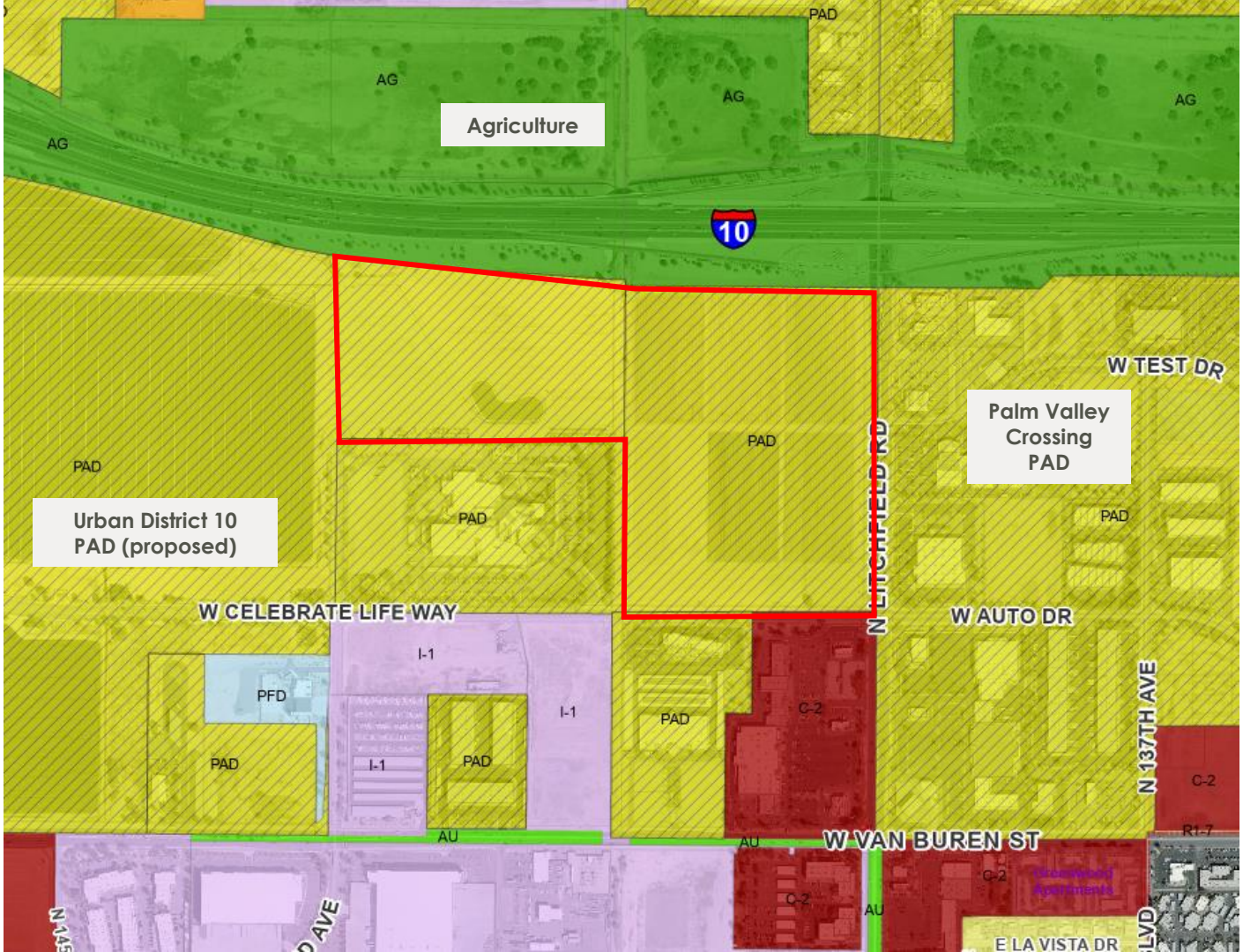


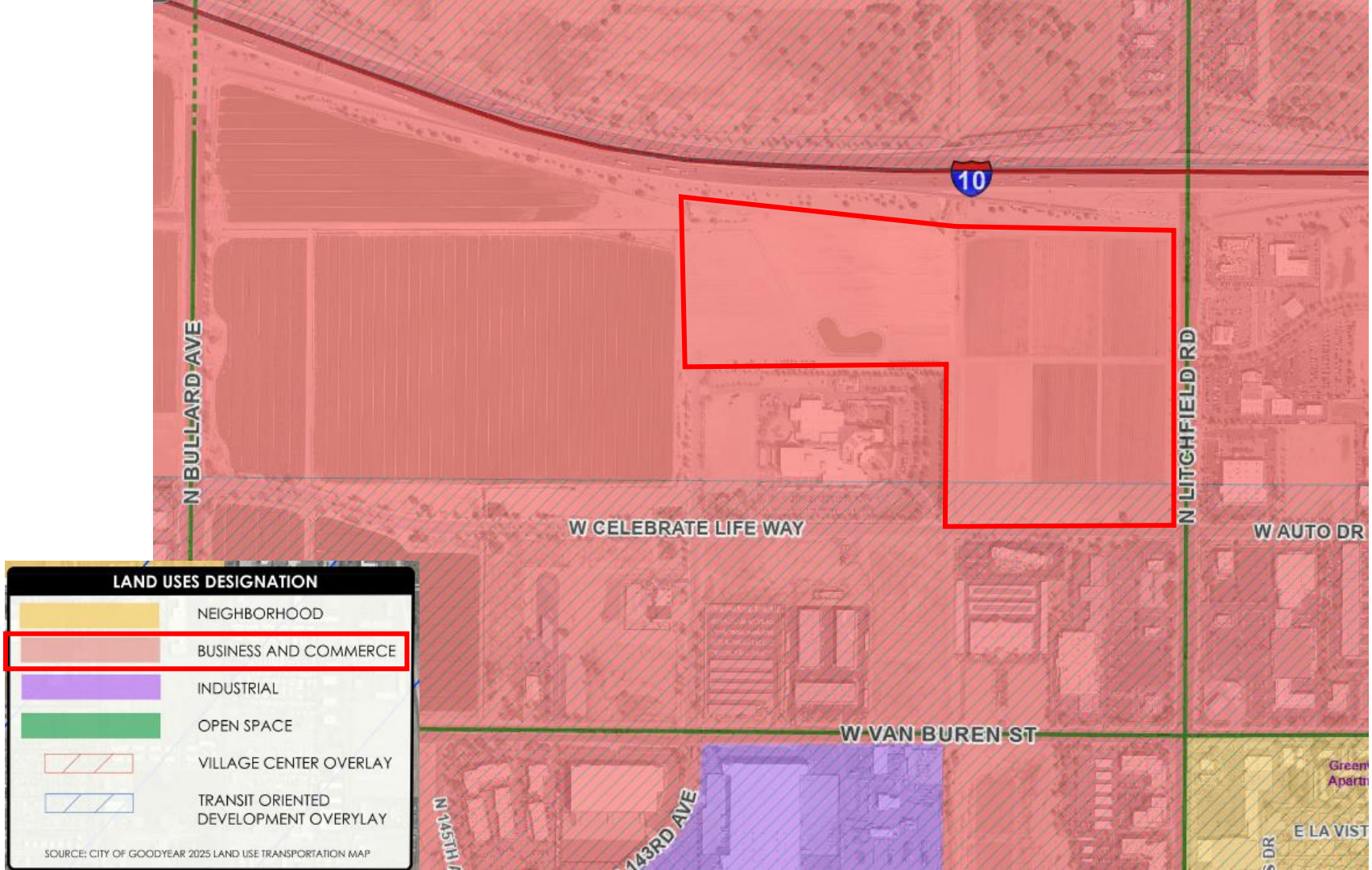




Goodyear Celebration Plaza Rezone


Palm Valley Pavilions
10
Subject Property
~70 acres
N BULLARD AVE
N LITCHFIELD RD
W TEST DR
N 137TH AVE
Yates
Amazon
Urban District 10 PAD (proposed)
CTCA/ City of Hope
W CELEBRATE LIFE WAY
W AUTO DR
FS 181
Goodyear Village Center
W VAN BUREN ST
Goodyear Municipal Complex
Greenwood Apartments
E LA VISTA DR

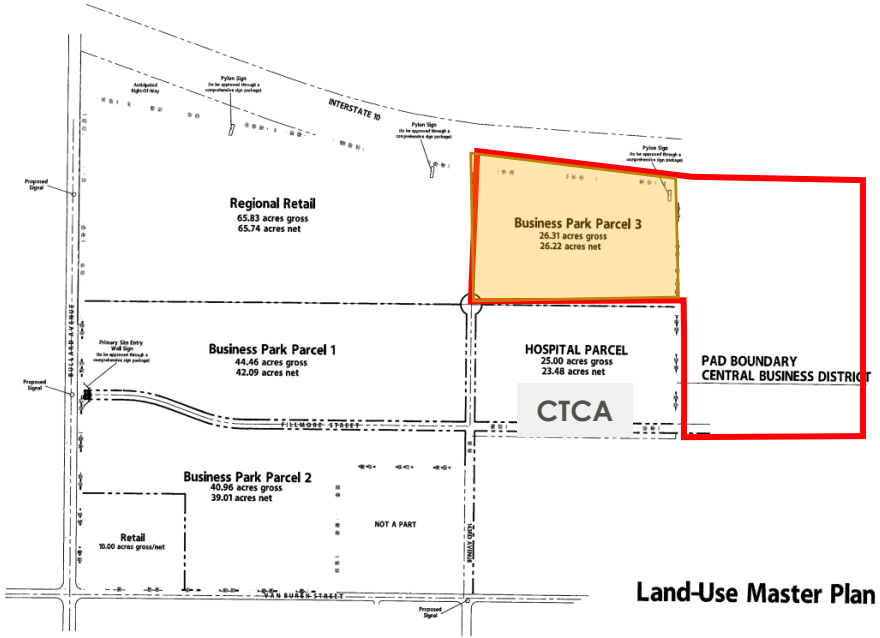

Agriculture
Urban District 10
PAD (proposed)
Palm Valley
Crossing
PAD
W TEST DR
N LITCHFIELD RD
W AUTO DR
N 137TH AVE
W CELEBRATE LIFE WAY
W VAN BUREN ST
E LA VISTA DR
AG
PAD
I-1
PFD
C-2
R1-7
AU
10


10
N BULLARD AVE
N LITCHFIELD RD
W CELEBRATE LIFE WAY
W AUTO DR
W VAN BUREN ST
N 143RD AVE
E LA VIST
LAND USES DESIGNATION
NEIGHBORHOOD
BUSINESS AND COMMERCE
INDUSTRIAL
OPEN SPACE
VILLAGE CENTER OVERLAY
TRANSIT ORIENTED DEVELOPMENT OVERLAY
SOURCE: CITY OF GOODYEAR 2025 LAND USE TRANSPORTATION MAP

Celebration Plaza

BACKGROUND

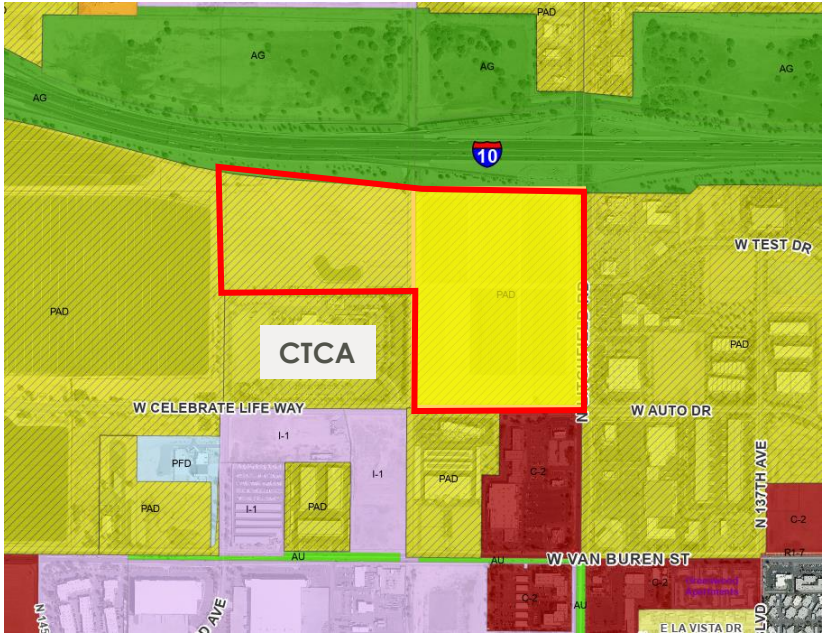
- West half – The Airport Gateway at Goodyear PAD
  - Designated Business Park (restricted uses, similar to C-O and C-1 districts)
  - Ord. 07-1091
  - Applied the C-2 development standards



Celebration Plaza

BACKGROUND

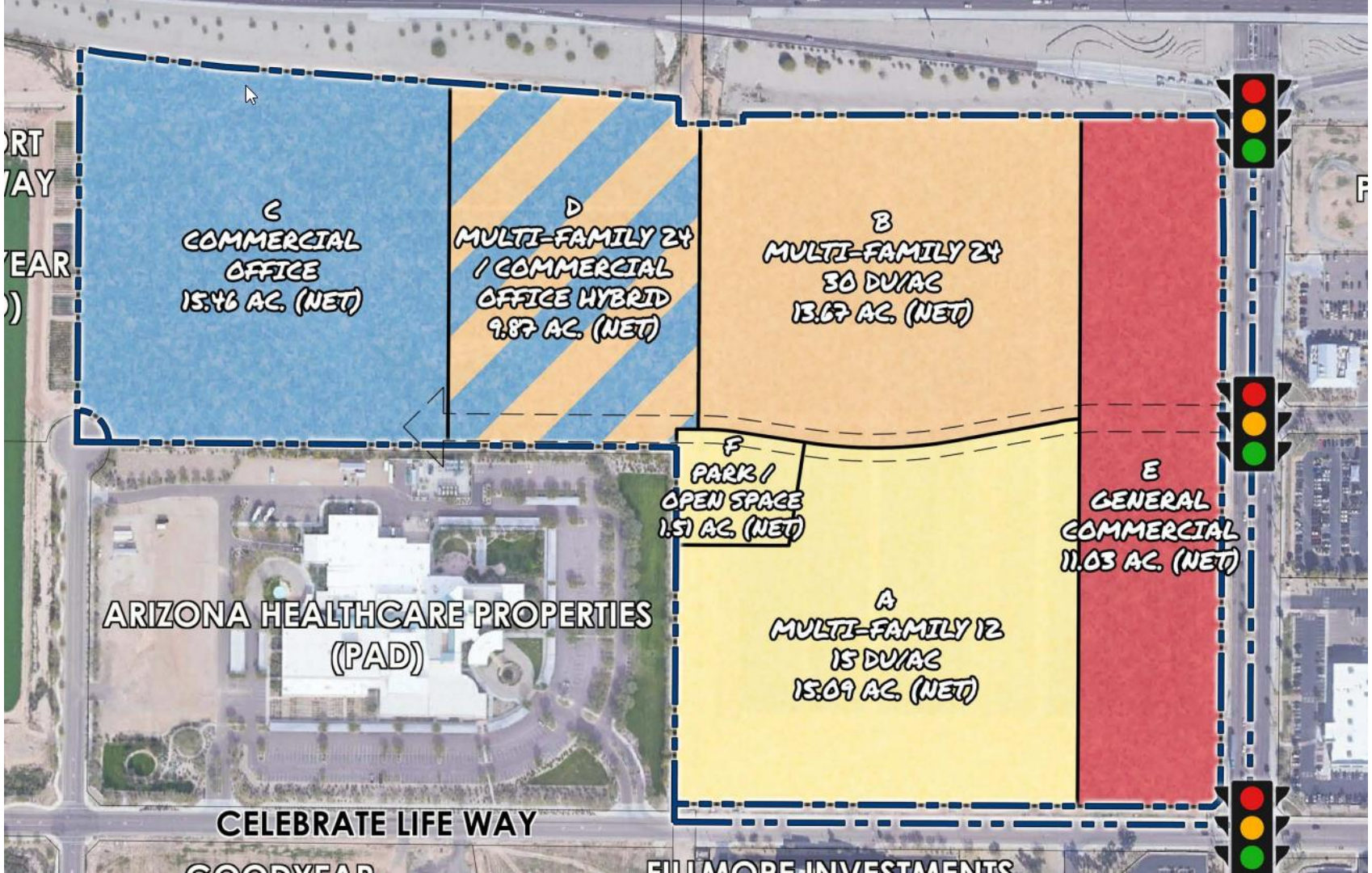
- East half – Goodyear Palms Plaza PAD
  - Designated for C-2 uses and development standards
  - Ord. 08-1153



Celebration Plaza

REQUEST

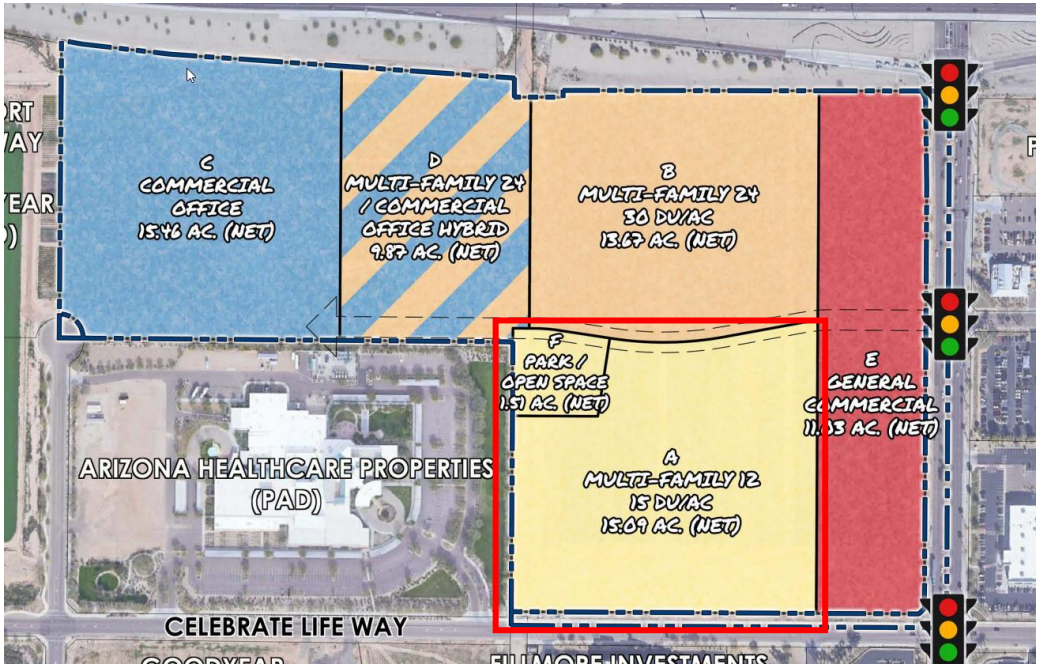
- Rezone to a mix of uses with a PAD Overlay
  - ~14 acres MF-24
  - ~17 acres MF-12
  - ~15 acres C-O
  - ~11 acres C-2
  - ~10 acres C-O/MF-24 hybrid (with restrictions)
- Modified development standards and design guidelines included in PAD


C
COMMERCIAL
OFFICE
15.46 AC. (NET)
D
MULTI-FAMILY 24
/ COMMERCIAL
OFFICE HYBRID
9.87 AC. (NET)
B
MULTI-FAMILY 24
30 DU/AC
13.67 AC. (NET)
F
PARK /
OPEN SPACE
1.51 AC. (NET)
E
GENERAL
COMMERCIAL
11.03 AC. (NET)
A
MULTI-FAMILY 12
15 DU/AC
15.09 AC. (NET)
ARIZONA HEALTHCARE PROPERTIES
(PAD)
CELEBRATE LIFE WAY

Celebration Plaza

REQUEST – MF-12 STANDARDS

- Density = 10-15 du/ac
- Allows units to be subdivided
- Increase max. height to 30’
- Require min. 2 stories per unit
- Increase lot coverage
- Reduce setbacks

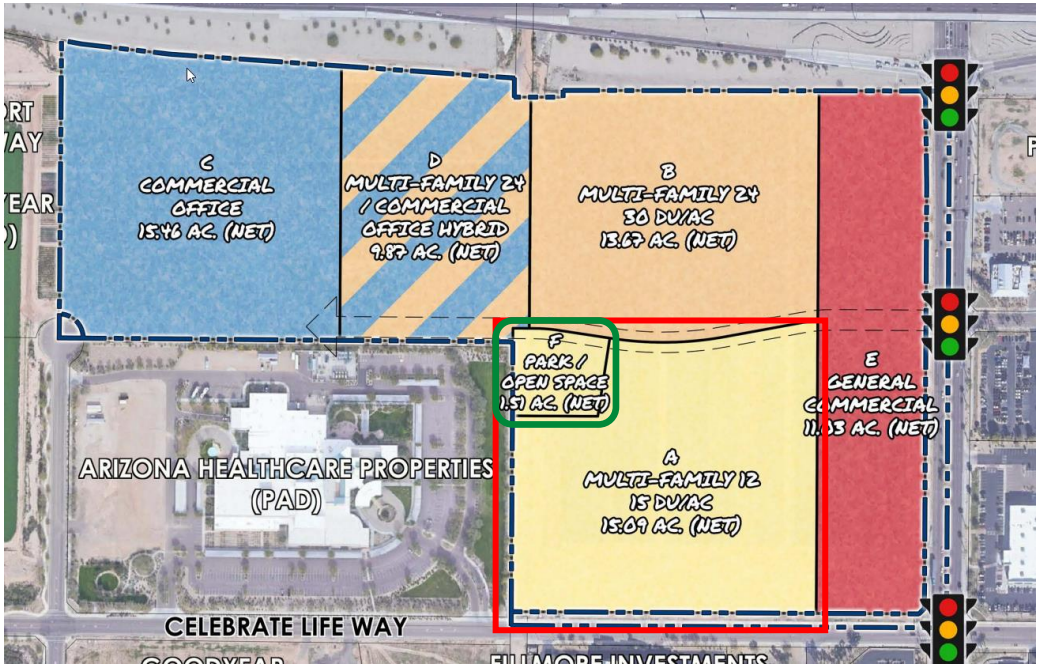


**Overall density shall not be less than 18 du/ac*

Celebration Plaza

JUSTIFICATION

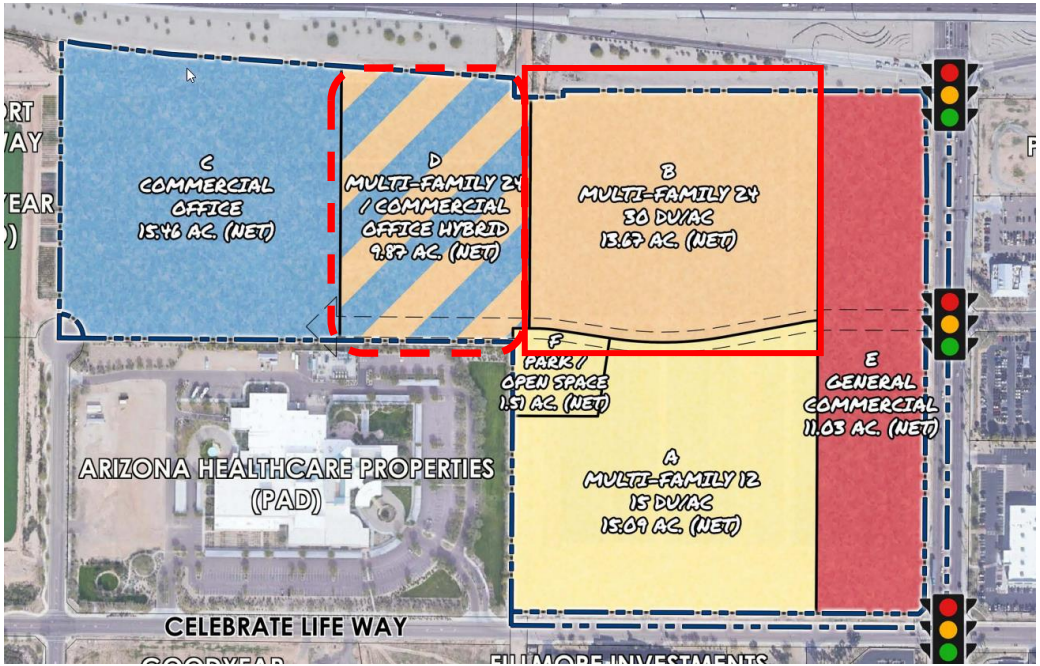
- Higher intensity of typical MF-12 development
  - Min. 2 story buildings
  - Opportunity for individual ownership
  - Enhanced architectural design guidelines
- 1.5-acre **public park** (privately maintained)



Celebration Plaza

REQUEST – MF-24 STANDARDS

- Increase density from 24 du/ac to 30 du/ac
- Increase building height from 40’ to 56’

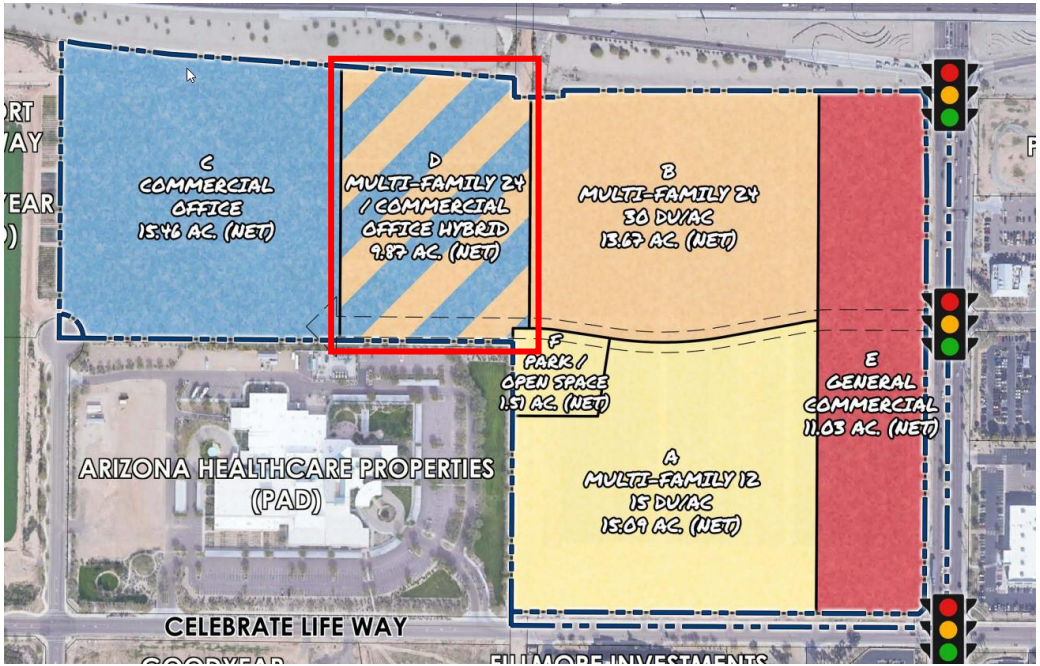


**Overall density shall not be less than 18 du/ac*

Celebration Plaza

REQUEST – HYBRID DISTRICT

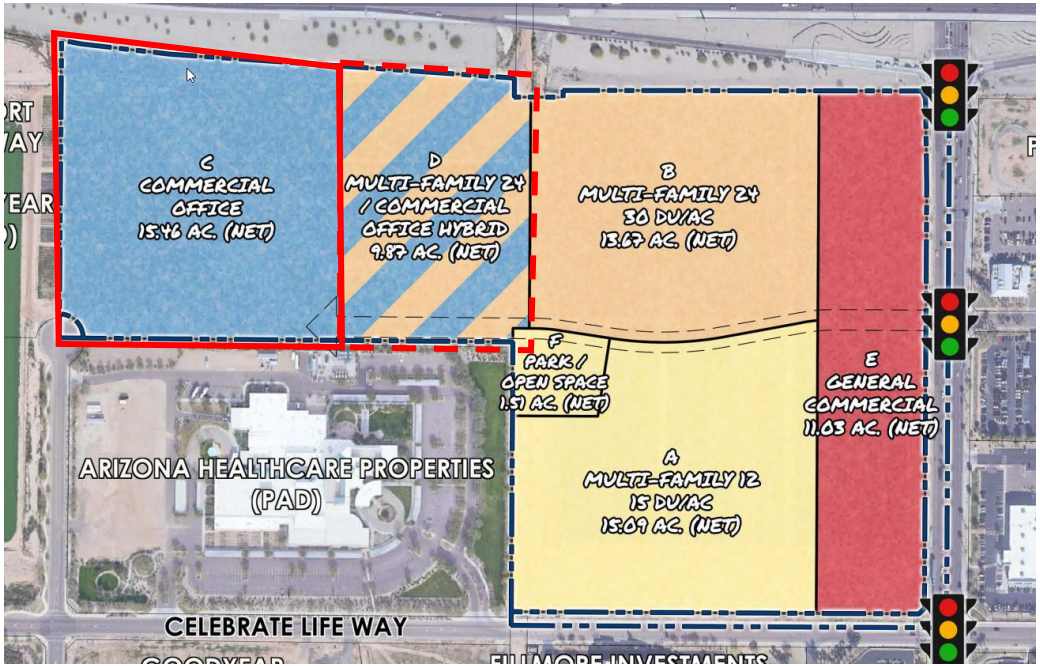
- ~10 acres C-O/MF-24 hybrid (with restrictions)
  - First 18 months after zoning approval = C-O
  - Then, can develop as either C-O or MF-24 with PAD standards



Celebration Plaza

REQUEST – C-O STANDARDS

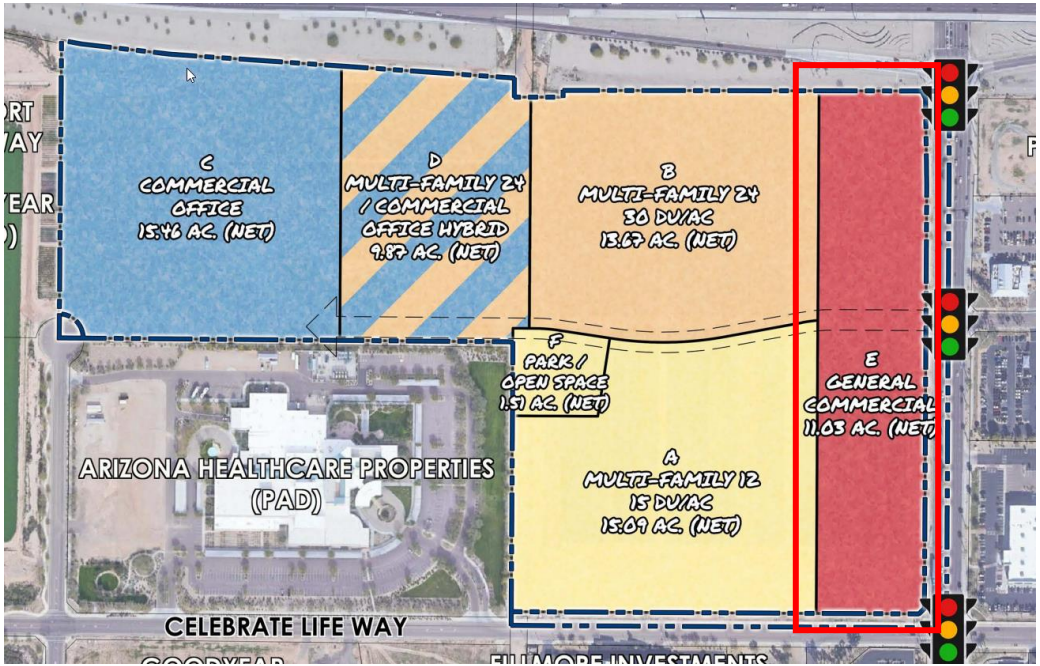
- C-O: increase height from 30’ to 56’
- C-2: no changes to standards request
  - Uses restricted



Celebration Plaza

REQUEST – C-2 STANDARDS

- No changes to standards request
- Uses restricted
  - Prohibited uses included in PAD
  - Use Permit uses:
    - Max. 1 drive-through restaurant
    - Max. 1 gas station





Conceptual Circulation and Open Space Plan

Celebration Plaza

REZONE EVALUATION CRITERIA

1. *Consistency with General Plan.*
2. *Suitability of the subject property's physical and natural features* for the uses permitted under the proposed zoning district.
3. *Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning*.
4. 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.
5. *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.

Celebration Plaza

REZONE EVALUATION CRITERIA

6. *Demands for public services* that will be generated by the uses permitted in the proposed zoning district.
7. *Potential adverse fiscal impacts* that will result from providing services to areas not in proximity to where existing public services are provided.
8. *General publics concern.*
9. Whether the amendment *promotes orderly growth and development*.
10. *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

Celebration Plaza

PUBLIC PARTICIPATION

- Neighborhood Meeting held October 18, 2022
  - 4 attendees
- Notice provided for public hearings:
  - Property posted
  - Legal advertisement
  - Mailing to surrounding property owners & stakeholders
- No objections have been received to date
- PZC Public Hearing held January 11, 2023

Celebration Plaza

PLANNING & ZONING COMMISSION

Celebration Plaza

RECOMMENDATION

- Proposal complies with all evaluation criteria
- Recommend approval subject to stipulations included in Draft Ordinance
- PZC Recommended approval 6-0 on 1/11/2023

Questions?

A vision for

CELEBRATION PLAZA

Goodyear, AZ

NOVEMBER 2022



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“Celebration of Life”

Our ***vision*** for ***Celebration Plaza*** is to create a mixed-use project that supports ***healthy living*****,** invites interaction with ***nature*** and encourages ***social connection***.

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PROJECT GOALS

- **PROMOTE HEALTH AND WELLNESS**
  - *Provide opportunities for outdoor fitness activities*
  - *Create safe pedestrian and bicycle circulation*
  - *Maximize connectivity to project trail system and Goodyear Regional trail*

- **PROVIDE ACCESS TO NATURE**
  - *Bring nature into the built environment*
  - *Provide opportunities for interaction with nature*
  - *Maximize use of native plant material*

- **PROMOTE SOCIABILITY AND COMMUNAL ACTIVITY**
  - *Provide activity zones that encourage socialization*
  - *Create informal gathering zones in open space areas*
  - *Maximize usability of activity and social nodes*

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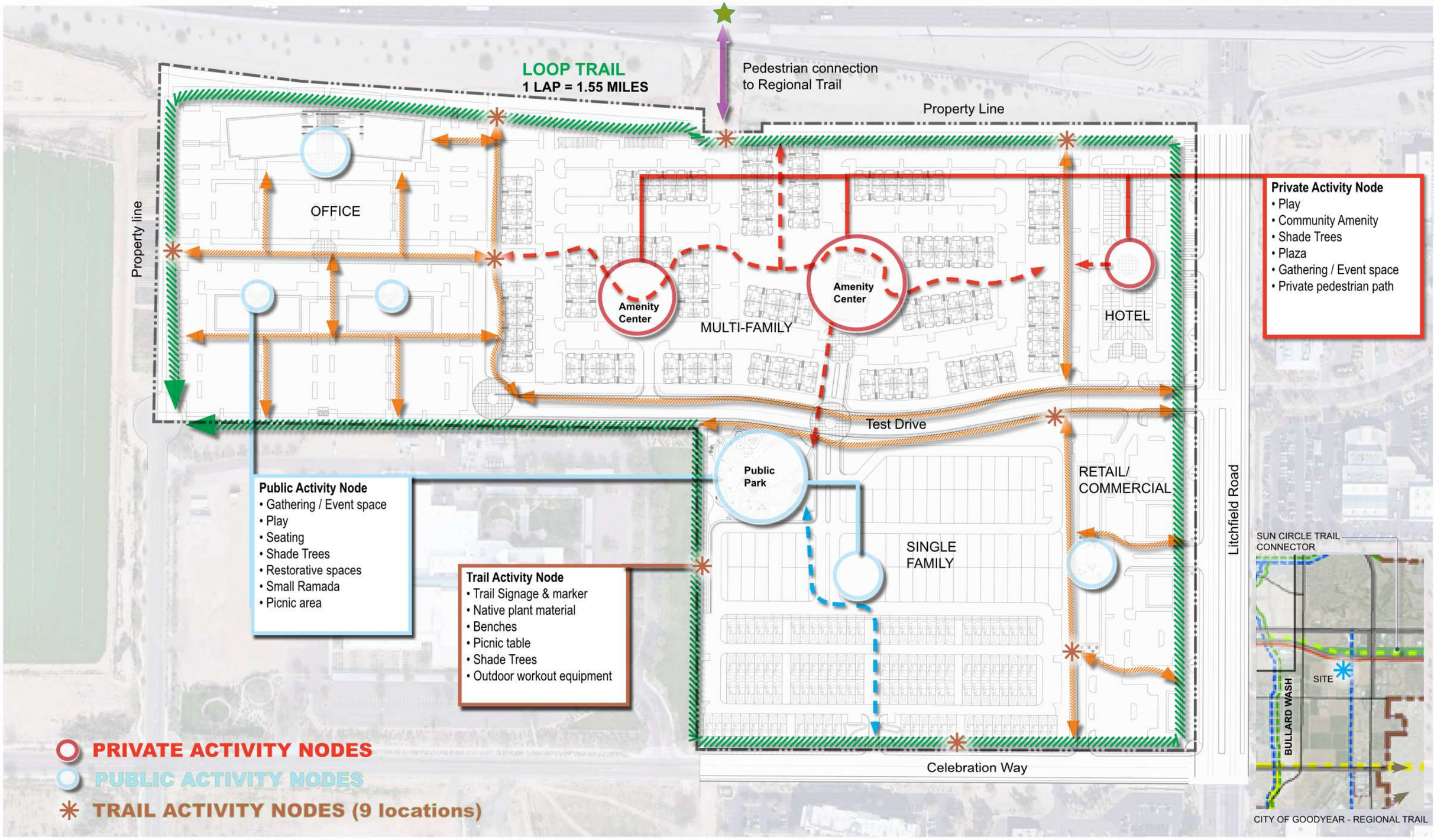
ACTIVITY NODES



LEGEND

- PUBLIC MULTI-USE TRAIL
- PRIVATE TRAIL
- LOOP TRAIL

PRIVATE ACTIVITY NODES

MULTI-FAMILY AND HOTEL








PUBLIC ACTIVITY NODES

CELEBRATION PARK, RETAIL/ COMMERCIAL, OFFICE





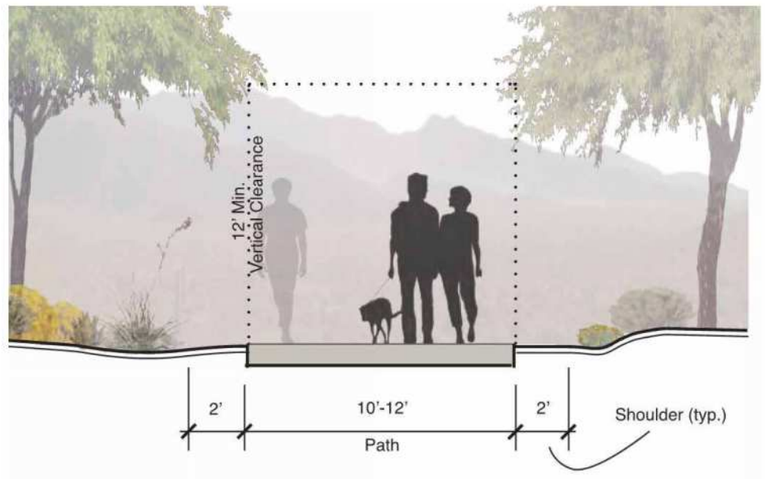



TRAIL ACTIVITY NODES

LOOP TRAIL





CELEBRATION PARK

Take a stroll to Celebration Park to experience a variety of spaces from a restorative garden to an open event space and children's play area. With the proximity to Goodyear's Cancer Treatment Center, the "Sunlight garden" provides a restorative space for patients and residents to reflect and relax. The wellness garden incorporates a central area with a water feature and secluded sitting areas in correlation with a variety of curvilinear trails that provide space for relaxation and meditation. A mural is incorporated to provide a sense of hope and encouragement to users. The open event lawn provides a communal space for residents to come together and enjoy community events such as farmers market, birthday's, corporate events, parties and movie nights. With the connection of the multi-use trail system, Celebration Park becomes a primary destination within the City of Goodyear.



PARK DIAGRAM

PASSIVE ZONE

ACTIVE ZONE

PUBLIC ACTIVITY NODE

















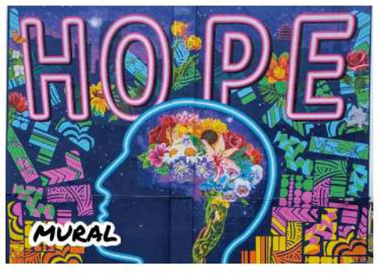


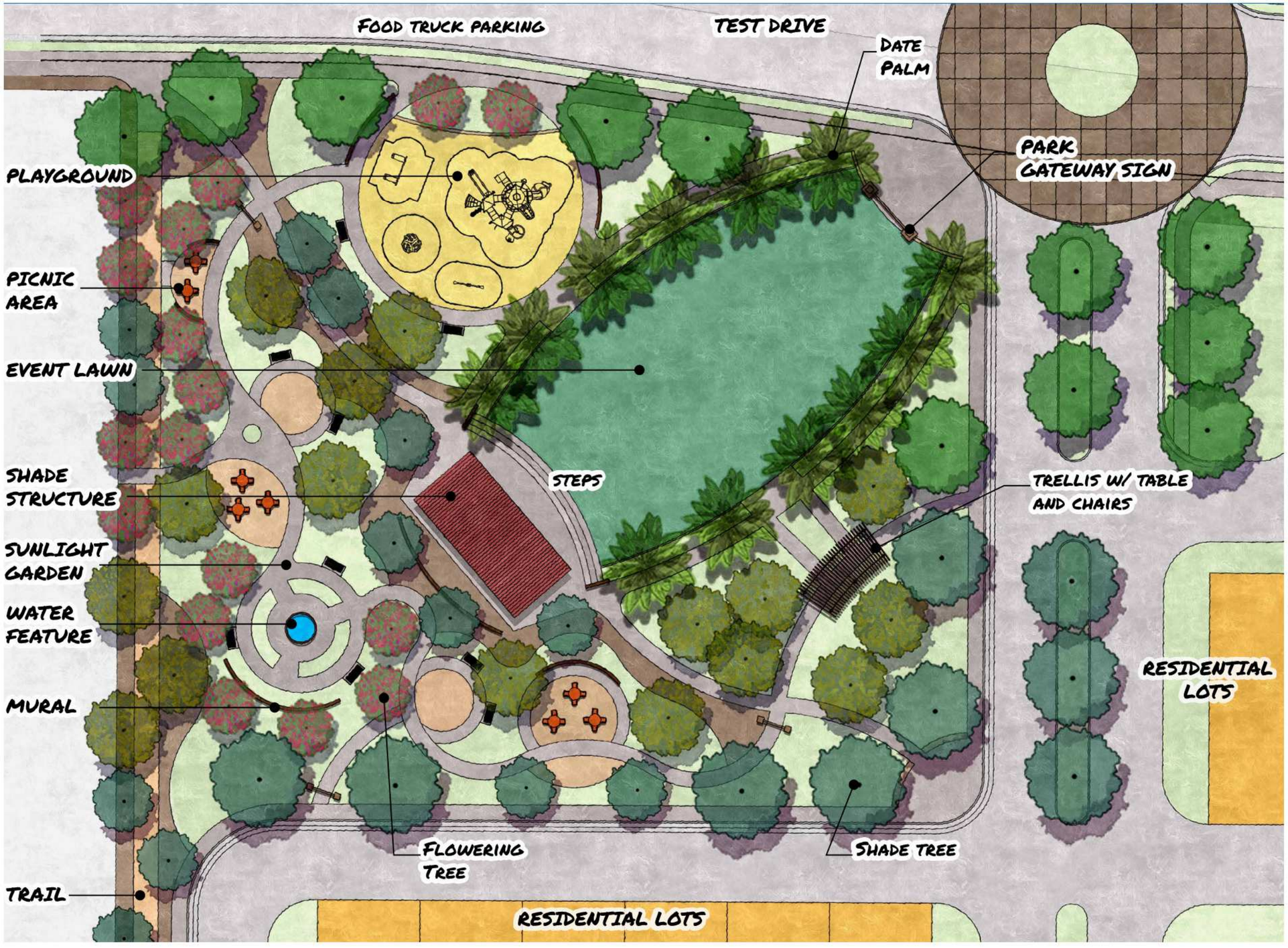












PROGRAM ELEMENTS

1. EVENT LAWN
2. TRELLIS W/ TABLE AND CHAIRS
3. PLANTING AREAS
4. SEE-SAW
5. TODDLER SWING
6. PLAY DOME
7. PLAY STRUCTURE WITH SHADE
8. ENTRY PLAZA
9. FIBAR SAFETY SURFACING
10. STEPS
11. RAMADA W/ PICNIC TABLES
12. LANDSCAPE BERM (3 FT. MAX)
17. "SUNLIGHT" GARDEN
18. MULTI-USE TRAIL
19. SCREEN WALL



PARK GATEWAY SIGN



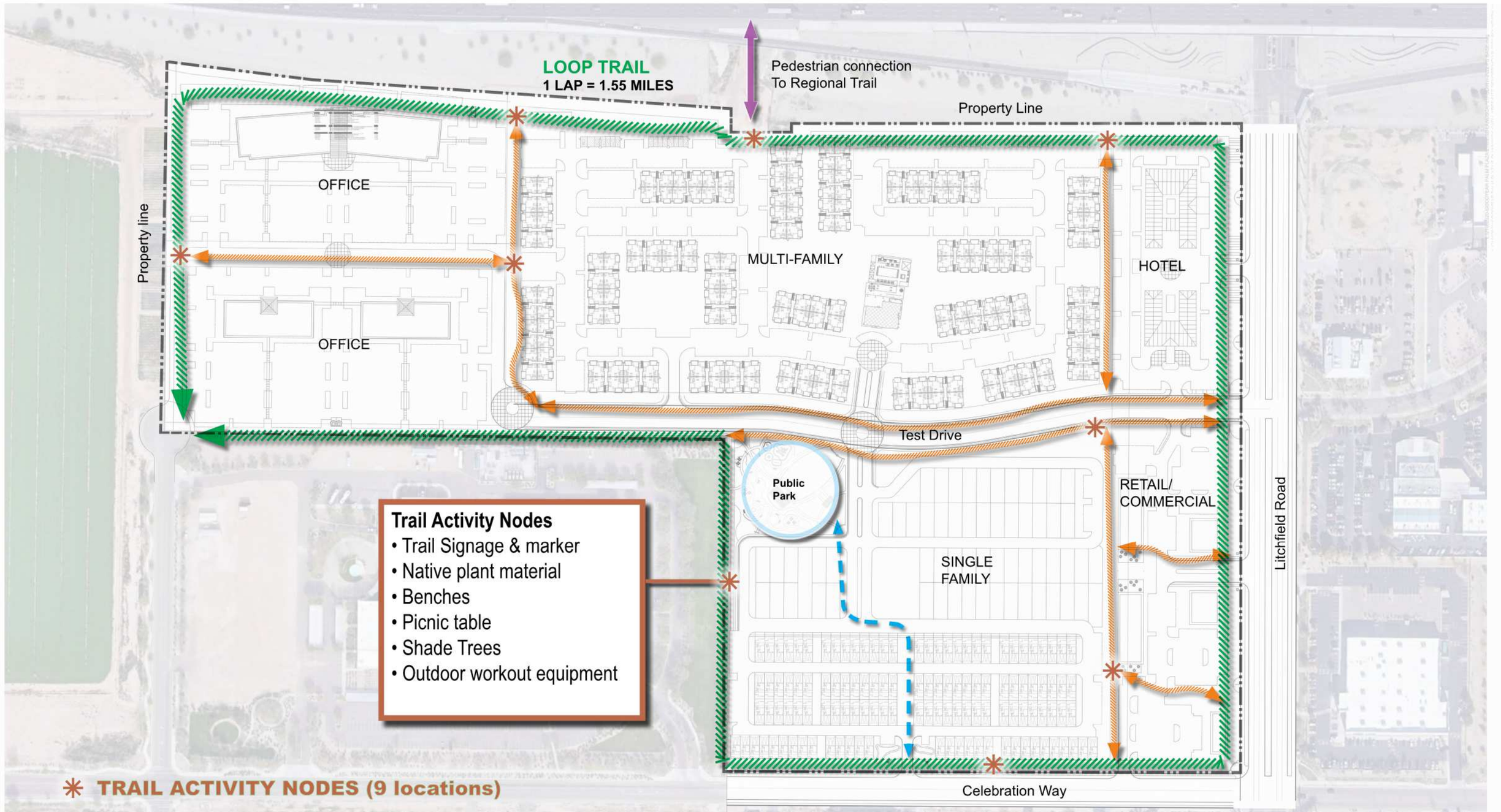
MIRACLE PLAYGROUND (2-12 YR OLD)
$47,000 (DOES NOT INCL. INSTALL)

"CELEBRATION PARK" CONCEPTUAL SITE PLAN



CELEBRATION PARK PERSPECTIVE

TRAIL ACTIVITY NODE



LEGEND

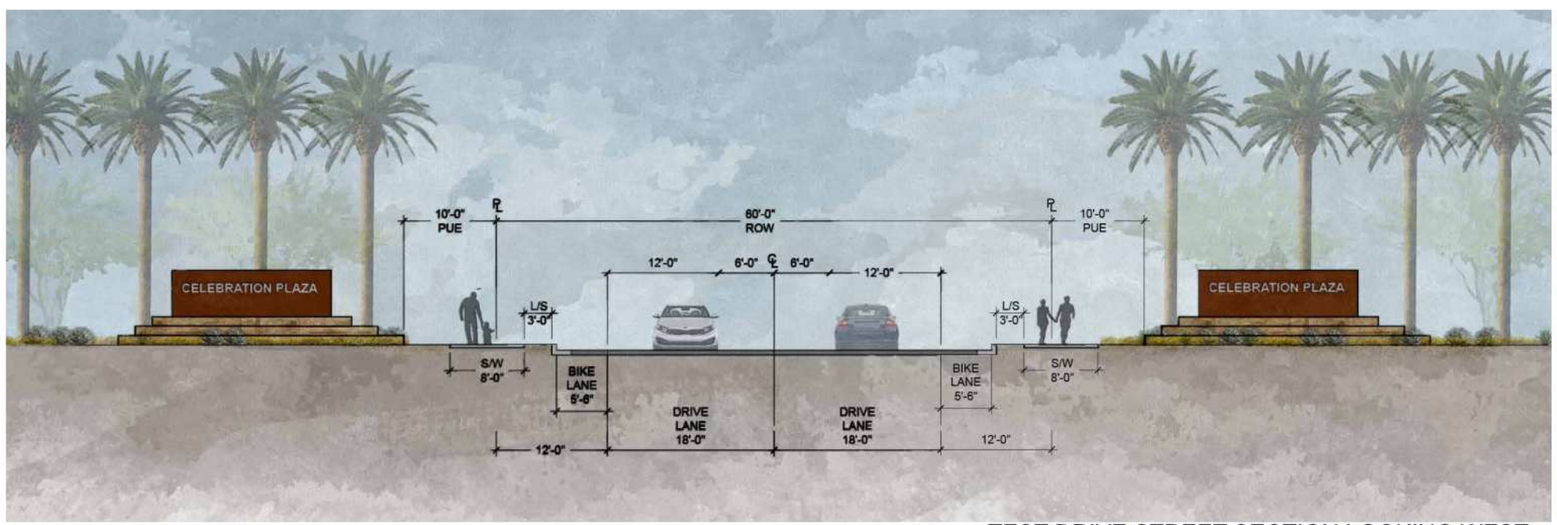
- PUBLIC MULTI-USE TRAIL
- PRIVATE TRAIL
- LOOP TRAIL

TRAIL ACTIVITY NODE


Trail Activity Node
• Trail Signage & marker
• Native plant material
• Benches
• Picnic table
• Shade Trees
• Outdoor workout equipment



ENTRY MONUMENT - SOUTH SIDE OF TEST DRIVE



TEST DRIVE STREET SECTION LOOKING WEST



DATE PALMS



STONE VENEER



SIGNAGE



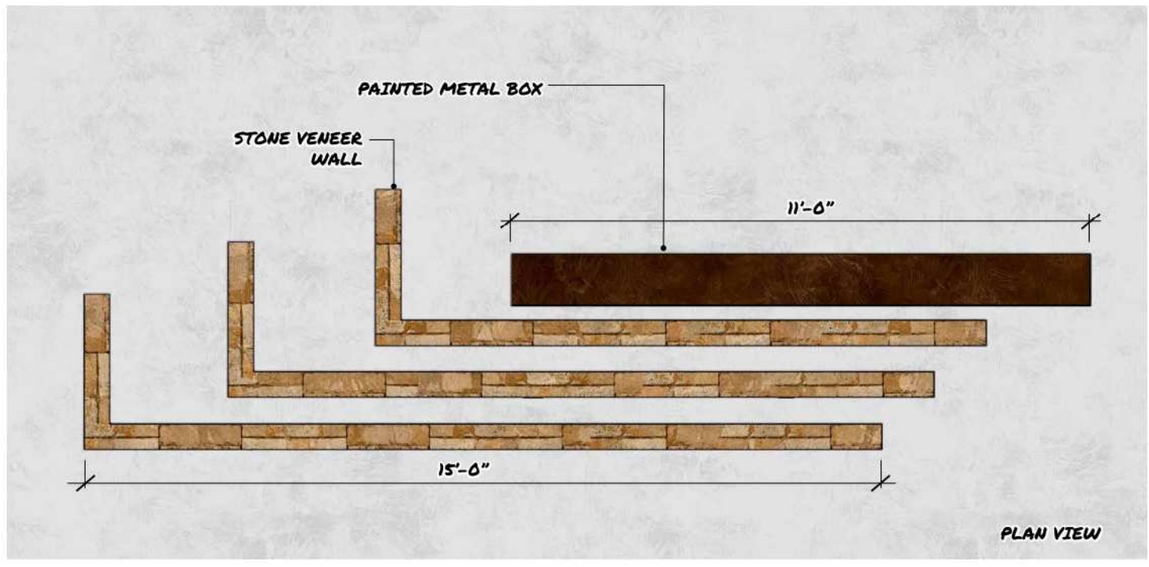
LINEAR ROWS PLANTING



PRIMARY ENTRY MONUMENT @ TEST DR. & LITCHFIELD RD.







RESIDENTIAL NEIGHBORHOOD - ENTRY MONUMENT CONCEPT

LIMIT OF WORK

LIMIT OF WORK

CANCER TREATMENT CENTER

143RD AVENUE

CELEBRATION LIFE WAY

N LITCHFIELD RD

LEGEND

- URBAN CHARACTER ZONE
- AGRARIAN CHARACTER ZONE
- SONORAN DESERT ZONE

LANDSCAPE CHARACTER ZONES

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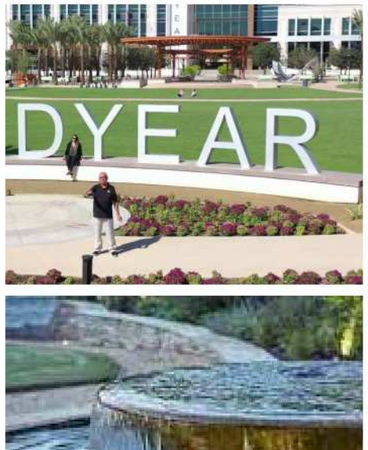
AGRARIAN ZONE

- LINEAR ROWS
- GRID PATTERN
- GROVE
- ENHANCED LANDSCAPE




URBAN ZONE

- GEOMETRIC DESIGN
- REPETITION OF ELEMENTS
- LUSH LANDSCAPE
- URBAN OASIS










SONORAN DESERT ZONE

- ORGANIC FORM
- NATURAL
- INFORMAL DESERT LANDSCAPE
- MASS PLANTINGS










LANDSCAPE CHARACTER ZONES

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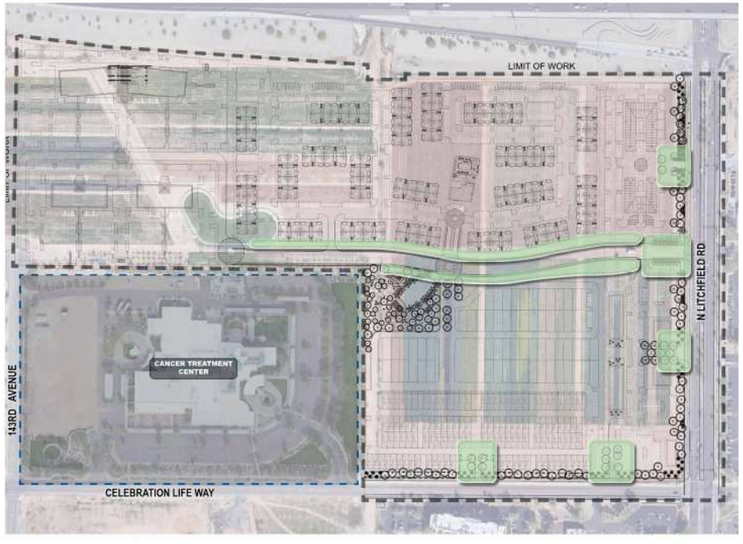
PLANTING PALETTE

AGRARIAN ZONE



TREES
Acacia aneura Mulga
Eucalyptus papuana Ghost Gum
Olneya tesota Ironwood
Parkinsonia microphylla Foothills Palo Verde
Parkinsonia praecox Palo Brea, Sonoran Palo Verde
Phoenix dactylifera Date Palm
Pistacia chinensis Chinese Pistache
Pistacia lentiscus Mastic Tree
Prosopis velutina Velvet Mesquite
Quercus virginiana Live Oak
Sophora secundiflora Texas Mountain Laurel
Tipuana tipu Tipu Tree
Ulmus parvifolia Chinese Elm

CACTUS AND ACCENTS
Agave geminiflora Twin-flowered Agave
Agave parryi Parry's Agave
Agave victoriae-reginae Royal Agave
Agave weberi Weber's Agave
Aloe spp. Aloe
Aloe striata Coral Aloe
Aloe x Blue Elf Blue Elf Aloe
Carnegiea gigantea Saguaro
Dasylirion wheeleri Desert Spoon, Sotol
Fouquieria splendens Ocotillo
Hesperaloe funifera Giant Hesperaloe
Hesperaloe parviflora 'Brakelights' Brakelights Hesperaloe
Hesperaloe spp. Hesperaloe
Opuntia basilaris Beavertail Prickly Pear
Opuntia bigelovii Teddy Bear Cholla
Opuntia santa-rita Purple Prickly Pear
Opuntia violacea Purple Prickly Pear
Pachycereus marginatus Mexican Fencepost
Pedilanthus macrocarpus Lady Slipper
Portulacaria afra Elephant's Food
Yucca rigida Blue Yucca

SHRUBS
Asclepias subulata Desert Milkweed
Convolvulus cneorum Bush Morning Glory
Cycas revoluta Sago Palm
Ephedra trifurca Mormon Tea
Eremophila glabra Winter blaze
Eremophila hygrophana 'Blue Bells' Blue Bells Emu
Eremophila maculata Red Eremophila, Emu Bush
Eremophila spp. Emu Bush
Euphorbia antisyphilitica Candelilla, Wax Plant Sh
Justicia californica Chuparosa
Lantana spp. Lantana
Ruellia brittoniana Purple Ruellia
Tecoma stans Arizona Yellow Bells

GRASSES
Aristida purpurea Purple Three-awn
Bouteloua curtipendula Sideoats Grama
Bouteloua gracilis Blue Grama Blond Ambition
Muhlenbergia capillaris Pink Muhly, Gulf Muhly
Muhlenbergia dumosa Bamboo Muhly, Giant Muhly
Muhlenbergia lindheimeri Lindheimer Muhly
Nasella tenuissa Mexican Feather Grass

GROUNDCOVERS
Acacia redolens Trailing Acacia cv. 'Desert Carpet'
Acalypha monostachya Raspberry Fuzzies
Euphorbia rigida Blue Euphorbia
Lantana montevidensis Trailing Lantana
Lantana x New Gold Lantana New Gold
Oenothera caespitosa Tuften Evening Primrose
Ruellia brittoniana 'Katie' Katie Ruellia

URBAN ZONE



TREES
Acacia salicina Willow Acacia
Caesalpinia cacalaco Cascalote
Caesalpinia spp. Bird-of-Paradise
Chilopsis linearis Desert Willow
Eysenhardtia orthocarpa Kidneywood
Olneya tesota Ironwood
Parkinsonia microphylla Foothills Palo Verde
Parkinsonia praecox Palo Brea, Sonoran Palo Verde
Prosopis velutina Velvet Mesquite
Prosopis x phoenix Thornless Hybrid Mesquite
Vauquelinia californica Arizona Rosewood
Vitex agnus-castus Chaste Tree

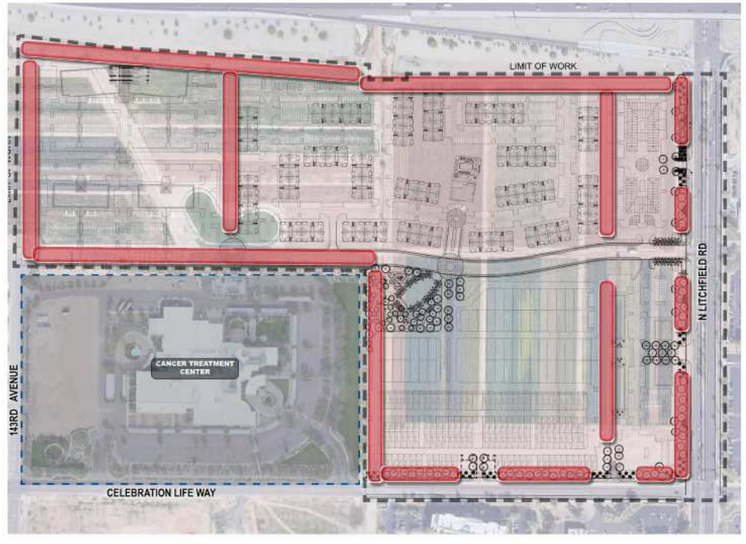
CACTUS AND ACCENTS
Agave geminiflora Twin-flowered Agave
Agave parryi Parry's Agave
Agave victoriae-reginae Royal Agave
Agave weberi Weber's Agave
Aloe spp. Aloe
Aloe striata Coral Aloe
Aloe x Blue Elf Blue Elf Aloe
Carnegiea gigantea Saguaro
Dasylirion wheeleri Desert Spoon, Sotol
Fouquieria splendens Ocotillo C/S/Ac
Hesperaloe funifera Giant Hesperaloe
Hesperaloe spp. Hesperaloe
Opuntia basilaris Beavertail Prickly Pear
Opuntia bigelovii Teddy Bear Cholla
Opuntia santa-rita Purple Prickly Pear
Opuntia violacea Purple Prickly Pear
Pachycereus marginatus Mexican Fencepost
Pedilanthus macrocarpus Lady Slipper
Portulacaria afra Elephant's Food
Yucca rigida Blue Yucca

SHRUBS
Asclepias subulata Desert Milkweed
Atriplex spp. Saltbush
Caesalpinia gilliesii Yellow Bird of Paradise
Calliandra eriophylla Pink Fairy Duster
Callistemon viminalis Bottlebrush
Celtis pallida Desert Hackberry
Convolvulus cneorum Bush Morning Glory, *Cordia parvifolia* Little-Leaf Cordia
Cycas revoluta Sago Palm
Dodonaea viscosa Hop Bush
Encelia farinosa Brittlebush
Ephedra spp. Mormon-tea
Ephedra trifurca Mormon Tea
Eremophila glabra winter blaze
Eremophila maculata Red Eremophila, Emu bush
Eremophila spp. Emu Bush Sh
Euphorbia antisyphilitica Candelilla, Wax Plant Sh
Justicia californica Chuparosa
Justicia spp. Mexican Honeysuckle, Chuparosa
Lantana spp. Lantana
Simmondsia chinensis Jojoba

GRASSES
Aristida purpurea Purple Three-awn
Bouteloua curtipendula Sideoats Grama
Muhlenbergia capillaris Pink Muhly, Gulf Muhly
Muhlenbergia lindheimeri Lindheimer Muhly
Muhlenbergia rigens Deer Grass
Nasella tenuissa Mexican Feather Grass

GROUNDCOVERS
Acacia redolens Trailing Acacia cv. 'Desert Carpet'
Acalypha monostachya Raspberry Fuzzies
Euphorbia rigida Blue Euphorbia
Lantana montevidensis Trailing Lantana
Lantana x New Gold New Gold Lantana
Ruellia brittoniana 'Katie' Katie Ruellia

SONORAN DESERT ZONE



TREES
Acacia farnesiana Sweet Acacia
Acacia salicina Willow Acacia
Caesalpinia cacalaco Cascalote
Caesalpinia spp. Bird-of-Paradise
Chilopsis linearis Desert Willow
Eysenhardtia orthocarpa Kidneywood
Olneya tesota Ironwood
Parkinsonia microphylla Foothills Palo Verde
Parkinsonia praecox Palo Brea, Sonoran Palo Verde
Prosopis velutina Velvet Mesquite
Prosopis x phoenix Thornless Hybrid Mesquite

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Agave parryi Parry's Agave
Agave victoriae-reginae Royal Agave
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Opuntia santa-rita Purple Prickly Pear
Opuntia violacea Purple Prickly Pear
Pachycereus marginatus Mexican Fencepost
Pedilanthus macrocarpus Slipper Flower
Yucca elata Soaptree Yucca
Yucca rigida Blue Yucca

SHRUBS
Asclepias subulata Desert Milkweed
Atriplex spp. Saltbush
Caesalpinia gilliesii Yellow Bird of Paradise
Calliandra eriophylla Pink Fairy Duster
Callistemon viminalis Bottlebrush
Celtis pallida Desert Hackberry
Cordia parvifolia Little-Leaf Cordia
Cycas revoluta Sago Palm
Dodonaea viscosa Hop Bush
Encelia farinosa Brittlebush
Ephedra spp. Mormon-tea
Ephedra trifurca Mormon Tea
Euphorbia antisyphilitica Candelilla Wax Plant
Justicia californica Chuparosa
Justicia spp. Mexican Honeysuckle, Chuparosa
Simmondsia chinensis Jojoba
Vauquelinia californica Arizona Rosewood

GRASSES
Aristida purpurea Purple Three-awn
Bouteloua curtipendula Sideoats Grama
Nasella tenuissa Mexican Feather Grass
Nolina microcarpa Bear Grass

GROUNDCOVERS
Glandularia bipinnatifida Dakota Mock Vervain
Oenothera berlandieri Mexican Evening Primrose
Salvia chamaedryoides Germander Sage
Tetraneuris acaulis Angelita Daisy

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PLANTING PALETTE - URBAN ZONE



Olneya tesota
IRONWOOD



Pistacia chinensis
CHINESE PISTACHE



Phoenix dactylifera
DATE PALM



Quercus virginiana
LIVE OAK



Ulmus parvifolia
Chinese Elm



Agave victoriae-reginae
ROYAL AGAVE



Aloe x Blue Elf
BLUE ELF ALOE



Carnegia gigantea
SAGUARO



Eremophila glabra Winter Blaze
WINTER BLAZE EMU BUSH



Eremophila hygrophana Blue Bells
BLUE BELLS EMU BUSH



Hesperaloe parvifolia
RED YUCCA



Bouteloua gracilis 'Blond Ambition'
BLUE GRAMA GRASS



Tecoma stans
YELLOW BELLS



Acacia redolens 'Desert Carpet'
TRAILING ACACIA



Acalypha monostachya
RASPBERRY FUZZIES



Lantana 'Dallas Red'
RED LANTANA



Lantana x 'New Gold'
NEW GOLD LANTANA



Ruellia brittoniana
RUELLIA

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PLANTING PALETTE - AGRARIAN ZONE



Caesalpinia cacalaco
CASCALOTE



Washingtonia filifera
FAN PALM



Prosopis velutina
VELVET MESQUITE



Vitex agnus-castus
CHASTE TREE



Agave colorata Mescal
MESCAL AGAVE



Dasylirion wheeleri
DESERT SPOON



Pachycereus marginatus
MEXICAN FENCEPOST



Portulacaria afra
ELEPHANT'S FOOD



Opuntia santa-rita
PURPLE PRICKLY PEAR



Eremophila hygrophana `Blue Bells`
BLUE BELLS EMU BUSH



Eremophila maculata 'Valentine'
VALENTINE EMU BUSH



Tecoma stans
ARIZONA YELLOW BELLS



Aristida purpurea
PURPLE THREE-AWN GRASS



Nasella tenuissa
MEXICAN FEATHER GRASS



Acacia redolens 'Desert Carpet'
TRAILING ACACIA



Acalypha monostachya
RASPBERRY FUZZIES



Euphorbia rigida
BLUE EUPHORBIA



Lantana montevidensis
TRAILING LANTANA

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PLANTING PALETTE - SONORAN DESERT ZONE



Chilopsis linearis
DESERT WILLOW



Olneya tesota
IRONWOOD



Parkinsonia micophylla
FOOTHILLS PALO VERDE



Prosopis velutina
VELVET MESQUITE



Agave weberi
WEBER'S AGAVE



Carnegia gigantea
SAGUARO



Fouquieria splendens
OCOTILLO



Larrea tridentata
CREOSOTE



Justicia californica
CHUPAROSA



Yucca elata
SOAPTREE YUCCA



Calliandra eriophylla
FAIRY DUSTER



Encelia farinosa
BRITTLE BUSH



Simmondsia chinensis
JOJOBA



Vauquelinia californica
ARIZONA ROSEWOOD



Asclepias angustifolia
DESERT MILKWEED



Nolina microcarpa
BEAR GRASS



Ambrosia deltoidea
TRIANGLE BURSAGE



Tetraneuris acaulis
ANGELITA DAISY

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ITEM #: 8.
DATE: 01/23/2023
AI #:1264

CITY COUNCIL ACTION REPORT

SUBJECT: ANNEXATION OF LAND WITHIN A PARCEL AT THE SOUTHWEST CORNER OF W. LOWER BUCKEYE ROAD AND CITRUS ROAD

STAFF PRESENTER(S): Steve Careccia, Planning Manager

SUMMARY

A public hearing for the City Council to consider the annexation of 3,287 square feet of land located within a parcel of land at the southwest corner of Lower Buckeye Road and Citrus Road.

Recommendation

ADOPT ORDINANCE NO. 2022-1568, AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GOODYEAR, MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING APPROXIMATELY 3,287 SQUARE FEET OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LOWER BUCKEYE ROAD AND CITRUS ROAD, WHICH IS CONTIGUOUS TO AND SURROUNDED BY THE EXISTING CITY LIMITS OF THE CITY OF GOODYEAR, AND PROVIDING A CITY ZONING DESIGNATION OF AU AGRICULTURAL URBAN; PROVIDING DIRECTIONS AND AN EFFECTIVE DATE. (Steve Careccia, Planning Manager)

FISCAL IMPACT

Annexation of land has a fiscal impact. A brief overview of anticipated public infrastructure and services impacts is included in the staff analysis section of this report.

BACKGROUND AND PREVIOUS ACTIONS

The land subject to this annexation is located within a parcel of land at the southeast corner of Lower Buckeye Road and Citrus Road being developed under the name Citrus Park. Pursuant to the title report submitted with this application, the land is currently owned by Arroyo Cap II-2, a Delaware limited liability company. All of the Citrus Park parcel is located within the boundaries of the City of Goodyear except for the 3,287 square feet of land subject to the proposed annexation (the “Annexation Area”). Maricopa County’s zoning classification for the Annexation Property is RU-43 and the annexation ordinance provides for a zoning classification of AU - Agricultural Urban, which is the zoning classification most consistent with Maricopa County’s RU-43 zoning classification.

Although not currently developed as a road, Maricopa County has an easement over the Annexation Area that was granted to the County in 1973 for roadway purposes (Docket 10342, Page 1425). When Citrus Park develops, the property owner will dedicate right-of-way needed for full half-street improvements for the sections of Lower Buckeye Road and Citrus Road adjacent to the Citrus Park Property, which will include the Annexation Area. The half-street improvements to Lower Buckeye Road and Citrus Road will be completed when Citrus Park develops.

The Annexation Area is designated as Neighborhoods on the General Plan Land Use and Transportation Map. This land use provides areas for the growth and development of residential neighborhoods with a wide range of densities, public and community facilities such as parks, schools and places of worship, and appropriate commercial uses.

STAFF ANALYSIS

Current Policy:

In accordance with Arizona State Statutes regarding annexation, the city of Goodyear has an annexation policy that was adopted with Resolution 2001-768. Below is a brief summary of the annexation process:

- Staff conducts a cursory review of the annexation proposal.
- Staff determines whether the proposed annexation area meets the state legal requirements for annexation as set forth in A.R.S. § 9-471.
- Staff has determined that the annexation area meets the state legal requirements for annexation pursuant to the provisions of A.R.S. §§ 9-471 (K) and (R).
- Assuming the proposed annexation meets the legal requirements for annexation, staff conducts a review of the annexation proposal to determine the desirability of the annexation, which include an impact analysis of the proposed annexation.
- Staff provides an impact analysis of the annexation proposal to City Council. The City Council will consider the proposal and make a determination on whether to authorize staff to proceed with the annexation.
    - If authorization is not provided, then no further action on the annexation will be taken.
    - If authorization is provided, staff will move forward with the state statutory requirements for annexation.
- After further staff review of the proposal, a blank petition containing the legal description and an accurate map of the annexation territory is filed with the County Recorder and notice and a copy of the filing shall be given to the clerk of the board of supervisors and to the county assessor. The description shall identify the entity, if any, that will be responsible for maintaining the existing rights-of-way and roadways that are within or contiguous to the exterior boundaries of the area of the proposed annexation.
- After the blank petition is filed, there is a 30-day waiting period. The first of two public hearings must be held within the last 10 days of this 30-day waiting period to receive public input on the annexation.
- Once the 30-day waiting period is over, the blank petition may be signed and collected.
- Once all petitions have been collected, the annexation may be scheduled for City Council consideration at a second public hearing.

Details of the Request:

The City Council is requested to hold a second public hearing to adopt an ordinance annexing

3,287 square feet of land into the boundaries of the City of Goodyear. If adopted, and assuming there are no challenges to the adoption, the annexation ordinance will become final within 30 days of adoption.

Prior to this public hearing, in accordance with the City's annexation policy, the following actions have occurred:

- On October 25, 2022, staff forwarded a legal description of the property and a map of the Annexation Area to the Maricopa County Assessor requesting a list of the owners of real and personal property and values of such property within area. The County Assessor responded that there were no tax parcels within the Annexation Area as it is within a roadway easement.
- On October 25, 2022, in coordination with the Arizona Department of Revenue, city staff submitted a legal description of the property and a map of the area to be annexed to the Arizona Department of Revenue, Property Valuation and Equalization Division, requesting a list of the owners of real and personal property and values of the real and personal property within the proposed Annexation Area. Staff has received the information from the Maricopa County Assessor and the Arizona Department of Revenue.
- On November 14, 2022, the Council authorized staff to initiate the statutory process for annexing the 3,287 square feet of land subject to this request. Given this authorization, the hearing on December 12, 2022, is the first of two public hearings required by the city's annexation policy.
- On November 16, 2022, a blank (unsigned) petition containing the legal description and an accurate map of all exterior boundaries, including all County rights-of-way and roadways with no taxable value, of the territory proposed to be annexed was filed with the County Recorder of Maricopa County. The blank petition was accompanied by a sworn affidavit verifying that no part of the territory for which the filing is made is subject to an earlier filing for annexation. Pursuant to State law, there is a 30-day waiting period after the filing of the blank petition before petitions can be circulated for signature. The 30-day waiting period will end on December 16, 2022.
- With the filing of the blank petition, a public hearing must be held within the last 10 days of the 30-day waiting period to receive public input on the annexation. Notice of the public hearing must be published in a newspaper of general circulation at least six days prior to the hearing and at least fifteen days before the end of the 30-day waiting period. Notice of the public hearing being held on December 12, 2022, was published in Arizona Republic Southwest Valley Edition on November 25, 2022. On November 28, 2022, notice of the public hearing was also posted in three conspicuous places in the territory proposed to be annexed.
- On November 28, 2022, at least six days before the December 12, 2022 hearing, a notice of the public hearing along with an accurate map of the Annexation Area was mailed by first class mail to the County Board of Supervisors; to the County Assessor; and to the owner of real and personal property identified on the lists received from the Maricopa County Assessor and Arizona Department of Revenue.
- On December 12, 2022, the City Council conducted a public hearing to discuss and take public input on the proposed annexation. No public comment was received in regard to this annexation.
- Upon conclusion of the 30-day waiting period (December 16), the blank petition was circulated for signature. As part of the annexation process, the petition must be signed by the property owners who own at least 50% of the value of the property and by at least 51% of the property owners of the land to be annexed. With regard to the proposed annexation, the property is owned by a single entity (Arroyo Cap II-2), and the

appropriate signature was received.
- On December 29, 2022, the signed petition and required affidavit were filed with the Maricopa County Recorder.

The request is to annex 3,287 square feet of land generally located at the southwest corner of Citrus Road and Lower Buckeye Road within the Citrus Park Property.

The property is located within the city's municipal planning area and is contiguous to the city. As such, this proposed annexation would meet State statutory requirements for contiguity.

The city's Annexation Policy provides that staff evaluates annexation requests on the following criteria:

A. The city's ability to provide basic services in a timely manner;
B. Long-term desirability for community development and economic growth;
C. Likelihood of the area being developed in Maricopa County or being annexed by another city or town;
D. Ability to control the quality of land uses and infrastructure standards; and,
E. Compatibility with General Plan, infrastructure needs, and timing of development.

As discussed above, the annexation will permit the city to acquire the right-of-way needed for the construction of the full half-street improvements for the sections of Citrus Road and Lower Buckeye Road adjacent to the Citrus Park Property.

Streets: Both Citrus Road and Lower Buckeye Road are classified as arterials having 110 feet of full street right-of-way width. Other than this small remnant area within the County, the rights-of-way for Citrus Road and Lower Buckeye Road within this area are already located within the city of Goodyear. As such, annexation will permit the completion of roadway improvements in this area in accordance with city standards.

Public Safety: Once the land is annexed, the city will provide service and emergency response.

Water/Wastewater: There are no impacts since this land will be utilized for roadway purposes.

Attachments

1. Ordinance
2. Exhibit A - Annexation Exhibit
3. Exhibit B - Annexation Parcel

Staff Presentation

ORDINANCE NO. 2023-1568

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GOODYEAR, MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING APPROXIMATELY 3,287 SQUARE FEET OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LOWER BUCKEYE ROAD AND CITRUS ROAD, WHICH IS CONTIGUOUS TO AND SURROUNDED BY THE EXISTING CITY LIMITS OF THE CITY OF GOODYEAR, AND PROVIDING A CITY ZONING DESIGNATION OF AU AGRICULTURAL URBAN; PROVIDING DIRECTIONS AND AN EFFECTIVE DATE.

WHEREAS, a petition in writing, accompanied by a map or plot of said real property, having been filed and presented to the Mayor and Council of the City of Goodyear, Arizona, signed by the owner of more than one-half in value of the real and personal property and more that one-half of the persons owning real and personal property as would be subject to taxation by the City of Goodyear in the event of annexation within the territory and land hereinafter described as shown by the last assessment of said property, which said territory is contiguous to the City of Goodyear, and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of Goodyear, and to extend and increase the corporate limits of the City of Goodyear so as to embrace the same; and,

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona are desirous of complying with said petition and extending and increasing the corporate limits of the City of Goodyear to include said territory; and,

WHEREAS, the property that is the subject of the annexation petition is undeveloped and unoccupied; and,

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the City of Goodyear, and had attached thereto at all times an accurate map of the territory desired to be annexed; and,

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and personal property in such territory; and,

WHEREAS, the provisions of A.R.S. §9-471, and amendments thereto, have been fully observed; and,

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk of the City of Goodyear, Arizona, together with a true and correct copy of the original petition referred to herein, which is on file in the office of the County Recorder.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. ANNEXATION

That the approximate 3,287 square feet of territory described in Exhibit A- Legal Description and depicted in Exhibit B – Annexation Map, both of which are attached hereto and incorporated herein, is hereby annexed to the City of Goodyear, and that the present corporate limits are hereby extended and increased to include the approximate 3,287 square feet of territory described in Exhibit A - Legal Description (the "Annexation Property"); and that the official map of the City of Goodyear be amended to include the Annexation Property.

SECTION 2. ZONING

That the City of Goodyear zoning classification for the Annexation Property shall be Agricultural-Urban (AU) (being the City of Goodyedar zoning classification most consistent with Maricopa County's classification of RU-43). That the official zoning map of the City of Goodyear be amended to show the City of Goodyear's zoning classification for the Annexation Property.

SECTION 3. RECORDING

A copy of this ordinance and all exhibits referred to herein, including Exhibit B – Annexation Map, which is an accurate map of the territory hereby annexed to the City of Goodyear, shall be filed and recorded in the office of the County Recorder of Maricopa County, Arizona and a copy of this ordinance and all exhibits referred to herein shall be provided to the Clerk of the Board of Supervisors of Maricopa County, Arizona.

SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

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:

Darcie McCracken, City Clerk

APPROVED AS TO FORM:

Roric Massey, City Attorney

EXHIBIT A

July 21, 2022

LEGAL DESCRIPTION FOR
CITRUS PARK
ANNEXATION PARCEL

That part of the Northeast Quarter of Section 22, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Aluminum Cap stamped LS#33851 marking the Northeast Corner of said Section 22, from which the Cotton Picker Spindle marking the East Quarter Corner of said Section 22 bears South 00°00'46" West, a distance of 2,614.39 feet;

Thence South 00°00'46" West, along the East line of the Northeast Quarter of said Section 22, a distance of 33.00 feet to the True Point of Beginning;

Thence continuing South 00°00'46" West, along said East line, a distance of 7.00 feet to a point on a line which is parallel with and 40.00 feet Southerly, as measured at right angles, from the North line of the Northeast Quarter of said Section 22;

Thence North 89°53'23" West, along said parallel line, a distance of 40.00 feet to a point on a line which is parallel with and 40.00 feet Westerly, as measured at right angles, from the East line of the Northeast Quarter of said Section 22;

Thence South 00°00'46" West, along last said parallel line, a distance of 40.00 feet to the Southerly line of that certain Roadway Easement as dedicated in Docket 10342, Page 1425, Records of Maricopa County, Arizona;

Thence North 44°56'19" West, along said Southerly line, a distance of 56.62 feet;

Thence North 89°53'23" West, along said Southerly line, a distance of 275.28 feet to the West line of Lot 16 of Salt River Acres, as recorded in Book 23 of Maps, Page 19, Records of Maricopa County, Arizona;

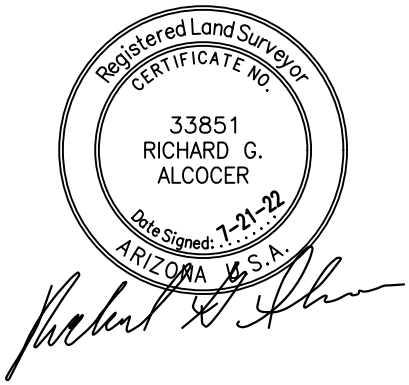
Thence North 00°00'19" East, along said West line, a distance of 7.00 feet to a point on a line which is parallel with and 40.00 feet Southerly, as measured at right angles, from the North line of the Northeast Quarter of said Section 22;

4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014-4291 (602) 264-6831 FAX (602) 264-0928

CVL CONSULTANTS

Thence South 89°53'23" East, along said parallel line, a distance of 355.28 feet to the True Point of Beginning.

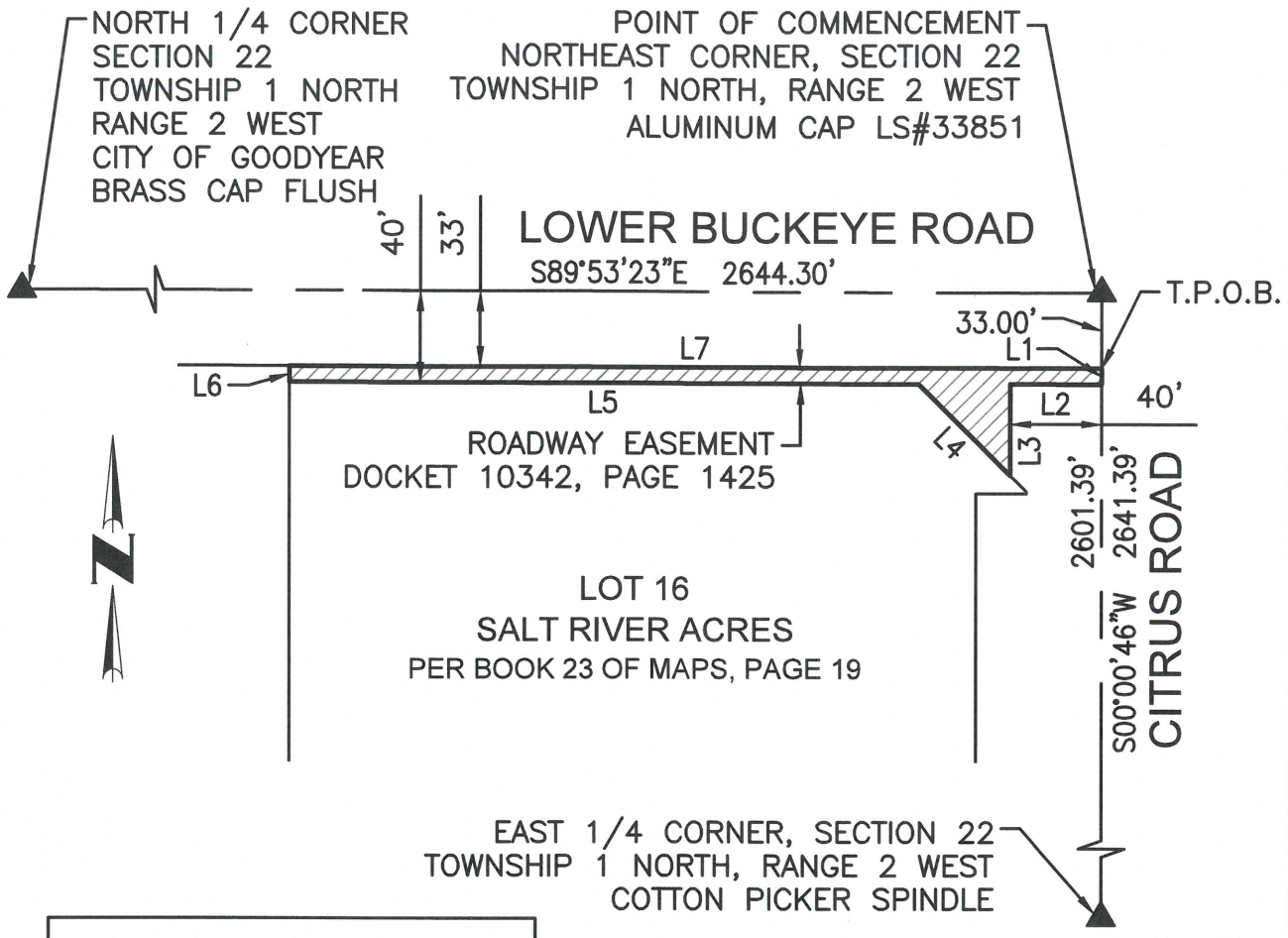
Containing 3,287 Square Feet or 0.075 Acres, more or less.



4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014-4291 (602) 264-6831 FAX (602) 264-0928

CVL CONSULTANTS

EXHIBIT B



LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°00'46"W	7.00'
L2	N89°53'23"W	40.00'
L3	S00°00'46"W	40.00'
L4	N44°56'19"W	56.62'
L5	N89°53'23"W	275.28'
L6	N00°00'19"E	7.00'
L7	S89°53'23"E	355.28'

= ANNEXATION PARCEL

T.P.O.B. = TRUE POINT OF BEGINNING

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed: 7-21-22
ARIZONA U.S.A.

SCALE 1" = 80' EXHIBIT	CITRUS PARK	CVL CONSULTANTS
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	ANNEXATION PARCEL	1 OF 1

N:\01\0141001\CADD\Exhibits\VX.ANNEX.dwg **Dominique July 21, 2022**

Annexation for Southwest Corner of Lower Buckeye Road & Citrus Road

City Council
1.23.23

Annexation

BACKGROUND

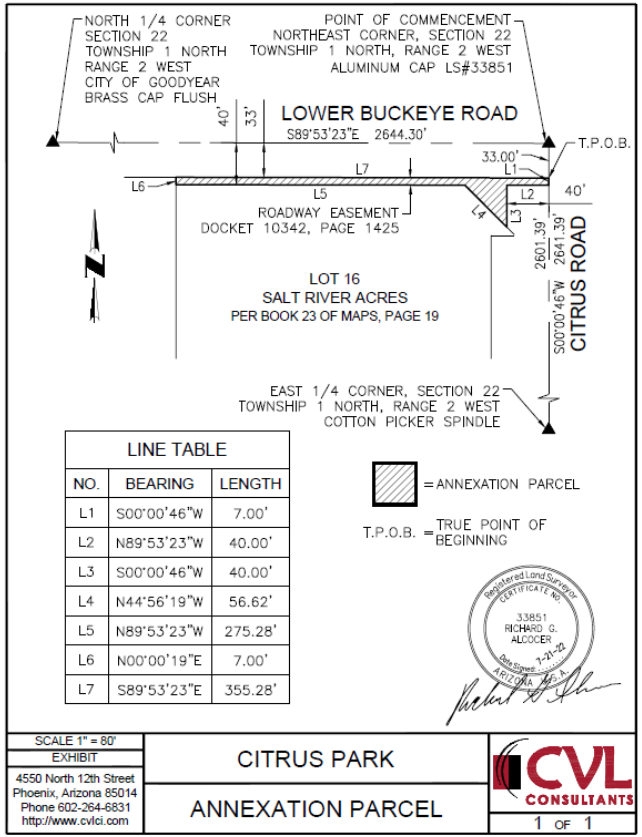
- SWC Lower Buckeye Road & Citrus Road
- Citrus Park
  - 160 acres zoned 2021
  - R1-4 & R1-C
  - 616 residences
- Annexation Parcel – 3,287 SF
- Parcel needed for roadway purposes


Pradera
La Jolla Vista
Annexation Area
Lower Buckeye Road
Citrus Road
Citrus Park
Las Brisas
El Cidro
City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, City of Goodyear


Annexation Exhibit
W LOWER BUCKEYE RD
SITE
S CITRUS RD
CITRUS PARK
R.O.W. ANNEXATION
13 June 2022
CVL



Looking Southwest across intersection


NORTH 1/4 CORNER
SECTION 22
TOWNSHIP 1 NORTH
RANGE 2 WEST
CITY OF GOODYEAR
BRASS CAP FLUSH
POINT OF COMMENCEMENT
NORTHEAST CORNER, SECTION 22
TOWNSHIP 1 NORTH, RANGE 2 WEST
ALUMINUM CAP LS#33851
LOWER BUCKEYE ROAD
40'
33'
S89°53'23"E 2644.30'
T.P.O.B.
33.00'
L1
L7
L6
L5
L2
40'
L4
L3
ROADWAY EASEMENT
DOCKET 10342, PAGE 1425
2601.39'
2641.39'
LOT 16
SALT RIVER ACRES
PER BOOK 23 OF MAPS, PAGE 19
S00°00'46"W
CITRUS ROAD
EAST 1/4 CORNER, SECTION 22
TOWNSHIP 1 NORTH, RANGE 2 WEST
COTTON PICKER SPINDLE
LINE TABLE
NO. BEARING LENGTH
L1 S00°00'46"W 7.00'
L2 N89°53'23"W 40.00'
L3 S00°00'46"W 40.00'
L4 N44°56'19"W 56.62'
L5 N89°53'23"W 275.28'
L6 N00°00'19"E 7.00'
L7 S89°53'23"E 355.28'
= ANNEXATION PARCEL
T.P.O.B. = TRUE POINT OF BEGINNING
Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 7-21-22
ARIZONA U.S.A.
SCALE 1" = 80'
EXHIBIT
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com
CITRUS PARK
ANNEXATION PARCEL
CVL CONSULTANTS
1 OF 1
N:\01\0141001\CADD\Exhibits\VX.ANNEX.dwg Dominique July 21, 2022

Annexation

EVALUATION CRITERIA

- Parcel within City's municipal planning area
- Meets State criteria for adjacency to city limits
- Permits City to accept ROW for Citrus & Lower Buckeye
- Completion of roadway improvements
- City responsible for services
- No impacts to water/wastewater

Annexation

PUBLIC MEETINGS/HEARINGS

- Council authorized annexation on 11.14.22
- Given authorization:
  - Statutory requirements for annexation started
  - Public Hearing #1 (receive public input – 12.12.22)
  - Public Hearing #2 (Council consideration – 1.23.23)
  - No public input/no public opposition

Annexation

RECOMMENDATION

- Conduct a public hearing
- Approve annexation as noted in Ordinance

ITEM #: 9.
DATE: 01/23/2023
AI #:1259

CITY COUNCIL ACTION REPORT

SUBJECT: A REZONING FOR URBAN DISTRICT 10

STAFF PRESENTER(S): Karen Craver, Principal Planner

OTHER PRESENTER(S):
Shaine Alleman, Tiffany & Bosco, P.A.

SUMMARY

Request to rezone approximately 43.93 acres, generally located at the northeast corner of N. Bullard Avenue and W. Celebrate Life Way, from the Airport Gateway at Goodyear Preliminary Planned Area Development (PAD) to the Urban District 10 Final Planned Area Development (PAD).

Recommendation

1. ADOPT RESOLUTION NO. 2023-2285, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS INCORPORATED BY REFERENCE IN ORDINANCE NO. 2023-1569 RELATED TO THE REZONING OF “URBAN DISTRICT 10”.

2. ADOPT ORDINANCE NO. 2023-1569, CONDITIONALLY REZONING APPROXIMATELY 43.93 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF BULLARD AVENUE AND CELEBRATE LIFE WAY TO BE KNOWN AS URBAN DISTRICT 10 FROM THE PRELIMINARY PLANNED AREA DEVELOPMENT ZONING DISTRICT TO THE FINAL PLANNED AREA DEVELOPMENT ZONING DISTRICT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Karen Craver, Principal Planner)

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

On October 9, 2007, Mayor and Council adopted Ordinance 07-1091 conditionally rezoning 187 acres from Preliminary Planned Area Development (PAD) for industrial development to Preliminary Planned Area Development (PAD) for mixed use commercial and industrial development, and conditionally rezoning 25 acres from Preliminary Planned Area Development (PAD) for industrial development to Final Planned Area Development (PAD) for the development of a Cancer Treatment Centers of America (CTCA) hospital. All 212 acres are generally located at the northeast corner of N. Bullard Avenue and W. Van Buren Street. With no development having occurred other than the CTCA hospital, 112 acres of the undeveloped 187 acres are owned by Cheyenne Valley LLC, and the remaining 75 acres are owned by Fillmore 143 LLC. A 43.93-acre portion of the undeveloped property owned by Fillmore 143 LLC is the subject of this rezoning request (the "Property").

This rezoning request has not previously been presented to the City Council.

STAFF ANALYSIS

Current Policy:

A request to rezone property requires public review by the Planning and Zoning Commission and public review and approval by the City Council. The proposed rezone must be consistent with the General Plan and should not adversely impact the surrounding area.

Details of the Request:

The purpose of the application is to rezone the 43.93-acre subject property from Preliminary Planned Area Development (PAD) for the Airport Gateway at Goodyear (the "Airport Gateway Preliminary PAD"), in place since the 2007 rezone, to Final Planned Area Development (PAD) , to facilitate the development of a large business/commerce park project to be known as Urban District 10, that will accommodate a variety of employment, commercial, and flex industrial uses. The specific allowed uses, accessory uses, and uses permitted with a use permit are as established in the Urban District 10 Final PAD.

The land use classification for the Property under the Airport Gateway Preliminary PAD was Business Park, and the Property was to be developed pursuant to the C-2, General Commercial Zoning District Standards. The uses permitted under the Urban District 10 Final PAD are generally consistent with the uses permitted under the Airport Gateway Preliminary PAD. Similarly, except as modified by their respective PADs, the development standards for the Property under the Airport Gateway Preliminary PAD, and under the Urban District 10 Final PAD, are the development standards applicable to C-2 General Commercial Zoning District.

The Property is located on the north side of Celebrate Life Way, and extends from Bullard Avenue on the west, to 143rd Avenue on the east (the CTCA hospital is located on the east side of 143rd). Although the uses permitted under the Urban District 10 PAD would allow a variety of uses, the property owner's attached conceptual site plan with landscape submitted with the rezone depicts five separate light industrial-type buildings, ranging in size from approximately 94,000 to 223,000 sq. ft., with screened truck courts at the rear of each building. Because the Property is likely to be developed for light industrial uses, the Urban District 10 PAD, and the stipulations in Ordinance 2023-1569, include various provisions designed to ensure that the development will have the aesthetics associated with a

business/commerce park type development. These provisions include:
· Requiring the development to comply with Industrial Zoning Districts Standards related to the screening of all outdoor storage areas for materials, trash, equipment, freezers, vehicles or similar items, as well as the screening of loading, delivery, roll-up/dock doors, and service and wash bays;
· Requiring all buildings that provide access for truck loading and/or unloading to be located and orientated so the front of the buildings face the external boundaries of the Property and all access doors to be located on the rear side of the buildings;
· Requiring all truck-loading and unloading access courts to be internally located at the rear of buildings;
· Requiring enhanced architectural enhancements to Building A that will front Bullard Avenue;
· Requiring the development of a minimum of 2.5 acres of open space identified in the PAD as "Oasis Park", which will include:
o 4 quadrants of open space, divided by drive aisles, totaling a minimum of 2.5 acres of open space. Each quadrant will include, at a minimum:
§ Turf, gravel, shade trees, and shrubs
o Amenities for employees and visitors will include, at a minimum:
§ Planters, benches, shade structures, lighting, and trash receptacles;
· Requiring all turf within "Oasis Park" to be artificial turf to support the city's on-going efforts to reduce water usage city-wide;
· Requiring the construction of a minimum 6-foot wide pathway consisting of colored (Mohave Brown) concrete extending in a north to south direction from the north property line to the south property line through Oasis Park; and,
· Increasing the size of the landscape buffer along Bullard Avenue from the 30-foot landscape buffer required under the C-2 Commercial District Development Standards to a 50-foot landscape buffer that is to be developed in accordance with the Bullard Avenue Corridor Design Treatment Strategies adopted in 2018.

In addition, because of the required adherence to the General Commercial Zoning District Standards, the buildings fronting on Bullard Avenue and Celebrate Life Way will have an additional 1-foot of setback above the required 30 feet for every foot in building height over 30 feet, i.e., a 56-foot high building (maximum allowed) will have a 56-foot setback. This requirement is reflected in the Urban District 10 PAD Development Standards table in the Final PAD.

Because a rezoning does not constitute site plan approval, if the rezoning is approved, the next steps in the entitlement process will be the submittal, review, and stipulated approval of a site plan application to ensure compliance with the rezoning stipulations as well.

Evaluation Criteria:
Per the city of Goodyear Zoning Ordinance, the city's review and recommendation on a rezoning application is to be guided by the following criteria:

1. Consistency with the General Plan

The subject property is located within the Business & Commerce land use category of the city's 2025 General Plan. The category is intended to provide areas for the growth and development of Goodyear's economic base, including large areas for shopping and entertainment that are regionally significant (typically serving a trade area of 5?10 miles or larger). Business & Commerce does also include uses such as business parks, offices, warehouses, regional hospitals, high density residential that supports the area, and other light

industrial uses that are also appropriate, in certain areas. This rezoning to Final PAD proposes commercial and industrial uses that are consistent with the General Plan Business & Commerce land use category.

2. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.

The subject property is generally flat with no physical or natural features that would hinder the development of a business/commerce park. The proposed rezoning to Final PAD does not alter the suitability of the property for the development of a business/commerce park.

3. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.

Uses and zoning surrounding the subject property include:

· North – Agricultural land designated as General Retail in the Airport Gateway at Goodyear Preliminary PAD
· South – Agricultural land designated as Business Park in the Airport Gateway at Goodyear Preliminary PAD
· East – The Cancer Treatment Centers of America Hospital zoned Final PAD
· West – The Bullard Commerce Center developed with C-2 and I-1 uses and zoned PAD

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

The proposed Final PAD zoning is consistent with some of the future land uses contemplated in the immediate area (the remaining undeveloped land within Airport Gateway Preliminary PAD zoning). However, because of the emphasis on allowing additional light industrial uses within the Final PAD zoning, Staff is recommending stipulations regarding the inclusion of Industrial Zoning Districts screening standards, as well as a 50-foot wide buffer meeting the Bullard Avenue streetscape standards.

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

The permitted uses list in the proposed Final PAD includes light industrial uses that could be located on approximately 2,600 acres of undeveloped land south of the I-10, from the Cotton Lane area to the eastern boundary of Litchfield Road, already zoned for light industrial uses.

6. Demands for public services that will be generated by the uses permitted in the proposed zoning district.

Fire Response:
The subject property will be served by Fire Station No. 181 at 450 N. 143rd Avenue, south of Celebrate Life Way, or by Fire Station No. 183 at 3075 N. Litchfield Road, north of Thomas Road.

Police Response:

Nearest Goodyear Fire Station	Shortest path		2nd Nearest Goodyear Fire Station	Shortest path	
	Mins	Miles		Mins	Miles

The property is located within	#181	1.00	0.43	#183	5.88	2.94

an existing police patrol beat and the current level of service within the beat can accommodate the development of the property as proposed. The rezoning request does not impact the ability of the department to serve the property.

Streets/Transportation:
If the rezoning request is granted, and the subject property is developed pursuant to the attached conceptual site plan, the owner/developer will be required to complete, if necessary, the construction of full half-street improvements on:
· Bullard Avenue (west property line);
· Celebrate Life Way (south property line); and,
· 143rd Avenue (east property line)
The final location of all access points will be determined during the site plan review and approval, in conjunction with the approval of a Traffic Impact Study.

Water/Wastewater:
The subject property is within the jurisdiction of the city of Goodyear for water and wastewater services. All infrastructure necessary to serve the subject property will be required to be installed by the owner/developer.

7. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

The subject property is in an area where typical public services are currently provided. If the extension or upsizing of any utility lines is needed to serve the property, the extension or upsizing will be the responsibility of the owner/developer as part of the development process.

8. General public concerns.

Public Participation:
In accordance with the city's Citizen Review Process, because there is no planned or existing residential development within 500 feet of the subject property (the notification area), a formal neighborhood meeting was not held. However, a postcard was mailed on July 8th to the owners of all property within 500 feet of the subject property notifying the owners of the rezoning request; directing them to the city website for additional information; providing both staff and applicant contact information; and letting them know they would receive a second postcard when public hearings on the request were scheduled. That second postcard was mailed on December 14 th, and a revised postcard was mailed on January 4th to inform the property owners that the City Council meeting on January 23rd will begin at 5 p.m. The only inquiries that staff has received to date are monthly phone calls from a contractor outside of the notification area who is interested in knowing if the rezoning request is progressing.

Planning and Zoning Commission:
At its regular meeting on January 11, 2023, following presentations by staff and by the applicant, the Commission suggested that the Urban District 10 project and the Celebration Plaza project, discussed in the previous agenda item and also to be located along Celebrate Life Way, utilize complementary architecture to create a cohesive design along the street, and a design that can also be implemented in future projects to the north and south. The Commission also praised the Bullard Avenue Streetscape that has been developed along Bullard Avenue, south of Van Buren, and expressed their pleasure that it will also be

developed as part of Urban District 10 and suggested that it too be implemented in future projects to the north and south.

With no member of the public speaking at the public hearing, the Commission voted 6 to 0 to recommend that the City Council approve the Urban Logistics 10 Final PAD, as recommended by staff.

9. Whether the amendment promotes orderly growth and development.

The rezoning request, as stipulated, will promote continued orderly growth and development in conformance with the City Zoning Ordinance, Design Guidelines, and Engineering Standards.

10. 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.

The rezoning request will not impact the general health, safety and welfare of the citizens of the city or the general public.

Findings:
Pursuant to the evaluation of this rezoning request, staff finds that approval of the request, as set forth in Ordinance No. 2023-1569 attached hereto, promotes continued orderly growth and development in conformance with the City General Plan, Zoning Ordinance, Design Guidelines, and Engineering Standards.

Attachments

Resolution No. 2023-2285
Zoning Map 22-09
Legal Description
PAD Standards Book
Ordinance 2023-1569
Aerial
Site Plan with Landscape
PAD Narrative
Staff Presentation

RESOLUTION NO. 2023-2285

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS INCORPORATED BY REFERENCE IN ORDINANCE NO. 2023-1569 RELATED TO THE REZONING OF "URBAN DISTRICT 10".

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map 22-09," 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 "Urban District 10 Final PAD Standards Book dated October 28, 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 2023-1569.

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:

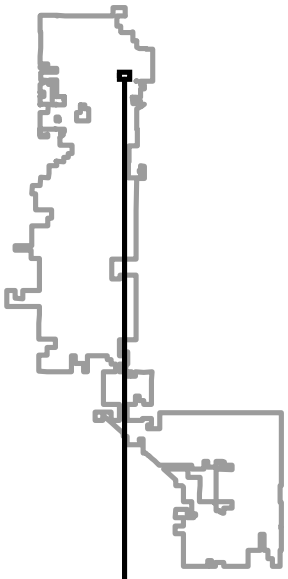
_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 22-09

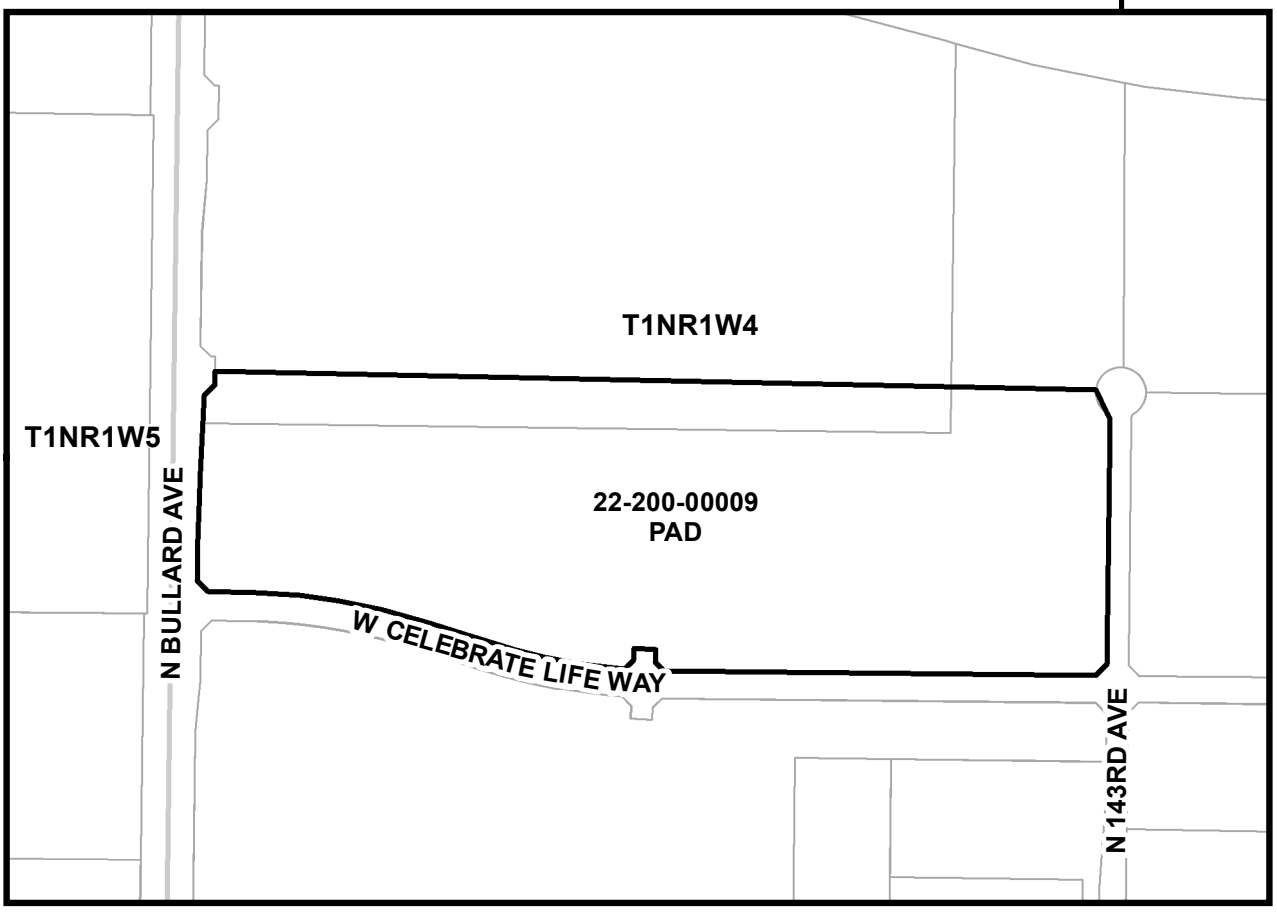
AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO._____, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS _____ DAY OF _____, 2023.



_____
MAYOR

_____
CITY CLERK

SUBJECT PROPERTY:
A portion of the East Half of Section 4, 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			DATE:
A	REZONE FROM PAD TO PAD	22-200-00009	Jan 2023

EXHIBIT B

LEGAL DESCRIPTION

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

Parcel No. 1:

Being a portion of Lot 2A of that MINOR LAND DIVISION recorded in Book 1033 of Maps, Page 50, records of Maricopa County, Arizona, being a portion of the East half of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

COMMENCING at the center of the cul-de-sac of 143rd Avenue as shown on said MINOR LAND DIVISION recorded in Book 1033 of Maps, Page 50, records of Maricopa County, Arizona, said center of cul-de-sac bears North 00 degrees 26 minutes 36 minutes East 831.43 feet from the intersection of Fillmore Street & 143rd Avenue as shown on said MINOR LAND DIVISION recorded in Book 1033 of Maps, Page 50, records of Maricopa County, Arizona;

Thence North 00 degrees 26 minutes 36 seconds East 70.00 feet to a point on the Northerly right of way line of said 143rd Avenue and the POINT OF BEGINNING;

Thence continuing North 00 degrees 26 minutes 36 seconds East 798.36 feet to a point on the North line of said Lot 2A;

Thence along the North line of said Lot 2A South 79 degrees 20 minutes 17 seconds East 58.61 feet;

Thence continuing along the North line of said Lot 2A South 83 degrees 26 minutes 28 seconds East 263.88 feet;

Thence continuing along the North line of said Lot 2A South 86 degrees 02 minutes 10 seconds East 1004.46 feet to the Northeast corner of said Lot 2A;

Thence along the East line of said Lot 2A South 00 degrees 20 minutes 54 seconds West 769.42 feet to the Southeast corner of said Lot 2A;

Thence along the Southerly line of said Lot 2A North 89 degrees 30 minutes 09 seconds West 1253.90 feet to a point on the Easterly right of way line of 143rd Avenue as shown on said MINOR LAND DIVISION recorded in Book 1033 of Maps, Page 50, records of Maricopa County, Arizona, said point also being the beginning of a non-tangentcurve concave Southwesterly, the center of which bears North 89 degrees 30 minutes 09 seconds West 70.00 feet;

Thence Northwesterly along the right of way line of said 143rd Avenue and the arc of said non tangent curve through a central angle of 90 degrees 03 minutes 15 seconds an arc length of 110.02 feet to the POINT OF BEGINNING

Parcel No. 2:

Being a portion of Lots 2A and 2B of that MINOR LAND DIVISION recorded in Book 1033 of Maps, Page 50, records of Maricopa County, Arizona, being a portion of the Southwest quarter of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

LEGAL DESCRIPTION
(Continued)

Commencing at the West Quarter corner of said Section 4;

Thence along West line of the Southwest quarter of said Section 4 South 00 degrees 31 minutes 51 seconds West 702.34 feet;

Thence South 88 degrees 49 minutes 45 seconds East 117.01 feet to the East right of way line of Bullard Avenue as shown on said MINOR LAND DIVISION recorded in Book 1033 of Maps, Page 50, records of Maricopa County,Arizona, said point being the POINT OF BEGINNING;

Thence continuing South 88 degrees 49 minutes 45 seconds East 2467.07 feet to a point on the Westerly right of way line of 143rd Avenue as shown on said MINOR LAND DIVISION recorded in Book 1033 of Maps, Page 50, records of Maricopa County, Arizona, said point also being the beginning of a non-tangent curve concave Northeasterly, the center of which bears North 89 degrees 30 minutes 09 seconds West 70.00 feet;

Thence Southeasterly along the Westerly right of way line of said 143rd Avenue and the arc of said non-tangent curve through a central angle of 56 degrees 59 minutes 54 seconds an arc length of 69.64 feet to a point of reverse curvature having a radius of 18.00 feet;

Thence continuing along the Westerly right of way line of said 143rd Avenue and the arc of said reverse curve through a central angle of 56 degrees 56 minutes 39 seconds an arc length of 17.89 feet;

Thence continuing along the Westerly right of way line of said 143rd Avenue South 00 degrees 26 minutes 36 seconds West 687.74 feet;

Thence continuing along the Westerly right of way line of said 143rd Avenue South 45 degrees 22 minutes 49 seconds West 42.47 feet to a point on the Northerly right of way line of Fillmore Street as shown on said MINOR LAND DIVISION recorded in Book 1033 of Maps, Page 50, records of Maricopa County Arizona;

Thence along the Northerly right of way line of said Fillmore Street the following 12 courses;

Thence North 89 degrees 40 minutes 59 seconds West 1196.38 feet to the beginning of a tangent curve to the right having a radius of 1710.00 feet;

Thence along said curve through a central angle of 00 degrees 31 minutes 16 seconds an arc length of 15.55 feet;

Thence North 43 degrees 01 minutes 53 seconds West 34.91 feet;

Thence North 02 degrees 40 minutes 50 seconds East 34.74 feet;

Thence North 87 degrees 19 minutes 10 seconds West 60.00 feet;

Thence South 02 degrees 40 minutes 50 seconds West 34.74 feet;

Thence South 48 degrees 23 minutes 33 seconds West 34.91 feet to the beginning of a non-tangent curve concave Northerly, the center of which bears North 04 degrees 31 minutes 25 seconds East 1710.00 feet;

LEGAL DESCRIPTION
(Continued)

Thence along the arc of said non-tangent curve through a central angle of 13 degrees 02 minutes 12 seconds an arc length of 389.08 feet;

Thence North 72 degrees 26 minutes 23 seconds West 172.55 feet to the beginning of a tangent curve to the left having a radius of 1790.00 feet;

Thence along the arc of said curve through a central angle of 17 degrees 07 minutes 44 seconds an arc length of 535.13 feet;

Thence North 89 degrees 34 minutes 07 seconds West 94.26 feet;

Thence North 44 degrees 31 minutes 08 seconds West 42.39 feet to a point on the East right of way line of Bullard Avenue as shown on said MINOR LAND DIVISION recorded in Book 1033 of Maps, Page 50, records of Maricopa County, Arizona;

Thence along said right of way of said Bullard Avenue the following 5 courses;

Thence North 05 degrees 06 minutes 17 seconds East 150.48 feet;

Thence North 00 degrees 31 minutes 51 seconds East 125.48 feet;

Thence North 45 degrees 31 minutes 51 seconds East 42.43 feet;

Thence North 00 degrees 31 minutes 51 seconds East 40.00 feet to the POINT OF BEGINNING

APN: **500-10-722A, 500-10-721B, 500-10-721A**

Urban District 10













City of Goodyear

Final PAD

Standards Book

Case # 22-200-00009

October 28, 2022

urban

LOGISTICS REALTY

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Exhibit C – Conceptual Architectural Building A Rendering
Exhibit D – Conceptual Trail Plan
Exhibit E – Conceptual Landscape Plan

I. PROJECT PROFILE

Project Name	Urban District 10
Property Owner	Filmore 143, LLC
Assessor Parcel Numbers	500-10-721B and 500-10-722A
Project Location	Generally located at the northeast corner of N. Bullard Avenue and W. Celebrate Life Way, Goodyear, Arizona
Project Area	43.93 Acres
Current Zoning	Airport Gateway at Goodyear (Preliminary Planned Area Development)
General Plan	Business & Commerce

II. EXECUTIVE SUMMARY

This Final PAD rezones approximately 43.93 Acres currently owned by Fillmore 143 LLC and generally located at the northeast corner of N. Bullard Avenue and W. Celebrate Life Way, Goodyear, Arizona 85338 (the "Property"). The Property is identified by the Maricopa County Assessors as parcel numbers 500-10-721B and 500-10-722A.

This Final PAD changes the Property zoning designation from the Airport Gateway at Goodyear Preliminary PAD to Final PAD, to be known as Urban District 10 Final PAD. This will facilitate the development of a large business/commerce park development, which will accommodate a variety of employment, commercial, and flex industrial uses on the Property.

Pursuant to the Airport Gateway at Goodyear Preliminary PAD, the Urban District 10 Final PAD will comply with the General Commercial (C-2) zoning district standards, except as modified by this Final PAD.

III. PURPOSE and INTENT

This Final PAD lists permitted and prohibited uses, zoning district development standards, architectural design guidelines, and landscaping, open space and amenities standards to facilitate the development of Urban District 10.

All administration and procedures shall adhere to Article 1 of the City of Goodyear Zoning Ordinance and other applicable city, state, and federal requirements.

IV. URBAN DISTRICT 10 USE and DEVELOPMENT STANDARDS

Project Summary

A Conceptual Site Plan (*See Exhibit A-Conceptual Site Plan*) is provided with this submittal to demonstrate a general layout for the land uses, open space, and access points for the project. Overall, the proposed development will be a state-of-the-art, master planned business and employment district that will allow for commercial services, businesses, and employment uses in a campus setting that will cater to a variety of businesses. Once developed, the proposed development will seamlessly integrate into the existing and proposed Goodyear community surrounding the Property.

The image below provides additional context to the proposed layout and design of the site and the opportunities that will be available to the employers, employees, and visitors to the project.



As shown, the layout provides an exciting opportunity to provide landscaping that matches corridor standards along Bullard Avenue and enhanced throughout with a connected pathway network throughout the site. These connected pathways will be enhanced with courtyard plazas to serve as refuge areas and a large park gathering area that is centralized on the Property to provide further gathering and refuge spaces ("The Oasis"). Specific details regarding the Oasis will be provided at the site plan review phase. However, it is intended that the Oasis at Urban District 10 will provide a central gathering space that aims to promote a strong sense of community and an area that will facilitate interaction with co-workers, friends, family, and neighboring properties.

Zoning

Except as expressly modified in this document, development within the property legally described in that certain document titled Legal Description, which document was declared a public record by Resolution 2023-2285 and which is referred to, adopted and

made a part hereof as if fully set forth herein (the Property), shall comply with all requirements, procedures, processes and standards in the Goodyear Zoning Ordinance applicable to development within the C-2 Commercial Zoning District. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3 , the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

Except as expressly modified in this document, development within the Property shall comply with the requirements of Article 3-3 (Commercial Districts) of the City of Goodyear Zoning Ordinance applicable to development in the C-2 General Commercial Zoning District

Principal Permitted Uses, Permitted Accessory Uses and Permitted Use Permit Uses
The following are the Principal Permitted Uses, Accessory Uses, and Uses Permitted with a Use Permit, that can be developed within the Property.

Principal Permitted Uses
Bar/cocktail lounge subject to conditions or limitations set forth in Section 3-3-3(A)(8) of the Goodyear Zoning Ordinance
Brewpub, subject to the provisions of Section 4-2-15 of the Goodyear Zoning Ordinance.
Business and professional offices
Cultural facilities for the arts, such as dance, theater, art, music
Costume rentals
Employment agency
Entertainment establishments and uses, general, including athletic facilities, bowling alleys, electronic game centers and arcades, ice and roller rinks, miniature golf, performing arts centers, pool halls and theaters, excluding adult bookstore, adult theater and adult live entertainment establishment.
Fine arts studios
Food Grade Businesses with Freezer/Cooler Space
Graphic Design Business
Governmental offices, libraries, auditoriums, and museums
Health club
Hospital supplies
Manufacturing, assembling, and processing
Microbrewery, producing 15,000 barrels of beer or less per year subject to the provisions of Section 4-2-16 of the Goodyear Zoning Ordinance

Professional and Medical Office
Professional services including ticket offices, bonding companies, brokerage firms, credit bureaus, credit unions, employment agency, messenger service, delivery services, public relations consultants, real estate office, title insurance companies, copying services and travel bureaus
Private business, professional, and trade schools
Public utility offices
Restaurant, excluding drive-in and drive-through facilities, but including outdoor seating and food trucks
Retail stores with sales only, excluding drive through facilities and convenience uses as defined in Article 4
Sales and Repair Office Related Equipment
Scientific, research, and development laboratories
Trades Wholesales and Sales, including Plumbing, Electrical, Building Materials and HVAC
Travel bureaus
Warehouse, wholesale, or distribution facility
Similar uses as determined by the Zoning Administrator, or his designee
ACCESSORY USES
Outdoor storage, provided it is conducted within an area enclosed and screened from view by a solid masonry wall on all sides and there is no storage taller than the wall
Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded
Day Care for employees
Sign Painting as part of a Graphic Design Business
USES PERMITTED with a USE PERMIT[1]
Hospitals and related uses
Institutions of a religious, educational or philanthropic nature

(1) No other Special Uses identified in Section 4-1-2 and 4-1-3 of the Goodyear Zoning Ordinance are permitted

Development Standards

Except as expressly modified in this document, all development within the Property shall comply with the requirements set forth in Section 3-3-6 (Commercial District Standards) of the Goodyear Zoning Ordinance applicable to development in the C-2 (General Commercial) Zoning District. When standards are not provided within this Urban District 10 Final PAD, development standards shall comply with those standards in the C-2 (General Commercial) zoning district of the Goodyear Zoning Ordinance.:

Development Standard	Urban District 10 PAD Modified 3-3-6(A) Standard
Maximum Building Height	56′
Maximum Building Coverage	50%
Building Setback - Front (West - Bullard Avenue)	30′ (2) (4)
Building Setback - Side Yard (North - Private Drive)	N/A (1)
Building Setback - Rear Yard (East – 143rd Avenue)	N/A (1)
Building Setback – Adjacent Residential (Street Side – Celebrate Life Way)	30′ (2) (4)
Minimum Landscape Setback – Bullard Avenue	50′
Minimum Landscape Setback – Celebrate Life Way	30′
Minimum Landscape Setback – North Boundary, Private Street	N/A

(1) Buildings adjacent to any residential use or district are subject to additional minimum building setbacks as defined in Section 3-3-6(B)(6)(c)
(2) Buildings with heights in excess of 30 ft. shall provide 1 foot of additional setback for each foot of building height over 30 ft.
(4) Except as provided herein, the setback for lots within a unified commercial development, which is intended for three or more businesses with permanent cross access and shared parking easements, shall be measured from the nearest public streets. If there are conflicts between this exception and other requirements in the Zoning Ordinance pursuant to which a site would be required to meet or exceed the minimum setbacks, this exception shall not apply.

Additional Development Standards and Guidelines

The following guidelines are supplemental to the applicable sections for the City of Goodyear Zoning Ordinance.

1. Landscape
    a. Perimeter landscaping shall require 1 tree every 30′ on center.
    b. All other landscaping within the development shall meet the applicable Landscaping standards for commercial developments in the Goodyear Zoning Ordinance.
2. Parking
    a. Parking requirements shall conform to the City of Goodyear Zoning Ordinance.

V. ARCHITECTURAL DESIGN GUIDELINES

The Applicant recognizes that the Airport Gateway at Goodyear Preliminary PAD has minimal architectural design standards. As such, the intent of this Final PAD is to ensure guidelines that will provide a high-quality development. Overall, the City of Goodyear Design Guidelines will apply to this Urban District Final 10 PAD.

The Urban District 10 PAD's design criteria offers a high-quality development that will provide buildings that allow for a variety of employment, commerce, and light industrial uses, but maintain an overall business/commerce park type character and feel. Conceptual Architectural Elevations (*See Exhibit B-Conceptual Architectural Elevations*) and a Building A Rendering (*See Exhibit C-Conceptual Architectural Building A Rendering*) have been provided with this submittal to demonstrate the conceptual buildings design for this project. Urban District 10's final building designs will be determined through the City's Site Plan application process.

Development of the Property shall comply with the City of Goodyear Design Guidelines Manual applicable to commercial development subject to the following additional design requirements:

- Material, textural and color variation shall be used to break up massing to provide variation of large forms.
- Parapets and Rooflines of the buildings on the Property shall include variations to articulate appropriate massing of the building. Roofline articulation can be accomplished by alternating roof or parapet heights, providing variations in materials, texture, and colors
- Changes in vertical plane shall include changes in parapet height.
- The design of the buildings shall emphasize corners and entrances.
- The buildings shall be designed and constructed using high-quality authentic building materials – For example, concrete, CMU or steel shall be utilized to enhance the building's architectural character.
- Building colors, texture, and materials shall reinforce building design, detailing, and architectural form.
- The selection and placement of building materials shall provide visual interest at the pedestrian level.
- Materials, texture, or colors shall be used to enhance buildings and adjacent pedestrian spaces by adding color, shadows, and interesting forms.
- Application of materials, texture, or color in a manner that corresponds to variation in building massing.

- Exterior materials for all buildings shall have proven durability under high amounts of sun exposure.
- Exterior building materials and colors shall be compatible with the surrounding context and should be in keeping with the desert earth tones. Changes in color shall be accompanied by a change in plane or reveal.
- Accent colors shall be used to enhance details such as architectural elements.
- Facades visible to the public way shall be emphasized.
- Each building shall have varied recesses to provide variety and signify enhanced entry points. These recessed plane moves shall be emphasized by textured façades.
- Any building on the Property that provides access for truck loading and/or unloading, shall be located and orientated so the front of such buildings face the external boundaries of the Property and all access doors are located on the rear side of the buildings and are concealed.
- All truck loading and unloading access courts shall be located at the rear of buildings on the Property and shall be internally located (i.e. not facing or adjacent to the boundaries of the Property).
- Architectural enhancements shall be required for Building A as reflected on Exhibit A–Conceptual Site Plan attached hereto. The architectural enhancements for Building A shall be determined during the design review process but at a minimum shall include the architectural elements reflected in Exhibit B – Conceptual Elevations – Building A attached hereto.

The development will include at least four (4) different buildings on the Property. The Property will be bookended at the west on Bullard Avenue with a building that will be architecturally enhanced with features that will help break up the aesthetic massing of the building face areas and create opportunities to provide varied architectural elements and color options for the buildings. Building A, facing Bullard Avenue, will require additional enhancements due to it facing Bullard Avenue and being in a strategic location within the City that will be viewed by many people each day.

Overall, the architecture shall reflect a campus style design with a consistent architectural theme throughout the site to provide a modern appearance from all vantage points. The scale of the buildings is managed by movements on the building's façade. Each building have varied recesses to provide variety and signify enhanced entry points. These recessed plane moves are emphasized by textured façades.

The buildings have been strategically placed on the Property, so that any access doors behind the buildings are concealed. This further enhances the aesthetics of the Urban

District 10 development as a business/commerce park type development. All access courts behind the buildings will be internal facing, providing a clean look and feel around the perimeter of the building and development campus.

These design features will bolster the overall aesthetics of the project and create an overall theme that will benefit the project. These open space areas will provide well connected pedestrian paths and trails throughout the development and will be a unique part of the development that will soften and enhance the aesthetics of the development. These areas will be well connected to all areas and buildings of the Property, so that employees and visitors have places to relax, recreate, and gather together. A Conceptual Trail Plan (*See Exhibit D-Conceptual Trail Plan*) is provided with this submittal to demonstrate the conceptual layout for the connective paths that will ultimately be determined through the City's Site Plan application process

The business park layout style of the development will be the major theme element of Urban District 10. While warehousing and manufacturing could occur as a component of the development, it is important to note that the buildings will be laid out and designed to showcase its function as a business park with service areas that are well integrated in design and internal to the project development. This will provide an attractive project that focuses on the positive attributes of modern office building designs while shielding any warehouse access components from eye sight.

Overall, the physical design of the Urban District 10 development is intended to foster connectivity and relationships among the various businesses and employees that will be on the Property. The open space locations are located and oriented to provide patterns designed to focus eyes on communal areas and to open spaces, creating a sense of place and security for the development.

VI. LANDSCAPING, OPEN SPACE, and AMENITIES

Pedestrian Focus

The Urban District 10 development will facilitate pedestrian circulation throughout the project. The layout of the development provides for integrated pedestrian pathways that encourage employees to walk to open space areas, on-site pedestrian refuge areas, and the adjacent use areas. A Conceptual Landscape Plan (*See Exhibit E-Conceptual Landscape Plan*) is provided with this submittal to demonstrate a general layout for the landscape and open space for the development.

Landscaping and Open Space

All landscaping and open space areas will conform to the requirements of the Goodyear Zoning Ordinance and Goodyear Design Guidelines, except as modified in the Development Standards Section of this Final PAD.

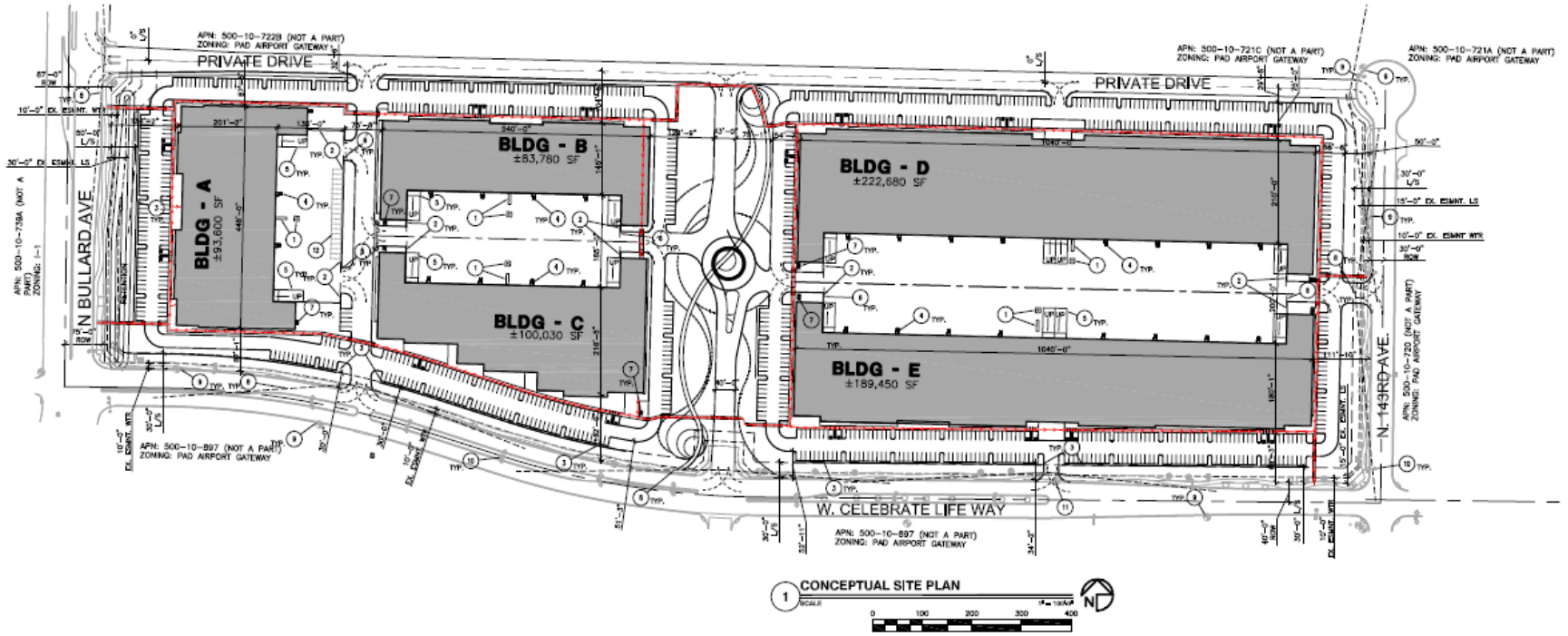
Overall, the landscaping will include

- A connected trail network, featuring the following:
    - Primary trails shall be concrete, asphalt, or decomposed granite trail and shall be a minimum of 8' minimum width sidewalk
    - Secondary trails will be defined as a 5' minimum width sidewalk
- Landscaping along Bullard Ave to comply with the Bullard Avenue Corridor Design Treatment Strategies

The centralized Oasis gathering area will include:

- Open lawn area or activity lawn for gathering and socializing, "The Oasis"
- Amenities focused on gathering areas that include benches, tables, and wayfinding elements.

The increased and enhanced open space areas are unusual for this scale of development. However, it is an important aspect of enhancing the aesthetics and appeal of Urban District 10. The open space areas will provide opportunities for a mixture of desert-themed landscaping, shade trees, grass turf areas for relaxation and pedestrian refuge areas. These features will provide shade and comfort to pedestrians and users of the open space areas. The purpose of the landscaped and open space areas will be to complement and enhance the pedestrian scale of the development. Pedestrian pathways will provide linkage throughout the Property as well as providing a sense of place for the on-site employees and visitors.



1 CONCEPTUAL SITE PLAN
SCALE: 1" = 100'-0"
0 100 200 300 400

SITE DATA

A.P.N.: 500-10-721B AND 500-10-722A SITE: 41NW

REQUEST ZONING: AMENDMENT TO PAD AIRPORT GATEWAY AT GOODYEAR

SITE AREA:
NET SITE = 1,901,845 SQUARE FEET (43.660 ACRES)
GROSS SITE = 2,091,030 SQUARE FEET (48.00 ACRES)

LOT COVERAGE:

BUILDING A	93,600 SF
BUILDING B	83,780 SF
BUILDING C	100,030 SF
BUILDING D	222,680 SF
BUILDING E	189,450 SF
TOTAL COVER	689,540 SF

GROSS AREA COVERAGE = 36% (50% MAX.)

LOCATION OF PROPERTIES:

	NORTH	EAST	SOUTH	WEST
BUILDING A	101'-7"	2201'-4"	100'-0"	134'-0"
BUILDING B	104'-6"	1430'-6"	478'-0"	546'-3"
BUILDING C	374'-6"	1430'-6"	132'-0"	554'-3"
BUILDING D	104'-6"	108'-0"	433'-0"	1,388'-3"
BUILDING E	454'-4"	111'-10"	99'-3"	1397'-10"

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.

PARKING CALCULATIONS

	PROV
BUILDING A	141
BUILDING B	123
BUILDING C	122
BUILDING D	252
BUILDING E	259
TOTAL	907*

* ACCESSIBLE PARKING PROVIDED = 27
** PARKING CALCULATIONS WILL COMPLY WITH CITY OF GOODYEAR STANDARDS

TOTAL NUMBER OF BICYCLE SPACES

BICYCLE PARKING SPACES:	PROV
BUILDING A	6
BUILDING B	6
BUILDING C	6
BUILDING D	12
BUILDING E	12
TOTAL BICYCLE SPACES PROVIDED	42

**BICYCLE CALCS. WILL COMPLY WITH CITY OF GOODYEAR STANDARDS

PROJECT TEAM

OWNER:
URBAN LOGISTICS REALTY
2901 E. CAMELBACK RD., SUITE 200
PHOENIX, AZ 85016
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DEUTSCH ASSOCIATES
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TRAFFIC CONSULTANT:
STANLEY CONSULTANTS
3133 E CAMELBACK RD. SUITE 100
PHOENIX, AZ 85016
PHONE: 602-333-2283
E-MAIL:
E-MAIL:
CONTACT:MARK E. GEHRKE

KEYNOTES

1. PROPOSED SES AND TRANSFORMER LOCATIONS
2. MASONRY 8'-0" SCREEN WALL
3. 3'-0" PARKING CMU SCREEN WALL
4. FIRE ACCESS / STAIRS
5. CONCRETE BUILDING ACCESS RAMPS WITH CONCRETE GUARDRAILS
6. 5'-0" MANUAL SECURITY SCREEN GATES
7. PROPOSED LOCATION FOR BICYCLE PARKING
8. SITE VISIBILITY TRIANGLES
9. EXISTING FIRE HYDRANT
10. EXISTING STREET LIGHTS
11. EXISTING FIRE HYDRANT TO BE RELOCATED
12. FUTURE POTENTIAL PARKING

SITE PLAN LEGEND

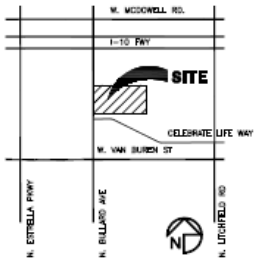
B/S – BUILDING SETBACK
L/S – LANDSCAPE SETBACK
ROW – RIGHT OF WAY
C/E – COUNTY EASEMENT
EX. ESMNT WTR – EASEMENT WATER
EX. ESMNT LS – EASEMENT LANDSCAPE
SB – SETBACK

EXISTING FIRE HYDRANT LOCATIONS

ADA ACCESSIBLE WALK WAYS

FIRE TRUCK TURNING RADIUS

VICINITY MAP



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URBAN DISTRICT 10
NEC BULLARD AVE & CELEBRATE LIFE WAY
GOODYEAR, AZ 85338

urban LOGISTICS REALTY

FIRST ISSUED:
Revisions

PROJECT NO: 21195.00
DRAWN BY: ET, AB
CHK'D BY: DCALC
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Exhibit A – Conceptual Site Plan
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

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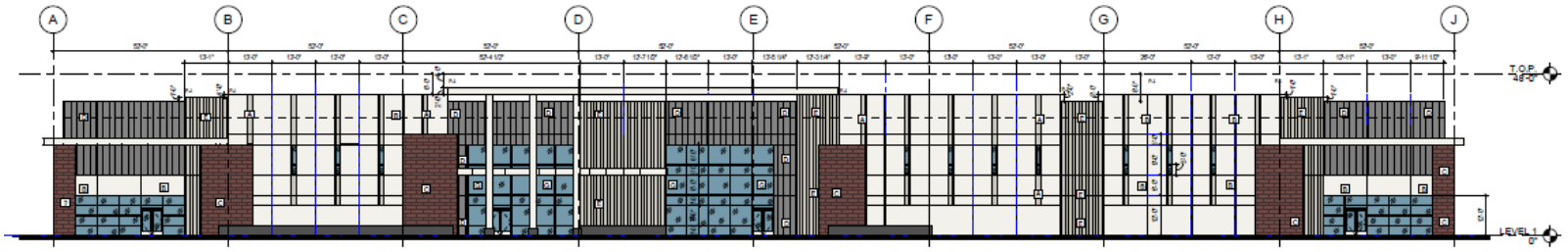

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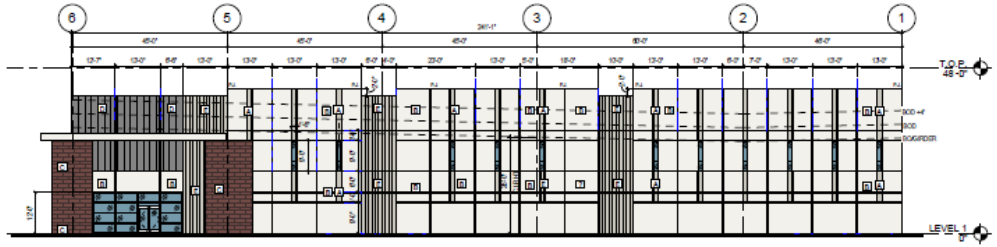

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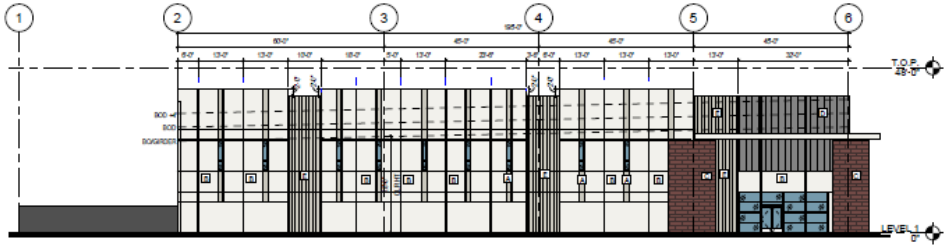

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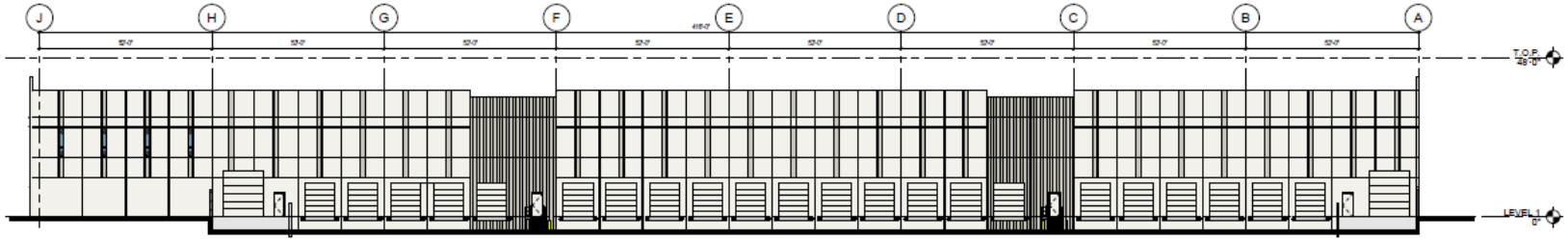
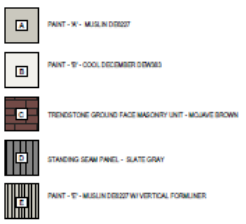


4 EAST ELEVATION

EXTERIOR MATERIAL LEGEND



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URBAN DISTRICT 10

NEC OF BULLARD AVE AND CELEBRATE LIFEWAY GOODYEAR, AZ 85338

urban

FIRST ISSUED:	04/14/22

REVISIONS

No.	DATE	DESCRIPTION

PROJECT NO:	21195.00
DRAWN BY:	RJ
CHK'D BY:	

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BUILDING A EXTERIOR ELEVATIONS

A-200

Exhibit B – Conceptual Architectural Elevations – BUILDING A

Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

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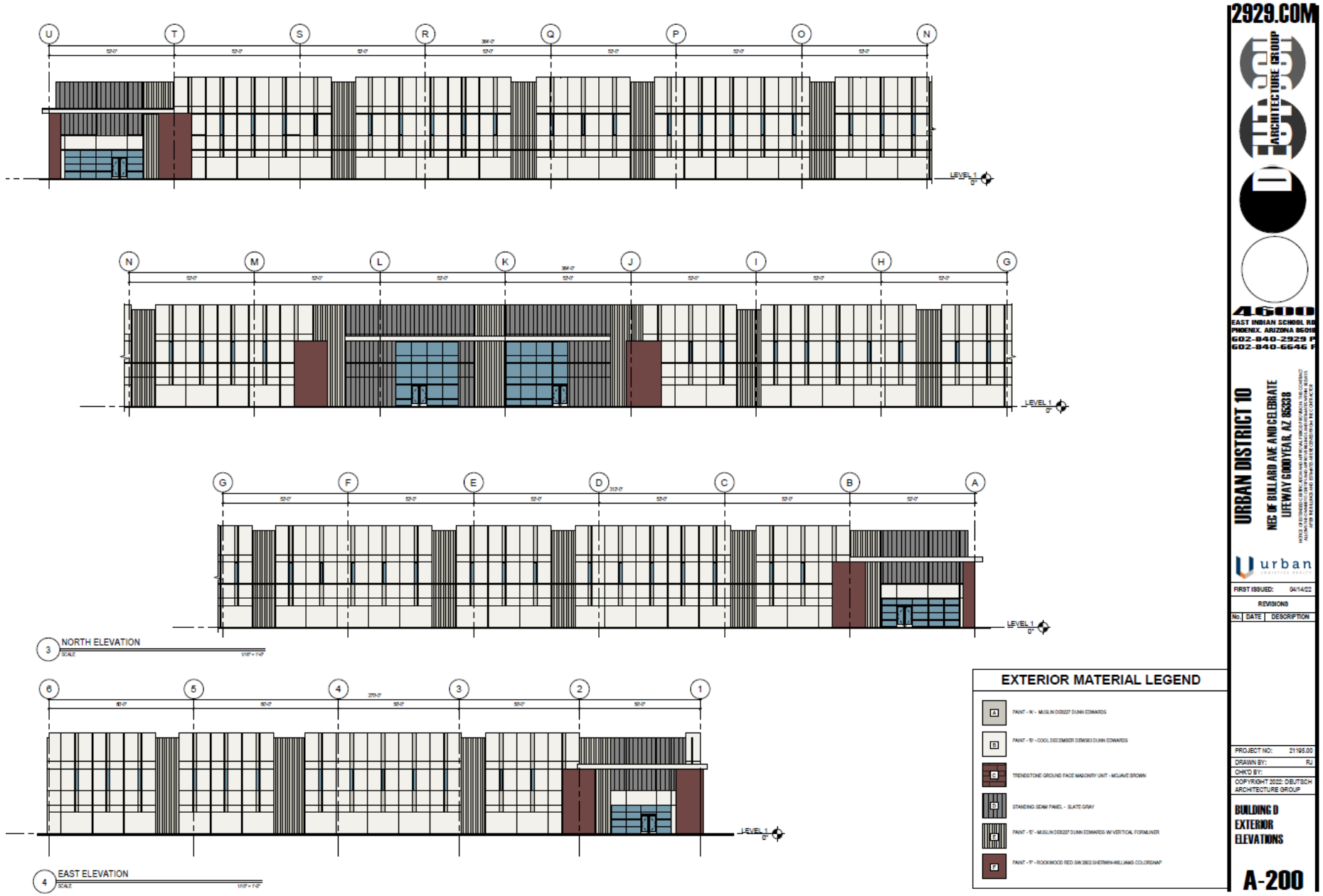

Exhibit B – Conceptual Architectural Elevations – BUILDING D

Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

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CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILD DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.

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URBAN DISTRICT 10
BUILDING A EXTERIOR PERSPECTIVE
21195.00
08/31/22

Exhibit C – Conceptual Architectural Building A Rendering
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

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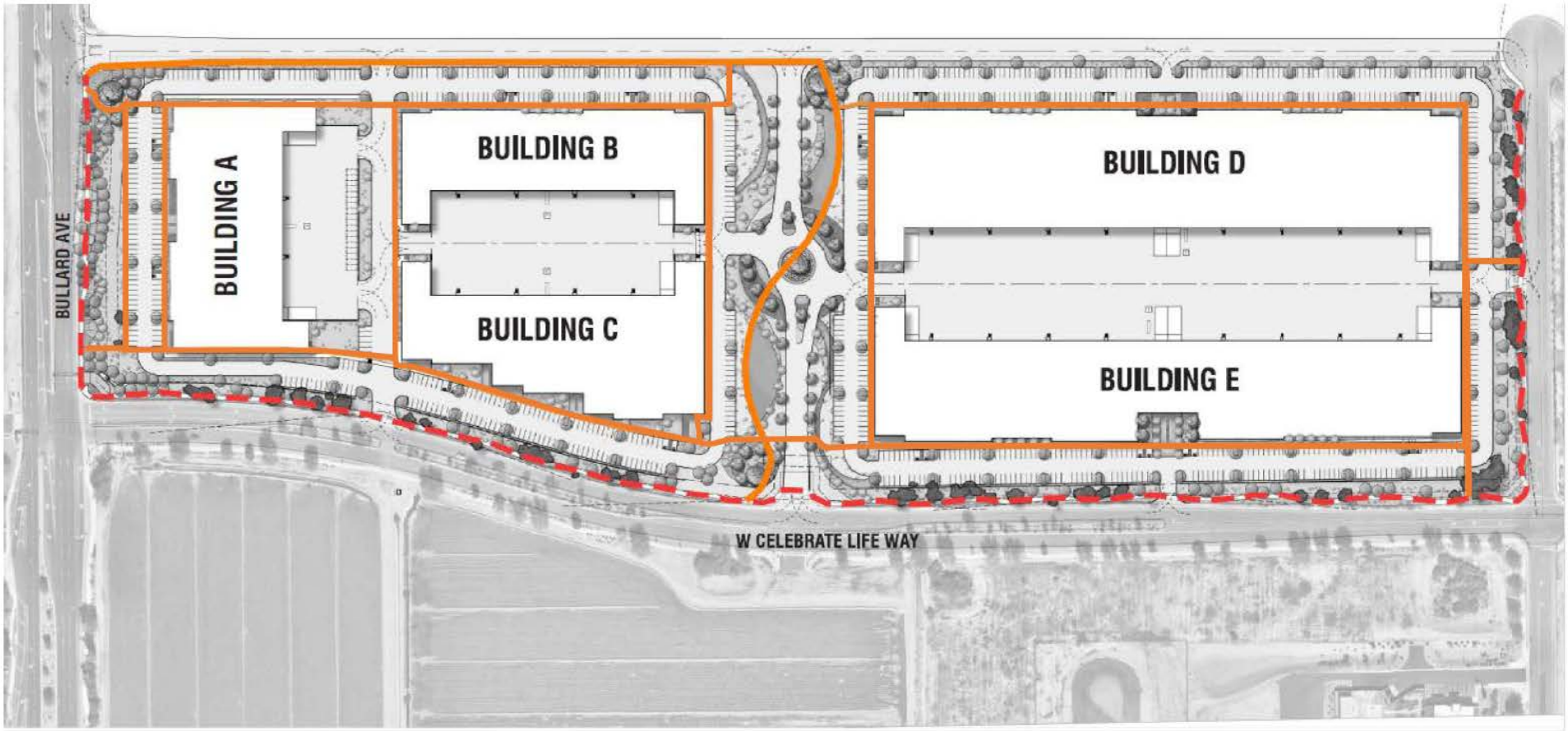

Exhibit D – Conceptual Trail Plan
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

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CONCEPT PLAN

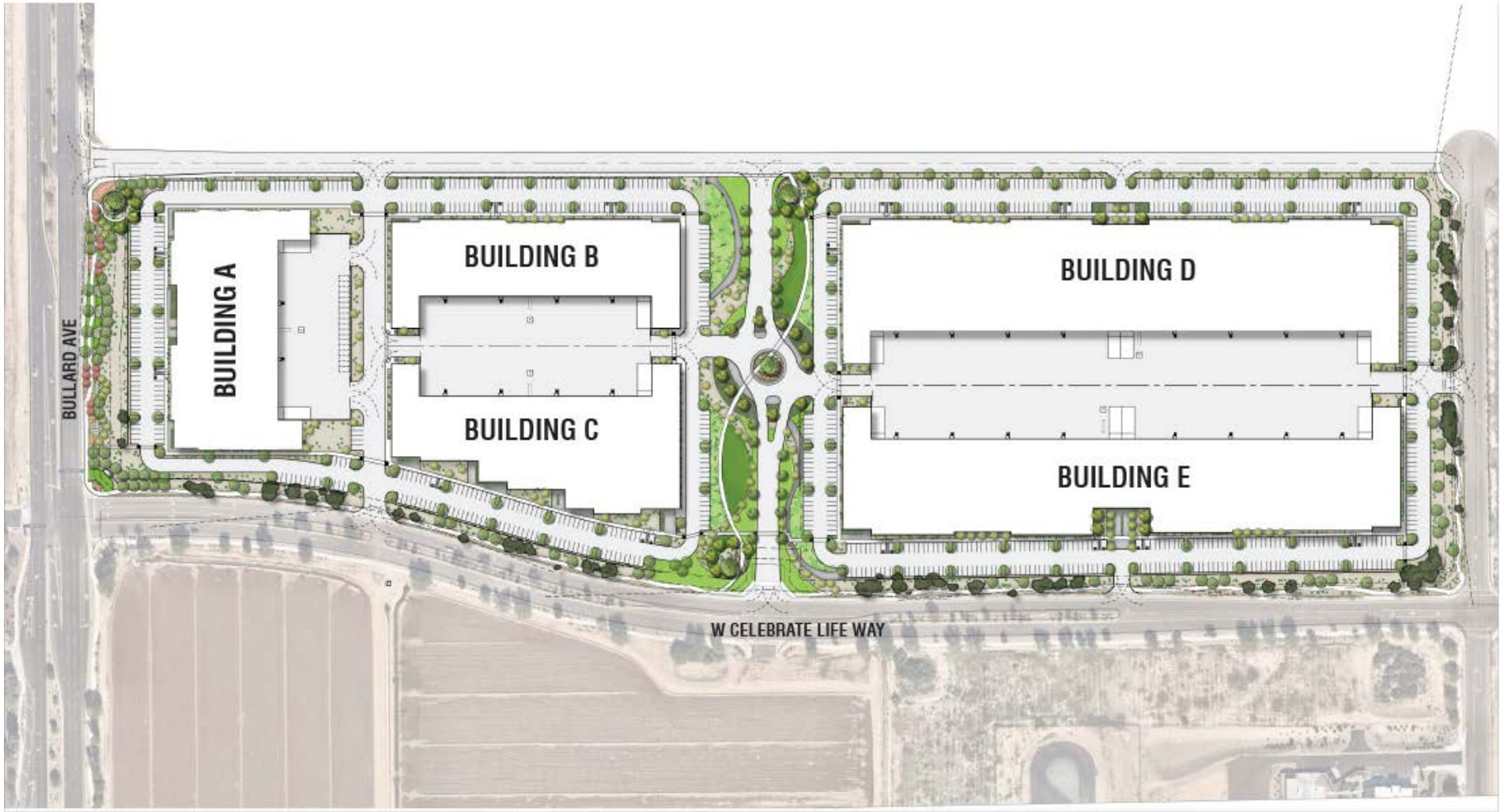

Exhibit E – Conceptual Landscape Plan
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

urban LOGISTICS REALTY

TB TIFFANY & BOSCO P.A.

ORDINANCE NO. 2023-1569

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 43.93 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF BULLARD AVENUE AND CELEBRATE LIFE WAY TO BE KNOWN AS URBAN DISTRICT 10 FROM THE PRELIMINARY PLANNED AREA DEVELOPMENT ZONING DISTRICT TO THE FINAL PLANNED AREA DEVELOPMENT ZONING DISTRICT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, this property subject to this Ordinance consists of approximately 43.93 acres and is located at the northeast corner of Bullard Avenue and Celebrate Life Way, as more particularly described in that certain document titled “Legal Description,” which document was declared public record by Resolution No. 2023-2285, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the “Property”); and

WHEREAS, the Property is currently zoned Preliminary Planned Area Development (PAD) for mixed use commercial and industrial development pursuant to Ordinance No. 07-1091 in which the Goodyear City Council conditionally approved the Preliminary PAD zoning on 187 acres and conditionally approved Final PAD zoning on 25 acres adopting the Airport Gateway at Goodyear Planned Area Development (PAD); and

WHEREAS, this request is to rezone the Property to the Final Planned Area Development Zoning District and adopt the “Urban District 10 Final PAD (October 2022)” to allow for a 43.93-acre business/commerce park project; and,

WHEREAS, city staff finds that the proposed rezoning will not adversely impact the surrounding area as the proposed land uses will allow for the orderly growth and development of a business/commerce park project; and

WHEREAS, because there is no planned or existing residential development within 500 feet (the surrounding notification area) of the Property, a formal neighborhood meeting was not held, and in lieu of the meeting, a postcard was mailed on July 8, 2022, notifying the surrounding owners of the rezoning request; and,

WHEREAS, public notice that this rezoning was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on January 11, 2023, appeared in the Arizona Republic Southwest Valley edition on December 23, 2022; postcards were mailed to surrounding owners on December 14, 2022; and signs were posted on the Property on December 21, 2022 to notify residents of the scheduled public hearing; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on January 11, 2023, and at that meeting the Commission voted 6 to 0 to recommend approval of the proposed rezoning; and

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the City Council on January 23, 2023, appeared in the Arizona Republic Southwest Valley Edition December 23, 2022, and a revised public notice appeared in

the paper on January 6, 2023, informing readers that the City Council meeting would start at 5 p.m. rather than 6 p.m.; postcards were mailed to surrounding owners on December 14, 2022, and revised postcards were mailed on January 3, 2023, informing surrounding owners that the City Council meeting would start at 5 p.m. rather than 6 p.m.; and signs on the site were posted on the Property on December 21, 2022, to notify residents of the scheduled public hearing, and the signs were updated on January 4, 2023, to notify residents that the City Council meeting would start at 5 p.m. rather than 6 p.m.; and

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF PROPERTY BEING REZONED

This Ordinance No. 2023-1569 applies to approximately 43.93 acres located at the northeast corner of Bullard Avenue and Celebrate Life Way and legally described in that certain document titled “Legal Description,” which document was declared public record by Resolution No. 2023-2285, and which is hereby adopted, referred to and made a part hereof as if fully set forth in this Ordinance (the “Property”).

SECTION 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. REZONING

The Property is conditionally rezoned to the Final Planned Area Development (PAD) Zoning District by the adoption herein of that certain document titled “Urban District 10 Final PAD (October 28, 2022)” which document was declared public record by Resolution No. 2023-2285, and which is hereby adopted, referred to and made a part hereof as if fully set forth in this Ordinance (the “Urban District 10 Final PAD”).

SECTION 4. STIPULATIONS

The rezoning of the Property is subject to the following stipulations and conditions:

1. Except as modified by the following stipulations and conditions of approval set forth herein, development of the Property shall be in compliance with the Urban District 10 Final PAD (“Final PAD”); and

2. Subject to compliance with all other requirements in the Final PAD and the stipulations in this Ordinance 2023-1569, a

minimum of four buildings shall be constructed on the Property and no truck courts or dock doors on any building shall face the boundaries of the Property; and.

3. If warehouses, wholesale, distribution and/or manufacturing facilities are developed on the Property, the orientation of the buildings and internalized truck courts and loading docks shall be in substantial conformance with Final PAD Exhibit A - Conceptual Site Plan; and

4. The specific allowed uses, accessory uses, and uses permitted with a use permit in the Final PAD are as established in the Urban District 10 Final PAD document; and

5. Development within the Property shall comply with the Development Standards for Industrial Districts set forth in Article 3-4-3(B)(8) related to the screening of all outdoor storage areas for materials, trash, equipment, freezers, vehicles or similar items, as well as the screening of loading, delivery, roll-up/dock doors, and service and wash bays; and

6. Any above ground silos, tanks, and other similar structures that are accessory uses to a primary building shall be located in an internalized truck court and loading dock area adjacent to the primary building and shall not exceed the height of the primary building; and

7. A 50-foot wide landscape buffer that complies with the Bullard Avenue Corridor Design Treatment Strategies dated November, 2018 shall be constructed along the frontage of Bullard Avenue (the “Bullard Avenue Landscape Buffer”) No Final Certificate of Occupancy shall be issued for any structure on the Property until the Bullard Avenue Landscape Buffer improvements have been completed; and

8. Owner shall complete the construction of “Oasis Park”, shown in the center of the Property on Final PAD Exhibit E - Conceptual Landscape Plan and described in the Final PAD, prior to obtaining a Final CO for any building on the Property except for Building A; and

9. “Oasis Park” shall be constructed with the following minimum components:
    a. 4 quadrants of open space, divided by drive aisles, totaling a minimum of 2.5 acres of open space. Each quadrant will include, at a minimum:
        i. Turf, gravel, shade trees, and shrubs; and
    b. Amenities for employees and visitors, which shall include, at a minimum:
        i. Planters, benches, shade structures, lighting, and

trash receptacles; and

10. All turf in “Oasis Park” shall be artificial turf; and

11. The Secondary Pathway extending in a north to south direction from the north property line to the south property line through “Oasis Park” as shown on Final PAD Exhibit E - Conceptual Landscape Plan, shall be a minimum of 6 feet wide and shall be colored (Mohave Brown) concrete.

12. Approval of the rezoning does not constitute approval of the site plan. All future development will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and

13. In addition to constructing the infrastructure improvements specifically identified herein, Owner shall construct, at no cost to the City, all infrastructure improvements required by the City of Goodyear subdivision regulations, all Building Codes and Regulations adopted by city, and Engineering Design Standards and Policy Manual in effect at the time of construction, including infrastructure improvements identified in approved studies, reports, or the like that are to be submitted during the development process; and

14. Owner shall dedicate, at no cost to the city, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear’s Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear’s Engineering Design Standards and Policies. The rights-of-way to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or

other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his designee, all dedications shall be made prior to or concurrent with recordation of a final plat or approval of a site plan that includes the area in which the dedicated property is located or when requested by the City Engineer or his/her designee, whichever is earlier; and

15. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the City of Goodyear subdivision regulations, the City of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, all Building Codes and Regulations adopted by the City of Goodyear, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and

16. Owner shall construct all improvements needed for the completion of full half-street improvements for the north half of the section of W. Celebrate Life Way along the frontage of the Property required for a Major Collector Rd. as set forth in the Engineering Design Standards in effect at the time of construction, which improvements shall be determined during the site plan process (the "Celebrate Life Way Improvements"). If the installation of a median is required, Owner shall construct the full median and full median landscaping. Unless otherwise approved by the City Engineer or his designee in a written phasing plan, the Celebrate Life Way Improvements shall be completed and accepted by the City Engineer or his designee subject to completion of the warranty period prior to the issuance of any CO for any building within the Property; and

17. Owner shall construct all improvements needed for the completion of full half-street improvements for the west half of the section of N. 143rd Ave. along the frontage of the Property required for a Minor Collector Rd. as set forth in the Engineering Design Standards in effect at the time of construction, which shall be determined during the site plan process (the "N. 143rd Ave. Improvements"). Unless otherwise approved by the City Engineer or his designee in a written phasing plan, the N. 143rd Ave. Improvements shall be completed and accepted by the City Engineer or his designee subject to completion of the warranty period prior to the issuance of any CO for any building within the Property; and

18. Owner shall coordinate directly with the owner (irrigation district/private owner) of existing irrigation facilities on the Property that need to be modified and/or removed to

accommodate the development of the Property and Owner shall be responsible, at Owner's sole cost, for obtaining terminations of easement rights if needed and for removing, relocating, and modifying existing irrigation facilities as required by the City for the development of the Property and/or by the owner of the existing irrigation facilities; and

19. Owner shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Property (Certificate No.'s 100656.0035 & 100656.0034) and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for work within the Property, whichever is earlier; and

20. The Traffic Impact Analysis submitted with the application to rezone the Property is not approved. An updated traffic study shall be submitted with the first Site Plan submittal. The updated traffic study shall address all comments that were provided as third review informational comments on the Rezone. The Traffic Impact Analysis will be subject to further review which may result in changes to the proposed access points and additional off-site roadway and traffic signal improvements.

SECTION 5. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 6. AMENDMENT TO ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 3 of this Ordinance by the adoption of that certain document titled, "Official Supplementary Zoning Map No. 22-09," declared a public record by Resolution 2023-2285, and which is referred to and made a part hereof as if fully set forth in this Ordinance, and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective upon the effective date of Resolution 2023-2285 or thirty (30) days from the date this Ordinance is adopted and passed whichever is later.

SECTION 10. PENALTIES

Any person who violates and provision of this ordinance shall be subject to penalties set forth in Section 1-2-3 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, **building**, **structure**, sign, landscaped area, **parking lot** or fence, or to permit the use of any **lot** or land contrary to, or in violation of any provisions of this **Ordinance**, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this **Ordinance** or is unspecified and not classified by the **Zoning Administrator** is prohibited in any **district**.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (**Person**). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any **Person** who violates any of the provisions of this **Ordinance** and any **amendments** there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or

2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the City of Goodyear Municipal Court for violations hereunder

SECTION 11. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

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:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

Aerial Exhibit
Urban District 10 Final PAD
22-200-00009



CONCEPT PLAN

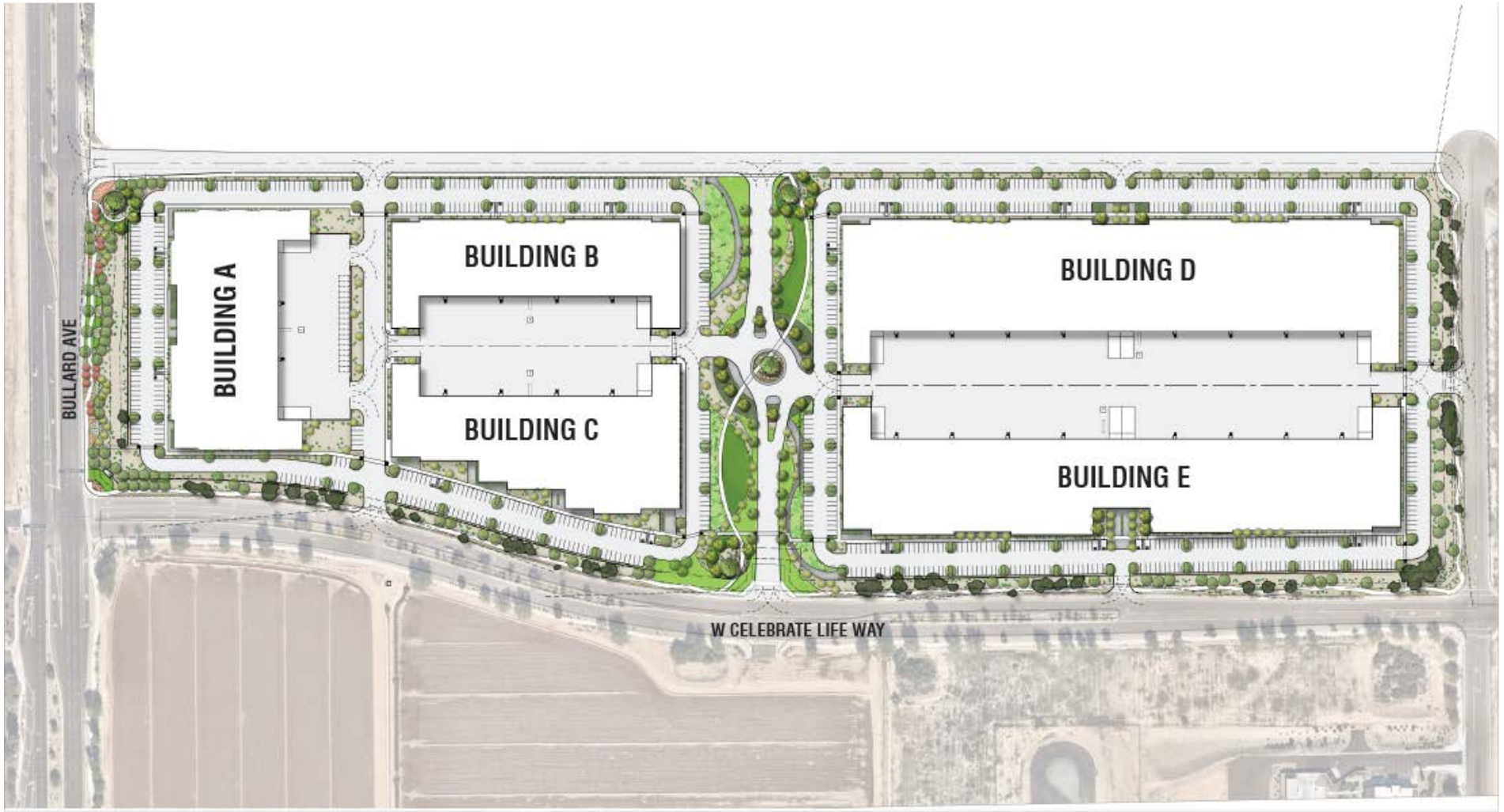

Exhibit E – Conceptual Landscape Plan
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

urban LOGISTICS REALTY

TB TIFFANY & BOSCO P.A.

Urban District 10













City of Goodyear

Final Planned Area Development

Narrative

Case # 22-200-00009

August 31, 2022

urban

LOGISTICS REALTY

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Exhibit B – Aerial Context Map
Exhibit C – Existing Goodyear General Plan Map
Exhibit D – Conceptual Site Plan
Exhibit E – Conceptual Landscape Plan and Imagery
Exhibit F – Conceptual Trail and Connectivity Plan
Exhibit G – Conceptual Architectural Elevations
Exhibit H – Conceptual Architectural Building Rendering

I. PROJECT PROFILE

Project Name	Urban District 10
Property Owner	Filmore 143, LLC
Assessor Parcel Numbers	500-10-721B and 500-10-722A
Project Location	Generally located at the northeast corner of N. Bullard Avenue and W. Celebrate Life Way, Goodyear, Arizona
Project Area	43.93 Acres
Current Zoning	Airport Gateway at Goodyear (Preliminary Planned Area Development)
General Plan	Business & Commerce
Development Team	Developer Urban Logistics Realty Mike Gilbert 2801 E. Camelback Road, Suite 200 Phoenix, Arizona 85016 Legal Counsel Tiffany & Bosco, P.A. Shaine T. Alleman Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 Architecture Deutsch Architecture Group David Calcaterra 4600 E. Indian School Road Phoenix, Arizona 85018 Engineering Kimley-Horn Eric Whitehurst 7740 N. 16th Street, Suite 300 Phoenix, Arizona 85020

II. EXECUTIVE SUMMARY

The proposed Final PAD Rezoning Application request is to rezone approximately 43.93 Acres currently owned by Fillmore 143 LLC and generally located at the northeast corner of N. Bullard Avenue and W. Celebrate Life Way, Goodyear, Arizona 85338 (the "Property"). The Property is identified by the Maricopa County Assessors as parcel numbers 500-10-721B and 500-10-722A. Generally, the proposal is to develop the Property with uses and standards that are in conformance with the currently approved Airport Gateway at Goodyear Preliminary PAD for the Property.

The Property will be developed by Urban Logistics Realty ("ULR"), www.urbanlogisticsrealty.com, which is a Dallas-based real estate investment firm with a regional office in Phoenix, Arizona. ULR focuses exclusively on urban development throughout the southwest United States and has developed, or is developing, fifty-three (53) buildings totaling more than 6.8 million square feet of multi-building neighborhood service center and corporate campus.

ULR is committed to the communities it develops in and believes it is its social responsibility to be good stewards of the land that they develop, to be good neighbors to the community they are integrated into, and are committed to creating legacy assets that stand the test of time for generations to come.

ULR has a proven record of accomplishment in collaborating with local municipalities and is aware of the City of Goodyear's (the "City") goals for the surrounding area to bring employment opportunities and economic vitality to the City. The proposed development will provide a Class A employment/business park development that will support the economic activity of the City and the surrounding area.

This Application is for a PAD Rezoning that will change the Property zoning designation from Airport Gateway at Goodyear Preliminary PAD to a Final PAD. This will allow for the development of a large business/commerce park themed development, which will accommodate a variety of employment, commercial, and flex industrial uses on the Property.

The Applicant is aware of the City's goals for the surrounding area of the Property and its desire to promote uses that will bring development and economic vitality, employment opportunities, quality architectural character, and provide an appropriate balance of uses.

This proposed request is aimed at providing development flexibility to support land uses that promote a business/commerce park environment, allowing a variety of employment, flex industrial, and commercial uses. Urban District 10 will redefine business park districts through a unique and comprehensive design that will balance the best use of space with the diverse needs of the local Goodyear community. By creating a sense of place that

promotes and supports healthy lifestyles and well-being, Urban District 10 will create a wholesome workplace environment that will allow businesses to experience an attractive place to work, play and grow.

The Urban District 10 PAD utilizes the General Commercial (C-2) zoning development standards as a baseline, while also seeking flexibility for certain land uses to be allowed in the development (in conformance with the Airport Gateway at Goodyear Preliminary PAD), while also providing conceptual architectural details for the buildings and landscape areas. This will ensure a development process to ensure that the standards and land uses of the PAD request provide a compatible development for current and future users in the area.

ULR intends to pursue immediate development of the Property as soon as possible. The proposed land use, development standards, and architectural theming will create a framework for ULR to develop a unique business/commerce park type development that will accent the design and development goals for the Property.

The prime location of the Property provides the opportunity to bring a beautiful development adjacent to the prominent Bullard Avenue thoroughfare, near the Interstate 10 Freeway and the vital transportation connections that will make the City of Goodyear proud.

III. PROPERTY DESCRIPTION and SURROUNDING CONDITIONS

Site Description

The Urban District 10 PAD location provides an ideal opportunity for a development that will accommodate a business/commerce park themed project. The Property is mostly surrounded by vacant parcels with the Cancer Treatment Centers of America being established to the east of the Property. (*Please see Exhibit A–Regional Aerial Context Map)*.

As illustrated in *Exhibit B–Aerial Context Map*, the Property is comprised of two (2) vacant parcels that are contiguous to one another. The Property was historically used for Agricultural uses.

The Property currently contains a Goodyear General Plan land use designation of Business and Commerce (*Please See Exhibit C–Existing Goodyear General Plan Map*). The Property is currently zoned with the Airport Gateway at Goodyear Preliminary Planned Area Development.

Relationship to Surrounding Properties

As noted, the Property is mostly surrounded by vacant property and agricultural uses with some light industrial/commerce uses to the west of Bullard Avenue. The following is a summary of the surrounding land use context:

- North:
  - Jurisdiction - City of Goodyear
  - North of the Property are vacant agricultural parcels that are designated with "Regional Retail" uses under The Airport Gateway at Goodyear Preliminary PAD approved by the City on October 9, 2007.
  - The Goodyear 2025 General Plan designates these parcels with "Business & Commerce."
- East:
  - Jurisdiction – City of Goodyear
  - East of the Property is the Cancer Treatment Centers of America, which has been established on the parcels for several years.
- South:
  - Jurisdiction - City of Goodyear

  - South of the Property are vacant agricultural parcels that are designated with "Business Park" uses under The Airport Gateway at Goodyear Preliminary PAD approved by the City on October 9, 2007.
  - The Goodyear 2025 General Plan designates these parcels with "Business & Commerce."

- West:
  - Jurisdiction - City of Goodyear
  - West of the Property is the Ass Kickin' Gift Shop and the Bullard Commerce Center. These parcels are zoned with a variety of C-2, I-1, and PAD zoning categories and allow for a myriad of light industrial, business, and commerce uses.
  - The Goodyear 2025 General Plan designates these parcels with "Business & Commerce."

The nearest major roadway is located directly adjacent to the west of the Property with N. Bullard Avenue. The Interstate 10 Freeway is located approximately 1,500 feet to the north of the Property with an off-ramp/on-ramp at Bullard Road. Adequate water and sewer facilities for the proposed uses currently exist in the surrounding roadways.

Topography

There are no significant topographical or natural features of the property and the Property is relatively flat.

Current Circulation

The developed streets adjacent to the Property are Bullard Avenue to the west and Celebrate Life Way to the south. These right of ways provide a great opportunity for providing an excellent opportunity to interact with them in such a way that accentuates aesthetics and theming for these important entryways into the City.

Summary

Based on the current Property conditions and location, the Urban District 10 development is appropriate for the location and character of the general area. Currently, the vacant Property lies near important thoroughfares (Bullard Avenue and Celebrate Life Way) and the Interstate 10 Freeway providing a unique location and orientation for the development of high quality building design and a business/commerce park type setting with generous landscaping and open spaces to enhance the Property and create an iconic landmark bringing positive impacts to the surrounding properties and the City.

IV. PROJECT DESCRIPTION

Proposed Development Request

ULR intends to develop the Property to be in general conformance with the Airport Gateway at Goodyear Preliminary PAD that was approved on the Property on October 9, 2007. This Preliminary PAD envisioned the Property to be developed using the General Commercial (C-2) development standards (subject to expception) and designated the Property with "Business Park Parcel 1," which allows the following from the Preliminary PAD Allowed Uses list:

Business Park Parcels

Allowed Uses

1) Professional and Medical Office Buildings.
2) Commercial Trade Schools and Business Colleges.
3) Employment Agencies excluding day labor centers.
4) Day Care.
5) Health Club.
6) Hotels and Motels located adjacent to an arterial street.
7) Restaurants including drive-throughs located adjacent to an arterial street.
8) Light Manufacturing.
9) Assembly of Products.
10) Scientific and Research Laboratories.
11) Wholesale Activities and Warehousing.
12) Distribution of goods, materials and products.
13) Residential design center for new home construction and remodeling.
14) Plumbing, heating and air-conditioning, and appliance sales and service.
15) Retail commercial operations directly related to the primary use, provided it does not exceed 25 percent of the gross floor area of the primary use.
16) Retail sales and service of custom cabinets, custom materials for homes or offices such as countertops/floors/ceilings/walls, custom windows or doors, custom or specialized electronics for home or office, custom furniture for home or office, and custom or specialized parts or equipment for vehicles.
17) Similar uses as determined by the Zoning Administrator, or his designee.

Uses Requiring a Use Permit

1) Freeway Pylon Signs
2) Similar uses as determined by the Zoning Administrator, or his designee.

As such, the proposed development request for Urban District 10 is to rezone the Property to a Final PAD that will use the C-2 zoning standards as a base and will allow for uses similar to those already contemplated in the Airport Gateway at Goodyear Preliminary PAD as provided in the Urban District Final PAD.

Project Summary

A Conceptual Site Plan (*Please see Exhibit D-Conceptual Site Plan*) is provided with this submittal to demonstrate a general layout for the land uses, open space, and access points

for the project. Overall, the proposed development will be a state-of-the-art, master planned business and employment district that envisions a myriad of neighborhood services, businesses, and employment uses in a campus setting that will cater to a variety of businesses. Once developed, the proposed development will seamlessly integrate into the existing and proposed Goodyear community surrounding the Property.

The image below provides additional context to the proposed layout and design of the site and the opportunities that will be available to the employers, employees, and visitors to the project.



As shown, the layout provides an exciting opportunity to provide landscaping that matches corridor standards along Bullard Avenue and enhanced throughout with a connected pathway network throughout the site. These connected pathways will be enhanced with courtyard plazas to serve as refuge areas and a large park gathering area that is centralized on the Property to provide further gathering and refuge spaces ("The Oasis"). Specific details regarding the Oasis will be provided at the site plan review phase. However, it is intended that the Oasis at Urban District 10 will provide a central gathering space that aims to promote a strong sense of community and include energized experiences that encourage interaction with co-workers, friends, family, and neighboring properties.

These design features will bolster the overall aesthetics of the project and create a theme that will benefit the project (*Please see Exhibit E-Conceptual Landscape Plan and Imagery*). These open space areas will provide well connected pedestrian paths and trails throughout the development and will be a unique part of the development that will soften and enhance the aesthetics of the development. These areas will be well connected to all areas and buildings of the Property, so that employees and visitors have places to relax, recreate, and gather together. The trails and pathways will also be terminated at strategic location boundaries to provide further connectivity for those walking or biking to the development. (*Please see Exhibit F-Conceptual Trail and Connectivity Plan Imagery*)

The business park layout style of the development will be the major theme element of Urban District 10 and will accentuate a modern design pattern. The goal of the development is to provide an attractive facility that focuses on the positive attributes of modern building designs while shielding any warehouse access components from eye sight.

In addition to the Conceptual Site Plan, ULR has also found inspiration from other developments that will accentuate and showcase the architectural and aesthetic possibilities for this development (*Please see Exhibit G-Conceptual Architectural Elevations and Exhibit H-Conceptual Architectural Building Rendering*). The proposed architecture will mirror state of the art business parks, giving the Property an urban and modern look.

Consideration of the local Goodyear community and a long-term view of success and impact is important to ULR. Urban District 10's enhanced architectural design and standards will create a Class A development that will uphold value and attract successful business that strive to offer the best in class experience to their employees, the community, and stakeholders alike. As with the Conceptual Site Plan, ULR is eager to receive feedback from the City regarding architectural design and aesthetic to ensure that it seamlessly integrates into the surrounding development and future land uses.

ULR also understands the importance of the integration of open space and landscaping to further enhance the overall success of the Property. This includes providing connective walking paths and refuge areas for employees to enjoy while working at the Property. These open space and landscape enhancements are especially important with the Property being located adjacent to W. Celebrate Life Way and the opportunities to beautify this important entryway to the surrounding area.

The primary access point to the development will be from W. Celebrate Life Way that will begin and end with a spectacular view of The Oasis Park. Secondary access points are strategically located on the south and north Property boundaries to encourage adequate traffic circulation throughout the Property.

The existing location of this proposal provides a unique opportunity for diverse land uses that will improve the area economically and serve as a catalyst for further attracting future commercial, employment, and business related land uses to the area. Due to the proposed business, commerce, and flex industrial uses, the Final PAD development standards will be based on the General Commercial (C-2) Zoning District within the Goodyear Zoning Ordinance. Using the development standards offered by the C-2 zoning district and the opportunities of PAD zoning will allow ULR the flexibility to build the necessary structures for a high-quality development. The Applicant is aware that the aesthetics and design of the buildings and campus grounds are important to overall development of the Property.

Overall, the physical design of the Urban District 10 development is intended to foster connectivity and relationships among the various businesses and employees that will be on the Property. The open space locations are located and oriented to provide patterns designed to focus eyes on communal areas and to open spaces, creating a sense of place and security for the development.

V. INFRASTRUCTURE AND UTILITIES

Road improvements, Right-of-Ways, Easements

The Urban District 10 developer will construct any remaining adjacent half-street improvements, as required. This will include the necessary landscaping installments to further accentuate the overall aesthetics of the Property.

A Traffic Impact Study has been provided with this Final PAD Application from Stanley Consultants dated July 2022. This Study provides further details, data, and information related to the future circulations impacts of the area.

Utilities - Water

The City is the water service provider for the Property. Generally, the Urban District 10 development will provide an on-site fire line loop which will connect to the existing 16" DIP water main in Bullard Avenue. The fire line will connect at two water source points to create a looped onsite system. There is a 12" DIP water main in West Celebrate Life Way and 143rd Avenue available for the second water source point which will be determined during final design.

Separate connections to the existing public water main will be made for domestic and irrigation services for the five buildings and site. The Urban District 10 development will size the internal waterlines per the City of Goodyear fire flow requirements. In addition, fire hydrant spacing for the development will follow the City of Goodyear Engineering Design Standards and Policies Manual (EDS & PM) for hydrant spacing with a maximum of 300 feet.

Precise locations for connections and networks shall be determined as required in future development submittals. A Preliminary Water Report has been provided with this Final PAD Application from Kimley Horn date April 15, 2022. This Report provides further details, data, and information related to the water infrastructure for the Property.

Utilities - Sanitary Sewer

The City is the sewer service provider for the Property. Generally, the Urban District 10 development has availability to be serviced by an existing 8" PVC sewer main in Bullard Avenue, an 8" and 12" PVC sewer main in Celebrate Life Way, and a 12" sewer main in 143rd Avenue. Several 8" PVC sewer laterals exist along the project frontage.

There are three existing 8" PVC sewer laterals located along N Bullard Avenue, four existing 8" PVC laterals along Celebrate Life Way, and one existing 8" PVC lateral along 143rd Avenue. Each of these existing sewer laterals will be evaluated to connect the private on-site sewer main that will service the proposed five buildings. The sewer system will be within the City of Goodyear 157th Ave Wastewater Treatment Facility which has a

rated plant capacity of 6.0 MGD, with a 2014 current plant treatment of 3.3 MGD. There are no immediate projects to increase the wastewater treatment facilities capacity.

Precise locations for connections and networks shall be determined as required in future development submittals. A Preliminary Sewer Report has been provided with this Final PAD Application from Kimley Horn dated April 15, 2022. This Report provides further details, data, and information related to the sewer infrastructure for the Property.

Grading and Drainage

The proposed site and adjacent streets are located within flood Zone X. This flood zone indicates areas subject to 0.2-percent-annual-chance flood hazard and 1-percent chance flood with average depth less than one foot or with drainage area of less than one square mile (See FEMA Firmette). Building finished floors will be set to a minimum of 18 inches above the low outfall and 12 inches above the calculated adjacent highwater elevation to ensure the building is safe during storm events.

The proposed site has existing concrete lined private irrigation ditches in addition to an active surface lateral owned by Roosevelt Irrigation District that will be removed as a part of the proposed development.

The Urban District 10 development will collect the storm water from site (APN 500-10-721B) and the half streets on the east side of Bullard Avenue, north side of West Celebrate Life Way, west side of 143rd Avenue, and the south side of the new Private Drive adjacent to the development site. Temporary surface retention basins will be provided on the north side of the new Private Drive to capture runoff as needed. The development will utilize catch basins to collect the runoff from the site. Off-site drainage will be collected by existing concrete scuppers that will be piped from catch basins to onsite retention or routed directly to the proposed surface retention along the west side of the site. The Urban District 10 Development will be designed to retain the 100-year, 6-hour storm event volume from the site and adjacent half street right of way.

A Preliminary Drainage Report has been provided with this Final PAD Application from Kimley Horn dated April 15, 2022. This Report provides further details, data, and information related to the drainage infrastructure for the Property.

VI. CONFORMANCE WITH GOODYEAR GENERAL PLAN

The Property is designated with a "Business and Commerce" land use category within the City of Goodyear 2025 General Plan (the "General Plan". The Business and Commerce land use category is intended to accommodate areas for the growth and development of Goodyear's economic base, which include uses such as business parks, offices, light industrial warehouses, and service oriented businesses that are regionally significant (See page 124 of the General Plan).

This land use category also envisions attractive streetscapes with landscaped setbacks, plazas for public use integral to the development, and contribute to the sense of plan (See page 83 of the General Plan). This results in appropriate screening, pedestrian connectivity, efficient circulation, and refuge areas for active and passive activities that promote a healthy lifestyle for employees, which is what the Urban District 10 PAD aims to provide.

The Applicant is aware of the City's desire to bring high quality design and development in this area, which will be aesthetically unique. This development is in a prime location with adjacent employment uses and the nearby established and future development proposed surrounding the Property. This will further attract those who want to live, work, and play in the City of Goodyear. Urban District 10 is poised to become a unique development that will provide employment and economic opportunities for the City and will establish an aesthetic and development standard for other users coming to this area that will further improve the City's development appearance in the area.

The following summary provides additional information regarding how the Urban District 10 PAD will achieve the policies and goals found within the General Plan. The specific goals and policies of the General Plan are provided in bold/*italics*, followed by an explanation of how the Urban District 10 is in conformance.

The City of Goodyear 2025 General Plan

The Urban District 10 PAD is consistent with a number of elements within the General Plan as follows.

> *Physical Growth and Development – Goal GD-1, Land Use*
>
> ***GOAL GD-1****: A compatible mix of land uses that fosters a quality community, with livable and safe neighborhoods, a healthy population, a strong economy, and a sustainable environment.*
>
> > ***Objective CC-5-1.*** *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-5-3. *Create an appropriate jobs-to-housing ratio within the community to provide new opportunities to residents and increase sales tax revenue.*

The proposed Urban District 10 PAD will provide a high quality project that will encourage the vitalization of a large vacant portion of land within the City of Goodyear. The development is positioned to provide a catalyst and standard for an area that will become the most desirous employment and commerce corridor in the City. With the addition of overall connectivity and highly usable open space and refuge areas, the development will promote healthy lifestyles and a sustainable environment for the employers and employees.

The proposed development will help transform underutilized parcels of land into a new modern high-end business and light industrial park themed development that is compatible with the land use goals and objectives outlined above. The development will not only be aesthetically pleasing, but will also provide high quality jobs and economic stability for this area, bringing employment opportunities to allow citizens to live, work, and play in Goodyear.

Physical Growth and Development – Goal GD-2, Growth

Goal GD-2*: Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.*

Objective GD-2-5. *Enhance, protect, and build-upon Goodyear's unique identity and character.*

The Urban District 10 PAD provides enhanced open space, landscaping, and building architecture that exceeds the quality of development expected for the Property. This will further Goodyear's unique identity and character by establishing a standard and precedent for all future development in the area.

Physical Growth and Development – Goal GD-7, Public Safety

Goal GD-2*: A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environment.*

Objective GD-7-3. *Ensure the built (i.e., man-made) environment fosters safety.*

Objective GD-7-4. *Encourage resident-led safety.*

The design of the Urban District 10 PAD fosters and promote traffic calming and safety with the addition of a large open space park area and connectivity that brings to the mind of those visiting of the preeminent pedestrian environment that is uniquely integrated

into the project. This also fosters an "eyes on the street" mentality and promotes further safety to the Property.

Those visiting the property will quickly understand the high quality development and the pedestrian nature of the site, which will lead to more watchfulness and the desire to respect a well-kept environment. As noted in the General Plan, "well-kept neighborhoods (developments) are generally thought of as safer.

> *Community and Cultural Development – Goal CC-3, Parks and Recreation*
> ***Goal CC-3**: A parks, trails, open spaces, and recreation facilities system that is regionally and locally linked and accessible, that serves existing and future residents and contributes to the community's social, economic, and environmental quality.*
>
> ***Objective CC-3-3.** Leverage joint use opportunities and partnerships to provide park, open space, and recreational opportunities.*

While the proposed Oasis Park and refuge areas are private amenity and open space areas for Urban District 10 project, it, nonetheless, provides a precedent for future development to the north and south to continue the development of a potential "park corridor" that becomes an integrative spine network of the overall future development of the area.

The open space areas provided by Urban District 10 have the potential to provide this area catalyst for further park amenities. However, even on its own, the open space and trail programming of the project contributes to the community's social, economic, and environmental quality as requested by the General Plan.

> *Community and Cultural Development – Goal CC-7, Healthy Lifestyles*
> ***Goal CC-7**: A community with access to healthy eating and active lifestyle opportunities.*
>
> ***Objective CC-7-2**. Promote a physically active community.*

The overall connective pathways and green spaces of Urban District 10 provide a unique amenity that is not typically found in other business and commerce-type developments. The design and layout of the open space and trails of the project will encourage walking, biking, and physical activity of the employees.

The ample usable and active open space are designed with circulation trails, connectivity corridors, and common areas that will incorporate natural vegetation consistent with surrounding developments. The common open space areas are linked with pedestrian connection internally and will provide opportunities to externally connect to other developments, supporting a healthy lifestyle and promoting connectivity.

Economic Development – Goal ED-1, Economy & Goal ED-2, Local Opportunity that Nurtures Small Businesses

Goal ED-1: A resilient and diversified economy.

Objective ED-1-1. Encourage development to attract businesses to Goodyear that offer good wages and benefits and positively contribute to the community and economy.

Objective ED-1-3. Create a built- environment that fosters economic development.

Goal ED-2: An environment that nurtures locally based employment and economic opportunity.

Objective ED-2-1. Foster the creation of small business within Goodyear.

Objective ED-2-3. Seek unique and distinctive opportunities to foster small and/or local business in Goodyear.

The employment and economic benefits that Urban District 10 will provide will play an important role in realizing Goodyear's economic goals and policies. Given the variety of uses that are allowed through the Urban District 10 PAD and deliberate layout and design of the buildings, there are great opportunities to bring a variety of businesses, market, industries, and employment opportunities to the area that should include smaller and local businesses. The layout of a business park setting will also attract this variety of economic opportunities that will be available in the development.

Urban District 10 will create employment opportunities for this area and promote the opportunity for current and future residential areas to have efficient access to this development for employment. This project will bring local employment opportunities to Goodyear citizens, which will be needed to meet the City's goals of providing work opportunities for its own citizens.

Summary

Overall, Urban District 10 is in a unique location that provides the opportunity to develop a vacant site located in a growing area and near the Interstate 10 Freeway corridor. This development will be compatible with existing development, supports current and future commercial, residential, and mixed uses in the development area, and synergizes with other current and future adjacent employment areas. With the increase of other development opportunities that will come in the future near the Property, the location of this property will provide a prime location for creating employment opportunities for Goodyear citizens. This adjacency will be a positive addition to ensuring that economic opportunities provided by these employment areas will stay with Goodyear's residents.

VII. PAD REVIEW AND ANALYSIS

As stated previously, the purpose of the Urban District 10 PAD is to provide a high-quality development that consists of a business/commerce park design and layout with uses that are compatible with the adjacent Interstate 10 Freeway and envision high intensity uses in the area.

The following is a summary of how the Urban District 10 PAD meets the intent of the guiding considerations for Rezoning Applications as provided in Article 1-3-1.D.3 of the Goodyear Zoning Ordinance.

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

Section "Conformance with Goodyear General Plan" of this PAD describes how the Urban District 10 project is in compliance with the goals and objectives of the City's General Plan. This conformance will provide the framework for developing a consistent pattern of a business commerce park themed development that allows a variety of employment, flex industrial, and business uses on the Property.

B. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.

The proposed Urban District 10 PAD will provide a high quality project that will encourage the vitalization of a large vacant portion of land within the City of Goodyear. The development is positioned to provide a catalyst and standard for an area that will become the most desirous employment and commerce corridor in the City. With the addition of overall connectivity and highly usable open space and refuge areas, the development will promote healthy lifestyles and a sustainable environment for the employers and employees.

The proposed development will help transform underutilized parcels of land into a new modern high-end business and light industrial park themed development that is compatible with the current and proposed land uses in the area. The development will not only be aesthetically pleasing, but will also provide high quality jobs and economic stability for this area, bringing employment opportunities to allow citizens to live, work, and play in Goodyear.

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.

As demonstrated within the Urban District 10 PAD Application documents, it meets all the requirements of the Goodyear Zoning Ordinance for PAD rezoning applications by conforming to, and exceeding, all of the regulations and standards, as required. It will also meet or exceed the applicable design review guidelines for the development. Subsequent applications for future building design will be subject to the Site Plan or Design Review process where necessary. This will create a unique and high quality development that will contribute to the positive aesthetics for the area.

Additionally, the engineering reports and traffic impact study demonstrate that there are no negative environmental, infrastructure, or traffic impacts that will negatively affect the project or surrounding area.

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

The surrounding area has been envisioned by the City of Goodyear as providing uses that are compatible with the general area and being located adjacent to the Interstate 10 Freeway. Based on the Airport Gateway at Goodyear Preliminary PAD, this has included high intensity uses, employment uses, office park configurations, regional commercial and other related uses. The uses to the east of the Property have also been envisioned to be high intensity uses that could bring retail, employment, and additional residents (i.e. employees for the development). The proposed Urban District 10 project is aimed at being consistent with the original vision

The Airport Gateway at Goodyear Preliminary PAD envisioned the Property to be developed using the General Commercial (C-2) development standards and designated the Property with "Business Park Parcel 1," which allows a variety of business, commerce, and flex industrial uses. As such, the proposed development request for Urban District 10 is to rezone the Property to a Final PAD that will use the C-2 zoning standards as a base and will allow for uses similar to those already contemplated in the Airport Gateway at Goodyear Preliminary PAD. Also, the Applicant recognizes that the Preliminary PAD has minimal architectural design standards, so this Final PAD will provide additional standards and guidelines that will ensure a high-quality development.

As such, the Applicant has carefully determined the appropriate site plan configuration, architectural design, and the proposed uses for the Property, which will capitalize on the

unique location of the Property. The Urban District 10 PAD provides the perfect opportunity for the proposed development to bring a high quality development with complementary uses that will be designed in a way that is harmonious with the surrounding neighborhoods and is supported by current market conditions.

This is further supported by the Goodyear General Plan, which designates the Property as a Business & Commerce land use category that is intended to accommodate areas for the growth and development of Goodyear's economic base, which include uses such as business parks, offices, industrial warehouses, and service oriented businesses that are regionally significant (See page 124 of the General Plan).

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

ULR has undertaken market demand research for the proposed uses and has determined that the Property is uniquely poised to develop a commerce park, flex industrial project that brings quality development and businesses. This distinctive class of development fosters a different type of business user that is geared towards having spaces that are a mixture of office space, showroom areas, and storage/warehouse components. The strength of the market for these types of users is high and demands higher quality of architecture and building layout.

While there are other areas of the City of Goodyear that are currently zoned and available for "industrial"-type uses, ULR developments do not necessarily fall into this category or into a straight commercial office use. It is more of a hybrid of those land uses. As such, the Property provide a very strategic and favorable use for this market, while also provide an aesthetic landmark that will be positive for Goodyear in this part of the City.

F. Demand 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.

As demonstrated in the Urban District 10 PAD and the accompanying engineering plans and reports, the development has adequate public infrastructure and services to serve the proposed development. All future development will comply with all development and engineering standards and regulations as required. Road circulation, water, drainage and other utility access infrastructures will be improved, as required.

Other public utilities are adequate to serve the Property and are summarized below:

Utility	Provider
Water and Wastewater	City of Goodyear
Refuse	City of Goodyear
Gas	Southwest Gas
Electric	Arizona Public Service
Police, Fire and Emergency	City of Goodyear
Telephone	Cox or CenturyLink
Cable	Cox or CenturyLink

G. Potential adverse fiscal impacts that will result from providing services to the area not in proximity to where existing public services are provided.

There are no known adverse fiscal impacts from the project. To the contrary, the employment and economic benefits that Urban District 10 will provide will play an important role in realizing Goodyear's economic goals and policies. Given the variety of uses that are allowed through the Urban District 10 PAD and deliberate layout and design of the buildings, there are great opportunities to bring a variety of businesses, market, industries, and employment opportunities to the area that should include smaller and local businesses. The layout of a business park setting will also attract this variety of economic opportunities that will be available in the development.

Urban District 10 will create employment opportunities for this area and promote the opportunity for current and future residential areas to have efficient access to this development for employment. This project will bring local employment opportunities to Goodyear citizens, which will be needed to meet the City's goals of providing work opportunities for its own citizens.

H. General public's concerns.

As outlined within the PAD, the Urban District 10 project will be a benefit for the general public with its broad range of employment opportunities, building architecture, open space amenities, and infrastructure improvements.

The Applicant and ULR are not aware of any other public concerns for this development.

I. whether the proposed amendment promotes orderly growth and development.

The development is located in a premiere location that will greatly serve the proposed development. The layout and design of the project also provides a positive precedent for future development in the area whereby development will need to match the quality and design proposed by Urban District 10.

The developer is willing to pay for required infrastructure and provide its "fair share" of the necessary services for the development. Thus, adverse fiscal impacts should not be an issue regarding orderly growth and development of Urban District 10.

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.

The Urban District 10 PAD creates the development standards and regulations to provide a unique development that accommodates a strong character and sophisticated aesthetics for the surrounding area. It also provides appropriate open space, connectivity, and buffering that will add to the aesthetics of the development to look more like a commerce/office park type setting.

VIII. CONCLUSION AND SUMMARY

The Urban District 10 project is in a unique location adjacent to other exciting future developments and major transportation corridors in Goodyear. The Applicant is aware of the great economic and development opportunities that exist here and that are recognized by the City of Goodyear. As a high quality developer, ULR intends to work in partnership with the City to ensure that its goals and policies are met. ULR desires to create a legacy development that will provide a catalyst for future quality development on this Property and the surrounding area, which has remained planned and undeveloped for many years. ULR is confident that the proposed Urban District 10 PAD will provide the foundation for moving forward with a high quality development at this location.

The PAD creates a development scenario to complement the surrounding existing uses and the anticipation of future complementing use. The design and layout of the Concept Plan demonstrates the unique design and open space elements that will be an important part of creating this unique developments.

As discussed herein, the proposed PAD is consistent with many of the goals and objectives of the City of Goodyear's 2025 General Plan and ensures that development will follow design standards and guidelines that will continue the tradition of quality development in the City of Goodyear. The Applicant and ULR look forward to continuing to work in partnership with the City to bring a development that all will be proud of for years to come.



Exhibit A – Regional Aerial Context Aerial

Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

urban LOGISTICS REALTY

TB TIFFANY & BOSCO P.A.

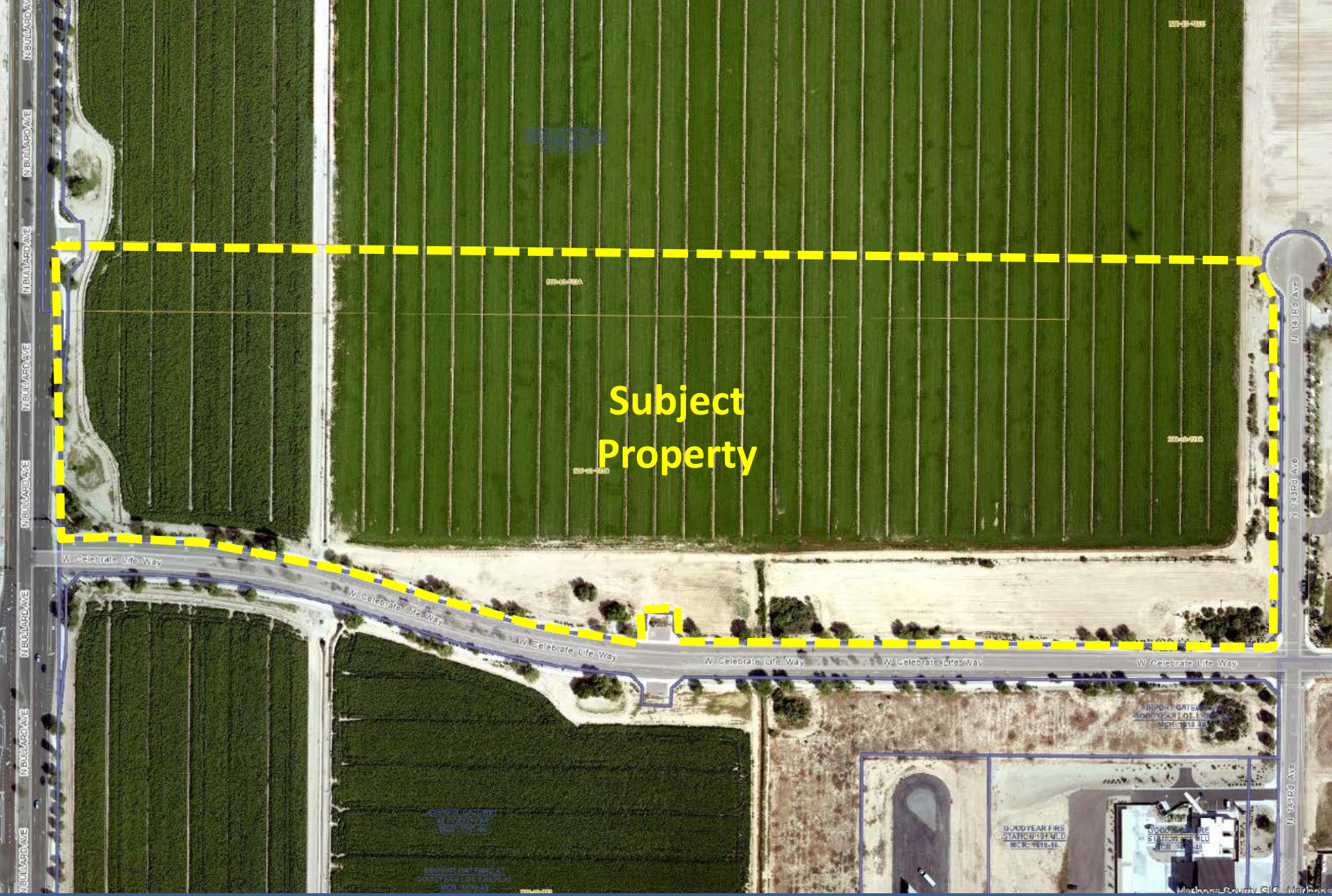

Exhibit B – Aerial Context Map

Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

urban LOGISTICS REALTY

TB TIFFANY & BOSCO P.A.

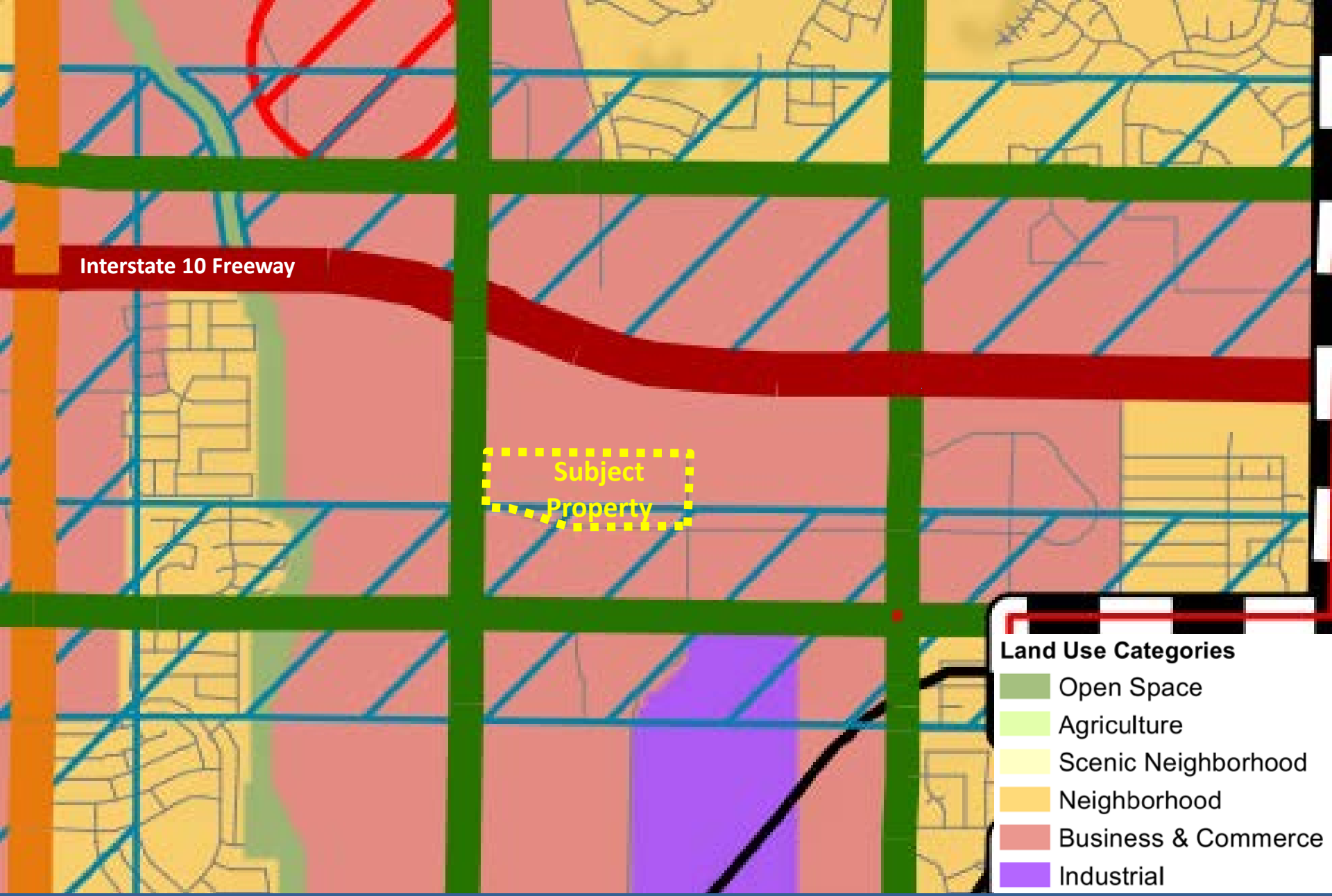

Exhibit C – Existing Goodyear General Plan Map
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

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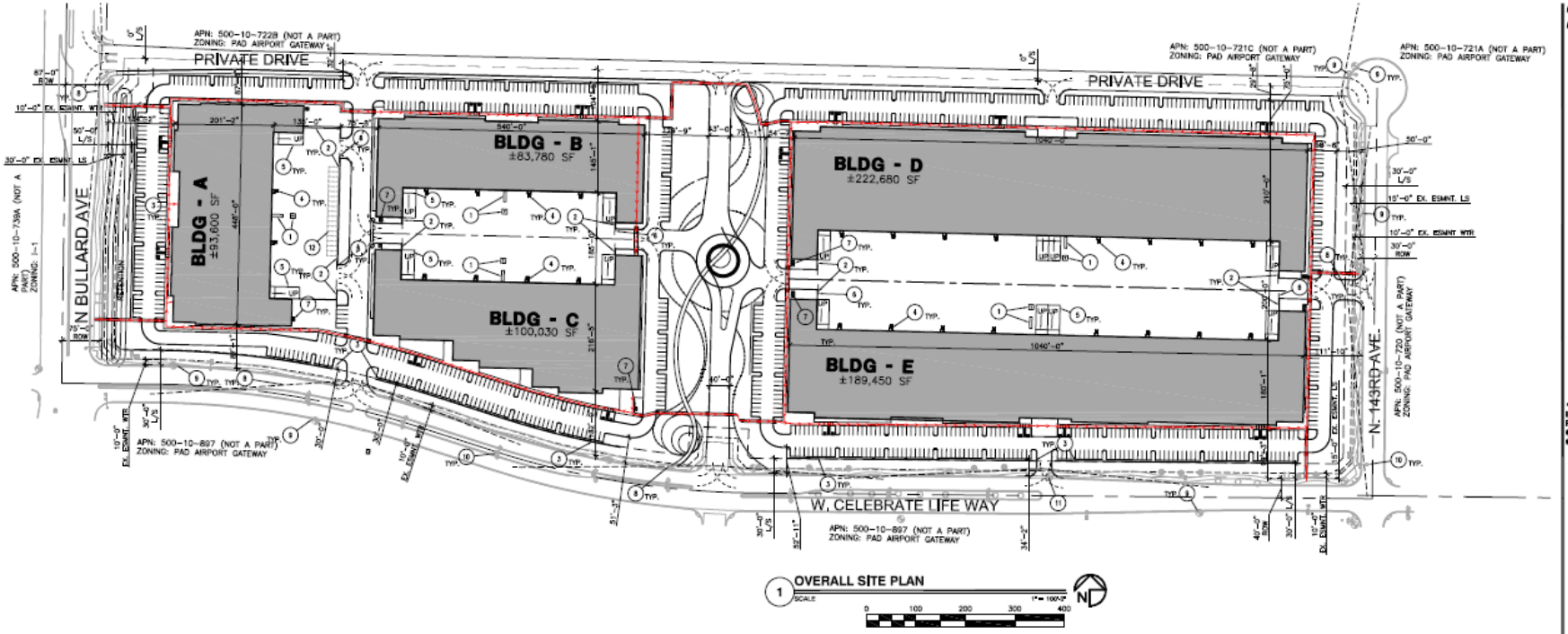

1 OVERALL SITE PLAN
SCALE 1" = 100'-0"
0 100 200 300 400

SITE DATA

A.P.N.: 500-10-721B AND 500-10-722A SITE: 41M1W

REQUIRED ZONING: AMENDMENT TO PAD AIRPORT GATEWAY AT GOODYEAR

SITE AREA:
NET SITE = 1,901,845 SQUARE FEET (43.660 ACRES)
GROSS SITE = 2,091,098 SQUARE FEET (48.00 ACRES)

LOT COVERAGE:

BUILDING A	93,600 SF
BUILDING B	83,780 SF
BUILDING C	100,030 SF
BUILDING D	222,680 SF
BUILDING E	189,450 SF
TOTAL COVER	689,540 SF

GROSS AREA COVERAGE = 36% (50% MAX.)

LOCATION ON PROPERTY:

	NORTH	EAST	SOUTH	WEST
BUILDING A	103'-7"	2201'-4"	100'-0"	134'-0"
BUILDING B	104'-6"	1470'-6"	479'-0"	546'-6"
BUILDING C	374'-5"	1475'-7"	132'-0"	504'-5"
BUILDING D	104'-6"	108'-6"	433'-0"	1,388'-6"
BUILDING E	454'-4"	111'-10"	99'-3"	1397'-10"

PROPOSED PAD PARKING CALCULATIONS

		REQ'D	PROV
BUILDING A	93,600 SF/1,000 =	94	141
BUILDING B	83,780 SF/1,000 =	84	123
BUILDING C	100,030 SF/1,000 =	101	122
BUILDING D	222,680 SF/1,000 =	223	252
BUILDING E	189,450 SF/1,000 =	190	269
TOTAL		692	907*

ACCESSIBLE PARKING REQ'D, 2% OF TOTAL = 19
* ACCESSIBLE PARKING PROVIDED = 27

TOTAL NUMBER OF BICYCLE SPACES	REQ'D	PROV
BICYCLE PARKING SPACES:		
BUILDING A	5	6
BUILDING B	5	6
BUILDING C	6	6
BUILDING D	12	12
BUILDING E	11	12
TOTAL BICYCLE SPACES PROVIDED	40	42

PROJECT TEAM

OWNER:
URBAN LOGISTICS REALTY
2929 E CAMELBACK RD, SUITE 200
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PHONE: 602-535-3757
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E-MAIL:
CONTACT: MATT GILBERT

ARCHITECT:
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PHOENIX, AZ 85016
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E-MAIL:
CONTACT: LANDON BICKERS

TRAFFIC CONSULTANT:
STANLEY CONSULTANTS
2155 E. CAMELBACK RD, SUITE 100
PHOENIX, AZ 85016
PHONE: 602-333-9243
E-MAIL:
E-MAIL:
CONTACT: MARK H. OSBIRT

KEYNOTES

1. PROPOSED SES AND TRANSFORMER LOCATIONS
2. MASONRY 8'-0" SCREEN WALL
3. 3'-0" PARKING CMU SCREEN WALL
4. FIRE ACCESS / STAIRS
5. CONCRETE BUILDING ACCESS RAMPS WITH CONCRETE GUARDRAILS
6. 8'-0" MANUAL SECURITY SCREEN GATES
7. PROPOSED LOCATION FOR BICYCLE PARKING
8. SITE VISIBILITY TRIANGLES
9. EXISTING FIRE HYDRANT
10. EXISTING STREET LIGHTS
11. EXISTING FIRE HYDRANT TO BE RELOCATED
12. FUTURE POTENTIAL PARKING

SITE PLAN LEGEND

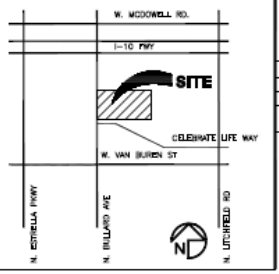
B/S – BUILDING SETBACK
L/S – LANDSCAPE SETBACK
ROW – RIGHT OF WAY
C/E – COUNTY EASEMENT
EX. ESMNT WTR – EASEMENT WATER
EX. ESMNT LS – EASEMENT LANDSCAPE
SB – SETBACK

EXISTING FIRE HYDRANT LOCATIONS

ADA ACCESSIBLE WALK WAYS

FIRE TRUCK TURNING RADIUS

VICINITY MAP



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URBAN DISTRICT 10
NEC BULLARD AVE & CELEBRATE LIFE WAY
GOODYEAR, AZ 85338

urban LOGISTICS REALTY

FIRST ISSUED:
Revisions

PROJECT NO: 21195.00
DRAWN BY: ET, AB
CHK'D BY: DCALC
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Exhibit D – Conceptual Site Plan
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

urban LOGISTICS REALTY
TB TIFFANY & BOSCO P.A.

CONCEPT PLAN

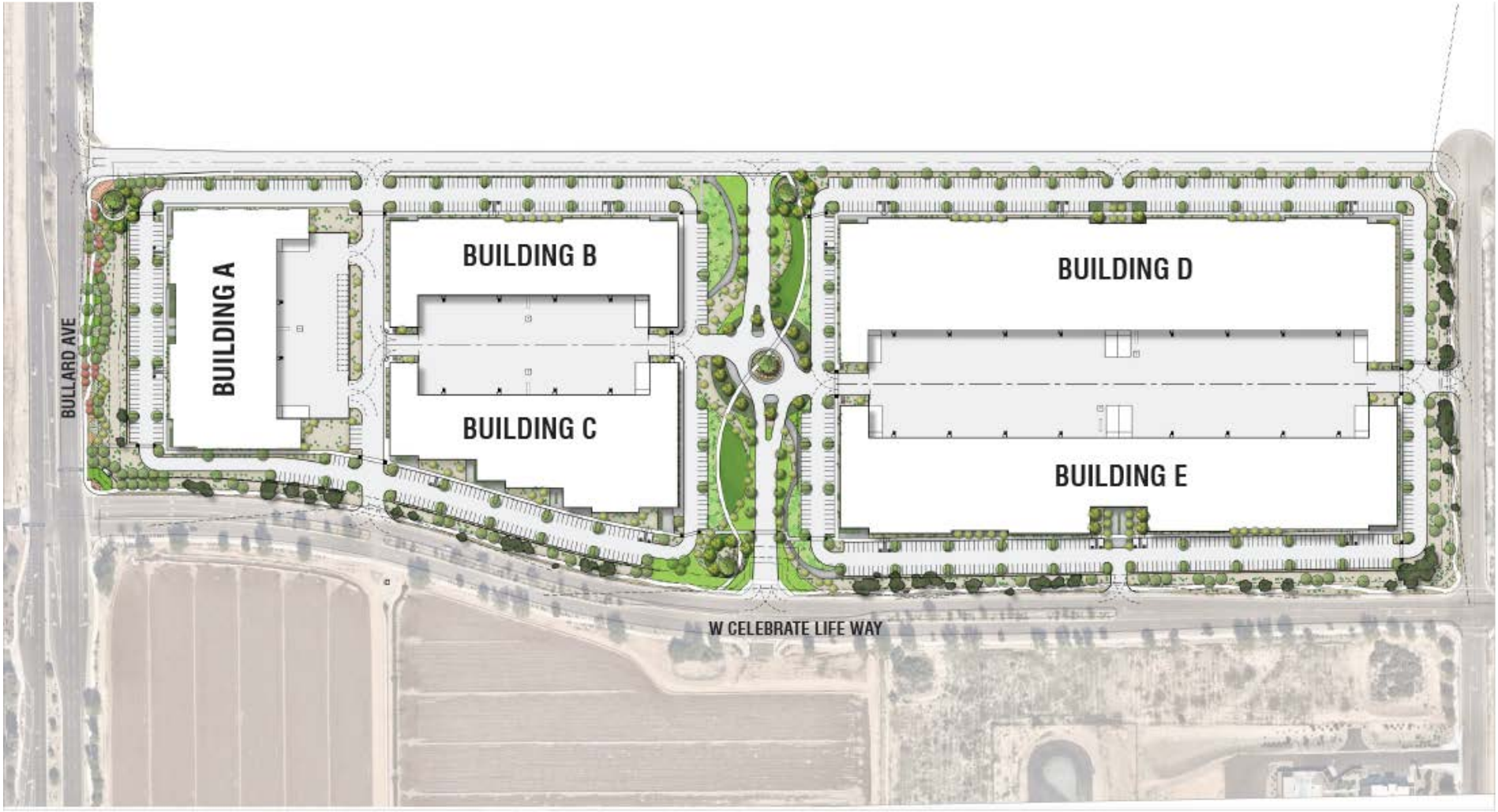

Exhibit E – Conceptual Landscape Plan and Imagery
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

urban LOGISTICS REALTY

TB TIFFANY & BOSCO P.A.

CONCEPT INSPIRATION













Exhibit E – Conceptual Landscape Plan and Imagery
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

urban LOGISTICS REALTY

TB TIFFANY & BOSCO P.A.

CONCEPT INSPIRATION











Exhibit E – Conceptual Landscape Plan and Imagery
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

urban LOGISTICS REALTY

TB TIFFANY & BOSCO P.A.

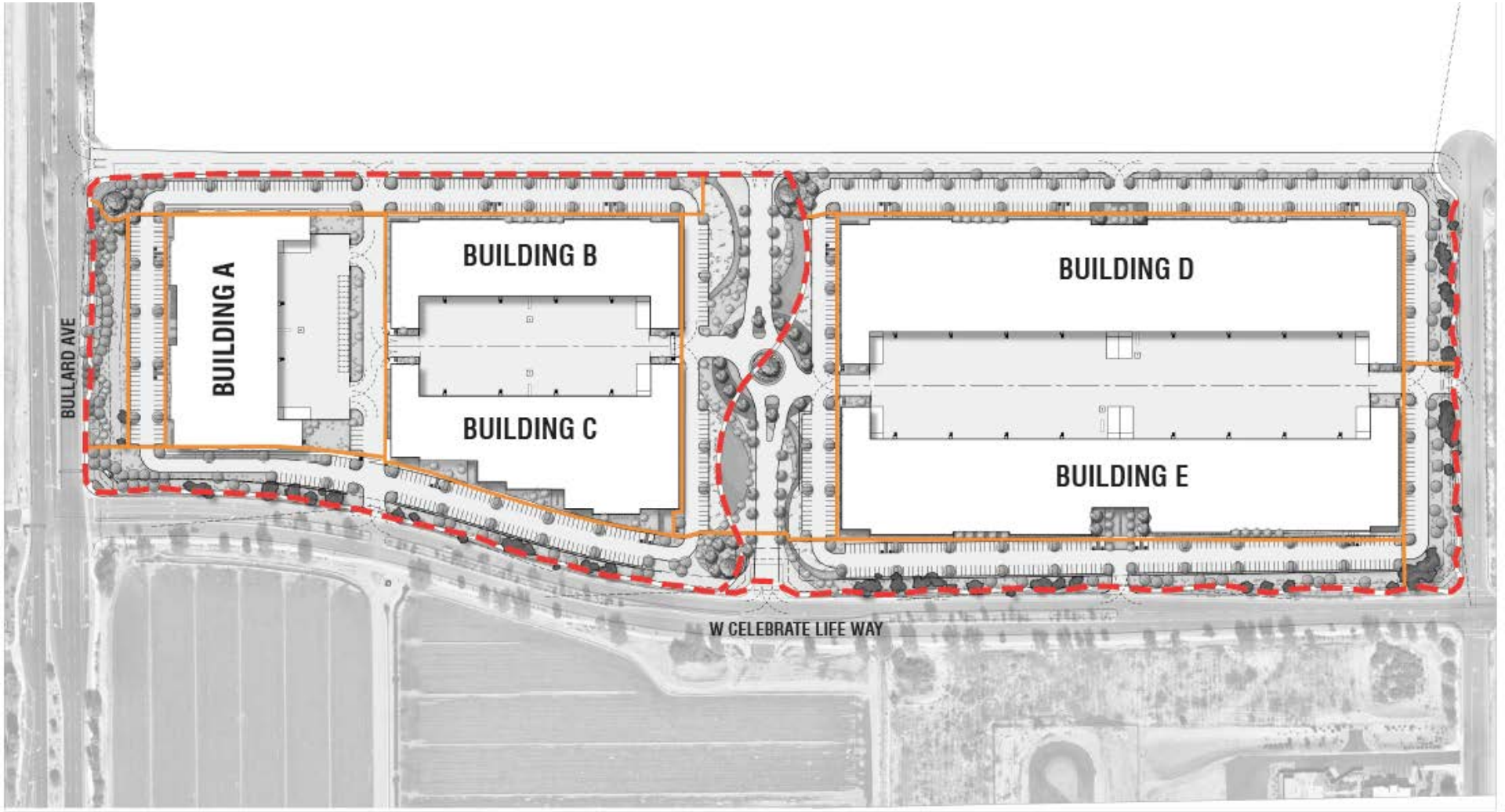

Exhibit F – Conceptual Trail and Connectivity Plan
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

urban LOGISTICS REALTY

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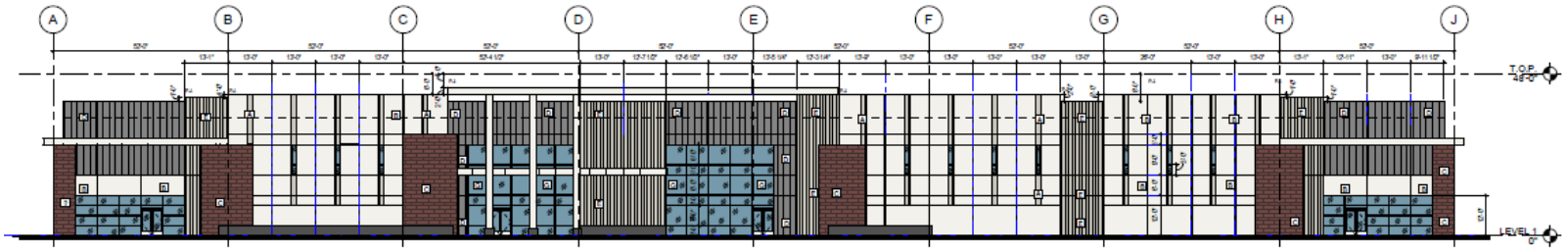
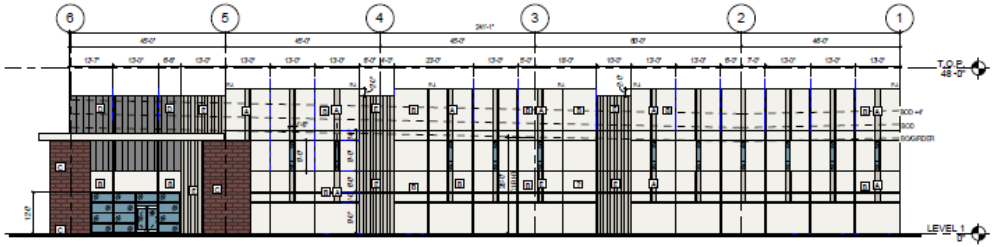
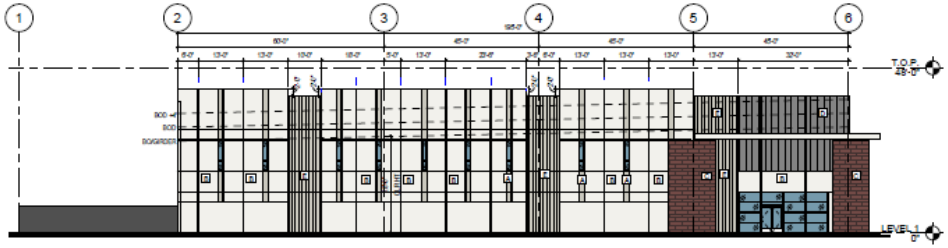


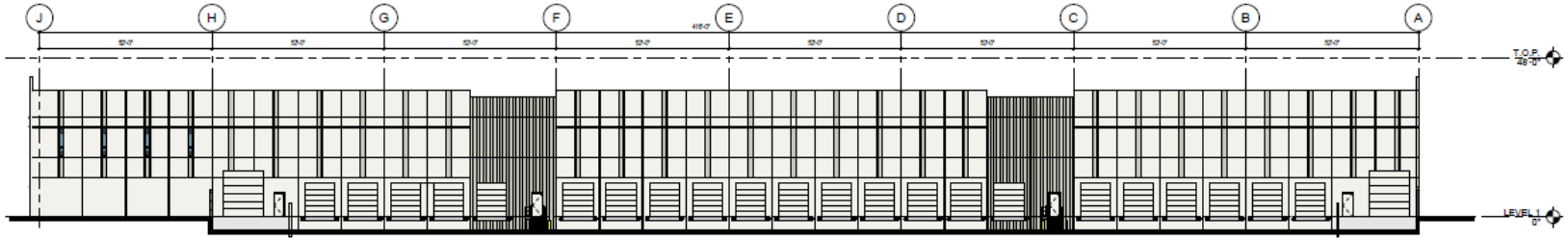
1 WEST ELEVATION



2 SOUTH ELEVATION



3 NORTH ELEVATION



4 EAST ELEVATION

EXTERIOR MATERIAL LEGEND

- A — PAINT - 'A' - MUSLIN DS5027
- B — PAINT - 'B' - COOL DECEMBER DSW363
- C — TRENDSTONE GROUND FACE MASONRY UNIT - MOJAVE BROWN
- D — STANDING SEAM PANEL - SLATE GRAY
- E — PAINT - 'E' - MUSLIN DS5027 W/ VERTICAL FORMLINER

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URBAN DISTRICT 10

NEC OF BULLARD AVE AND CELEBRATE LIFEWAY GOODYEAR, AZ 85338

urban

FIRST ISSUED:	04/14/22

REVISIONS

No.	DATE	DESCRIPTION

PROJECT NO:	21195.00
DRAWN BY:	RJ
CHK'D BY:	

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BUILDING A EXTERIOR ELEVATIONS

A-200

Exhibit G – Conceptual Architectural Elevations – BUILDING A

Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

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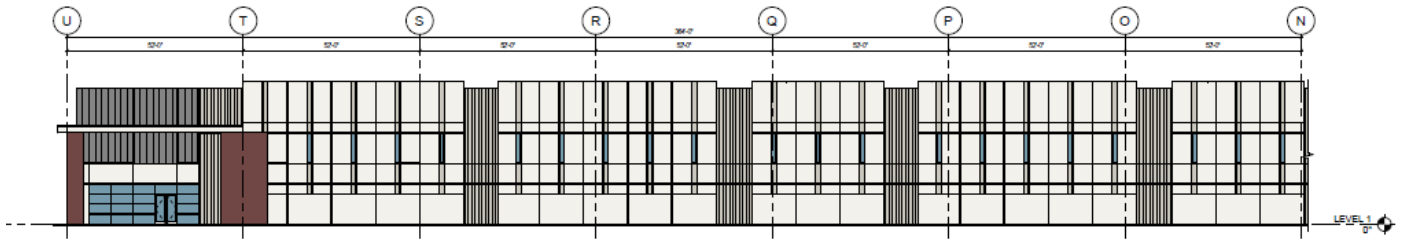
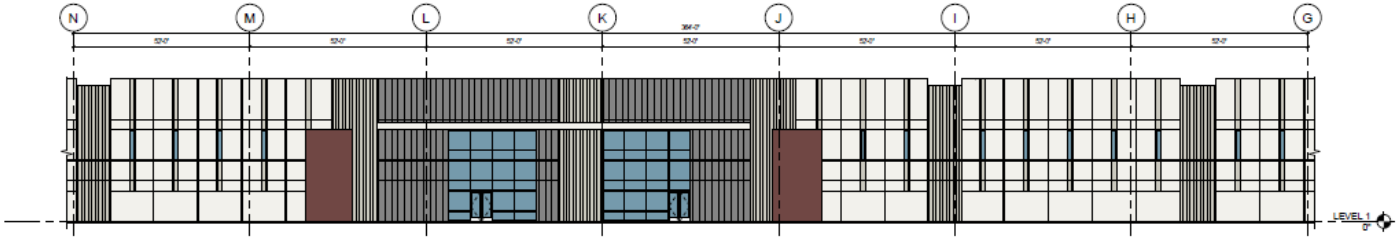
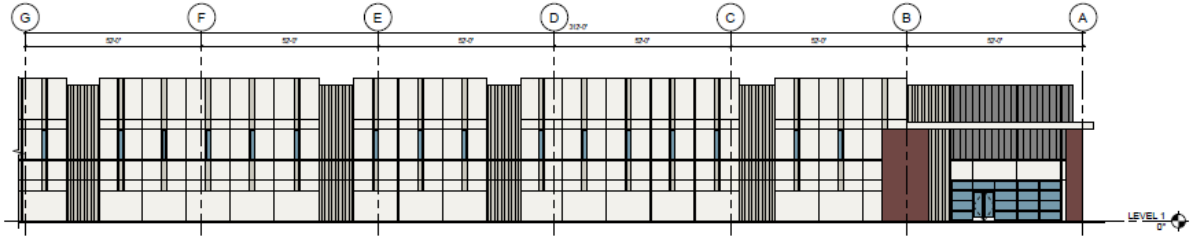
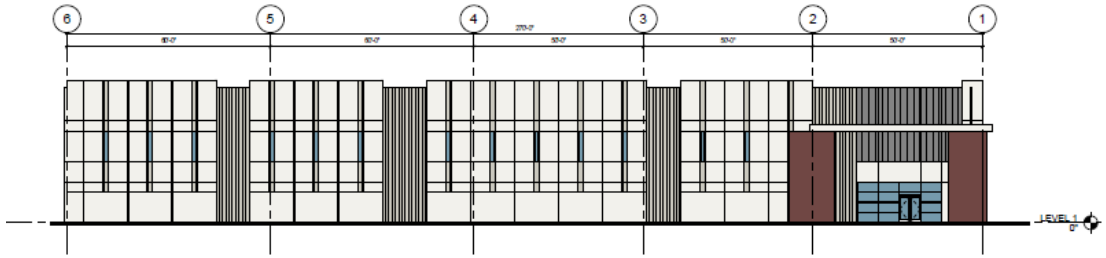






3 NORTH ELEVATION
SCALE 1/16" = 1'-0"



4 EAST ELEVATION
SCALE 1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

A	PAINT - 'A' - MUSLIN DE6027 DUNN EDWARDS
B	PAINT - 'B' - COOL DECEMBER DEW383 DUNN EDWARDS
C	TRENDSTONE GROUND FACE MASONRY UNIT - MOJAVE BROWN
D	STANDING SEAM PANEL - SLATE GRAY
E	PAINT - 'E' - MUSLIN DE6027 DUNN EDWARDS W/ VERTICAL FORMLINER
F	PAINT - 'F' - ROCKWOOD RED SW 2802 SHERWIN-WILLIAMS COLORSNAP

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URBAN DISTRICT 10

NEC OF BULLARD AVE AND CELEBRATE LIFEWAY GOODYEAR, AZ 85338

urban LOGISTICS REALTY

FIRST ISSUED:	04/14/22

REVISIONS

No.	DATE	DESCRIPTION

PROJECT NO:	21195.00
DRAWN BY:	RJ
CHK'D BY:	

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BUILDING D EXTERIOR ELEVATIONS

A-200

Exhibit G – Conceptual Architectural Elevations – BUILDING D

Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

urban LOGISTICS REALTY

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CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILD DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.

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URBAN DISTRICT 10
BUILDING A EXTERIOR PERSPECTIVE
21195.00
08/31/22

Exhibit H – Conceptual Architectural Building Rendering, BUILDING A
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

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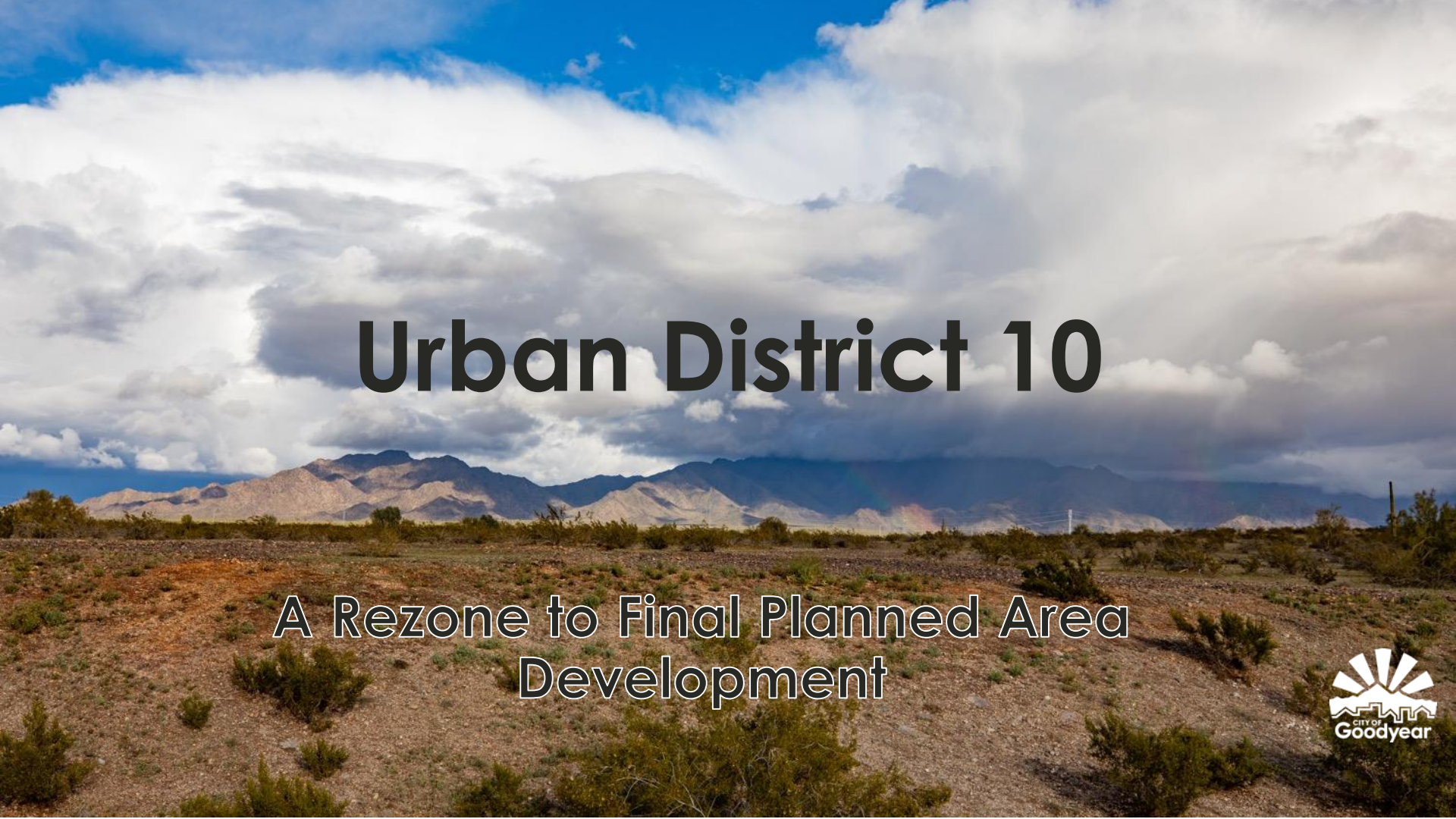

Urban District 10
A Rezone to Final Planned Area Development
City of Goodyear

Location

URBAN DISTRICT 10 REZONE

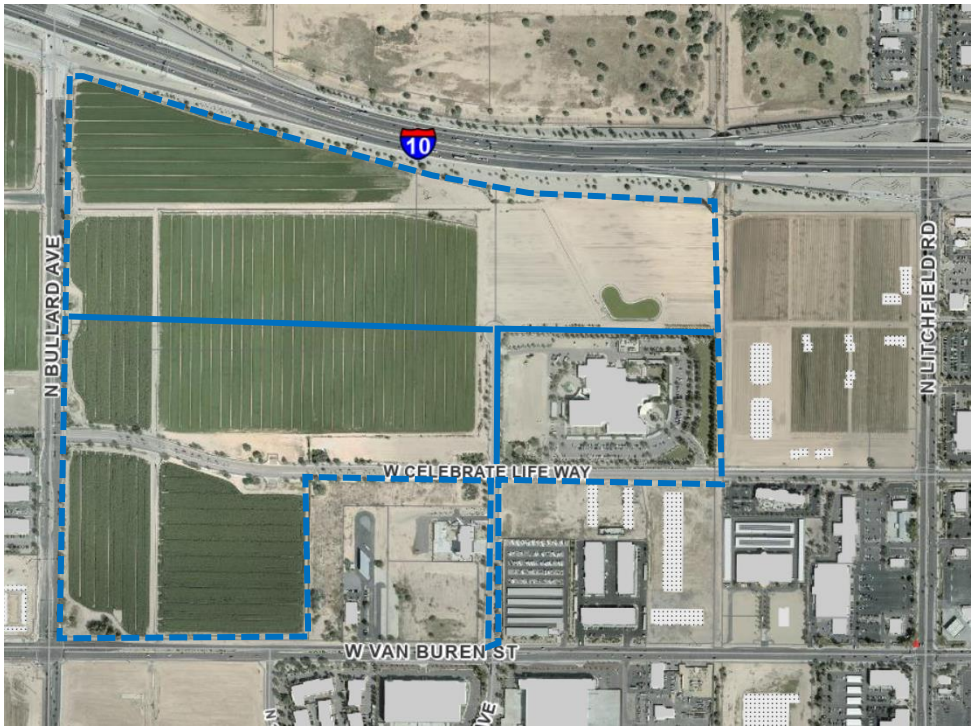
- Northeast corner of Bullard Avenue & Celebrate Life Way
- Adjacent to the CTCA Hospital



Background & Previous Actions

URBAN DISTRICT 10 REZONE

- Airport Gateway at Goodyear – October 2007
- 212 acres PPAD/FPAD
- 25 acres for CTCA hospital
- Remaining 187 undeveloped
- Urban Logistics Realty requesting rezone of 43.93 acres to Final PAD



Urban Logistics Realty Request

URBAN DISTRICT 10 REZONE

- Rezone from Airport Gateway at Goodyear Preliminary PAD to Urban District 10 Final PAD
- Development of business/commerce park project to accommodate employment, commercial, & flex industrial uses
  - Uses established in the Final PAD
  - Subject to C-2, General Commercial development standards
  - Subject to Industrial screening standards of outdoor storage areas & truck courts
- Landscaping along Bullard Ave will follow the Bullard Streetscape implemented south of Van Buren
  - Will be completed prior to 1st CO within the development

Conceptual Site Plan & Landscape

URBAN DISTRICT 10 REZONE



Oasis Park

URBAN DISTRICT 10 REZONE

- Oasis Park will include:
  - 4 quadrants of open space totaling a minimum of 2.5 acres. Each will include, at a minimum:
    - Turf, gravel, shade trees, and shrubs
    - All turf will be artificial
  - Amenities for employees and visitors will include, at a minimum:
    - Planters, benches, shade structures, lighting, and trash receptacles
  - A 6-foot wide pathway consisting of colored concrete



Conceptual Rendering

URBAN DISTRICT 10 REZONE



Public Participation

URBAN DISTRICT 10 REZONE

- Citizen Review Process – Notice to surrounding owners
- Public Hearing Notice
  - Mailing, legal advertisement, property posting
- One public inquiry for information
- No opposition to date

Staff Recommendation

URBAN DISTRICT 10 REZONE

- With the recommended stipulations in ORD 2023-1569, staff finds that the rezone promotes continued orderly growth and development in conformance with the City Zoning Ordinance, Design Guidelines, and Engineering Standards
- On January 11th, the P&Z Commission suggested complementary architecture along Celebrate Life Way for Urban District 10 & the adjacent Celebration Plaza
- Receiving no public input, the Commission voted 6-0 to recommend that the City Council approve the Final PAD


CITY OF
Goodyear

ITEM #: 10.
DATE: 01/23/2023
AI #:1249

CITY COUNCIL ACTION REPORT

SUBJECT: **REZONE APPROXIMATELY 8.62 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO R1-A WITH THE ASCENT AT CANYON TRAILS DEVELOPMENT REGULATIONS R1-A WITH PAD OVERLAY**

STAFF PRESENTER(S): Christian M. Williams, Principal Planner

SUMMARY

This is a Public Hearing for and consideration of a request to rezone approximately 8.62 acres generally located at the southeast corner of Roosevelt Street and 158th Avenue from Planned Area Development (PAD) to R1-A with the Ascent at Canyon Trails PAD Overlay.

Recommendation

1. ADOPT RESOLUTION NO. 2023-2282, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS INCORPORATED BY REFERENCE IN ORDINANCE 2023-1566 RELATED TO THE REZONING CASE FOR – ASCENT AT CANYON TRAILS.

2. ADOPT ORDINANCE NO. 2023-1566, CONDITIONALLY REZONING APPROXIMATELY 8.62 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ROOSEVELT STREET AND 158TH AVENUE TO BE KNOWN AS ASCENT AT CANYON TRAILS; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE (Christian M. Williams, Principal Planner).

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The property was zoned Canyon Trails Phase I Planned Area Development (PAD), which was adopted in 1999 by Ordinance No. 99-649. At that time, the Property had an underlying land use designation of townhomes.

In 2011, the property was rezoned with an amendment to the Canyon Trails Phase I Planned Area Development (PAD) as was established through Ordinance No. 11-1235. The underlying land use

designation for the property was changed from townhomes to neighborhood commercial.

The General Plan land use designation for the Property is ‘Neighborhood’ which allows for the development of a wide range of densities and housing products, public and community facilities such as schools and places of worship, and commercial uses at appropriate intensities and locations.

STAFF ANALYSIS

Current Policy:
A rezoning request requires public review and vote by the Planning and Zoning Commission and the City Council. The proposed rezoning must be in conformance with the General Plan and should not adversely impact the surrounding area.

Details of the Request:
The applicant is requesting a zoning change from the current Planned Area Development (PAD) with an underlying land use designation of neighborhood commercial to a PAD zoning district with an underlying zoning district of R1-A with a PAD Overlay to facilitate the development of a single-family attached, townhouse community. The use of a PAD Overlay is requested as the current development standards for the R1-A zoning district do not contemplate a property providing alley loaded townhouse product which all face onto open space and surround a centralized community amenity center. Modifications requested through the PAD Overlay include the following:

The development standards for the Single Family Attached (R1-A) Zoning District shall apply to this Site except as modified below (deviations are marked in bold):

DEVELOPMENT STANDARDS		
	R1-A	**PROPOSED R1-A WITH PAD OVERLAY**
Lot Standards		
Minimum Lot Area (sq ft)	2,800	**1,500**
Minimum Lot Width (ft)	35	**20**
Minimum Lot Depth (ft)	80	**75**
Building Form and Location		
Maximum Height (ft)	30	30
Maximum Building Coverage	75%	75%
Minimum Setbacks		
Front (1)	10	**8**
Front Facing Garage	20	20
Side	0 (2)	0 (2)
Total Both Sides	0 (2)	0 (2)
Street Side (3)	10	10
Rear	15	15
Development Standards		
Open Space % (of net area)	15	15

1. Front setback shall be measured to patios, livable space, and side entry garages. If homes face toward a collector street, front porches may face out towards the street so long as a minimum distance of 10 feet is provided between the sidewalk and the porch and no vehicular access is allowed from/to the collector street to individual lots. Walls within the front setback shall be no greater than 4 feet in height and parallel walls shall be located no closer than 10 feet face to face. Patios shall be a minimum of 6 feet deep and a minimum of 66 square feet.
2. Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.
3. Where a minimum 10-foot-wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall .

Reduction in Front Setback and Lot Area, Width, and Depth Justifications:

The request is to reduce certain development standards to allow the development of an attached townhome community with alley-loaded garages and front patios/porches that face common courtyards and pedestrian areas. The townhome development incorporates open space, provides amenities for community members, and provides necessary housing in an infill area of the City.

As a means to mitigate the proposed development standard reductions described above—which will

result in reductions in private yard space—additional amenities and streetscape elements will be added to the PAD Overlay beyond the typical requirements for R1-A developments. The reduction in front setback and lot area width and depth is justified by providing the elements below:

Amenity Elements – 3 required, 4 provided

1. Community Amenity
    · The Site will have a clubhouse and fitness center for use of all residents and which may include a dedicated leasing space.

2. Pool & Spa
    · The Site will have a pool and spa for residents to use at their leisure.

3. Community Gathering Space
    · Separate from the core amenity space, the community will have a recreational space for residents that will include picnic space, at least one BBQ grill, bike racks, and a covered tot lot.

4. Integrated Commercial
    · The developer agrees to provide a gate and access path on their parcel, at a minimum, and will work to obtain permission from property owner(s) to continue improvements and connect to adjacent commercial.

Connectivity Elements – 2 required, 2 provided

1. Infill development
    · The Site is in an area that will provide easy and quick access to nearby amenities such as schools, trails, and parks and that also have been identified as growth areas as defined by the General Plan.

2. Smaller Blocks
    · Smaller blocks create a more walkable community. They should be designed in a way to reduce street lengths and foster neighborhood interactions. Maximum block lengths shall be no more than 660 feet. The maximum number of continuous blocks with side yards facing the street is limited to three. The blocks should be broken up with some homes facing the side street and/or should be staggered.

Streetscape Elements – 3 required, 3 provided

1. Alley Loaded Garages. Homes. All residential units on the Property shall be developed with residential units that have alley loaded garages.

2. Open Space Facing Homes. The Property shall be developed to include residential units that do not have a traditional front yard but face onto shared open space or courtyard or face onto a public street (or private street built to public street standards) and are alley loaded.

3. Enhanced Street Facing Elements. Residential units which side to an internal street shall contain front doors with covered porches facing the street side

The reduction in minimum lot area, front setbacks, and lot depths are appropriate for this infill boutique community that will offer live, work, and play opportunities within the area and provide a housing type that is in high demand but has low supply in the city.

The PAD Overlay also requires additional design enhancements for all buildings onsite, allows for some deviations to the R1-A housing product color schemes and building elevations offered, provides for additional connections to the adjacent streets, as well as limited walls for certain product types, additional guest parking, to ensure there is street engagement and views into the community.

Evaluation Criteria:
Per the city of Goodyear Zoning Ordinance, the city's review and recommendation on a zoning amendment is to be guided by the following criteria:

1. Consistency with the General Plan.

The Goodyear 2025 General Plan designates the property with the Neighborhood land use category.

Goals, Objectives, and Standards within the General Plan that support rezoning of the property for the Ascent at Canyon Trails townhouse community are as follows:

Physical Growth & Development

- Goal GD-1. 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.
- Objective CC-5-1. 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-5-1, Policy b. for and encourage a wide variety of housing products to suit the needs of existing and future residents.
- Goal GD-2. Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.
- Goal GD-7. A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environments.
- Standard 27. Residential uses with densities over 12 dwelling units per acre may be considered along arterial roads, interstate corridors, or transit corridors. These developments should have access onto an arterial roadway or be able to access an arterial roadway.

Community & Cultural Development

- Objective CC-2-1. Provide diverse and quality housing products.
- Objective CC-2-1, Policy a. Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.

2. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.

The underutilized, vacant, infill Site is adequately sized 8.62 acres (7.84+/- net acres) and relatively flat, which makes it suitable for a townhome development. Adjacent streets (Roosevelt Street and 158th Avenue) and the Interstate-10 (Papago Freeway) are appropriate transportation corridors to serve residents and guests.

3. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.

Current and future uses and development of the properties surrounding the subject property include:
North – Canyon Trails single-family development;
South – Canyon Trails single-family development;
East – Parkway Village commercial center;
West – Inert materials landfill/borrow pit.

The proposed R1-A zoning is appropriate on the subject property. As noted previously, the original

Canyon Trails zoning contemplated townhouses being built at this very location.

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

Luke Air Force Base:
The property does not fall within the Luke Air Force Base Accident Potential Zone or the DNL. However, the subject property is located within the vicinity of a military airport. Given the location of the property and the proposed zoning, base operations will not be adversely impacted by this development. Stipulations have been added to the ordinance to address any impacts related to noise and notification to future residents.

Phoenix-Goodyear Airport:
The subject property is located to the northwest of the Phoenix-Goodyear Airport. The property does not fall within the Phoenix-Goodyear Airport DNL but is located within the traffic pattern airspace for the airport.

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

The applicant has indicated that the demand in Goodyear is very high for quality residential and townhomes, especially such as that proposed with close access to the freeway network as well as the adjacent employment uses.

6. Demands for public services that will be generated by the uses permitted in the proposed zoning district.

School Districts:
The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. Both school districts have been notified of the rezoning request.

Fire Response:
Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		2nd Nearest Goodyear Fire Station	Shortest path	
	Mins	Miles		Mins	Miles
Fire Station #181	4.72	2.36	Fire Station #184	5.15	2.58

Police Response:
The proposed development is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Streets/Transportation:
The property will be accessed via private streets/driveways within the development that will gain access to Roosevelt Street and 158th Avenue. The Engineering Department has created stipulations to address traffic requirements applicable to this development.

Water/Wastewater:
The subject property will be served by the city of Goodyear for water and wastewater.

7. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

The Property abuts existing public services. It is located along major arterial roadways with adequate capacity. As indicated in the Water and Sewer Reports submitted with the rezoning, there is adequate water and sewer infrastructure to serve the development. The city has been in close coordination with Maricopa County related to ensuring adequate capacity is available.

8. General public concerns.

Public Participation and Planning and Zoning Commission Meeting:
An in-person Neighborhood Meeting was conducted for this proposal and Notice of the Neighborhood Meeting was provided to property owners within 500 feet of the property on October 27, 2022; signs advertising the Neighborhood Meeting were placed on the site on October 31, 2022. The neighborhood meeting took place on November 16, 2022 and no opposition was received. Since the neighborhood meeting and the time of the writing of this staff report, no formal opposition has been received regarding this rezoning.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on January 11, 2023 appeared in the Arizona Republic Southwest Valley Edition December 23, 2022; postcards were mailed to adjoining owners on December 14, 2022; and signs were posted on the site on December 20, 2022.

The Planning and Zoning Commission considered this item at their regular meeting of January 11, 2023. Upon conclusion of the staff presentation, Commissioners unanimously voted (6-0) to forward a recommendation of approval to the City Council. There was no public opposition to the item voiced at the hearing.

9. Whether the amendment promotes orderly growth and development.

The subject property is within a quarter mile of existing development and located within the proximity of City services and infrastructure.

10. 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.

Staff Findings:

As set forth herein, the proposed rezoning is both consistent with the General Plan and will not adversely impact the surrounding area.

Attachments

Resolutions and Exhibits
Ordinance
Aerial Exhibit
Narrative
Presentation

RESOLUTION NO. 2023-2282

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS INCORPORATED BY REFERENCE IN ORDINANCE 2023-1566 RELATED TO THE REZONING CASE FOR – ASCENT AT CANYON TRAILS.

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. 22-07," a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled "Ascent Goodyear Zoning Boundary" a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

That certain document titled "Ascent at Canyon Trails Development Regulations R1-A with PAD Overlay (January 2023)," 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 2023-1566.

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:

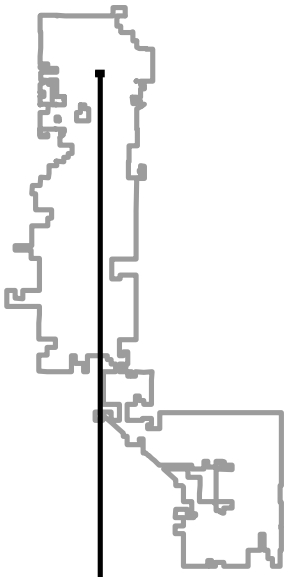
_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 22-07

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 _____, 2022.

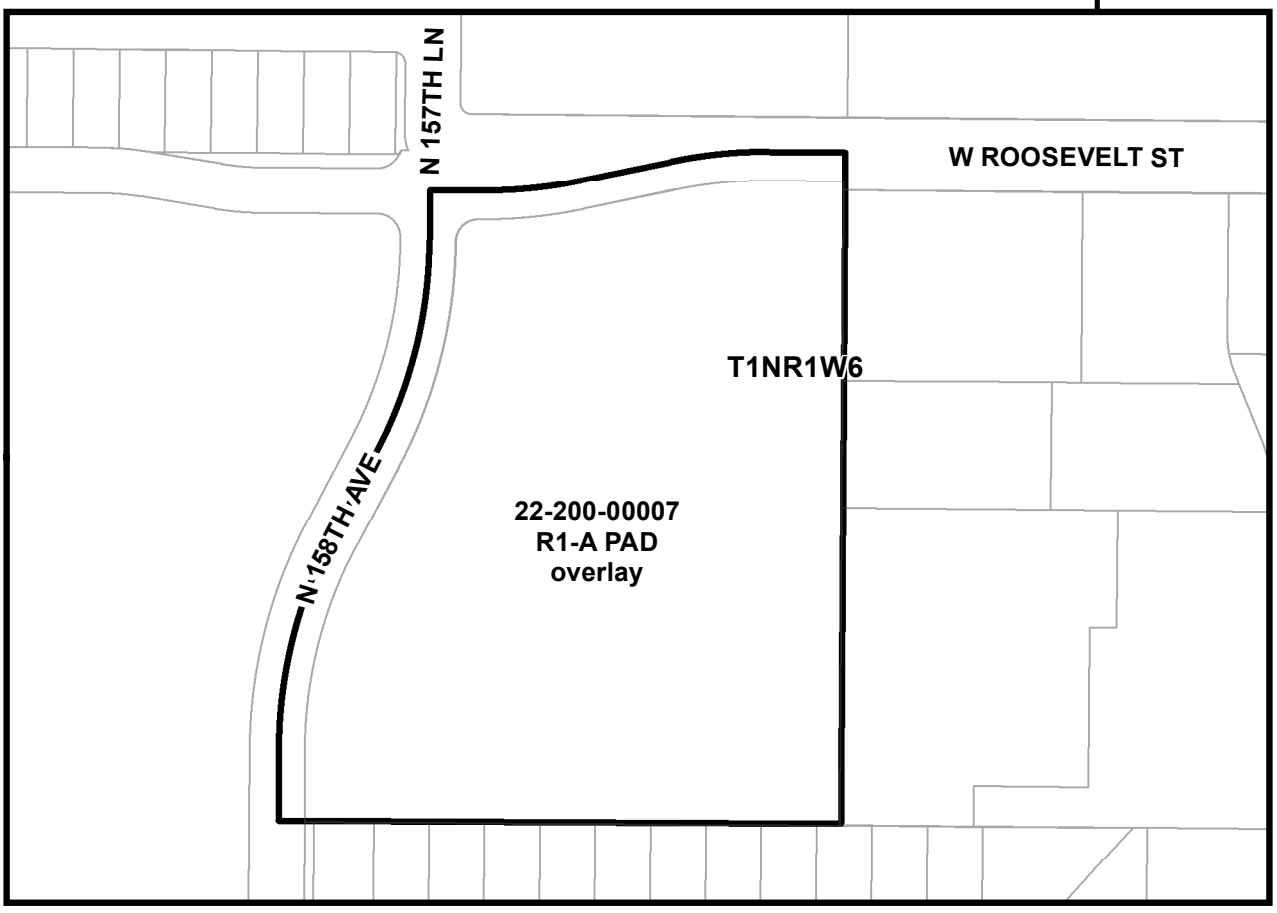


_____
MAYOR

_____
CITY CLERK

SUBJECT PROPERTY:

A portion of the Southeast Quarter Section 6, 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		DATE:
A	REZONE FROM PAD TO R1-A PAD overlay 22-200-00007	Dec. 2022

Exhibit "B"
Ascent Goodyear
Zoning Boundary

Job No. 21-1032 March 15, 2022

A Parcel of land as described per document 2007-0627380 Maricopa County Recorders (MCR) located in the Southeast quarter of Section 6, Township 1 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a 3" City of Goodyear brass cap in hand hole at the East quarter corner of said Section 6, from which a 3" brass cap in hand hole at the Southeast corner of said Section 6 bears South 00 degrees 11 minutes 27 seconds West, 2640.92 feet (**Basis of Bearing**);

Thence along the East-West mid-section line of said Section 6, North 89 degrees 46 minutes 22 seconds West, 1304.79 feet to the **POINT OF BEGINNING**;

Thence departing said East-West mid-section line, South 00 degrees 06 minutes 32 seconds West, 729.06 feet;

Thence North 89 degrees 53 minutes 48 seconds West, 610.11 feet to the monumented centerline of 158th Avenue;

Thence along said centerline, North 00 degrees 07 minutes 06 seconds East, 79.62 feet to the beginning of a non-tangent curve, concave Southeast, from which the radius point bears South 89 degrees 53 minutes 15 seconds East, a distance of 500.00 feet;

Thence continuing along said centerline, Northeasterly along said curve to the right, through a central angle of 27 degrees 34 minutes 08 seconds, an arc distance of 240.58 feet;

Thence continuing along said centerline on a non-tangent line, North 27 degrees 39 minutes 46 seconds East, 99.97 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 62 degrees 18 minutes 12 seconds West, a distance of 500.00 feet;

Thence continuing along said centerline Northeasterly along said curve to the left, through a central angle of 27 degrees 27 minutes 12 seconds, an arc distance of 239.58 feet;

Thence continuing along said centerline on a non-tangent line, North 00 degrees 09 minutes 52 seconds East, 55.02 feet to the centerline of Roosevelt Street;

Thence continuing along said centerline of Roosevelt Street, South 89 degrees 45 minutes 22 seconds East, 55.00 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 00 degrees 14 minutes 36 seconds East, a distance of 500.00 feet;

Thence continuing along said centerline, Northeasterly along said curve to the left, through a central angle of 12 degrees 26 minutes 23 seconds, an arc distance of 108.56 feet;

Thence continuing along said centerline, on a non-tangent line, North 77 degrees 48 minutes 21 seconds East, 100.00 feet to the beginning of a non-tangent curve, concave Southeast, from which the radius point bears South 12 degrees 14 minutes 09 seconds East a distance of 500.00 feet;

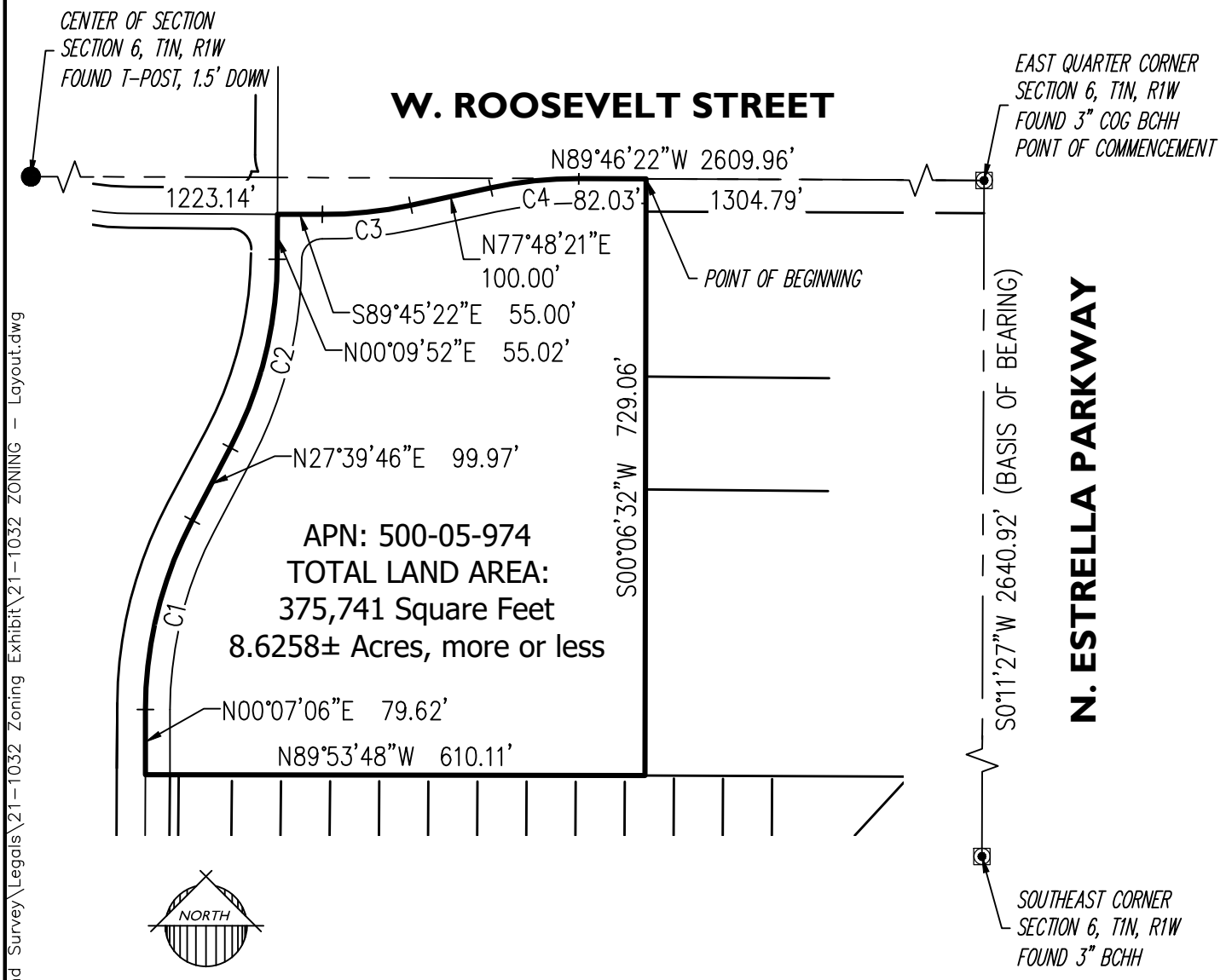
Thence continuing along said centerline, Northeasterly along said curve to the right, through a central angle of 12 degrees 26 minutes 10 seconds, an arc distance of 108.53 feet;

Thence continuing along said centerline, on a non-tangent line, South 89 degrees 46 minutes 22 seconds East, 82.03 feet to the **POINT OF BEGINNING**.

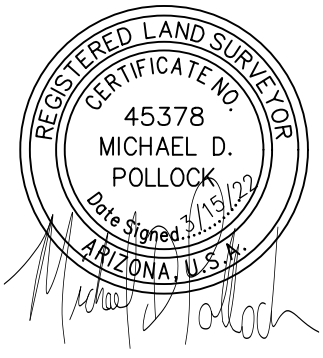
Said overall portion of land contains 375,741 square feet or 8.6258 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the state, county, and/or municipality or any other land division restrictions.





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	240.58'	500.00'	27°34'08"	238.27'	N13°53'49"E
C2	239.58'	500.00'	27°27'12"	237.29'	N13°58'12"E
C3	108.56'	500.00'	12°26'23"	108.34'	N84°01'24"E
C4	108.53'	500.00'	12°26'10"	108.31'	N83°58'56"E



Mar 15, 2022 3:30pm S:\Projects\2021\21-1032\Land Survey\Legals\21-1032 Zoning Exhibit\21-1032 ZONING - Layout.dwg

21-1032

EXHIBIT "A"

ASCENT GOODYEAR - ZONING BOUNDARY

EPS GROUP
1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Exhibit C

Ascent at Canyon Trails

Development Regulations

R1-A with PAD Overlay

January 2023

Permitted Uses: The permitted uses are those uses allowed in the R1-A Single Family Zoning District in accordance with Article 3-2-2 of the City of Goodyear Zoning Ordinance.

Development Standards: The development standards for R1-A Single Family Zoning District shall apply to this Site, except as modified below:

Development Standards	**Ascent at Canyon Trails**
Lot Standards	
Minimum Lot Area (sq ft)	1,500
Minimum Lot Width (ft)	20
Minimum Lot Depth (ft)	75
Building Form and Location	
Maximum Height (ft)	30
Maximum Building Coverage	75%
Minimum Setbacks	
Front [(1)]	8
Front Facing Garage	20
Side	0 [(2)]
Total Both Sides	0 [(2)]
Street Side [(3)]	10
Rear	15
Development Standards	
Open Space % (of net area)	15

1. Front setback shall be measured to patios, livable space, and side entry garages. If homes face toward a collector street, front porches may face out towards the street so long as a minimum distance of 10 feet is provided between the sidewalk and the porch and no vehicular access is allowed from/to the collector street to individual lots. Walls within the front setback shall be no greater than 4 feet in height and parallel walls shall be located no closer than 10 feet face to face. Patios shall be a minimum of 6 feet deep and a minimum of 66 square feet.

2. Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.

3. Where a minimum 10-foot-wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.

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, including but not limited to, the requirements applicable to development in the R1-A Zoning District set forth in Chapter 2 (Single-Family Residential) of the City of Goodyear Design Guidelines.

2. All permitted uses are subject to Administrative Design Review/Site Plan review.

3. The style of any walls constructed around the perimeter of the Property shall complement existing walls in the Canyon Trails community.

4. The residential community shall bear the name of the master plan such as "<Development Project Name> at Canyon Trails".

5. There shall be no modifications to or replacement of any of the Amenities and Connectivity Elements, Streetscape Elements, Architecture and Development Design or improvements described below, unless the Development Services Director or designee has determined that such modifications or replacements are consistent with the requirements set forth in this Ordinance or provide an equal or greater level of quality and functionality as the amenities, improvements, design elements, landscaping or improvements being modified or replace has approved such modifications.

Amenities and Connectivity

6. The following Amenity Elements and Connectivity Element shall be provided:
    a. A pool and spa accessible to and available for use by residents shall be constructed.
    b. A clubhouse and fitness center accessible to and available for use by residents shall be constructed.
    c. At least one additional community gathering space, separate from the core amenity space, which is the portion of the property where the pool and spa and the site where the clubhouse and fitness center are located, shall be provided. The additional community gathering space required herein shall include a picnic space, at least one BBQ grill, a bike rack and a covered tot lot.
    d. Integrated Commercial - A gate and access path at the southeast corner of the Property shall be constructed. Owner/developer shall work in good faith to obtain permission from the adjacent commercial property owner(s), and if granted, shall construct

improvements within the adjacent commercial property to provide pedestrian access from the Property to development with the adjacent commercial property.

e. Infill Development - The Property is in an area that provides easy and quick access to nearby amenities such as schools, trails, and parks and that also have been identified as growth areas as defined by the General Plan.
f. Smaller blocks - Maximum block lengths shall be no more than 660 feet. The maximum number of continuous blocks with side yards facing the street is limited to three. The blocks shall be broken up with some homes facing the side street and/or some being staggered.

Streetscape

7. The following Streetscape Elements shall be provided:
    a. Alley Loaded Garages. All residential units on the Property shall be developed with residential units that have alley loaded garages.
    b. Open Space Facing Homes. The Property shall be developed to include residential units that do not have a traditional front yard but face onto shared open space or courtyard or face onto a public street (or private street built to public street standards) and are alley loaded.
    c. Enhanced Street Facing Elements. Residential units which side to an internal street shall contain front doors with covered porches facing the street side.

Parking

8. There shall be a total parking ratio of no less than 2.5, including 0.5 guest parking spaces, per platted lot subject to the following:
    - Guest parking spaces may be provided by on-street parking or in a guest parking space located in HOA owned and maintained alleys or parking lots so long as guest spaces are located no more than 225 feet away from any individually platted lot.
    - The following applies if guest parking is provided for within HOA owned and maintained alleys or parking lots:
        - A Parking Plan addressing parking management shall be submitted and approved with the Site Plan or Preliminary Plat. All parking shall adhere to the approved Parking Plan. The failure to comply with an approved Parking Plan shall constitute a zoning violation. CC&Rs shall address provisions to enforce the Parking Plan; and
        - The guest parking spaces shall be labeled or numbered; and
        - Guest parking spaces shall be reserved for the use of a 3rd vehicle owned by the residents of an individual dwelling unit in the development or by the use of guests visiting the development; and
        - All vehicles which utilize a guest parking space shall have a pass which indicates to a management company which unit the vehicle belongs or which unit the vehicle is a guest of; and
        - Guest spaces shall not be utilized by the 1st or 2nd vehicle owned by residents of a dwelling unit. If a resident uses a guest space for vehicles owned by the resident, the resident shall obtain a pass as provided above.

Architecture and Development Design

9. Subject to satisfaction of all requirements of the City of Goodyear Engineering Design Standards and policies, the following shall be required for a Terminating Street, which is defined herein as a street that terminates at a landscape strip or street side setback that is at least 10-feet but less than 15-feet wide as measured from right-of-way or a wall with a landscape strip that is at least 10-feet but less than 15-feet wide as measured from right-of-way. The following shall be installed within such landscape strip of a Terminating Street: (i) a combination of two (2) vine trellis for every lot adjacent to the landscape strip of the Terminating Street AND (ii) within 250 feet of Terminating Street white cross rail fencing and vine trellis shall be installed (collectively, the "Additional Terminating Streetscape Enhancements"). If the Terminating Street connects to street(s) that terminate at walls with landscape strips of at least 15-feet in width or at landscape strips of at least 15-feet in width, Additional Terminating Streetscape Enhancements shall be installed within each such landscape strip. Notwithstanding foregoing, the City of Goodyear Zoning Administrator, may accept alternatives to the Additional Terminating Streetscape Enhancements that are to be installed pursuant to the foregoing upon his/her determination, in his/her sole discretion, that the proposed alternative landscaping collectively be of an equal or greater quality to those described above.

10. Notwithstanding the foregoing, a street shall be allowed to terminate at a blank wall along the perimeter of the Property that has a landscape strip of no less than 3.5 feet if the wall includes a vine trellis or comparable enhancements, or if at the street turns into an alley.

11. No lots shall be platted in a manner that would cause the primary ingress/egress from the rear loaded garage to occur through the navigation of two (2) or more alleys in order to reach a public street (or private street built to public street standards) subject to the following:
    - An alley shall be defined as a motor court or tract that serves direct access to a series of garages on the rear side of R1-A lots.
    - The entry drive to into an alley, measured at 200 feet or less from the edge corner of the street, that intersects with an alley at a T-intersection or continues as an L shaped alley AND serves as an access point to an alley from the street, is not a separate alley.
    - Alleys serving multiple rear garages shall not exceed 450' unless either (1) the fronts of lots being served by the alley are fronting along a public street (or private street built to public street standards) OR (2) lots adjacent to the alley's entrance provide street frontage to a public street (or private street built to public street standards) that intersects the alley. Any portion of the alley adjacent to common area open space tracts shall not count towards the maximum 450' alley length.

12. As measured from the front porch setback or front building setback, the front setback shall not be located within 30 feet of a solid subdivision perimeter wall or backyard property wall

that exceed 3’ in height (adjacent homes within the required lot setbacks are not included within this regulation).

13. Gates allowing access to fire access roads within the Property shall be wrought iron gates or be of a similar material and style and shall be consistent with other such gates found within Canyon Trails. Chain-link fences and barriers with any sort of chains, including drop chains are prohibited.

14. Pedestrian access points from the Property to the sidewalk along Roosevelt Street and 158th Avenue shall be provided. At least one (1) pedestrian access point from the Property to each sidewalk along any adjacent public street shall be provided; these connections shall be separate from the pedestrian connection(s) associated with a vehicle entrance.

15. Trash enclosures are discouraged. If trash enclosures are utilized, they 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 the trash enclosure is fully enclosed within a building. Landscaping shall be installed between the buildings and trash enclosures unless the trash enclosure is fully enclosed within a building. Trash enclosures shall not be located any closer than 30 feet to any single-family detached residential lots.

16. The residential structures within the Property shall have at least two (2) distinct building types. At least two (2) base colors and three (3) accent colors/materials shall be used on each building type. The combination of base colors and accent colors/materials shall be used in a manner that creates four (4) unique combinations of base colors and accent colors/materials (“Building Schemes”) throughout the Property.
    - Townhouse style units shall 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.

17. A minimum 10-feet wide landscape buffer shall be installed adjacent to any detached single-family residential lot. No buildings, carports, parking spaces or drive aisles/ driveways shall be located within the landscape buffer except drive aisles/driveways may cross over a landscape buffer as needed to access a parking lot.
    - The landscape buffer may include sidewalks, parks/open space, and private yards.

18. No carports, shall be located within 30 feet of a single-family detached residential lot; and

19. No portion of a second story of a residential building shall be located within 15-feet of any single-family detached residential lot.

ORDINANCE NO. 2023-1566

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 8.62 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ROOSEVELT STREET AND 158TH AVENUE TO BE KNOWN AS ASCENT AT CANYON TRAILS; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, the property subject to this Ordinance consists of approximately 8.62 acres and is located at the southeast corner of Roosevelt Street and 158th Avenue and is known as Ascent at Canyon Trails as more particularly described in that certain document titled "Legal Description," which document was declared a public record by Resolution No. 2023-2282, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the "Property"); and

WHEREAS, the approximately 8.62 acres was zoned Canyon Trails Phase I Planned Area Development (PAD) with an underlying land use designation of townhomes with the adoption of Ordinance No. 99-649 when the Goodyear City Council conditionally approved the PAD zoning on July 25, 1999; and,

WHEREAS, the approximately 8.62 acres was rezoned with the amendment of the Canyon Trails Phase I Planned Area Development (PAD) and the underlying land use was changed from townhomes to neighborhood commercial with a use permit for storage by Ordinance No. 11-1235 as the Goodyear City Council conditionally approved the amended PAD zoning on March 27, 2011; and

WHEREAS, the land use designation in the Goodyear 2025 General Plan for the Property is 'Neighborhood'; and,

WHEREAS, this request intends to replace the neighborhood commercial and storage uses on this property with R1-A (Single-Family Attached) subject to modified Development Regulations as established with the "Ascent at Canyon Trails Development Regulations R1-A with PAD Overlay (January 2023)" which document was declared a public record by Resolution No. 2023-2282; and,

WHEREAS, city staff finds that the proposed rezoning will not adversely impact the surrounding area as the proposed land uses will allow for the orderly growth and development of townhomes; and

WHEREAS, a Neighborhood Meeting was conducted for this proposal and Notice of the Neighborhood Meeting was provided to property owners within 500 feet of the property on October 27, 2022 and signs advertising the Neighborhood Meeting was posted to the site on October 31, 2022; and,

WHEREAS, the neighborhood meeting took place, in-person, on November 16, 2022 and no formal opposition was received; and,

WHEREAS, public notice that this rezoning was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on January 11, 2023, appeared in the Arizona

Republic Southwest Valley edition on December 23, 2022 and postcards were mailed to adjoining owners on December 14, 2022 and signs on the site were updated on December 20, 2022 to notify residents of the scheduled public hearing; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on January 11, 2023 and at that meeting the Commission voted (6-0) to recommend approval of the proposed rezoning; and

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the City Council on January 23, 2023 appeared in the Arizona Republic Southwest Valley Edition January 6, 2023; postcards were mailed to adjoining owners on January 4, 2023; and signs on the site were updated on January 4, 2023 to notify residents of the scheduled public hearing; and

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF PROPERTY BEING REZONED

This Ordinance No. 2022-1566 applies to approximately 8.62 acres located at the southeast corner of Roosevelt Street and 158th Avenue and legally described in that certain document titled "Legal Description," which document was declared a public record by Resolution No. 2023-2282, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the "Property").

SECTION 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. REZONING

The Property is conditionally rezoned to the Planned Area Development (PAD) Zoning District with an underlying zoning district of R1-A with a Planned Area Development Overlay by the adoption herein of that certain document titled "Ascent at Canyon Trails Development Regulations R1-A with PAD Overlay (January 2023)" which document was declared a public record by Resolution No. 2023-2282, and which is referred to and made a part hereof as if fully set forth in this Ordinance.

SECTION 4. CONDITIONS OF REZONING

The rezoning of the Property is subject to the following conditions of approval ("Stipulations"):

1. The Property shall be developed in accordance with the requirements of the City of Goodyear Zoning Ordinance as it may be amended from time to time applicable to the Residential Zoning District R1-A, except as modified by the "Ascent at Canyon Trails Development Regulations R1-A with PAD Overlay (January 2023)", which document was declared public record by Resolution No. 2023-2282, and which is hereby adopted, referred to and made a part hereof as if fully set forth in this Ordinance and except as modified the stipulations set forth herein; and

2. Approval of the rezoning does not constitute approval of the site plan, preliminary plat or final plat. All future development will be subject to site plan review and/or residential design review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and

3. Individual residential buildings and recreational amenity buildings, within this development, may be approved concurrently with the Preliminary Plat process either through a Residential Design Review or a concurrent Site Plan process provided the application or separate application(s) include: a Site Plan, Parking Plan, Residential building elevations and any other documents deemed appropriate by the Development Services Director and/or his/her designee. Final Designs for the Site including Building Elevations for the Residential Standard Plans shall be in substantial conformance with the approved Site Plan, Parking Plan and residential building elevations that are to be reviewed and approved concurrently with the Preliminary Plat.

4. Except as otherwise provided in a development agreement approved by the City Council in its sole discretion, the portion(s) of the Property where the pool and spa, clubhouse and fitness center and community gathering spaces are to be located shall be included in the first recorded final plat subdividing all or part of the Property and no Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for any residential structures within the Property, except for model homes, until those spaces and resident and recreational amenities have been substantially completed as determined by the City of Goodyear Building Official or his designee; and

5. All Public Sales Reports for the Property, all final plats and minor land divisions subdividing all or part of the Property, and all rental agreements for the rental of any unit within the Property shall include the following disclosures:

    a. The Property is in close proximity to an inert materials landfill and may therefore be subject to noise, dust, and odors associated with such uses; and
    b. The Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation

of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; and

c. The Property is subject to noise, cheering, paddles or bats making contact with balls, bouncing balls, splashes, fireworks and other loud noises commonly associated with recreation centers, parks, ballpark/sports complexes and the like; and
d. The Property is subject to loud noises commonly associated with adjacency to commercial shopping centers.

All final plats and minor land divisions subdividing all or part of the Property and all site plans for development within the Property shall include notes setting forth the foregoing requirements; and

6. Signage shall be posted within all sales and rental office offices identifying the location of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary. This display shall include a 24-inch x 36-inch map at the main entrance of such sales and rental offices and shall include the approximate locations of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary and all of the buildings on the Property; and

7. Owner shall construct, at no cost to the City, all infrastructure improvements required by the City of Goodyear subdivision regulations and Engineering Design Standards and Policy Manual in effect at the time of construction; and

8. Owner, at no cost to the City, shall remove all existing irrigation piping within the right of way that will no longer be used because of the development of the Property. This may include, but is not limited to the removal of existing irrigation piping crossing W. Roosevelt Street and N. 157th Lane; and

9. Owner shall, at no cost to the City, dedicate to the city a water and sewer easement for public utilities within the Property. The easement shall be lien free and free of all encumbrances except those specifically approved by the City Engineer or his/her designee in a form approved by the City Attorney or his designee and shall be dedicated prior to or concurrently with the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permit for any work within the Property, whichever is earlier; and

10. Property Owner shall dedicate, at no cost to the City, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the

construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way for to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his designee, all dedications shall be made prior to or concurrent with recordation of the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permit for work within the Property, whichever is earlier; and

11. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the City of Goodyear subdivision regulations, the city of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and

12. Owner shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Property and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permit for work within the Property, whichever is earlier.

SECTION 5. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 6. AMENDMENT TO ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 3 of this Ordinance by the adoption of that certain

document titled, “Official Supplementary Zoning Map No. 22-07,” declared a public record by Resolution 2023-2282, and which is referred to and made a part hereof as if fully set forth in this Ordinance, and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

SECTION 10. PENALTIES

Any person who violates and provision of this ordinance shall be subject to penalties set forth in Section 1-2-3 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, **building**, **structure**, sign, landscaped area, **parking lot** or fence, or to permit the use of any **lot** or land contrary to, or in violation of any provisions of this **Ordinance**, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this **Ordinance** or is unspecified and not classified by the **Zoning Administrator** is prohibited in any **district**.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (**Person**). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any **Person** who violates any of the provisions of this **Ordinance** and any **amendments** there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or

2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the City of Goodyear Municipal Court for violations hereunder

SECTION 11. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

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:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

Aerial Exhibit
22-200-00007
Ascent at Canyon Trails



Ascent at Canyon Trails

R1-A with Planned Area Development (PAD) Overlay

Narrative & Justification Statement

Approximately 7.84 net acres located

at the Southeast corner of 158th Avenue and Roosevelt Street

Goodyear, Arizona

January 2023

Rezone Case No. 22-200-00007

Prepared by:
Burch & Cracchiolo, P.A.
1850 N Central Ave #17000
Phoenix, Arizona 85004
602-274-7611

Development Team

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Exhibits

Exhibit 1 – Aerial Map

Exhibit 2 – Existing Zoning Map

Exhibit 3 – Illustrative Building Elevations and Architecture

A. Introduction

Ascent Companies ("Ascent") requests a rezoning of 8.62 +/- gross, 7.84 +/- net acres located at the southeast corner of 158th Avenue and Roosevelt Street ("Site") from PAD to R1-A with a PAD Overlay. See **Exhibit 1,** Aerial Map. The proposed rezoning will allow this vacant infill Site to be developed as a high-quality townhome community with appropriate amenities for its community members.

B. Current & Surrounding Zoning and General Plan

The Site is presently vacant and zoned Canyon Trails PAD with specific C-2 uses. However, there is no expectation of commercial development of the Site due to its location, size, and market conditions. A townhome community is an appropriate use of the Site and compatible with the surrounding land use patterns. Further, the proposed rezoning for townhomes is consistent with the prior zoning on the property before it was rezoned to PAD/C-2 approximately 10 years ago. Additionally, the Site is designated as Neighborhoods on the City's General Plan Land Use Map.

There is an existing inert materials landfill located west of the Site zoned AG. To the east of the Site are existing commercial properties zoned C-2. There are single-family homes located south and north of the Site each zoned PAD. See **Exhibit 2** Existing Zoning Map.

C. Development Proposal

Ascent seeks rezoning of the Site to R1-A with a PAD Overlay to allow for a high quality, amenitized, 113-unit townhome community known as "Ascent Goodyear." Ascent's vision for the Site is to create a boutique gated community with approximately 113 residences and a clubhouse, fitness center, pool, spa, play space for children, and dog run.

Goodyear is experiencing tremendous job growth and many amenities and jobs are located near the Site. Ascent's development will provide additional housing options for individuals and families wanting to live close to those amenities and jobs but do not want to live in a large 450-unit multifamily community or a traditional detached single-family home. This development is planned to have 2-Bed and 3-Bedroom townhomes on individually platted lots. The proposed townhomes will be 2-stories. The Site and building design will implement the City's Design Guidelines and will include high-quality architectural elements, landscaping palettes, signage, and colors compatible with the surrounding area.

Further, the community will be gated. Primary ingress and egress is provided along 158th Avenue and secondary egress is provided along Roosevelt Street. The entry on 158th Avenue will bring residents and guests directly into a 1-story clubhouse and fitness center with a community pool and spa. Further, pedestrian connectivity will be provided to connect residents to the retail and commercial opportunities east of the Site.

D. Development Standards

The development standards for the Single Family Attached (R1-A) Zoning District shall apply to this Site except as modified below (deviations are marked in bold):

DEVELOPMENT STANDARDS		
	R1-A	**PROPOSED R1-A WITH PAD OVERLAY**
Lot Standards		
Minimum Lot Area (sq ft)	2,800	**1,500**
Minimum Lot Width (ft)	35	**20**
Minimum Lot Depth (ft)	80	**75**
Building Form and Location		
Maximum Height (ft)	30	30
Maximum Building Coverage	75%	75%
Minimum Setbacks		
Front (1)	10	**8**
Front Facing Garage	20	20
Side	0 *(3)*	0 *(3)*
Total Both Sides	0 *(3)*	0 *(3)*
Street Side (4)	10	10
Rear	15	15
Development Standards		
Open Space % (of net area)	15	15

1. Front setback shall be measured to patios, livable space, and side entry garages. If homes face toward a collector street, front porches may face out towards the street so long as a minimum distance of 10 feet is provided between the sidewalk and the porch and no vehicular access shall be allowed from/to the collector street to individual lots. Walls within the front setback shall be no greater than 4 feet in height and parallel walls shall be located no closer than 10 feet face to face. Patios shall be a minimum of 6 feet deep and a minimum of 66 square feet.

2. N/A

3. Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches.

4. Where a minimum 10-foot wide landscape tract is provided, the typical side setbacks, rather than the Street Side setback will apply.

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

Deviation Justifications

Reduction in Front Setback and Lot Area, Width, and Depth Justifications:

The request is to reduce certain development standards to allow the development of an attached townhome community with alley-loaded garages and front patios/porches that face common courtyards and pedestrian areas. The townhome development incorporates ample open space, provides amenities for community members, and provides necessary housing in an infill area of the City.

As a means to mitigate the proposed development standard reductions described above—which will result in a minor reduction in private yard space—additional amenities and streetscape elements will be added to the PAD Overlay beyond the typical requirements for R1-A developments. The reduction in front setback and lot area width and depth is justified by providing the elements below:

Amenity Elements – 3 required, 4 provided

1. Community Amenity
    - The Site will have a clubhouse and fitness center for use of all residents and which may include a dedicated leasing space.

2. Pool & Spa
    - The Site will have a pool and spa for residents to use at their leisure.

3. Community Gathering Space
    - Separate from the core amenity space, the community will have a recreational space for residents that will include picnic space, at least on BBQ grill, bike racks, and a covered tot lot.

4. Integrated Commercial
    - The developer agrees to provide a gate and access path on our parcel at a minimum and will work to obtain permission from property owner(s) to continue improvements and connect to adjacent commercial.

Connectivity Elements – 2 required, 2 provided

1. Infill development
    - The Site is in an area that will provide easy and quick access to nearby amenities such as schools, trails, and parks and that also have been identified as growth areas as defined by the General Plan.

2. Smaller Blocks
    - Smaller blocks create a more walkable community. They should be designed in a way to reduce street lengths and foster neighborhood interactions. Maximum block lengths shall be no more than 660 feet. The maximum number of continuous blocks with side yards facing the street is limited to three. The blocks should be broken up with some homes facing the side street and/or should be staggered. Examples of street facing townhomes meeting this requirement are provided at **Exhibit 3**.

Streetscape Elements – 3 required, 3 provided

1. Alley – Loaded
    - Homes utilize alley loaded garages

2. Open Space Facing Homes
    - Homes do not have a traditional front yard but face onto shared open space or courtyard.

3. Enhanced Street Facing Elements.
    - Homes should utilize front doors facing the side streets with covered porches.

- The reduction in minimum lot area, front setbacks, and lot depths are appropriate for this infill boutique community that will offer live, work, and play opportunities within the area and provide a housing type that is in high demand but has low supply in the city.

E. Design Guidelines and Justifications

This development includes thoughtful architectural design with high-quality materials and visual interest through various architectural techniques. The design shall be in conformance with the City of Goodyear Design Guidelines, except as follows:

City of Goodyear Design Guidelines – Section 3.A.(1)(e):
"No street shall be allowed to terminate on a blank wall or narrow landscape strip (less than 10-feet). Streets should terminate on cul-de-sacs with lots or common open space connections."

Deviation/Modification and Justification:
A street shall be allowed to terminate on a blank wall or landscape strip of no less than 3.5 feet if the street terminates on the perimeter of the development, the wall includes a vine trellis or comparable enhancement and/or at the street terminus there is a turn into an alley.

Based on the deviations proposed in this townhome development and the nature of this development—infill and within the existing community—the following design elements shall be included:

- There shall be a total parking ratio of no less than 2.5, including 0.5 guest parking spaces, per platted lot subject to the following:
    - The guest parking space may be accommodated via on-street parking or in a guest parking space located on an alley, HOA-maintained tract, or parking lot so long as it is no more than 225 feet away from platted lot to the parking lot, parking field, or street side parking.
    - If guest parking is provided for within an HOA-maintained alley, tract, parking field, or parking lot the spaces must be striped.

- No lots shall be platted in a manner that would cause the primary ingress/egress from the rear loaded garage to occur through the navigation of two (2) or more alleys in order to reach a public roadway (or private roadway built to public road standards) subject to the following:
    - An alley shall be defined as a motor court or tract that serves direct access to a series of garages on the rear side of R1-A lots.
    - The entry drive to an alley, measured at 200 feet or less from the right of way edge corner-to-corner OR private street, which intersects with an alley at a T-intersection or L-intersection AND serves as an access point to an alley, from the street, shall not be counted as one of the alleys.
    - As measured from the front porch setback or front building setback, the front setback shall not be located within 30 feet of a solid subdivision perimeter wall or backyard property wall that exceed 3' in height (adjacent homes within the required lot setbacks are not included within this regulation).
    - An alley serving multiple rear garages shall not exceed 450' unless the fronts of lots being served by the alley are fronting along a public street (or private street built to public street standards) OR lots adjacent to the alley's entrance provide street frontage along the public street (or private street built to public street standards) in which the alley intersects. Any portion of the alley adjacent to common area open space tracts will not count towards the 450' alley length.

- The style of any walls constructed around the perimeter of the Property shall complement existing walls in the Canyon Trails community.

- Gates allowing access to fire access roads within the Property shall be wrought iron gates or be of similar material and style and shall be consistent with other such gates found within Canyon Trails. Chain-link fences and barriers with any sort of chains, including drop chains are prohibited.

- Pedestrian access points from the Property to the sidewalk along Roosevelt Street and 158th Avenue are required. At least one (1) pedestrian access point from the Property to the sidewalk along any adjacent public street shall be provided; these connections shall be separate from the pedestrian connection(s) associated with a vehicle entrance.

- The residential community shall bear the name of the master plan such as "<Development Project Name> at Canyon Trails".

- Trash enclosures are discouraged, if trash enclosures are utilized, they 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.

- At least two (2) base colors and three (3) accent colors/materials shall be used on two (2) building types that contain or have multiple attached units. The combination of base colors and accent colors/materials shall be used in a manner that creates four (4) unique combinations of base colors and accent colors/materials ("Building Schemes") throughout the Property.

    - Townhouse style units shall 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. An example of architectural design for this community is provided at **Exhibit 3**.

- A minimum 10-feet wide landscape buffer shall be installed adjacent to any single-family detached residential lot. No buildings, carports, parking spaces or drive aisles/ driveways shall be located within the landscape buffer except drive aisles/driveways may cross over a landscape buffer as needed to access a parking lot. The landscape buffer may include sidewalks, parks/open space, and private yards; and
    - No carports shall be located within 30 feet of a single-family residential lot.
    - No two-story residential building elements shall be located within 15-feet of any single-family detached residential lot; and

- Subject to satisfaction of all requirements of the City of Goodyear Engineering Design Standards and policies, the following shall be required for a Terminating Street, which is defined herein as a street that terminates at a landscape strip that is at least 10-feet but less than 15-feet wide as measured from right-of-way or a wall with a landscape strip that is at least 10-feet but less than 15-feet wide as measured from right-of-way. The following shall be installed within such landscape strip of a Terminating Street: (i) a combination of two (2) vine trellis for every lot adjacent to the landscape strip of the Terminating Street AND within 250 feet of Terminating Street white cross rail fencing and vine trellis shall be installed (collectively, the "Additional Terminating Streetscape Enhancements"). If the Terminating Street connects to street(s) that terminate at walls with landscape strips of at least 15-feet in width or at landscape strips of at least 15-feet in width, Additional

Terminating Streetscape Enhancements shall be installed within each such landscape strip. Notwithstanding foregoing, the City of Goodyear Zoning Administrator, may accept alternatives to the Additional Terminating Streetscape Enhancements that are to be installed pursuant to the foregoing upon his/her determination, in his/her sole discretion, that the proposed alternative landscaping collectively be of an equal or greater quality to those described above.

F. Infrastructure

Off-Site Improvements

Other than driveway improvements and landscaping, we do not anticipate off-site improvements since the adjacent roadway infrastructure has already been completed.

Grading and Drainage

The Site is designed to comply with City of Goodyear's grading and drainage design criteria and other required drainage guidelines. Our Team has prepared Preliminary Water, Sewer, and Drainage Reports. All are enclosed with the Rezoning Application package. All the submitted Reports support the conclusion that the public infrastructure is adequate to support the proposed development.

Water and Sewer

There is existing water and sewer infrastructure that the Site will tie into.

G. General Plan Conformance

Ascent's development is supported by the City of Goodyear's General Plan goals, objectives, and policies as follows:

Physical Growth & Development

- Goal GD-1. 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.
- Objective CC-5-1. 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-5-1, Policy b. for and encourage a wide variety of housing products to suit the needs of existing and future residents.
- Goal GD-2. Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.

- Goal GD-7. A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environments.
- Standard 27. Residential uses with densities over 12 dwelling units per acre may be considered along arterial roads, interstate corridors, or transit corridors. These developments should have access onto an arterial roadway or be able to access an arterial roadway.

Community & Cultural Development

- Objective CC-2-1. Provide diverse and quality housing products.
- Objective CC-2-1, Policy a. Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.

H. City's Guiding Considerations for Zoning Amendments

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.

The City of Goodyear's General Plan Land Use and Transportation Map designates the Site as Neighborhood and it is just south of the Job Center I-10 Corridor Growth Area. Ascent's development will complement and support existing businesses in the area and provide additional housing options for current and future residents of the City.

Further, Ascent's proposed attached single-family community meets the current market demand of residents desiring to live within a short distance of a freeway. Both the Loop 303 and the I-10 will provide regional transportation routes. 158th Avenue and Roosevelt Street will provide adequate access and have adequate capacity to handle the additional traffic volume generated by Ascent's development.

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

The underutilized, vacant, infill Site is adequately sized (7.84+/- net acres) and relatively flat, which makes it suitable for a townhome development. Adjacent streets (158th Avenue and Roosevelt Street) and the I-10 Freeway are appropriate transportation corridors to serve residents and guests.

c. Compatibility of all potential uses allowed in the proposed zoning district with the 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 rezoning from PAD to R1-A with PAD overlay will limit the uses allowed on the Site to residential, which is consistent with the land use patterns of adjacent properties and the surrounding area. Ascent's proposed development will not have negative environmental impacts, inappropriate traffic impacts, or other negative impacts on the surrounding area. The Site is located across the street from an existing inert materials landfill, which was an ADOT borrow pit during the construction of nearby freeways. The "pit" is being filled with inert materials and will be a usable finished property in the future.

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

The proposed zoning is R1-A with a PAD Overlay, which is consistent with other land uses within the immediate area. The proposed zoning will be compatible with the existing single-family community located north and south of the Site and provide an appropriate transition from the commercial to the east. The proposed rezoning and Ascent's development is better suited for the Site than the uses allowed under the current zoning.

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.

There is market demand for high-quality townhome communities proximate to freeways and other transportation corridors. The Site's location proximate to the I-10 Freeway provides excellent access to/from the Site and provides easy and convenient access to downtown Phoenix and other areas of the Valley.

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 water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment.

Our Team has prepared Preliminary Water, Sewer, and Drainage Reports and a Traffic Impact Study. All are enclosed with the Rezoning Application package. The Reports support the conclusion that the public infrastructure will support the proposed development.

1. <u>Schools</u>

School Type	No. Res. Units	Student Ratio	No. of Students
Avondale Elementary School District	113	0.30 Students/Unit	33.9
Ague Fria Union #216 High School District	113	0.19 Students/Unit	21.47

Total	113		55.37

2. Water and Wastewater

Water and wastewater are provided by the City of Goodyear.

3. Parks and Open Space

The open spaces and amenity areas will be conveniently located throughout the development for residents to enjoy, gather, and interact with neighbors.

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

The Site is located near existing public services. Roadway infrastructure is already in place. There is adequate existing water and sewer infrastructure to serve the development.

h. General public's concerns.

There are no known concerns from the general public.

i. Whether the amendment promotes orderly growth and development.

This zoning amendment request is consistent with the City's General Plan, compatible with the surrounding area, and promotes orderly growth and development. Ascent's development will be a positive addition to the City and the area.

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.

Ascent's development will have a positive impact on the general health, safety, and welfare of the citizens of the City and the general public. The proposed multifamily community will deliver additional housing options, additional shoppers for businesses in the area, provide housing for residents employed in the area, and implements the development of underutilized vacant infill property.

k. PAD Justification

The use of a PAD Overlay is justified as the current development standards for the R1-A zoning district do not address the market demand, lot size and shape, and best use of the Site. The requested PAD is largely in line with R1-A requirements with adjustments to lot area, depth, width, and front set back in order to best utilize the Site and create the highest quality development possible. See below for justification.

a. The PAD should accommodate, encourage and promote developments with innovative design involving residential and nonresidential land uses, which together form an attractive, harmonious unit in the community.

Ascent has planned an innovative design that is in line with market demands and makes great use of a challenging vacant infill Site. This development will help to transition the adjacent commercial and residential land uses and creates harmony within the area.

b. Deviations from development standards are only warranted by circumstances such as but not limited to: alternative residential lot design, innovative architectural or subdivision design features, retirement housing, in-fill development involving a small or irregularly shaped parcel, or other circumstances found by the City through the PAD approval to merit departure from the regulations pertaining to other districts.

This Site is an infill property and an irregularly shaped parcel. The PAD Overlay will help to make the best use of the Site.

I. Conclusion

Ascent's proposed development is an ideal use of this currently vacant infill property and is compatible with the surrounding area. The development conforms to the City of Goodyear's General Plan goals and policies and furthers the City's objectives for Physical Growth & Development and Community & Cultural Development. The proposed rezoning to R1-A with PAD Overlay will facilitate the development of this underutilized vacant infill Site for a high-quality townhome development that enhances the surrounding area and adds to the housing diversity in the City.

Exhibit 1


500-91-683A
500-91-867
500-91-867
500-05-907B
500-91-888
NESTRELLA PKWY
500-10-880
500-05-974
500-05-985
500-05-986
500-05-987
500-05-989
500-05-046
500-05-972
500-10-851B
500-05-047
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500-10-619
500-05-863
500-10-861

Exhibit 2

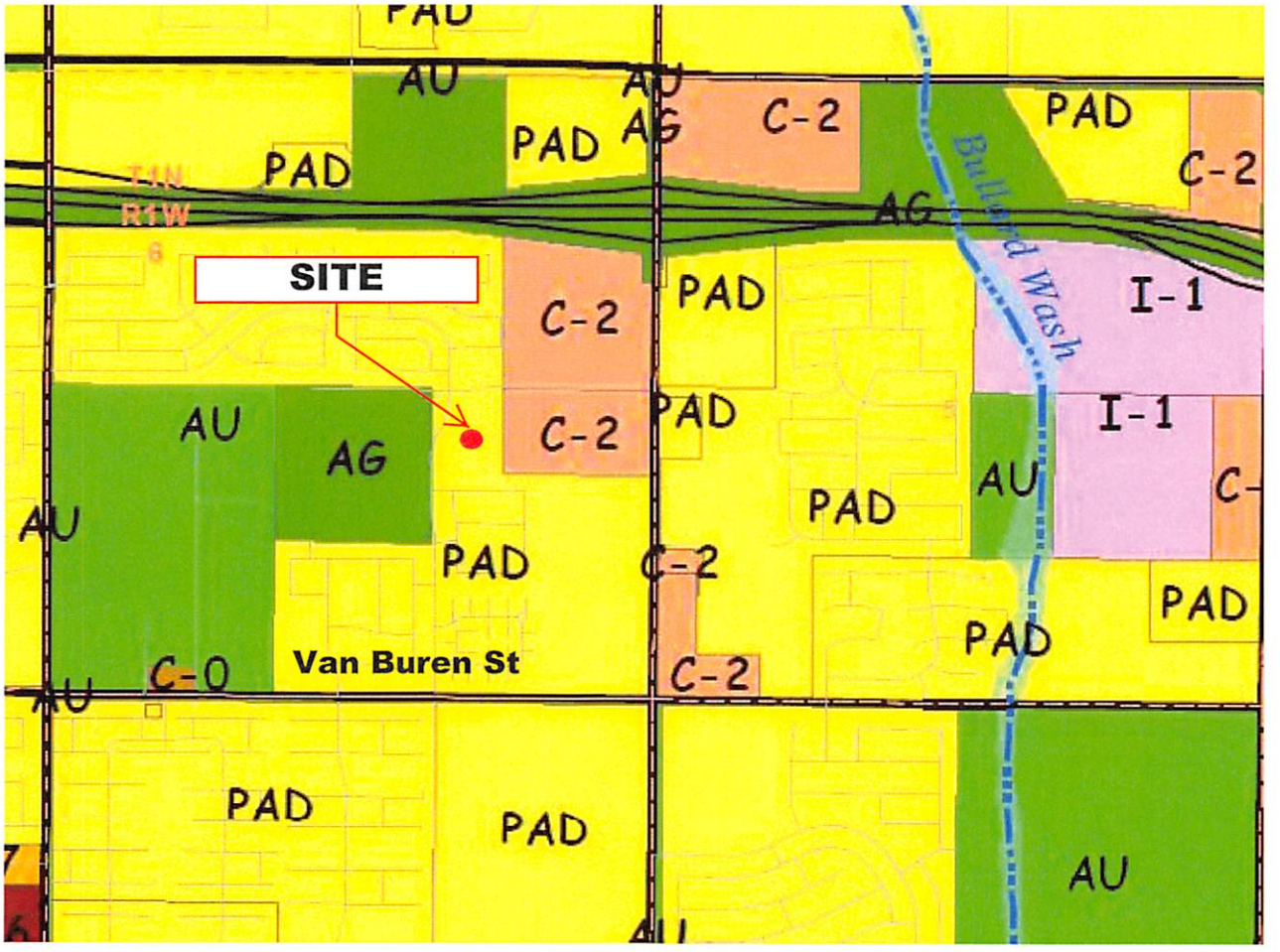
PAD
AU
AU
AG
C-2
PAD
C-2
PAD
T1N
R1W
AG
Bullard Wash
SITE
C-2
PAD
I-1
AU
AG
C-2
PAD
I-1
AU
C-
AU
PAD
PAD
C-2
PAD
PAD
Van Buren St
C-0
AU
C-2
PAD
PAD
AU

Exhibit 3



RIGHT ELEVATION

STANDARD PORCH 1/4" = 1'-0"



FRONT ELEVATION

STANDARD PORCH 1/4" = 1'-0"

COLOR SCHEME 2

BUILDING 2 | ASCENT GOODYEAR | GOODYEAR, ARIZONA

9-6-2022

ASCENT COMPANIES
10115 EAST BELL ROAD, SUITE 107-527
SCOTTSDALE, AZ 85255

FELTENGROUP
PHONE: 602.867.2500 WWW.FELTENGROUP.COM

www.feltengroup.com copyright 2022



REAR ELEVATION
STANDARD PORCH 1/4" = 1'-0"



LEFT ELEVATION
STANDARD PORCH 1/4" = 1'-0"

COLOR SCHEME 2

BUILDING 2 | ASCENT GOODYEAR | GOODYEAR, ARIZONA

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RIGHT ELEVATION
ENHANCED PORCH 1/4" = 1'-0"



FRONT ELEVATION
ENHANCED PORCH 1/4" = 1'-0"

COLOR SCHEME 1

BUILDING 2 | ASCENT GOODYEAR | GOODYEAR, ARIZONA

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PLAN 2 PLAN 1 PLAN 1 PLAN 2

REAR ELEVATION
STANDARD PORCH 1/4" = 1'-0"



LEFT ELEVATION
STANDARD PORCH 1/4" = 1'-0"

COLOR SCHEME 1

BUILDING 1 | ASCENT GOODYEAR | GOODYEAR, ARIZONA

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PLAN 2

RIGHT ELEVATION
ENHANCED PORCH 1/4" = 1'-0"



PLAN 2 PLAN 1 PLAN 1 PLAN 2

FRONT ELEVATION
ENHANCED PORCH 1/4" = 1'-0"

COLOR SCHEME 2

BUILDING 1 | ASCENT GOODYEAR | GOODYEAR, ARIZONA

9-6-2022

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REAR ELEVATION
ENHANCED PORCH 1/4" = 1'-0"



LEFT ELEVATION
ENHANCED PORCH 1/4" = 1'-0"

COLOR SCHEME 2

BUILDING 1 | ASCENT GOODYEAR | GOODYEAR, ARIZONA

9-6-2022

ASCENT COMPANIES
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SCOTTSDALE, AZ 85255

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Ascent at Canyon Trails

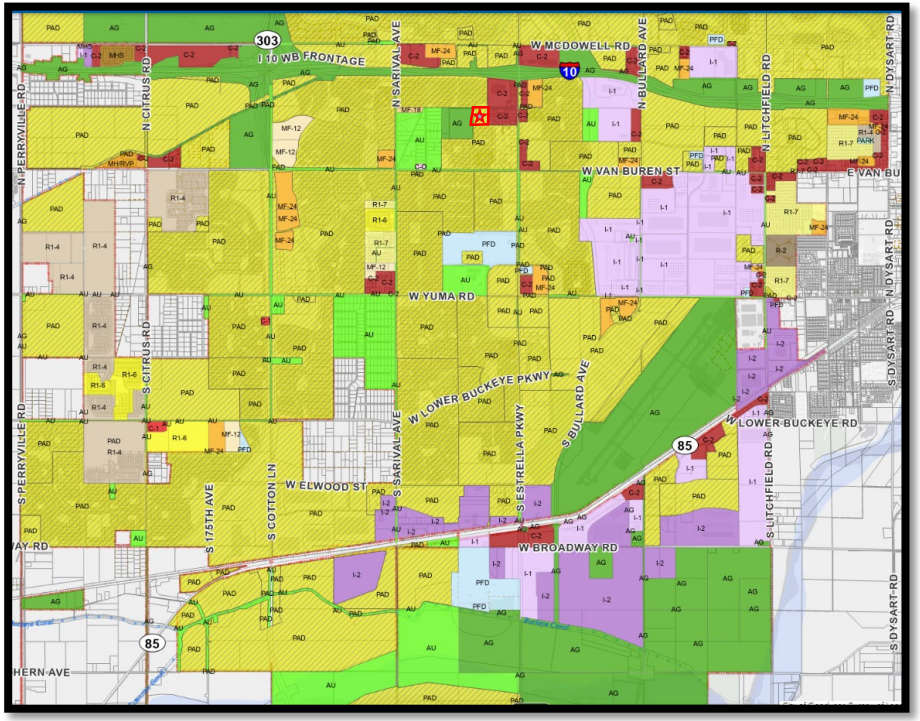
City Council Meeting
January 23, 2023



Location

CENTRAL GOODYEAR

- Canyon Trails
  - Southwest corner of 158th Avenue and Roosevelt Street
    - (NNW of Northwest of Estrella Parkway and Van Buren)
  - Approximately 8.62 Acres
  - Currently zoned PAD
    - Underlying Commercial



Specific Location

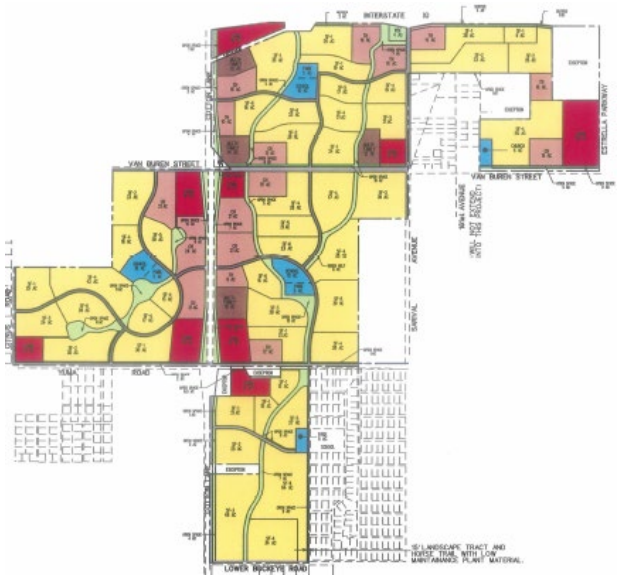
ZOOMED IN

- SEC of 158th Avenue and Roosevelt
  - North
    - Canyon Trails (Phase 1) residential
  - South
    - Travis Park at Canyon Trails residential
  - East
    - Parkway Village (Saddle Mountain, Commercial, Offices)
  - West
    - Borrow Pit (Fusaro Inert Materials)



Zoning History

1998



1999-2003



2005/2011/MAY 2021



Proposal

ASCENT AT CANYON TRAILS

- R1-A (Single-Family attached) with PAD Overlay
  - Townhouse style development









*Images Conceptual In Nature

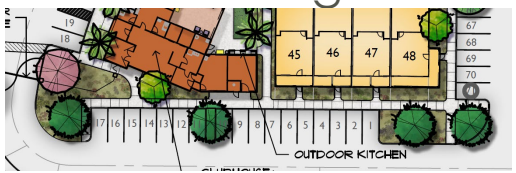
PAD Overlay

REQUESTS AND REGULATIONS

Design Standards



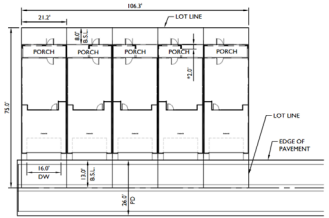
Parking



Amenities | Connectivity | Streetscape



Lot Standards



Patio and Walls



*Images Conceptual In Nature

Recommendation

APPROVE SUBJECT TO STIPULATIONS

- Approve Rezone:
  - From Planned Area Development (PAD)
    - Underlying Commercial
  - To R1-A with PAD Overlay
    - Subject to Stipulations





*Images are Conceptual


CITY OF
Goodyear

ITEM #: 11.
DATE: 01/23/2023
AI #:1251

CITY COUNCIL ACTION REPORT

SUBJECT: **REZONE APPROXIMATELY 156 ACRES LOCATED SOUTHEAST OF ESTRELLA PARKWAY AND YUMA ROAD, KNOWN AS FULTON HOMES AT BALLPARK VILLAGE, FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT AMENDMENT**

STAFF PRESENTER(S): Christian M. Williams, Principal Planner

SUMMARY

This is a Public Hearing for and consideration of the rezoning of approximately 156 acres generally located southeast of Estrella Parkway and Yuma Road from Planned Area Development (PAD) to Fulton Homes at Ballpark Village 1st Amended Planned Area Development (PAD).

Recommendation

1. ADOPT RESOLUTION NO. 2023-2283, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS REFERRED TO AND INCORPORATED BY REFERENCE IN ORDINANCE NO. 2023-1567 FILED WITH THE CITY CLERK RELATED TO THE REZONING CASE FOR – FULTON HOMES AT BALLPARK VILLAGE 1ST AMENDED.

2. ADOPT ORDINANCE NO. 2023-1567, CONDITIONALLY REZONING APPROXIMATELY 156 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ESTRELLA PARKWAY AND YUMA ROAD TO BE KNOWN AS FULTON HOMES AT BALLPARK VILLAGE; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE (Christian M. Williams, Principal Planner).

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The 2025 Goodyear General Plan designates the land use for this property as Neighborhood.

The current zoning for this 156-acre property is Fulton Homes at Ballpark Village Planned Area Development (PAD), which contains an underlying zoning of residential; this PAD was established in 2022 through the adoption of Ordinance No. 2022-1535.

The current proposal requests to amend the rear setbacks for Land Use District R45, add additional amenity requirements and codify minimum size requirements for certain planned amenities. This would facilitate the develop a single-family master planned community.

STAFF ANALYSIS

Current Policy:
A rezoning request requires public review and recommendation by the Planning and Zoning Commission and review and approval by the City Council. The proposed rezoning must be in conformance with the General Plan and should not adversely impact the surrounding area.

Details of the Request:
The Property is currently zoned "PAD" per the Fulton Homes at Ballpark Village PAD, approved by the City in 2022 as Case No. 21-200-00013. As indicated above, the Fulton Homes at Ballpark Village PAD established the governing lot development standards for the project.

As Fulton has worked to refine the proposed housing product offerings for Fulton Homes at Ballpark Village to meet current homebuyer demands by introducing some one-story floorplan options for the lots in the R45 land use district, the 20' rear setback established by the Fulton Homes at Ballpark Village PAD does not allow Fulton to build certain home plans. Fulton is therefore proposing to amend the Fulton Homes at Ballpark Village PAD to modify the rear setback for the R45 land use district from 20' for all homes to 20' for two-story homes and 10' for one-story homes. All other lot development standards will remain unchanged. A minimum standard for the aquatic center pool and pool deck shall also be established as well as additional amenities added to the publicly accessible Bullard Wash Trail. The R45 land use district lots (45' wide lots) are shown in tan on Exhibit 2 – PAD Illustrative Master Plan). This amendment will allow Fulton to provide a greater diversity of housing product options for homebuyers. The resulting lot development standards would be as outlined in Table 1 below (changes to the approved Fulton Homes at Ballpark Village PAD lot development standards are noted in bold):

Table 1 – Fulton Homes at Ballpark Village Development Standards Proposed Change

Land Use Districts[6]	**R45**
Underlying Zoning Districts	**R1-4 Reduced**
Minimum Setbacks Rear (ft)	**20/10[7]**

7 Rear setback for the R45 land use district shall be 20' for two-story homes and 10' for one-story homes.

Justification
The requested rear setback modification for the R45 land use district is justified for the following reasons:

1. Fulton had previously intended to offer four two-story floorplans in the R45 land use district and zero one-story floorplans. The proposed addition of two one-story floorplan offerings will serve to increase the diversity of housing options for homebuyers, which is a benefit to the City and its residents. Fulton estimates that approximately 40-50% of its homebuyers in the R45 land use

district will select the one-story floorplan offerings.

2. The aquatic center that will be constructed for the project as required by the Fulton Homes at Ballpark Village PAD has been sized and designed to adequately serve any and all homeowners who are unable to construct their own pools, including any of the R45 land use district lots that may now be constructed with one-story floorplans and may not have sufficient rear yard space for their own pool. Pursuant to this PAD Amendment, Fulton is committing to construct the aquatic center with a minimum pool water surface area of 7,000 SF and minimum pool deck area of 10,000 SF. The total occupancy of this aquatic center would be 810 people, which far exceeds the actual anticipated use.

3. Fulton is working with the City to add some structurally covered/shaded seating nodes and associated trail signage along the Bullard Wash trail adjacent to Fulton Homes at Ballpark Village. This will further enhance the Bullard Wash trail amenity for the community and the City.

Fulton will add two (2) structurally covered/shaded seating nodes, with associated trail signage along the Bullard Wash trail adjacent to the project in the approximately locations shown on Exhibit 4 – Updated Pedestrian Connectivity Plan attached hereto. The City's "theme" for this section of the Bullard Wash trail corridor is "Ballpark". Consequently, the signage, benches, and shade covers will be designed to incorporate the same "Ballpark" theming already planned for Fulton Homes at Ballpark Village (see Exhibit 4 – Updated Pedestrian Connectivity Plan attached hereto). These upgrades and additions to the Bullard Wash trail corridor will enhance the amenity and use experience for residents of both Fulton Homes at Ballpark Village and the City as a whole.

Evaluation Criteria:
Per the city of Goodyear Zoning Ordinance, the city's review and recommendation on a zoning amendment is to be guided by the following criteria:

1. Consistency with the General Plan.

Fulton Homes at Ballpark Village is zoned PAD and already approved for single-family residential development. This request does not make any changes to the approved use, for which the subject property has been deemed suitable by the City. No significant changes have occurred to the existing conditions of the subject property since the original PAD approval.

2. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.

Fulton Homes at Ballpark Village is zoned PAD and already approved for single-family residential development. This request does not make any changes to the approved use, for which the subject property has been deemed suitable by the City. No significant changes have occurred to the existing conditions of the subject property since the original PAD approval.

3. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.

Fulton Homes at Ballpark Village is zoned PAD and already approved for single-family residential development. This request does not make any changes to the approved use, which the City has already deemed to be compatible with the surrounding uses and zoning.

Current and future uses and development of the properties surrounding the subject property include:
North – Centerra single-family and multi-family community and vacant City Center NE;

South – Goodyear Ballpark and vacant industrially zoned land currently being farmed;
East – Bullard Wash and vacant land zoned multi-family and industrial;
West – Vacant City Center SW;

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

Luke Air Force Base:
The property does not fall within the Luke Air Force Base Accident Potential Zone or the DNL. However, the subject property is located within the vicinity of a military airport. Given the location of the property and its distance from Luke Airforce Base, base operations will not be adversely impacted by this development. A stipulation has been added related to the disclosure of Luke Air Force Base operations.

Phoenix-Goodyear Airport:
The property does not fall within the Phoenix-Goodyear Airport DNL. A stipulation has been added related to the disclosure of Phoenix Goodyear Airport operations.

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

The applicant has indicated there is demand in Goodyear for a master planned residential community at this location, especially such as that proposed with close access to the freeway network as well as the adjacent employment uses.

6. Demands for public services that will be generated by the uses permitted in the proposed zoning district.

School Districts:
The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. Both school districts have been notified of the rezoning request.

Fire Response:
Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
Fire Station #184	2.37	1.19	4.14	2.07	Fire Station #181	5.88	2.94	7.65	3.82

Police Response:
The proposed development is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Streets/Transportation:
The property will be accessed via private streets/driveways within the development that will gain access to Yuma Road and Lower Buckeye Parkway. The Engineering Department has created stipulations to address traffic requirements applicable to this development; specifically, Yuma Road will be widened and improved, Estrella Parkway will be widened and improved and a bridge or culvert will be built over

Bullard Wash.

Water/Wastewater:
The City of Goodyear will provide water and wastewater services to the subject property.

7. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

The Property abuts existing public services. It is located along major arterial roadways with the necessary capacity. As indicated in the Water and Sewer Reports submitted with the rezoning, there is adequate water and sewer infrastructure to serve the development. The city has been in close coordination with Maricopa County related to ensuring adequate capacity is available.

8. General public concerns.

Public Participation and Planning and Zoning Commission Meeting:
An in-person Neighborhood Meeting was conducted for this proposal and Notice of the Neighborhood Meeting was provided to property owners within 500 feet of the property on October 22, 2022; signs advertising the Neighborhood Meeting were placed on the site on October 24, 2022. The neighborhood meeting took place on November 10, 2022. No residents spoke in opposition to the proposed rezone.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on January 11, 2023 appeared in the Arizona Republic Southwest Valley Edition December 23, 2022; postcards were mailed to adjoining owners on December 14, 2022; and signs were updated on the site to advertise the public hearing on December 20, 2022.

The Planning and Zoning Commission considered this item at their regular meeting of January 11, 2023. Upon conclusion of the staff presentation, Commissioners unanimously voted (6-0) to forward a recommendation of approval to the City Council. There was no public opposition to the item voiced at the hearing.

9. Whether the amendment promotes orderly growth and development.

This property is already zoned and entitled and was determined to promote orderly growth and development.

10. 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.

The proposed development on the property will have a positive impact to the general health, safety, and welfare of the citizens of the City by providing a safe and well-designed community within Ballpark Village.

Attachments

Presentation
Resolutions and Exhibits
Ordinance
Aerial Exhibit
Narrative

Fulton Homes at Ballpark Village
1st Amended PAD
Rezone

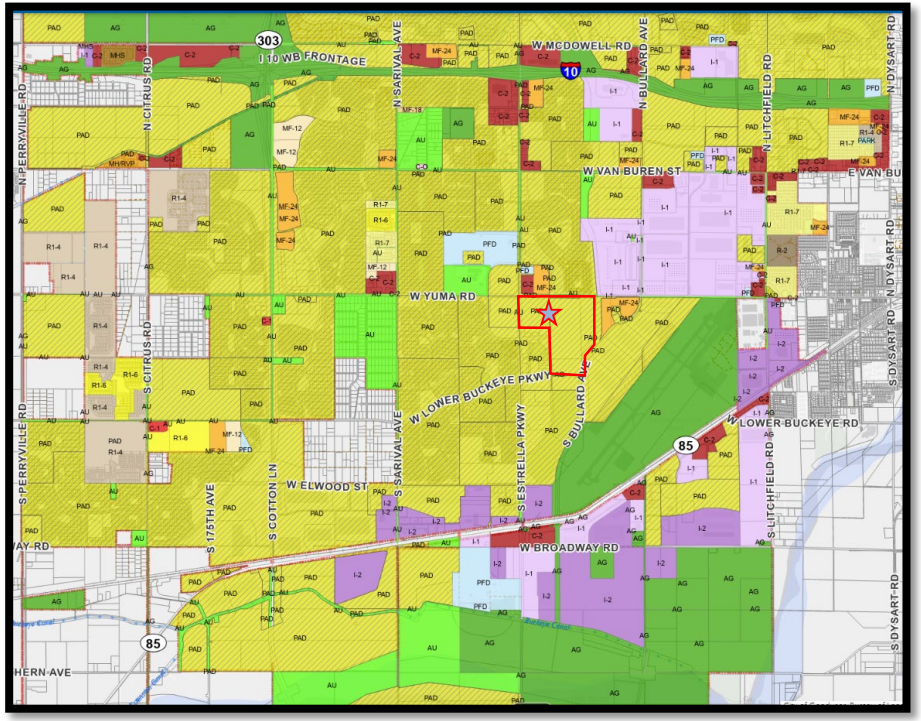
City Council Meeting
January 23, 2023





Location of Today's Cases

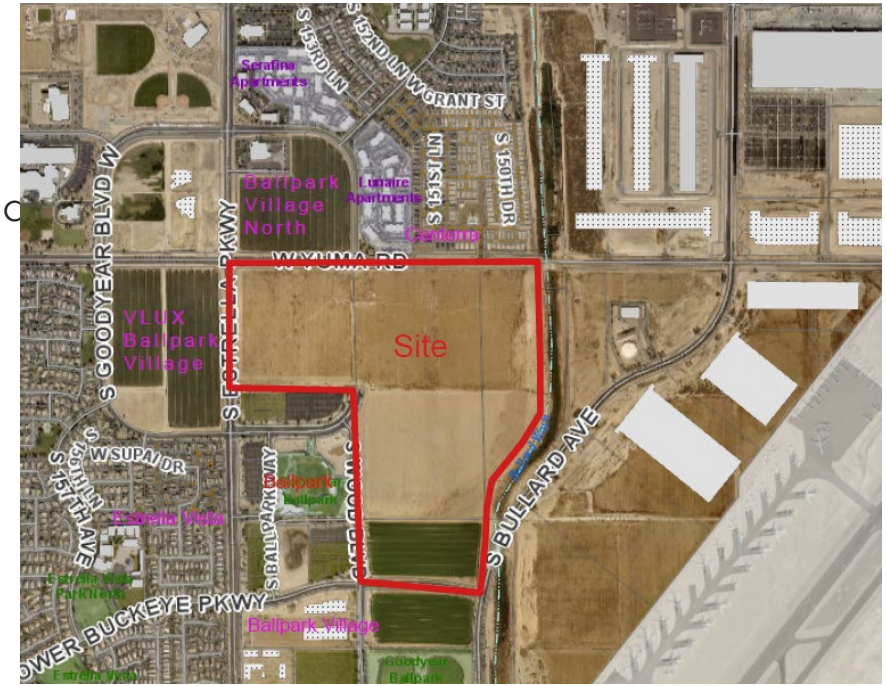
- Ballpark Village
  - Southeast corner of Estrella Parkway and Yuma Road
  - 156-acres
  - Zoned PAD



Specific Location

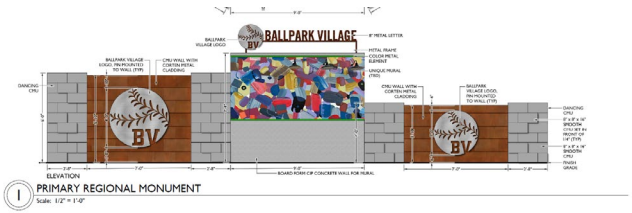
ZOOMED IN

- SWC of Estrella Parkway and Yuma Road
  - North
    - Vacant Ballpark Village North (mixed-use) and Centerra
  - South
    - Ballpark and Vacant farm
  - East
    - Bullard Wash and Anton at Ballpark Village
  - West
    - Ballpark and Vacant VLUX at Ballpark Village



Ballpark Village

A UNIQUE DESTINATION AND VILLAGE CENTER FOR THE CITY





Fulton Homes at Ballpark Village

PLANNED AREA DEVELOPMENT: 1ST AMENDED PAD

- 156 Acre Master Planned Community
  - 4 Land Use Districts within PAD
    - R50 (Traditional – based on R1-6 Reduced)
    - R52 (Traditional – based on R1-6 Reduced)
    - R45 (Traditional – based on R1-4 Reduced)
    - R35 (Alley-Loaded – based on R1-C)
- Modify Setback for R45 Lots
- Add additional trail amenities
- Codify minimum size for pool



*Images Conceptual In Nature

Fulton Homes at Ballpark Village

AMENDMENT: POOL AMENITY AND TRAILS





BULLARD WASH TRAIL SIGN

*Images Conceptual In Nature

Recommendation

APPROVE SUBJECT TO STIPULATIONS

- Approve PAD Amendment:
  - Amends rear setback of R45 Lots
  - Adds trail signs and seating area to city trail
  - Codifies minimum pool amenity size



*Conceptual Land Use Plan


CITY OF
Goodyear

RESOLUTION NO. 2023-2283

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 NO. 2023-1567 FILED WITH THE CITY CLERK RELATED TO THE REZONING CASE FOR – FULTON HOMES AT BALLPARK VILLAGE 1ST AMENDED.

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. 22-17," 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 "Fulton Homes at Ballpark Village 1st Amended Planned Area Development (January 2023)," 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 2023-1567.

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:

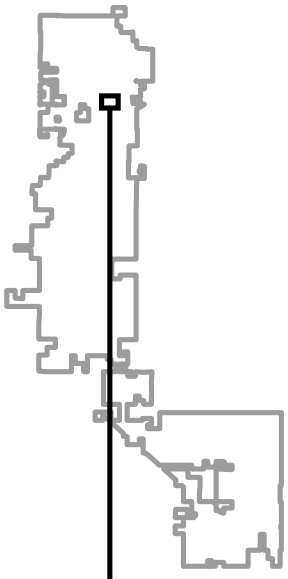
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 22-17

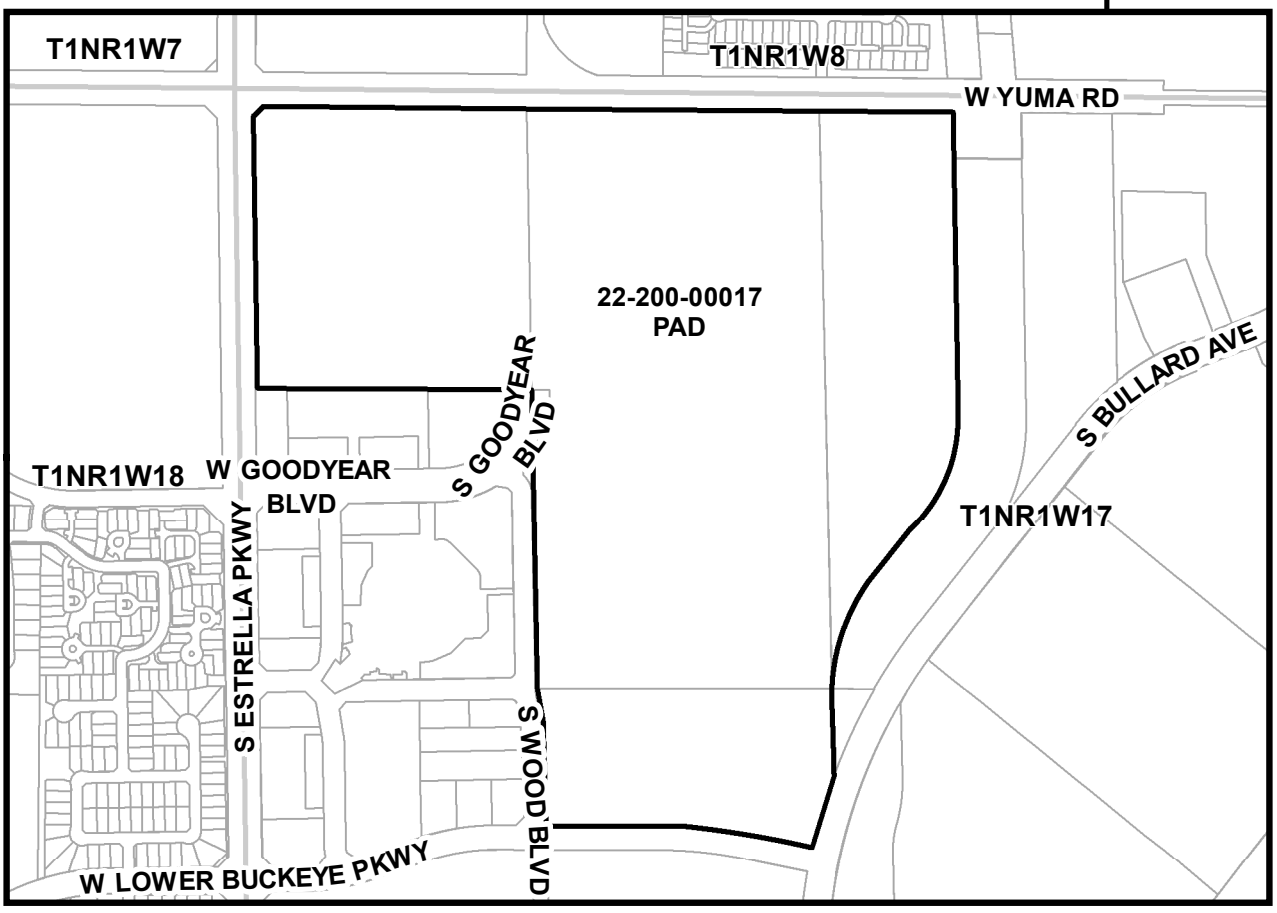
AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO._____, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS _____ DAY OF _____, 2022.



_____
MAYOR

_____
CITY CLERK

SUBJECT PROPERTY:
A portion of the Northeast and Northwest Quarter of Section 17, 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			DATE:
A	REZONE FROM PAD TO PAD	22-200-00017	Dec 2022

Exhibit B
Legal Description

PARCEL NO. 1:

The Northwest quarter of the Northwest quarter of Section 17, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the West 40 feet and the North 40 feet;

Except the following as set forth in Special Warranty Deed to Maricopa County recorded in Document No. 00-0253687:

EXCEPT the East 45 feet of the West 85 feet, Except the North 75 feet thereof;

EXCEPT the South 35 feet of the North 75 feet, Except the West 40 feet thereof;

EXCEPT a triangular parcel of land lying within said NW1/4 of NW1/4 described as follows:

BEGINNING at the Point of Intersection of the South line of the North 75 feet and the East line of the West 85 feet;

THENCE Southerly along said East line a distance of 45 feet to a point;

THENCE leaving said East line in a Northeasterly direction to a point on said South line of the North 75 feet;

THENCE along said South line, Westerly 45 feet to the Point of Intersection.

PARCEL NO. 2:

The East half of the Northwest quarter of Section 17, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 33 feet;

EXCEPT that portion as set forth in Special Warranty Deed to Maricopa County, recorded in Document No. 20000253689, described as follows:

The South 42 feet of the North 75 feet of the East half of the Northwest quarter of Section 17, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that portion as set forth in Quitclaim Deed to the City of Goodyear, Arizona, recorded in Document No. 20160852690, described as follows:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17, MONUMENTED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 17, MONUMENTED BY A 3 INCH BRASS CAP IN HANDHOLE, BEARS AS A BASIS OF BEARINGS NORTH 00°50'40" WEST, A DISTANCE OF 2649.74 FEET;

THENCE NORTH 00°50'40" WEST ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 1035.34 FEET;

THENCE NORTH 89°09'20" EAST, A DISTANCE OF 1299.56 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°04’08" WEST, A DISTANCE OF 261.12 FEET;

THENCE SOUTH 89°35'29" EAST, A DISTANCE OF 75.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 88°55'08" WEST, A DISTANCE OF 485.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°18'06", AN ARC DISTANCE OF 273.43 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO 3:

The West half of the Northeast quarter of Section 17, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 33 feet;

EXCEPT that portion as set forth in Quit Claim Deed to the City of Goodyear recorded in Document No. 20160852687, described as follows:

The West 1525 feet of the South 42 feet of the North 75 feet of the Northeast quarter of said Section 17;

EXCEPT all those portion of said West half of the Northeast quarter lying Easterly of the Western boundaries as set forth in Special Warranty Deeds to the City of Goodyear recorded in Document No. 20091042745, 20140567661 and 20140564662.

PARCEL NO. 4:

The Northeast quarter of the Southwest quarter of Section 17, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT those portion lying within said Northeast quarter of the Southwest quarter, set forth as follows:

All those portions of land lying South of the North boundary line as set forth on Lower Buckeye Parkway Map of Dedication recorded in Book 332 of Maps, Page 4, except that portion of Lower Buckeye Parkway set forth in Book 963 of Maps, Page 22;

All those portions of land lying South of the North boundary line of Lower Buckeye Parkway and those portions lying East of the West line of Bullard Avenue, as set forth on Goodyear Right of Way Map of Dedication recorded in Book 963 of Maps, Page 22;

All those portions of land lying in Ballpark Village-Wood Corporate Campus recorded in Book 996 of Maps, Page 50.

Exhibit "C"

Fulton Homes at Ballpark Village
1st Amended
Planned Area Development
January 2023

I. Introduction

This 1st Amendment to the Fulton Homes at Ballpark Village Planned Area Development (January 2023) ("PAD") sets forth the allowable land uses, development standards, and regulatory zoning provisions for the development of the real property generally located at the southeast corner of Estrella Parkway and Yuma Road as more particularly described in that certain document titled Legal Description, which document was declared a public record by Resolution 2023-2282 and which is referred to, adopted and made a part hereof as if fully set forth herein (the "Property").

II. Permitted Uses

The Property will be developed with four different underlying land use districts (see **Exhibit 1 – Illustrative Master Plan**). Except as expressly modified in this PAD, the permitted uses in these land use districts shall be those uses allowed in the City's R1-6 Reduced, R1-4 Reduced, and R1-C Single Family Residential Zoning Districts as set forth in **Table 1** below and in accordance with Article 3-2 of the Zoning Ordinance. Unless explicitly modified within this PAD, then the Zoning Ordinance prevails.

Table 1 – Permitted Uses

Land Use Districts	Permitted Uses
R35	R1-C
R45	R1-4 Reduced
R52	R1-6 Reduced
R50	R1-6 Reduced

III. Development Standards

Development of the Property shall comply with all of the following:

1. Article 1, Article 2, and Article 4 of the City of Goodyear Zoning Ordinance (the "Zoning Ordinance") and other applicable city, state, and federal requirements shall apply to the development of the Property.

2. The following development standards outlined in **Table 2** below, which are based upon those of the City's R1-6 Reduced, R1-4 Reduced, and R1-C Single Family Residential Zoning Districts, shall apply to the development within each land use district:

Table 2 – Lot Development Standards by Land Use District

Land Use Districts[6]	R50	R52	R45	R35[5]
Underlying Zoning Districts	**R1-6 Reduced**	**R1-6 Reduced**	**R1-4 Reduced**	**R1-C**
Minimum Lot Area (sf)	6,000	5,500	4,050	4,000
Minimum Lot Width (ft.)	50	52	45	35
Minimum Lot Depth (ft)	120	100	90	110
Maximum Building Height (ft)	30	30	30	30
Maximum Building Coverage	60%	60%	60%	60%
Minimum Setbacks				
Front (ft)[1]	10	10	10	10
Garage (ft)[2]	20	20	20	20
Side (ft)	5	5	5	5[3]
Total Sides (ft)	10	10	10	10[3]
Street Side (ft)[4]	10	10	10	10
Rear (ft)	20	20	20/10[7]	15

[1] Front setback shall be measured from back of sidewalk to covered patios, livable space, and side entry garages.

[2] Front setback shall be measured from the back of sidewalk to face of front facing garage door. Front setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet measured from back of sidewalk to covered patios and livable space.

[3] Side setbacks shall be 5' on each side with a 5' Use & Benefit Easement on the non-courtyard side of the lot.

[4] Where a minimum 10-foot-wide landscape tract between the side lot line and back of sidewalk is provided, the typical side setbacks, rather than the Street Side setback applies.

[5] All single-family residential units within the R35 land use district shall be alley-loaded and, unless otherwise agreed to by the Zoning Administrator in his sole discretion, pavers/decorative concrete shall be installed within the entrances into the alleys except for curbing and gutters.

[6] All contiguous single-family residential units shall be developed with the same land use district development standards set forth in Table 2 and each such set of contiguous single-family residential units shall constitute a land use district.

[7] Rear setback for the R45 land use district shall be 20' for two-story homes and 10' for one-story homes.

3. A minimum of 15% of the platted lots within the Property shall be R50, a minimum of 15% of the platted lots within the Property shall be R52, a minimum of 25% of the platted lots within the Property shall be R45, and a minimum of 25% of the platted lots within the Property shall be R35.

4. Walls, fencing, and landscaping shall adhere to Article 5 of the Zoning Ordinance, except as expressly modified by this PAD.

5. Parking shall adhere to Article 6 of the Zoning Ordinance except as expressly modified by this PAD.

6. Signs shall adhere to Article 7 of the Zoning Ordinance, except as expressly modified by this PAD.

7. Article 8 (General Provisions) of the Zoning Ordinance shall apply, except as expressly modified by this PAD.

8. Lighting shall adhere to Article 10 of the Zoning Ordinance, except as expressly modified by this PAD.

9. In the event of a conflict between the provisions of this PAD and the Zoning Ordinance, the provisions of this PAD shall prevail.

IV. Open Space

Three (3) large park amenity areas shall be developed within the Property as generally depicted on **Exhibit 1 – Illustrative Master Plan** attached hereto and as more fully described below.

- "Park A" (North Amenity Area) shall be a minimum of 3.0 acres in size and shall be located near the main entry into the community from Yuma Road in the general location reflected on **Exhibit 1 – Illustrative Mater Plan**. The North Amenity Area shall include both an aquatic center and a tot lot park. The aquatic center will feature lap lanes, a leisure pool, shaded kid's pool area, a pool building with restrooms, pool ramada, and shaded lounge chair seating. The tot lot park shall feature a shaded tot lot, gathering ramada (with picnic areas, BBQ grills, plaza area, etc.), bocce ball courts, a cornhole area, and a multi-use turf area and shall be generally consistent with **Exhibit 2 – North Amenity Area** attached hereto.

- "Park B" (Central Amenity Area) shall be a minimum of 3.5 acres in size and shall be centrally located within the community in the general location reflected on **Exhibit 1 – Illustrative Master Plan**. The Central Amenity Area shall include a full basketball court, sand volleyball court, a multi-use turf area, pickleball courts, bocce ball courts, a cornhole area, large gathering ramadas (with picnic areas, BBQ grills, plaza area, etc.), and a shaded tot lot and shall be generally consistent with **Exhibit 3 – Central Amenity Area** attached hereto.

- "Park C" (South Amenity Area) shall be a minimum of 1.25 acres in size and shall be located near the main entry into the community from Lower Buckeye Parkway in the general location reflected on **Exhibit 1 – Illustrative Mater Plan**. The South Amenity Area shall include a shaded tot lot, a cornhole area, half basketball court, gathering ramadas (with picnic areas, BBQ grills, plaza area, etc.), and a multi-use turf area and shall be generally consistent with **Exhibit 4 – South Amenity Area**).

- Additionally, several passive open space areas shall be located throughout the community and along the perimeter, including larger areas adjacent to the Bullard Wash in order to facilitate access and enjoyment of the wash corridor amenity.

V. Additional Design Requirements

In order to meet the "Reduced" comparable zoning designation and associated development standards outlined above, the following minimum additional design elements shall be provided. As set forth below, certain of the Streetscape Elements describe below will be considered an additional Streetscape Element for each of the land use districts.

Amenity Elements

- Adjacent to Community Amenity – Pedestrian connections to the Bullard Wash shall be provided and shall be in general conformance with the connections depicted on **Exhibit 5 – Pedestrian Connectivity Plan**.

- Additional Amenities – Two (2) structurally covered/shaded seating nodes with associated trail signage shall be provided along the Bullard Wash trail adjacent to the Property in general conformance with the locations and details depicted on **Exhibit 5 – Pedestrian Connectivity Plan**.

- Additional Internal Park Elements – The following Additional Internal Park Amenities shall be provided in each of the three (3) parks that are to be developed within the Property:

    - Park "A" North Amenity Park:

        - Aquatic center with lap lanes, a leisure pool, and shaded kid's pool area (minimum pool water surface area of 7,000 SF and minimum pool deck area of 10,000 SF)
        - Pool building with restrooms
        - Pool ramada with shaded lounge chair seating
        - Shaded tot lot
        - Gathering ramadas (with picnic areas, BBQ grills, plaza area, etc.)
        - Bocce ball courts
        - Cornhole area
        - Multi-use turf area

    - Park "B" Central Amenity Park:

        - Full basketball court
        - Sand volleyball court
        - Multi-use turf area
        - Pickleball courts
        - Bocce ball courts
        - Cornhole area
        - Large gathering ramadas (with picnic areas, BBQ grills, plaza area, etc.)
        - Shaded tot lot

    - Park "C" South Amenity Park:

        - Shaded tot lot
        - Cornhole area
        - Half basketball court
        - Gathering ramadas (with picnic areas, BBQ grills, plaza area, etc.)
        - Multi-use turf area

Connectivity Elements

- Limited Subdivision Perimeter Wall – Except as may be modified to comply with applicable development standards and final platting, the design of the walls and fencing installed around the perimeter of the Property shall be consistent with the walls and fencing reflected in **Exhibit 6 - Conceptual Wall Plan** which provides that approximately 44% of the total project perimeter is comprised of partial view wall or full view/drainage fencing:

    - Wood Boulevard:

        - The lots adjacent to Wood Boulevard shall be developed such that the majority of such lots either front or side to Wood Boulevard and a partial view wall shall be installed along the perimeter of the Property adjacent to lots that front or side Wood Boulevard.

    - Bullard Wash:

        - The perimeter wall adjacent to the majority of the lots adjacent to Bullard Wash shall be either partial view wall or full view/drainage fencing.

    - Estrella Parkway & Yuma Road:

        - Approximately 20% of the lots adjacent to Estrella Parkway and approximately 20% of the lots adjacent to Yuma Road shall be developed so the lots side to these arterial streets. Further, a partial view wall shall be constructed along a minimum of 50% of the frontage along Estrella Parkway and a minimum of 35% of the frontage along Yuma Road.

    - Lower Buckeye Parkway:

        - A partial view all shall be constructed along a minimum of 40% of the frontage along Lower Buckeye Parkway.

- Trail System Connections – The Property will be developed to provide pedestrian connections to the Bullard Wash and the associated trail system in general conformance with **Exhibit 5 – Pedestrian Connectivity Plan**.

- Smaller Blocks – The Property shall be developed with smaller blocks as generally depicted in **Exhibit 1 – Illustrative Master Plan**.

- Additional Connectivity Elements – A minimum of 10 pedestrian connections to the exterior/perimeter of the community shall be provided as described below and as generally depicted in **Exhibit 5 – Pedestrian Connectivity Plan.** The pedestrian connections required herein may be gated to prohibit “pass-thru” pedestrian traffic from the surrounding property. Pedestrian gates built in tandem with vehicular entries shall count as one (1) pedestrian connection:

    - Arterial Street (Estrella Parkway, Yuma Road, Lower Buckeye Parkway):

        - A minimum of five (5) pedestrian connections from the interior of the community out to the sidewalks along the adjacent arterial streets shall be provided.

- Bullard Wash:
    - A minimum of three (3) pedestrian connections from the interior of the community out to the wash corridor shall be provided.
- Wood Boulevard:
    - A minimum of two (2) pedestrian connections from the interior of the community out to Wood Boulevard, including connections to the existing sidewalks stubbed out to the Property, shall be provided.

Streetscape Elements

The additional Streetscape elements required to support the reduced development standards included within the PAD shall be determined during the development of the Preliminary Plat(s) for the Property. At least two (2) of the following Streetscape elements shall be incorporated into all areas of the Property developed as the R50 and the R52 Land Use Districts, at least one (1) of the following Streetscape elements shall be incorporated into all areas of the Property developed in the R35 Land Use District and at least five (5) of the following Streetscape Elements shall be incorporated into all areas of the Property developed as the R45 Land Use District. The following Streetscape elements will count as one Streetscape Element for each of the four land use districts: (i) the construction of the entry roads and entry monument signs in conformance with the "Additional Streetscape Elements (Enhanced Entry Roads)"; (ii) the construction of the project entry monumentation and the regional Ballpark Village Entry Monumentation as described in "Additional Streetscape Elements (Ballpark Village and Regional Monumentation)"; (iii) the development of all three (3) internal parks in conformance with the "Additional Streetscape Elements (Amenity Parks lined with Streets)"; and (iv) the construction of the trail within the city's Bullard Wash Property as described in "Additional Streetscape Elements (Bullard Wash Trail)".

- Detached Sidewalks - Detached sidewalks with a five-foot (5') landscape planting strip shall be installed along the majority of streets fronting lots within the project, including the R45 lots. Planting strips shall contain at minimum one (1) tree per lot. CC&Rs applicable to the Property shall require that the HOA formed for the Property will maintain the landscaping within this landscape planting strip.

- Paving Material – All driveways and sidewalks connecting the driveways to the front entrances of the homes on the R52, R50, and R45 platted lots will be constructed with decorative pavers.

- Additional Streetscape Elements (Ballpark Village and Regional Monumentation) - The project name is "*Fulton Homes at Ballpark Village*" which shall be reflected on all project entry monumentation in general conformance with **Exhibit 7 – Conceptual Entry Monumentation**. Entry monuments shall be installed at both main entrances into the Property (the entrance from Yuma Road and the entrance from Lower Buckeye Parkway). In addition, regional "Ballpark Village" monumentation in general conformance with **Exhibit 8 – Conceptual Regional Monumentation** shall be installed at the southeast corner of Estrella Parkway and Yuma Road and the northwest corner of Lower Buckeye Parkway and Bullard Avenue.

- Additional Streetscape Elements (Amenity Parks Lined with Streets) - The North Amenity Park (Park "A"), the Central Amenity Park (Park "B"), and the South Amenity Park (Park "C") shall be lined with streets on at least 3 of the 4 sides, thereby creating an enhanced open feel and streetscape around the Amenity Park areas, as depicted in **Exhibit 2 – North Amenity Park**, **Exhibit 3 – Central Amenity Park**, and **Exhibit 4 – South Amenity Park**.

- Additional Streetscape Elements (Enhanced Entry Roads) – The two entrances into the Property (one off of Yuma Road and the other off of Lower Buckeye Parkway) shall include enhanced entry roads with center medians and detached sidewalk parkways, featuring resort-like landscaping as depicted in **Exhibit 7 – Conceptual Entry Monumentation**.

- Additional Streetscape Elements (Pre-Plotted Home Elevations) - Fulton Homes will pre-plot/pre-determine the home elevation on every lot in the community to ensure the same elevations are never adjacent to, or across the street from one another.

- Additional Streetscape Elements (Bullard Wash Trail) - A trail shall be constructed on the city's Bullard Wash property adjacent to Fulton Homes at Ballpark Village. The trail will connect from Yuma Road on the north to Bullard Avenue on the south.

- Additional Streetscape Elements – Other streetscape elements not minimally required by any other regulation, ordinance, policy, standard or master plan adopted by the City that meet the stated purpose and provide the same impact to the community as the listed elements may be approved.

VI. Design Guidelines

The required design guidelines for *Fulton Homes at Ballpark Village* shall be in conformance with the single-family residential requirements of Chapter 2 of the City of Goodyear Design Guidelines, except as modified by the following:

Single-Family Residential Subdivision Design – Lot & Tract Design

- All front facing garages shall be recessed, and a minimum of 25% of all single-family residential units within the Property shall be alley-loaded and shall not have front facing garages.

- The development of lots at the end of T-intersections is discouraged. If lots are located at the end of T-intersections, driveways/garages shall be positioned on the side of the lots closest to the T-intersection.

- All corner lots shall be located adjacent to a minimum 10-foot-wide landscape tract.

Single-Family Residential Subdivision Design – Community Monumentation, Perimeter Fences & Walls

- Partial View Fencing and Drainage Fencing shall be installed adjacent to the perimeter of the Property in general conformance with **Exhibit 6 – Conceptual Wall Plan**.

Single-Family Residential Subdivision Design – Trails/Pathways/Sidewalks

- Clustered mailboxes shall be installed within the Property. The mailboxes shall be a clean bronze and brick pavers shall be installed around the mailboxes. Simple shade structures may be installed over the clustered mailboxes, but the clustered mailboxes do not need to be constructed within a surrounding enclosure structure.

Architectural Form – Building/Garage Orientation

- All front facing garages will be recessed. A minimum of 25% of all single-family residential units within the Property shall be alley-loaded with no front facing garages.

- All alley-loaded single-family residential units within the R35 land use district shall provide a minimum of 20 feet between the garage door and the edge of the alley/private driveway easement. Parking shall not be allowed within the alley.

Architectural Form – Architectural Design

- The requirement in Chapter 2 of the City of Goodyear Design Guidelines that two-story single-family residential units have single-story elements closest to the front of the house and/or next to the street does not apply to the development of the Property.

- All R52, R50 and R45 platted lots shall contain homes with a covered patio, providing useful enjoyment of the rear yard space, sized appropriately for home and the lot.

- Garage services door will be offered as an option on all R52, R50 and R45 platted lot homes, but will not be offered on any R35 platted lot homes.

Architectural Form – Materials and Colors

- The single-family residential units constructed within the Property will utilize "bright and primary" like colors as base colors for the residential structures and elevations in general conformance with the depictions on **Exhibit 9 – Housing Product Paint Schemes**. A minimum of 50% of the single-family residential units within the Property shall utilize a paint scheme from **Exhibit 9 – Housing Product Paint Schemes**.

VII. Walls, Monuments & Signage

The main entrances to the community (one off of Yuma Road and one off of Lower Buckeye Parkway) shall feature large lushly landscaped medians with tree-lined streets and adjacent turf areas and shall include a primary entry monument with surrounding planters and a complimentary decorative wall (with surrounding planters) on each side of the entrance. If there is a gated entrance, a sign wall may be incorporated into the gated entrance, set further back from the street. The entry monument structures shall not exceed 10' in height and will be comprised of a combination of honed and founders finish CMU block, with brushed nickel metal banding and pre-cast concrete caps. The associated sign walls will feature porcelain tile sign faces with mounted, metal halo-illuminated lettering. All entry monumentation shall be substantially in conformance with the design and location shown on **Exhibit 7 – Conceptual Entry Monumentation**.

Additionally, regional "Ballpark Village" monumentation shall be installed at the southeast corner of Estrella Parkway and Yuma Road and at the northwest corner of Lower Buckeye Parkway and Bullard Avenue. This regional "Ballpark Village" monumentation shall be substantially in conformance with the design and locations shown on **Exhibit 8 – Conceptual Regional Monumentation**).

All additional signage installed within the Property shall be in conformance with the requirements of the Zoning Ordinance.

EXHIBIT 1

Illustrative Master Plan



PROJECT DATA

A.P.N.	500-07-010D, 500-07-011B, 500-07-007G, 500-07-015J
CURRENT LAND USE:	AG
EXISTING GENERAL PLAN:	RESIDENTIAL
EXISTING ZONING:	PAD
GROSS AREA:	± 164.92 ACRES
NET AREA:	± 155.50 ACRES
NET DENSITY:	5.12 DU/AC

NO. OF LOTS:

(BROWN)	35' x 95'	244
(TAN)	45' x 92'	258
(YELLOW)	52' x 110'	154
(CREAM)	50' x 130'	140
	TOTAL	796

MIN. LOT AREA:	3,040 SQ FT
MAX. LOT AREA:	6,580 SQ FT
OPEN SPACE:	± 26.83 ACRES (17% OF NET)

AMENITY LEGEND

PARK A - MAIN AMENITY

A1 AQUATIC CENTER
- POOL BUILDING WITH RESTROOM AND RAMADA LOUNGE
- SHADED KID'S POOL PLAY AREA
- LAP LANES
- POOL LOUNGE AREA
- SHADED LOUNGE SEATING

A2 TOT LOT PARK
- LARGE SHADED TOT LOT
- 30x30 GATHERING RAMADA WITH PICNIC TABLES, BBQ GRILLS, BENCHES, AND EXPANDED PLAZA
- BOCCE COURTS
- CORNHOLE PLAZA
- TRELLIS GATHERING PLAZA
- MULTI-USE TURF AREA

PARK B - NEIGHBORHOOD PARK

B
- SPORT COMPLEX
- (2) 30 x 30 GATHERING RAMADAS WITH PICNIC TABLES, BBQ GRILLS, BENCHES , AND EXPANDED PLAZA
- CORN HOLE PLAZA
- BOCCE COURTS
- SAND VOLLEYBALL COURT
- (2) PICKLEBALL COURTS
- FULL BASKETBALL COURT
- EVENT LAWN
- MULTI-USE TURF AREA

PARK C - NEIGHBORHOOD PARK

C1 TOT LOT
- LARGE SHADED TOT LOT
- 30x30 GATHERING RAMADA WITH EXPANDED PLAZA, PICNIC TABLES, BBQ GRILLS, SEATING
- CORNHOLE PLAZA

C2 ACTIVE RECREATION
- 20 x 20 GATHERING RAMADA WITH PICNIC AREAS, BBQ GRILLS, BENCHES , AND EXPANDED PLAZA
- HALF BASKETBALL COURT
- MULTI-USE TURF AREA

KEYNOTES

1. SUBDIVISION PRIMARY ENTRY MONUMENT
2. SUBDIVISION SECONDARY ENTRY MONUMENT
3. PRIMARY REGIONAL MONUMENT
4. SECONDARY REGIONAL MONUMENT

NORTH

0' 100' 200' 400'

SCALE: 1" = 200'-0"

FULTON HOMES

Fulton Homes at Ballpark Village

Goodyear, Arizona

Exhibit "1"

Illustrative Master Plan

L-0.01

03.17.2022

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 3-17-22
ARIZONA U.S.A.

EPS GROUP

EXHIBIT 2

North Amenity Area



KEYNOTES

1. POOL AMENITY
2. POOL BUILDING
3. POOL EQUIPMENT
4. POOL RAMADA
5. KID POOL
6. LEISURE POOL
7. LAP POOL
8. POOL SHADE STRUCTURE
9. POOL FURNISHING
10. AQUATIC CENTER MONUMENT
11. SHADED TOT LOT
12. 30 x 30 RAMADA
13. TRELLIS
14. BOCCE BALL
15. CORNHOLE
16. GARDEN WALL
17. BIKE RACK
18. LANDSCAPE BENCH
19. BARBEQUE GRILL
20. TURF

NORTH

FULTON HOMES | Fulton Homes at Ballpark Village | Goodyear, Arizona

Exhibit 2 - North Amenity Area
(Aquatic Center / Tot Lot & Gaming Plaza)

L-3.01
10.08.2021

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 45568
ALIZA E. SABIN
Date Signed 10-8-21
ARIZONA U.S.A.

EPS GROUP

EXHIBIT 3

Central Amenity Area

KEYNOTES

1. 30' x 30' RAMADA
2. FULL BASKETBALL COURT
3. SAND VOLLEY BALL COURT
4. PICKLEBALL COURT
5. BOCCE BALL COURT
6. CORNHOLE
7. LANDSCAPE BENCH
8. GARDEN WALL
9. SEATWALL
10. BBQ GRILL
11. BIKE RACK
12. CONCRETE PAVER
13. ACTIVE TURF
14. SHADED TOT LOT
15. EVENT LAWN

NORTH

EXHIBIT 4

South Amenity Area



KEYNOTES

1. 30' x 30' RAMADA
2. 20' x 20' RAMADA
3. SHADED TOT LOT
4. CORNHOLE
5. HALF BASKETBALL COURT
6. LANDSCAPE BENCH
7. GARDEN WALL
8. BBQ GRILL
9. BIKE RACK
10. GARDEN WALL
11. TURF

NORTH

FULTON HOMES | Fulton Homes at Ballpark Village | Goodyear, Arizona | Exhibit 4 - South Amenity Area

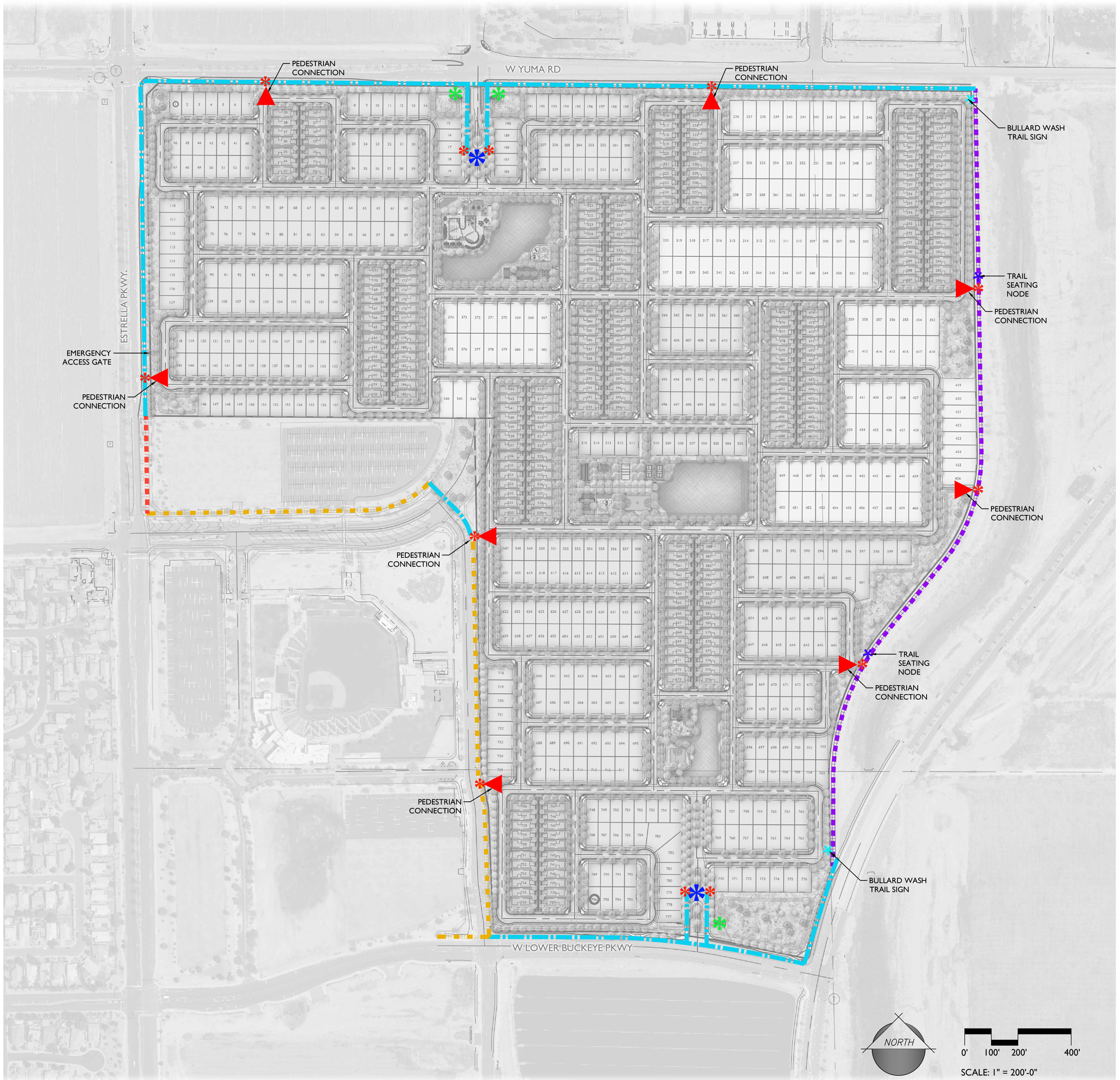
L-3.03
10.08.2021

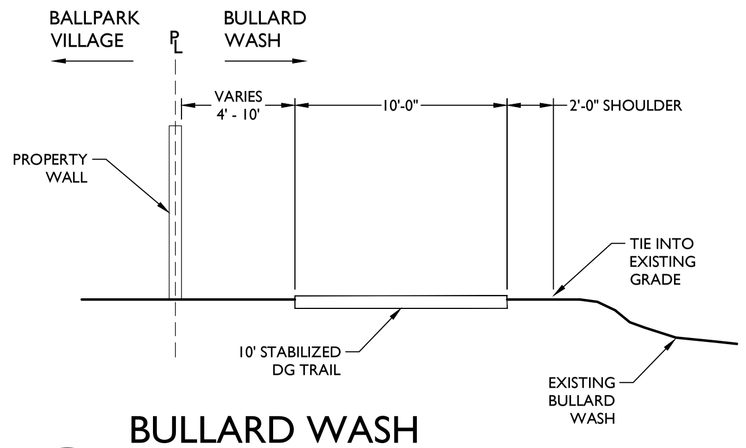
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 10-8-21
ARIZONA U.S.A.

EPS GROUP

EXHIBIT 5

Pedestrian Connectivity Plan



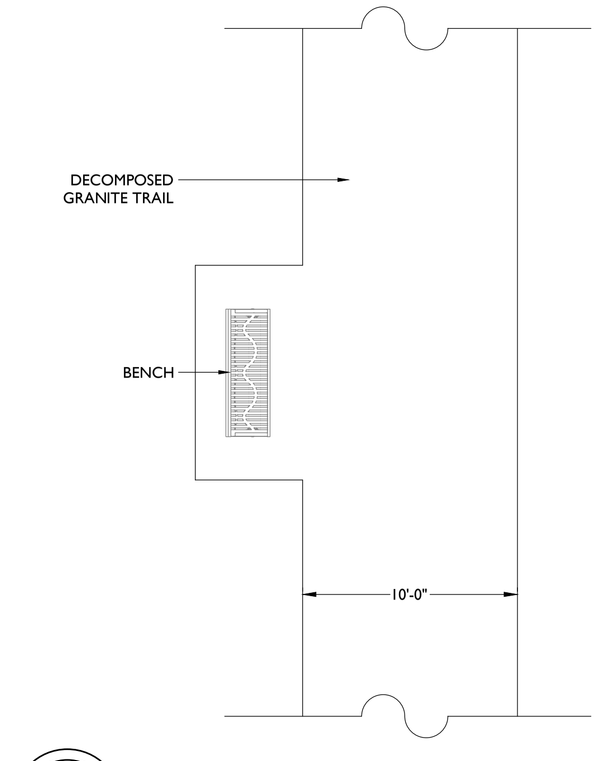


1 BULLARD WASH TRAIL SECTION DETAIL

NTS

LEGEND

- CONNECTIVITY - PEDESTRIAN ACCESS
- CONNECTIVITY - OFFSITE PEDESTRIAN
- CONNECTIVITY - EXISTING OFFSITE PEDESTRIAN
- CONNECTIVITY - BULLARD WASH TRAIL
- CONNECTIVITY - BULLARD WASH TRAIL (BY OTHERS)
- VEHICULAR GATE
- ENTRY MONUMENT
- PEDESTRIAN GATE
- PEDESTRIAN NODE
- BULLARD WASH TRAIL SIGN

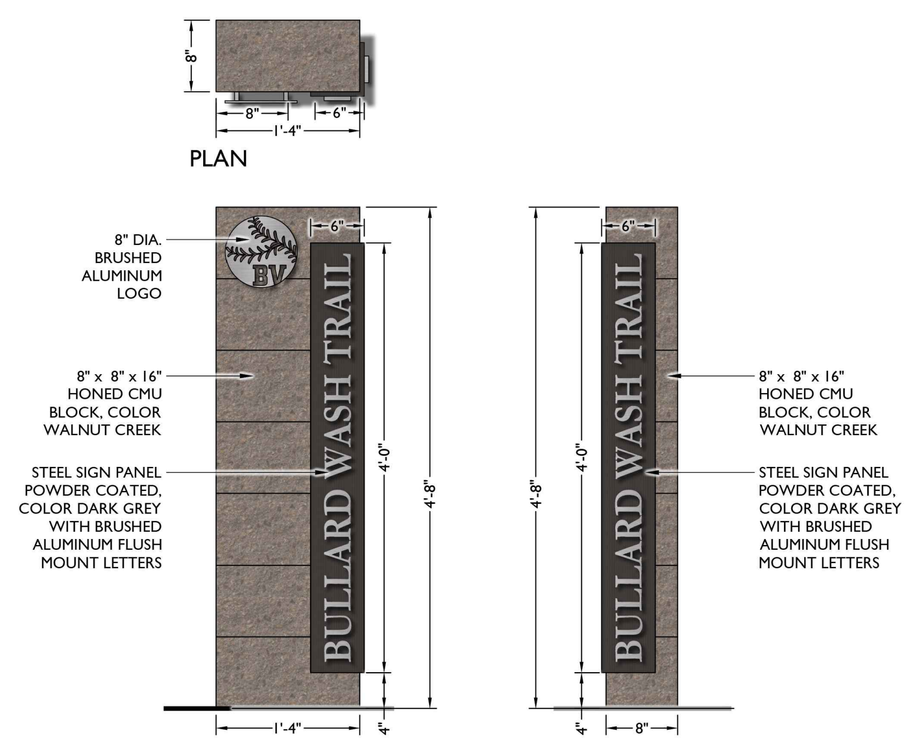






2 BULLARD WASH TRAIL PEDESTRIAN SEATING NODE

NTS



3 BULLARD WASH TRAIL SIGN

NTS

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 8-24-22 ARIZONA, U.S.A.

EPS GROUP

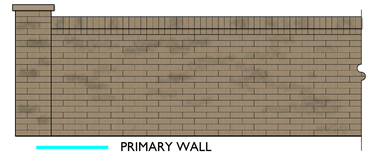
EXHIBIT 6

Conceptual Wall Plan

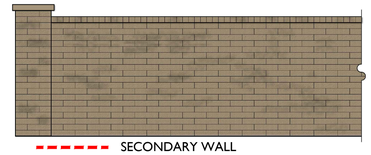


LEGEND

- PRIMARY WALL
- SECONDARY WALL
- PARTIAL VIEW WALL
- DRAINAGE FENCE
- GATED ENTRY
- ENTRY MONUMENT



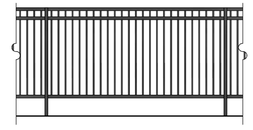
PRIMARY WALL



SECONDARY WALL



PARTIAL VIEW WALL



DRAINAGE FENCE

NORTH

0' 100' 200' 400'

SCALE: 1" = 200'-0"

FULTON HOMES

Fulton Homes at Ballpark Village

Goodyear, Arizona

Exhibit "6"

Conceptual Wall Plan

L-4.01

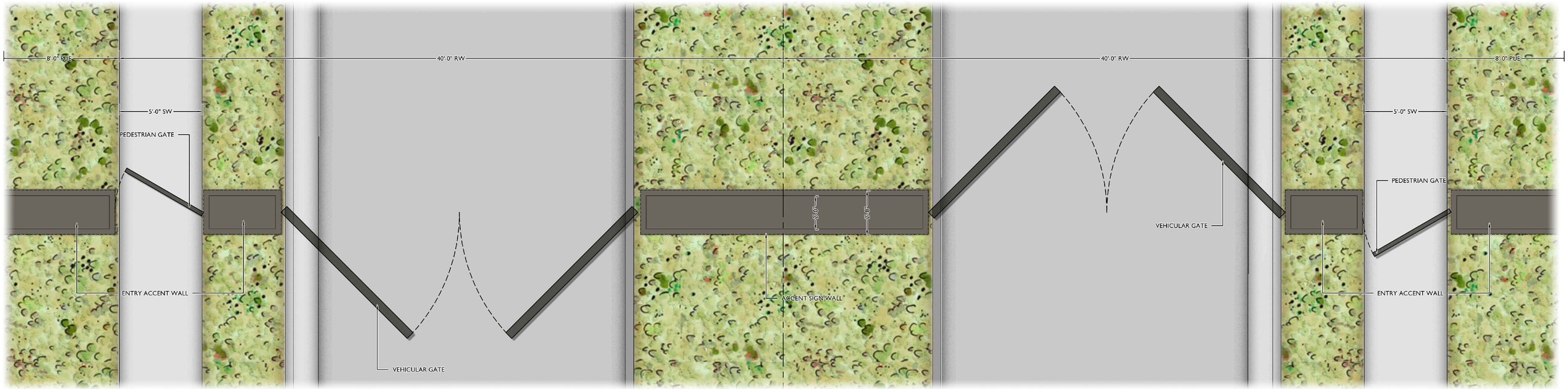
03.17.2022

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO
45568
ALIZA E. SABIN
Date Signed 3-17-22
ARIZONA U.S.A.

EPS GROUP

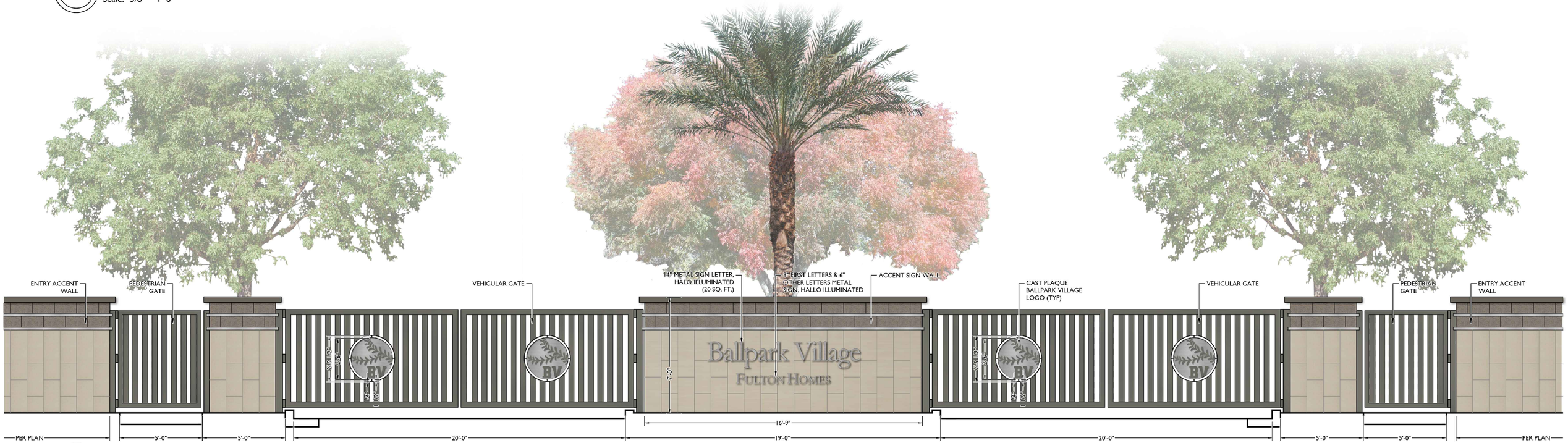
EXHIBIT 7

Conceptual Entry Monumentation



1 SOUTH ENTRY GATE PLAN

Scale: 3/8" = 1'-0"



2 SOUTH ENTRY GATE ELEVATION

Scale: 3/8" = 1'-0"

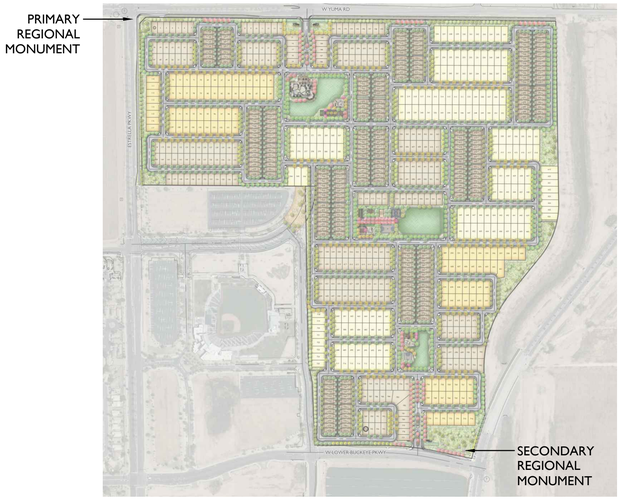
REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 10-8-21 ARIZONA U.S.A.

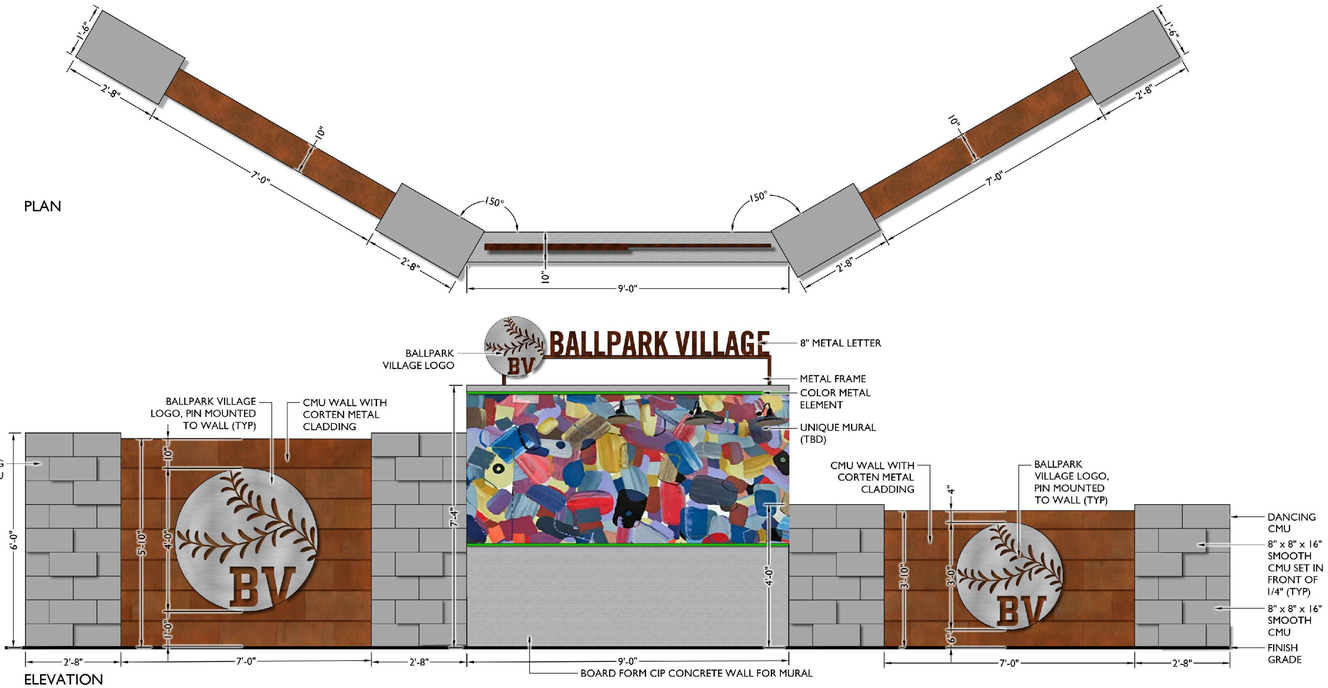
EPS GROUP

EXHIBIT 8

Conceptual Regional Monumentation

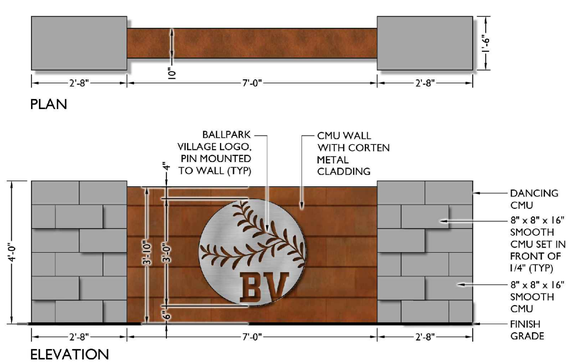
KEYNOTES





1 PRIMARY REGIONAL MONUMENT

Scale: 1/2" = 1'-0"



2 SECONDARY REGIONAL MONUMENT

Scale: 1/2" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN 10-8-21 Date Signed ARIZONA U.S.A.

EPS GROUP

EXHIBIT 9

Housing Product Paint Schemes

Scheme 1 Scheme 2 Scheme 3 Scheme 4

Elevation A

Elevation B

Elevation C

Elevation D



Exhibit 9 - Housing Product Paint Schemes

ORDINANCE NO. 2023-1567

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 156 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ESTRELLA PARKWAY AND YUMA ROAD TO BE KNOWN AS FULTON HOMES AT BALLPARK VILLAGE; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, this property subject to this Ordinance consists of approximately 156 acres and is located at the southeast corner of Estrella Parkway and Yuma as more particularly described in that certain document titled “Legal Description,” which document was declared public record by Resolution No. 2023-2283, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the “Property”); and

WHEREAS, approximately 121 acres of the Property was zoned Planned Area Development (PAD) with an underlying land use of commercial and industrial pursuant to Ordinance No. 06-1054 in which the Goodyear City Council and conditionally approved the PAD zoning adopting the City Center Airpark Planned Area Development (PAD); and

WHEREAS, approximately 35 acres of the Property was zoned Planned Area Development with an underlying land use of Business Park and Retail pursuant to Ordinance No. 08-1119 in which the Goodyear City Council conditionally approved the PAD zoning adopting the Goodyear City Center Southeast District Final PAD; and

WHEREAS, Property is currently zoned Planned Area Development pursuant to Ordinance No. 2022-1535, which adopting the Fulton Homes at Ballpark Village PAD; and

WHEREAS, following the adoption of Resolution 2021-2198 and Resolution 2022-2229, the land use designation for the Property in the Goodyear 2025 General Plan is Neighborhood; and

WHEREAS, this request is to rezone the Property to the Planned Area Development Zoning District and adopt the “Fulton Homes at Ballpark Village 1st Amended Planned Area Development (January 2023)” to: amend the rear setbacks for Land Use District R45, add additional amenity requirements; and codify minimum size requirements for certain planned amenities; and,

WHEREAS, city staff finds that the proposed rezoning will not adversely impact the surrounding area as the proposed land uses will allow for the orderly growth and development of a single-family master planned community; and

WHEREAS, an in-person Neighborhood Meeting was conducted for this proposal and Notice of the Neighborhood Meeting was provided to property owners within 500 feet of the property on October 22, 2022 and signs advertising the Neighborhood Meeting was posted to the site on October 24, 2022; and,

WHEREAS, the neighborhood meeting took place, in-person, on November 10, 2022 and no members of the public spoke in opposition to the development; and

WHEREAS, public notice that this rezoning was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on January 11, 2023, appeared in the Arizona Republic Southwest Valley edition on December 23, 2022; postcards were mailed to adjoining owners on December 14, 2022 and signs on the site were updated on December 20, 2022 to notify residents of the scheduled public hearing; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on January 11, 2023, and at that meeting the Commission voted (6-0) to recommend approval of the proposed rezoning; and

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the City Council on January 23, 2023 appeared in the Arizona Republic Southwest Valley Edition January 6, 2023; postcards were mailed to adjoining owners on January 4, 2023; and signs on the site were updated on January 4, 2023 to notify residents of the scheduled public hearing; and

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF PROPERTY BEING REZONED

This Ordinance No. 2023-1567 applies to approximately 156 acres located at the southeast corner of Estrella Parkway and Yuma and legally described in that certain document titled “Legal Description,” which document was declared public record by Resolution No. 2023-2283, and which is hereby adopted, referred to and made a part hereof as if fully set forth in this Ordinance (the “Property”).

SECTION 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. REZONING

The Property is conditionally rezoned to the Planned Area Development (PAD) Zoning District by the adoption herein of that certain document titled “Fulton Homes at Ballpark Village 1st Amended Planned Area Development (January 2023)” which document was declared public record by Resolution No. 2023-2283, and which is hereby adopted, referred to and made a part hereof as if fully set forth in this Ordinance (the “Fulton Homes at Ballpark Village PAD”).

SECTION 4. STIPULATIONS

The rezoning of the Property is subject to the following stipulations and conditions:

1. Except as modified by the following stipulations and conditions of approval set forth herein, development of the Property shall be in compliance with the Fulton Homes at Ballpark Village PAD; and

2. Alternatives to the various requirements in Section V (Additional Design Requirements) of the Fulton Homes at Ballpark Village PAD (the required Amenity Elements, the Connectivity Elements, and the Streetscape Elements collectively referred to as the "Additional Design Elements") may be provided upon the approval of the Development Services Director or designee upon his/her determination that such alternative provides an equal or greater level of quality and functionality as the Design Element being modified; and

3. All Public Sales Reports for the Property, all final plats and minor land divisions subdividing all or part of the Property, and all rental agreements for the rental of any unit within the Property shall include the following disclosures:
   a. The Property is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; and
   b. The Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; and
   c. The Property is subject to noise, cheering, paddles or bats making contact with balls, bouncing balls, splashes, fireworks and other loud noises commonly associated with recreation centers, parks, ballpark/sports complexes and the like; and
   d. The Property is subject to loud noises commonly associated with water campuses, well sites and other Public Facilities Districts and the like; and
   e. Public roadways adjacent to the Property are subject to road closures and community events on adjacent public rights-of-way and open spaces.
   f. The Property is within close proximity of land intended for multi-story and high-density buildings which may include a variety of office, retail, commercial, hotel, multi-family and parking uses.

   All final plats and minor land divisions subdividing all or part of the Property shall include notes setting forth the foregoing requirements including the requirements that such disclosures be included within all rental agreements for the rental of any residential units within the Property; and

4. Signage shall be posted within all sales and rental offices identifying the location of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary. This display shall

include a 24-inch x 36-inch map at the main entrance of such sales and rental offices and shall include the approximate locations of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary and all of the buildings on the Property; and

5. Signage shall be posted within all sales and rental offices identifying the location of the Phoenix Goodyear Airport: 65 Ldn and higher noise contours, departure corridors, and vicinity boundary. This display shall include a 24-inch x 36-inch map at the main entrance of such sales and rental offices and shall include the approximate locations of the Phoenix Goodyear Airport: 65 Ldn and higher noise contours, departure corridors, and vicinity boundary and all of the buildings on the Property; and

6. Owner shall construct a trail within the section of the Bullard Wash property owned by the city adjacent to the eastern boundary of the Property (the "Ballpark Village Trail Segment").
   a. The trail will include a 10 to 12-foot unpaved compacted decomposed granite (DG) path in a location to be determined during the preliminary plat process that extends from the West Yuma Road sidewalk to the South Bullard Avenue sidewalk.
   b. 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.
   c. 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.
   d. 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.
   e. The Ballpark Village Trail Segment shall be substantially completed, as determined by the City Engineer or his/her designee, prior to the issuance of any final certificate of occupancy for any homes on any lots siding or backing up to the trail.

7. Except as otherwise provided in a development agreement approved by the City Council in its sole discretion, the portion of the Property where the 3 acre Park A (North Amenity Area) is to be located shall be included in the first recorded final plat subdividing all or part of the Property and no Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for any residential structures within the Property, except for model homes, until the approximately 3 acre North Amenity Area including the resident and recreational amenities set forth in the Planned Area Development have been substantially completed as determined

by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and

8. Except as otherwise provided in a development agreement approved by the City Council in its sole discretion, the portion of the Property where the approximately 3.5 acre Park B (Central Amenity Area) is to be located, shall be included in the first recorded final plat subdividing all or part of the Property that includes the 351st residential lot within the Property. No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for more than 350 residential structures within the Property, except for model homes, until the approximately 3.5 acre Central Amenity Area including the resident and recreational amenities set forth in the Planned Area Development have been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and

9. Except as otherwise provided in a development agreement approved by the City Council in its sole discretion, the portion of the Property where the approximately 1.25 acre Park C (South Amenity Area) is to be located, shall be included in the first recorded final plat subdividing all or part of the Property that includes the 601st residential lot within the Property. No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for more than 600 residential structures within the Property, except for model homes, until the approximately 1.25 acre South Amenity Area including the resident and recreational amenities set forth in the Planned Area Development have been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and

10. Prior to the recordation of the first final plat subdividing all or part of the Property, Owner shall form a Homeowners' Association ("HOA") for the Property, with said HOA owning and maintaining all private open space areas; common areas, and all amenities and enhancements described above and in the Fulton Homes at Ballpark Village PAD, except that the HOA shall not own, any of the enhancements or amenities located within right-of-way conveyed to the City of Goodyear in fee, but shall be responsible for maintaining such amenities and enhancements. With respect to the paths and trails the HOA is responsible for maintaining, the HOA shall ensure that they are cleared, visible, and safely accessible to all users. The HOA shall also be responsible for maintaining all landscaping within street right-of-way within or abutting the Property except for landscaping within medians located within any arterial street. A note shall be

placed on each final plat indicating HOA ownership and/or maintenance responsibilities of these private tracts and public rights-of-way landscaping; and

11. Mid-block pedestrian connections, between two residential lots, are permitted within the development. The minimum width of a mid-block pedestrian connection shall be 15 feet and shall be completely landscaped. The minimum width of the paved path, within this mid-block pedestrian connection, shall be 5 feet and shall have a minimum of 3 feet of landscaping between the path and any residential structure or privacy yard wall. The 15-foot-wide minimum width of for the mid-block pedestrian connection may be formed through a combination of Tract(s), Common Space Easement(s) (CSE), and/or similar means as shall be determined by the Zoning Administrator and or his/her designee. The mid-block pedestrian connection, including the 15-foot-wide landscaped area, shall be maintained by the HOA; and

12. The placement, design, construction and maintenance of all walls and fencing within the subdivision shall be in accordance with Article 5-2 (Walls, Fences) of the city of Goodyear Zoning Ordinance. Perimeter walls and fences along an arterial and collector streets, Primary Walls, Secondary Walls and Partial View Walls (as shown in Exhibit 6 of the PAD) shall have a maximum height of eight feet. All other walls and fences shall have a maximum height of six feet. Retaining walls, if constructed, shall be included in the calculation for maximum height; and

13. The Ballpark Village Gateway monument/mural and adjacent landscaping at the hard corner of Estrella Parkway and Yuma Road is encouraged to incorporate the theme “Rock and Vegetation” as was envisioned in the original Goodyear City Center Southeast; and

14. The Property Owner (“Owner”), if they own them, shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Property and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for work within the Property, whichever is earlier; and

15. Owner shall coordinate directly with the owner (irrigation district/private owner) of existing irrigation facilities on the Property that need to be modified and/or removed to accommodate the development of the Property and Owner shall be responsible, at Owner’s sole cost, for obtaining terminations of easement rights if needed and for removing, relocating, and

modifying existing irrigation facilities as required by the City for the development of the Property and/or by the owner of the existing irrigation facilities; and

16. Owner shall submit to the City for review and approval and subsequently to FEMA for review and approval, a Conditional Letter of Map Revision (CLOMR) study prior to issuance of the first construction permit for the development of any part of the Property within the Flood Plain. A CLOMR shall be submitted to and approved by the City Engineer or his/her designee prior to issuance of any construction permits within the floodplain, unless a CLOMR is not required as determined by the City Engineer or his/her designee; and

17. Owner shall, at no cost to the city, design and construct full half-street improvements for south-half of the section of W. Yuma Road along or adjacent to the frontage of the Property required for a Scenic Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed, except for the construction of ½ the median and ½ median landscaping, including, but not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Yuma Road Improvements"). If the Yuma Road Improvements have been completed or are being completed by the others when development occurs on the Property, Owner shall, remit a reimbursement payment for the costs incurred in the design and construction of the Yuma Road Improvements or the City Engineer's estimated costs of the Yuma Road Improvements if not completed (the "Yuma Road Cost Recovery Payment"). If owed, the Yuma Road Cost Recovery Payment shall be paid prior to or concurrent with the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for any work on the Property, whichever is earlier. Otherwise, the Yuma Road Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Completion or Certificate of Completion for any structure within the Property unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council; and

18. Upon the request of the City Engineer or his/her designee, Owner shall construct a full median with full median landscaping within the section of W. Yuma Road along or adjacent to the frontage of the Property subject to the City's agreement to reimburse Owner for 50% of the cost of constructing the full median with full median landscaping. The reimbursements provided for herein are subject to compliance with the requirements of title 34 of the Arizona Revised Statutes governing the use of public funds for the

construction or payment of public infrastructure. Unless Owner constructs the full median with full median landscaping as provided herein, Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of W. Yuma Road along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and

19. Owner shall, at no cost to the city, design and construct full half-street improvements for north-half of the section of W. Lower Buckeye Parkway along or adjacent to the frontage of the Property required for a Minor Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed, except for the construction of ½ the median and ½ median landscaping, including, but not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Lower Buckeye Improvements"). If the Lower Buckeye Improvements have been completed or are being completed by the others when development occurs on the Property, Owner shall, remit a cost recovery reimbursement payment for the costs incurred in the design and construction of the Lower Buckeye Improvements or the City Engineer's estimated costs of the Lower Buckeye Improvements if not completed (the "Lower Buckeye Cost Recovery Payment"). If owed, the Lower Buckeye Cost Recovery Payment shall be paid prior to or concurrent with the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for any work on the Property, whichever is earlier. Otherwise, the Lower Buckeye Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Completion or Certificate of Completion for any structure within the Property unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council; and

20. Upon the request of the City Engineer or his/her designee, Owner shall construct a full median with full median landscaping within the section of W. Lower Buckeye Road along or adjacent to the frontage of the Property subject to the City's agreement to reimburse Owner for 50% of the cost of constructing the full

median with full median landscaping. The reimbursements provided for herein are subject to compliance with the requirements of title 34 of the Arizona Revised Statutes governing the use of public funds for the construction or payment of public infrastructure. Unless Owner constructs the full median with full median landscaping as provided herein, Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of W. Lower Buckeye Parkway along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and

21. Owner shall design and construct full half-street improvements required for a modified Major Arterial Road for the west half of S. Bullard Avenue within the existing S. Bullard Avenue alignment along the frontage of the Property as determined by the City Engineer or his/her designee and which may include but are not limited to: paving consisting of a minimum 5.5-foot bike lane and two 12-foot travel lanes; curb and gutter;, sidewalks, which may vary in size if a transition from a bike lane is required, street frontage landscape and landscape irrigation; and street lighting (the “Bullard Avenue Improvements”); and

22. Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of S. Bullard Avenue along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and

23. Owner shall design and construct sidewalk improvements along the west half of S. Bullard Avenue along the frontage of the Property and within the existing S. Bullard Avenue right-of-way to the north of the Property (approximately 60 feet) to connect to the existing sidewalk; and

24. Except as otherwise provided in these stipulations, Owner is responsible for a proportionate share of the costs of full traffic signals at the intersections identified below. Owner shall make an in-lieu payment for the cost of traffic signal infrastructure at intersections adjacent to the Property. The in-lieu payment shall be made prior to the recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any construction permits for work within the Property, whichever is earlier, unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council. The in-lieu payment shall be based on the actual cost of the traffic signal if it has been constructed or if the payment is required before the signal is constructed it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee. The Property Owner's traffic signal obligations include, but may not be limited to:

    a. One third (1/3) of the cost of the full traffic signal (three legs) at W. Lower Buckeye Parkway and S. Bullard Avenue.
    b. 50% of the cost of the full traffic signal (four legs) at W. Yuma Road and S. Goodyear Boulevard East.
    c. 25% of a full traffic signal (four legs) at W. Lower Buckeye Parkway and S. Wood Boulevard.

25. If any of the traffic signals identified above are identified in a Traffic Impact Analysis approved by the City Engineer as being warranted by the development of the Property, then upon the request of the City Engineer or his/her designee, Owner shall construct such full traffic signal(s) subject to reimbursement by the city for the proportionate share of the cost of the signal for which others are responsible (i.e. 2/3 the cost of the signal at W. Lower Buckeye Parkway and S. Bullard Avenue; and 3/4 of the cost of the full traffic signals at the intersection of W. Lower Buckeye Parkway and S. Wood Boulevard and 1/2 of the cost of the intersection of W. Yuma Road and S. Goodyear Boulevard East). The reimbursements provided for herein are subject to compliance with the requirements of title 34 of the Arizona Revised Statutes governing the use of public funds for the construction or payment of public infrastructure; and

26. The Traffic Impact Analysis submitted with the application for rezoning is not approved. An updated Traffic Impact Analysis that complies with all of the requirements in the Engineering Design Standards and Policies Manual shall be submitted with the first preliminary plat and/or site plan submitted for the development of the Property and approved by the City Engineer or his/her designee. The Traffic Impact Analysis shall identify all infrastructure required to accommodate the additional trips generated by the development of Property as rezoned, and the

location of all access points from the public right-of-way to the Property, all of which shall comply with all applicable regulations including the requirements in the Engineering Design Standards and Policies Manual; and

27. In addition to being responsible for a proportionate share of the cost of the full traffic signal at the intersection(s) identified above, Owner is also responsible for a proportionate share of the costs of additional traffic signals identified in an approved Traffic Impact Analysis/Study as being needed. If an updated Traffic Impact Analysis/Study reflects the need for any additional traffic signal at any intersection adjacent to the Property, Owner shall, at no cost to the City, convey, in fee, lien free, and free of any easements or encumbrances unless specifically agreed to by the City, any additional right-of-way needed for the construction of the portion of the traffic signal that will be located on the Property. In addition, Owner shall make an in-lieu payment to the City towards the cost of the signal. Except as provided herein, the in-lieu payment will be 25% of the cost of a full traffic signal for each corner of the intersection adjacent to the Property. For example, if a traffic signal is required at an intersection were two of the four corners of the intersection are adjacent to the Property, Owner would be responsible for 50% of the cost of a full traffic signal. The in-lieu payment shall be calculated based on the actual cost of the traffic signal if it has been constructed or, if the payment is made before the traffic signal has been completed, upon an engineer's estimate of the probable cost of the signal approved by the City Engineer or his designee traffic signal. The dedication(s) and in-lieu payment(s) required herein shall be made at the earlier of the following: (i) before the issuance of any engineering permit for any of the work reflected in a site plan, Minor Land Division ("MLD"), or final plat that includes, is adjacent to, or requires connection to the intersection where the traffic signal is needed; or (ii) before the recordation of any final plat or MLD that includes, is adjacent, or requires connection to the intersection where the traffic signal is needed; and

28. Owner shall relocate or replace existing traffic signal improvements (the existing pole and mast arm) to their ultimate locations at the southeast corner of the intersection of S. Estrella Parkway and W. Yuma Road and any necessary modifications to mast arm, pedestrian push button poles, ADA ramps, or other improvements impacted by widening of W. Yuma Road and S. Estrella Parkway to their ultimate configurations.

29. Unless Owner constructs a bridge or culvert over Bullard Wash on W. Yuma Road pursuant to the terms of a development agreement with the City, Owner shall pay an in-lieu payment representing 25% of the full cost of the Yuma Road Bridge. The

in-lieu payment required herein shall be paid prior to the issuance of the first civil construction permit for any work within the Property. The in-lieu payment shall be based on the actual cost of the Yuma Road Bridge if it has been constructed by others, or if the payment is required before the Yuma Road Bridge has been constructed, it shall be based on the estimated cost of the Yuma Road Bridge as determined by the City Engineer or designee. Yuma Road Bridge is defined as a bridge or a culvert crossing over Bullard Wash on Yuma Road that can convey up to the 100-year peak flow under Yuma Road, that is designed to meet the minimum City standards applicable to such structures and the drainage standards in effect at the time of development; and

30. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the City of Goodyear subdivision regulations, the City of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, all Building Codes and Regulations adopted by the City of Goodyear, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and

31. Owner shall dedicate, at no cost to the city, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or

other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his designee, all dedications shall be made prior to or concurrent with recordation of a final plat or approval of a site plan that includes the area in which the dedicated property is located or when requested by the City Engineer or his/her designee, whichever is earlier; and

32. If any of the infrastructure improvements Owner is required to design and construct pursuant to the terms of this Ordinance have been constructed or is to be constructed by others, Owner shall remit a payment to the city in the amount of the actual costs incurred in the design and construction such infrastructure improvements if completed or, if not completed, the payment shall be in the amount of an engineer's estimate of the costs as approved by the Goodyear City Engineer or his/her designee. The payment requirement herein shall be paid prior to or concurrent with the recordation of a final plat triggering Owner's obligation to design and construct the infrastructure improvements.

SECTION 5. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 6. AMENDMENT TO ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 3 of this Ordinance by the adoption of that certain document titled, "Official Supplementary Zoning Map No. 22-17," declared a public record by Resolution 2023-2283, and which is referred to and made a part hereof as if fully set forth in this Ordinance, and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent

jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective upon the effective date of Resolution 2023-2283 or thirty (30) days from the date this Ordinance is adopted and passed whichever is later.

SECTION 10. PENALTIES

Any person who violates and provision of this ordinance shall be subject to penalties set forth in Section 1-2-3 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, **building**, **structure**, sign, landscaped area, **parking lot** or fence, or to permit the use of any **lot** or land contrary to, or in violation of any provisions of this **Ordinance**, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this **Ordinance** or is unspecified and not classified by the **Zoning Administrator** is prohibited in any **district**.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (**Person**). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any **Person** who violates any of the provisions of this **Ordinance** and any **amendments** there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or

2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a

term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the City of Goodyear Municipal Court for violations hereunder

SECTION 11. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

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:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

City of Goodyear



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Author:

Date Saved: 4/1/2022

Data Source: City of Goodyear

When receiving and using GIS data, the user agrees and acknowledges the following: The City of Goodyear provides geospatial digital data on an "as is" and "as available" basis. The City makes no representations or warranties of any kind, express or implied with respect to the data. The City is not liable for geospatial digital data errors, inaccuracies or omissions and shall be held harmless from and against all damage, loss or liability arising from any use or the results obtained from its use.

PLANNED AREA DEVELOPMENT AMENDMENT

Narrative

Fulton Homes at Ballpark Village

Goodyear, Arizona

August 18, 2022

FULTON HOMES

9140 S. Kyrene Road, Suite 202
Tempe, AZ 85284

Development Team

FULTON HOMES

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Developer & Homebuilder

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RICH ▪ CARTER ▪ FISHER

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Development Consultant / Owner's Rep.

EPS GROUP

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Brian Nicholls
Engineering & Design

I. Purpose of Request

""Fulton Homes at Ballpark Village" is a proposed single-family, detached residential community on an approximately 156-acre vacant parcel of relatively unimproved agricultural land located at the SEC of Estrella Parkway and Yuma Road in the City of Goodyear (the "City") (see **Exhibit 1 – Context Map** attached hereto). The *Fulton Homes at Ballpark Village* Planned Area Development ("PAD") was approved by the City in 2022 via Ordinance No. 2022-1535 (Case No. 21-200-00013) which gave the subject property its current "PAD" zoning.

Fulton Homes ("Fulton") is the owner of *Fulton Homes at Ballpark Village*, which is currently going through the City's Preliminary Plat process in conformance with the *Fulton Homes at Ballpark Village* PAD. Fulton has years of experience building new home communities throughout the Phoenix metro area and is excited to bring this new, high-quality residential community to the City.

The *Fulton Homes at Ballpark Village* PAD established the governing lot development standards for project. As Fulton has worked to refine the proposed housing product offerings for *Fulton Homes at Ballpark Village* to meet current homebuyer demands, Fulton now desires to introduce some one-story floorplan options for the lots in the R45 land use district (45' wide lots). Fulton had previously intended to offer only two-story homes for the lots in the R45 land use district and the applicable 20' rear setback was established accordingly in the *Fulton Homes at Ballpark Village* PAD. Unfortunately, this 20' rear setback is too restrictive to accommodate the one-story floorplan options Fulton would like to offer in order to provide a greater diversity of housing product options for homebuyers.

Therefore, the purpose of this PAD Amendment application (as further outlined in Section II below) is to request an Amendment of the *Fulton Homes at Ballpark Village* PAD to modify the rear setback for the R45 land use district from 20' for all homes to 20' for two-story homes and 10' for one-story homes.

II. Description of Proposed PAD Amendment

Amended Rear Setback for R45 Land Use District

The Property is currently zoned "PAD" per the *Fulton Homes at Ballpark Village* PAD, approved by the City in 2022 as Case No. 21-200-00013. As indicated above, the *Fulton Homes at Ballpark Village* PAD established the governing lot development standards for the project.

As Fulton has worked to refine the proposed housing product offerings for *Fulton Homes at Ballpark Village* to meet current homebuyer demands by introducing some one-story floorplan options for the lots in the R45 land use district, it has become clear that the 20' rear setback established by the *Fulton Homes at Ballpark Village* PAD is too restrictive. Fulton is therefore proposing to amend the *Fulton Homes at Ballpark Village* PAD to modify the rear setback for the R45 land use district from 20' for all homes to 20' for two-story homes and 10' for one-story homes. All other lot development standards will remain unchanged. The R45 land use district lots (45' wide lots) are shown in tan on **Exhibit 2 – PAD Illustrative Master Plan**). This amendment will allow Fulton to provide a greater diversity of housing product options for homebuyers. The resulting lot development standards would be as outlined in **Table 1** below (changes to the approved *Fulton Homes at Ballpark Village* PAD lot development standards are noted in **bold**):

Table 1 – *Fulton Homes at Ballpark Village* Development Standards Table

Land Use Districts[6]	R50	R52	R45	R35[5]
Underlying Zoning Districts	**R1-6 Reduced**	**R1-6 Reduced**	**R1-4 Reduced**	**R1-C**
Minimum Lot Area (sf)	6,000	5,500	4,050	4,000
Minimum Lot Width (ft.)	50	52	45	35
Minimum Lot Depth (ft)	120	100	90	110
Maximum Building Height (ft)	30	30	30	30
Maximum Building Coverage	60%	60%	60%	60%
Minimum Setbacks				
Front (ft)[1]	10	10	10	10
Garage (ft)[2]	20	20	20	20
Side (ft)	5	5	5	5[3]
Total Sides (ft)	10	10	10	10[3]
Street Side (ft)[4]	10	10	10	10
Rear (ft)	20	20	**20/10[7]**	15

[1] Front setback shall be measured from back of sidewalk to covered patios, livable space, and side entry garages.

[2] Front setback shall be measured from the back of sidewalk to face of front facing garage door. Front setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet measured from back of sidewalk to covered patios and livable space.

[3] Side setbacks shall be 5' on each side with a 5' Use & Benefit Easement on the non-courtyard side of the lot.

[4] Where a minimum 10-foot-wide landscape tract between the side lot line and back of sidewalk is provided, the typical side setbacks, rather than the Street Side setback applies.

[5] All single-family residential units within the R35 land use district shall be alley-loaded and, unless otherwise agreed to by the Zoning Administrator in his sole discretion, pavers/decorative concrete shall be installed within the entrances into the alleys except for curbing and gutters.

[6] All contiguous single-family residential units shall be developed with the same land use district development standards set forth in Table 2 and each such set of contiguous single-family residential units shall constitute a land use district.

[7] Rear setback for the R45 land use district shall be 20' for two-story homes and 10' for one-story homes.

Justification

The requested rear setback modification for the R45 land use district is justified for the following reasons:

1. Fulton had previously intended to offer four two-story floorplans in the R45 land use district and zero one-story floorplans. The proposed addition of two one-story floorplan offerings will serve

to increase the diversity of housing options for homebuyers, which is a benefit to the City and its residents. These one-story floorplans will still provide homebuyers with very usable rear yard space, as the rear covered patios are recessed from the livable area of the home by approximately 5' (see **Exhibit 3 – Example One-Story Floorplans**). Fulton estimates that approximately 40-50% of its homebuyers in the R45 land use district will select the one-story floorplan offerings.

2. The aquatic center that will be constructed for the project as required by the *Fulton Homes at Ballpark Village* PAD has been sized and designed to adequately serve any and all homeowners who are unable to construct their own pools, including any of the R45 land use district lots that may now be constructed with one-story floorplans and may not have sufficient rear yard space for their own pool. Pursuant to this PAD Amendment, Fulton is committing to construct the aquatic center with a minimum pool water surface area of 7,000 SF and minimum pool deck area of 10,000 SF. The total occupancy of this aquatic center would be 810 people, which far exceeds the actual anticipated use.

3. Fulton is working with the City to add some structurally covered/shaded seating nodes and associated trail signage along the Bullard Wash trail adjacent to *Fulton Homes at Ballpark Village* as described in more detail in Section III below. This will further enhance the Bullard Wash trail amenity for the community and the City.

III. Bullard Wash Trail Seating Nodes & Signage

Fulton will add two (2) structurally covered/shaded seating nodes, with associated trail signage along the Bullard Wash trail adjacent to the project in the approximately locations shown on **Exhibit 4 – Updated Pedestrian Connectivity Plan** attached hereto. The City's "theme" for this section of the Bullard Wash trail corridor is "Ballpark". Consequently, the signage, benches, and shade covers will be designed to incorporate the same "Ballpark" theming already planned for *Fulton Homes at Ballpark Village* (see **Exhibit 4 – Updated Pedestrian Connectivity Plan** attached hereto). These upgrades and additions to the Bullard Wash trail corridor will enhance the amenity and use experience for residents of both *Fulton Homes at Ballpark Village* and the City as a whole.

IV. Rezoning Evaluation Criteria

This PAD Amendment request for *Fulton Homes at Ballpark Village* responds to the rezoning evaluation criteria outlined in Section 1-3-1.D.3 of the City's Zoning Ordinance:

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;

This PAD Amendment request is consistent with the goals, objectives, policies, and development standards of the General Plan, as well as *Fulton Homes at Ballpark Village*'s existing "Neighborhood" General Plan land use designation. It should be noted that the only change to the *Fulton Homes at Ballpark Village* PAD that will occur with this request is a slight modification of the rear setback in one of the four land use districts and only for one-story homes.

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

Fulton Homes at Ballpark Village is zoned PAD and already approved for single-family residential development. This request does not make any changes to the approve use, for which the subject property has been deemed suitable by the City. No significant changes have occurred to the existing conditions of the subject property since the original PAD approval.

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;*

As previously indicated, *Fulton Homes at Ballpark Village* is zoned PAD and already approved for single-family residential development. This request does not make any changes to the approved use, which the City has already deemed to be compatible with the surrounding uses and zoning.

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 previously indicated, this request does not change the subject property's existing PAD zoning or the approved single-family residential land use. This use is consistent and compatible with the other uses in the surrounding 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;*

As previously indicated, this request does not change the subject property's existing PAD zoning or the approved single-family residential land use. There is a very high demand in the market currently for this use and not enough supply to satisfy that demand. The rear setback modification proposed with this request will make *Fulton Homes at Ballpark Village* even more attractive to homebuyers and provide additional housing option diversity for the City.

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;*

This request is not changing the approved single-family land use nor the approved density. Therefore, this request has no additional impact on public infrastructure, water and wastewater facilities, schools, police, fire, or other emergency services.

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

Much of the infrastructure and utilities required for the development of *Fulton Homes at Ballpark Village* are already in place and the City is already providing the required public services in the surrounding area. Again, this request will not change the approved single-family land use, the

approved density, or the new infrastructure required to serve the project (which will be constructed by Fulton).

h. General public's concerns;

As of the submittal of this application, Fulton is not aware of any public concerns. It is however understood that the City will route this application to various stakeholders and the adjacent property owners will be notified. Fulton will therefore work to resolve any concerns that may arise.

i. Whether the amendment promotes orderly growth and development; and

This request will help promote orderly growth and development by allowing Fulton to offer additional housing product options that are in high demand by today's homebuyers in this market. As noted previously, this amendment has no impact at all on the infrastructure that Fulton will be constructing to support the project.

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.

This request will have no adverse impact on the health, safety, or welfare of the citizens of the City or the general public.

V. Conclusion

In summary, the requested Amendment to the *Fulton Homes at Ballpark Village* PAD is not changing the approved single-family residential land use or the approved density. It will simply modify the rear setback for any one-story homes constructed in the R45 land use district, thereby allowing Fulton to provide additional housing product offerings that are in high-demand and short supply in the current housing market. In consideration of this request, Fulton is enhancing the amenity package at *Fulton Homes at Ballpark Village* through the addition of covered seating nodes and associated trail signage along the Bullard Wash trail, and committing to a minimum pool size for the planned aquatic center to ensure it has adequate capacity for all future residents of *Fulton Homes at Ballpark Village* that wish to use it.

The PAD Amendment proposed with this request is compatible and appropriate for this location and is consistent with the subject property's existing "Neighborhood" General Plan land use designation, as well as the overall goals, policies, and development standards of the General Plan.

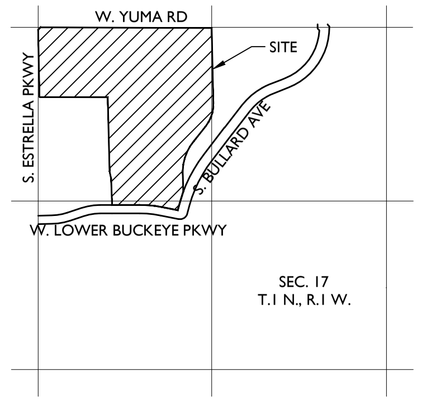
Exhibit 1 – Context Map

CONTEXT MAP EXHIBIT
FOR
FULTON HOMES AT BALLPARK VILLAGE

A PORTION OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP

N.T.S.



PROJECT TEAM

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Ebull@bcattorneys.com

NORTH

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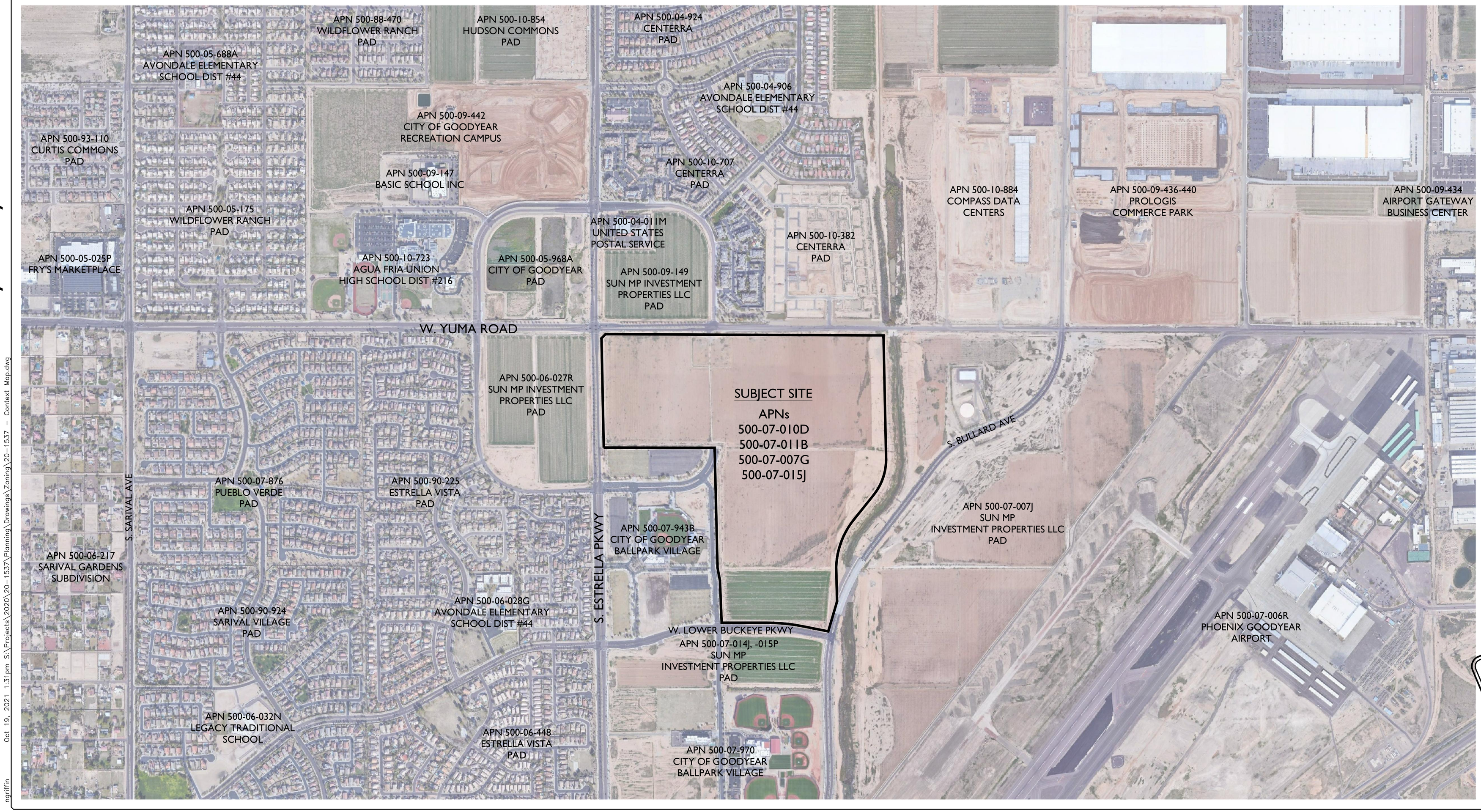

20-1537 - Goodyear City Center

Oct 19, 2021 1:31pm S:\Projects\2020\20-1537\Planning\Drawings\Zoning\20-1537 - Context Map.dwg

ngriffin

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www.epsgroupinc.com

EPS GROUP

Fulton Homes at
Ballpark Village
Goodyear, AZ

Exhibit 1 - Context Map

Project:

Revisions:

FEBRUARY 10, 2021 - 1ST PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

PRELIMINARY
Not For Construction or Recording
07/02/2012

Job No.
20-1537

CONTEXT

Sheet No.
1
of 1

Exhibit 2 – PAD Illustrative Master Plan



PROJECT DATA

A.P.N.		500-07-010D, 500-07-011B, 500-07-007G, 500-07-015J
CURRENT LAND USE:		AG
EXISTING GENERAL PLAN:		RESIDENTIAL
EXISTING ZONING:		PAD
GROSS AREA:		± 164.92 ACRES
NET AREA:		± 155.50 ACRES
NET DENSITY:		5.12 DU/AC
NO. OF LOTS:		
(BROWN)	35' x 95'	244
(TAN)	45' x 92'	258
(YELLOW)	52' x 110'	154
(CREAM)	50' x 130'	140
	TOTAL	796
MIN. LOT AREA:		3,040 SQ FT
MAX. LOT AREA:		6,580 SQ FT
OPEN SPACE:		± 26.83 ACRES (17% OF NET)

AMENITY LEGEND

PARK A - MAIN AMENITY

A1 AQUATIC CENTER
- POOL BUILDING WITH RESTROOM AND RAMADA LOUNGE
- SHADED KID'S POOL PLAY AREA
- LAP LANES
- POOL LOUNGE AREA
- SHADED LOUNGE SEATING

A2 TOT LOT PARK
- LARGE SHADED TOT LOT
- 30x30 GATHERING RAMADA WITH PICNIC TABLES, BBQ GRILLS, BENCHES, AND EXPANDED PLAZA
- BOCCE COURTS
- CORNHOLE PLAZA
- TRELLIS GATHERING PLAZA
- MULTI-USE TURF AREA

PARK B - NEIGHBORHOOD PARK

B
- SPORT COMPLEX
- (2) 30 x 30 GATHERING RAMADAS WITH PICNIC TABLES, BBQ GRILLS, BENCHES , AND EXPANDED PLAZA
- CORN HOLE PLAZA
- BOCCE COURTS
- SAND VOLLEYBALL COURT
- (2) PICKLEBALL COURTS
- FULL BASKETBALL COURT
- EVENT LAWN
- MULTI-USE TURF AREA

PARK C - NEIGHBORHOOD PARK

C1 TOT LOT
- LARGE SHADED TOT LOT
- 30x30 GATHERING RAMADA WITH EXPANDED PLAZA, PICNIC TABLES, BBQ GRILLS, SEATING
- CORNHOLE PLAZA

C2 ACTIVE RECREATION
- 20 x 20 GATHERING RAMADA WITH PICNIC AREAS, BBQ GRILLS, BENCHES , AND EXPANDED PLAZA
- HALF BASKETBALL COURT
- MULTI-USE TURF AREA

KEYNOTES

1. SUBDIVISION PRIMARY ENTRY MONUMENT
2. SUBDIVISION SECONDARY ENTRY MONUMENT
3. PRIMARY REGIONAL MONUMENT
4. SECONDARY REGIONAL MONUMENT

NORTH

0' 100' 200' 400'

SCALE: 1" = 200'-0"

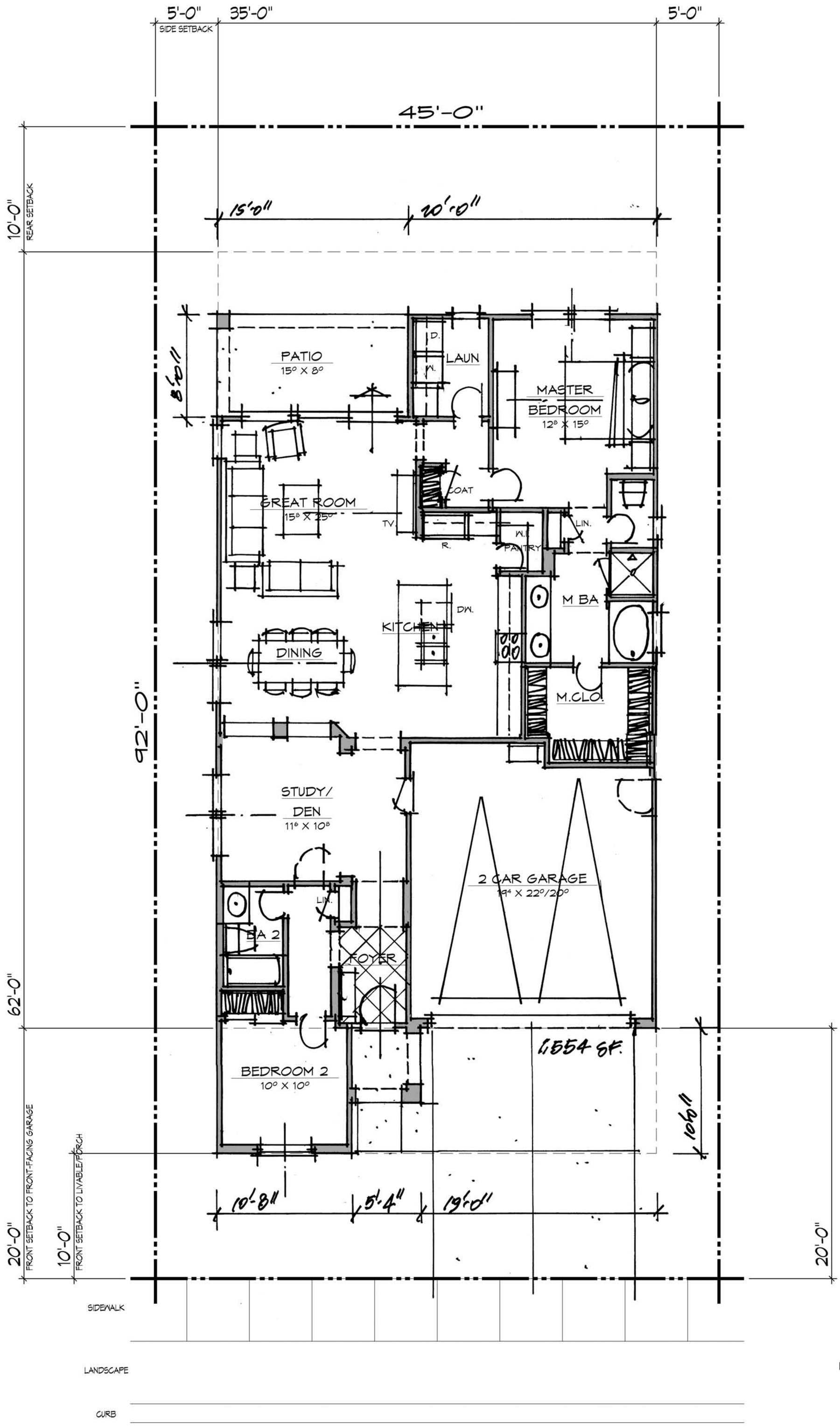
FULTON HOMES | Fulton Homes at Ballpark Village | Goodyear, Arizona | Exhibit 2 - Illustrative Master Plan

L-0.01
03.17.2022

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 3-17-22
ARIZONA U.S.A.

EPS GROUP

Exhibit 3 – Example One-Story Floorplans



PLAN 1

1,554 SF

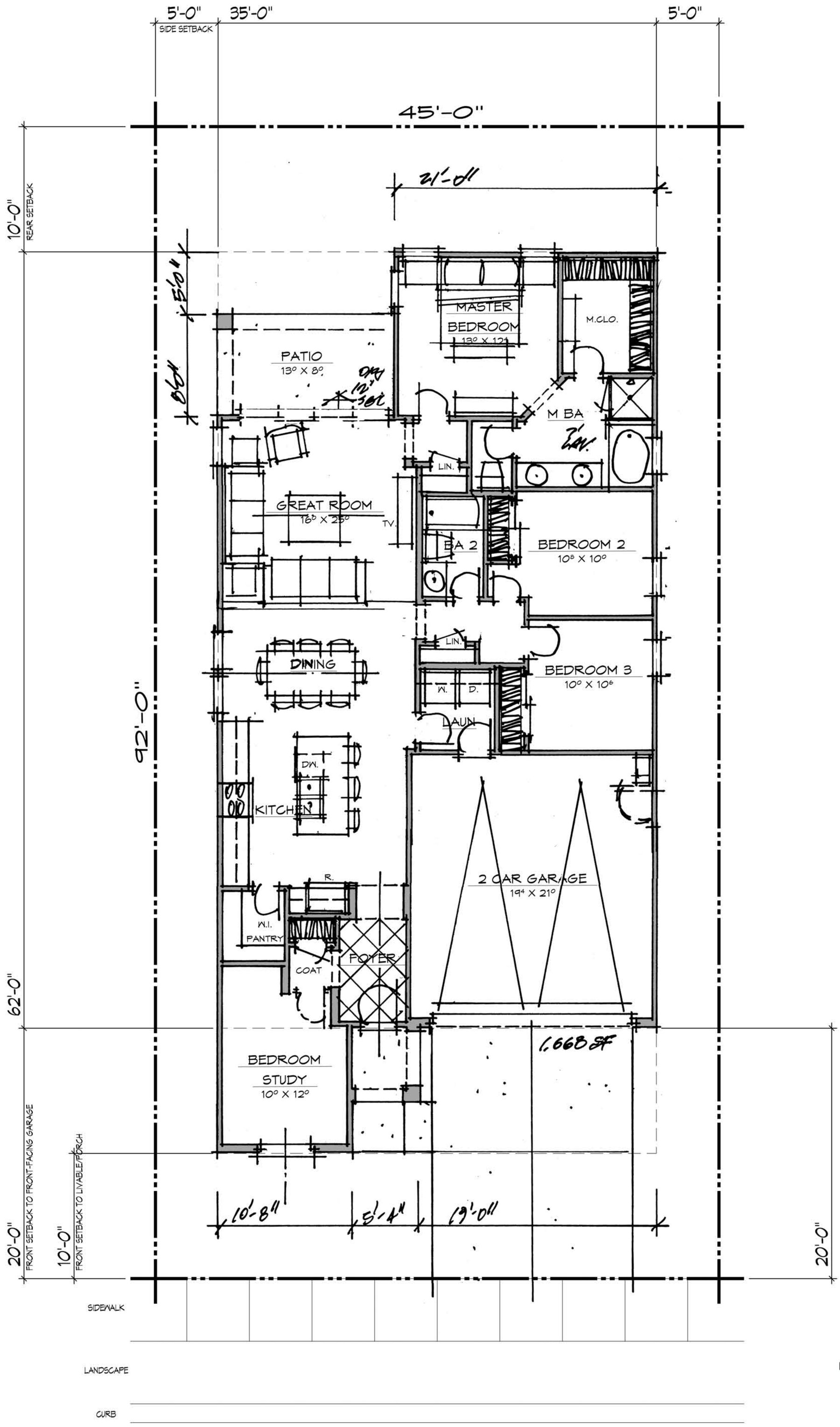
LOT COVERAGE: 51.5 %

FULTON HOMES
You're Proud To Own, We're Proud To Build!

REDWOOD VALLEY

30' / 35' WIDE PRODUCT SERIES / 45'x92' LOT

Linderoth Associates
ARCHITECTS
8135 East Indian Bend Road, Suite 103
Scottsdale, Arizona 85250
P.480.941.0840 F.480.949.1041
Architecture ◦ Planning ◦ Visualization
www.linderoth.com



PLAN 2

1,668 SF

LOT COVERAGE: 55.2 %

FULTON HOMES
You're Proud To Own, We're Proud To Build!

REDWOOD VALLEY

30' / 35' WIDE PRODUCT SERIES / 45'x92' LOT

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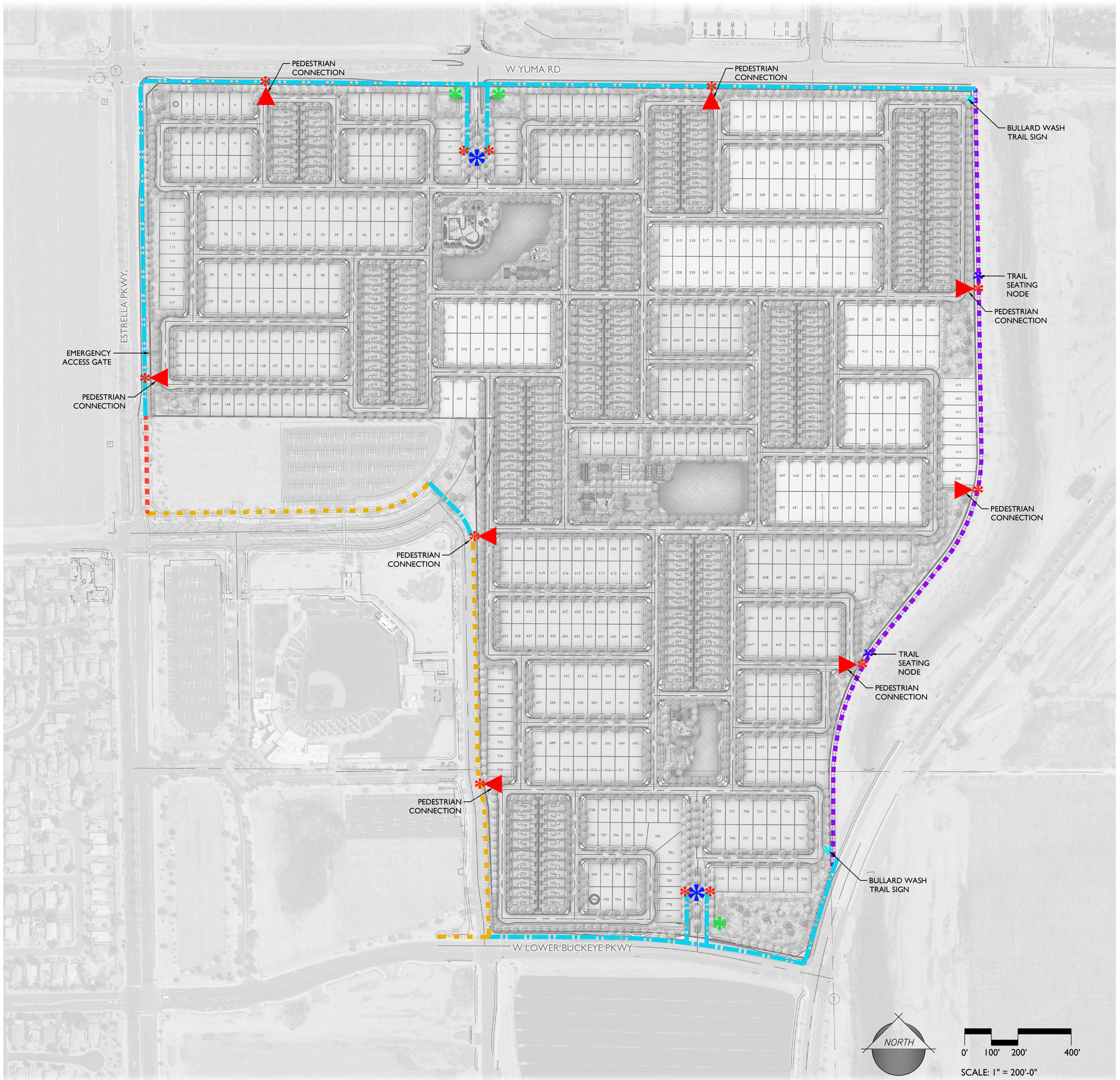
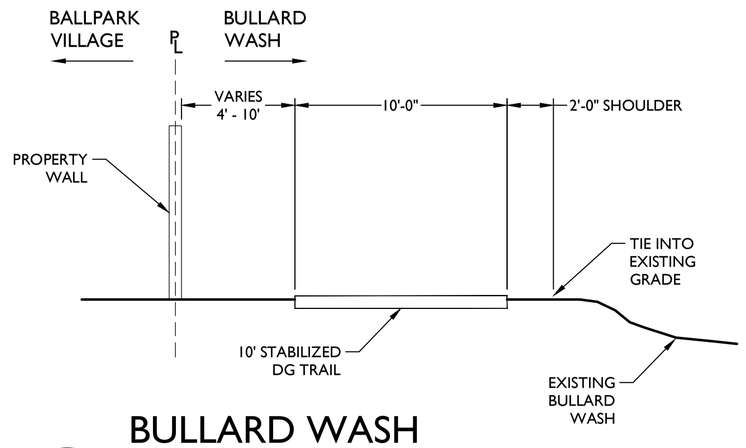
Exhibit 4 – Updated Pedestrian Connectivity Plan



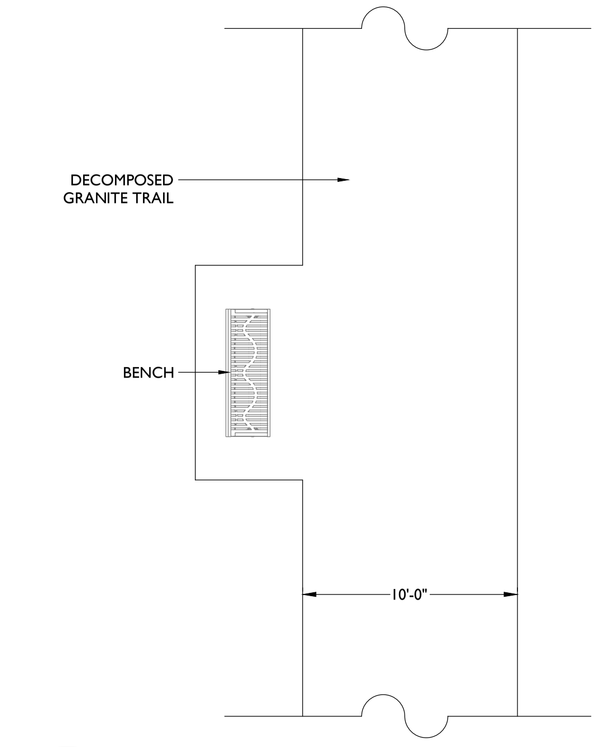


1 BULLARD WASH TRAIL SECTION DETAIL

NTS

LEGEND

- CONNECTIVITY - PEDESTRIAN ACCESS
- CONNECTIVITY - OFFSITE PEDESTRIAN
- CONNECTIVITY - EXISTING OFFSITE PEDESTRIAN
- CONNECTIVITY - BULLARD WASH TRAIL
- CONNECTIVITY - BULLARD WASH TRAIL (BY OTHERS)
- VEHICULAR GATE
- ENTRY MONUMENT
- PEDESTRIAN GATE
- PEDESTRIAN NODE
- BULLARD WASH TRAIL SIGN

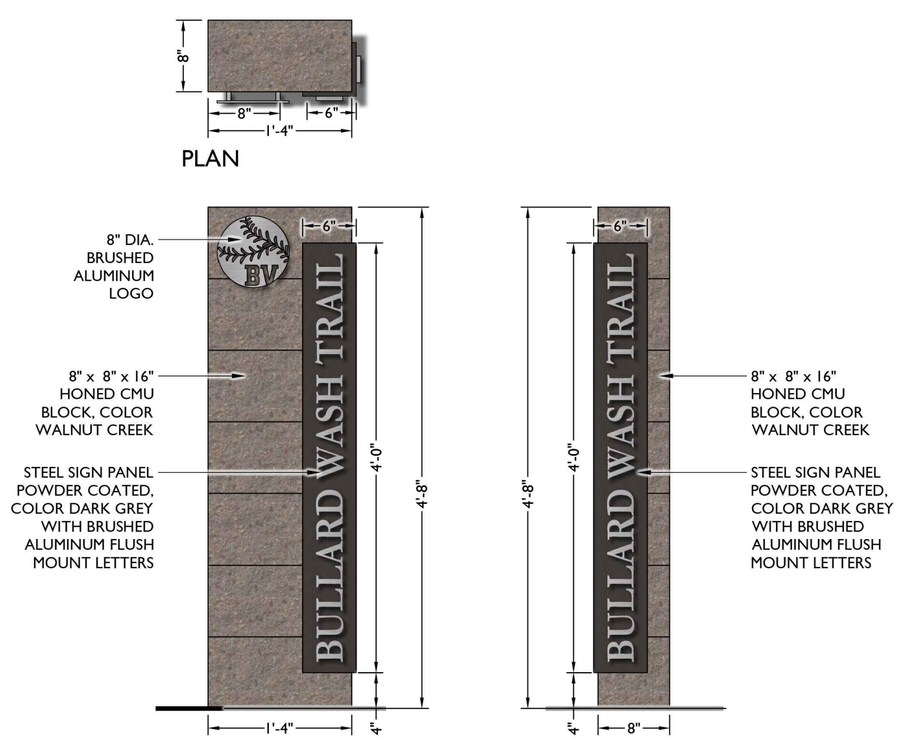






2 BULLARD WASH TRAIL PEDESTRIAN SEATING NODE

NTS



3 BULLARD WASH TRAIL SIGN

NTS

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 8-24-22 ARIZONA U.S.A.

EPS GROUP

ITEM #: 12.
DATE: 01/23/2023
AI #:1253

CITY COUNCIL ACTION REPORT

SUBJECT: ANNEXATIONS FOR TWO PROPERTIES NEAR THE SOUTHEAST CORNER OF SARIVAL AVENUE AND BROADWAY ROAD ALIGNMENTS

STAFF PRESENTER(S): Christian M. Williams, Principal Planner

SUMMARY

This is a Public Hearing to consider the annexation of 1.81 acres of property along the Broadway Road alignment and 0.42 acre of property along the Sarival Avenue alignment in the vicinity of Sarival Avenue and Maricopa County 85.

Recommendation

1. Annexation of approximately 1.81 acres of property along the Broadway Road alignment between the Sarival Avenue alignment and the 159th Avenue alignment, generally located southeast of Sarival Avenue and Maricopa County 85.

2. Annexation of approximately 0.42 acres of property along the Sarival Avenue alignment between Maricopa County Highway 85 and the future Arizona State Route 30 (Tres Rios Freeway) generally located southeast of Sarival Avenue and Maricopa County 85 (Christian M. Williams, Principal Planner).

FISCAL IMPACT

Annexation of land has a fiscal impact. A brief overview of anticipated public infrastructure and services impacts is included in the staff analysis section of this CAR. A detailed fiscal impact will be included in future City Council reports. There is no fiscal impact associated with authorizing the staff to proceed with the state statutory requirements for annexation. Authorizing the process to move forward does not commit the City Council to approve the annexation.

BACKGROUND AND PREVIOUS ACTIONS

At its Regular Meeting on October 24, 2022, Council voted to authorize staff to initiate the annexation of approximately 1.81 acres of property along the Broadway Road alignment between the Sarival Avenue alignment and the 159th Avenue alignment, generally located southeast of Sarival Avenue and Maricopa County 85. At this meeting, Council also authorized staff to initiate the annexation of approximately 0.42 acres of property along the Sarival Avenue alignment between Maricopa County Highway 85 and the future Arizona State Route 30 (Tres Rios Freeway) generally located southeast of Sarival Avenue and Maricopa County 85.

The abutting property to the south of the Broadway Road alignment and to the abutting property northwest of the Broadway Road alignment and the 161st Avenue alignment are zoned Riverside Park Preliminary Planned Area Development (PAD) which was adopted by Council on December 11, 2005 by Ordinance No. 05-976. The abutting property to the northeast of the Broadway Road alignment and the 161st Avenue alignment is zoned Agricultural Urban (AU) which was adopted at annexation by Ordinance No. 78-113.

STAFF ANALYSIS

Current Policy:
The city of Goodyear has an annexation policy adopted by Resolution 2001-768. In addition, Arizona State Statue regulates annexation. Below is a brief summary of the annexation process:

- · Staff determines whether the proposed annexation area meets the state legal requirements for annexation as set forth in A.R.S. § 9-471.
  - o Staff has determined that the annexation area meets the state legal requirements for annexation pursuant to the provisions of A.R.S. §§ 9-471 (K) and (R).
- · Assuming the proposed annexation area meets the state legal requirements for annexation, staff conducts a review of the annexation proposal to determine the desirability of the annexation.
- · (Meeting which occurred on 10/24/2022) Staff provides an impact analysis of the annexation proposal to City Council. The City Council will consider the proposal and make a determination on whether to authorize staff to proceed with the annexation.
  - o If authorization is not provided, then no further action on the annexation will be taken.
  - o If authorization is provided, staff will move forward with the state statutory requirements for annexation.

Council considered the proposal on October 24, 2022 and authorized staff to move forward with the annexation.

- · After further staff review of the proposal, a blank petition containing the legal description and an accurate map of the annexation territory is filed with the County Recorder and notice and a copy of the filing shall be given to the clerk of the board of supervisors and to the county assessor. The description shall identify the entity, if any, that will be responsible for maintaining the existing rights-of-way and roadways that are within or contiguous to the exterior boundaries of the area of the proposed annexation.

On December 27, 2022, a blank (unsigned) petition for each of the two proposed annexations containing the legal description and an accurate map of all exterior boundaries, including all County rights-of-way and roadways with no taxable value, of the territory proposed to be annexed was filed with the County Recorder of Maricopa County. The blank petitions were accompanied by a sworn affidavit verifying that no part of the territory for which the filing is made is subject to an earlier filing for annexation.

- · Pursuant to State law, there is a 30-day waiting period after the filing of the blank petition before petitions can be circulated for signature. The 30-day waiting period will end on January 26, 2023.
- · A public hearing must be held within the last 10 days of this 30-day waiting period to receive public input on the annexation. Notices of the public hearing must be: (i) published in a newspaper of general circulation at least fifteen days before the end of the 30-day waiting period and six (6) days before the public hearing; (ii) be posted in at least three conspicuous public places in the area being annexed at least six (6) days before the public hearing; (iii) sent by first class mail to the chairperson of the board of

supervisors of the county in which the property being annexed is located at least six (6) days before the public hearing; (iv) sent by first class mail, with an accurate map of the property being annexed to each owner of the real and personal property as shown on the statement provided by the county assessor and department of revenue at least six (6) days before the public hearing.

The public hearing being held on January 23, 2023 is within the last ten (10) days of the 30-day waiting period. Notices of the public hearing being held on January 23, 2023 for each annexation was published in the Arizona Republic Southwest Valley Edition on December 30, 2022, which is at least fifteen days before the end of the 30-day waiting period and at least six (6) days before the public hearing. On December 27, 2022, notices of the public hearings were also posted in three conspicuous places in each of the properties proposed to be annexed, which is at least six (6) days before the public hearing. On December 27, 2022, notices of the public hearing along with an accurate map of the Annexation Area for each of the proposed annexations was mailed by first class mail to the County Board of Supervisors; to the County Assessor; and to the owner of real and personal property identified on the lists received from the Maricopa County Assessor and Arizona Department of Revenue, which is at least six (6) days before the public hearing.

· Once the 30-day waiting period is over, the blank petitions may be signed and collected.

· Once all petitions have been collected, the annexation may be scheduled for a City Council meeting for consideration.

Details of the Request:
There are two applicant requests for your consideration:

· Annex approximately 1.81-acre property along the Broadway Road alignment between the Sarival Avenue alignment on the west and the 159th Avenue alignment on the east
· Annex approximately 0.42-acre property along the Sarival Avenue alignment between Maricopa County Highway 85 on the north and the future Arizona State Route 30 (Tres Rios Freeway) on the south.

Both properties are generally located south and southeast of Sarival Avenue and Maricopa County Highway 85 and are owned by ENDICOTT PROPERTIES LLC (“the owner”). The owner also owns two properties immediately adjacent to both annexation areas; those properties, which total approximately 45.16 acres are already within the city’s limits, leaving the 2.23 acres (1.81-acre annexation proposal and the 0.42-acre annexation proposal) remaining to be annexed.

If the annexations are ultimately approved by Council and the owner, the owner would then seek to rezone the newly annexed properties as well as their existing 45.16 acres, within the city, into a cohesive 47.39-acre industrial development.

The City’s General Plan designates this area as Industrial. The existing County zoning for this property is Rural-43 (RU-43). Upon annexation, the property would be designated the equivalent zoning district which is Agricultural/Urban (AU). The city has received a request to rezone this property to I-2 (General Industrial) with a PAD Overlay, which will be a separate action.

The property is located within the city’s municipal planning area and meets State statutory requirements for annexation.

The City's Annexation Policy, adopted in 2001, provides that staff evaluate annexation requests on the following criteria:

A. The City's ability to provide basic services in a timely manner
B. Long-term desirability for community development and economic growth
C. Likelihood of the area being developed in Maricopa County or being annexed by another city or town
D. Ability to control the quality of land uses and infrastructure standards
E. Compatibility with General Plan, infrastructure needs, and timing of development

As discussed above, the 1.81-acre annexation proposal and the 0.42-acre annexation proposal (for a total of 2.23 acres) is immediately adjacent to two properties which total 45.16-acre property. The 1.81-acre property bifurcates the larger 45.16-acre that is already annexed into the city. The 0.42-acre property sits within the future Sarival Avenue alignment just west of the larger 45.16-acre property and will be needed for future roadway improvements. Without the annexation of both properties, a portion of the development would need to develop within the County and future Sarival Avenue would be likely be developed to County standards. The current owner would like to develop the entire site as a cohesive development and also develop within the city.

Streets: the property is intended to have access to Sarival Avenue which will ultimately be developed within the city. Sarival Avenue is planned to provide access to both future Arizona State Route 30 (Tres Rios Freeway) and Maricopa County Highway 85.

Public Safety: the property is located within an existing Police patrol beat and the current level of service within the beat can accommodate the development of the property. Fire services would be provided by Station 184, approximately 2.3 miles away and Station 181 approximately 5.0 miles away.

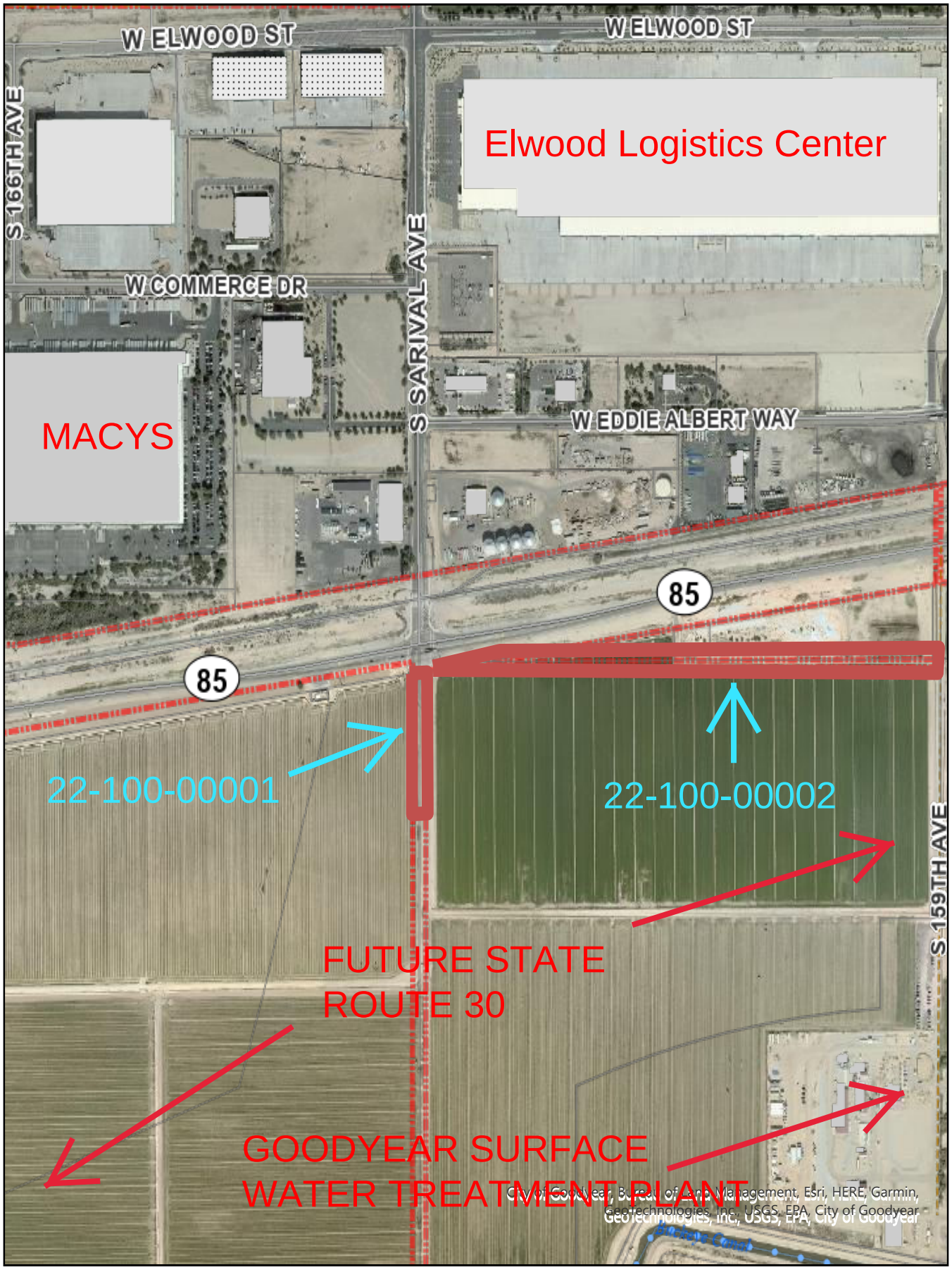
Water/Wastewater: Upon annexation, the property would be served by the City of Goodyear. The property is already included in the city's Integrated Water Master Plan (IWMP).

Attachments

Aerial Exhibit

Presentation

Name of Map: Aerial Exhibit
Description: 22-100-00001 &22-100-00002



Sarival & Broadway Annexation

Sarival and Broadway Annexations

City Council Meeting
January 23, 2023

22-100-00002

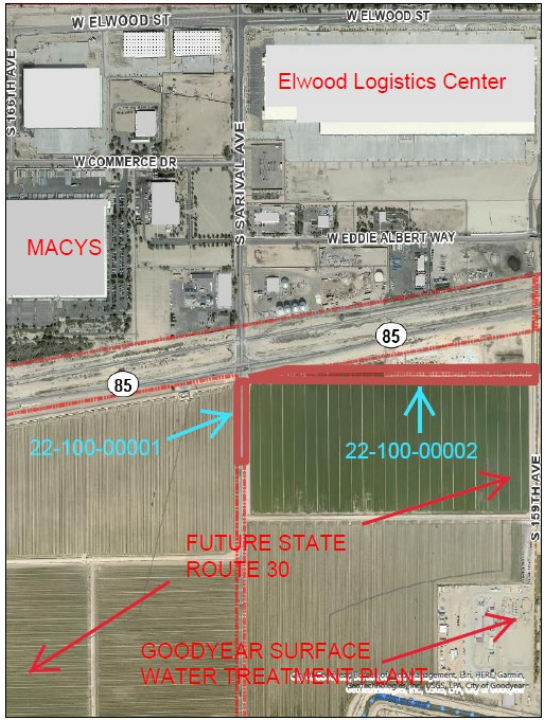
Annexation Process

WE ARE AT 2ND STEP – PUBLIC HEARING TO CONSIDER

- Council authorized staff to move forward with annexation process
- Tonight we hold a public meeting to receive public input

Specific Location

ZOOMED IN





Council Annexation Policy

EVALUATION CRITERIA

- Ability of the City to provide basic services in a timely manner and with an acceptable revenue to cost ratio.
- Long term desirability for community development and economic growth.
- Likelihood of area proposed to be annexed being developed in the County and never wishing to be annexed by any other city.
- Ability to control the quality of land use types, appearance, and standards for constructing infrastructure.
- Compatibility with the General Plan, infrastructure needs, and timing of development.

Council Annexation Policy

EVALUATION CRITERIA

- Ability of the City to provide basic services in a timely manner and with an acceptable revenue to cost ratio.
  - Streets and transportation
  - Emergency services
  - Water and wastewater

Recommendation

FOLLOWING PUBLIC HEARING

- Consider annexation of 1.81 acres along Broadway Road alignment
- Consider annexation of 0.42 acres along Sarival Avenue alignment


CITY OF
Goodyear

ITEM #: 13.
DATE: 01/23/2023
AI #:1277

CITY COUNCIL ACTION REPORT

SUBJECT: PRELIMINARY PLAT FOR FULTON HOMES AT BALLPARK VILLAGE

STAFF PRESENTER(S): Christian M. Williams, Principal Planner

SUMMARY

Preliminary Plat for Fulton Homes at Ballpark Village subdividing approximately 164.92 gross acres into 796 lots and 87 tracts.

Recommendation

Approve the preliminary plat for Fulton Homes at Ballpark Village, subdividing approximately 164.92 gross acres into 796 lots and 87 tracts. (Christian M. Williams, Principal Planner)

STIPULATIONS

1. Except as modified by the following stipulations and conditions of approval set forth herein, development of the Property shall be in compliance with the Fulton Homes at Ballpark Village PAD as Amended; and

2. The construction drawings for final plats subdividing all or part of the Property shall be consistent with the conceptual landscape plans submitted with the preliminary plat submittal documents, which include the following Streetscape Elements:

   a) Planting strips in front of platted homes shall contain at minimum one (1) tree per lot. CC&Rs applicable to the Property shall require that the HOA formed for the Property will maintain the landscaping within this landscape planting strip. Those CC&Rs shall be provided to the city for initial review; and

   b) All driveways and sidewalks connecting the driveways to the front entrances of the homes on the R52, R50, and R45 platted lots will be constructed with decorative pavers; and

3. Fulton Homes will pre-plot/pre-determine the home elevation on every lot in the community to ensure the same elevations are never adjacent to, or across the street from one another; and

4. The following disclosures shall be included as notes on all final plats subdividing all or part of the Property, in all rental agreements for the rental of any unit within the Property, and in all Public Sales Report(s) for the Property:

   a) The Property is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; and

   b) The Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; and

c) The Property is subject to noise, cheering, paddles or bats making contact with balls, bouncing balls, splashes, fireworks and other loud noises commonly associated with recreation centers, parks, ballpark/sports complexes and the like; and

d) The Property is subject to loud noises commonly associated with water campuses, well sites and other Public Facilities Districts and the like; and

e) Public roadways adjacent to the Property are subject to road closures and community events on adjacent public rights-of-way and open spaces; and

f) The Property is within close proximity of land intended for multi-story and high-density buildings which may include a variety of office, retail, commercial, hotel, multi-family and parking uses; and

5. All final plats subdividing all or part of the Property shall include the following note: Owner shall obtain from all initial homebuyers an executed acknowledgement that runs with the land in which the homebuyer acknowledges that the lot they are purchasing is: in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; subject to noise, cheering, paddles or bats making contact with balls, bouncing balls, splashes, fireworks and other loud noises commonly associated with recreation centers, parks, ballpark/sports complexes and the like; subject to loud noises commonly associated with water campuses, well sites and other Public Facilities Districts and the like; Public roadways adjacent to the Property are subject to road closures and community events on adjacent public rights-of-way and open spaces; is within close proximity of land intended for multi-story and high-density buildings which may include a variety of office, retail, commercial, hotel, multi-family and parking uses; and

6. All final plats subdividing all or part of the Property shall include the following note: Owner who rents more than one residential unit within the Property shall obtain an executed acknowledgment from each tenant in which the tenant acknowledges that the residential unit they are renting is: in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; subject to noise, cheering, paddles or bats making contact with balls, bouncing balls, splashes, fireworks and other loud noises commonly associated with recreation centers, parks, ballpark/sports complexes and the like; subject to loud noises commonly associated with water campuses, well sites and other Public Facilities Districts and the like; Public roadways adjacent to the Property are subject to road closures and community events on adjacent public rights-of-way and open spaces; is within close proximity of land intended for multi-story and high-density buildings which may include a variety of office, retail, commercial, hotel, multi-family and parking uses; and

7. All final plats subdividing all or part of the Property shall include the following note: Signage shall be posted within all sales offices and, if any, all rental office offices that the Property is: in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; subject to noise, cheering, paddles or bats making contact with balls, bouncing balls, splashes, fireworks and other loud noises commonly associated with recreation centers, parks, ballpark/sports complexes and the like; subject to loud noises commonly associated with water campuses, well sites and other Public Facilities Districts and the like; Public roadways adjacent to the Property are subject to road closures and community events on adjacent public rights-of-way and open spaces; is within close proximity of land intended for multi-story and high-density buildings which may include a variety of office, retail, commercial, hotel, multi-family and parking uses; and

8. All final plats subdividing all or part of the Property shall include the following note: Signage shall be posted within all sales offices and, if any, all rental office offices identifying the location of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary. This display shall include a 24-inch x 36-inch map at the main entrance of such sales and rental offices and shall include the approximate locations of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary and all of the buildings on the Property; and

9. All final plats subdividing all or part of the Property shall include the following note: Signage shall be posted within all sales offices and, if any, all rental office offices identifying the location of the Phoenix Goodyear Airport: 65 Ldn and higher noise contours, departure corridors, and vicinity boundary. This display shall include a 24-inch x 36-inch map at the main entrance of such sales and rental offices and shall include the approximate locations of the Phoenix Goodyear Airport: 65 Ldn and higher noise contours, departure corridors, and vicinity boundary and all of the buildings on the Property; and

10. Pursuant to stipulation 6 in Ordinance 2023-1567, Owner is responsible for constructing a trail within the section of the Bullard Wash property owned by the city adjacent to the eastern boundary of the Property (the “Ballpark Village Trail Segment”) that meets the following requirements:

a) The trail will include a 10 to 12-foot unpaved compacted decomposed granite (DG) path in a location to be determined during the preliminary plat process that extends from the West Yuma Road sidewalk to the South Bullard Avenue sidewalk; and

b) 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; and

c) 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; and

d) 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; and

The landscape plans for the first final plat subdividing all or part of the Property that includes lots siding or backing up to the trail shall include plans for the Ballpark Village Trail Segment that comply with the foregoing requirements. The Ballpark Village Trail Segment shall be substantially completed, as determined by the City Engineer or his/her designee, prior to the issuance of any final certificate of occupancy for any homes on any lots siding or backing up to the trail.

11. Except as otherwise provided in a development agreement approved by the City Council in its sole discretion, the first final plat subdividing all or part of the Property shall include Tract T as reflected in the Preliminary Plat for Fulton Homes at Ballpark Village. Tract T is where “Park A” (the North Amenity Area) is to be developed. Unless alternative amenities are approved by the City of Goodyear Zoning Administrator at his/her sole discretion upon a determination that the alternatively proposed resident and recreational amenities are collectively of an equal or greater quality to those identified in the conceptual landscape plans submitted with this preliminary plat.

No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for any residential structures within the Property, except for model homes, until the resident and recreational amenities and landscaping in Tract T, reflected in the conceptual landscape plans submitted with this preliminary plat, have been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and

12. Except as otherwise provided in a development agreement approved by the City Council in its sole discretion, Tract CCC as reflected in the Preliminary Plat for Fulton Homes at Ballpark Village, where “Park B” (the Central Amenity Area) is to be developed, shall be included in the first recorded final plat subdividing all or part of the Property that includes the 351st residential lot within the Property.

No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for more than 350 residential structures within the Property, except for Model Homes, until the resident and recreational amenities and landscaping in Tract CCC, reflected in the conceptual landscape plans submitted with this preliminary plat, have been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and

13. Except as otherwise provided in a development agreement approved by the City Council in its sole discretion, Tract AAAA, as reflected in the Preliminary Plat for Fulton Homes at Ballpark Village, where “Park C” (the South Amenity Area) is to be developed shall be included in the first recorded final plat subdividing all or part of the Property that includes the 601st residential lot within the Property.

No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for more than 600 residential structures within the Property, except for Model Homes, until the resident and recreational amenities and landscaping in Tract AAAA, reflected in the conceptual landscape plans submitted with this preliminary plat, have been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and

14. Prior to the recordation of the first final plat subdividing all or part of the Property, Owner shall form a Homeowners’ Association (“HOA”) for the Property, with said HOA owning and maintaining all private open space areas; common areas, and all amenities and enhancements described above and in the Fulton Homes at Ballpark Village PAD, except that the HOA shall not own, any of the enhancements or amenities located within right-of-way conveyed to the City of Goodyear in fee, but shall be responsible for maintaining such amenities and enhancements. With respect to the paths and trails the HOA is responsible for maintaining, the HOA shall ensure that they are cleared, visible, and safely accessible to all users. The HOA shall also be responsible for maintaining all landscaping within street right-of-way within or abutting the Property except for landscaping within medians located within any arterial street. A note shall be placed on each final plat indicating HOA ownership and/or maintenance responsibilities of these private tracts and public rights-of-way landscaping; and

15. The Ballpark Village Gateway monument/mural reflected in the conceptual landscape plans submitted with the preliminary plat shall be constructed prior to the issuance of any Certificate of Completion for any residential structures within the Property, except for model homes The Ballpark Village Gateway monument/mural shall be reviewed by Planning and Zoning staff/approved prior to construction; and

16. The placement, design, construction and maintenance of all walls and fencing within the subdivision shall be in accordance with Article 5-2 (Walls, Fences) of the city of Goodyear Zoning Ordinance. Perimeter walls and fences along an arterial and collector streets, Primary Walls, Secondary Walls and Partial View Walls (as shown in Exhibit 6 of the PAD) shall have a maximum height of eight feet. All other walls and fences shall have a maximum height of six feet. Retaining walls, if constructed, shall be included in the calculation for maximum height; and

17. An emergency access easement shall be dedicated to the City of Goodyear, from Estrella Parkway to 154th Lane, as shown on the approved Phasing Plan, with the Final Plat for Phase 1B; and

18. Temporary drainage basins, with easements to be dedicated by separate instruments, shall be provided in accordance with the approved Phasing Plan; and

19. Owner shall apply for right-of-way abandonment of existing Goodyear Boulevard Right of Way and a termination of the existing public utilities easement for the portion of Goodyear Boulevard that will be abandoned with Phase 1B, as shown on the approved Phasing Plan. The abandonment shall occur prior to any building permit issuance for Phase 1B; and

20. A sidewalk ramp/connection shall be provided for the bike lane transition at the south side of the existing concrete along Bullard for the Bullard Wash low flow crossing; and

21. The Property Owner ("Owner"), if they own them, shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Property and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for work within the Property, whichever is earlier; and

22. Owner shall coordinate directly with the owner (irrigation district/private owner) of existing irrigation facilities on the Property that need to be modified and/or removed to accommodate the development of the Property and Owner shall be responsible, at Owner's sole cost, for obtaining terminations of easement rights if needed and for removing, relocating, and modifying existing irrigation facilities as required by the City for the development of the Property and/or by the owner of the existing irrigation facilities; and

23. Owner shall submit to the City for review and approval and subsequently to FEMA for review and approval, a Conditional Letter of Map Revision (CLOMR) study prior to issuance of the first construction permit for the development of any part of the Property within the Flood Plain. A CLOMR shall be submitted to and approved by the City Engineer or his/her designee prior to issuance of any construction permits within the floodplain, unless a CLOMR is not required as determined by the City Engineer or his/her designee; and

24. Owner shall, at no cost to the city, design and construct full half-street improvements for south-half of the section of W. Yuma Road along or adjacent to the frontage of the Property required for a Scenic Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed, except for the construction of ½ the median and ½ median landscaping, including, but not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Yuma Road Improvements"). If the Yuma Road Improvements have been completed or are being completed by the others when development occurs on the Property, Owner shall, remit a reimbursement payment for the costs incurred in the design and construction of the Yuma Road Improvements or the City Engineer's estimated costs of the Yuma Road Improvements if not completed (the "Yuma Road Cost Recovery Payment"). If owed, the Yuma Road Cost Recovery Payment shall be paid prior to or concurrent with the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for any work on the Property, whichever is earlier. Otherwise, the Yuma Road Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Completion or Certificate of Completion for any structure within the Property unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council; and

25. Upon the request of the City Engineer or his/her designee, Owner shall construct a full median with full median landscaping within the section of W. Yuma Road along or adjacent to the frontage of the Property subject to the City's agreement to reimburse Owner for 50% of the cost of constructing the full median with full median landscaping. Unless Owner constructs the full median with full median landscaping as provided herein, Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of W. Yuma Road along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by

the City Engineer or designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and

26. Owner shall, at no cost to the city, design and construct full half-street improvements for north-half of the section of W. Lower Buckeye Parkway along or adjacent to the frontage of the Property required for a Minor Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed, except for the construction of ½ the median and ½ median landscaping, including, but not limited to, pavement, bike lane, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Lower Buckeye Improvements"). If the Lower Buckeye Improvements have been completed or are being completed by the others when development occurs on the Property, Owner shall, remit a cost recovery reimbursement payment for the costs incurred in the design and construction of the Lower Buckeye Improvements or the City Engineer's estimated costs of the Lower Buckeye Improvements if not completed (the "Lower Buckeye Cost Recovery Payment"). If owed, the Lower Buckeye Cost Recovery Payment shall be paid prior to or concurrent with the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for any work on the Property, whichever is earlier. Otherwise, the Lower Buckeye Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Completion or Certificate of Completion for any structure within the Property unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council; and

27. Owner shall dedicate, at no cost to the city a Public Utility Easement (PUE) along W. Lower Buckeye Road to meet the standard 10-ft PUE with the Final Plat adjacent to W. Lower Buckeye Road. The PUE shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances; and

28. Owner shall dedicate, at no cost to the City, additional a Public Utility Easement (PUE) along S. Bullard Avenue to meet the standard 10-ft PUE with the Final Plat adjacent to S. Bullard Avenue. The PUE shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances; and

29. Upon the request of the City Engineer or his/her designee, Owner shall construct a full median with full median landscaping within the section of W. Lower Buckeye Road along or adjacent to the frontage of the Property subject to the City's agreement to reimburse Owner for 50% of the cost of constructing the full median with full median landscaping. Unless Owner constructs the full median with full median landscaping as provided herein, Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of W. Lower Buckeye Parkway along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and

30. Owner shall design and construct full half-street improvements required for a modified Major Arterial Road for the west half of S. Bullard Avenue within the existing S. Bullard Avenue alignment along the frontage of the Property as determined by the City Engineer or his/her designee and which may include but are not limited to: paving consisting of a minimum 5.5-foot bike lane and two 12-foot travel lanes; curb and gutter;, sidewalks, which may vary in size if a transition from a bike lane is required, street frontage landscape and landscape irrigation; and street lighting (the "Bullard Avenue Improvements"); and

31. Unless Owner constructs a full median within the section of S. Bullard Avenue along or adjacent to the frontage of the Property, Owner shall remit to the city an in-lieu payment for one-half the cost of a

full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of S. Bullard Avenue along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and

32. Owner shall design and construct sidewalk improvements along the west half of S. Bullard Avenue along the frontage of the Property and within the existing S. Bullard Avenue right-of-way to the north of the Property (approximately 60 feet) to connect to the existing sidewalk; and

33. Except as otherwise provided in these stipulations, Owner is responsible for a proportionate share of the costs of full traffic signals at the intersections identified below. Owner shall make an in-lieu payment for the cost of traffic signal infrastructure at intersections adjacent to the Property. The in-lieu payment shall be made prior to the recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any construction permits for work within the Property, whichever is earlier, unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council. The in-lieu payment shall be based on the actual cost of the traffic signal if it has been constructed or if the payment is required before the signal is constructed it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee. The Property Owner's traffic signal obligations include, but may not be limited to:

a) One third (1/3) of the cost of the full traffic signal (three legs) at W. Lower Buckeye Parkway and S. Bullard Avenue; and
b) 50% of the cost of the full traffic signal (four legs) at W. Yuma Road and S. Goodyear Boulevard East; and
c) 25% of a full traffic signal (four legs) at W. Lower Buckeye Parkway and S. Wood Boulevard; and

34. If any of the traffic signals identified above are identified in a Traffic Impact Analysis approved by the City Engineer as being warranted by the development of the Property, then upon the request of the City Engineer or his/her designee, Owner shall construct such full traffic signal(s) subject to reimbursement by the city for the proportionate share of the cost of the signal for which others are responsible (i.e. 2/3 the cost of the signal at W. Lower Buckeye Parkway and S. Bullard Avenue; and 3/4 of the cost of the full traffic signals at the intersection of W. Lower Buckeye Parkway and S. Wood Boulevard and 1/2 of the cost of the intersection of W. Yuma Road and S. Goodyear Boulevard East). The reimbursements provided for herein are subject to compliance with the requirements of title 34 of the Arizona Revised Statutes governing the use of public funds for the construction or payment of public infrastructure; and

35. Owner shall relocate or replace existing traffic signal improvements (the existing pole and mast arm) to their ultimate locations at the southeast corner of the intersection of S. Estrella Parkway and W. Yuma Road and any necessary modifications to mast arm, pedestrian push button poles, ADA ramps, or other improvements impacted by widening of W. Yuma Road and S. Estrella Parkway to their ultimate configurations; and

36. Unless Owner constructs a bridge or culvert over Bullard Wash on W. Yuma Road pursuant to the terms of a development agreement with the City, Owner shall pay an in-lieu payment representing 25% of the full cost of the Yuma Road Bridge. The in-lieu payment required herein shall be paid prior to the issuance of the first civil construction permit for any work within the Property. The in-lieu payment shall be based on the actual cost of the Yuma Road Bridge if it has been constructed by others, or if the payment is required before the Yuma Road Bridge has been constructed, it shall be based on the estimated cost of the Yuma Road Bridge as determined by the City Engineer or designee. Yuma Road Bridge is defined as a bridge or a culvert crossing over Bullard Wash on Yuma Road that can convey

up to the 100-year peak flow under Yuma Road, that is designed to meet the minimum City standards applicable to such structures and the drainage standards in effect at the time of development; and

37. Owner shall dedicate, at no cost to the city, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his designee, all dedications shall be made prior to or concurrent with recordation of a final plat or approval of a site plan that includes the area in which the dedicated property is located or when requested by the City Engineer or his/her designee, whichever is earlier; and

38. If any of the infrastructure improvements Owner is required to design and construct pursuant to the terms of this Ordinance have been constructed or is to be constructed by others, Owner shall remit a payment to the city in the amount of the actual costs incurred in the design and construction such infrastructure improvements if completed or, if not completed, the payment shall be in the amount of an engineer's estimate of the costs as approved by the Goodyear City Engineer or his/her designee. The payment requirement herein shall be paid prior to or concurrent with the recordation of a final plat triggering Owner's obligation to design and construct the infrastructure improvements.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

On April 18, 2022 the City Council adopted Ordinance No. 2022-1535 approving the rezoning for Fulton Homes at Ballpark Village which designated the parcels for residential uses. Concurrent with the presentation of this Preliminary Plat, an application to amend the current PAD amendment to amend the rear setbacks for the R45 lot size, create a minimum size requirement for the aquatic center pool and pool deck and add additional amenities to the Bullard Wash Trail. The proposed Preliminary Plat is in conformance with the requirements of both the existing zoning and the amended rezoning request.

STAFF ANALYSIS

Current Policy:
Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site. The required reports and studies submitted in connection with the application for the preliminary plat have been approved and demonstrate compliance with applicable subdivision regulations and design principals and the proposed preliminary plat demonstrates compliance with the property's zoning, public objectives, subdivision design principles and standards, and streets and thoroughfare planning, including open space requirements. An approved preliminary plat shall expire within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the Property or an extension has been obtained.

Details of the Request:
Preliminary Plat for Fulton Homes at Ballpark Village subdividing approximately 164.92 gross acres into 796 lots and 87 tracts. There will be 244 R35 sized lots, 258 R45 sized lots, 154 R52 sized lots and 140 sized R50 lots. The preliminary plat also contemplates 3 tracts devoted to the centralized amenities including a north park that contains an aquatic center.

Existing land uses and zoning surrounding the subject property include the following:

North – Centerra single-family and multi-family community and vacant City Center NE;
South – Goodyear Ballpark and vacant industrially zoned land currently being farmed;
East – Bullard Wash and vacant land zoned multi-family and industrial;
West – Vacant City Center SW;

Luke Air Force Base:
The property does not fall within the Luke Air Force Base Accident Potential Zone or the DNL. However, the subject property is located within the vicinity of a military airport. Given the location of the property and its distance from Luke Airforce Base, base operations will not be adversely impacted by this development. Stipulations have been added to the ordinance to address any impacts related to noise and notification to future residents.

Phoenix-Goodyear Airport:
The subject property is located to the northwest of the Phoenix-Goodyear Airport. The property does not fall within the Phoenix-Goodyear Airport DNL but is located within the traffic pattern airspace for the airport. Stipulations have been added to the ordinance to address any impacts related to noise and notification to future residents.

Fire Department:
Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
Fire Station #184	2.37	1.19	4.14	2.07	Fire Station #181	5.88	2.94	7.65	3.82

Police Department:
The proposed development is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Water/Wastewater:

The subject property will be served by city of Goodyear water and wastewater utilities.

Streets/Transportation:
The property will be accessed via private streets/driveways within the development that will gain access to Yuma Road and Lower Buckeye Parkway. The Engineering Department has created stipulations to address traffic requirements applicable to this development; specifically, Yuma Road will be widened and improved, Estrella Parkway will be widened and improved and a bridge or culvert will be built over Bullard Wash.

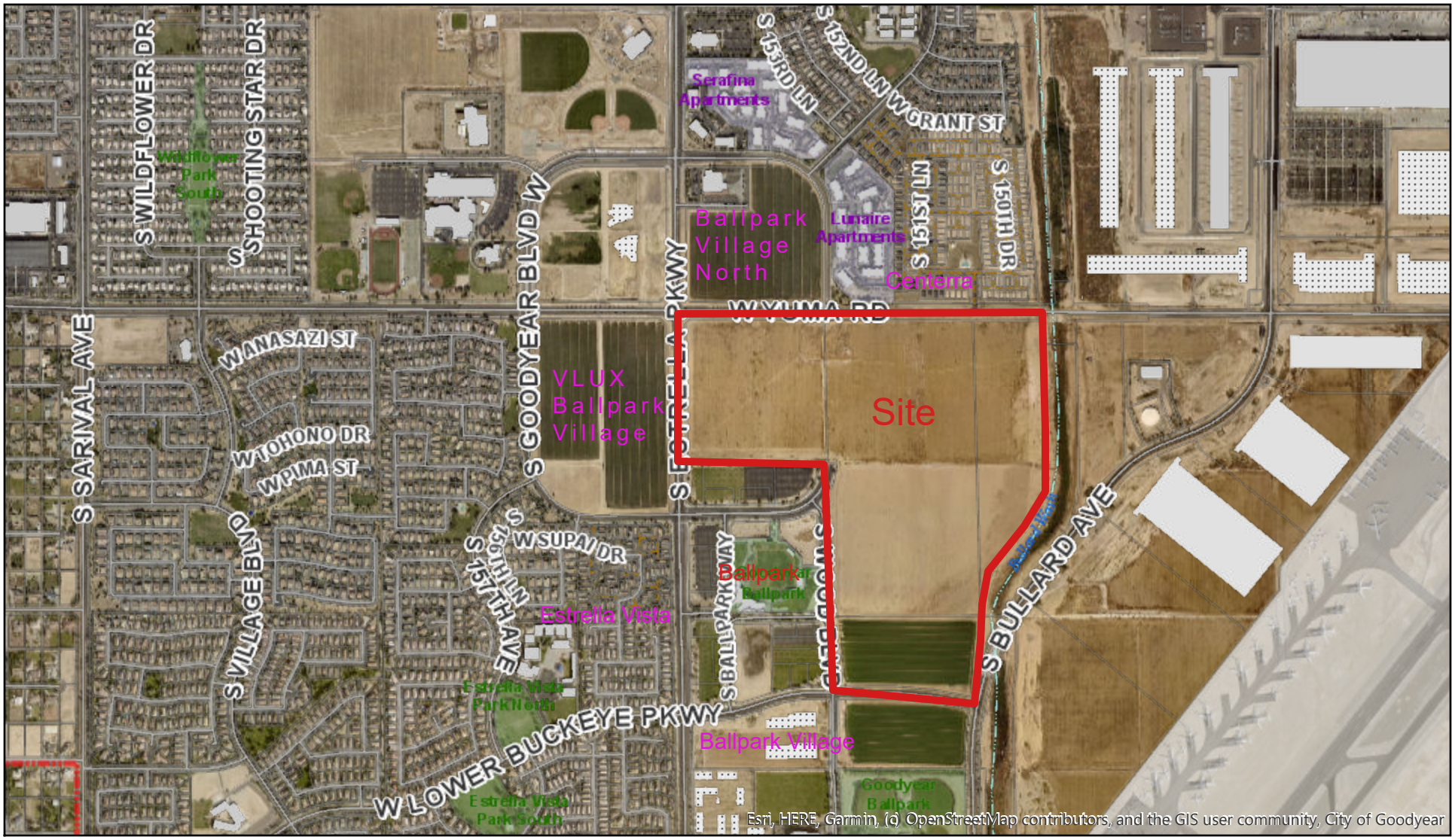
School Districts:
The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. Both school districts have been notified of the initial rezoning request and this subsequent amendment request. To date, no objection has been received from the school districts.

Staff Findings:
The preliminary plat is consistent with the development standards established within the Fulton Homes at Ballpark Village Planned Area Development. The preliminary plat is consistent with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The information that accompanied it demonstrated the adequacy of utilities, open space and other public facilities necessary to serve the site. The Planning and Zoning Commission recommended approval of the preliminary plat by at vote of (6-0) at their regular meeting on January 11, 2023.

Attachments

Aerial Exhibit
Preliminary Plat
Landscape Plan
Presentation

City of Goodyear



0 0.05 0.1 0.19 0.29 0.38 0.47 0.57 0.66 0.76 mi

Author:

Date Saved: 4/1/2022

Data Source: City of Goodyear

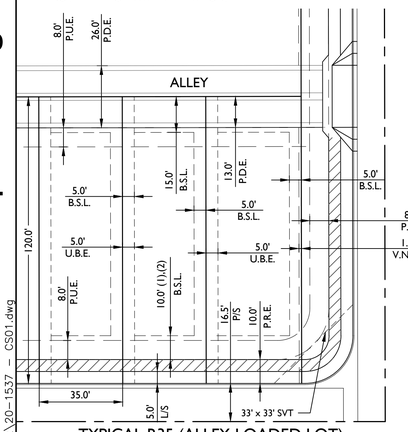
When receiving and using GIS data, the user agrees and acknowledges the following: The City of Goodyear provides geospatial digital data on an "as is" and "as available" basis. The City makes no representations or warranties of any kind, express or implied with respect to the data. The City is not liable for geospatial digital data errors, inaccuracies or omissions and shall be held harmless from and against all damage, loss or liability arising from any use or the results obtained from its use.

PRELIMINARY PLAT
FOR
FULTON HOMES AT BALLPARK VILLAGE

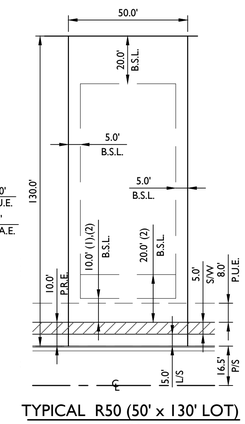
A PORTION OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

GENERAL NOTES

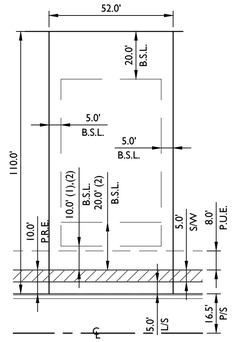
1. A HOMEOWNER ASSOCIATION WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS". INCLUDING, LANDSCAPED AREAS AND DRAINAGE FACILITIES.
2. PROPOSED OPEN SPACE USES INCLUDING TRAILS, COURTS, AND RELATED AMENITIES SHALL BE CONSISTENT WITH FULTON HOMES AT BALLPARK VILLAGE PLANNED AREA DEVELOPMENT.
3. PROPOSED AMENITIES LOCATED IN PARKS SHALL BE FREE OF INUNDATION.
4. WATER, SEWER, AND DRAINAGE STUDIES WILL BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THIS PRELIMINARY PLAT.
5. IF PROTECTED NATIVE PLANTS ARE PRESENT IN PROJECT AREA THEN A NOTICE OR INTENT TO CLEAR LAND FORM WILL BE FILLED OUT AND SUBMITTED TO THE ARIZONA DEPARTMENT OF AGRICULTURE AT LEAST 60 DAYS PRIOR TO VEGETATION REMOVAL ACTIVITIES, IN ACCORDANCE WITH THE ARIZONA NATIVE PLANT LAW (A.R.S. 3-904)
6. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, SANITARY EASEMENT, OR WATER EASEMENTS EXCEPT FOR: UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES WITH NO CONTINUOUS FOOTING, IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
7. STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/ OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
8. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
9. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
10. ALL ROADS WITHIN THE DEVELOPMENT SHALL BE BUILT TO THE CITY OF GOODYEAR STANDARDS, OR AS AMENDED BE THIS PRELIMINARY PLAT.
11. PARCEL BOUNDARIES WILL BE SUBJECT TO MINOR REVISIONS AND ADJUSTMENTS DURING THE PROCESSING OF FINAL PLATS.
12. A HOMEOWNERS ASSOCIATION SHALL BE FORMED FOR THE MAINTENANCE OF TRACTS AND OPEN SPACE WITH DUTIES AND RESPONSIBILITIES VIA A SET OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS)
13. LOT FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOW LOT OUTFALL AND A MINIMUM OF 12 INCHES ABOVE THE HIGH WATER ELEVATION.



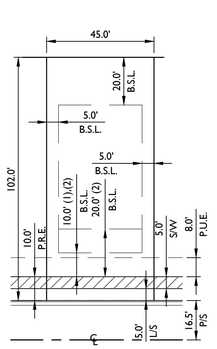
TYPICAL R35 (ALLEY-LOADED LOT)
N.T.S.



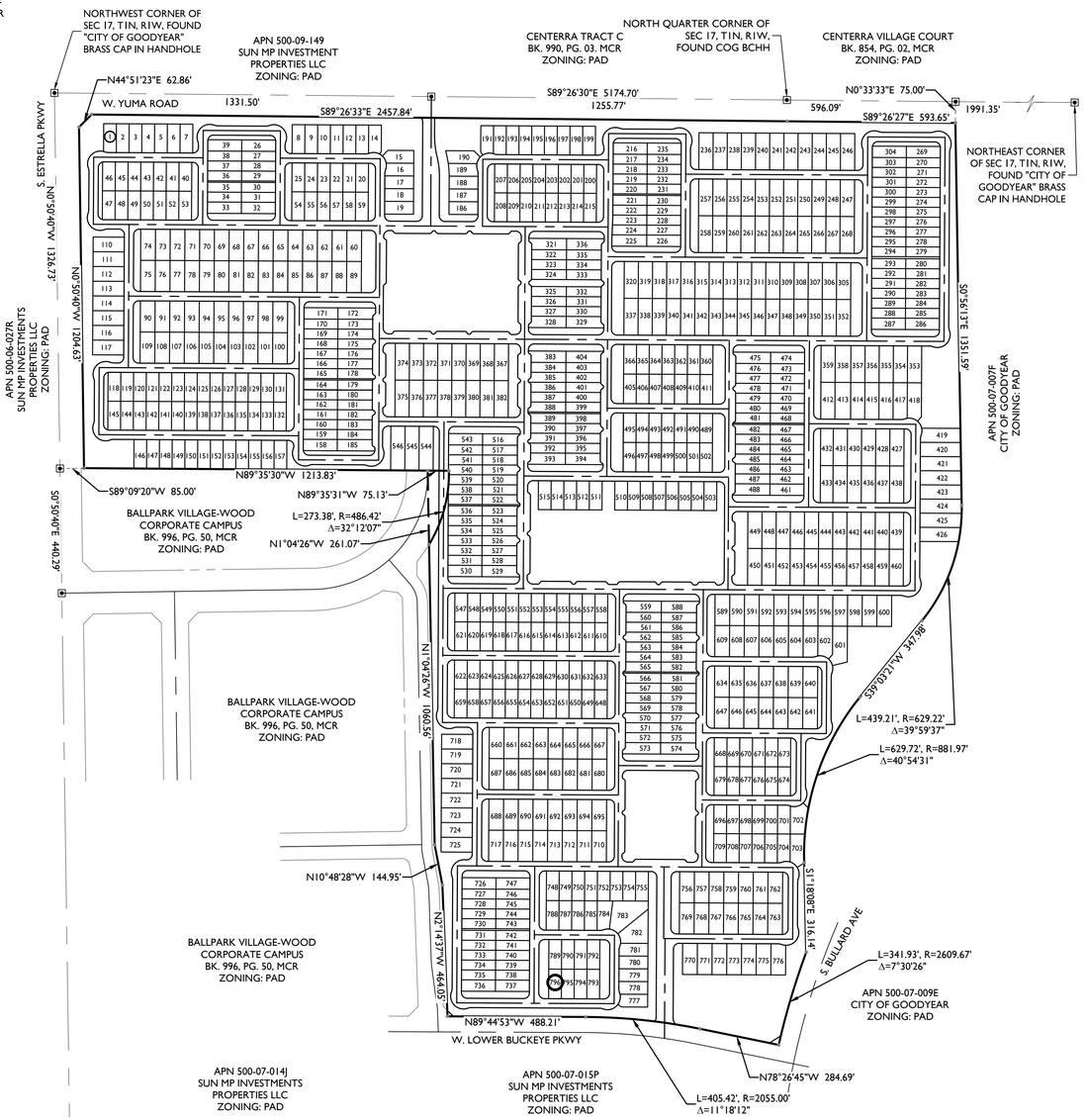
TYPICAL R50 (50' x 130' LOT)
N.T.S.



TYPICAL R52 (52' x 110' LOT)
N.T.S.



TYPICAL R45 (45' x 102' LOT)
N.T.S.



DEVELOPMENT STANDARDS				
LOT DEVELOPMENT STANDARD	R50 (UNDERLYING ZONING DISTRICT R1-6 REDUCED)	R52 (UNDERLYING ZONING DISTRICT R1-6 REDUCED)	R45 (UNDERLYING ZONING DISTRICT R1-4 REDUCED)	R35[5] (UNDERLYING ZONING DISTRICT R1-C)
MINIMUM LOT AREA	6,000 SF	5,500 SF	4,050 SF	4,000 SF
MINIMUM LOT WIDTH	50'	52'	45'	35'
MINIMUM LOT DEPTH	120'	100'	90'	110'
MAXIMUM HEIGHT	30'	30'	30'	30'
MAXIMUM BUILDING COVERAGE	60%	60%	60%	60%
BUILDING SETBACKS				
FRONT[1]	10'	10'	10'	10'
GARAGE[2]	20'	20'	20'	20'
SIDE	5'	5'	5'	5'[3]
TOTAL SIDES	10'	10'	10'	10'[3]
STREET SIDE[4]	10'	10'	10'	10'
REAR	20'	20'	20'	15'

DEVELOPMENT STANDARDS NOTES:

(1) FRONT SETBACK SHALL BE MEASURED TO PATIOS, LIVABLE SPACE, AND SIDE ENTRY GARAGES.
(2) FRONT SETBACK SHALL BE MEASURED FROM BACK OF SIDEWALK TO FACE OF FRONT FACING GARAGE DOOR. FRONT SETBACK FROM A PUBLIC OR PRIVATE STREET THAT IS NOT PROVIDING DIRECT VEHICULAR ACCESS TO HOMES SHALL BE 10 FEET MEASURED FROM BACK OF SIDEWALK TO COVERED PATIOS AND LIVABLE SPACE.
(3) SIDE SETBACKS SHALL BE 5' ON EACH SIDE WITH A 5' USE & BENEFIT EASEMENT ON THE NON-COURTYARD SIDE OF THE LOT.
(4) WHERE A MINIMUM 10-FOOT WIDE LANDSCAPE TRACT IS PROVIDED, THE TYPICAL SIDE SETBACKS, RATHER THAN THE STREET SIDE SETBACKS APPLIES.
(5) ALL SINGLE-FAMILY RESIDENTIAL UNITS WITHIN THE R35 LAND USE DISTRICT SHALL BE ALLEY-LOADED AND, UNLESS OTHERWISE AGREED TO BY THE ZONING ADMINISTRATOR IN HIS SOLE DISCRETION, PAVERS/DECORATIVE CONCRETE SHALL BE INSTALLED WITHIN THE ENTRANCES INTO THE ALLEYS EXCEPT FOR CURBING AND GUTTERS.

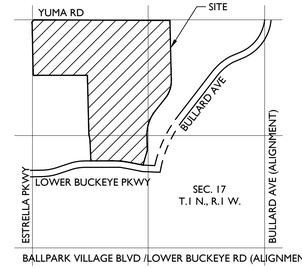
LOT MIX TABLE		
LOT SIZE	NUMBER OF LOTS	PERCENT OF LOT MIX
R35 (35' x 120')	244	30%
R45 (45' x 102')	258	32%
R52 (52' x 110')	154	20%
R50 (50' x 130')	140	18%
TOTAL	796	100%

SHEET INDEX

SHEET 1	CS01	COVERSHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 3	PP02	PRELIMINARY PLAT
SHEET 4	PP03	PRELIMINARY PLAT
SHEET 5	PP04	LOT DATA TABLES
SHEET 6	PP05	TRACT DATA TABLES
SHEET 7	PP06	STREET SECTIONS
SHEET 8	GD01	PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 9	GD02	PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 10	GD03	PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 11	GD04	PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 12	GD05	PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 13	GS01	PRELIMINARY GRADING CROSS SECTIONS
SHEET 14	GS02	PRELIMINARY GRADING CROSS SECTIONS
SHEET 15	UT01	PRELIMINARY UTILITY PLAN
SHEET 16	UT02	PRELIMINARY UTILITY PLAN
SHEET 17	UT03	PRELIMINARY UTILITY PLAN
SHEET 18	UT04	PRELIMINARY UTILITY PLAN
SHEET 19	UT05	PRELIMINARY UTILITY PLAN

VICINITY MAP

N.T.S.



PROJECT TEAM

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9140 S. KYRENE ROAD, SUITE 202
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CONTACT: EDWIN C. BULL
Ebull@bcattorneys.com

PROJECT DATA

A.P.N.	500-07-010D, 500-07-011B, 500-07-007G, 500-07-015J
EXISTING GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	PAD
GROSS AREA:	± 164.92 ACRES
NET AREA:	± 155.50 ACRES
NET DENSITY:	5.12 DU/AC
NO. OF LOTS:	
35' x 120' (R35)	244
45' x 102' (R45)	258
52' x 110' (R52)	154
50' x 130' (R50)	140
TOTAL	796
MIN. LOT AREA:	3,850 SQ FT
MAX. LOT AREA:	10,094 SQ FT
OPEN SPACE:	± 33.42 ACRES (21% OF NET)

UTILITIES

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF GOODYEAR
POLICE	CITY OF GOODYEAR

BASIS OF BEARING

S. ESTRELLA PARKWAY PER FINAL PLAT FOR "BALLPARK VILLAGE-WOOD CORPORATE CAMPUS", BOOK 996, PAGE 50, MCR, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, T.1 N., R.1 W., MARICOPA COUNTY.

BEARING = NORTH 00°50'40" WEST

BENCHMARK

1ST BENCHMARK
"MARICOPA COUNTY HWY DEPT." BRASS CAP IN HANDHOLE AT THE INTERSECTION OF S. BULLARD AVENUE & W. EL SOL ROAD, CITY OF GOODYEAR
BENCHMARK #G310.
ELEVATION: 981.64' (NAVD 88' DATUM)

2ND BENCHMARK
CITY OF GOODYEAR BRASS CAP IN HANDHOLE AT THE NORTHEAST CORNER OF SECTION 18, T.1 N., R.1 W. OF THE GILA AND SALT RIVER MERIDIAN

ELEVATION: 975.99' (NAVD 88' DATUM)

NOTE: ELEVATIONS DEPICTED ON THIS PLAN ARE BASE ON NAVD88

LEGEND

FIRE HYDRANT	PROPERTY BOUNDARY
MANHOLE	STREET CENTERLINE
R/W RIGHT-OF-WAY	STREET RIGHT-OF-WAY
PAE PEDESTRIAN ACCESS EASEMENT	PUE
PUE PUBLIC UTILITY EASEMENT	LOT LINE
SVT SIGHT VISIBILITY TRIANGLE EASEMENT	SEWER LINE
VNAE VEHICULAR NON-ACCESS EASEMENT	WATER LINE
P.D.E. PRIVATE DRIVEWAY EASEMENT	PROPERTY CORNER
U.B.E. USE AND BENEFIT EASEMENT	
S.W.E. SIDEWALK AND ACCESS EASEMENT	
C.S.E. COMMON OPEN SPACE EASEMENT	
P/S PRIVATE STREET TRACT	
P.R.E. PRIVATE ROADWAY EASEMENT	

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w w w . e p s g r o u p i n c . c o m
EPS GROUP

Fulton Homes at Ballpark Village
Goodyear, AZ

Cover Sheet

Project:

Revisions:
JUNE 4, 2021 - 1ST PRELIMINARY PLAT SUB.
JUNE 10, 2022 - 2ND PRELIMINARY PLAT SUB.
AUGUST 29, 2022 - 3RD PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54652
BRIAN
NICHOLLS
Date Signed 08-29-22
ARIZONA, U.S.A.

Job No.
20-1537

CS01

Sheet No.
1
of 19

20-1537 - Fulton Homes at Ballpark Village

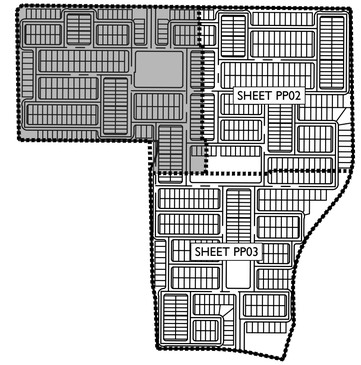
jjuarez Aug 29, 2022 12:02pm \\EPS-M16-FS01\SHARED$\Projects\2020\20-1537\Planning\Drawings\Preliminary Plat\20-1537_CS01.dwg

20-1537 - Fulton Homes at Ballpark Village



KEY MAP

N.T.S.



NOTE:

* HOME ON LOTS WITH AN ASTERISK SHALL BE REQUIRED TO UTILIZE A HOUSE PLAN / ELEVATION WHERE THE GARAGE IS SITUATED ON THE SIDE OF THE LOTS MOST VULNERABLE TO HEADLIGHT INTRUSION.

** SEE DETAIL A ON SHEET 4 FOR A DIAGRAM OF THE PEDESTRIAN PASS-THROUGH PASEOS

NORTH

scale: 1" = 80'

80 0 80 160 feet

EPS GROUP
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Mesa, AZ 85201
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www.epsgroupinc.com

Project:

Fulton Homes at Ballpark Village

Goodyear, AZ

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ARIZONA, U.S.A.

Job No.
20-1537

PP01

Sheet No.
2
of 19

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20-1537 - Fulton Homes at Ballpark Village

juarez Aug 29, 2022 12:03pm \\EPS-M16-FS01\SHARED$\Projects\2020\20-1537\Planning\Drawings\Preliminary Plat\20-1537 – PP02.dwg

CENTERRA VILLAGE COURT
BK. 854, PG. 02, MCR
ZONING: PAD

FLOODPLAIN BOUNDARY

NORTH QUARTER CORNER OF SEC 17, T1N, R1W, FOUND "CITY OF GOODYEAR" BRASS CAP IN HANDHOLE

LANDSCAPE WALL VIEW FENCE

NORTHEAST CORNER OF SEC 17, T1N, R1W, FOUND "CITY OF GOODYEAR" BRASS CAP IN HANDHOLE

W. YUMA ROAD

PEDESTRIAN CONNECTION

SEE SHEET PP01

EX. 75.0' R/W

1255.8'

S89°26'33"E 2457.84'

S89°26'27"E 593.65'

S89°26'27"E 2587.44'

597.1'

1990.4'

N1°18'22"E 75.01'

TRACT U

TRACT X

TRACT Y

TRACT Z

TRACT AA

TRACT BB

TRACT CC

TRACT DD

TRACT EE

TRACT FF

TRACT GG

TRACT HHHH

TRACT JJ

TRACT KK

TRACT LL

TRACT MM

TRACT NN

TRACT SS

TRACT TT

TRACT UU

TRACT VV

TRACT WW

TRACT XX

TRACT YY

TRACT ZZ

TRACT AAA

TRACT BBB

TRACT CCC

TRACT III

N89°41'53"W 273.11'

N89°41'53"W 443.82'

W. NAVAJO ST

S89°41'53"E 642.25'

W. ANASAZI ST

N89°41'53"W 273.00'

S89°41'53"E 915.36'

W. PAPAGO ST

642.3'

N89°41'53"W 1818.34'

293.0'

N0°18'07"E 434.90'

S.151ST LN

S89°41'53"E 1994.59'

W. TOHONO DR

273.0'

S89°41'53"E 429.98'

W. LUMBEE ST

N89°41'53"W 377.56'

S89°41'53"E 722.98'

W. PIMA ST

N89°41'53"W 660.56'

W. MEGHAN DR

377.5'

S0°18'07"W 721.00'

S. 150TH DR

S. 151ST DR

S. 151ST AVE

S. 152ND AVE

MATCHILINE

SEE SHEET PP03

33'x33' SVT (TYP)

20.0' OFFSITE SEWER PER 2001-0822124, MCR

10.0' TRAIL

8.0' P.U.E.

33.0' P/S

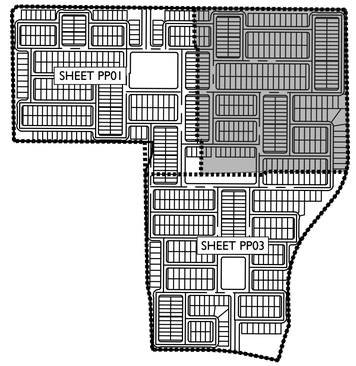
TRACT U RETENTION

AMENITY AREA (SEE L/S PLANS)

RETENTION

APN 500-07-007F
CITY OF GOODYEAR
ZONING: PAD

KEY MAP
N.T.S.



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** SEE DETAIL A ON SHEET 4 FOR A DIAGRAM OF THE PEDESTRIAN PASS-THROUGH PASEOS

NORTH

80 0 80 160
scale: 1" = 80' feet

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EPS GROUP

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Fulton Homes at Ballpark Village

Goodyear, AZ

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Registered Professional Engineer (Civil)
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ARIZONA, U.S.A.

Job No.
20-1537

PP02

Sheet No.
3
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20-1537 - Fulton Homes at Ballpark Village

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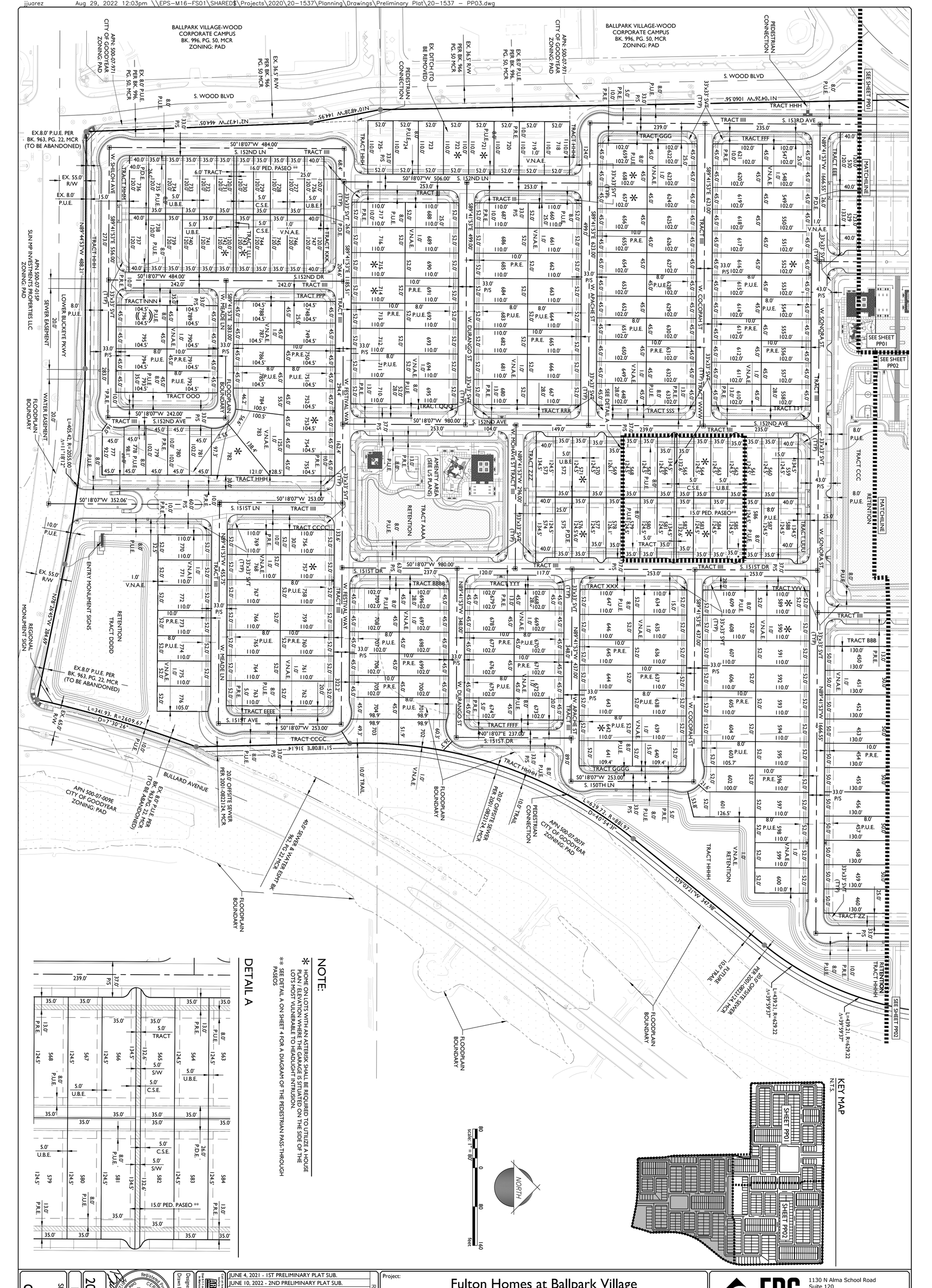

NOTE:

* HOME ON LOTS WITH AN ASTERISK SHALL BE REQUIRED TO UTILIZE A HOUSE PLAN WITH A WINDOW ON THE SIDE OF THE HOME. THESE LOTS ARE MOST VULNERABLE TO HEADLIGHT INTRUSION.

** SEE DETAIL A ON SHEET 4 FOR A DIAGRAM OF THE PEDESTRIAN PASS-THROUGH PASEOS

DETAIL A

KEY MAP

N.T.S.

Sheet No.	Job No.	Designer:	Drawn by:	Revisions:
4 of 19	PP03	20-1537	JH	JAJ

JUNE 4, 2021 - 1ST PRELIMINARY PLAT SUB.
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Project: Fulton Homes at Ballpark Village
Goodyear, AZ

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20-1537 - Fulton Homes at Ballpark Village

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Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table		
Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District
1	4566.48	R45	21	4590.00	R45	41	4590.00	R45	61	5720.00	R52	81	5720.00	R52	101	5720.00	R52	121	4590.00	R45	141	4590.00	R45	161	4200.00	R35	181	4307.46	R35	201	4590.00	R45	221	4203.88	R35	241	6500.00	R50	261	6500.00	R50	281	4200.00	R35	301	4200.00	R35	321	5067.81	R35
2	4590.00	R45	22	4590.00	R45	42	4590.00	R45	62	5720.00	R52	82	5720.00	R52	102	5720.00	R52	122	4590.00	R45	142	4590.00	R45	162	4200.00	R35	182	4448.60	R35	202	4590.00	R45	222	4203.88	R35	242	6500.00	R50	262	6500.00	R50	282	4200.00	R35	302	4200.00	R35	322	4305.00	R35
3	4590.00	R45	23	4590.00	R45	43	4590.00	R45	63	5720.00	R52	83	5720.00	R52	103	5720.00	R52	123	4590.00	R45	143	4590.00	R45	163	4200.00	R35	183	4305.00	R35	203	4590.00	R45	223	4224.25	R35	243	6500.00	R50	263	6500.00	R50	283	4200.00	R35	303	4200.00	R35	323	4305.00	R35
4	4590.00	R45	24	4590.00	R45	44	4590.00	R45	64	5720.00	R52	84	5720.00	R52	104	5720.00	R52	124	4590.00	R45	144	4590.00	R45	164	4200.00	R35	184	4305.00	R35	204	4590.00	R45	224	4269.11	R35	244	6500.00	R50	264	6500.00	R50	284	4200.00	R35	304	4799.46	R35	324	4305.31	R35
5	4590.00	R45	25	4590.00	R45	45	4590.00	R45	65	5720.00	R52	85	5720.00	R52	105	5720.00	R52	125	4590.00	R45	145	4588.95	R45	165	4200.00	R35	185	5081.30	R35	205	4590.00	R45	225	4922.06	R35	245	6500.00	R50	265	6500.00	R50	285	4200.00	R35	305	6547.22	R50	325	4305.31	R35
6	4590.00	R45	26	4799.46	R35	46	4588.95	R45	66	5720.00	R52	86	5720.00	R52	106	5720.00	R52	126	4590.00	R45	146	4606.59	R45	166	4200.00	R35	186	4590.00	R45	206	4590.00	R45	226	4800.00	R35	246	6547.22	R50	266	6500.00	R50	286	4800.00	R35	306	6500.00	R50	326	4305.00	R35
7	4590.00	R45	27	4200.00	R35	47	4588.95	R45	67	5720.00	R52	87	5720.00	R52	107	5720.00	R52	127	4590.00	R45	147	4610.35	R45	167	4200.00	R35	187	4590.00	R45	207	4590.00	R45	227	4200.00	R35	247	6547.22	R50	267	6500.00	R50	287	4800.00	R35	307	6500.00	R50	327	4305.00	R35
8	4590.00	R45	28	4200.00	R35	48	4590.00	R45	68	5720.00	R52	88	5720.00	R52	108	5720.00	R52	128	4590.00	R45	148	4614.12	R45	168	4200.00	R35	188	4590.00	R45	208	4590.00	R45	228	4200.00	R35	248	6500.00	R50	268	6547.22	R50	288	4200.00	R35	308	6500.00	R50	328	5067.81	R35
9	4590.00	R45	29	4200.00	R35	49	4590.00	R45	69	5720.00	R52	89	5720.00	R52	109	5720.00	R52	129	4590.00	R45	149	4617.88	R45	169	4200.00	R35	189	4539.65	R45	209	4590.00	R45	229	4200.00	R35	249	6500.00	R50	269	4799.46	R35	289	4200.00	R35	309	6500.00	R50	329	5067.81	R35
10	4590.00	R45	30	4200.00	R35	50	4590.00	R45	70	5720.00	R52	90	5720.00	R52	110	5720.00	R52	130	4590.00	R45	150	4621.64	R45	170	4200.00	R35	190	4873.84	R45	210	4590.00	R45	230	4200.00	R35	250	6500.00	R50	270	4200.00	R35	290	4200.00	R35	310	6500.00	R50	330	4305.00	R35
11	4590.00	R45	31	4200.00	R35	51	4590.00	R45	71	5720.00	R52	91	5720.00	R52	111	5720.00	R52	131	4590.00	R45	151	4625.40	R45	171	4800.00	R35	191	4434.28	R45	211	4590.00	R45	231	4200.00	R35	251	6500.00	R50	271	4200.00	R35	291	4200.00	R35	311	6500.00	R50	331	4305.00	R35
12	4590.00	R45	32	4800.00	R35	52	4590.00	R45	72	5720.00	R52	92	5720.00	R52	112	5720.00	R52	132	4590.00	R45	152	4629.16	R45	172	5153.33	R35	192	4574.95	R45	212	4590.00	R45	232	4200.00	R35	252	6500.00	R50	272	4200.00	R35	292	4200.00	R35	312	6500.00	R50	332	4305.31	R35
13	4584.19	R45	33	4800.00	R35	53	4590.00	R45	73	5720.00	R52	93	5720.00	R52	113	5720.00	R52	133	4590.00	R45	153	4632.92	R45	173	4305.00	R35	193	4590.00	R45	213	4590.00	R45	233	4200.00	R35	253	6500.00	R50	273	4200.00	R35	293	4200.00	R35	313	6500.00	R50	333	4305.00	R35
14	4425.54	R45	34	4200.00	R35	54	4590.00	R45	74	5720.00	R52	94	5720.00	R52	114	5720.00	R52	134	4590.00	R45	154	4636.68	R45	174	4312.52	R35	194	4590.00	R45	214	4590.00	R45	234	4200.00	R35	254	6500.00	R50	274	4200.00	R35	294	4200.00	R35	314	6500.00	R50	334	4305.00	R35
15	4598.40	R45	35	4200.00	R35	55	4590.00	R45	75	5720.00	R52	95	5720.00	R52	115	5720.00	R52	135	4590.00	R45	155	4640.45	R45	175	4443.58	R35	195	4590.00	R45	215	4590.00	R45	235	4799.46	R35	255	6500.00	R50	275	4200.00	R35	295	4200.00	R35	315	6500.00	R50	335	4305.00	R35
16	4477.95	R45	36	4200.00	R35	56	4590.00	R45	76	5720.00	R52	96	5720.00	R52	116	5720.00	R52	136	4590.00	R45	156	4644.21	R45	176	4305.00	R35	196	4590.00	R45	216	4803.90	R35	236	6500.00	R50	256	6500.00	R50	276	4200.00	R35	296	4200.00	R35	316	6500.00	R50	336	5067.80	R35
17	4590.00	R45	37	4200.00	R35	57	4590.00	R45	77	5720.00	R52	97	5720.00	R52	117	5720.00	R52	137	4590.00	R45	157	4647.97	R45	177	4305.00	R35	197	4590.00	R45	217	4203.88	R35	237	6500.00	R50	257	6500.00	R50	277	4200.00	R35	297	4200.00	R35	317	6500.00	R50	337	6500.00	R50
18	4590.00	R45	38	4200.00	R35	58	4590.00	R45	78	5720.00	R52	98	5720.00	R52	118	4588.95	R45	138	4590.00	R45	158	4799.46	R35	178	4432.08	R35	198	4590.00	R45	218	4203.88	R35	238	6500.00	R50	258	6500.00	R50	278	4200.00	R35	298	4200.00	R35	318	6500.00	R50	338	6500.00	R50
19	4590.00	R45	39	4799.46	R35	59	4590.00	R45	79	5720.00	R52	99	5720.00	R52	119	4590.00	R45	139	4590.00	R45	159	4200.00	R35	179	4306.39	R35	199	4590.00	R45	219	4203.88	R35	239	6500.00	R50	259	6500.00	R50	279	4200.00	R35	299	4200.00	R35	319	6500.00	R50	339	6500.00	R50
20	4590.00	R45	40	4590.00	R45	60	5720.00	R52	80	5720.00	R52	100	5720.00	R52	120	4590.00	R45	140	4590.00	R45	160	4200.00	R35	180	4305.00	R35	200	4590.00	R45	220	4203.88	R35	240	6500.00	R50	260	6500.00	R50	280	4200.00	R35	300	4200.00	R35	320	6500.00	R50	340	6500.00	R50

Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table		
Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District
341	6500.00	R50	361	4702.50	R45	381	6500.00	R50	401	4451.06	R35	421	6958.54	R50	441	6500.00	R50	461	6500.00	R35	481	4330.85	R35	501	4680.00	R45	521	4305.00	R35	541	4200.00	R35	561	4357.50	R35	581	4430.75	R35	601	7156.53	R52	621	4590.00	R45	641	5718.95	R52	661	5720.00	R52
342	6500.00	R50	362	4702.50	R45	382	6500.00	R50	402	4305.00	R35	422	7131.78	R50	442	6500.00	R50	462	6500.00	R35	482	4378.25	R35	502	4680.00	R45	522	4377.58	R35	542	4200.00	R35	562	4503.56	R35	582	4383.35	R35	602	5611.23	R52	622	4590.00	R45	642	5720.00	R52	662	5720.00	R52
343	6500.00	R50	363	4702.50	R45	383	4331.03	R35	403	4305.00	R35	423	7185.86	R50	443	6500.00	R50	463	4800.00	R35	483	4305.00	R35	503	4590.00	R45	523	4331.39	R35	543	4800.00	R35	563	4357.50	R35	583	4357.50	R35	603	5684.14	R52	623	4590.00	R45	643	5720.00	R52	663	5720.00	R52
344	6500.00	R50	364	4702.50	R45	384	4425.03	R35	404	4982.72	R35	424	7239.93	R50	444	6500.00	R50	464	4200.00	R35	484	4305.00	R35	504	4590.00	R45	524	4305.00	R35	544	7812.20	R50	564	4357.50	R35	584	4357.50	R35	604	5720.00	R52	624	4590.00	R45	644	5720.00	R52	664	5720.00	R52
345	6500.00	R50	365	4702.50	R45	385	5022.81	R35	405	4702.50	R45	425	7294.00	R50	445	6500.00	R50	465	4200.00	R35	485	4451.03	R35	505	4590.00	R45	525	4305.00	R35	545	7807.56	R50	565	4383.35	R35	585	4503.56	R35	605	5720.00	R52	625	4590.00	R45	645	5720.00	R52	665	5720.00	R52
346	6500.00	R50	366	4702.50	R45	386	4305.00	R35	406	4702.50	R45	426	7342.52	R50	446	6500.00	R50	466	4200.00	R35	486	4306.15	R35	506	4590.00	R45	526	4451.06	R35	546	7802.92	R50	566	4430.75	R35	586	4357.50	R35	606	5720.00	R52	626	4590.00	R45	646	5720.00	R52	666	5720.00	R52
347	6500.00	R50	367	6500.00	R50	387	4305.00	R35	407	4702.50	R45	427	7283.97	R50	447	6500.00	R50	467	4200.00	R35	487	4305.00	R35	507	4590.00	R45	527	4305.00	R35	547	4590.00	R45	567	4357.50	R35	587	4357.50	R35	607	5720.00	R52	627	4590.00	R45	647	5720.00	R52	667	5720.00	R52
348	6500.00	R50	368	6500.00	R50	388	4457.81	R35	408	4702.50	R45	428	7028.13	R50	448	6500.00	R50	468	4200.00	R35	488	4972.56	R35	508	4590.00	R45	528	4305.00	R35	548	4590.00	R45	568	4357.50	R35	588	5082.81	R35	608	5720.00	R52	628	4590.00	R45	648	4590.00	R45	668	4590.00	R45
349	6500.00	R50	369	6500.00	R50	389	4352.96	R35	409	4702.50	R45	429	6549.77	R50	449	6500.00	R50	469	4200.00	R35	489	4680.00	R45	509	4590.00	R45	529	5022.14	R35	549	4590.00	R45	569	4360.04	R35	589	5720.00	R52	609	5720.00	R52	629	4590.00	R45	649	4590.00	R45	669	4590.00	R45
350	6500.00	R50	370	6500.00	R50	390	4305.00	R35	410	4702.50	R45	430	6549.77	R50	450	6500.00	R50	470	4200.00	R35	490	4680.00	R45	510	4590.00	R45	530	4800.00	R35	550	4590.00	R45	570	4501.01	R35	590	5720.00	R52	610	4590.00	R45	630	4590.00	R45	650	4590.00	R45	670	4590.00	R45
351	6500.00	R50	371	6500.00	R50	391	4429.12	R35	411	4702.50	R45	431	6549.77	R50	451	6500.00	R50	471	4200.00	R35	491	4680.00	R45	511	4590.00	R45	531	4200.00	R35	551	4590.00	R45	571	4357.50	R35	591	5720.00	R52	611	4590.00	R45	631	4590.00	R45	651	4590.00	R45	671	4590.00	R45
352	6547.22	R50	372	6500.00	R50	392	4326.94	R35	412	4451.06	R50	432	6549.77	R50	452	6500.00	R50	472	4200.00	R35	492	4680.00	R45	512	4590.00	R45	532	4200.00	R35	552	4590.00	R45	572	4357.50	R35	592	5720.00	R52	612	4590.00	R45	632	4590.00	R45	652	4590.00	R45	672	4590.00	R45
353	6500.46	R50	373	6500.00	R50	393	5018.03	R35	413	5022.81	R50	433	6549.77	R50	453	6500.00	R50	473	4200.00	R35	493	4680.00	R45	513	4590.00	R45	533	4200.00	R35	553	4590.00	R45	573	5142.36	R35	593	5720.00	R52	613	4590.00	R45	633	4590.00	R45	653	4590.00	R45	673	4590.00	R45
354	6500.46	R50	374	6500.00	R50	394	4982.72	R35	414	6500.00	R50	434	5837.71	R50	454	6500.00	R50	474	4200.00	R35	494	4680.00	R45	514	4590.00	R45	534	4200.00	R35	554	4590.00	R45	574	5142.36	R35	594	5720.00	R52	614	4590.00	R45	634	5720.00	R52	654	4590.00	R45	674	4590.00	R45
355	6500.46	R50	375	6500.00	R50	395	4305.00	R35	415	7206.65	R50	435	5837.71	R50	455	6500.00	R50	475	4200.00	R35	495	4680.00	R45	515	4590.00	R45	535	4200.00	R35	555	4590.00	R45	575	4357.50	R35	595	5720.00	R52	615	4590.00	R45	635	5720.00	R52	655	4590.00	R45	675	4590.00	R45
356	6500.46	R50	376	6500.00	R50	396	4305.00	R35	416	6500.00	R50	436	6549.77	R50	456	6500.00	R50	476	4800.00	R35	496	4680.00	R45	516	4973.21	R35	536	4200.00	R35	556	4590.00	R45	576	4357.50	R35	596	5720.00	R52	616	4590.00	R45	636	5720.00	R52	656	4590.00	R45	676	4590.00	R45
357	6500.46	R50	377	6500.00	R50	397	4451.06	R35	417	6500.00	R50	437	6549.77	R50	457	6500.00	R50	477	4305.00	R35	497	4680.00	R45	517	4305.00	R35	537	4200.00	R35	557	4590.00	R45	577	4501.01	R35	597	5720.00	R52	617	4590.00	R45	637	5720.00	R52	657	4590.00	R45	677	4590.00	R45
358	7207.16	R50	378	6500.00	R50	398	4305.00	R35	418	6500.00	R50	438	6549.77	R50	458	6500.00	R50	478	4305.00	R35	498	4680.00	R45	518	4305.02	R35	538	4200.00	R35	558	4590.00	R45	578	4360.04	R35	598	5720.00	R52	618	4590.00	R45	638	5720.00	R52	658	4590.00	R45	678	4590.00	R45
359	6500.46	R50	379	6500.00	R50	399	4305.00	R35	419	6460.34	R50	439	6549.77	R50	459	6500.00	R50	479	4305.00	R35	499	4680.00	R45	519	4451.04	R35	539	4200.00	R35	559	5082.81	R35	579	4357.50	R35	599	5720.00	R52	619	4590.00	R45	639	5720.00	R52	659	4590.00	R45	679	4590.00	R45
360	4702.50	R45	380	6500.00	R50	400	4305.00	R35	420	6391.02	R50	440	6549.77	R50	460	6500.00	R50	480	4305.00	R35	500	4680.00	R45	520	4305.00	R35	540	4200.00	R35	560	4357.50	R35	580	4357.50	R35	600	5720.00	R52	620	4590.00	R45	640	5718.95	R52	660	5720.00	R52	680	5720.00	R52

Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table		
Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District	Lot #	Area	Land Use District
681	5720.00	R52	701	4572.81	R45	721	5720.00	R52	741	4200.00	R35	761	5720.00	R52	781	4540.36	R45
682	5720.00	R52	702	5784.67	R45	722	5720.00	R52	742	4200.00	R35	762	5720.00	R52	782	8024.96	R45
683	5720.00	R52	703	5387.73	R45	723	5720.00	R52	743	4200.00	R35	763	5720.00	R52	783	10276.40	R45
684	5720.00	R52	704	4459.78	R45	724	5720.00	R52	744	4200.00	R35	764	5720.00	R52	784	5005.04	R45
685	5720.00	R52	705	4590.00	R45	725	5720.00	R52	745	4200.00	R35	765	5720.00	R52	785	4702.50	R45
686	5720.00	R52	706	4590.00	R45	726	4800.00	R35	746	4200.00	R35	766	5720.00	R52	786	4702.50	R45
687	5720.00	R52	707	4590.00	R45	727	4200.00	R35	747	4800.00	R35	767	5720.00	R52	787	4702.50	R45
688	5720.00	R52	708	4590.00	R45	728	4200.00	R35	748	4702.50	R45	768	5720.00	R52	788	4702.50	R45
689	5720.00	R52	709	4590.00	R45	729	4200.00	R35	749	4702.50	R45	769	5720.00	R52	789	4702.50	R45
690	5720.00	R52	710	5720.00	R52	730	4200.00	R35	750	4702.50	R45	770	5720.00	R52	790	4702.50	R45
691	5720.00	R52	711	5720.00	R52	731	4200.00	R35	751	4702.50	R45	771	5720.00	R52	791	4702.50	R45
692	5720.00	R52	712	5720.00	R52	732	4200.00	R35	752	4702.50	R45	772	5720.00	R52	792	4702.50	R45
693	5720.00	R52	713	5720.00	R52	733	4200.00	R35	753	4702.50	R45	773	5720.00	R52	793	4702.50	R45
694	5720.00	R52	714	5720.00	R52	734	4200.00	R35	754	4702.50	R45	774	5720.00	R52	794	4702.50	R45
695	5720.00	R52	715	5720.00	R52	735	4200.00	R35	755	4702.50	R45	775	5720.00	R52	795	4702.50	R45
696	4590.00	R45	716	5720.00	R52	736	4800.00	R35	756	5720.00	R52	776	5651.05	R52	796	4702.50	R45
697	4590.00	R45	717	5720.00	R52	737	4800.00	R35	757	5720.00	R52	777	4450.12	R45			
698	4590.00	R45	718	5720.00	R52	738	4200.00	R35	758	5720.00	R52	778	4562.50	R45			
699	4590.00	R45	719	5720.00	R52	739	4200.00	R35	759	5720.00	R52	779	4590.00	R45			
700	4590.00	R45	720	5720.00	R52	740	4200.00	R35	760	5720.00	R52	780	4590.00	R45			

TOTAL
4,070,233.21 SQ. FT.

1130 N. Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS GROUP

Project:
Fulton Homes at Ballpark Village
Goodyear, AZ

Lot Data Tables

Revisions:
JUNE 4, 2021 - 1ST PRELIMINARY PLAT SUB.
JUNE 10, 2022 - 2ND PRELIMINARY PLAT SUB.
AUGUST 29, 2022 - 3RD PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54552
BRIAN
NICHOLLS
Date Signed 08-29-22
ARIZONA, U.S.A.

Job No.
20-1537

PP04

Sheet No.
5
of 19

TRACT USE TABLE				OWNER / RESPOSIBLE FOR MAINTANCE
TRACT	USE	AREA (SF)	AREA (AC)	
TRACT A	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E. \POTENTIAL EMERGENCY ACCESS EASEMENT / WATER EASEMENT	134994	3.099	HOA
TRACT B	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	2890	0.066	HOA
TRACT C	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5328	0.122	HOA
TRACT D	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5328	0.122	HOA
TRACT E	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	2890	0.066	HOA
TRACT F	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	4543	0.104	HOA
TRACT G	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5685	0.131	HOA
TRACT H	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E / P.R.E.	1200	0.028	HOA
TRACT I	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	3669	0.084	HOA
TRACT J	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	4928	0.113	HOA
TRACT K	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	4928	0.113	HOA
TRACT L	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	11048	0.254	HOA
TRACT M	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5141	0.118	HOA
TRACT N	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5328	0.122	HOA
TRACT O	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5508	0.126	HOA
TRACT P	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	12512	0.287	HOA
TRACT Q	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	3877	0.089	HOA
TRACT R	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E	1233	0.028	HOA
TRACT S	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	9292	0.213	HOA
TRACT T	LANDSCAPE / OPEN SPACE / AMENITY / RETENTION /PATHWAY / P.U.E. / C.S.E. / P.D.E /P.R.E.	165184	3.792	HOA

TRACT USE TABLE				OWNER / RESPOSIBLE FOR MAINTANCE
TRACT	USE	AREA (SF)	AREA (AC)	
TRACT U	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E.. / POTENTIAL EMERGENCY ACCESS EASEMENT	159183	3.654	HOA
TRACT V	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5012	0.115	HOA
TRACT W	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5012	0.115	HOA
TRACT X	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	3671	0.084	HOA
TRACT Y	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E	1201	0.028	HOA
TRACT Z	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	4910	0.113	HOA
TRACT AA	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	7531	0.173	HOA
TRACT BB	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	3669	0.084	HOA
TRACT CC	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	7437	0.171	HOA
TRACT DD	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E	1680	0.039	HOA
TRACT EE	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5828	0.134	HOA
TRACT FF	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	10441	0.240	HOA
TRACT GG	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6478	0.149	HOA
TRACT HH	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E	6443	0.148	HOA
TRACT II	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	11316	0.260	HOA
TRACT JJ	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6477	0.149	HOA
TRACT KK	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6478	0.149	HOA
TRACT LL	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	9292	0.213	HOA
TRACT MM	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	9023	0.207	HOA
TRACT NN	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	8979	0.206	HOA

TRACT USE TABLE				OWNER / RESPOSIBLE FOR MAINTANCE
TRACT	USE	AREA (SF)	AREA (AC)	
TRACT OO	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E	1280	0.029	HOA
TRACT PP	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6153	0.141	HOA
TRACT QQ	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	3215	0.074	HOA
TRACT RR	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6478	0.149	HOA
TRACT SS	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	8979	0.206	HOA
TRACT TT	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	9023	0.207	HOA
TRACT UU	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6153	0.141	HOA
TRACT VV	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6329	0.145	HOA
TRACT WW	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E	1262	0.029	HOA
TRACT XX	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6378	0.146	HOA
TRACT YY	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6378	0.146	HOA
TRACT ZZ	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6328	0.145	HOA
TRACT AAA	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6153	0.141	HOA
TRACT BBB	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	12528	0.288	HOA
TRACT CCC	LANDSCAPE / OPEN SPACE / AMENITY / RETENTION /PATHWAY / P.U.E. / C.S.E. / P.D.E	186071	4.272	HOA
TRACT DDD	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	1262	0.029	HOA
TRACT EEE	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6153	0.141	HOA
TRACT FFF	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	4928	0.113	HOA
TRACT GGG	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E.. / POTENTIAL EMERGENCY ACCESS EASEMENT	4928	0.113	HOA
TRACT HHH	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E. / WATER & SEWER EASEMENT	90435	2.076	HOA

TRACT USE TABLE				OWNER / RESPOSIBLE FOR MAINTANCE
TRACT	USE	AREA (SF)	AREA (AC)	
TRACT III	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5328	0.122	HOA
TRACT JJJ	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5328	0.122	HOA
TRACT KKK	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5828	0.134	HOA
TRACT LLL	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E / P.R.E.	1440	0.033	HOA
TRACT MMM	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5828	0.134	HOA
TRACT NNN	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	7143	0.164	HOA
TRACT OOO	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	7143	0.164	HOA
TRACT PPP	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5053	0.116	HOA
TRACT QQQ	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5988	0.137	HOA
TRACT RRR	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5988	0.137	HOA
TRACT SSS	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5540	0.127	HOA
TRACT TTT	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5540	0.127	HOA
TRACT UUU	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6553	0.150	HOA
TRACT VVV	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5988	0.137	HOA
TRACT WWW	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E / P.R.E.	1339	0.031	HOA
TRACT XXX	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5988	0.137	HOA
TRACT YYY	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5540	0.127	HOA
TRACT ZZZ	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6553	0.150	HOA
TRACT AAAA	LANDSCAPE / OPEN SPACE / AMENITY / RETENTION /PATHWAY / P.U.E. / C.S.E. / P.D.E / P.R.E.	80042	1.838	HOA
TRACT BBBB	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5540	0.127	HOA

TRACT USE TABLE				OWNER / RESPOSIBLE FOR MAINTANCE
TRACT	USE	AREA (SF)	AREA (AC)	
TRACT CCCC	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6428	0.148	HOA
TRACT DDDD	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	103233	2.370	HOA
TRACT EEEE	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	4228	0.097	HOA
TRACT FFFF	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	3908	0.090	HOA
TRACT GGGG	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	3130	0.072	HOA
TRACT HHHH	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	96353	2.212	HOA
	TOTAL OPEN SPACE TRACT AREA	1456951	33.442	
TRACT IIII	PRIVATE STREET TRACT	1232626	28.296	HOA
	TOTAL TRACT AREA	2689577	61.738	

20-1537 - Fulton Homes at Ballpark Village

jjuarez Aug 29, 2022 12:04pm \\EPS-M16-FS01\SHARED$\Projects\2020\20-1537\Planning\Drawings\Preliminary Plat\20-1537 — PP05.dwg

1130 N. Alma School Road
Suite 120
Mesa, AZ 85201
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w w w . e p s g r o u p i n c . c o m
EPS GROUP

Project:
Fulton Homes at Ballpark Village
Goodyear, AZ

Tract Data Tables

Revisions:
JUNE 4, 2021 - 1ST PRELIMINARY PLAT SUB.
JUNE 10, 2022 - 2ND PRELIMINARY PLAT SUB.
AUGUST 29, 2022 - 3RD PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

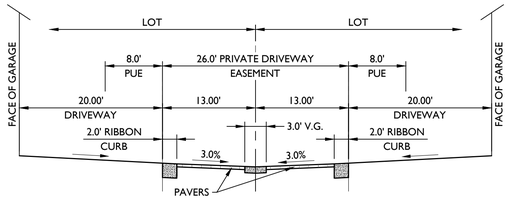
Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54652
BRIAN
NICHOLLS
Date Signed 08-29-22
ARIZONA, U.S.A.

Job No.
20-1537

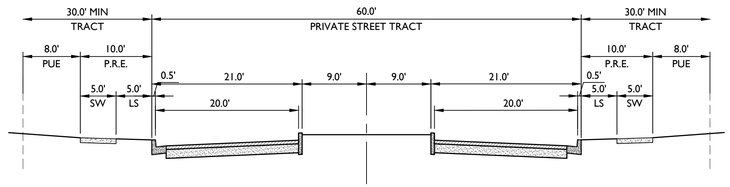
PP05

Sheet No.
6
of 19



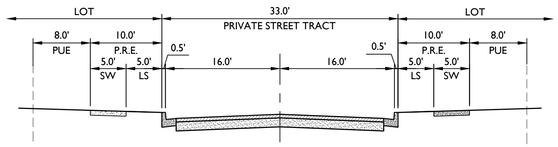
PRIVATE ALLEY

NO PARKING ON EITHER SIDE OF ALLEY.
(ALLEY SHALL HAVE SIGNS POSTED "NO PARKING" AT BEGINNING, END AND SPACED MIN. 100' FEET APART)



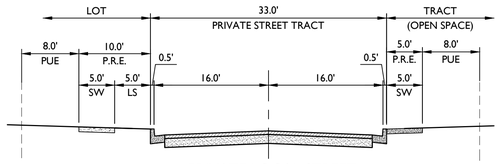
NORTH & SOUTH COMMUNITY ENTRANCE

NO PARKING ON EITHER SIDE OF THE STREET



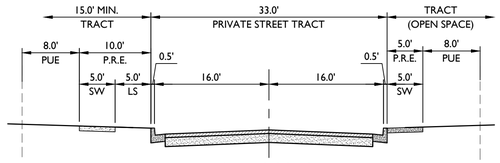
PRIVATE LOCAL STREET

ON STREET PARKING ON BOTH SIDES OF THE STREET



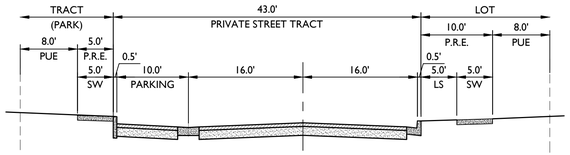
PRIVATE LOCAL STREET

ON STREET PARKING ON BOTH SIDES OF THE STREET



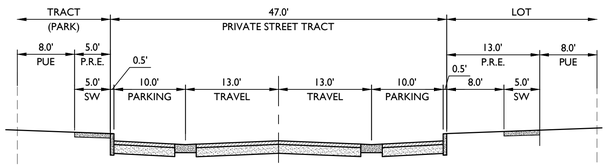
PRIVATE LOCAL STREET

ON STREET PARKING ON BOTH SIDES OF THE STREET



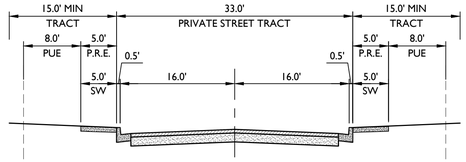
PRIVATE LOCAL STREET ADJACENT TO PARK

ON STREET PARKING ON LOT SIDE OF STREET AND
PARKING IN PARALLEL STALLS ON PARK SIDE OF STREET



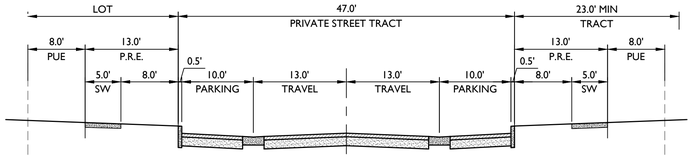
PRIVATE LOCAL STREET WITH PARALLEL PARKING

NO ON STREET PARKING
PARKING IN DESIGNATED STALLS ONLY



PRIVATE LOCAL STREET

ON STREET PARKING ON BOTH SIDES OF THE STREET



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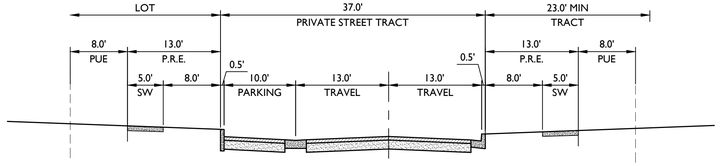

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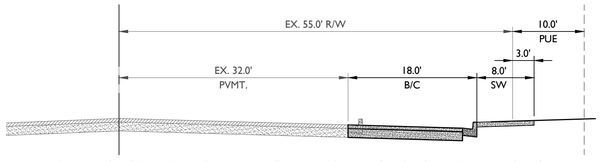
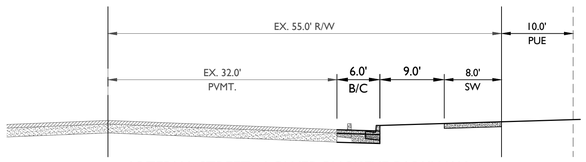


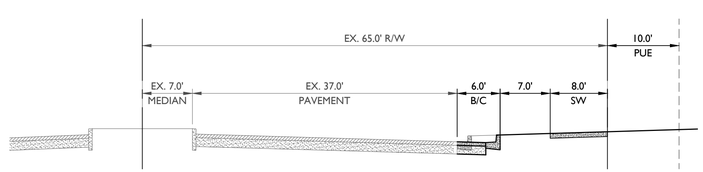
ARTERIAL STREET - LOWER BUCKEYE PARKWAY (RIGHT TURN LANE)

LOOKING EAST



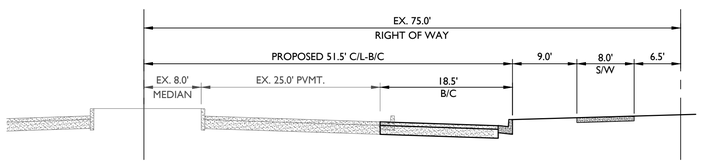
ARTERIAL STREET - LOWER BUCKEYE PARKWAY

LOOKING EAST



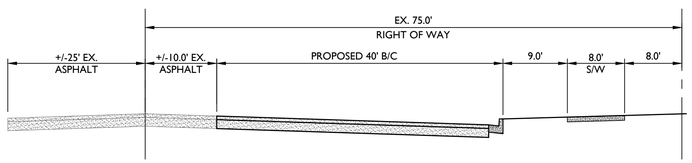
ARTERIAL STREET - BULLARD AVENUE

LOOKING EAST



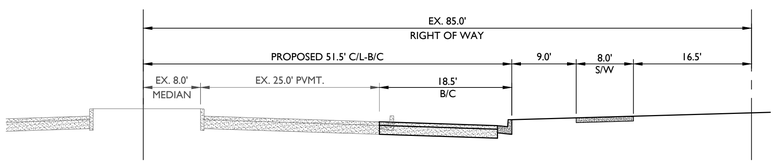
SCENIC ARTERIAL STREET (COG DETAIL G-3120) - YUMA ROAD (WEST OF 135TH AVENUE)

LOOKING EAST



SCENIC ARTERIAL STREET (COG DETAIL G-3120) - YUMA ROAD (EAST OF 153TH AVENUE)

LOOKING EAST



SCENIC ARTERIAL STREET (COG DETAIL G-3120) - ESTRELLA PARKWAY

LOOKING NORTH

20-1537 - Fulton Homes at Ballpark Village

jjuarez Aug 29, 2022 12:04pm \\EPS-M16-FS01\SHARED$\Projects\2020\20-1537\Planning\Drawings\Preliminary Plat\20-1537 - PP06.dwg

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Suite 120
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w w w . e p s g r o u p i n c . c o m
EPS GROUP

Fulton Homes at Ballpark Village
Goodyear, AZ

Project:

Street Sections

Revisions:
JUNE 4, 2021 - 1ST PRELIMINARY PLAT SUB.
JUNE 10, 2022 - 2ND PRELIMINARY PLAT SUB.
AUGUST 29, 2022 - 3RD PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54652
BRIAN
NICHOLLS
Date Signed 08/29/22
ARIZONA, U.S.A.

Job No.
20-1537

PP06

Sheet No.
7
of 19

Fulton Homes at Ballpark Village

City of Goodyear, Arizona



Preliminary Landscape Design Package

Submittal: January 19, 2022

Resubmittal: June 03, 2022

August 24, 2022

DEVELOPER:
FULTON HOMES
9140 S. Kyrene Road, Suite 202
Tempe, AZ 85284
(480) 753-6789
Contact: Norm Nicholls
NNicholls@fultonhomes.com

LANDSCAPE ARCHITECT:
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Mesa, AZ 85201
(480) 503-2250
Contact: Aliza Sabin, RLA LEED AP
Aliza.Sabin@epsgroupinc.com

PLANNER:
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TEL: (480) 503-2250
Contact: Josh Hannon
Josh.Hannon@epsgroupinc.com

CIVIL ENGINEER:
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Mesa, AZ 85201
TEL: (480) 503-2250
Contact: Brian Nicholls, PE
Brian.Nicholls@epsgroupinc.com

FULTON HOMES

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E.
SABIN
Date Signed 8-3-22
ARIZONA U.S.A.

EPS GROUP



PROJECT DATA

A.P.N.	500-07-010D, 500-07-011B, 500-07-007G, 500-07-015J
CURRENT LAND USE:	AG
EXISTING GENERAL PLAN:	RESIDENTIAL
EXISTING ZONING:	PAD
GROSS AREA:	± 164.92 ACRES
NET AREA:	± 155.50 ACRES
NET DENSITY:	5.12 DU/AC

NO. OF LOTS:

(BROWN)	35' x 95'	244
(TAN)	45' x 92'	258
(YELLOW)	52' x 110'	154
(CREAM)	50' x 130'	140
	TOTAL	796

MIN. LOT AREA:	3,040 SQ FT
MAX. LOT AREA:	6,580 SQ FT
OPEN SPACE:	± 26.83 ACRES (17% OF NET)

AMENITY LEGEND

PARK A - MAIN AMENITY

A1 AQUATIC CENTER
- POOL BUILDING WITH RESTROOM AND RAMADA LOUNGE
- SHADED KID'S POOL PLAY AREA
- LAP LANES
- POOL LOUNGE AREA
- SHADED LOUNGE SEATING

A2 TOT LOT PARK
- LARGE SHADED TOT LOT
- 30x30 GATHERING RAMADA WITH PICNIC TABLES, BBQ GRILLS, BENCHES, AND EXPANDED PLAZA
- BOCCE COURTS
- CORNHOLE PLAZA
- TRELLIS GATHERING PLAZA
- MULTI-USE TURF AREA

PARK B - NEIGHBORHOOD PARK

B
- SPORT COMPLEX
- (2) 30 x 30 GATHERING RAMADAS WITH PICNIC TABLES, BBQ GRILLS, BENCHES , AND EXPANDED PLAZA
- CORN HOLE PLAZA
- BOCCE COURTS
- SAND VOLLEYBALL COURT
- (2) PICKLEBALL COURTS
- FULL BASKETBALL COURT
- EVENT LAWN
- MULTI-USE TURF AREA

PARK C - NEIGHBORHOOD PARK

C1 TOT LOT
- LARGE SHADED TOT LOT
- 30x30 GATHERING RAMADA WITH EXPANDED PLAZA, PICNIC TABLES, BBQ GRILLS, SEATING
- CORNHOLE PLAZA

C2 ACTIVE RECREATION
- 20 x 20 GATHERING RAMADA WITH PICNIC AREAS, BBQ GRILLS, BENCHES , AND EXPANDED PLAZA
- HALF BASKETBALL COURT
- MULTI-USE TURF AREA

KEYNOTES

1. SUBDIVISION PRIMARY ENTRY MONUMENT
2. SUBDIVISION SECONDARY ENTRY MONUMENT
3. PRIMARY REGIONAL MONUMENT
4. SECONDARY REGIONAL MONUMENT

NORTH

0' 100' 200' 400'

SCALE: 1" = 200'-0"

FULTON HOMES

Fulton Homes at Ballpark Village

Goodyear, Arizona

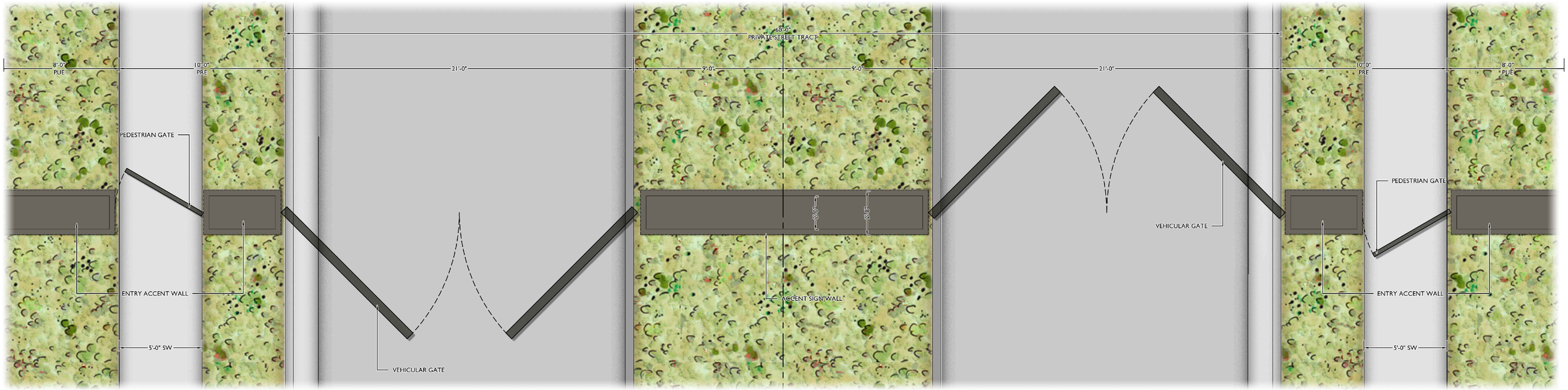
Illustrative Master Plan

L-0.01

08.24.2022

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
ARIZONA
Date Signed 8-24-22

EPS GROUP

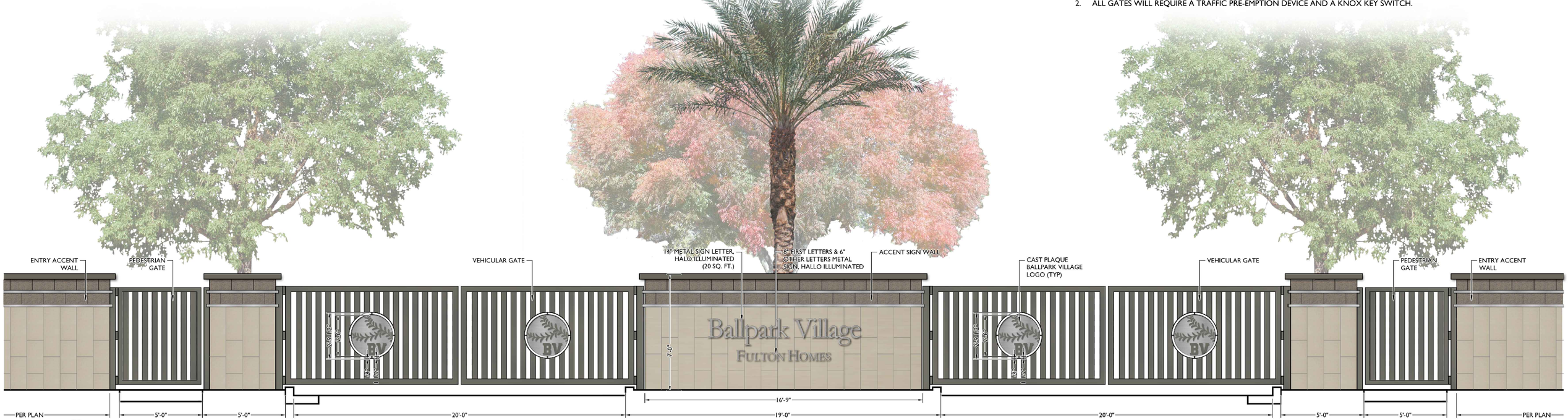


1 SOUTH ENTRY GATE PLAN

Scale: 3/8" = 1'-0"

NOTE:

1. ALL GATES INSTALLED ACROSS A FIRE APPARATUS ACCESS ROAD WILL REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
2. ALL GATES WILL REQUIRE A TRAFFIC PRE-EMPTION DEVICE AND A KNOX KEY SWITCH.



2 SOUTH ENTRY GATE ELEVATION

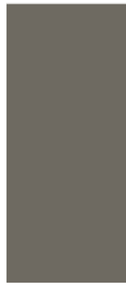
Scale: 3/8" = 1'-0"

FULTON HOMES | Fulton Homes at Ballpark Village | Goodyear, Arizona | Conceptual Entry Monument

L-2.01
06.03.2022

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 6-3-22 ARIZONA U.S.A.

EPS GROUP



GATE METAL
Color: RAI 7039 Quartz Grey OAE



HONED CMU
Color: Walnut Creek by Superlite OAE

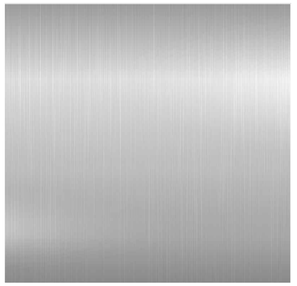
TILE (12" x 24")
Color: Modern Text White MT 50 by Daltile OAE



CONCRETE CAP
Color: Cocoa Milk by Mesa Precast OAE

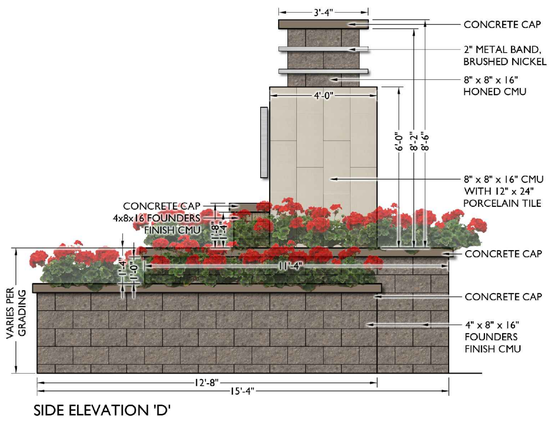


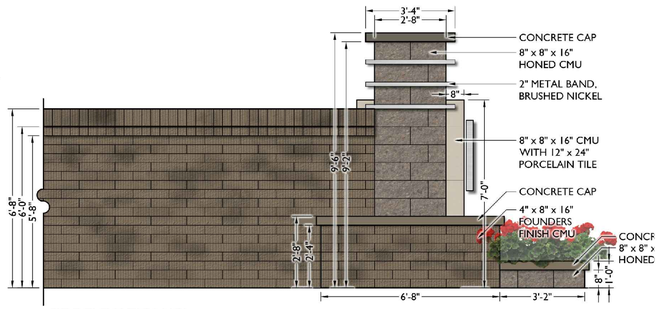
FOUNDERS FINISH
Color: Desert Blend by Superlite OAE

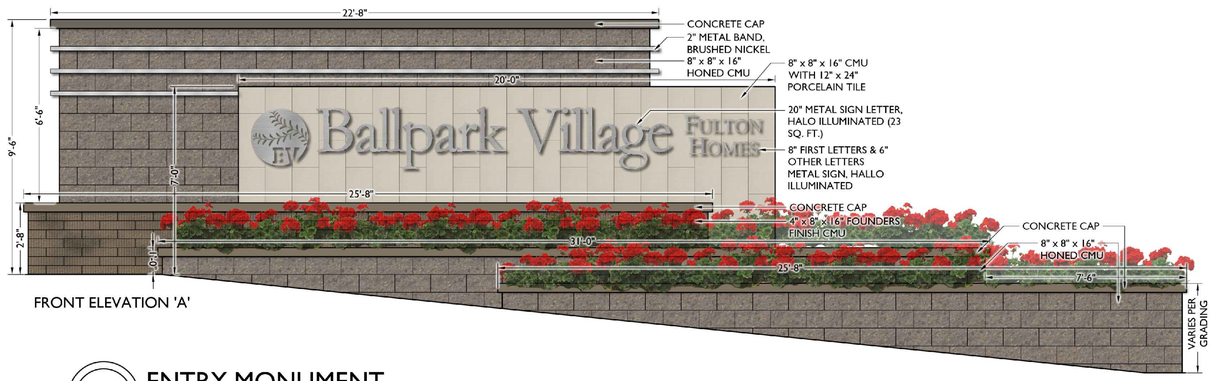


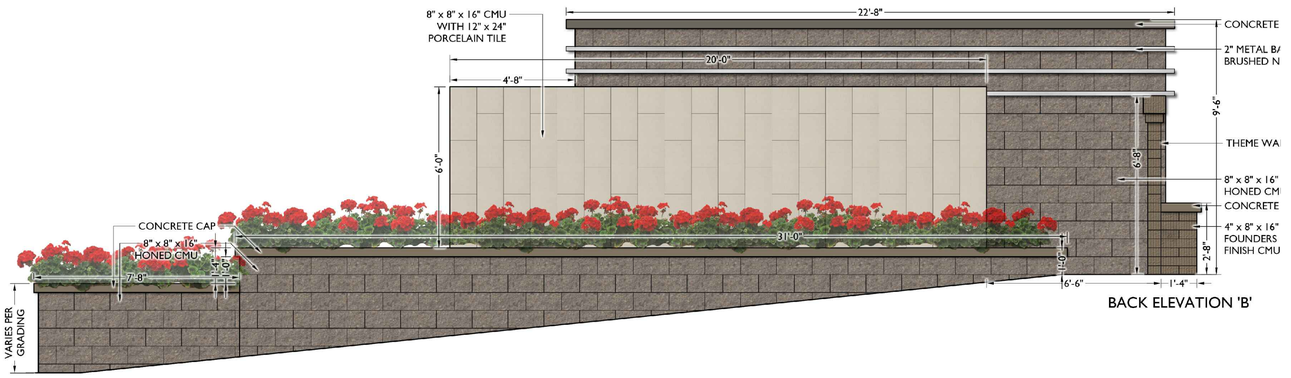
BRUSHED ALUMINUM











1 ENTRY MONUMENT

Scale: 3/8" = 1'-0"

FULTON HOMES

Fulton Homes at Ballpark Village

Goodyear, Arizona

Conceptual Entry Monument

L-2.02

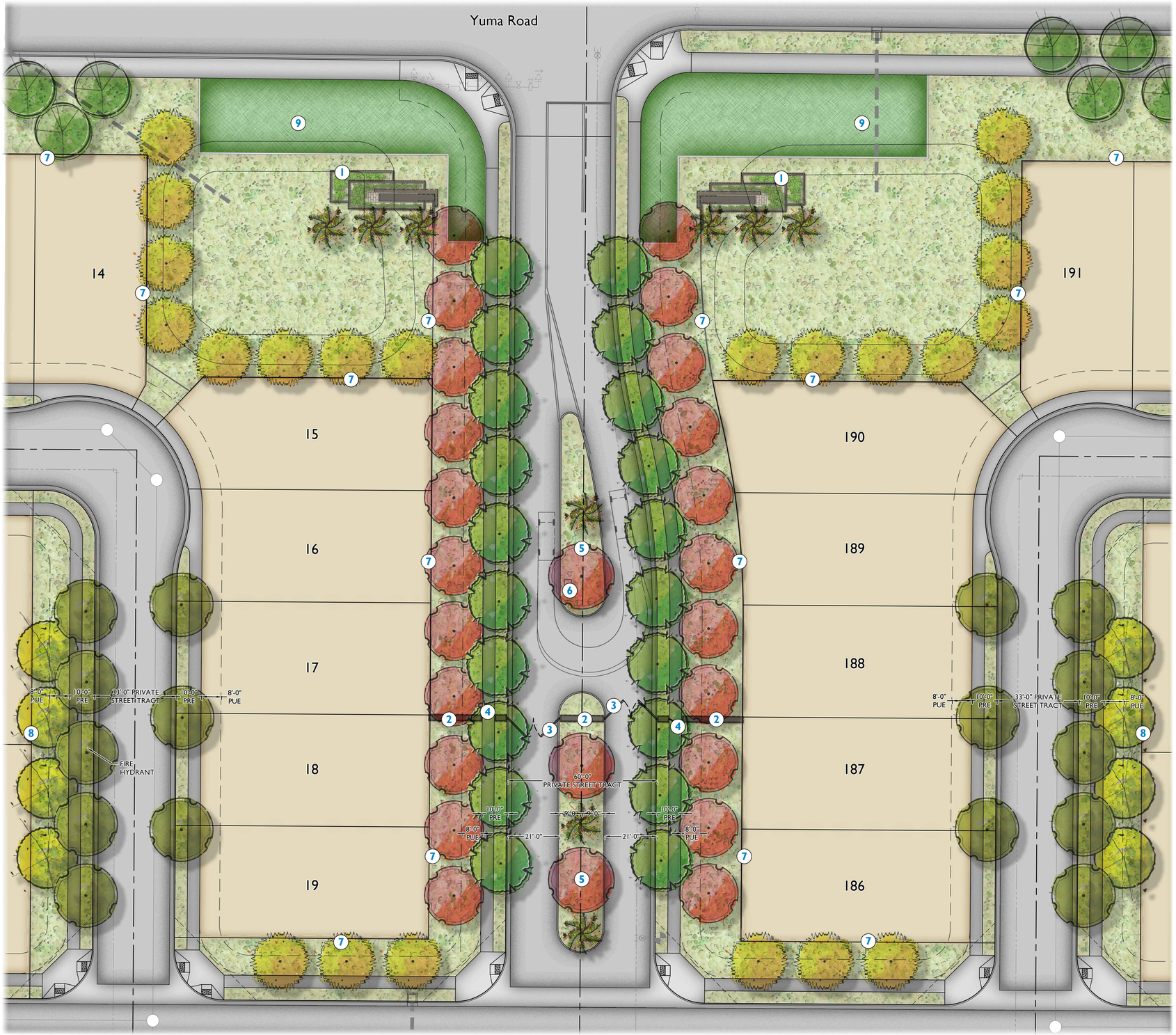
06.03.2022

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 6-3-22
ARIZONA U.S.A.

EPS GROUP

KEYNOTES

1. PRIMARY ENTRY MONUMENT
2. ENTRY ACCENT WALL
3. VEHICULAR GATE
4. PEDESTRIAN GATE
5. ENTRY MEDIAN
6. VEHICULAR GATE OPERATOR
7. PRIMARY WALL
8. SECONDARY WALL
9. TURF



NORTH

0' 10' 20' 40'

SCALE: 1" = 20'-0"

FULTON HOMES

Fulton Homes at Ballpark Village

Goodyear, Arizona

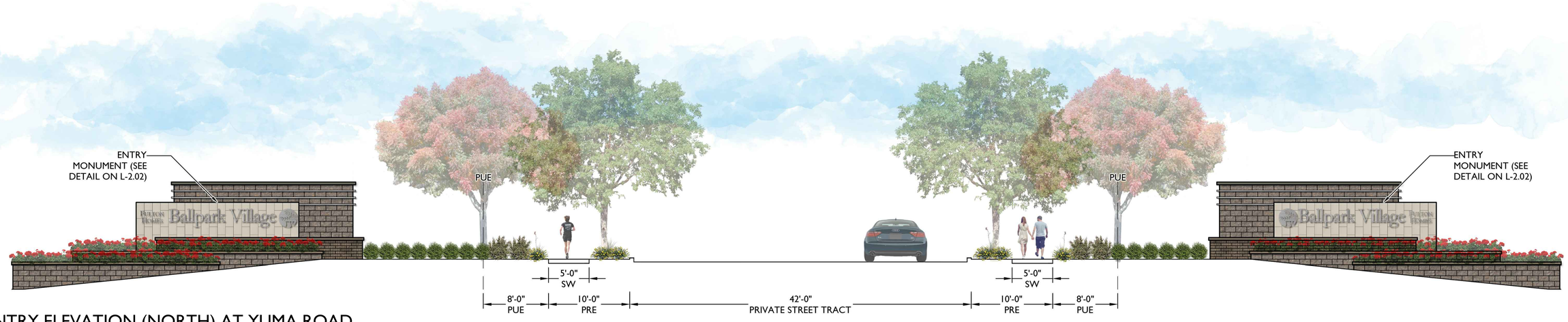
North Entry Enlargement Plan

L-2.03

06.03.2022

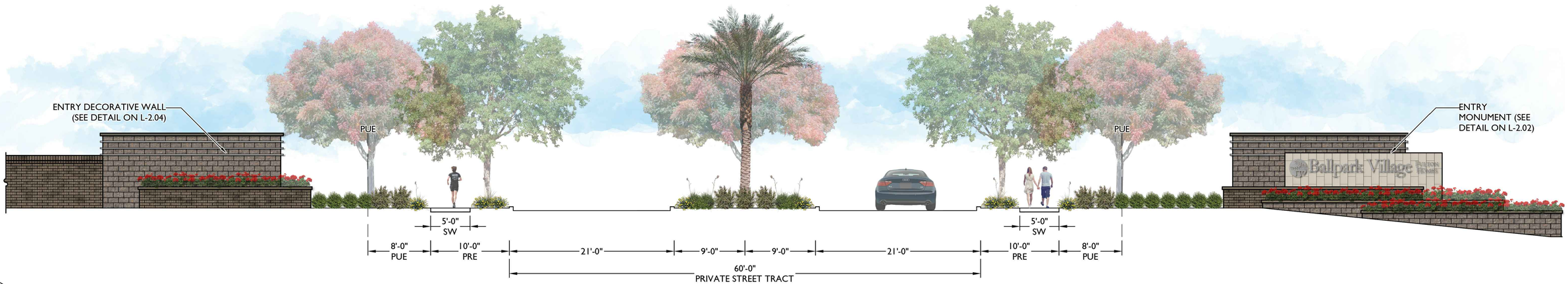
REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 6-3-22 ARIZONA U.S.A.

EPS GROUP



1 ENTRY ELEVATION (NORTH) AT YUMA ROAD

NTS



2 ENTRY ELEVATION (SOUTH) AT LOWER BUCKEYE PARKWAY

NTS

FULTON HOMES | Fulton Homes at Ballpark Village | Goodyear, Arizona | Entry Elevation

L-2.04
06.03.2022

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO
45568
ALIZA E.
SABIN
Date Signed 6-3-22
ARIZONA U.S.A.

EPS GROUP

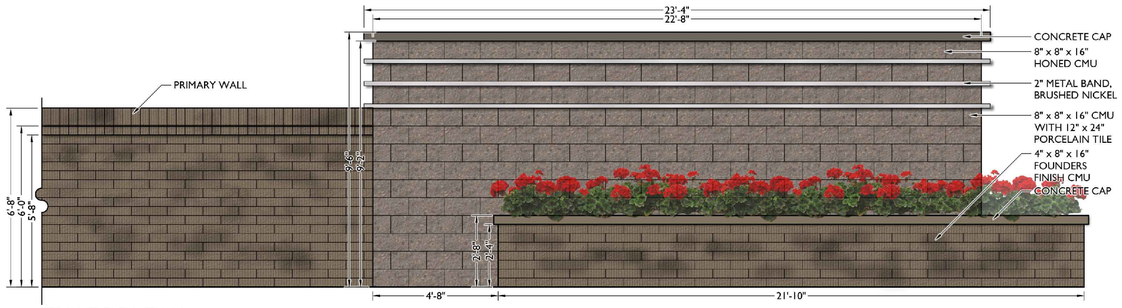




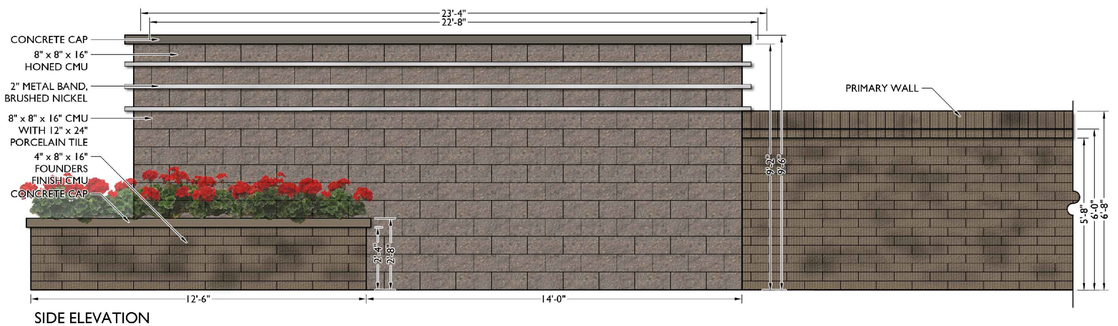
SCALE: 1" = 20'-0"

KEYNOTES

1. PRIMARY ENTRY MONUMENT
2. ENTRY DECORATIVE WALL WITH PLANTER
3. VEHICULAR GATE
4. PEDESTRIAN GATE
5. ENTRY MEDIAN
6. VEHICULAR GATE OPERATOR
7. ENTRY ACCENT WALL
8. ENTRY ACCENT SIGN WALL
9. PRIMARY WALL
10. TURF



FRONT ELEVATION



SIDE ELEVATION

1 SOUTH ENTRY ENLARGEMENT

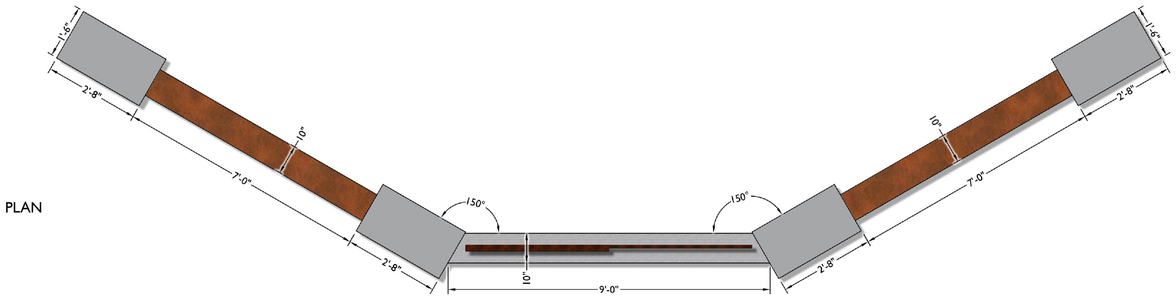
Scale: 1" = 20'-0"

2 ENTRY DECORATIVE WALL WITH PLANTER

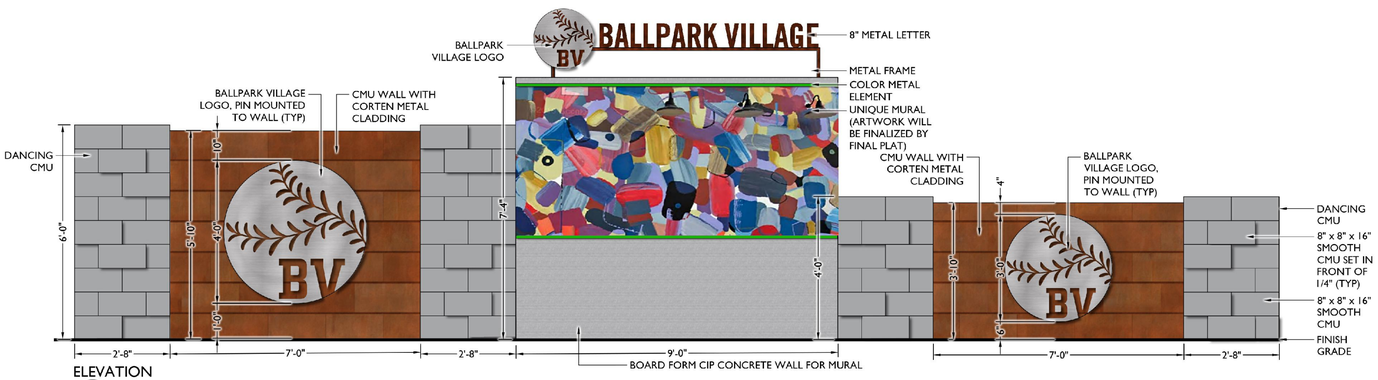
Scale: 3/8" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 8-24-22 ARIZONA U.S.A.

EPS GROUP



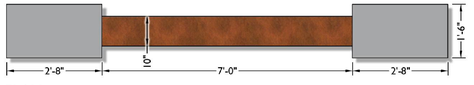
PLAN



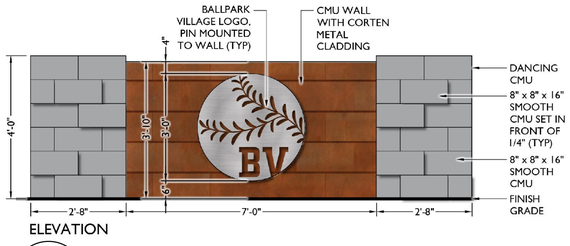
ELEVATION

1 PRIMARY REGIONAL MONUMENT

Scale: 1/2" = 1'-0"



PLAN

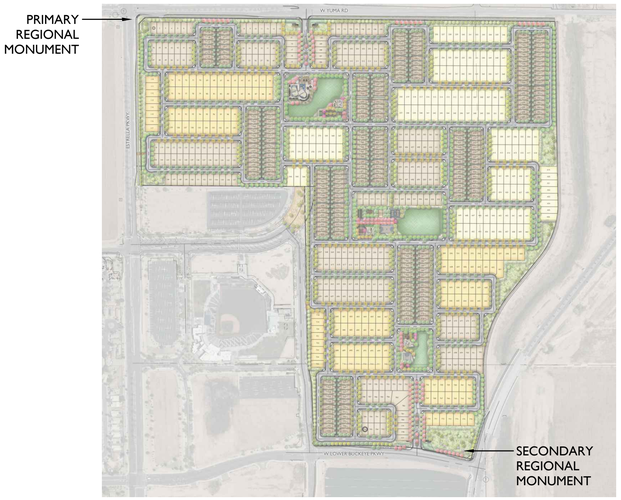


ELEVATION

2 SECONDARY REGIONAL MONUMENT

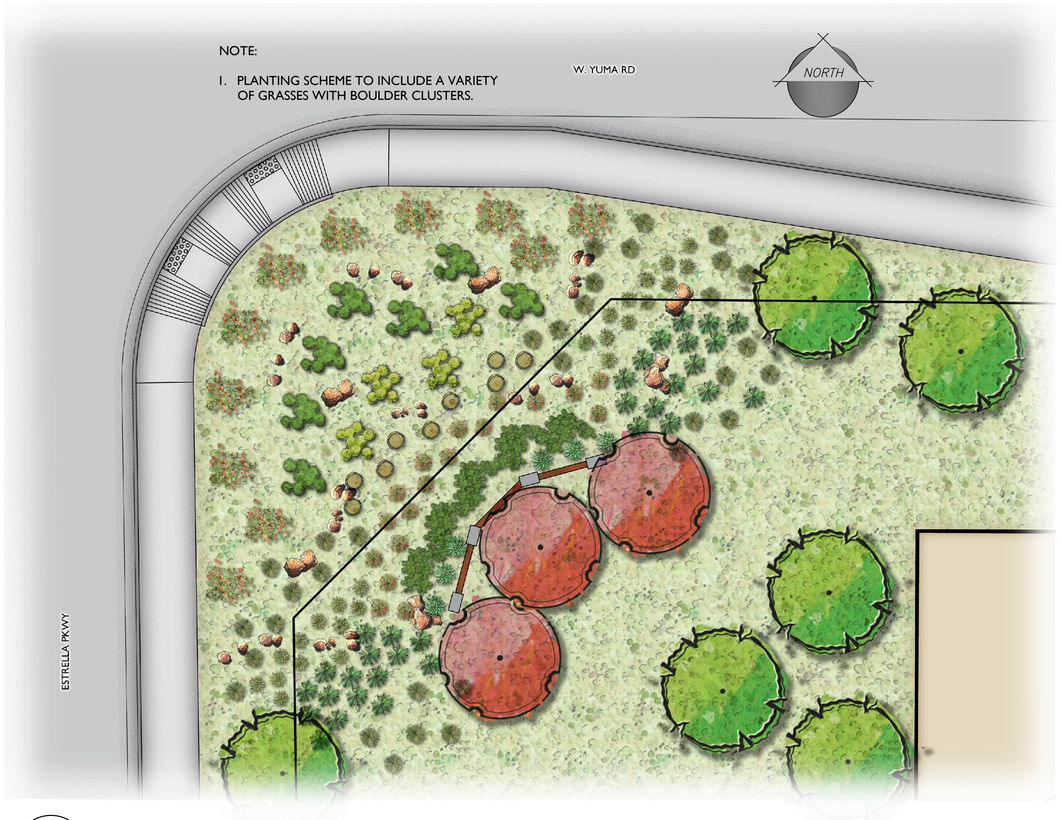
Scale: 1/2" = 1'-0"

KEYMAP



NOTE:

1. PLANTING SCHEME TO INCLUDE A VARIETY OF GRASSES WITH BOULDER CLUSTERS.



3 PRIMARY REGIONAL MONUMENT PLAN VIEW

Scale: 1" = 10'-0"

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN DATE SIGNED 8-24-22 TRI YUMA, AZ

EPS GROUP



KEYNOTES

1. POOL AMENITY
2. POOL BUILDING
3. POOL EQUIPMENT
4. POOL RAMADA
5. KID POOL
6. LEISURE POOL
7. LAP POOL
8. POOL SHADE STRUCTURE
9. POOL FURNISHING
10. AQUATIC CENTER MONUMENT
11. SHADED TOT LOT
12. 30 x 30 RAMADA
13. TRELLIS
14. BOCCE BALL
15. CORNHOLE
16. GARDEN WALL
17. BIKE RACK
18. LANDSCAPE BENCH
19. BARBEQUE GRILL
20. TURF

NOTE:

1. ALL NEW BUILDINGS WILL BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED.
2. AUTOMATIC FIRE SPRINKLERS CAN BE EXEMPTED FROM THE FOLLOWING LOCATIONS PER SECTION 903.3.1.1.2

FULTON HOMES | Fulton Homes at Ballpark Village | Goodyear, Arizona

North Amenity Area
(Aquatic Center / Tot Lot & Gaming Plaza)

L-3.01
06.03.2022

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 6-3-22
ARIZONA U.S.A.

EPS GROUP

KEYNOTES

1. 30' x 30' RAMADA
2. FULL BASKETBALL COURT
3. SAND VOLLEY BALL COURT
4. PICKLEBALL COURT
5. BOCCE BALL COURT
6. CORNHOLE
7. LANDSCAPE BENCH
8. GARDEN WALL
9. SEATWALL
10. BBQ GRILL
11. BIKE RACK
12. CONCRETE PAVER
13. ACTIVE TURF
14. SHADED TOT LOT
15. EVENT LAWN

NORTH

FULTON HOMES | Fulton Homes at Ballpark Village | Goodyear, Arizona | Central Amenity Area (Active / Sports)

L-3.02
08.24.2022

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 45568
ALIZA E. SABIN
Date Signed 8-24-22
ARIZONA U.S.A.

EPS GROUP



KEYNOTES

1. 30' x 30' RAMADA
2. 20' x 20' RAMADA
3. SHADED TOT LOT
4. CORNHOLE
5. HALF BASKETBALL COURT
6. LANDSCAPE BENCH
7. GARDEN WALL
8. BBQ GRILL
9. BIKE RACK
10. GARDEN WALL
11. TURF

NORTH

FULTON HOMES | Fulton Homes at Ballpark Village | Goodyear, Arizona | South Amenity Area

L-3.03
06.03.2022

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 6-3-22
ARIZONA U.S.A.

EPS GROUP

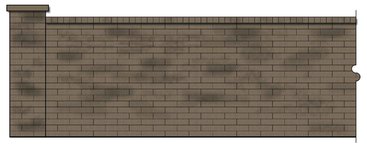


LEGEND

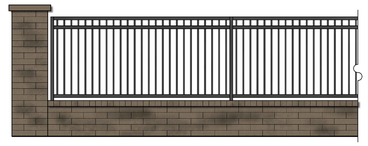
- PRIMARY WALL
- SECONDARY WALL
- PARTIAL VIEW WALL
- GARDEN WALL
- DRAINAGE FENCE
- ENTRY MONUMENT / GATE WALL
- GATED ENTRY
- ENTRY MONUMENT
- DECORATIVE COLUMN
- GARDEN WALL COLUMN
- MID-WALL ACCENT



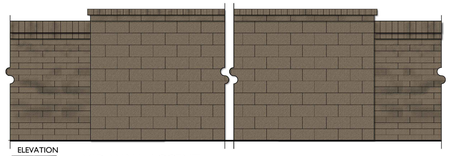
PRIMARY WALL



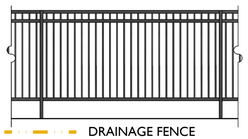
SECONDARY WALL



PARTIAL VIEW WALL



MID-WALL ACCENT



DRAINAGE FENCE



GARDEN WALL

NORTH

0' 100' 200' 400'

SCALE: 1" = 200'-0"

FULTON HOMES

Fulton Homes at Ballpark Village

Goodyear, Arizona

Conceptual Wall Plan

L-4.01

06.03.2022

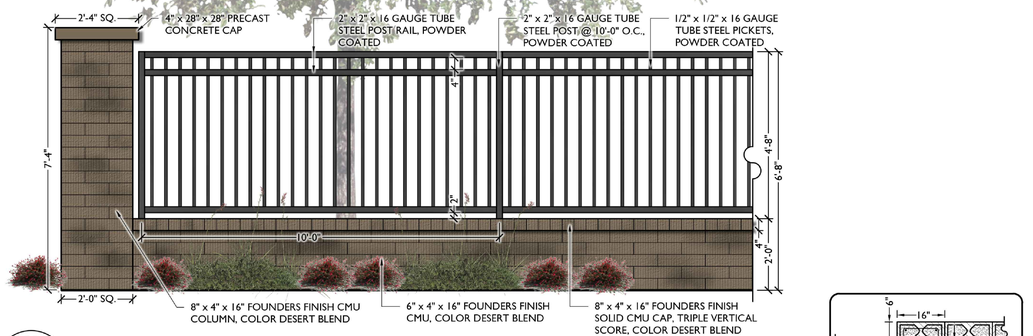
REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 6-3-22 ARIZONA U.S.A.

EPS GROUP



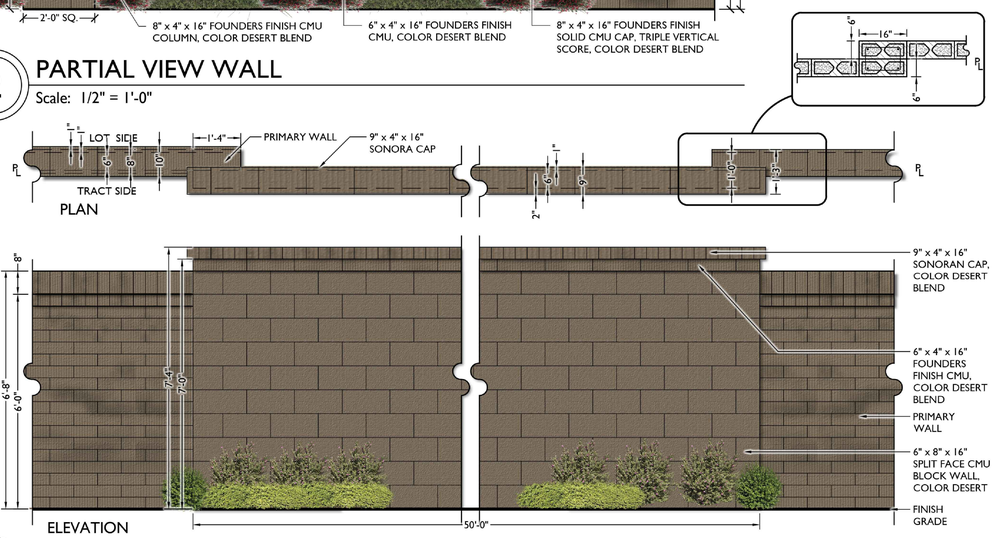
1 PRIMARY WALL

Scale: 1/2" = 1'-0"



2 PARTIAL VIEW WALL

Scale: 1/2" = 1'-0"



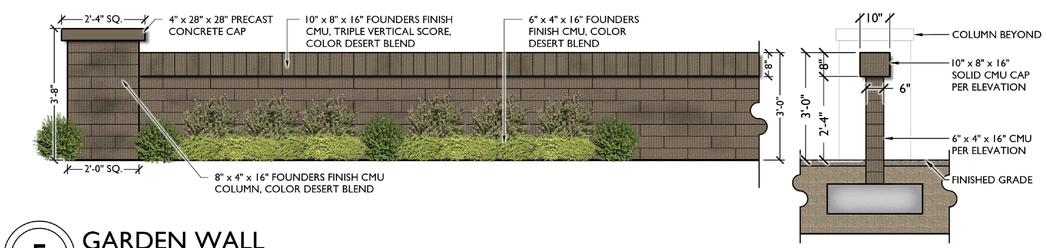
4 MID ACCENT PANEL AT PRIMARY WALL

Scale: 1/2" = 1'-0"



3 SECONDARY THEME WALL

Scale: 1/2" = 1'-0"

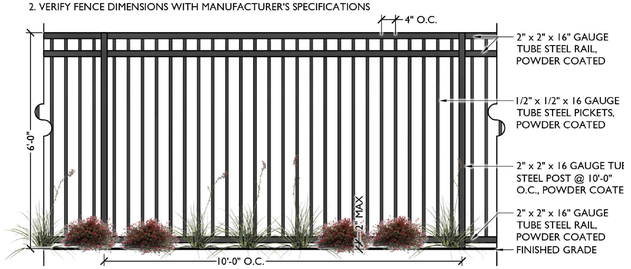


5 GARDEN WALL

Scale: 1/2" = 1'-0"

GENERAL NOTES:

1. SEE MANUFACTURER'S RECOMMENDATIONS FOR FENCE INSTALLATION.
2. VERIFY FENCE DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS

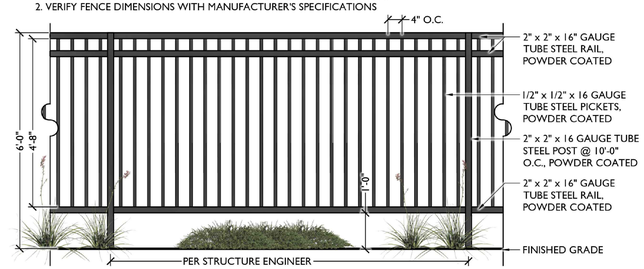


6 VIEW FENCE

Scale: 1/2" = 1'-0"

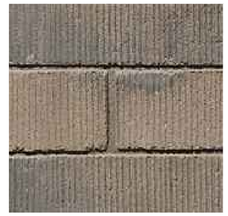
GENERAL NOTES:

1. SEE MANUFACTURER'S RECOMMENDATIONS FOR FENCE INSTALLATION.
2. VERIFY FENCE DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS



7 DRAINAGE FENCE

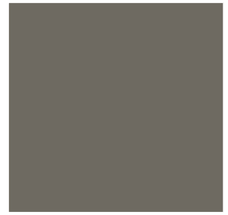
Scale: 1/2" = 1'-0"



FOUNDERS FINISH
Color: Desert Blend by Superlite OAE



CONCRETE CAP
Color: Cocoa Milk by Mesa Precast OAE



GATE METAL
Color: RAI 7039 Quartz Grey OAE

FULTON HOMES

Fulton Homes at Ballpark Village

Goodyear, Arizona

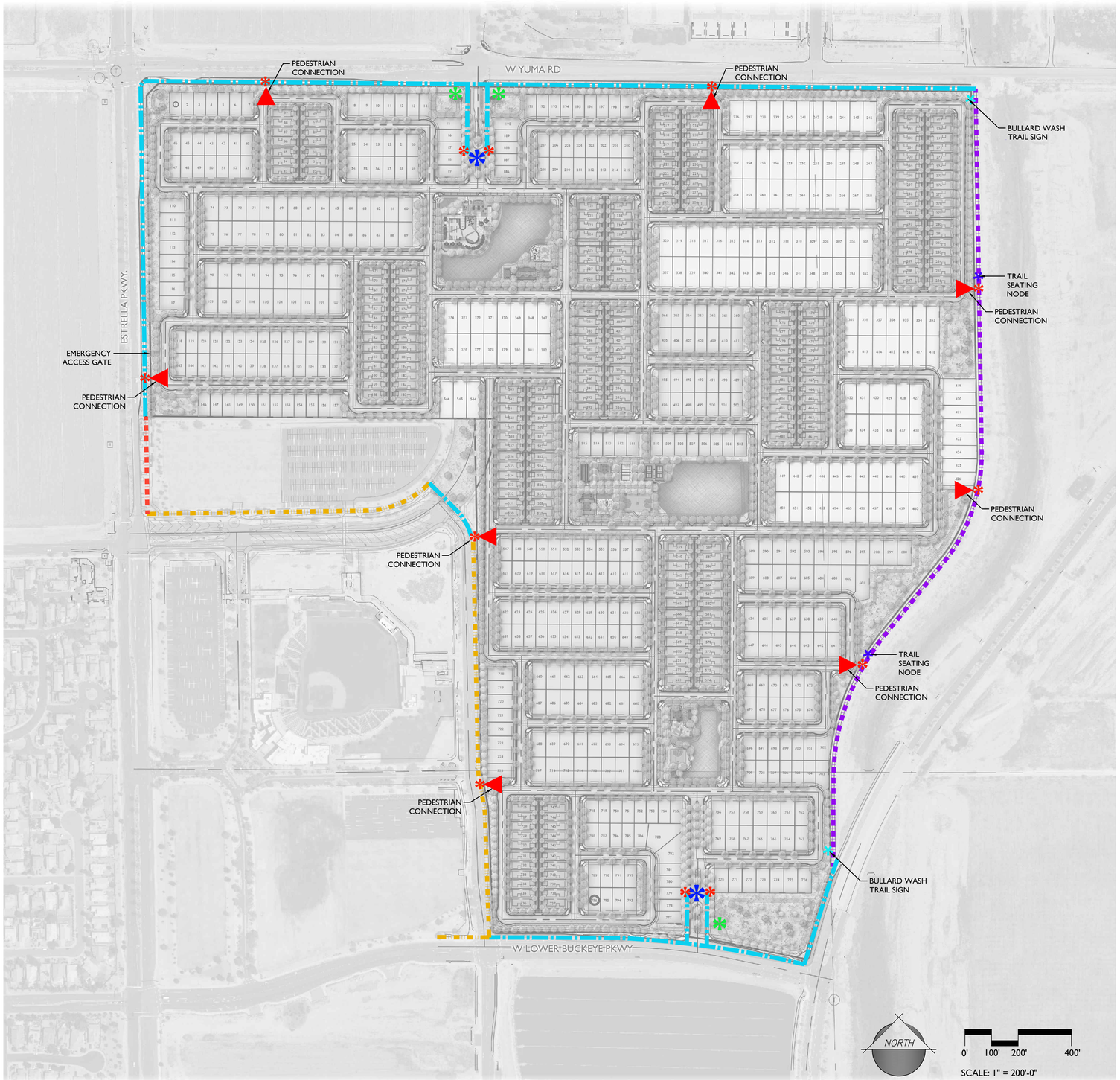
Wall Concept Details

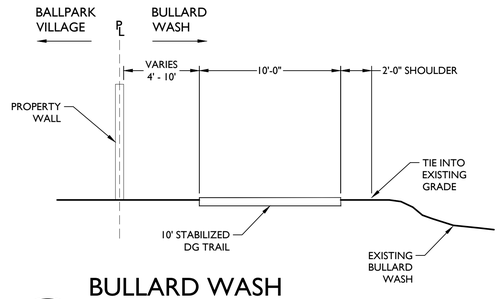
L-5.01

06.03.2022

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 6-3-22 ARIZONA U.S.A.

EPS GROUP



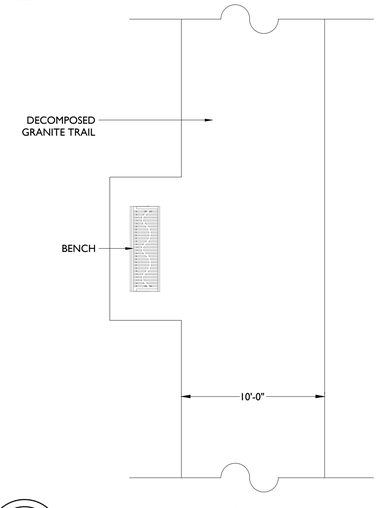


1 BULLARD WASH TRAIL SECTION DETAIL

NTS

LEGEND

- CONNECTIVITY - PEDESTRIAN ACCESS
- CONNECTIVITY - OFFSITE PEDESTRIAN
- CONNECTIVITY - EXISTING OFFSITE PEDESTRIAN
- CONNECTIVITY - BULLARD WASH TRAIL
- CONNECTIVITY - BULLARD WASH TRAIL (BY OTHERS)
- VEHICULAR GATE
- ENTRY MONUMENT
- PEDESTRIAN GATE
- PEDESTRIAN NODE
- BULLARD WASH TRAIL SIGN

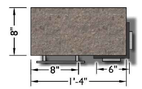




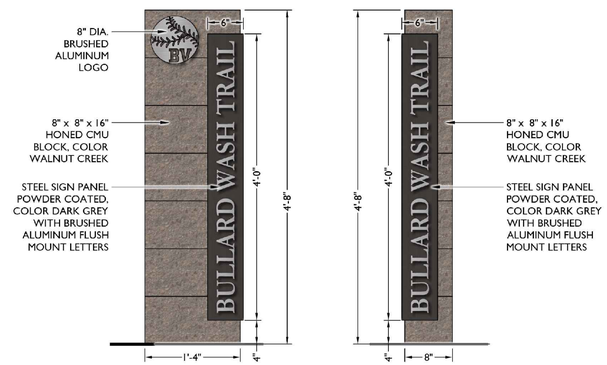


2 BULLARD WASH TRAIL PEDESTRIAN SEATING NODE

NTS



PLAN



3 BULLARD WASH TRAIL SIGN

NTS

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 8-24-22 ARIZONA U.S.A.

EPS GROUP

MATERIALS & COLOR BOARD



PET STATION
JJB204 BY Zero Waste USA
Color Green OAE

Clay
Brown



LANDSCAPE BENCH
By Webcoat, Model B6WBWINGLINES,
Color: Seat: Clay; Frame: Patrician Bronze OAE

Clay
Brown



TRASH RECEPTACLE
By Webcoat, Model TR32CLASSIC
Color: Can Clay; Lid: Brown OAE

Dark Bronze



PICNIC TABLE
By Wabash Valley, DS201T Surface Mount
Color: Seat & Frame: Dark Bronze, OAE

Brown



BIKE RACK
By Webcoat, Model MSBR, In-Ground Mount
Color: Bronze OAE



BBQ GRILL
By Wabash Valley, Model GR105N
Color: Black OAE



METAL COLOR
Grey Beige RAL-1019



DECOMPOSED GRANITE
Apache Brown: 3/4" Screened OAE

REGISTERED LANDSCAPE ARCHITECTS CERTIFICATE NO. 45568 ALIZA E. SABIN ARIZONA Date Signed 6-7-22

EPS GROUP



NORTH

0' 20' 40' 80'

SCALE: 1" = 40'-0"

FULTON HOMES

Fulton Homes at Ballpark Village

Goodyear, Arizona

Goodyear Blvd Exhibit - Existing

L-8.01

06.03.2022

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 6-3-22
ARIZONA U.S.A.

EPS GROUP



NORTH

0' 20' 40' 80'

SCALE: 1" = 40'-0"

FULTON HOMES

Fulton Homes at Ballpark Village

Goodyear, Arizona

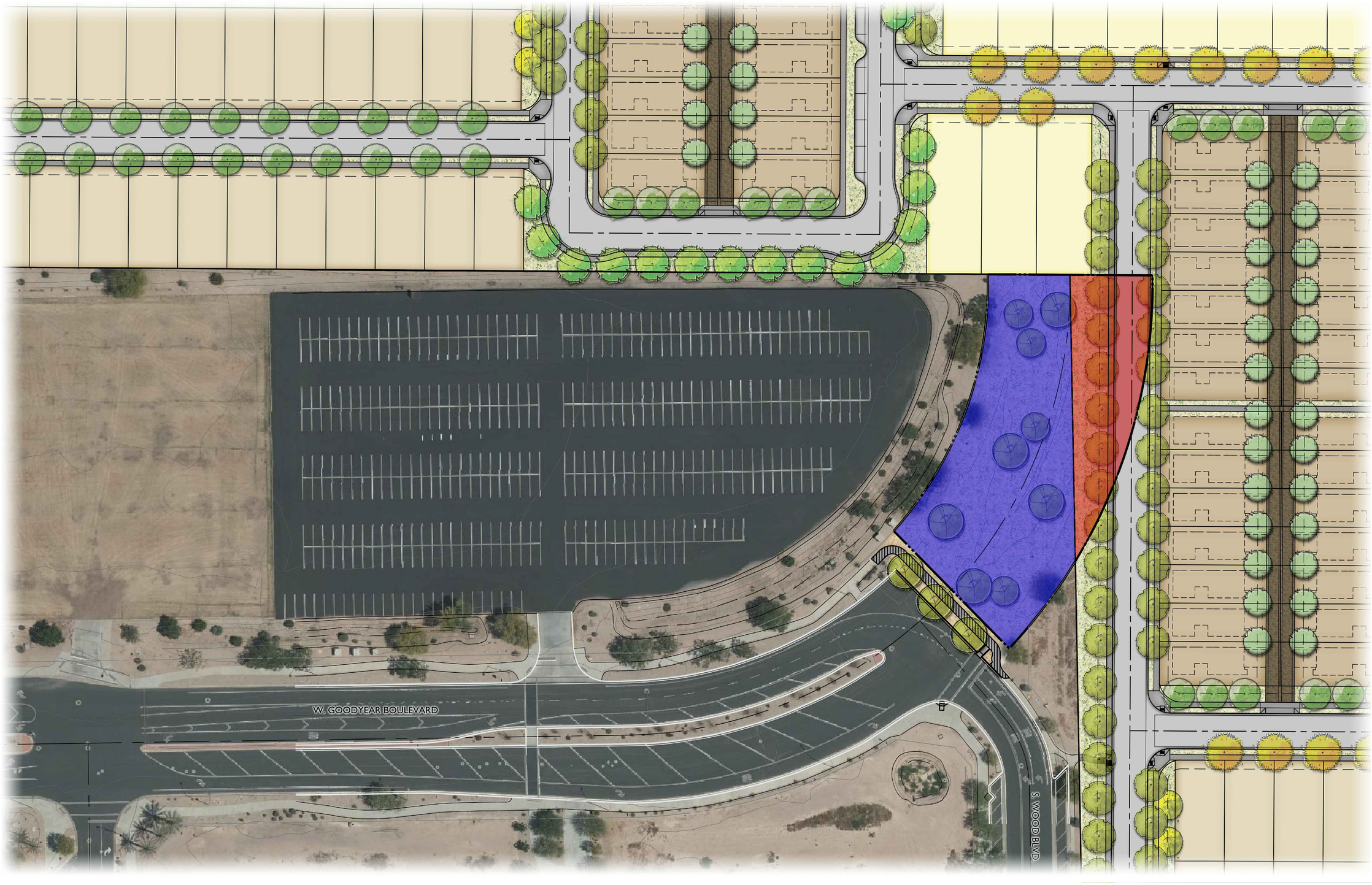
Goodyear Blvd Exhibit - Proposed

L-8.02

06.03.2022

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E.
SABIN
Date Signed 6-3-22
ARIZONA, U.S.A.

EPS GROUP



LEGEND

- LIMITS OF RIGHT OF WAY TO BE ABANDONED
- RIGHT OF WAY RETURNED TO CITY 33,875 SF +/-
- RIGHT OF WAY RETURNED TO FULTON 13,265 SF +/-

NORTH

0' 20' 40' 80'

SCALE: 1" = 40'-0"

FULTON HOMES

Fulton Homes at Ballpark Village

Goodyear, Arizona

Goodyear Blvd Exhibit - Proposed

L-8.03

06.03.2022

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO
45568
ALIZA E. SABIN
Date Signed 6-3-22
ARIZONA U.S.A.

EPS GROUP

Fulton Homes at Ballpark Village
Preliminary Plat

City Council Meeting
January 23, 2023

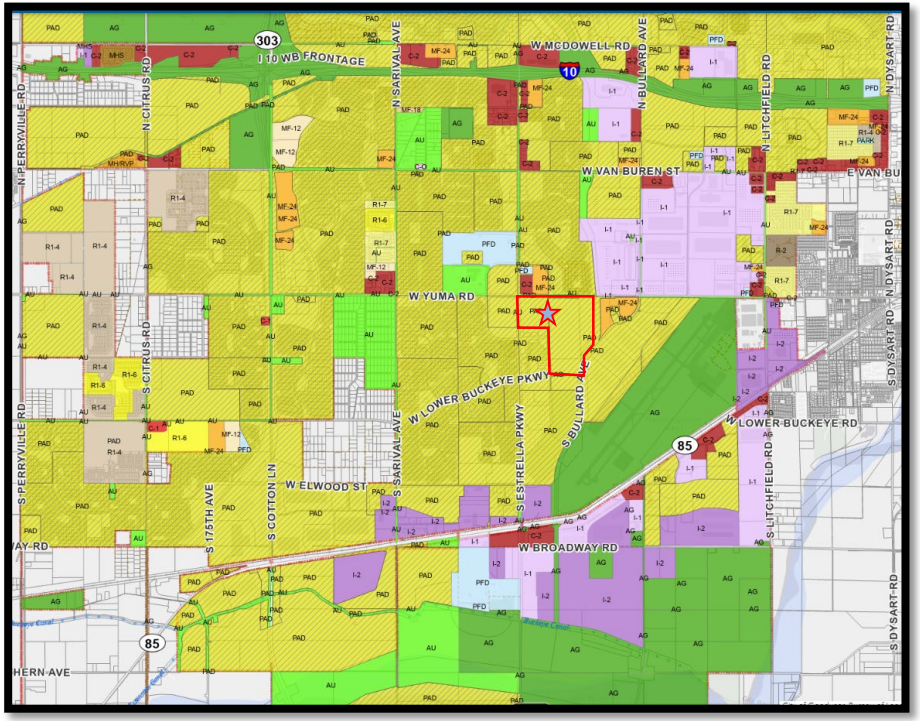




Location

CENTRAL GOODYEAR

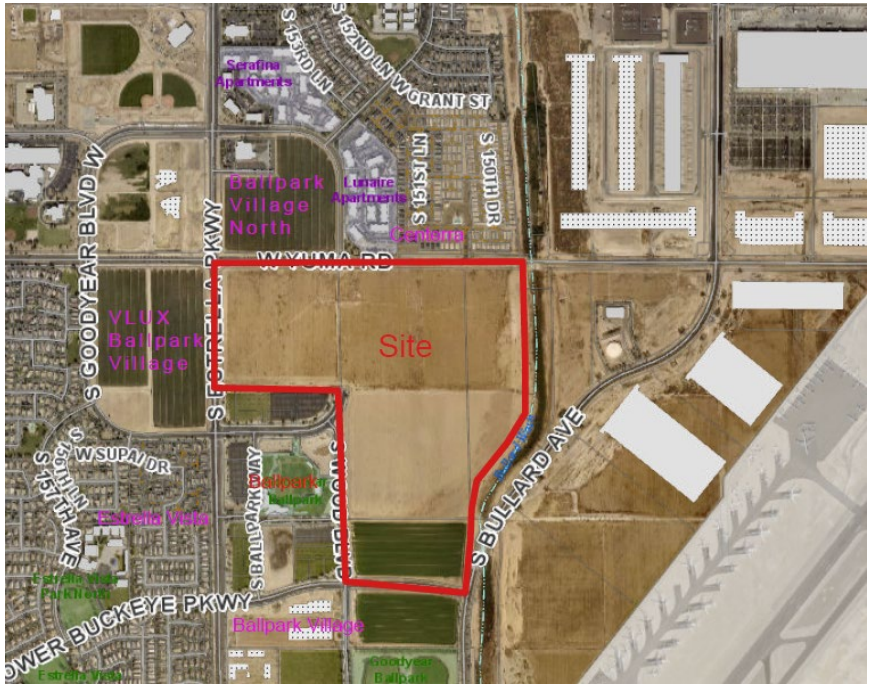
- Ballpark Village
  - Southeast corner of Estrella Parkway and Yuma Road
  - 164.92 gross acres
  - Zoned PAD (Amended)



Specific Location

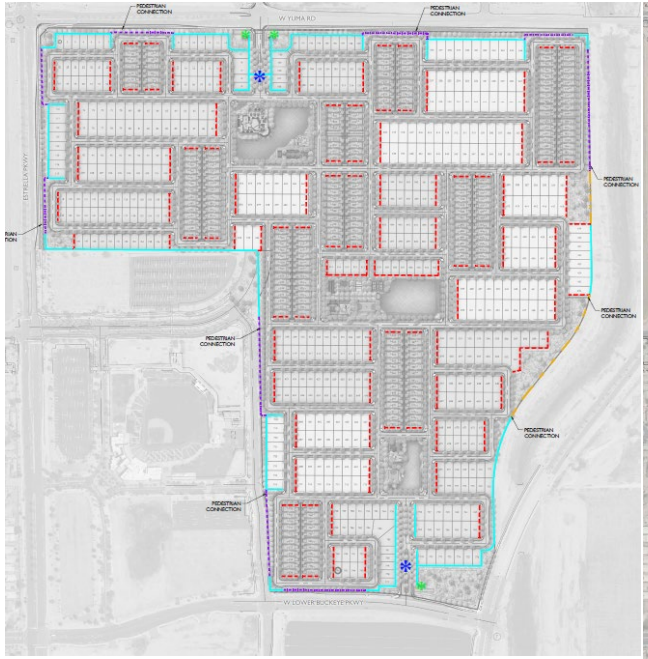
ZOOMED IN

- SWC of Estrella Parkway and Yuma Road
  - North
    - Vacant Ballpark Village North (mixed-use) and Centerra
  - South
    - Ballpark and Vacant farm
  - East
    - Bullard Wash and Anton at Ballpark Village
  - West
    - Ballpark and Vacant VLUX at Ballpark Village



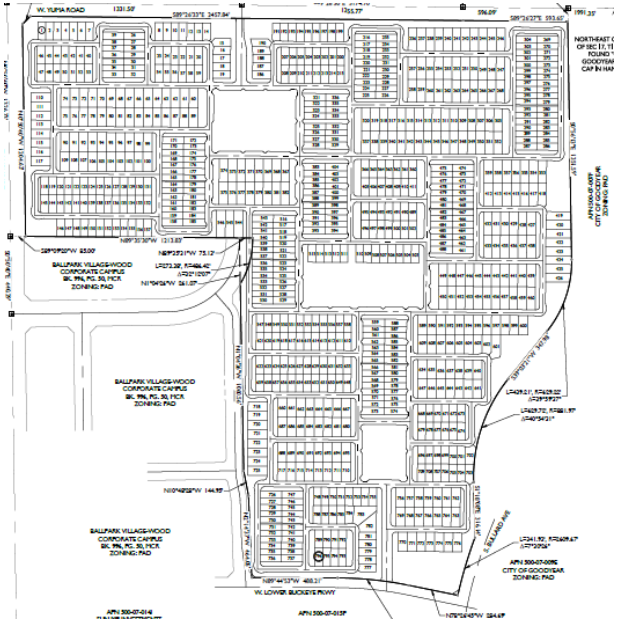
The Plan

FROM LAND USE TO PRELIMINARY PLAT



^ From Zoning Cases





^ Today's Landscape Plan and Preliminary Plat ^

Recommendation

APPROVE PRELIMINARY PLAT

- Approve Preliminary Plat
  - 796 Lots
  - 87 Tracts
  - Subject to Stipulations


CITY OF
Goodyear

ITEM #: 14.
DATE: 01/23/2023
AI #:1278

CITY COUNCIL ACTION REPORT

SUBJECT: PRELIMINARY PLAT FOR LA JOLLA VISTA

STAFF PRESENTER(S): Christian M. Williams, Principal Planner

SUMMARY

Preliminary Plat for La Jolla Vista, located at the northeast corner of Citrus Road and Lower Buckeye Road, subdividing approximately 201.01 gross acres into 736 lots and 59 tracts.

Recommendation

Approve the Preliminary Plat for La Jolla Vista subdividing approximately 201.01 gross acres into 736 lots and 59 tracts. (Christian M. Williams, Principal Planner)

STIPULATIONS

1. The first final plat subdividing all or part of the Property shall include Tract K as reflected in the Preliminary Plat for La Jolla Vista, within which the minimum of an 8.3-acre centralized park and amenity area is to be constructed. Construction drawings for the development of at least five and one-half (5.5) acres of Tract K shall be submitted with the first final plat subdividing all or part of the Property. Unless alternative amenities are approved by the City of Goodyear Zoning Administrator at his/her sole discretion upon a determination that the alternatively proposed resident and recreational amenities are collectively of an equal or greater quality to those described below, the construction drawings for the development of at least five and one-half (5.5) acres of Tract K shall include the following resident and recreational amenities as generally depicted in that certain document titled La Jolla Vista Main Park Amenity, which document was declared a public record by Resolution 2022-2255 and which is referred to and incorporated herein by this reference:

- A splash pad with shaded seating;
- A restroom facility; and
- A minimum of two (2) Pickleball courts; and
- A basketball court; and
- A resort-style pool that includes at least one lap lane (may be contained within two pools); and
- A gas fire pit; and
- A game lawn with games such as cornhole, bocce ball, or the like; and
- A ramada with shade and a barbeque grill; and
- Shaded or trellised seating areas; and
- A shaded tot lot.

(The foregoing amenities as may be modified upon the approval of the City of Goodyear Zoning Administrator are collective referred to as the “Centralized Park Phase 1 Improvements.”) No temporary certificates of occupancy, certificates of occupancy or certificates of completion shall be issued for any structure within the Property except for model homes until the Centralized Park Phase 1 Improvements have been substantially completed as determined by the City of Goodyear Building Official or his/her designee; and

2. Construction drawings for the development of the remainder of Tract K shall be submitted with the first final plat subdividing all or part of the Property that includes any portion of the Property identified as Phase 2 (Parcels 7, 8, 9, and 10 in that certain document titled La Jolla Vista Proposed Phasing Plan, which document was declared a public record by Resolution 2022-2255 and which is referred to and incorporated herein by this reference). Unless alternative amenities are approved by the City of Goodyear Zoning Administrator at his/her sole discretion upon a determination that the alternatively proposed resident and recreational amenities are collectively of an equal or greater quality to those described below, the construction drawings for the development of the remainder of Tract K shall include the following resident and recreational amenities as generally depicted in that certain document titled La Jolla Vista Main Park Amenity, which document was declared a public record by Resolution 2022-2255 and which is referred to and incorporated herein by this reference:

· A Dog Park; and
· Open play turf areas; and
· Decorative split rail fencing adjacent to parking areas and public/private streets.

(The foregoing amenities as may be modified upon the approval of the City of Goodyear Zoning Administrator are collective referred to as the "Centralized Park Phase 2 Improvements.") No temporary certificates of occupancy, certificates of occupancy or certificates of completion shall be issued for any structure within the portion of the Property identified as Phase 2 (Parcels 7, 8, 9, and 10 in that certain document titled La Jolla Vista Proposed Phasing Plan, which document was declared a public record by Resolution 2022-2255 and which is referred to and incorporated herein by this reference) except for model homes until the Centralized Park Phase 2 Improvements have been substantially completed as determined by the City of Goodyear Building Official or his/her designee; and

3. All final plats subdividing all or part of the Property shall identify as easement areas all areas identified as "Vehicular Pavers with Concrete Banding" in the conceptual landscape plans submitted with the preliminary plat submittal documents that are located within what will be public right-of-way. These areas shall be labeled "Enhanced Pavement Easement" or "EPE") in the final plat and an easement shall be dedicated to the HOA that requires the HOA to maintain the enhanced paving improvements. All enhanced paving improvements that are to be constructed within property included in final plats subdividing all or part of the Property shall be pavers, colored concrete or stamped concrete constructed within public roadways; and

4. All final plats subdividing all or part of the Property shall identify as easement areas all areas identified as "Equestrian Trail" in the conceptual landscape plans submitted with the preliminary plat submittal documents that are located within what will be on Tract A, Tract G and Tract BBB. These areas shall be labeled "Equestrian Trail Easement" or "ETE") in the final plat and an easement shall be dedicated to the HOA that requires the HOA to maintain the equestrian trail and permit public access; and

5. The construction drawings for final plats subdividing all or part of the Property shall be consistent with the conceptual landscape plans submitted with the preliminary plat submittal documents, which include the following Streetscape Elements:

a. Provide Detached Sidewalks - 6-foot-wide planter adjacent to all roads in interior of the development with HOA maintained landscape strips (as is shown on the Site Plan and Landscape Plans); and
b. Provide Additional Streetscape Elements – Decorative pavers, colored concrete and/or stamped concrete shall be used at all entryways into the development off of Citrus Road and Lower Buckeye Road (as is shown on the Site Plan and Landscape Plans); and
c. Provide West Goodyear Streetscape Designs –
    i. The primary and secondary entrances to the community incorporate enhanced collector designs that include bike lanes, landscaped medians, and detached sidewalks; and
    ii. A white crossbuck split rail fence is included at both the primary and secondary entrances and at hard-exterior corners; and
    iii. Perimeter wall along Citrus Road will complement and be consistent with the design

elements established by the Site Plan and Landscape Plans. Perimeter areas will also be landscaped, and many locations include the white crossbuck split rail fence; and
iv. Farm/agricultural and rustic elements such as the trellis structures are incorporated at the primary and secondary entry monuments.
v. Landscape planting creates the sense of agricultural planting through linear and structured placement; and
vi. The signage at the primary and secondary entry monuments will read “La Jolla Vista at West Goodyear” (as is shown on the Site Plan and Landscape Plans); and

6. Decorative pavers, colored concrete and/or stamped concrete shall be used on all driveway on all lots within the development (between the sidewalk and the house); and

7. The construction plans for final plats subdividing all or part of the Property along or adjacent to Durango Street shall include plans for the construction of a block wall that prevents access from the Property to Durango Street except as follows. The block wall shall include a gated and locked access point(s) as needed to provide access to facilities owned and operated by the Roosevelt Irrigation District; and

8. Unless the 12.5-acre tract has been conveyed to the Avondale Elementary School District, the first final plat subdividing all or part of the Property shall include a 12.5-acre tract adjacent to the northwest corner of the 173rd Avenue and Magnolia Street alignment, which shall not include any part of the dedicated right-of-way (the “School Site”). The final plat including the School Site shall include a reservation that it is to be conveyed to the Avondale Elementary School District for the development of a school unless the Avondale Elementary School District advises the City of Goodyear Zoning Administrator in writing that it does not intend to develop the tract as a school site. The final plat including the School Site shall include a temporary maintenance easement granted to the HOA requiring the HOA to maintain the site until the School Site has been conveyed to the Avondale Elementary School District or the reservation terminated. City staff shall provide the Avondale Elementary School District a copy of the recorded final plat that includes the School Site; and

9. Prior to the recordation of the first final plat subdividing all or part of the Property, Owner shall form a homeowners’ association (“HOA”) for the Property, with said HOA owning and maintaining all open space areas; common areas, and all amenities and enhancements described above, except that the HOA shall not own, any of the enhancements or amenities located within right-of-way conveyed to the City of Goodyear in fee, but shall be responsible for maintaining such amenities and enhancements. With respect to the paths and trails the HOA is responsible for maintaining, the HOA shall ensure that they are cleared, visible, and safely accessible to all users. The HOA shall also be responsible for maintaining all landscaping within the street right-of-way within or abutting the Property except for landscaping within medians located within any arterial street. A note shall be placed on each final plat indicating HOA ownership and/or maintenance responsibilities of these private tracts and public rights-of-way landscaping as set forth herein; and

10. The following disclosures shall be included as notes on all final plats subdividing all or part of the Property, in all rental agreements for the rental of any unit within the Property, and in all Public Sales Report(s) for the Property:

a. The Property is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; and
b. The Property is subject to noise, cheering, pickleball paddles making contact with pickleballs, bouncing balls, splashes and other loud noises commonly associated with recreation centers, parks and the like; and
c. The Property is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; and
d. The Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base; and

11. All final plats subdividing all or part of the Property shall include the following note: Owner shall obtain from all initial homebuyers an executed acknowledgement that runs with the land in which the homebuyer acknowledges that the lot they are purchasing is: in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base; and subject to noise, cheering, pickleball paddles making contact with pickleballs, bouncing balls, splashes and other loud noises commonly associated with recreation centers, parks and the like; and

12. All final plats subdividing all or part of the Property shall include the following note: Owner who rents more than one residential unit within the Property shall obtain an executed acknowledgment from each tenant in which the tenant acknowledges that the residential unit they are renting is: in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base; and subject to noise, cheering, pickleball paddles making contact with pickleballs, bouncing balls, splashes and other loud noises commonly associated with recreation centers, parks and the like; and

13. All final plats subdividing all or part of the Property shall include the following note: Signage shall be posted within all sales offices and, if any, all rental office offices that the Property is: in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base; and subject to noise, cheering, pickleball paddles making contact with pickleballs, bouncing balls, splashes and other loud noises commonly associated with recreation centers, parks and the like; and

14. All final plats subdividing all or part of the Property shall include the following note: Signage shall be posted within all sales offices and, if any, all rental office offices identifying the location of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary. This display shall include a 24-inch x 36-inch map at the main entrance of such sales and rental offices and shall include the approximate locations of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary and all of the buildings on the Property; and

15. The placement, design, construction and maintenance of all walls and fencing within the subdivision shall be in accordance with Article 5-2 (Walls, Fences) of the city of Goodyear Zoning Ordinance. If provided, perimeter walls and fences along an arterial and collector street shall have a maximum height of eight feet. All other walls and fences shall have a maximum height of six feet. Retaining walls, if constructed, shall be included in the calculation for maximum height; and

16. Any improvements along Citrus that fall within the unincorporated Maricopa County, such as but not limited to a curb return for W. Durango St, shall be dual permitted with Maricopa County Department of Transportation and the City of Goodyear; and

17. If the central park that is to be located within Tract K is constructed in phases, then prior to the recordation of the first final plat subdividing all or part of the Property, the Owner shall dedicate, at no cost to the City, a temporary access easement that provides a temporary connection between W. Watkins Street and Shiloh Lane; and Owner shall complete the construction of temporary access improvements within the temporary access easement prior to the issuance of any certificate of completion, temporary certificate of occupancy or certificate of occupancy for any structure within the Property except for model homes ; and

18. If any of the infrastructure improvements Owner is required to design and construct pursuant to the terms of Ordinance No. 2022-1545 or the stipulations herein have been constructed or are being

constructed by others, Owner shall remit a payment to the city in the amount of the actual costs incurred in the design and construction such infrastructure improvements if completed or, if not completed, the payment shall be in the amount of an engineer's estimate of the costs as approved by the Goodyear City Engineer or his/her designee. The payment requirement herein shall be paid prior to or concurrent with the recordation of a final plat triggering Owner's obligation to design and construct the infrastructure improvements; and

19. Owner shall, at no cost to the city, design and construct full half-street improvements for north-half of the section of W. Lower Buckeye Road along or adjacent to the frontage of the Property required for a Minor Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed, except for the construction of one-half (½) the median and one-half (½) the median landscaping, including, but not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Lower Buckeye Road Improvements"). The recordation of the first final plat subdividing all or part of the Property shall trigger the obligations set forth herein, and the Lower Buckeye Road Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Completion or Certificate of Completion for any structure within the Property except for model homes; and

20. Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of W. Lower Buckeye Road along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and

21. Owner shall, at no cost to the city, design and construct full half-street improvements for east-half of the section of S. Citrus Road along or adjacent to the frontage of the Property required for a Minor Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed, except for the construction of one-half (½) the median and one-half (½) the median landscaping, including, but not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Citrus Road Improvements"). The recordation of the first final plat subdividing all or part of the portion of the Property identified as Phase 2 (Parcels 7, 8, 9, and 10) in that certain document titled La Jolla Vista Proposed Phasing Plan, which document was declared a public record by Resolution 2022-2255 and which is incorporated herein by this reference shall trigger the obligations set forth herein, and the Citrus Road Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Completion or Certificate of Completion for any structure, except for model homes, located within any portion of the Property identified as Phase 2 (Parcels 7, 8, 9, and 10) in that certain document titled La Jolla Vista Proposed Phasing Plan, which document was declared a public record by Resolution 2022-2255 and which is incorporated herein by this reference; and

22. Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of S. Citrus Road along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property located within any portion of the Property identified as Phase 2 (Parcels 7, 8, 9, and 10) in that certain document titled La Jolla Vista Proposed Phasing Plan, which document was declared a public record by Resolution 2022-2255 and which is incorporated herein by this reference or prior to the issuance of any permits for construction work within the portion of the Property identified as Phase 2 (Parcels 7, 8, 9, and 10) in that certain document titled La Jolla Vista Proposed Phasing Plan, which document was declared a public record by Resolution 2022-2255 and

which is incorporated herein by this reference, whichever is earlier; and

23. Owner shall, at no cost to the city, design and construct full half-street improvements for the west-half of the section of S. 173rd Avenue along or adjacent to the frontage of the Property required for a Major Collector as set forth in the Engineering Design Standards in effect when the improvements are constructed, including, but not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting, and a full median shall be constructed from Lower Buckeye Road and connect into the existing median, approximately 100-feet north of the northern property line, shall be constructed within 173rd Avenue. (the “173rd Avenue Improvements”). The recordation of the first final plat subdividing all or part of the portion of the Property shall trigger the obligations set forth herein, and the 173rd Avenue Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Completion or Certificate of Completion for any structure, except for model homes, located within any portion of the Property. The City shall reimburse Owner the money the City collected from the adjacent property owner as a contribution towards the cost of the median and median landscaping; and

24. Owner shall, at no cost to the city, design and construct full street improvements for the north half and the south half of the section of W. Magnolia Street located within the Property required for a Local Street as set forth in the Engineering Design Standards in effect when the improvements are constructed, including, but not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the “Magnolia Street Improvements”). The recordation of the first final plat subdividing all or part of the portion of the Property shall trigger the obligations set forth herein, and the Magnolia Street Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Completion or Certificate of Completion for any structure within the Property except for model homes, located within any portion of the Property; and

25. Owner is responsible for a proportionate share of the costs of a full traffic signal (all four legs) at the intersection identified below. Owner shall make an in-lieu payment for the cost of traffic signals infrastructure at intersections adjacent to the Property. The in-lieu payment shall be based on the actual cost of the traffic signal if it has been constructed or if the payment is required before the signal is constructed it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee. The Property Owner’s traffic signal obligations include, but may not be limited to:

a. 25% of the cost of the full traffic signal (all four legs) at W. Lower Buckeye Road and S. 173rd Avenue. The in-lieu payment for this signal shall be paid prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and
b. 50% of the cost of the full traffic signal (all four legs) at W. Lower Buckeye Road and S. 175th Avenue. The in-lieu payment for this signal shall be paid prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and
c. 25% of the cost of the full traffic signal (all four legs) at W. Lower Buckeye Road and S. Citrus Road. The in-lieu payments for this signal shall be paid prior to or concurrent with recordation of the first final plat subdividing all or part of the Property located within any portion of the Property identified as Phase 2 in the preliminary plat (Parcels 7, 8, 9, and 10 in that certain document titled La Jolla Vista Proposed Phasing Plan, which document was declared a public record by Resolution 2022-2255 and which is incorporated herein by this reference) or prior to the issuance of any permits for construction work within the portion of the Property identified as Phase 2 in the preliminary plat (Parcels 7, 8, 9, and 10 in that certain document titled La Jolla Vista Proposed Phasing Plan, which document was declared a public record by Resolution 2022-2255 and which is incorporated herein by this reference), whichever is earlier; and
d. 25% of the cost of the full traffic signal (all four legs) at W. Durango Street and S. Citrus Road. The in-lieu payments for this signal shall be paid prior to or concurrent with recordation of the first final plat subdividing all or part of the Property located within any portion of the Property identified

as Phase 2 in the preliminary plat (Parcels 7, 8, 9, and 10 in that certain document titled La Jolla Vista Proposed Phasing Plan, which document was declared a public record by Resolution 2022-2255 and which is incorporated herein by this reference) or prior to the issuance of any permits for construction work within the portion of the Property identified as Phase 2 in the preliminary plat (Parcels 7, 8, 9, and 10 in that certain document titled La Jolla Vista Proposed Phasing Plan, which document was declared a public record by Resolution 2022-2255 and which is incorporated herein by this reference), whichever is earlier; and

e. 50% of the cost of the full traffic signal (all four legs) at W. Watkins Street and S. Citrus Road. The in-lieu payments for this signal shall be paid prior to or concurrent with recordation of the first final plat subdividing all or part of the Property located within any portion of the Property identified as Phase 2 in the preliminary plat (Parcels 7, 8, 9, and 10 in that certain document titled La Jolla Vista Proposed Phasing Plan, which document was declared a public record by Resolution 2022-2255 and which is incorporated herein by this reference) or prior to the issuance of any permits for construction work within the portion of the Property identified as Phase 2 in the preliminary plat (Parcels 7, 8, 9, and 10 in that certain document titled La Jolla Vista Proposed Phasing Plan, which document was declared a public record by Resolution 2022-2255 and which is incorporated herein by this reference), whichever is earlier; and

26. Prior to recordation of the first final plat subdividing all or part of the Property or the approval of the first site plan, whichever is earlier, Owner shall remit a cost recovery payment to the City in the amount of $496,220.16 for payments owed for regional wastewater lines B and E, which have been fully constructed, pursuant to the Cost Recovery Resolution 06-1065 as modified by Resolution 14-1622 and as further modified by Resolution 16-1748 (the “Wastewater CRO”). Regional wastewater lines F and G2, which benefit the Property, were constructed pursuant to the Development Agreement for West Goodyear Sewer and Water Infrastructure recorded in the official records of the Maricopa County as Instrument 2017-0220433 (the “West Goodyear Joint IDA”) and no cost recovery payments are owed by Owner under the Wastewater CRO for regional wastewater lines F and G2 pursuant to the terms of the West Goodyear Joint IDA; and

27. Prior to recordation of the first final plat subdividing all or part of the Property or the approval of the first site plan, whichever is earlier, Owner shall remit a cost recovery payment to the city in the amount of $198,333.00 for payments owed for regional water lines A and B, which have been fully constructed, pursuant to the Cost Recovery Resolution 06-1064 as modified by Resolution 14-1621 and as further modified by Resolution 16-1747 (the “Water CRO; and

28. Owner shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Property and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to approval of the first site plan for development within the Property, prior to the recordation of the first final plat subdividing all or part of the Property or prior to issuance of any construction permits for work within the Property, whichever is earlier.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

On October 24, 2022 the City Council adopted Ordinance No. 2022-1545 approving the rezoning for La Jolla Vista at West Goodyear which designated the parcels for R1-4 and R1-6 residential uses.

STAFF ANALYSIS

Current Policy:
Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site. The required reports and studies submitted in connection with the application for the preliminary plat have been approved and demonstrate compliance with applicable subdivision regulations and design principals and the proposed preliminary plat demonstrates compliance with the property's zoning, public objectives, subdivision design principles and standards, and streets and thoroughfare planning, including open space requirements. An approved preliminary plat shall expire within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the Property or an extension has been obtained.

Details of the Request:
This request consists of subdividing approximately 201.01 gross acres into 736 lots and 59 tracts. One of the tracts will contain the central amenity center, another tract will contain an elementary school. Existing land uses and zoning surrounding the subject property include the following:

North – County island, homes and vacant agricultural lands (largely zoned RU-43/city equivalent to AU (Agricultural Urban)) and Cottonflower (zoned PAD);
South – Vacant Neighborhood Commercial (zoned C-1), Agua Fria Union High School District vacant site (zoned R1-6), Vacant The Artesian at West Goodyear (Cotton Commons) (zoned MF-12 and MF-24);
East – Cottonflower (zoned PAD) and Sin Lomas (zoned PAD);
West – Pradera (zoned R1-4 and R1-6);

Luke Air Force Base and Phoenix Goodyear Airport:
The property does not fall within the Luke Air Force Base Accident Potential Zone or the DNL. However, the property does fall within the Luke Air Force Base Military Vicinity boundary thus disclosure statements shall be required as a condition of approval.

Fire Department:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
Fire Station #184	5.37	2.69	5.82	2.91	Fire Station #182	11.51	5.76	11.96	5.98

Police Department:
The proposed development is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Water/Wastewater:
The subject property will be served by city of Goodyear water and wastewater utilities.

Streets/Transportation:
The property will be accessed primarily from Citrus Road and Lower Buckeye Road. The Engineering

Department has created stipulations to address traffic issues caused by the development of this property. Those stipulations address traffic signals, roadway construction and access to needed and adjacent streets.

School Districts:
The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. Both school districts have been notified of the rezoning request. Stipulations addressing an elementary school site donation have been included within the zoning and preliminary plat.

Staff Findings:
The Preliminary Plat for La Jolla Vista and the conditions/stipulations set forth herein are consistent with the requirements of Ordinance 2022-1545, the requirements in the Engineering Design Standards and Policies, and the city's subdivision regulations. the established within the La Jolla Vista at West Goodyear zoning case. The preliminary plat is consistent with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The information that accompanied it demonstrated the adequacy of utilities, open space and other public facilities necessary to serve the site. The Planning and Zoning Commission recommended approval of the preliminary plat by a vote of (6-0) at their regular meeting on January 11, 2023.

Attachments

Preliminary Plat

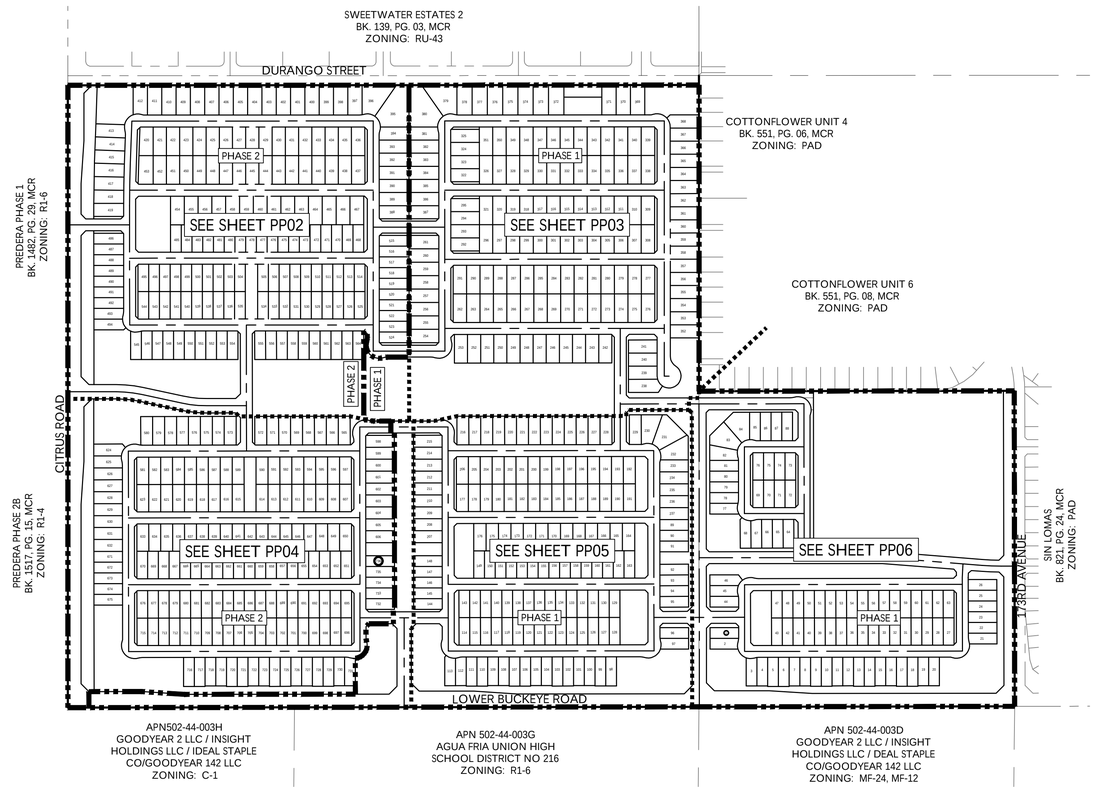
Landscape Plan

Aerial Exhibit

Presentation

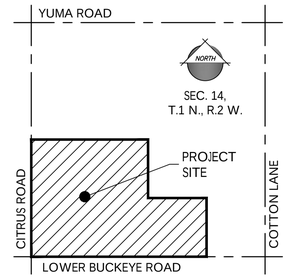
PRELIMINARY PLAT
FOR
LA JOLLA VISTA

A PORTION OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 2
WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.



GENERAL NOTES

1. A HOMEOWNER ASSOCIATION WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREA NOTES AS "TRACTS" OR "EASEMENTS". INCLUDING, LANDSCAPED AREAS AND DRAINAGE FACILITIES.
2. PROPOSED OPEN SPACE USES INCLUDING TRAILS, COURTS, AND RELATED AMENITIES SHALL BE CONSISTENT WITH LA JOLLA VISTA PLANNED AREA DEVELOPMENT.
3. PROPOSED AMENITIES LOCATED IN PARKS SHALL BE FREE OF INUNDATION.
4. WATER, SEWER, AND DRAINAGE STUDIES WILL BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THIS PRELIMINARY PLAT.
5. IF PROTECTED NATIVE PLANTS ARE PRESENT IN PROJECT AREA THEN A NOTICE OR INTENT TO CLEAR LAND FORM WILL BE FILLED OUT AND SUBMITTED TO THE ARIZONA DEPARTMENT OF AGRICULTURE AT LEAST 60 DAYS PRIOR TO VEGETATION REMOVAL ACTIVITIES, IN ACCORDANCE WITH THE ARIZONA NATIVE PLANT LAW (A.R.S. 3-904)
6. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, SANITARY EASEMENT, OR WATER EASEMENTS EXCEPT FOR: UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES WITH NO CONTINUOUS FOOTING, IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
7. STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/ OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
8. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
9. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
10. ALL ROADS WITHIN THE DEVELOPMENT SHALL BE BUILT TO THE CITY OF GOODYEAR STANDARDS, OR AS AMENDED BE THIS PRELIMINARY PLAT.
11. PARCEL BOUNDARIES WILL BE SUBJECT TO MINOR REVISIONS AND ADJUSTMENTS DURING THE PROCESSING OF FINAL PLATS.
12. A HOMEOWNERS ASSOCIATION SHALL BE FORMED FOR THE MAINTENANCE OF TRACTS AND OPEN SPACE WITH DUTIES AND RESPONSIBILITIES VIA A SET OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS)
13. LOT FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOW LOT OUTFALL AND A MINIMUM OF 12 INCHES ABOVE THE HIGH WATER ELEVATION.

PHASING STATEMENT

LA JOLLA VISTA SHALL BE CONSTRUCTED IN TWO PHASES.
A NORTH-TO-SOUTH PHASE LINE DELINEATES THE PROPOSED PHASES WITH PHASE 1 TO THE EAST AND PHASE 2 TO THE WEST. PHASE 1 SHALL INCLUDE THE HALF-STREET IMPROVEMENTS OF 173RD AVENUE AND THE HALF-STREET IMPROVEMENTS OF LOWER BUCKEYE ROAD ALONG THE PROJECT'S ENTIRE SOUTHERN FRONTAGE ALONG WITH 387 SINGLE FAMILY RESIDENTIAL LOTS EAST OF THE PHASE LINE. PHASE 2 SHALL INCLUDE THE HALF-STREET IMPROVEMENTS OF CITRUS ROAD FROM LOWER BUCKEYE ROAD TO DURANGO STREET AND THE REMAINING 349 SINGLE FAMILY RESIDENTIAL LOTS WEST OF THE PHASE LINE.

PHASING SUMMARY

PHASE 1

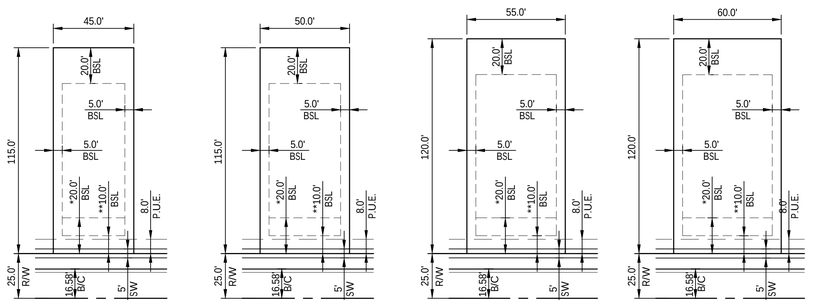
NO. OF LOTS:	
45' x 115'	163
50' x 115'	74
55' x 120'	138
60' x 120'	12
TOTAL	387

PHASE 2

NO. OF LOTS:	
45' x 115'	183
50' x 115'	86
55' x 120'	62
60' x 120'	18
TOTAL	349

TYPICAL LOT DIAGRAMS

N.T.S.



TYPICAL 45' x 115' LOT
MINIMUM LOT SIZE = 5175 SQFT
MINIMUM CORNER LOT SIZE = 5173 SQFT

TYPICAL 50' x 115' LOT
MINIMUM LOT SIZE = 5750 SQFT
MINIMUM CORNER LOT SIZE = 5748 SQFT

TYPICAL 55' x 120' LOT
MINIMUM LOT SIZE = 6600 SQFT
MINIMUM CORNER LOT SIZE = 6598 SQFT

TYPICAL 60' x 120' LOT
MINIMUM LOT SIZE = 7200 SQFT
MINIMUM CORNER LOT SIZE = 7198 SQFT

* 20' FRONT SETBACK TO FACE OF GARAGE
** 10' FRONT SETBACK TO LIVABLE SPACE, PATIOS, & SIDE ENTRY GARAGE
NOTE: THE MINIMUM SQUARE FOOTAGE OF A LOT SHALL BE 5,175 SF WITH THE EXCEPTION OF CORNER LOTS AND KNUCKLE LOTS WHICH MAY BE REDUCED TO 5,170 SF.

DEVELOPMENT STANDARDS		
CATEGORY	R1-4 REDUCED	R1-6 REDUCED
MINIMUM LOT SIZE	4,000	5,000
MINIMUM LOT WIDTH	40'	50'
MINIMUM LOT DEPTH	100'	100'
MINIMUM HEIGHT	30'	30'
MAXIMUM BUILDING COVERAGE	60%	60%
MINIMUM SETBACKS - FRONT (1)	10'	10'
MINIMUM - TOTAL BOTH SIDES	10'	10'
MINIMUM SIDE YARD	5'	5'
REAR YARD	20'	20'
STREET SIDE (2)	10'	10'
AMENITY ELEMENTS	2	1
CONNECTIVITY ELEMENTS	4	2
STREETSCAPE ELEMENTS	4	2

(1) FRONT SETBACK SHALL BE MEASURED TO PATIOS, LIVABLE SPACE, AND SIDE ENTRY GARAGES.
(2) WHERE A MINIMUM 10' WIDE LANDSCAPE TRACT IS PROVIDED, THE TYPICAL SIDE SETBACKS, RATHER THAN STREET SIDE SETBACKS APPLIES.

LOT SIZE TABLE		
LOT SIZE	NUMBER OF LOTS	PERCENT OF LOT MIX
45' x 115'	346	47%
50' x 115'	160	22%
55' x 120'	200	27%
60' x 120'	30	4%
TOTAL	736	100%

LEGEND

- FIRE HYDRANT
- MANHOLE
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- PAE PEDESTRIAN ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE
- PROPERTY CORNER
- PHASE LINE
- SHEET MATCH LINE

PROJECT TEAM

DEVELOPER:
CITRUS & LOWER BUCKEYE, LLC
10218-111 STREET NW
EDMONTON, AB, CANADA T5K1K9
CONTACT: PHIL DEANGELIS
pdangelis@craltd.com

CIVIL ENGINEER:
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MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOEL SAUREY, P.E.
joel.saurey@epsgroupinc.com

LANDSCAPE ARCHITECT:
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310 E. RIO SALADO PARKWAY
TEMPE, AZ 85281
TEL: (480)-530-0077
CONTACT: CHRISTOPHER SAZBO
chris.szabo@ablastudio.com

PROJECT DATA

APN:	502-43-004E; 004F; 004G; 004H
EXISTING GENERAL PLAN:	RESIDENTIAL
EXISTING ZONING:	R1-4, R1-6
GROSS AREA:	+/- 201.01 ACRES
NET AREA:	+/- 188.45 ACRES
GROSS DENSITY:	3.7 DU/AC
NET DENSITY:	3.9 DU/AC
NO. OF LOTS:	
45' x 115'	346 (47%)
50' x 115'	160 (22%)
55' x 120'	200 (27%)
60' x 120'	30 (4%)
TOTAL	736 (100%)
MIN. LOT AREA:	5,173 SQ. FT.
OPEN SPACE:	+/- 36.78 ACRES (19.5% OF NET AREA)

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 2 WEST, ALSO BEING THE MONUMENTED CENTERLINE OF YUMA ROAD,

BEARING: S89°57'25"E (ASSUMED)

BENCHMARK

CITY OF GOODYEAR BENCHMARK #1:

NAME: G310
3" MCHD BCHH AT THE INTERSECTION OF BULLARD AVENUE AND EL SOL
NAVD88 ELEVATION: 944.50' (CITY OF GOODYEAR DATUM)

CITY OF GOODYEAR BENCHMARK #2:

NAME: G309
3" COG BCHH AT THE INTERSECTION OF LOWER BUCKEYE ROAD AND COTTON LANE
NAVD88 ELEVATION: 938.33' (CITY OF GOODYEAR DATUM)

UTILITIES

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF GOODYEAR
POLICE	CITY OF GOODYEAR

SHEET INDEX

SHEET 1	PP01	COVER SHEET
SHEET 2	PP02	PRELIMINARY PLAT
SHEET 3	PP03	PRELIMINARY PLAT
SHEET 4	PP04	PRELIMINARY PLAT
SHEET 5	PP05	PRELIMINARY PLAT
SHEET 6	PP06	PRELIMINARY PLAT
SHEET 7	PP07	DATA TABLES
SHEET 8	PP08	STREET SECTIONS

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Cover Sheet

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Drawn by: DCH

Registered Professional Engineer (Civil)
CERTIFICATE NO.
37885
JOEL P.
SAUREY
Date Signed 08/02/22
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PP01

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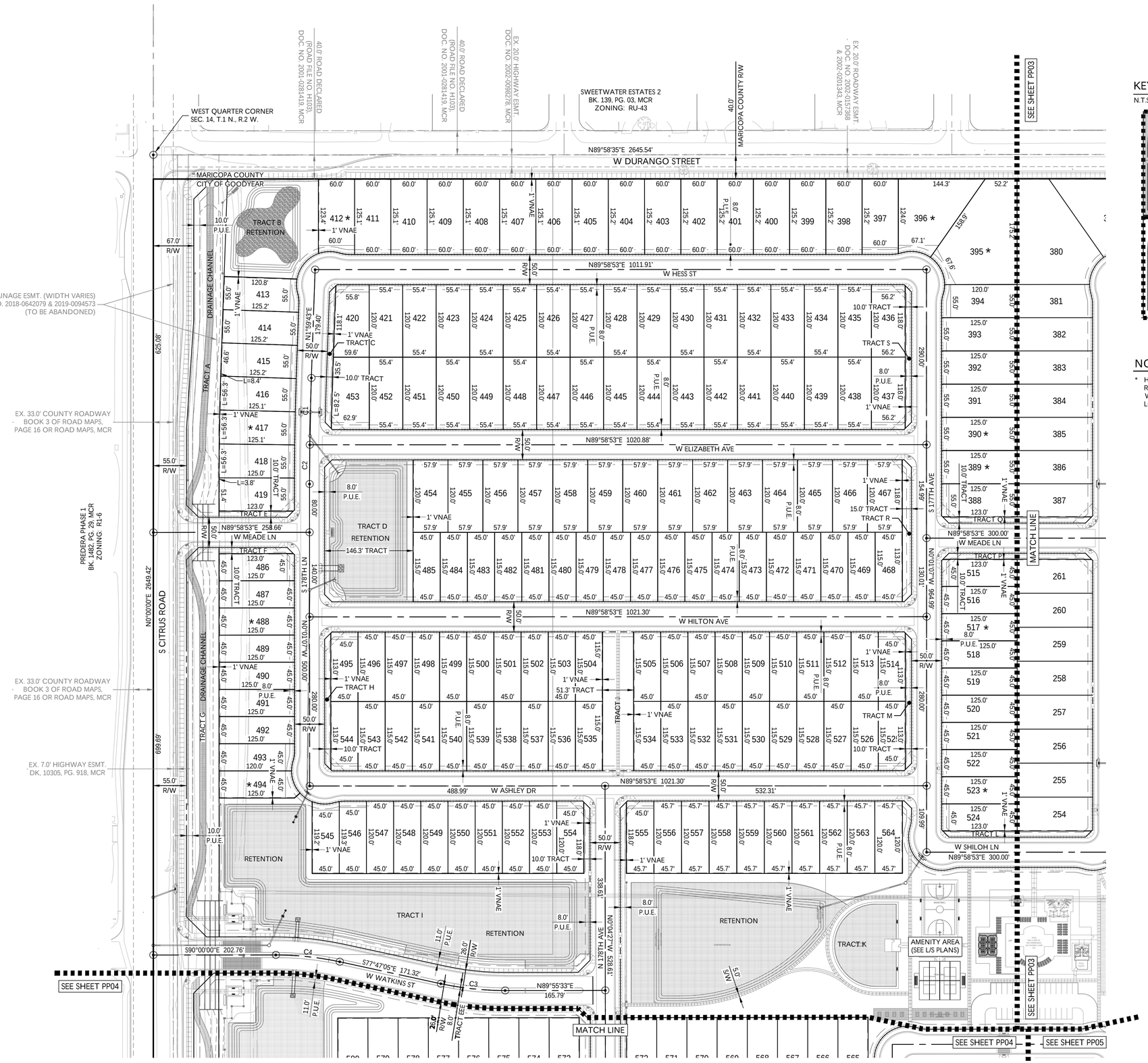
WEST QUARTER CORNER
SEC. 14, T.1 N., R.2 W.
40.0' ROAD DECLARED (ROAD FILE NO. H103), DOC. NO. 2001-0281419, MCR
40.0' ROAD DECLARED (ROAD FILE NO. H103), DOC. NO. 2001-0281419, MCR
EX. 20.0' HIGHWAY ESMT. DOC. NO. 2002-0098278, MCR
SWEETWATER ESTATES 2 BK. 139, PG. 03, MCR ZONING: RU-43
MARICOPA COUNTY R/W
EX. 20.0' ROADWAY ESMT. DOC. NO. 2002-0157368 & 2002-0201343, MCR
SEE SHEET PP03
N89°58'35"E 2645.54'
W DURANGO STREET
MARICOPA COUNTY
CITY OF GOODYEAR
TRACT B RETENTION
10.0' P.U.E.
67.0' R/W
DRAINAGE CHANNEL
TRACT A
EX. DRAINAGE ESMT. (WIDTH VARIES) DOC. NO. 2018-0642079 & 2019-0094573 (TO BE ABANDONED)
EX. 33.0' COUNTY ROADWAY - BOOK 3 OF ROAD MAPS, PAGE 16 OR ROAD MAPS, MCR
PREDERA PHASE 1 BK. 1482, PG. 29, MCR ZONING: R1-6
S CITRUS ROAD
N0°00'00"E 2649.42'
699.69'
EX. 7.0' HIGHWAY ESMT. DK, 10305, PG. 918, MCR
625.08'
N89°58'53"E 1011.91'
W HESS ST
N89°58'53"E 1020.88'
W ELIZABETH AVE
N89°58'53"E 1021.30'
W HILTON AVE
488.99'
W ASHLEY DR
532.31'
N89°58'53"E 1021.30'
W MEADE LN
N89°58'53"E 258.66'
N89°58'53"E 300.00'
W SHILOH LN
N89°58'53"E 300.00'
S 117TH AVE
N0°01'07"W 2649.96'
N0°04'27"W 528.61'
MATCH LINE
TRACT C
TRACT D RETENTION
146.3' TRACT
TRACT E
TRACT F
TRACT G
TRACT H
TRACT I
TRACT K
TRACT L
TRACT M
TRACT N
TRACT O
TRACT P
TRACT Q
TRACT R
TRACT S
51.3' TRACT
10.0' TRACT
15.0' TRACT
RETENTION
AMENITY AREA (SEE L/S PLANS)
SEE SHEET PP04
SEE SHEET PP05
SEE SHEET PP03
S90°00'00"E 202.76'
S77°47'05"E 171.32'
W WATKINS ST
N89°55'33"E 165.79'
C1
C2
C3
C4
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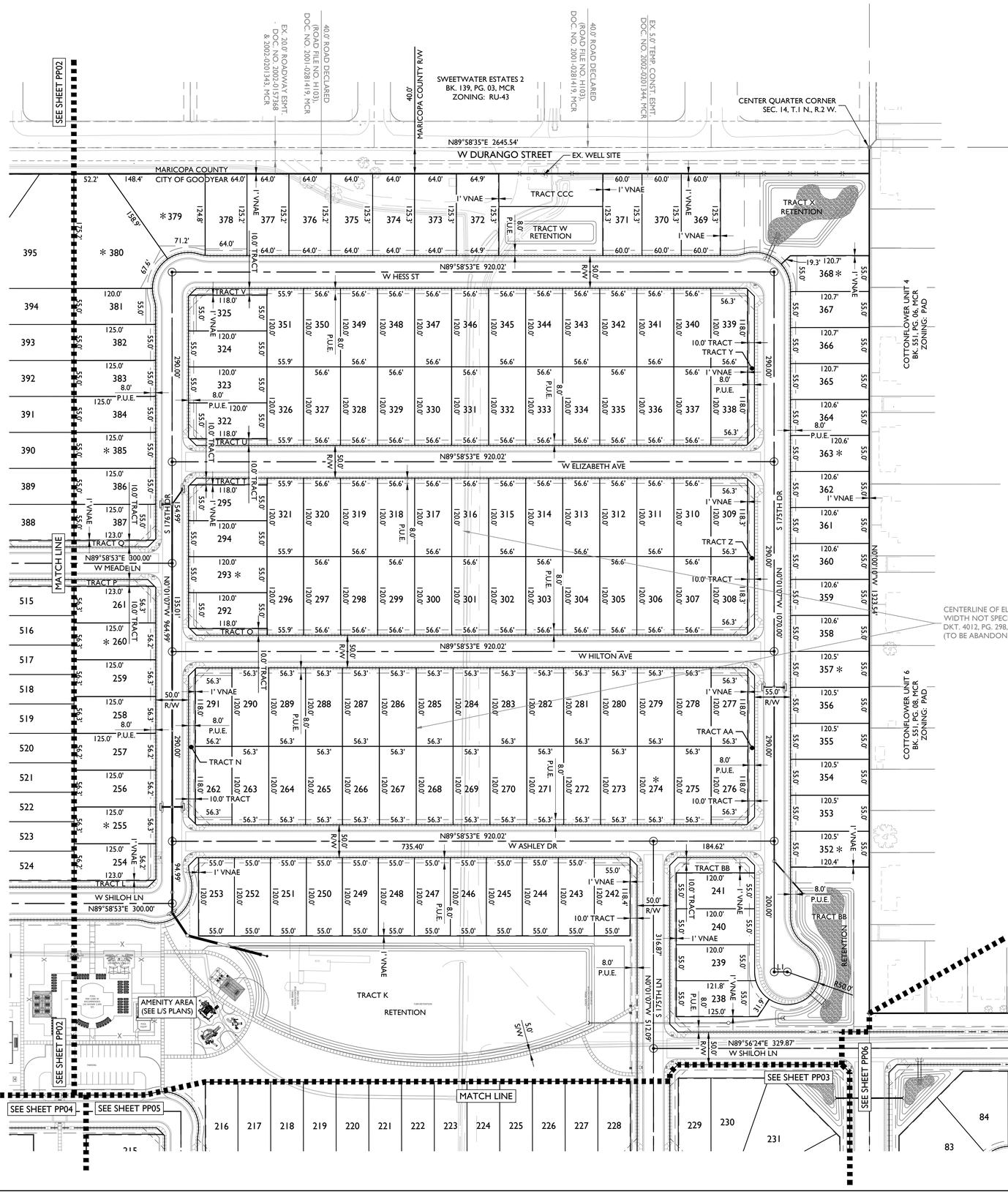

KEY MAP

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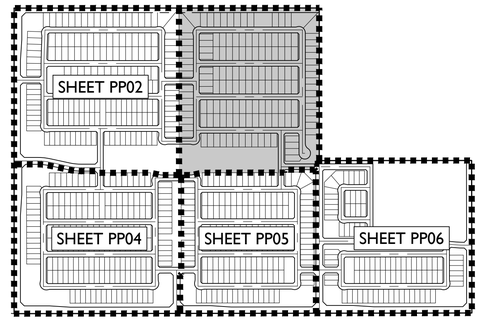

NOTE

* HOME ON LOTS WITH AN ASTERISK SHALL BE REQUIRED TO UTILIZE A HOUSE PLAN / ELEVATION WHERE THE GARAGE IS SITUATED ON THE SIDE OF THE LOT MOST VULNERABLE TO HEADLIGHT INTRUSION.

NORTH

scale: 1" = 80'

80 0 80 160 feet

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EPS GROUP

La Jolla Vista

Goodyear, AZ

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Drawn by: DCH

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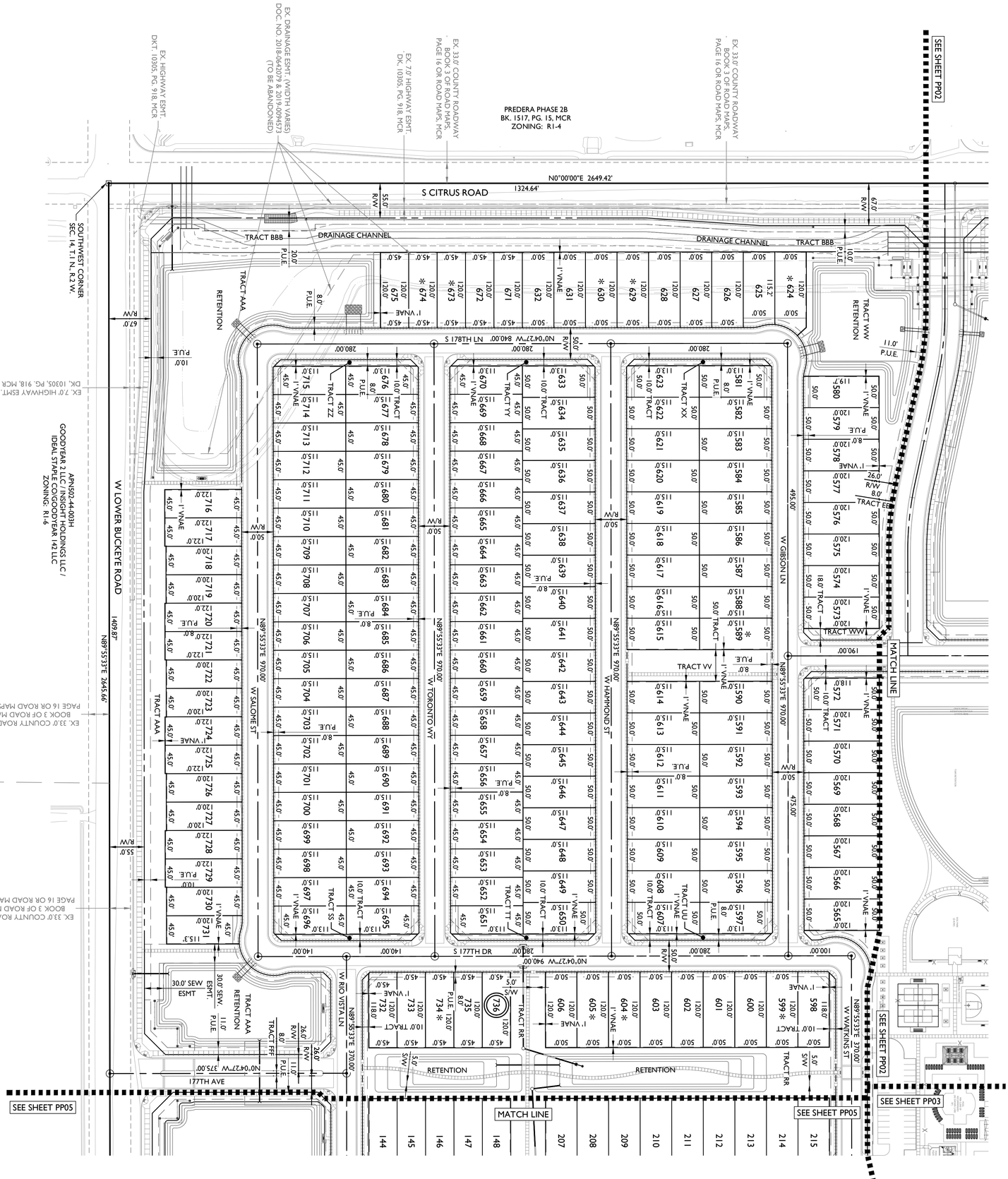

KEY MAP

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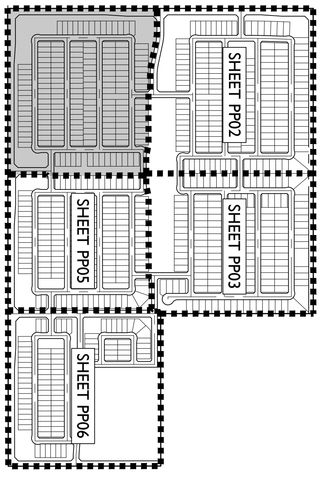

NOTE

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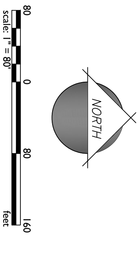

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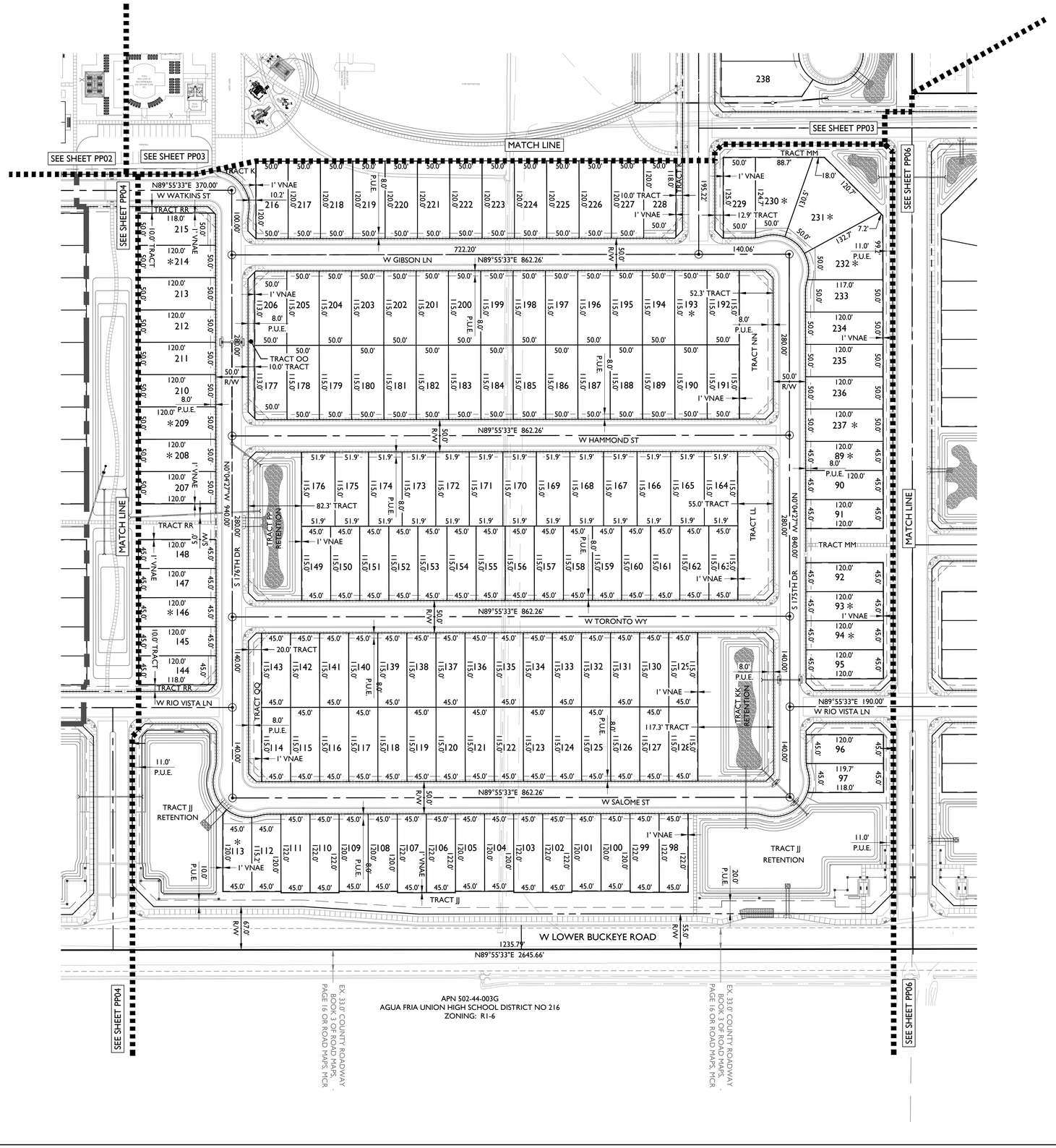

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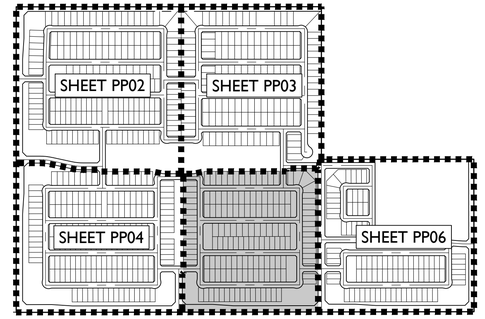

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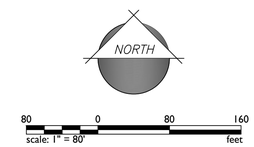

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Drawn by: DCH

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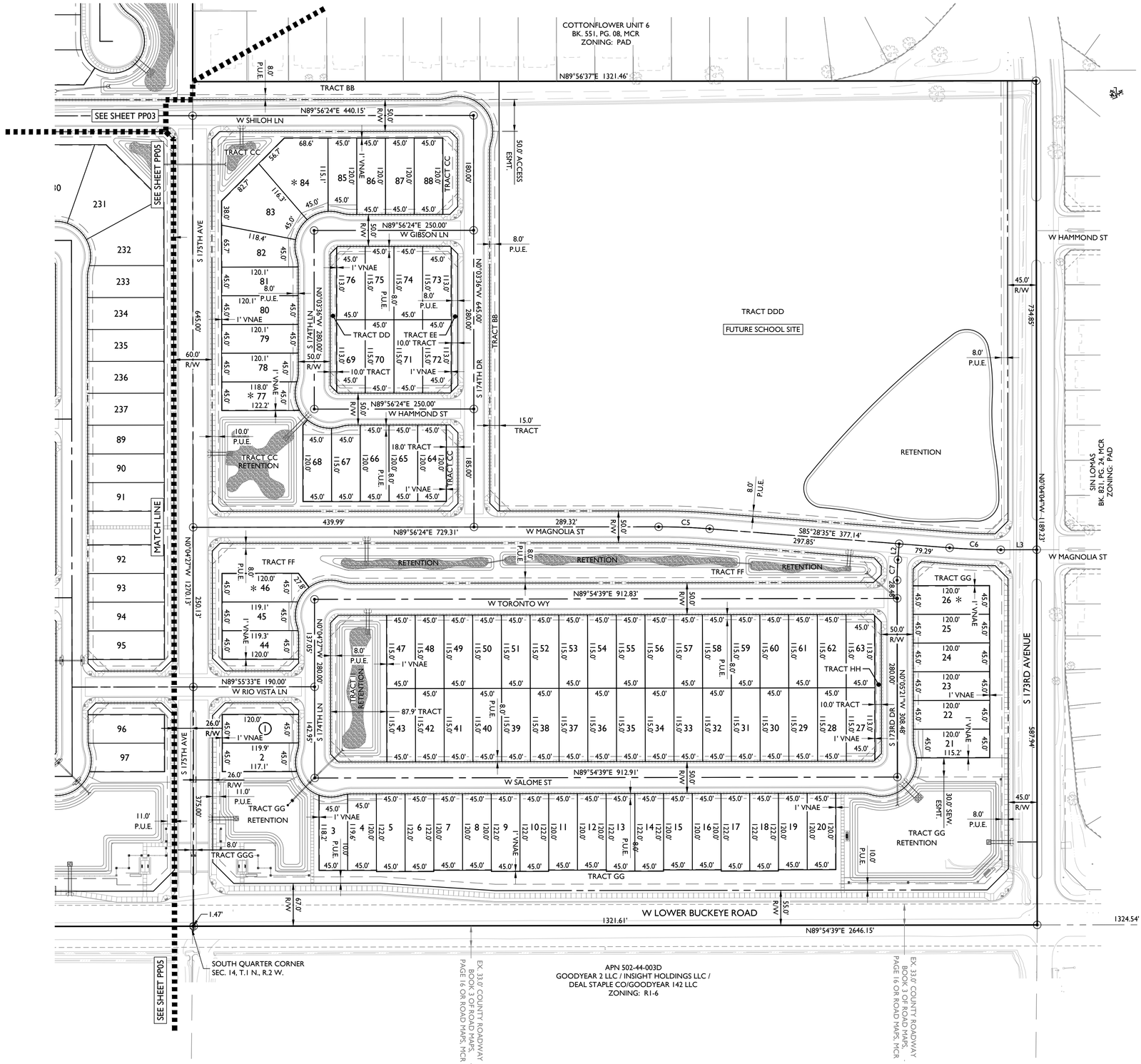

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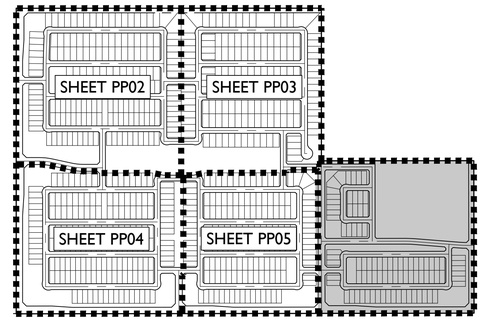

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Lot Table	
Lot #	Area
1	5399.93
2	5253.28
3	5245.73
4	5399.22
5	5490.00
6	5490.00
7	5400.00
8	5400.00
9	5490.00
10	5490.00
11	5400.00
12	5400.00
13	5490.00
14	5490.00
15	5400.00
16	5400.00
17	5490.00
18	5490.00
19	5400.00
20	5400.00
21	5342.65
22	5400.00
23	5400.00
24	5400.00
25	5400.00
26	5400.00
27	5173.00
28	5175.00
29	5175.00
30	5175.00
31	5175.00
32	5175.00
33	5175.00
34	5175.00
35	5175.00
36	5175.00
37	5175.00
38	5175.00
39	5175.00
40	5175.00

Lot Table	
Lot #	Area
41	5175.00
42	5175.00
43	5175.00
44	5397.98
45	5243.82
46	5730.22
47	5175.00
48	5175.00
49	5175.00
50	5175.00
51	5175.00
52	5175.00
53	5175.00
54	5175.00
55	5175.00
56	5175.00
57	5175.00
58	5175.00
59	5175.00
60	5175.00
61	5175.00
62	5175.00
63	5173.00
64	5400.00
65	5400.00
66	5400.00
67	5328.01
68	5390.74
69	5173.00
70	5175.00
71	5175.00
72	5173.00
73	5173.00
74	5175.00
75	5175.00
76	5173.00
77	5257.74
78	5392.05
79	5402.89
80	5403.38

Lot Table	
Lot #	Area
81	5403.88
82	6339.97
83	9282.80
84	9509.01
85	5303.11
86	5400.00
87	5400.00
88	5400.00
89	5400.00
90	5400.00
91	5400.00
92	5400.00
93	5400.00
94	5400.00
95	5400.00
96	5399.41
97	5246.59
98	5490.00
99	5490.00
100	5400.00
101	5400.00
102	5490.00
103	5490.00
104	5400.00
105	5400.00
106	5490.00
107	5490.00
108	5400.00
109	5400.00
110	5490.00
111	5490.00
112	5341.72
113	5356.17
114	5175.00
115	5175.00
116	5175.00
117	5175.00
118	5175.00
119	5175.00
120	5175.00

Lot Table	
Lot #	Area
121	5175.00
122	5175.00
123	5175.00
124	5175.00
125	5175.00
126	5175.00
127	5175.00
128	5175.00
129	5175.00
130	5175.00
131	5175.00
132	5175.00
133	5175.00
134	5175.00
135	5175.00
136	5175.00
137	5175.00
138	5175.00
139	5175.00
140	5175.00
141	5175.00
142	5175.00
143	5175.00
144	5397.54
145	5399.56
146	5399.56
147	5399.56
148	5399.56
149	5175.00
150	5175.00
151	5175.00
152	5175.00
153	5175.00
154	5175.00
155	5175.00
156	5175.00
157	5175.00
158	5175.00
159	5175.00
160	5175.00

Lot Table	
Lot #	Area
161	5175.00
162	5175.00
163	5175.00
164	5971.15
165	5971.15
166	5971.15
167	5971.15
168	5971.15
169	5971.15
170	5971.15
171	5971.15
172	5971.15
173	5971.15
174	5971.15
175	5971.15
176	5971.15
177	5748.00
178	5750.00
179	5750.00
180	5750.00
181	5750.00
182	5750.00
183	5750.00
184	5750.00
185	5750.00
186	5750.00
187	5750.00
188	5750.00
189	5750.00
190	5750.00
191	5750.00
192	5750.00
193	5750.00
194	5750.00
195	5750.00
196	5750.00
197	5750.00
198	5750.00
199	5750.00
200	5750.00

Lot Table	
Lot #	Area
201	5750.00
202	5750.00
203	5750.00
204	5750.00
205	5750.00
206	5748.00
207	6000.00
208	6000.00
209	6000.00
210	6000.00
211	6000.00
212	6000.00
213	6000.00
214	6000.00
215	5998.02
216	6000.00
217	6000.00
218	6000.00
219	6000.00
220	6000.00
221	6000.00
222	6000.00
223	6000.00
224	6000.00
225	6000.00
226	6000.00
227	6000.00
228	5998.00
229	6249.45
230	8186.68
231	11323.07
232	8778.67
233	5981.68
234	6000.00
235	6000.00
236	6000.00
237	6000.00
238	7236.51
239	6608.08
240	6600.00

Lot Table	
Lot #	Area
241	6600.00
242	6599.64
243	6600.92
244	6600.92
245	6600.92
246	6600.92
247	6600.92
248	6600.92
249	6600.92
250	6600.92
251	6600.92
252	6600.92
253	6600.92
254	7029.25
255	7031.25
256	7031.25
257	7031.25
258	7031.25
259	7031.25
260	7031.25
261	7029.25
262	6747.18
263	6752.03
264	6761.63
265	6761.63
266	6761.63
267	6761.63
268	6761.63
269	6761.63
270	6761.63
271	6761.63
272	6761.63
273	6761.63
274	6761.63
275	6761.63
276	6759.63
277	6759.63
278	6761.63
279	6761.63
280	6761.63

Lot Table	
Lot #	Area
281	6761.63
282	6761.63
283	6761.63
284	6761.63
285	6761.63
286	6761.63
287	6761.63
288	6761.63
289	6761.63
290	6752.03
291	6747.18
292	6597.99
293	6600.84
294	6599.16
295	6598.01
296	6702.21
297	6791.68
298	6791.68
299	6791.68
300	6791.68
301	6791.68
302	6791.68
303	6791.68
304	6791.68
305	6791.68
306	6791.68
307	6791.68
308	6756.50
309	6756.50
310	6791.68
311	6791.68
312	6791.68
313	6791.68
314	6791.68
315	6791.68
316	6791.68
317	6791.68
318	6791.68
319	6791.68
320	6791.68

Lot Table	
Lot #	Area
321	6702.21
322	6598.00
323	6600.00
324	6600.00
325	6598.00
326	6702.21
327	6791.68
328	6791.68
329	6791.68
330	6791.68
331	6791.68
332	6791.68
333	6791.68
334	6791.68
335	6791.68
336	6791.68
337	6791.68
338	6789.68
339	6789.68
340	6791.68
341	6791.68
342	6791.68
343	6791.68
344	6791.68
345	6791.68
346	6791.68
347	6791.68
348	6791.68
349	6791.68
350	6791.68
351	6702.21
352	6625.12
353	6625.97
354	6626.81
355	6627.66
356	6628.50
357	6629.34
358	6630.19
359	6631.03
360	6631.88

Lot Table	
Lot #	Area
361	6632.72
362	6633.56
363	6634.41
364	6635.25
365	6636.10
366	6636.94
367	6637.79
368	6897.69
369	7517.69
370	7517.37
371	7517.06
372	8135.27
373	8016.58
374	8016.22
375	8015.86
376	8015.50
377	8015.13
378	8013.65
379	12957.51
380	18454.75
381	6792.97
382	6875.00
383	6875.00
384	6875.00
385	6875.00
386	6875.00
387	6873.00
388	6873.00
389	6875.00
390	6875.00
391	6875.00
392	6875.00
393	6875.00
394	6792.97
395	18454.51
396	12447.37
397	7507.08
398	7511.10
399	7510.78
400	7510.47

Lot Table	
Lot #	Area
401	7510.15
402	7509.83
403	7509.51
404	7509.20
405	7508.88
406	7508.56
407	7508.24
408	7507.93
409	7507.61
410	7507.29
411	7506.97
412	7351.25
413	6768.02
414	6887.35
415	6889.81
416	6956.92
417	6952.90
418	6949.07
419	6886.08
420	6898.89
421	6649.18
422	6649.18
423	6649.18
424	6649.18
425	6649.18
426	6649.18
427	6649.18
428	6649.18
429	6649.18
430	6649.18
431	6649.18
432	6649.18
433	6649.18
434	6649.18
435	6649.18
436	6744.74
437	6744.74
438	6649.18
439	6649.18
440	6649.18

Lot Table	
Lot #	Area
441	6649.18
442	6649.18
443	6649.18
444	6649.18
445	6649.18
446	6649.18
447	6649.18
448	6649.18
449	6649.18
450	6649.18
451	6649.18
452	6649.18
453	7384.98
454	6942.92
455	6942.85
456	6942.85
457	6942.85
458	6942.85
459	6942.85
460	6942.85
461	6942.85
462	6942.85
463	6942.85
464	6942.85
465	6942.85
466	6942.85
467	6940.85
468	5173.00
469	5175.00
470	5175.00
471	5175.00
472	5175.00
473	5175.00
474	5175.00
475	5175.00
476	5175.00
477	5175.00
478	5175.00
479	5175.00
480	5175.00

Lot Table	
Lot #	Area
481	5175.00
482	5175.00
483	5175.00
484	5175.00
485	5175.00
486	5623.05
487	5625.00
488	5625.00
489	5625.00
490	5625.00
491	5625.00
492	5625.00
493	5542.90
494	5641.96
495	5173.00
496	5175.00
497	5175.00
498	5175.00
499	5175.00
500	5175.00
501	5175.00
502	5175.00
503	5175.00
504	5175.00
505	5175.00
506	5175.00
507	5175.00
508	5175.00
509	5175.00
510	5175.00
511	5175.00
512	5175.00
513	5175.00
514	5173.00
515	5623.00
516	5625.00
517	5625.00
518	5625.00
519	5625.00
520	5625.00

Lot Table	
Lot #	Area
521	5625.00
522	5625.00
523	5625.00
524	5623.00
525	5173.00
526	5175.00
527	5175.00
528	5175.00
529	5175.00
530	5175.00
531	5175.00
532	5175.00
533	5175.00
534	5175.00
535	5175.00
536	5175.00
537	5175.00
538	5175.00
539	5175.00
540	5175.00
541	5175.00
542	5175.00
543	5175.00
544	5173.00
545	5244.55
546	5398.69
547	5400.73
548	5400.73
549	5400.73
550	5400.73
551	5400.73
552	5400.73
553	5400.73
554	5398.73
555	5484.45
556	5486.40
557	5486.40
558	5486.40
559	5486.40
560	5486.40

Lot Table	
Lot #	Area
561	5486.40
562	5486.40
563	5486.40
564	5486.40
565	6000.06
566	6000.06
567	6000.06
568	6000.06
569	6000.06
570	6000.06
571	6000.06
572	5998.06
573	6000.06
574	6000.06
575	6000.06
576	6000.06
577	6000.06
578	6000.06
579	6000.06
580	5999.46
581	5748.00
582	5750.00
583	5750.00
584	5750.00
585	5750.00
586	5750.00
587	5750.00
588	5750.00
589	5750.00
590	5750.00
591	5750.00
592	5750.00
593	5750.00
594	5750.00
595	5750.00
596	5750.00
597	5748.00
598	5997.98
599	6000.00
600	6000.00

Lot Table	
Lot #	Area
601	6000.00
602	6000.00
603	6000.00
604	6000.00
605	6000.00
606	6000.00
607	5748.00
608	5750.00
609	5750.00
610	5750.00
611	5750.00
612	5750.00
613	5750.00
614	5750.00
615	5750.00
616	5750.00
617	5750.00
618	5750.00
619	5750.00
620	5750.00
621	5750.00
622	5750.00
623	5748.00
624	6139.74
625	5893.41
626	6000.00
627	6000.00
628	6000.00
629	6000.00
630	6000.00
631	6000.00
632	6000.00
633	5748.00
634	5750.00
635	5750.00
636	5750.00
637	5750.00
638	5750.00
639	5750.00
640	5750.00

Lot Table	
Lot #	Area
641	5750.00
642	5750.00
643	5750.00
644	5750.00
645	5750.00
646	5750.00
647	5750.00
648	5750.00
649	5750.00
650	5748.00
651	5173.00
652	5175.00
653	5175.00
654	5175.00
655	5175.00
656	5175.00
657	5175.00
658	5175.00
659	5175.00
660	5175.00
661	5175.00
662	5175.00
663	5175.00
664	5175.00
665	5175.00
666	5175.00
667	5175.00
668	5175.00
669	5175.00
670	5173.00
671	5400.00
672	5400.00
673	5400.00
674	5400.00
675	5400.00
676	5173.00
677	5175.00
678	5175.00
679	5175.00
680	5175.00

Lot Table	
Lot #	Area
681	5175.00
682	5175.00
683	5175.00
684	5175.00
685	5175.00
686	5175.00
687	5175.00
688	5175.00
689	5175.00
690	5175.00
691	5175.00
692	5175.00
693	5175.00
694	5175.00
695	5173.00
696	5173.00
697	5175.00
698	5175.00
699	5175.00
700	5175.00
701	5175.00
702	5175.00
703	5175.00
704	5175.00
705	5175.00
706	5175.00
707	5175.00
708	5175.00
709	5175.00
710	5175.00
711	5175.00
712	5175.00
713	5175.00
714	5175.00
715	5173.00
716	5490.00
717	5490.00
718	5400.00
719	5400.00
720	5490.00

Lot Table	
Lot #	Area
721	5490.00
722	5400.00
723	5400.00
724	5490.00
725	5490.00
726	5400.00
727	5400.00
728	5490.00
729	5490.00
730	5400.00
731	5292.95
732	5398.46
733	5400.44
734	5400.44
735	5400.44
736	5400.44
TOTAL 4,400,750.66 SQ. FT.	

TRACT USE TABLE				
TRACT	USE	AREA (SF)	AREA (AC)	OWNER/ MAINTENANCE
A	DRAINAGE CHANNEL / PUE	28358	0.651	HOA
B	LANDSCAPE / OPEN SPACE / RETENTION / PUE	24092	0.553	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2261	0.052	HOA
D	LANDSCAPE / OPEN SPACE / RETENTION / PUE	34225	0.786	HOA
E	LANDSCAPE / OPEN SPACE / PUE	1180	0.027	HOA
F	LANDSCAPE / OPEN SPACE / PUE	1183	0.027	HOA
G	DRAINAGE CHANNEL / PUE	33926	0.779	HOA
H	LANDSCAPE / OPEN SPACE / PUE	2160	0.050	HOA
I	LANDSCAPE / OPEN SPACE / RETENTION / PUE	103906	2.385	HOA
J	LANDSCAPE / OPEN SPACE / PUE	11800	0.271	HOA
K	LANDSCAPE / OPEN SPACE / RETENTION / AMENITIES / PUE	373743	8.580	HOA
L	LANDSCAPE / OPEN SPACE / PUE	2360	0.054	HOA
M	LANDSCAPE / OPEN SPACE / PUE	2160	0.050	HOA
N	LANDSCAPE / OPEN SPACE / PUE	2260	0.052	HOA
O	LANDSCAPE / OPEN SPACE / PUE	1129	0.026	HOA

TRACT USE TABLE				
TRACT	USE	AREA (SF)	AREA (AC)	OWNER/ MAINTENANCE
P	LANDSCAPE / OPEN SPACE / PUE	2360	0.054	HOA
Q	LANDSCAPE / OPEN SPACE / PUE	2360	0.054	HOA
R	LANDSCAPE / OPEN SPACE / PUE	3381	0.078	HOA
S	LANDSCAPE / OPEN SPACE / PUE	2260	0.052	HOA
T	LANDSCAPE / OPEN SPACE / PUE	1131	0.026	HOA
U	LANDSCAPE / OPEN SPACE / PUE	1130	0.026	HOA
V	LANDSCAPE / OPEN SPACE / PUE	1130	0.026	HOA
W	LANDSCAPE / OPEN SPACE / PUE	11900	0.273	HOA
X	LANDSCAPE / OPEN SPACE / RETENTION / PUE / RID ESMT.	28544	0.655	HOA
Y	LANDSCAPE / OPEN SPACE / PUE	2260	0.052	HOA
Z	LANDSCAPE / OPEN SPACE / PUE	2326	0.053	HOA
AA	LANDSCAPE / OPEN SPACE / PUE	2260	0.052	HOA
BB	LANDSCAPE / OPEN SPACE / RETENTION / PUE / RID ESMT.	60098	1.380	HOA
CC	LANDSCAPE / OPEN SPACE / RETENTION / PUE	45692	1.049	HOA
DD	LANDSCAPE / OPEN SPACE / PUE	2160	0.050	HOA

TRACT USE TABLE				
TRACT	USE	AREA (SF)	AREA (AC)	OWNER/ MAINTENANCE
EE	LANDSCAPE / OPEN SPACE / PUE	2160	0.050	HOA
FF	LANDSCAPE / OPEN SPACE / RETENTION / PUE	63614	1.460	HOA
GG	LANDSCAPE / OPEN SPACE / RETENTION / SEWER ESMT. / PUE	115415	2.650	HOA
HH	LANDSCAPE / OPEN SPACE / PUE	2160	0.050	HOA
II	LANDSCAPE / OPEN SPACE / RETENTION / PUE	20066	0.461	HOA
JJ	LANDSCAPE / OPEN SPACE / RETENTION / PUE	115875	2.660	HOA
KK	LANDSCAPE / OPEN SPACE / RETENTION / PUE	26826	0.616	HOA
LL	LANDSCAPE / OPEN SPACE / PUE	12506	0.287	HOA
MM	LANDSCAPE / OPEN SPACE / PUE	31571	0.725	HOA
NN	LANDSCAPE / OPEN SPACE / PUE	11876	0.273	HOA
OO	LANDSCAPE / OPEN SPACE / PUE	2160	0.050	HOA
PP	LANDSCAPE / OPEN SPACE / RETENTION / PUE	18776	0.431	HOA
QQ	LANDSCAPE / OPEN SPACE / PUE	4456	0.102	HOA
RR	LANDSCAPE / OPEN SPACE / RETENTION / PUE	77720	1.784	HOA
SS	LANDSCAPE / OPEN SPACE / PUE	2160	0.050	HOA

TRACT USE TABLE				
TRACT	USE	AREA (SF)	AREA (AC)	OWNER/ MAINTENANCE
TT	LANDSCAPE / OPEN SPACE / PUE	2160	0.050	HOA
UU	LANDSCAPE / OPEN SPACE / PUE	2160	0.050	HOA
VV	LANDSCAPE / OPEN SPACE / PUE	11500	0.264	HOA
WW	LANDSCAPE / OPEN SPACE / RETENTION / PUE	50788	1.166	HOA
XX	LANDSCAPE / OPEN SPACE / PUE	2160	0.050	HOA
YY	LANDSCAPE / OPEN SPACE / PUE	2160	0.050	HOA
ZZ	LANDSCAPE / OPEN SPACE / PUE	2160	0.050	HOA
AAA	LANDSCAPE / OPEN SPACE / RETENTION / SEWER ESMT. / PUE	150080	3.445	HOA
BBB	DRAINAGE CHANNEL / PUE	60952	1.399	HOA
CCC	LANDSCAPE / OPEN SPACE / WELL SITE / RID ESMT.	7977	0.183	HOA
EEE	LANDSCAPE / OPEN SPACE / MEDIAN	4844	0.112	COG/HOA
FFF	LANDSCAPE / OPEN SPACE / MEDIAN	2046	0.047	COG/HOA
GGG	LANDSCAPE / OPEN SPACE / MEDIAN	2046	0.047	COG/HOA
	TOTAL OPEN SPACE AREA	1602108	36.780	
DDD	FUTURE SCHOOL SITE / PUE	546334	12.542	HOA
	TOTAL TRACT AREA	2139506	49.121	

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	N89°58'53"E
L2	25.00'	N04°31'25"E
L3	56.33'	N89°55'38"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	110.75'	5000.00'	110.74'	001°16'09"
C2	65.00'	5000.00'	65.00'	000°44'42"
C3	107.25'	500.00'	107.04'	012°17'22"
C4	106.60'	500.00'	106.40'	012°12'55"
C5	80.00'	1000.00'	79.98'	004°35'01"
C6	80.22'	1000.00'	80.20'	004°35'47"
C7	32.20'	400.00'	32.19'	004°36'46"

1130 N. Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Project:
La Jolla Vista
Goodyear, AZ
Data Tables

Revisions:
AUGUST 6, 2021 - 1ST PRELIMINARY PLAT SUB.
DECEMBER 17, 2021 - 2ND PRELIMINARY PLAT SUB.
APRIL 07, 2022 - 3RD PRELIMINARY PLAT SUB.
JUNE 06, 2022 - 4TH PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: -
Drawn by: DCH

Registered Professional Engineer (Civil)
CERTIFICATE NO.
37885
JOEL P. SAUREY
Date Signed 06-20-22
ARIZONA, U. S. A.

Job No.
20-1595
PP07
Sheet No.
7
of 8

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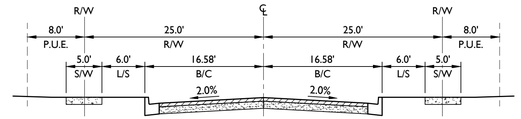
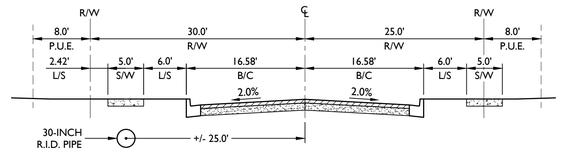


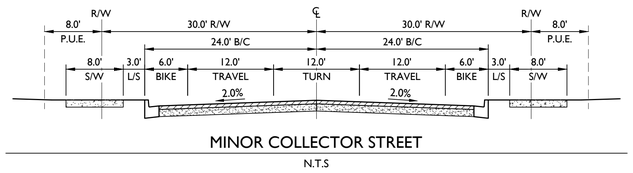
LOCAL STREET

N.T.S



LOCAL STREET (RID MODIFICATION) (175TH DRIVE)

N.T.S LOOKING NORTH



MINOR COLLECTOR STREET

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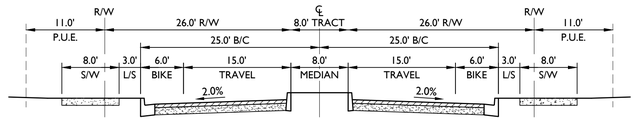
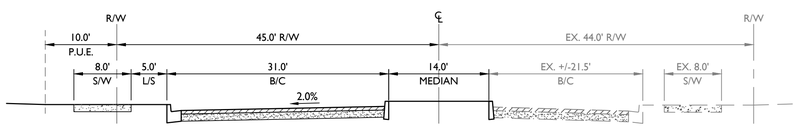


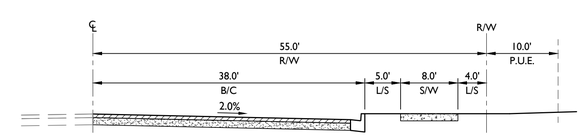
MINOR COLLECTOR STREET WITH MEDIAN

N.T.S



173RD AVENUE

N.T.S LOOKING NORTH



LOWER BUCKEYE ROAD / CITRUS ROAD

N.T.S LOOKING WEST / NORTH

20-1595 - La Jolla Vista

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EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

La Jolla Vista

Goodyear, AZ

Street Sections

Project:

Revisions:

AUGUST 6, 2021 - 1ST PRELIMINARY PLAT SUB.
DECEMBER 17, 2021 - 2ND PRELIMINARY PLAT SUB.
APRIL 07, 2022 - 3RD PRELIMINARY PLAT SUB.
JUNE 06, 2022 - 4TH PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.
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Designer: -
Drawn by: DCH

Registered Professional Engineer (Civil)
CERTIFICATE NO.
37885
JOEL P.
SAUREY
Date Signed 06-07-22
STATE OF ARIZONA

Job No.
20-1595

PP08

Sheet No.
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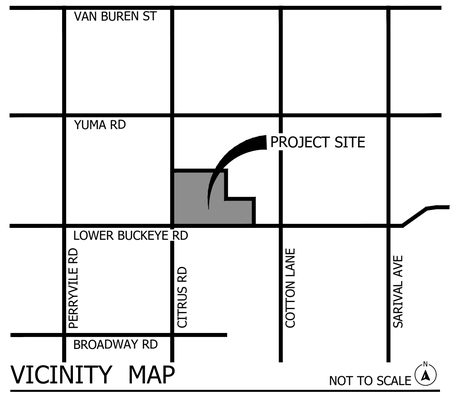
of 8

PRELIMINARY PLAT LANDSCAPE PLANS

FOR

La Jolla Vista

NEC. W. LOWER BUCKEYE ROAD AND S. CITRUS ROAD
GOODYEAR, ARIZONA 85338



VICINITY MAP — NOT TO SCALE

SHEET INDEX

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2	LA0.1	GENERAL LANDSCAPE NOTES
3	LA0.2	CITY NOTES
4	LA2.0	WALL PLAN
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69 - 70	LA7.1-LA7.2	PLANTING DETAILS
71 - 72	LA8.1 - LA8.2	PLANTING SPECIFICATIONS

CLIENT / OWNER DEVELOPER:

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AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY _____ DATE _____ (SEAL)

CITY OF GOODYEAR - PLAN SET DATA

WATER PROVIDER: City of Goodyear

TOTAL LANDSCAPE AREA XXX,XXX SQ.FT.

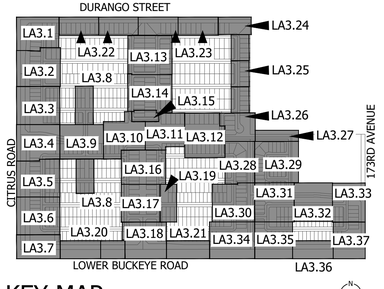
MAINTENANCE RESPONSIBILITY:
ALL LANDSCAPE AREAS, TRACTS, MEDIANS AND MATERIALS, INCLUDING THOSE LOCATED IN RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN WEED- FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF A PRIVATE: HOMEOWNERS ASSOCIATION THE H.O.A. IS SOLELY RESPONSIBLE FOR FUTURE MAINTENANCE OF LANDSCAPE AS IT RELATES TO LINE OF SITE VISIBILITY, CLEAR ACCESSIBLE WALKS, SEASONAL IRRIGATION ADJUSTMENTS, TRIMMING AND WEED CONTROL. ALL PERIMETER WALL ELEMENTS AND EASEMENTS SHALL BE MAINTAINED BY A PRIVATE HOA ESTABLISHED BY THE DEVELOPER

CONCRETE SIDEWALK NOT IDENTIFIED ON CIVIL XXX LF XXXX SQ.FT.

MAINLINE TRENCHING IN THE RIGHT-OF-WAY 0 LIN.FT.

CITY MAINTAINED AREA 0 LIN.FT.

Refer to General City of Goodyear Notes on Sheet LA0.2



KEY MAP — NOT TO SCALE

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT — CERTIFICATE NO. 45440 — ANDREW D. BARON — 06/03/2022 — EXP. 12-31-24 — STATE OF ARIZONA

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DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY: CS
PERMIT NUMBER:
ABLA PROJECT NUMBER: 251-009-21

La Jolla Vista
Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338
SHEET TITLE: LANDSCAPE COVER

LA CV

\\FSERVER\ABLAProjects\WestPac\La Jolla Vista\Landscape\Pre_Plat Documents\00-Cover_LJV.dwg

GENERAL PROJECT NOTES:

1. THESE NOTES ARE TO BE USED AS A GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND CHANGE ORDERS ASSOCIATED WITH THIS DOCUMENT SET.
2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) AND PER LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES, WHICHEVER IS APPLICABLE.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE PROJECT SITE AND LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. THE CONTRACTOR SHALL UTILIZE AN UNDERGROUND UTILITY COORDINATION SERVICE TO MARK EXISTING UTILITIES 48 HOURS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD ANY CONFLICT ARISE.
5. THE CONTRACTOR SHALL PROVIDE MATERIALS OR EQUIPMENT AND PERFORM REQUIRED INCIDENTAL PROCEDURES THAT MAY BE NECESSARY TO COMPLETE THE PROJECT TO SATISFACTORY CONDITION AS DIRECTED BY THE DESIGN INTENT OF THIS DOCUMENT SET AND THEREFORE SHALL MEET MINIMUM CONSTRUCTION REQUIREMENTS AND INDUSTRY STANDARDS NOTWITHSTANDING MENTION OR REFERENCE IN THIS DOCUMENT SET.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. INTERPRETATION OF THIS DOCUMENT SET IN ITS ENTIRETY SHALL BE MADE BY THE LANDSCAPE ARCHITECT OF RECORD AND SHALL BE CONSIDERED FINAL. DISCREPANCIES SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE LANDSCAPE ARCHITECT OF RECORD AS THE CORRECT AND FINAL INTERPRETATION.
8. THIS DOCUMENT SET, INCLUDING ALL PLAN SHEETS, NOTES, DETAILS AND SPECIFICATIONS SHALL BE UTILIZED BY THE CONTRACTOR PERFORMING INSTALLATION AS GENERAL GUIDELINES FOR THE PROJECT DESIGN INTENT. QUANTITIES SHOWN IN THIS DOCUMENT SET ARE ESTIMATES ONLY AND ARE NOT THEREFORE GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER COMPLETE PROJECT AS SPECIFIED IN THESE DOCUMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
11. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.
12. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THIS DOCUMENT SET OR SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
13. CONTRACTOR SHALL PROPERLY COORDINATE WORK TO BE PERFORMED WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
14. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE INCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. EXISTING SITE CONDITIONS AND THE DOCUMENT SET BASE INFORMATION HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER.
16. CONTRACTOR SHALL MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.
17. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION AND SHALL BE RESPONSIBLE FOR SECURING APPROVAL AND PERMIT FOR THE PROCESS.

HARDSCAPE GENERAL NOTES:

1. CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES EXIST. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE DOCUMENTS SUBMITTED BY THE PROJECT CIVIL ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES OCCUR. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY FIELD REVISIONS.
3. REFER TO CONSTRUCTION DOCUMENTS PREPARED BY THE PROJECT CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROL DIMENSIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL STRUCTURES REPRESENTED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) REVIEWED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED.
5. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
6. CONTRACTOR SHALL HAVE SIDEWALKS SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR SITE REVIEW.
7. UNLESS OTHERWISE NOTED IN THIS DOCUMENT SET OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" IN WIDTH, 4" THICK, 2500 PSI CONCRETE ON COMPACTED BASE PER SITE SOILS REPORT WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH PERPENDICULAR TO DIRECTION OF TRAVEL WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF HARDSCAPE MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVING STAINS AND SPILLS ON FINISHED HARDSCAPE IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING FINISHED WORK UNTIL PROJECT ACCEPTANCE BY OWNER/OWNER'S REPRESENTATIVE.

PLANTING GENERAL NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL REVIEW SITE SOILS REPORT PRIOR TO PLANTING. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
3. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO HARDSCAPE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE. SUBSTANTIAL DEVIATION FROM THIS DOCUMENT SET WILL REQUIRE REVIEW AND APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE.
4. LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE. SEE SPECIFICATIONS AND THIS DOCUMENT SET FOR MINIMUM REQUIREMENTS.
5. THE CONTRACTOR SHALL SUBMIT IN WRITING REQUESTS FOR ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
7. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AND STANDARDIZED PLANT NAMES, LATEST EDITION.
8. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM FROM ON-SITE SALVAGE INVENTORY OR LOCATED BY THE LANDSCAPE ARCHITECT FROM ANOTHER SOURCE. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
9. FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
11. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS. CONTRACTOR SHALL OBSERVE MINIMUM OFFSETS FROM THE FOLLOWING STRUCTURES; TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS (MEASURED FROM MATERIAL MATURITY), 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM HARDSCAPE , CURBS AND WALLS (MEASURED FROM CENTER OF PLANT MATERIAL). SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS AND 3'-0" FROM FIRE SUPPRESSION DEVICES (MEASURED FROM MATERIAL MATURITY). LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES SHALL SUPERCEDE SPECIFIED DISTANCES SO LONG AS THEY SURPASS STATED REQUIREMENTS.
12. CONTRACTOR SHALL INSTALL "NDS EP SERIES" (OR APPROVED EQUAL) AT ALL TREES WITHIN 5'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
16. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
17. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.
20. CONTRACTOR SHALL INSTALL ANGULAR GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF ANGULAR GRANITE RIP-RAP. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
21. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND ANGULAR GRANITE RIP-RAP AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR SIZE AND COLOR OF DECOMPOSED GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
22. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
23. PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 7'-0" OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC). MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15'-0" WHERE TREES OVERHANG THE CURB LINE. TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY STRUCTURE UNLESS OTHERWISE NOTED.
24. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT FLOOR GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
25. NATIVE REVEGETATION AREAS AND PLANTER BEDS NOTED IN THIS DOCUMENT SET SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
26. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCKUP OF NATIVE REVEGETATION AREAS NOTED IN THIS DOCUMENT SET FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

GRADING PROJECT NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND/OR CREATE DRAINAGE SPECIFIED ON THE PROJECT CIVIL ENGINEERS CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY CALICHES ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
4. FINISH GRADE OF ALL PLANTING AREAS SHALL COMPLY WITH PART 3 OF THE PLANTING SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING A NATURAL UNDULATING GROUNDPLANE IN ALL PLANTING AREAS AT/PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

IRRIGATION GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY PRESSURE ON-SITE AND NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY THE PROPER PARTY, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL NECESSARY SYSTEM ALTERATIONS REQUIRED TO FACILITATE AN EFFICIENT AND OPERATIONAL SYSTEM. THIS IRRIGATION SYSTEM REQUIRES A MINIMUM OF XX TO XX PSI WATER PRESSURE AT WATER METER.
3. THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
4. THE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. ALL NEW METERS SHALL BE INSTALLED PER THE IRRIGATION SCHEDULE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLUDING TURF.
6. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT AN UNDERGROUND UTILITY COORDINATION SERVICE TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
10. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
    - 10.1. TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
    - 10.2. TWO KEYS FOR EACH OF THE CONTROLLERS.
    - 10.3. TWO COUPLERS WITH MATCHING HOSE BIBBS AND SHUT-OFF VALVE.
    - 10.4. TWO VALVE BOX KEYS.
11. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
12. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE AND GROUPED TOGETHER WHEN POSSIBLE.
13. CONTRACTOR SHALL INSTALL TAN VALVE BOXES IN DECOMPOSED GRANITE FOR POTABLE WATER SYSTEMS. INSTALL AND MARK PURPLE VALVE BOXES FOR RECLAIMED WATER SYSTEMS.
14. VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER.
15. INSTALL ALL MAINLINES WITH A MINIMUM OF 18" OF COVER.
16. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
17. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
18. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
19. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
20. CONTROLLER TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
21. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
23. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12') FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
24. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
25. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
26. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, ADJACENT TO HARDSCAPE WITHIN DESCRIBED LIMIT OF WORK.
27. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
28. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
29. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE AND INSTALLED AS SCHEDULE 40 PVC MINIMUM.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
31. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
33. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
34. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
35. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE.
36. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
37. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2") INCHES OF PEA GRAVEL.
38. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.
39. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
40. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
41. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
42. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE PROPER GOVERNING AGENCIES.

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La Jolla Vista
Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338
SHEET TITLE: GENERAL LANDSCAPE NOTES

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D.
BARON
06/03/2023
REGISTERED
LANDSCAPE
ARCHITECT
ARIZONA, USA
EXP. 12-31-24

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ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY: CS
PERMIT NUMBER:
ABLA PROJECT NUMBER: 251-009-21

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CITY OF GOODYEAR GENERAL NOTES FOR LANDSCAPING:

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.
B. SUBSTITUTIONS IN TYPE, AND/OR DEVIATIONS IN SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF GOODYEAR. (CONTACT THE CITY LANDSCAPE TECHNICIAN REGARDING ALL PLANTING AND IRRIGATION SUBSTITUTIONS AT 623-882-7979.)
C. ALL SIGNS, MONUMENT WALLS AND SITE LIGHTING REQUIRE SEPARATE BUILDING APPROVAL.
D. ALL FIRE HYDRANTS SHALL REQUIRE A 7-FOOT CLEARANCE IN ALL DIRECTIONS TO ANY NEW OR EXISTING LANDSCAPE.
E. ALL PLANT MATERIAL LOCATED IN THE PUBLIC RIGHTS-OF-WAY OR CITY OF GOODYEAR MAINTAINED AREAS SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA.
F. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION CURRENT STANDARDS.
G. CONTRACTOR TO ENSURE A ONE-FOOT CLEARANCE BETWEEN THE SIDEWALK AND MATURE TREE CANOPY.
H. PLANT LEGEND PROVIDED FOR CONTRACTOR'S CONVENIENCE. CONSTRUCTION PLANS TAKE PRECEDENCE.
I. A 10-FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN A TREE TRUNK AND A UTILITY LINE.
J. ALL EXISTING LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE DESIGNATED TO REMAIN ON THE APPROVED LANDSCAPE PLANS SHALL NOT BE DAMAGED OR DESTROYED DURING CONSTRUCTION. ANY DAMAGE THAT DOES OCCUR DURING CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR.
K. SIDEWALK AND PAVING CONSTRUCTION THAT ARE PART OF THE LANDSCAPE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ALL ONSITE PAVING AND MEET DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
L. PRIOR TO ACCEPTANCE OF ANY BACKFLOW DEVICE, EACH DEVICE SHALL BE TESTED BY A STATE CERTIFIED TESTER AND THE RESULTS PROVIDED TO THE CITY.
M. UTILITY BOXES, METERS AND VAULTS SHALL BE LOCATED IN THE ROW AND WILL NOT BE PERMITTED IN ANY STREET MEDIAN.
N. "AS-BUILT" DRAWINGS, CERTIFIED BY THE DEVELOPER'S LANDSCAPE ARCHITECT, SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING "CERTIFICATE OF OCCUPANCY."
O. LANDSCAPED AREAS THAT WILL BE MAINTAINED BY CITY PARKS DEPARTMENT SHALL BE CLEARLY IDENTIFIED ON THESE PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS.
   1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
   2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTINGS AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
   3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING , ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ASSURE GOOD NORMAL GROWTH.
   4. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY AND REDUCE IN SAFE INCREMENTS TO A HEIGHT OF 2 INCHES AND SHALL BE MAINTAINED THEREAFTER AT THE HEIGHT OF 2 INCHES.
   5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
   6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL ALL UNACCEPTABLE PLANTINGS ARE REPLACE OR REPAIRED AND THE LANDSCAPING MEETS CITY APPROVAL.
   7. AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

CITY OF GOODYEAR GENERAL NOTES FOR LANDSCAPING:

A. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
B. ALL CONSTRUCTION SHALL CONFORM TO THE CITY EDS&PM, CITY STANDARD DETAILS, AND CURRENT MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.
C. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
D. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
E. THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY ONLY. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL.
F. AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
G. THE CITY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AND INSPECTIONS (623-882-7979). CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY CONSTRUCTION INSPECTOR SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
H. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY ENGINEER AND ANY WORK/MATERIAL NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
I. RIGHT-OF-WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL "AS-BUILT" PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY. (SEE AS-BUILT REQUIREMENTS)
J. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.
K. THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF PERMITS.
L. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO ISSUANCE OF PERMITS.
M. THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL LOCATE ALL CONFLICTS PRIOR TO CONSTRUCTION.
N. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
O. POTABLE WATER IS NOT AVAILABLE FOR CONSTRUCTION USE OTHER THAN THE FILLING AND TESTING OF NEW LINES. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT OR ANY OTHER SOURCE IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND/OR IMPRISONMENT.
P. PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT WITH THE ARIZONA DEPARTMENT OF AGRICULTURE (602-542-6408).
Q. THE CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY NATIONAL DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REQUIREMENTS ESTABLISHED FOR CONSTRUCTION SITES, ADEQ GENERAL PERMIT FOR DISCHARGE FROM CONSTRUCTION ACTIVITIES, AND THE CITY OF GOODYEAR STORM WATER MANAGEMENT PLAN.
R. NO PERSON SHALL USE ANY MECHANICAL EQUIPMENT FOR LAND LEVELING OR CLEARING, ROAD CONSTRUCTION, TRENCHING, EXCAVATING, DEMOLITION OR ENGAGE IN ANY EARTHMOVING ACTIVITY WITHOUT FIRST OBTAINING A PERMIT FROM THE MARICOPA COUNTY AIR QUALITY DEPARTMENT, 1001 N. CENTRAL AVENUE, SUITE 150, PHOENIX, AZ 85003, PHONE: 602-506-0666. (THIS NOTICE IS ISSUED PURSUANT TO A.R.S. 36-779.07, NOTICE OF BUILDING AGENCIES.)
S. THESE PLANS REFLECT CONDITIONS AS THEY EXIST AT THE TIME OF DESIGN. IF EXISTING CONDITIONS HAVE CHANGED BY THE TIME OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY AND THESE PLANS MAY HAVE TO BE AMENDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

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La Jolla Vista
Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338
SHEET TITLE: CITY NOTES

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
06/03/2022
REGISTERED LANDSCAPE ARCHITECT
STATE OF ARIZONA, USA
EXP. 12-31-24

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ABLA PROJECT NUMBER: 251-009-21

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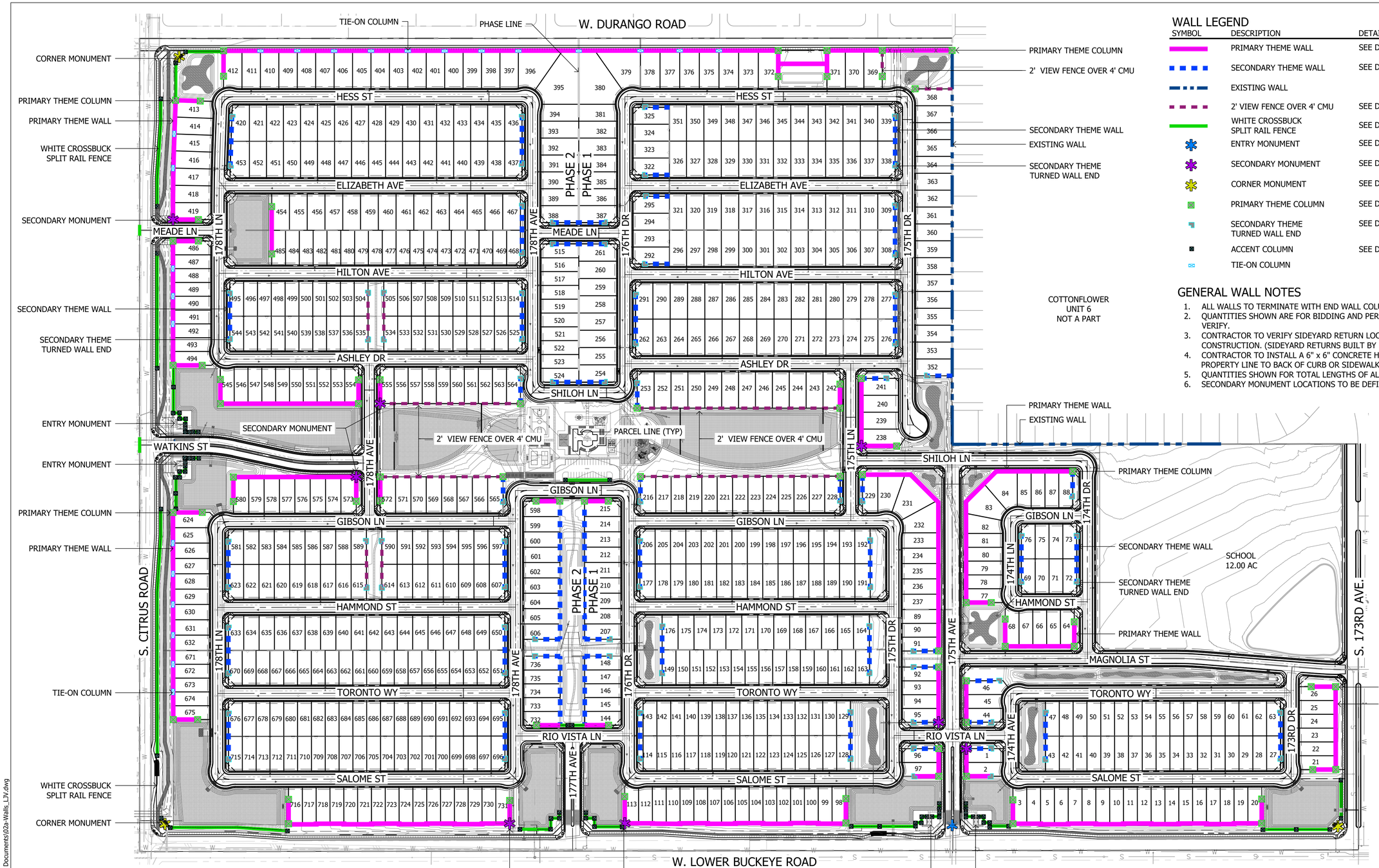


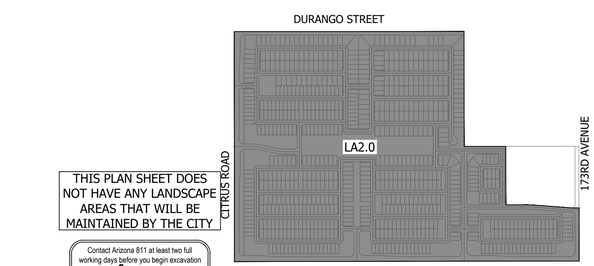
WALL LEGEND

SYMBOL	DESCRIPTION	DETAIL	QTY.
	PRIMARY THEME WALL	SEE DETAIL 1, SHEET LA6.2	12,619 L.F.
	SECONDARY THEME WALL	SEE DETAIL 2, SHEET LA6.2	8,693 L.F.
	EXISTING WALL		
	2' VIEW FENCE OVER 4' CMU	SEE DETAIL 3, SHEET LA6.2	3,065 L.F.
	WHITE CROSSBUCK SPLIT RAIL FENCE	SEE DETAIL 5, SHEET LA6.2	3,944 L.F.
	ENTRY MONUMENT	SEE DETAIL 1, SHEET LA6.3	2 EA.
	SECONDARY MONUMENT	SEE DETAIL 4, SHEET LA6.2	8 EA.
	CORNER MONUMENT	SEE DETAIL 1, SHEET LA6.5	3 EA.
	PRIMARY THEME COLUMN	SEE DETAIL 1, SHEET LA6.2	78 EA.
	SECONDARY THEME TURNED WALL END	SEE DETAIL 2, SHEET LA6.2	90 EA.
	ACCENT COLUMN	SEE DETAIL 5, SHEET LA6.2	75 EA.
	TIE-ON COLUMN		23 EA.

GENERAL WALL NOTES

1. ALL WALLS TO TERMINATE WITH END WALL COLUMN 30'-0" FROM RIGHT OF WAY.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
4. CONTRACTOR TO INSTALL A 6" x 6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
6. SECONDARY MONUMENT LOCATIONS TO BE DEFINED AT TIME OF FINAL PLAT.

THIS PLAN SHEET DOES NOT HAVE ANY LANDSCAPE AREAS THAT WILL BE MAINTAINED BY THE CITY



KEY MAP — NOT TO SCALE

Scale 1:150' (150' 300' 450')

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

La Jolla Vista

Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338

SHEET TITLE: WALL PLAN

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT — CERTIFICATE NO. 45440 — ANDREW D. BARON — 08/18/2022 — ARIZONA, USA — EXP. 12-31-24

PRELIMINARY NOT FOR CONSTRUCTION

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DATE: 08/18/2022
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DRAWN BY: KR, JM
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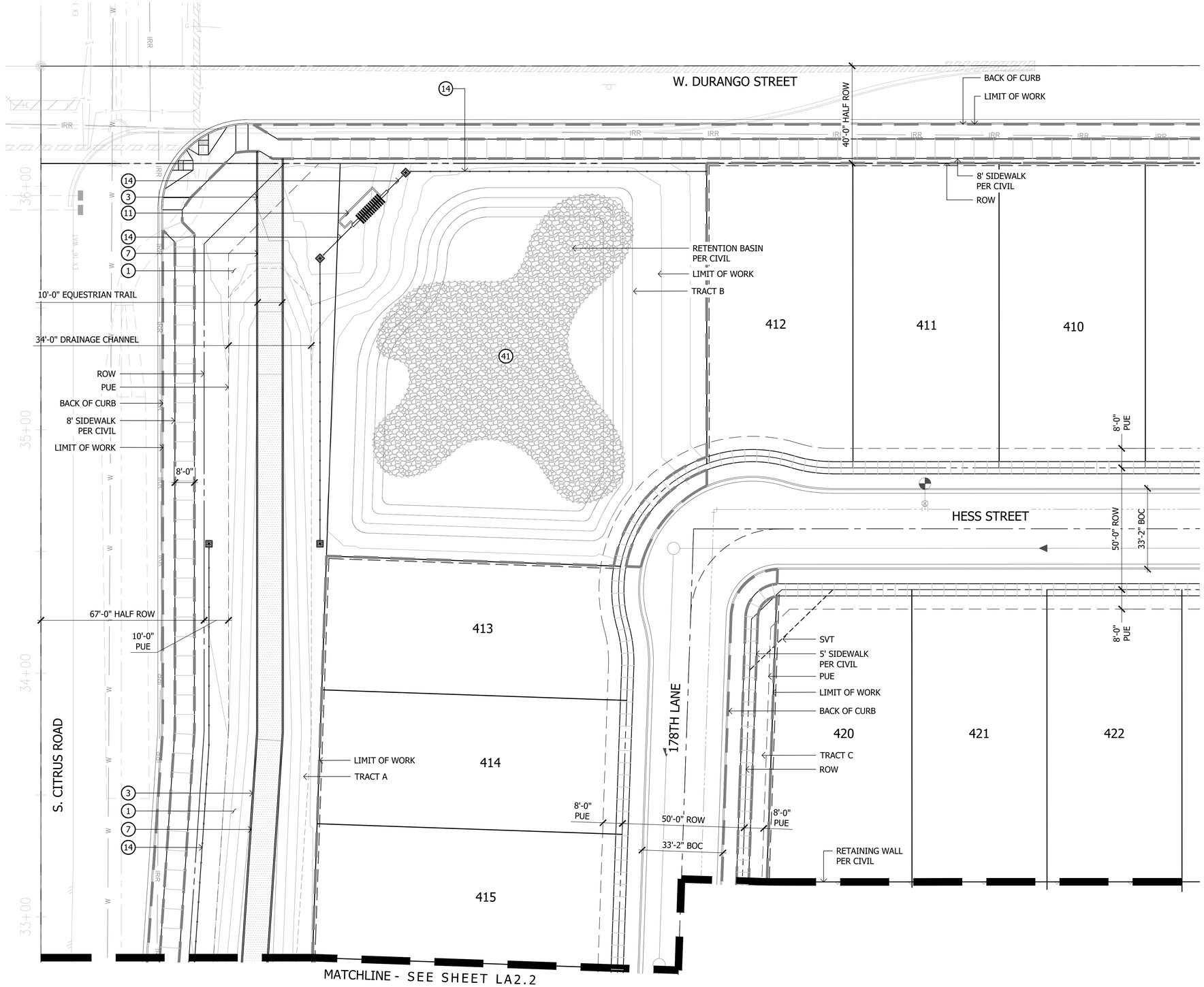

KEYNOTES

1. LANDSCAPE AREA WITH DECOMPOSED GRANITE - SEE PLANTING LEGEND
2. CONCRETE SIDEWALK - SEE DETAIL 1-3, SHEET LA6.1
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4. CONCRETE TURNDOWN - SEE DETAIL 7, SHEET LA6.1
5. CONCRETE HEADER TURNDOWN - SEE DETAIL 8, SHEET LA6.1
6. CONCRETE PAD - SEE DETAIL 4, SHEET LA6.1
7. EQUESTRIAN TRAIL - SEE DETAIL 9, SHEET LA6.1
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26. LARGE GROUP RAMADA - SEE DETAIL 1, SHEET LA6.6
27. RESTROOM BUILDING
28. POOL EQUIPMENT
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42. TRELLIS STRUCTURE
43. VEHICULAR PAVERS WITH CONCRETE BANDING
44. PARKING SCREEN WALL - SEE DETAIL 2, SHEET LA6.5
45. ROOSEVELT IRRIGATION DISTRICT PIPE PER CIVIL
46. ROOSEVELT IRRIGATION DISTRICT TREE/SHRUB CLEARANCE - SEE DETAIL 5, SHEET LA7.2
47. TENSILE SHADE STRUCTURE - SEE DETAIL 7, SHEET LA6.8
48. VINE TRELLIS - SEE DETAIL 8, SHEET LA6.8

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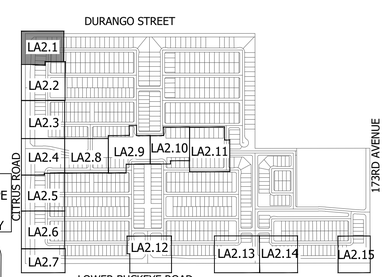

KEY MAP

NOT TO SCALE

Scale 1:20'

La Jolla Vista

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NEC W. Lower Buckeye Road & S. Citrus Road

Goodyear, Arizona 85338

SHEET TITLE: PLANTING PLAN

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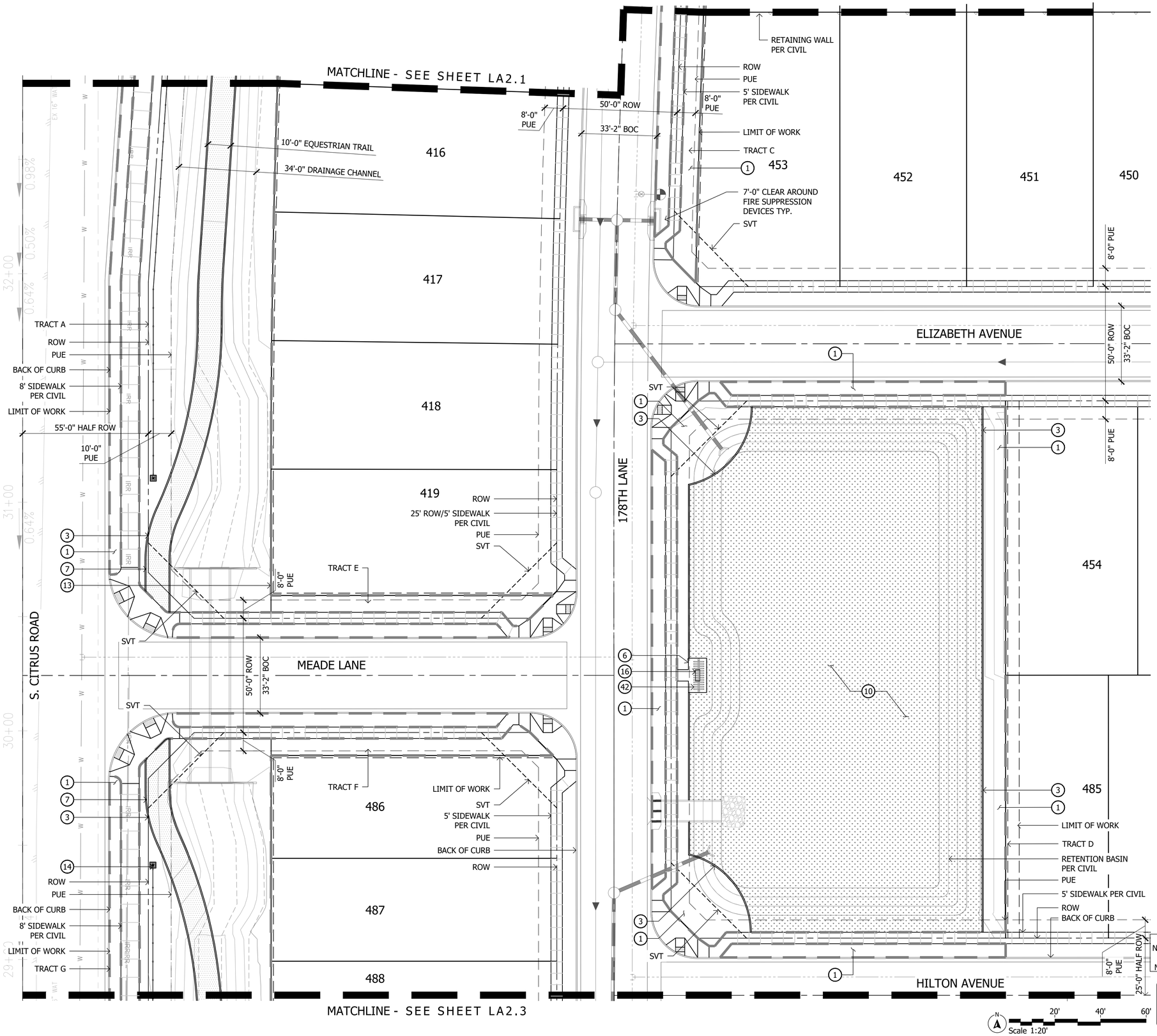

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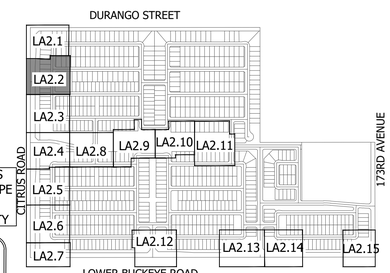
Scale 1:20'



KEY MAP

NOT TO SCALE

La Jolla Vista

Preliminary Plat Submittal

NEC W. Lower Buckeye Road & S. Citrus Road

Goodyear, Arizona 85338

SHEET TITLE: PLANTING PLAN

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
06/03/2022
REGISTERED
ARIZONA U.S.A.
EXP. 12-31-22

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ISSUED FOR:PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY:CS
PERMIT NUMBER:

ABLA PROJECT NUMBER: 251-009-21

LA2.2

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MATCHLINE - SEE SHEET LA2.2

HILTON AVENUE

178TH AVENUE

S. CITRUS ROAD

ASHLEY DRIVE

488 489 490 491 492 493 494

495 496 497 498

544 543 542 541

545 546 547 548 549

55'-0" HALF ROW
10'-0" PUE
ROW
PUE
BACK OF CURB
8' SIDEWALK PER CIVIL
LIMIT OF WORK
TRACT G
LIMIT OF WORK
10'-0" EQUESTRIAN TRAIL
34'-0" DRAINAGE CHANNEL
8'-0" PUE
50'-0" ROW
33'-2" BOC
25'-0" ROW
8'-0" PUE
SVT
7'-0" CLEAR AROUND FIRE SUPPRESSION DEVICES TYP.
5' SIDEWALK PER CIVIL
PUE
LIMIT OF WORK
TRACT H
BACK OF CURB
ROW
RETAINING WALL PER CIVIL
7'-0" CLEAR AROUND FIRE SUPPRESSION DEVICES TYP.
SVT
8'-0" PUE
50'-0" ROW
33'-2" BOC
8'-0" PUE
5' SIDEWALK PER CIVIL
PUE
ROW
LIMIT OF WORK
TRACT I
RETENTION BASIN PER CIVIL

EX 16" WAT

28+00 27+00 26+00 25+00

0.64% 0.64%

MATCHLINE - SEE SHEET LA2.4

Scale 1:20'

20' 40' 60'

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DURANGO STREET
LOWER BUCKEYE ROAD
CITRUS ROAD
173RD AVENUE
LA2.1 LA2.2 LA2.3 LA2.4 LA2.5 LA2.6 LA2.7 LA2.8 LA2.9 LA2.10 LA2.11 LA2.12 LA2.13 LA2.14 LA2.15

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LA2.3

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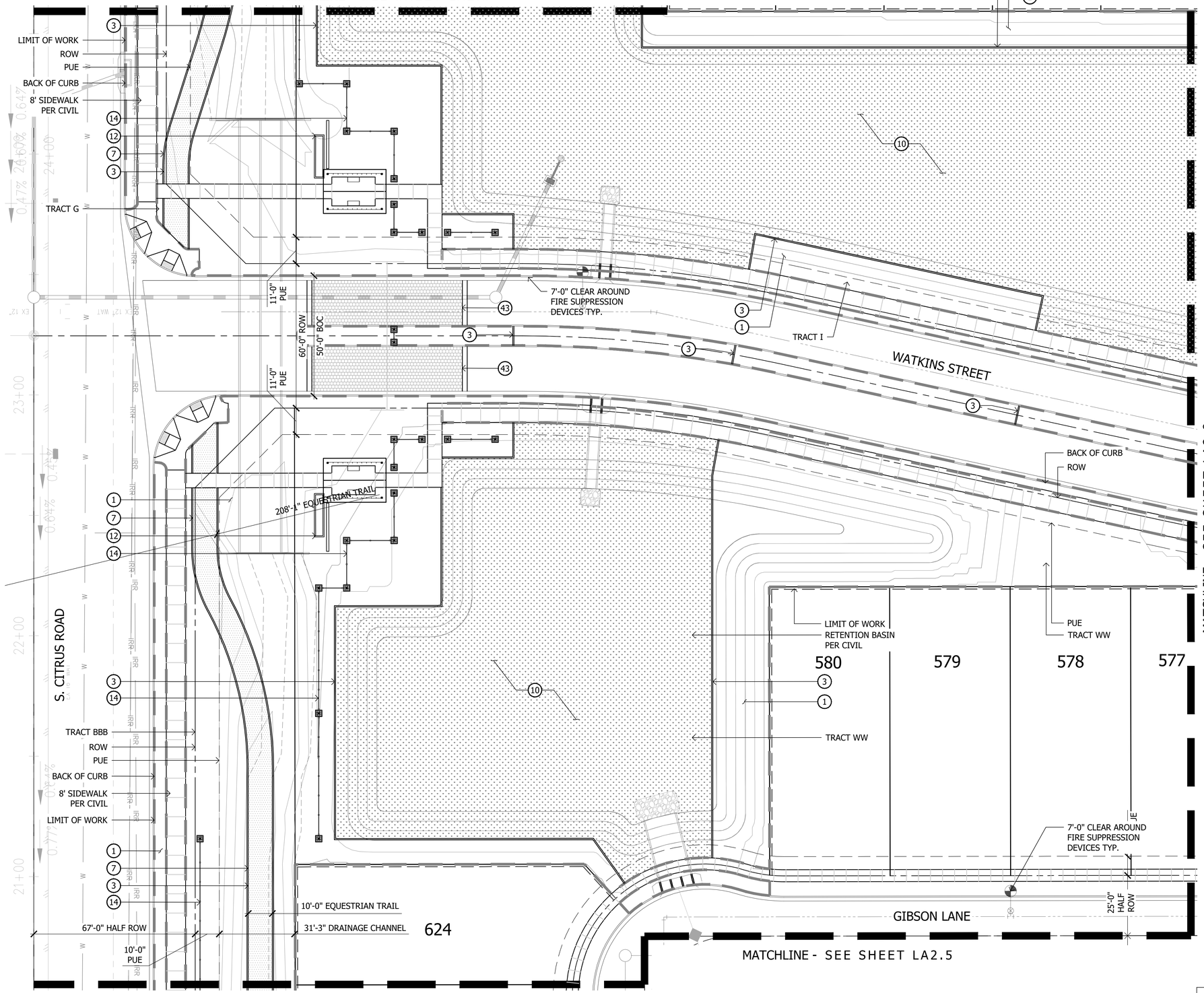

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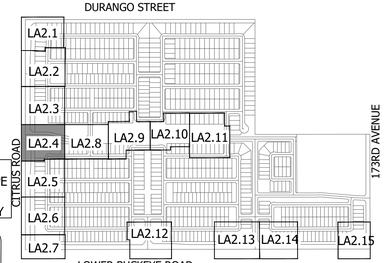

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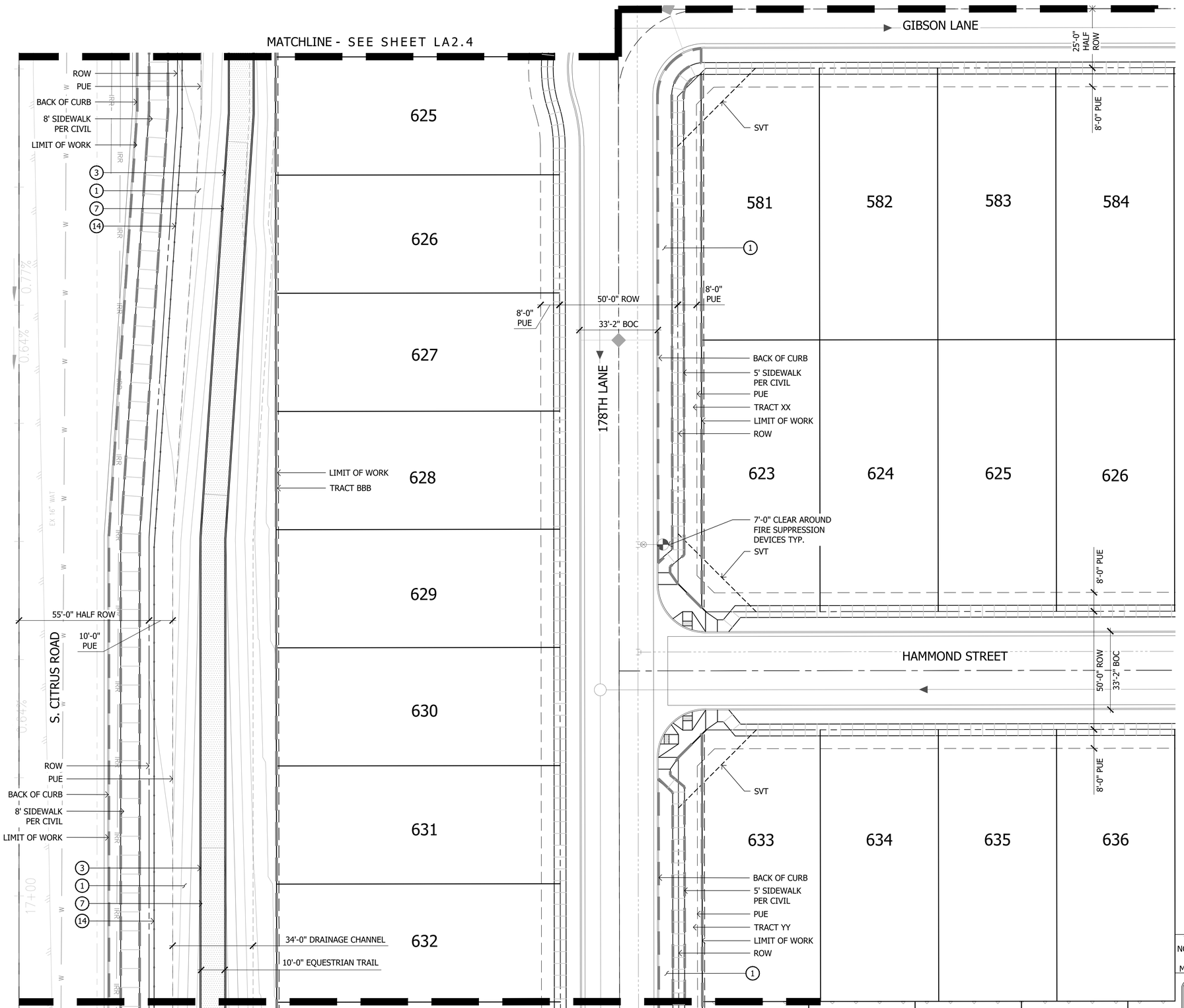

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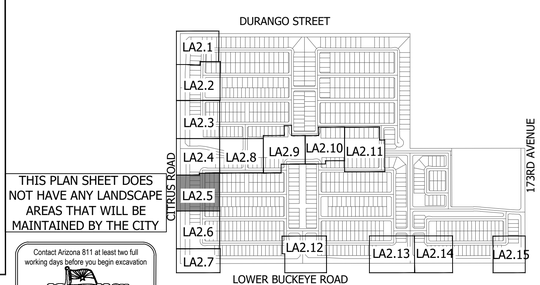

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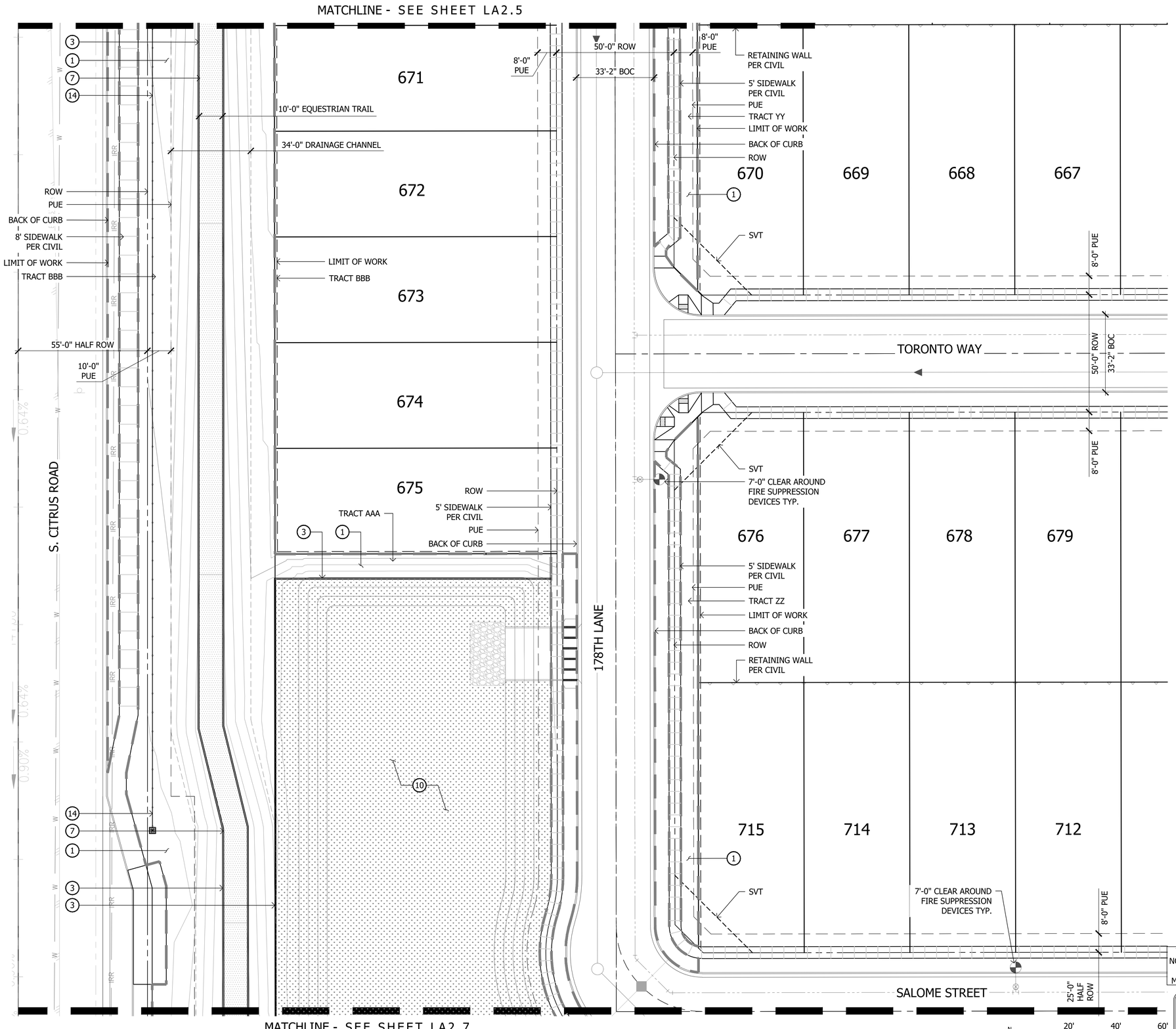

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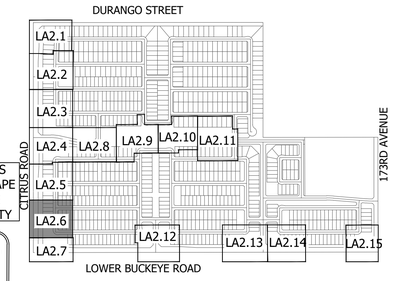

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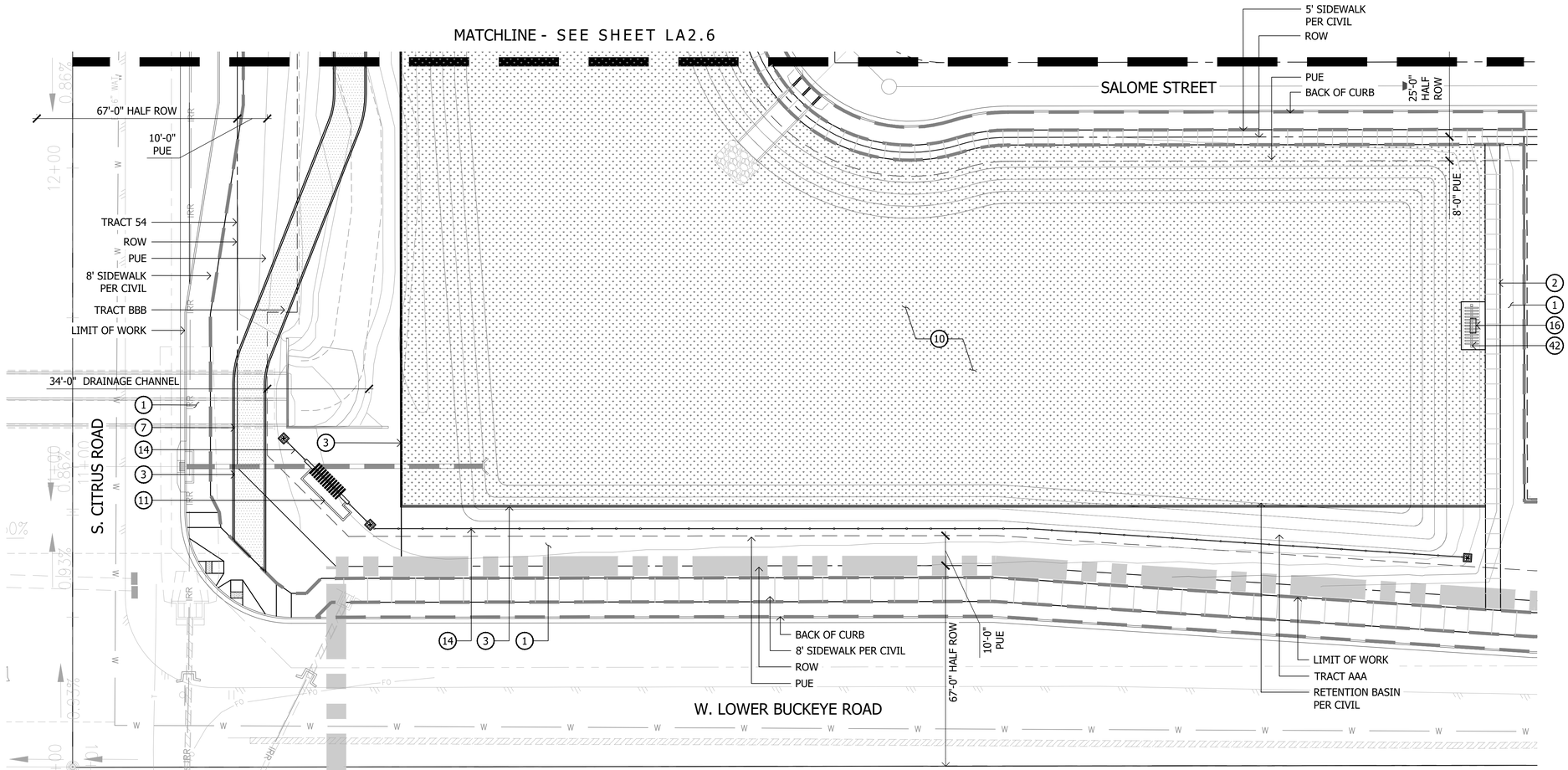

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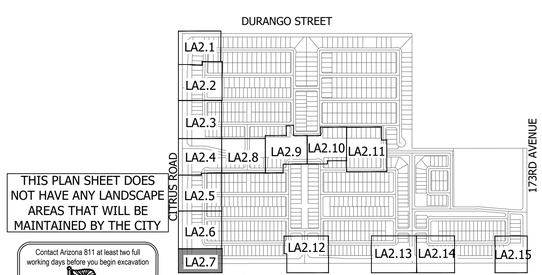

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KEY MAP

NOT TO SCALE

Scale 1:20'

La Jolla Vista

Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338

SHEET TITLE: PLANTING PLAN

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
06/03/2023
ARIZONA U.S.A.
EXP. 12-31-24

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DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY: CS
PERMIT NUMBER:
ABLA PROJECT NUMBER: 251-009-21

LA2.7

PG: 12 OF 72

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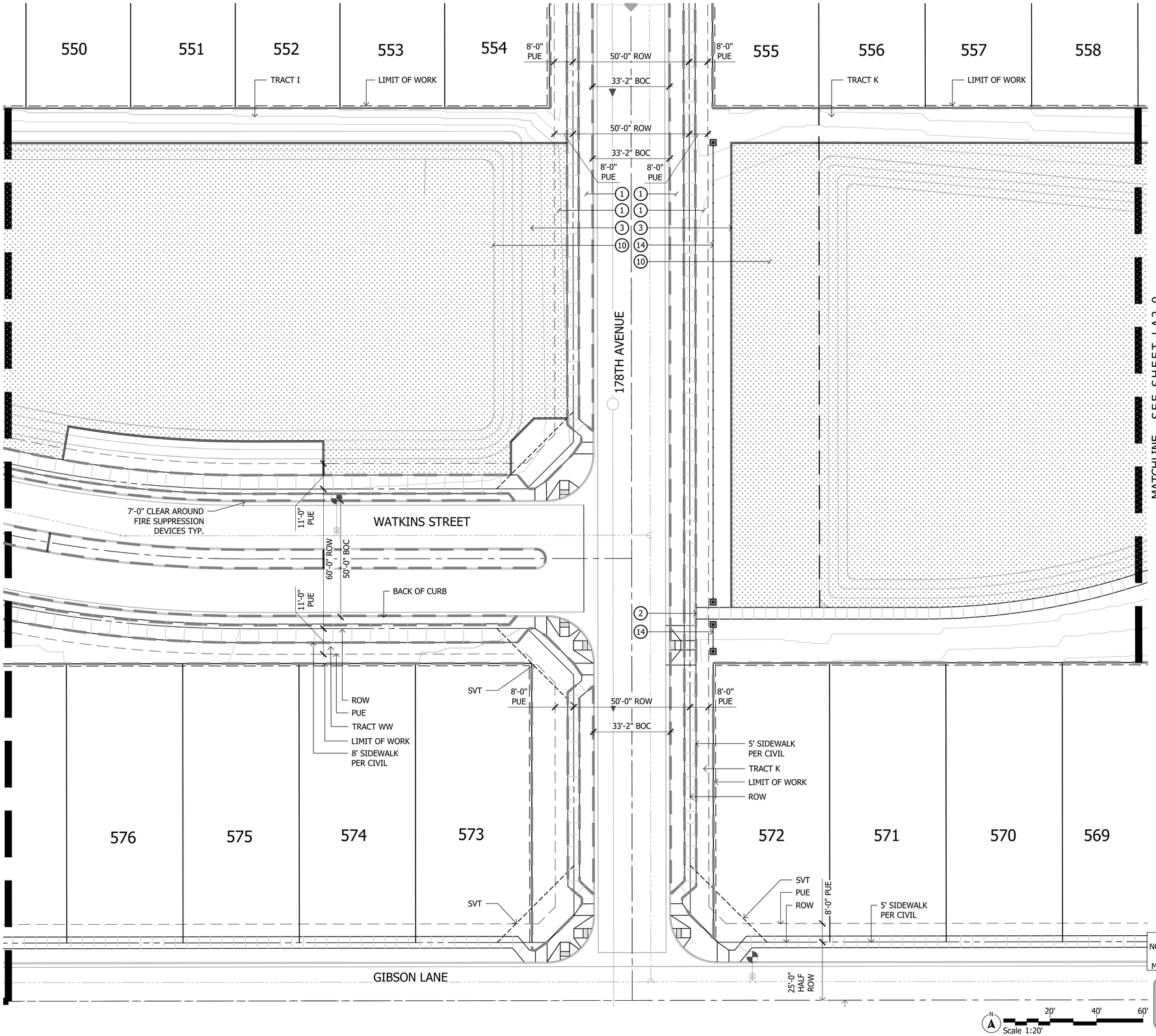

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La Jolla Vista

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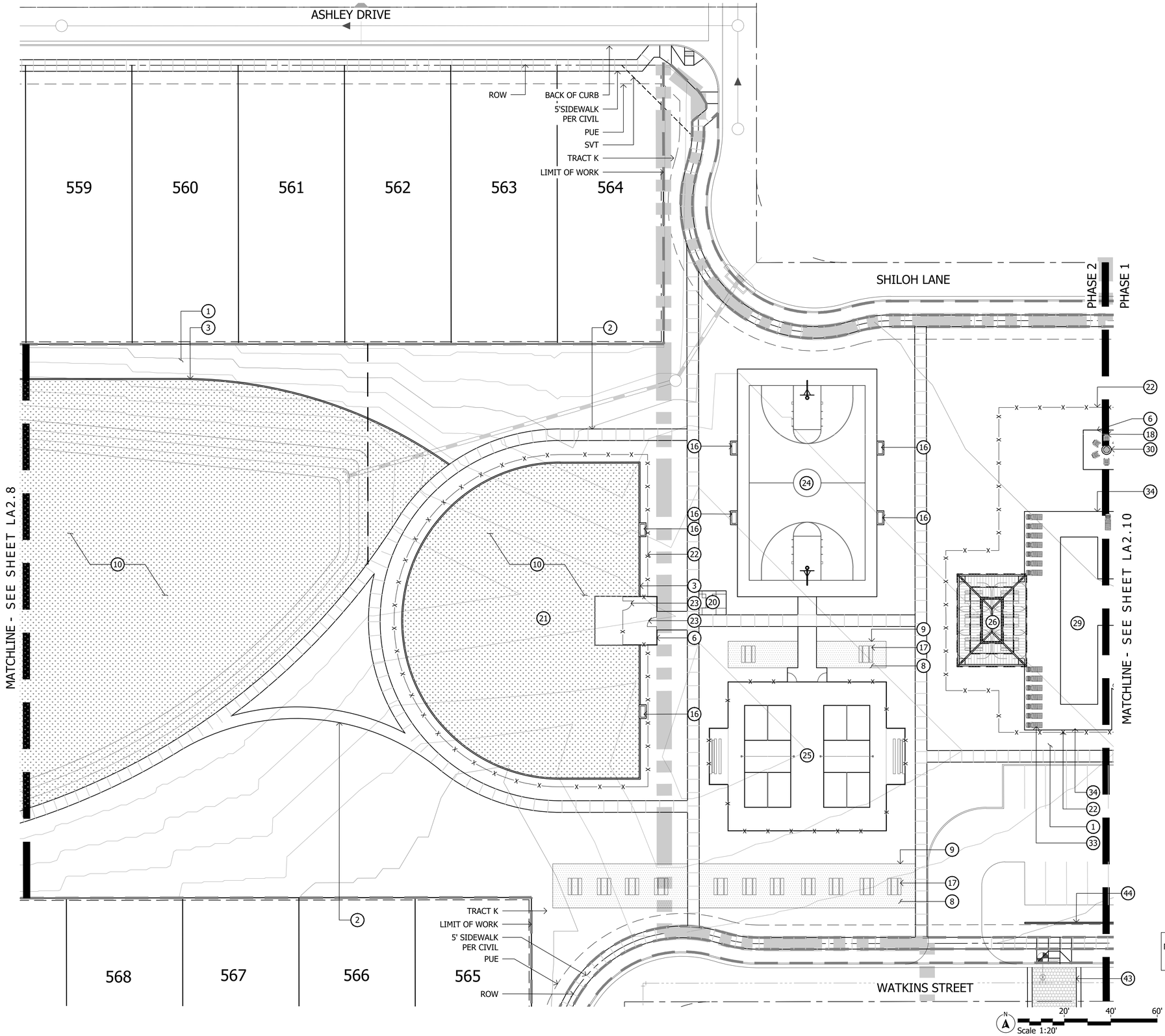

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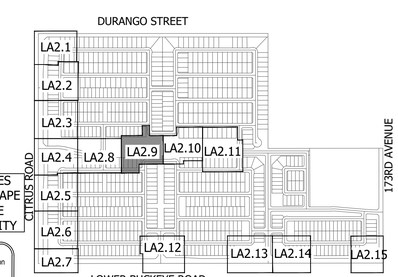

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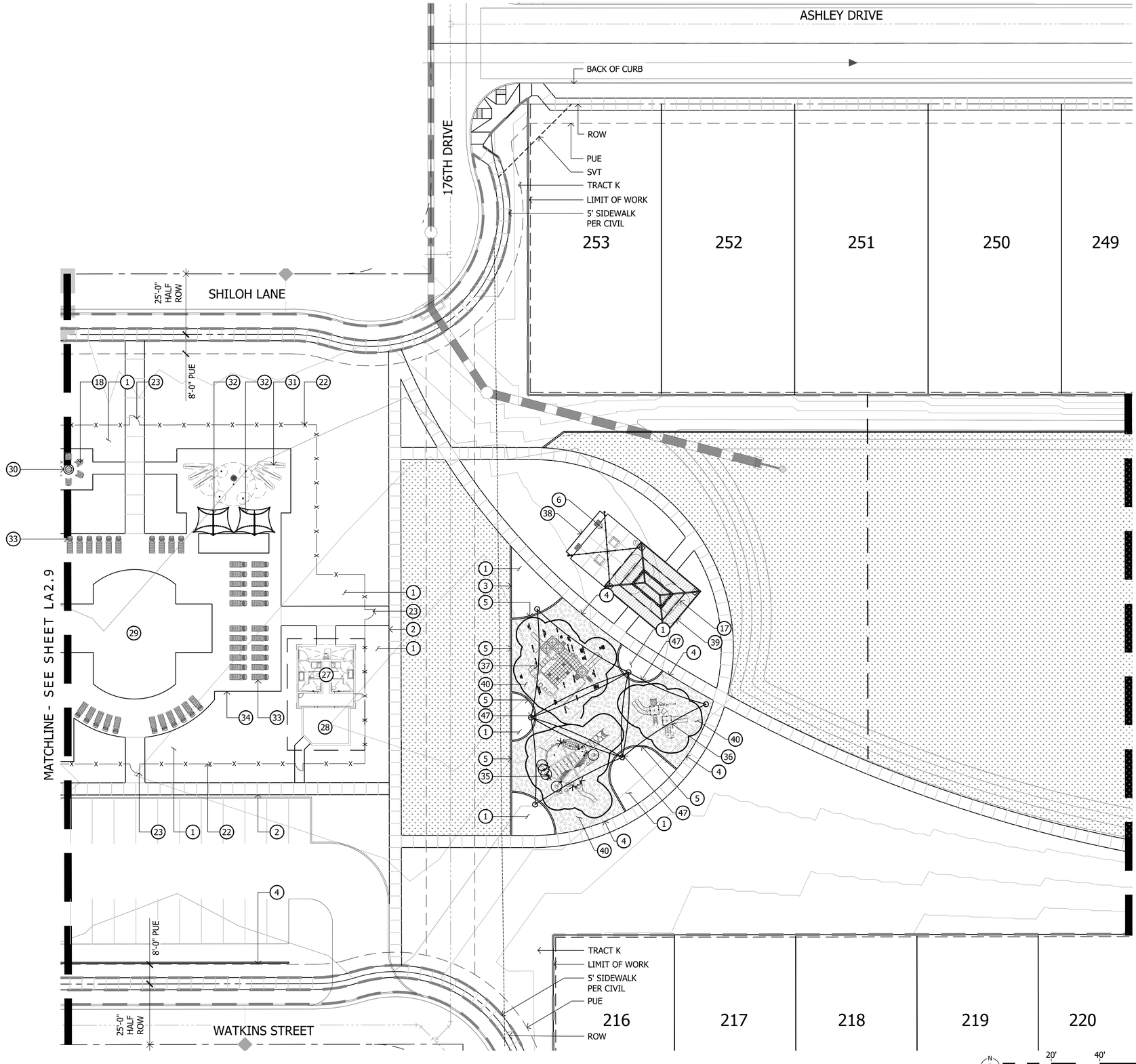

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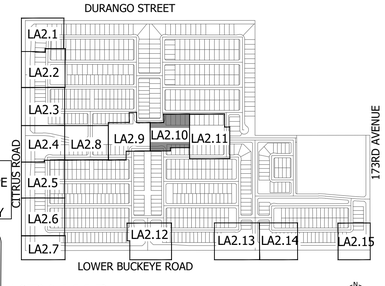

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La Jolla Vista

Preliminary Plat Submittal

NEC W. Lower Buckeye Road & S. Citrus Road

Goodyear, Arizona 85338

SHEET TITLE: PLANTING PLAN

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D BARON
06/03/2022
REGISTRATION EXPIRES
EXP. 12-31-22

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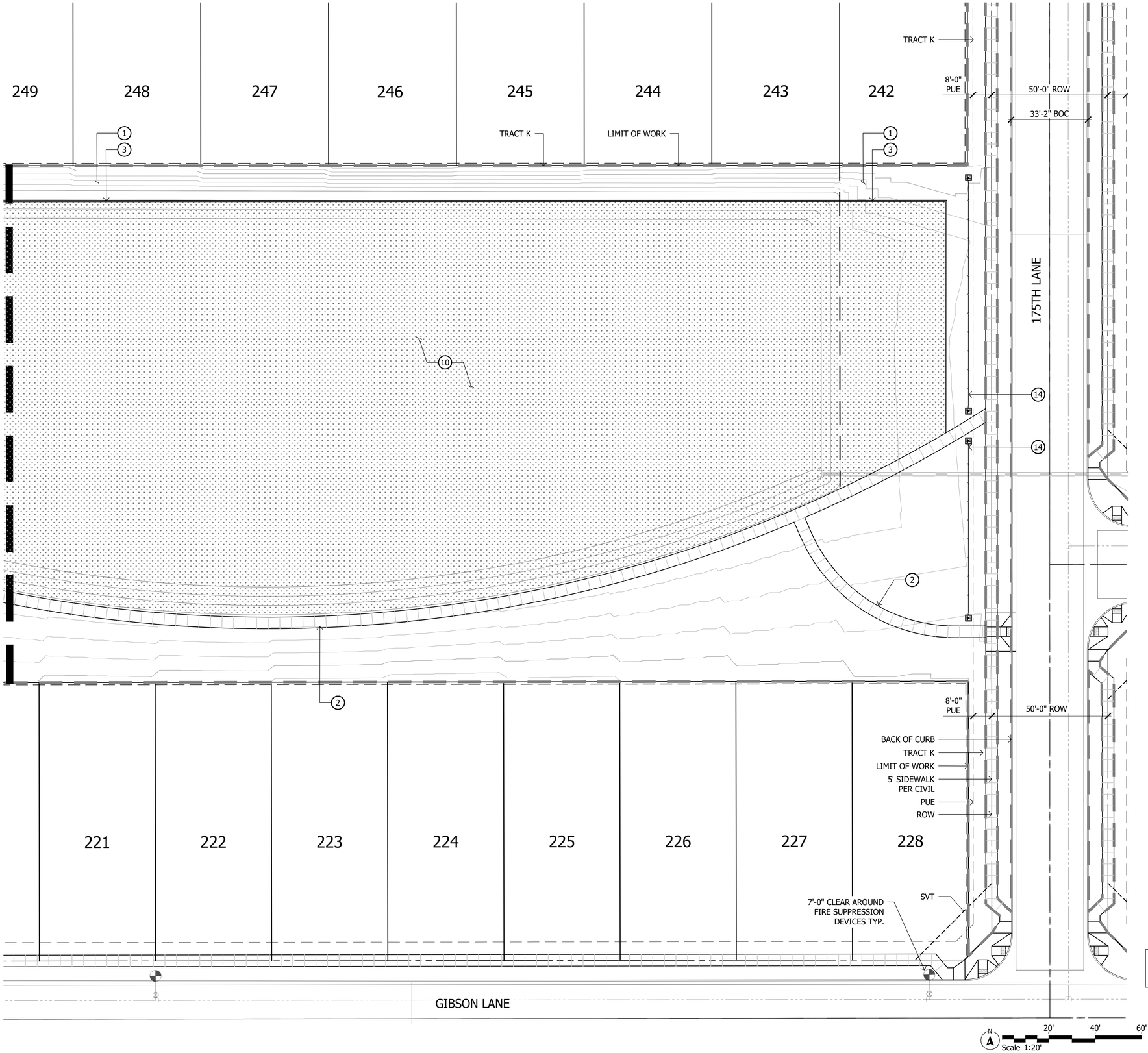

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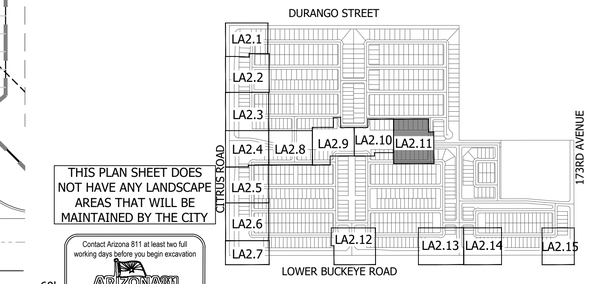

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Goodyear, Arizona 85338

SHEET TITLE: LAYOUT PLAN

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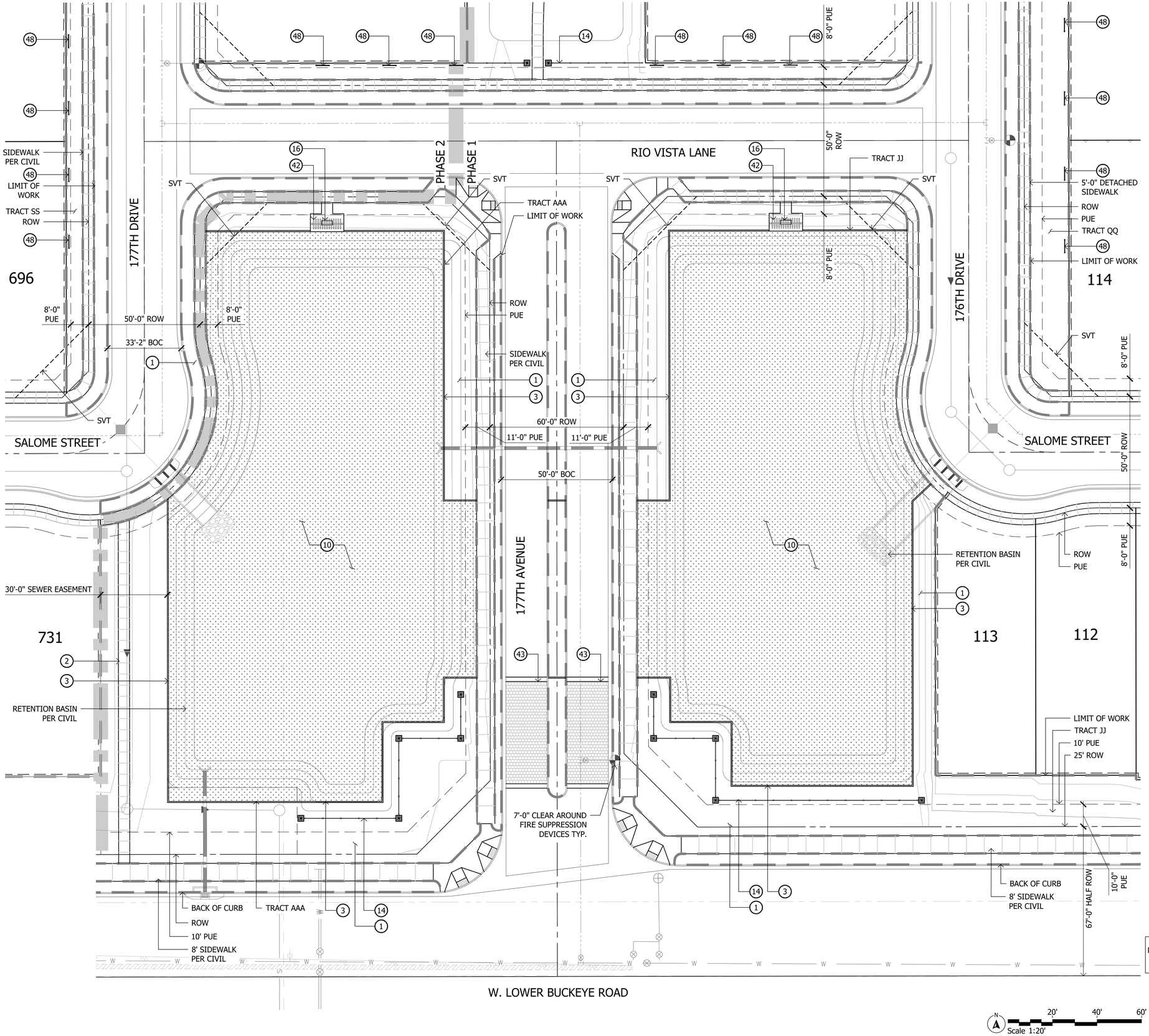

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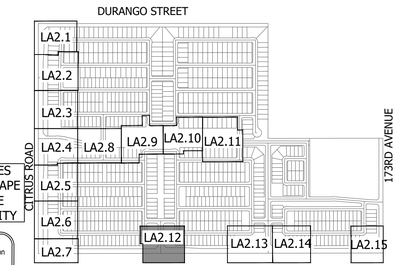

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
06/03/2022
ARIZONA U.S.A.
EXP. 12-31-24

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DATE:	06/03/2022
ISSUED FOR:	PRE-PLAT
DRAWN BY:	KR, JM
CHECKED BY:	CS
PERMIT NUMBER:	
ABLA PROJECT NUMBER:	251-009-21

LA2.12

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MATCHLINE - SEE SHEET LA3.30

RIO VISTA LANE

25'-0" HALF ROW

175TH DRIVE

175TH AVENUE

MATCHLINE - SEE SHEET LA2.14

SALOME STREET

W. LOWER BUCKEYE ROAD

125 126 127 128

100 99 98

96 97

41

RETENTION BASIN PER CIVIL

TRACT KK

LIMIT OF WORK

ROW

BACK OF CURB

5' SIDEWALK PER CIVIL

PUE

8'-0" PUE

50'-0" ROW

33'-2" BOC

SVT

10'-0" PUE

30'-0" ROW

8' SIDEWALK PER CIVIL

TRACT JJ

55'-0" HALF ROW

ROOSEVELT IRRIGATION DISTRICT PIPE

4'-0" ROOSEVELT IRRIGATION DISTRICT TREE/SHRUB CLEARANCE, TYP.

16'-0" ROOSEVELT IRRIGATION DISTRICT TREE/SHRUB CLEARANCE

16'-0" ROOSEVELT IRRIGATION DISTRICT TREE/SHRUB CLEARANCE

IRR

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KEYNOTES

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ARIZONA811
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Scale 1:20' (N) 20' 40' 60'

KEY MAP

DURANGO STREET

LA2.1 LA2.2 LA2.3 LA2.4 LA2.5 LA2.6 LA2.7 LA2.8 LA2.9 LA2.10 LA2.11 LA2.12 LA2.13 LA2.14 LA2.15

CITRUS ROAD

173RD AVENUE

LOWER BUCKEYE ROAD

NOT TO SCALE (A)

La Jolla Vista

Preliminary Plat Submittal

NEC W. Lower Buckeye Road & S. Citrus Road

Goodyear, Arizona 85338

SHEET TITLE: PLANTING PLAN

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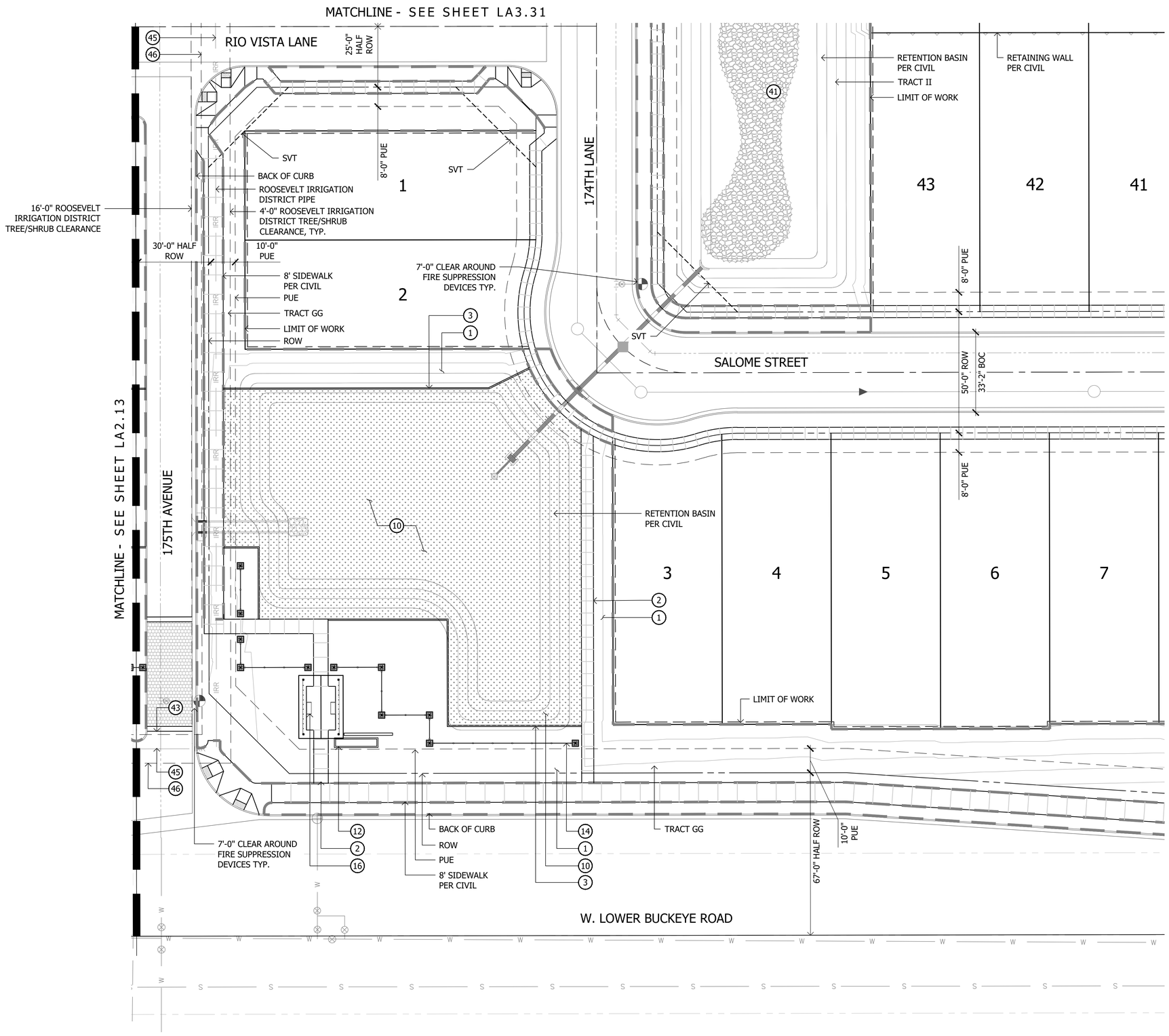

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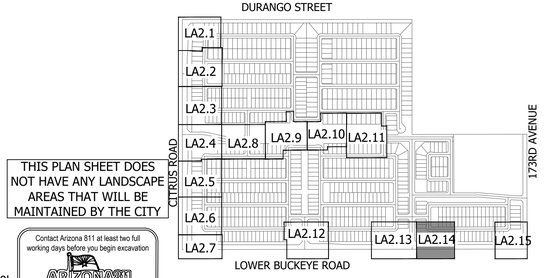

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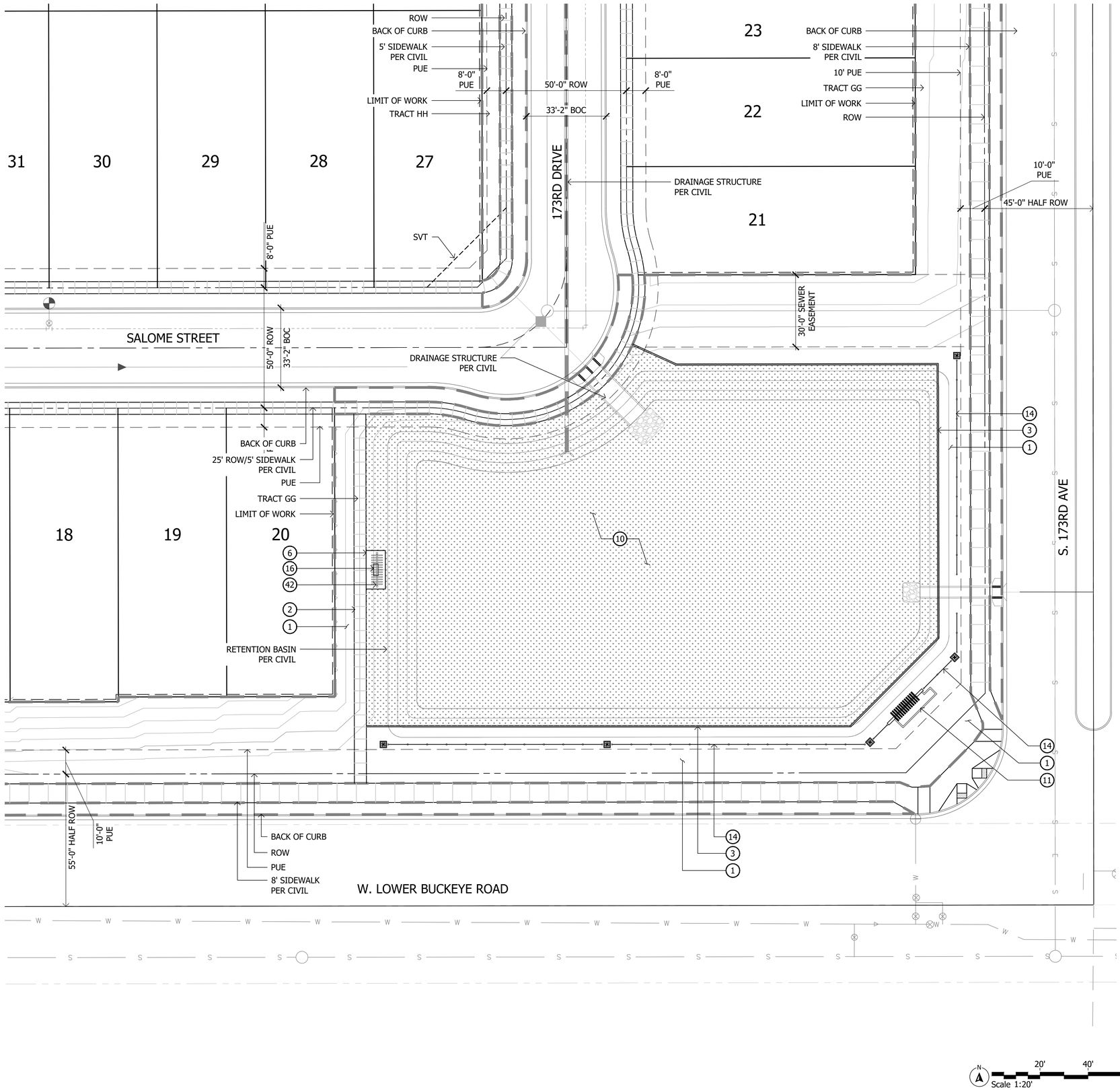

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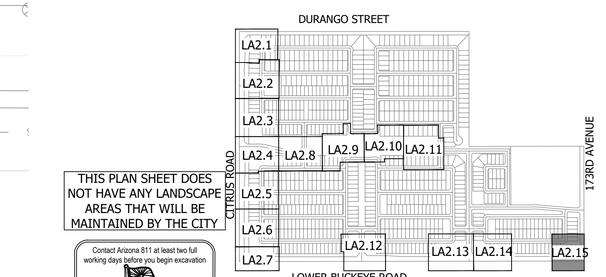

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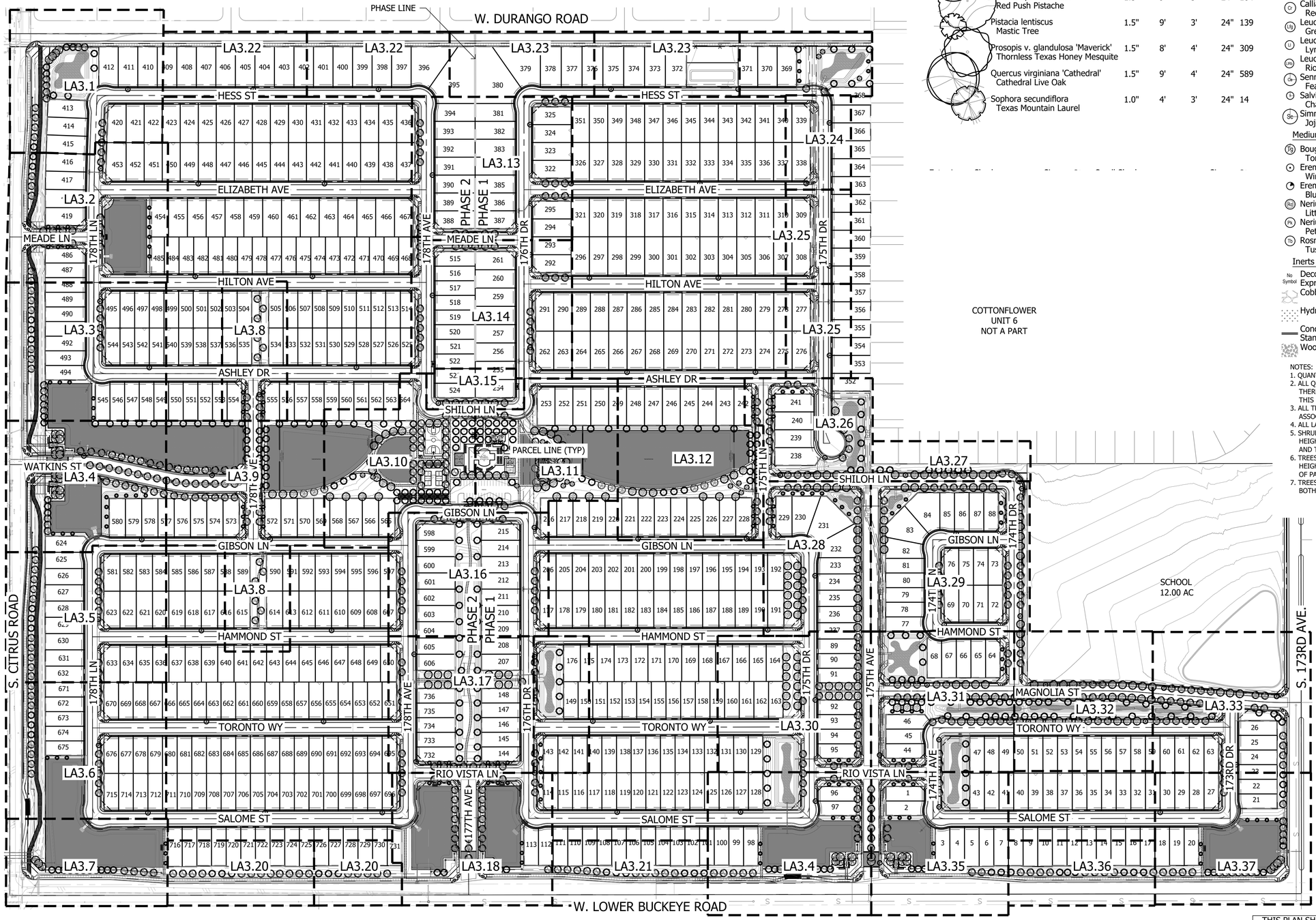


Plant Materials Legend

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	1.5"	4'	8'	24"	14
Phoenix dactylifera Date Palm		16' CTH			43
Pistacia sp. 'Red Push' Red Push Pistache	1.5"	9'	3'	24"	184
Pistacia lentiscus Mastic Tree	1.5"	9'	3'	24"	139
Prosopis v. glandulosa 'Maverick' Thornless Texas Honey Mesquite	1.5"	8'	4'	24"	309
Quercus virginiana 'Cathedral' Cathedral Live Oak	1.5"	9'	4'	24"	589
Sophora secundiflora Texas Mountain Laurel	1.0"	4'	3'	24"	14

Extra Large Shrubs	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	8
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	334
Dodonea viscosa Green Hopseed Bush	5 gal.	682
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	134

Large Shrubs	Size	Qty
Calliandra californica Red Fairy Duster	5 gal.	32
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	24
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	55
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	1451
Senna artemisioides 'Feathery' Feathery Senna/Cassia	5 gal.	302
Salvia clevelandii Chaparral Sage	5 gal.	558
Simmondsia Chinensis Jojoba	15 gal.	10

Medium Shrubs	Size	Qty
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 gal.	231
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	1221
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	3615
Nerium oleander 'Little Red' Little Red Oleander	5 gal.	352
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.	1141
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	223

Inerts	Qty
Decomposed Granite 1/2" Screened Express Brown	1170207 sf
Cobble	Per Civil
Hydroseed	506323 sf
Concrete Header - 6" Wide Standard Color and Finish	7660 lf
Wood Chips	4460 sf

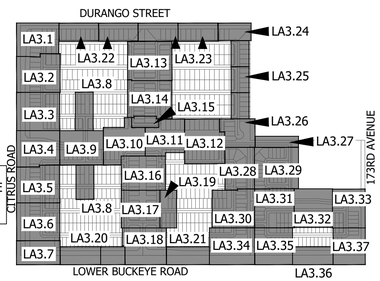
Small Shrubs	Size	Qty
Bougainvillea glabra 'Yani's Delight' Yani's Delight Bougainvillea	5 gal.	659
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	360
Olea europaea "Little Ollie" Little Ollie Dwarf Olive	5 gal.	776
Teucrium chamaedrys Germander	1 gal.	247

Groundcovers	Size	Qty
Eremophila prostrata 'Outback Sunrise'	1 gal	4282
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	2171
Teucrium chamaedrys 'Prostratum' Prostrate Germander	1 gal.	169

Cacti/ Accents	Size	Qty
Agave americana 'Marginata' Century Plant	5 gal.	3
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	395
Bouteloua gracilis Blonde Ambition	1 gal	1958
Fouquieria splendens Ocotillo	8 cane min.	12
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	1039
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	2416
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	603
Muhlenbergia capillaris 'Regal Mist'	5 gal.	1564
Opuntia microdasys Bunny Ears Cactus	5 gal.	702
Opuntia santa rita Tubac Purple Prickly Pear	5 gal	197
Pedilanthus macrocarpus Slipper Plant	5 gal.	16
Yucca pallida Pale Leaf Yucca	5 gal	1146

Vine	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal	111

NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
4. ALL LANDSCAPE SHALL BE PRIVATELY MAINTAINED BY THE COMMUNITY HOA CITY OF GOODYEAR.
5. SHRUBS AND GROUND COVERS PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A MATURE HEIGHT OF NOT MORE THAN 18 INCHES. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT, AND TOTAL HEIGHT SHALL INCLUDE THE HEIGHT OF ANY MOUNDING (EDS&PM 7.2.4.B.1).
6. TREES PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 7 FEET OR GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT (EDS&PM 7.2.4.B.2).
7. TREES PLANTED BETWEEN SIDEWALK AND CURB ARE TO HAVE ROOT BARRIERS INSTALLED ALONG BOTH SIDEWALK AND CURB AND UTILIZE A DEEP ROOT WATERING SYSTEM.



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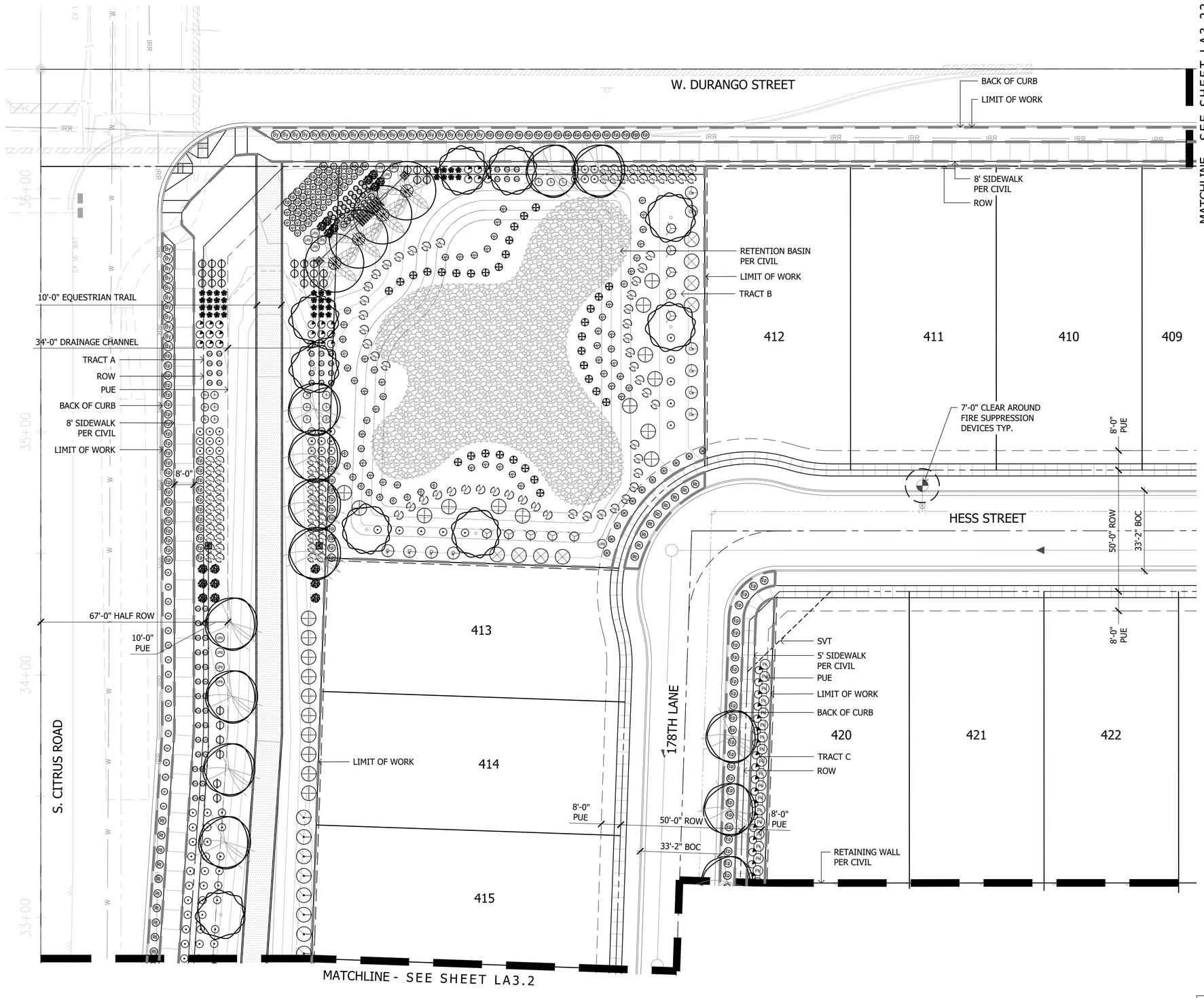

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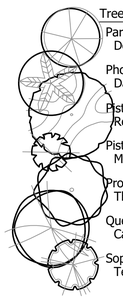

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Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 gal.	231
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	1221
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	3615
Nerium oleander 'Little Red' Little Red Oleander	5 gal.	352
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.	1141
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	223

Inerts	Qty
Decomposed Granite 1/2" Screened Express Brown	1170207 sf
Cobble	Per Civil
Hydroseed	506323 sf
Concrete Header - 6" Wide Standard Color and Finish	7660 lf
Wood Chips	4460 sf

Small Shrubs	Size	Qty
Bougainvillea glabra 'Yani's Delight' Yani's Delight Bougainvillea	5 gal.	659
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	360
Olea europaea "Little Ollie" Little Ollie Dwarf Olive	5 gal.	768
Teucrium chamaedrys Germander	1 gal.	247

Groundcovers	Size	Qty
Eremophila prostrata 'Outback Sunrise'	1 gal	4282
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	2171
Teucrium chamaedrys 'Prostratum' Prostrate Germander	1 gal.	169

Cacti/ Accents	Size	Qty
Agave americana 'Marginata' Century Plant	5 gal.	3
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	395
Bouteloua gracilis Blonde Ambition	1 gal	1958
Fouquieria splendens Ocotillo	8 cane min.	12
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	1039
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	2416
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	603
Muhlenbergia capillaris 'Regal Mist'	5 gal.	1564
Opuntia microdasys Bunny Ears Cactus	5 gal.	702
Opuntia santa rita Tubac Purple Prickly Pear	5 gal	197
Pedilanthus macrocarpus Slipper Plant	5 gal.	16
Yucca pallida Pale Leaf Yucca	5 gal	1146

Vine	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal	111

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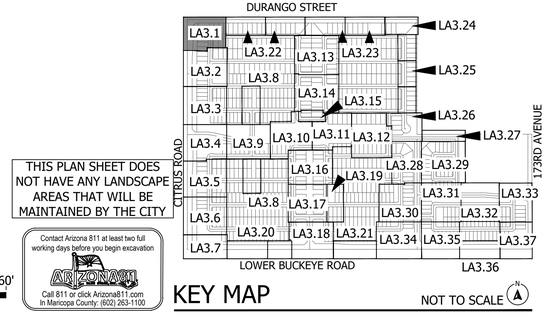

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Scale 1:20' (20' 40' 60')

La Jolla Vista
Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338
SHEET TITLE: PLANTING PLAN

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45440 ANDREW D. BARON 06/03/2022 ARIZONA U.S.A. EXP. 12-31-23

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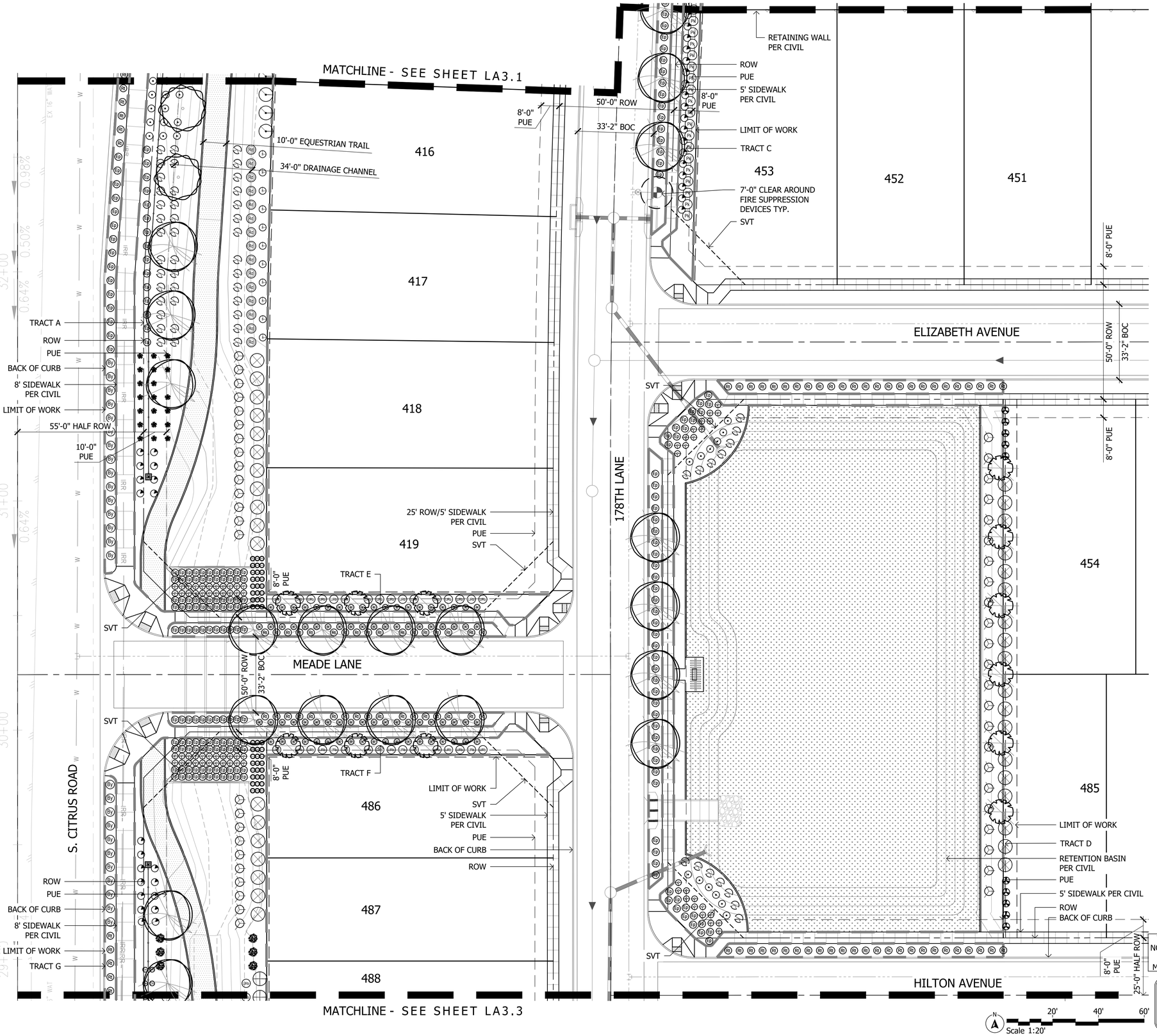
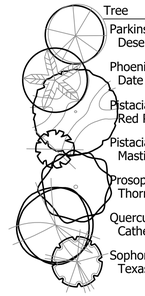
DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY: CS
PERMIT NUMBER:
ABLA PROJECT NUMBER: 251-009-21

LA3.1

\\FSERVER\ABLAProjects\WestPac\La Jolla Vista\Landscape\Pre_Plat Documents\03-Planting_1-18_LJV.dwg



Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	1.5"	4'	8'	24"	14
Phoenix dactylifera Date Palm		16' CTH			43
Pistacia sp. 'Red Push' Red Push Pistache	1.5"	9'	3'	24"	184
Pistacia lentiscus Mastic Tree	1.5"	9'	3'	24"	139
Prosopis v. glandulosa 'Maverick' Thornless Texas Honey Mesquite	1.5"	8'	4'	24"	313
Quercus virginiana 'Cathedral' Cathedral Live Oak	1.5"	9'	4'	24"	589
Sophora secundiflora Texas Mountain Laurel	1.0"	4'	3'	24"	13

Extra Large Shrubs	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	8
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	334
Dodonea viscosa Green Hopseed Bush	5 gal.	682
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	134

Large Shrubs	Size	Qty
Calliandra californica Red Fairy Duster	5 gal.	32
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	24
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	55
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	1451
Senna artemisioides 'Feathery' Feathery Senna/Cassia	5 gal.	302
Salvia clevelandii Chaparral Sage	5 gal.	558
Simmondsia Chinensis Jojoba	15 gal.	10

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Inerts	Qty
Decomposed Granite 1/2" Screened Express Brown	1170207 sf
Cobble	Per Civil
Hydroseed	506323 sf
Concrete Header - 6" Wide Standard Color and Finish	7660 lf
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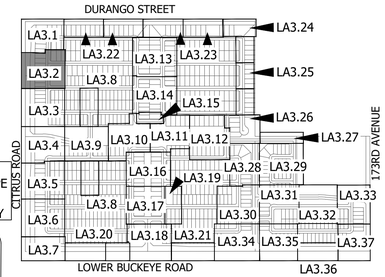

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Scale 1:20'

La Jolla Vista

Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
06/03/2022
REGISTRATION EXPIRES
EXP. 12-31-24

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ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
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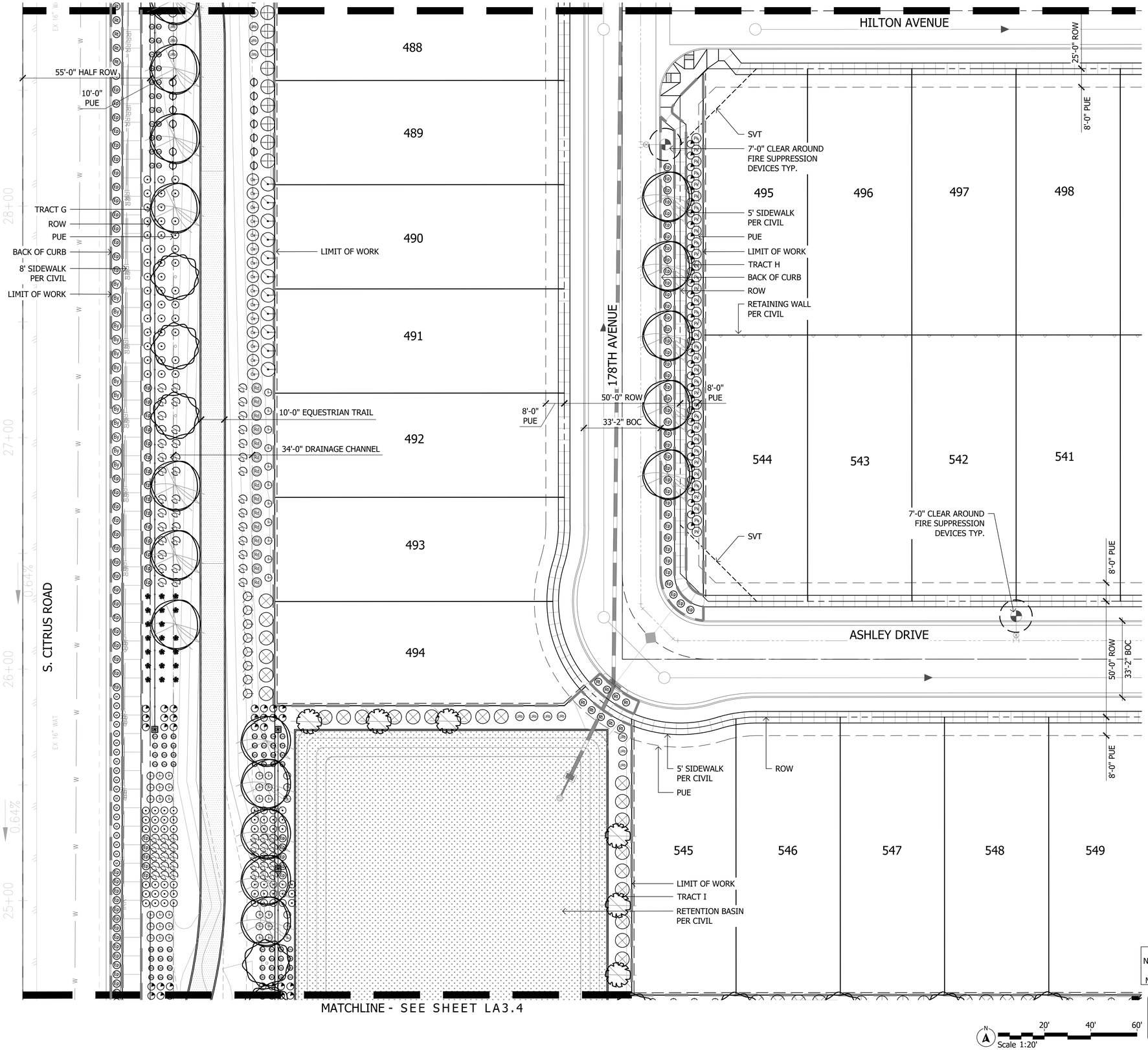
LA3.2

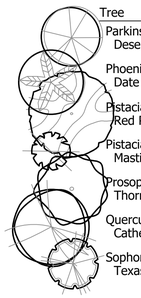
\\FSERVER\ABLAProjects\WestPac\La Jolla Vista\Landscape\Pre_Plat Documents\03-Planting_1-18_LJV.dwg

MATCHLINE - SEE SHEET LA3.2



MATCHLINE - SEE SHEET LA3.4

Plant Materials Legend



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Cobble	Per Civil
Hydroseed	506323 sf
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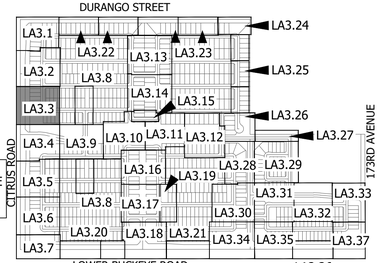

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KELLENBERGER LANDSCAPE ARCHITECT CERTIFICATE NO. 45440 ANDREW D. BARON 06/03/2022 REGISTERED LANDSCAPE ARCHITECT EXP. 12-31-24

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ISSUED FOR: PRE-PLAT
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LA3.3

PG: 24 OF 72

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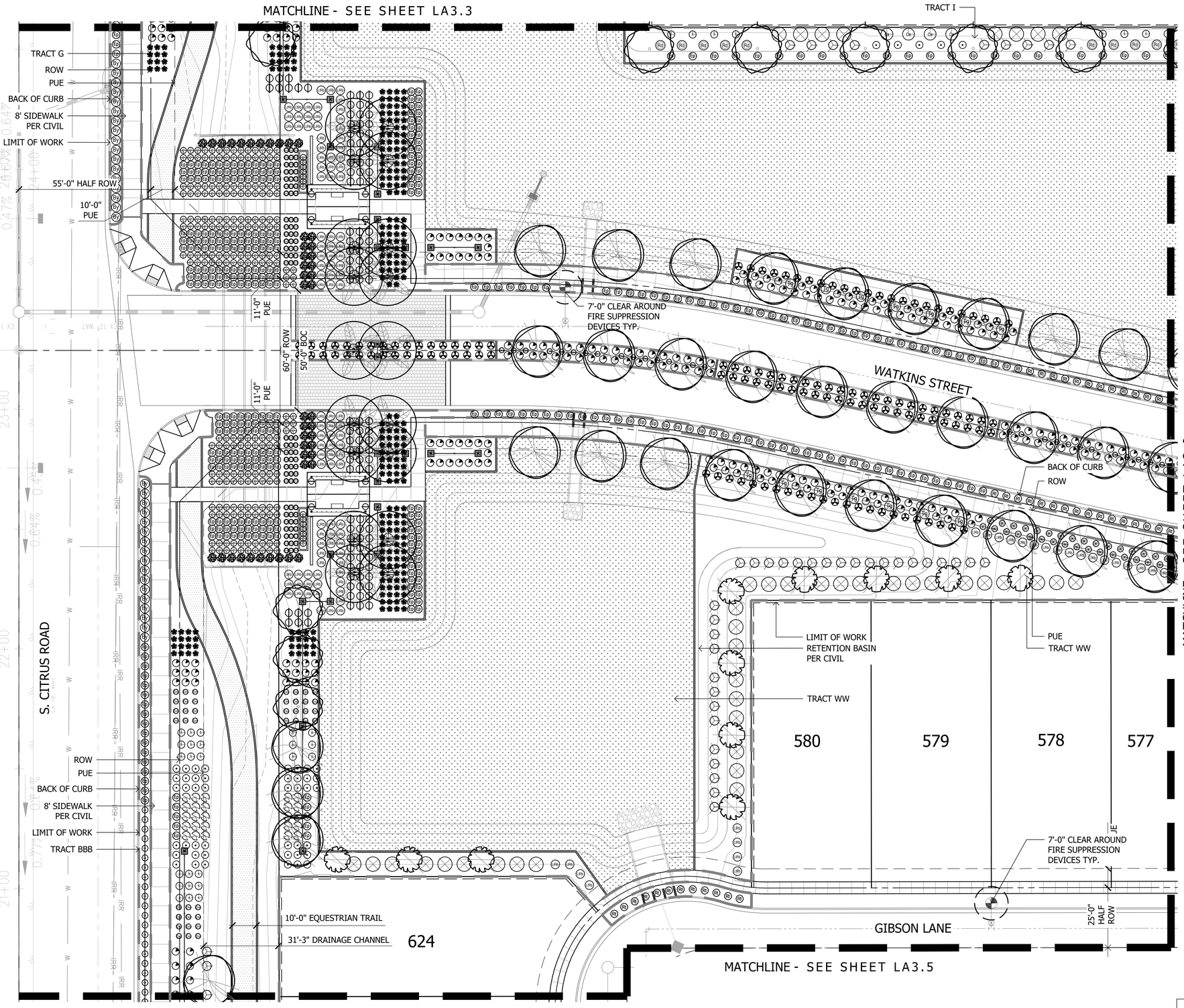

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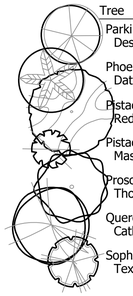

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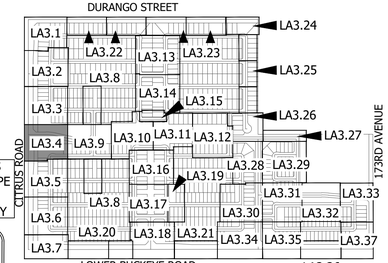

KEY MAP NOT TO SCALE

La Jolla Vista

Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338

SHEET TITLE: PLANTING PLAN

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

ARIZONA LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
06/03/2023
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-24

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DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY: CS
PERMIT NUMBER:
ABLA PROJECT NUMBER: 251-009-21

LA3.4

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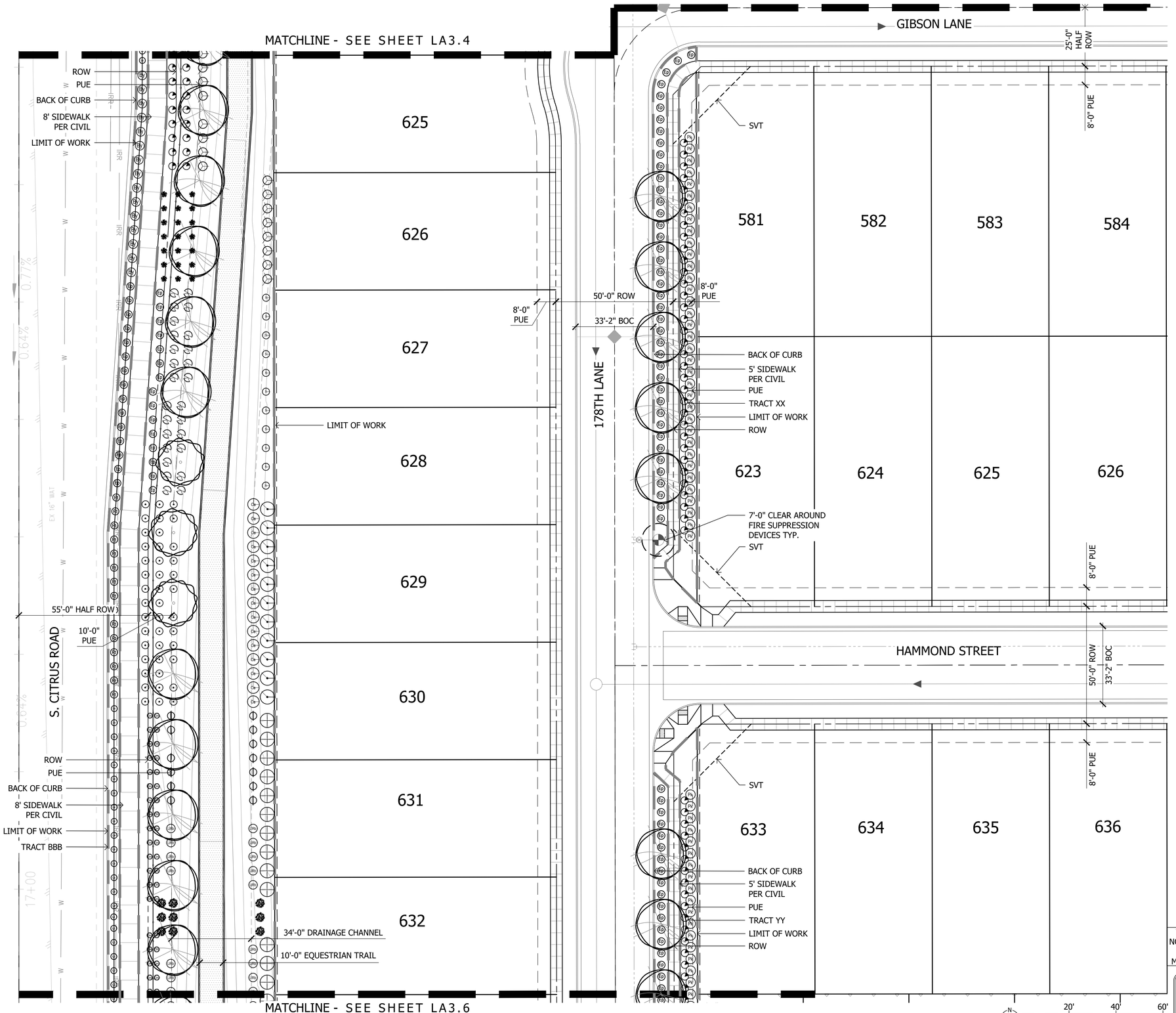

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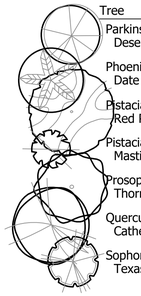

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Cobble	Per Civil
Hydroseed	506323 sf
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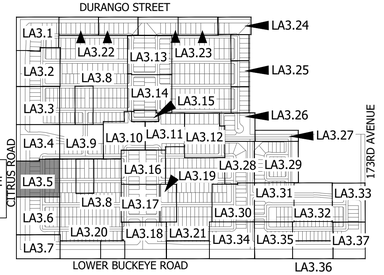

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LA3.5

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MATCHLINE - SEE SHEET LA3.5

MATCHLINE - SEE SHEET LA3.7

S. CITRUS ROAD

178TH LANE

TORONTO WAY

SALOME STREET

DURANGO STREET

LOWER BUCKEYE ROAD

CITRUS ROAD

173RD AVENUE

671 672 673 674 675

670 669 668 667

679 677 678 679

715 714 713 712

50'-0" ROW
33'-2" BOC
8'-0" PUE
RETAINING WALL PER CIVIL
5' SIDEWALK PER CIVIL
PUE
TRACT YY
LIMIT OF WORK
BACK OF CURB
ROW
SVT
7'-0" CLEAR AROUND FIRE SUPPRESSION DEVICES TYP.
10'-0" EQUESTRIAN TRAIL
34'-0" DRAINAGE CHANNEL
ROW
PUE
BACK OF CURB
8' SIDEWALK PER CIVIL
LIMIT OF WORK
TRACT BBB
55'-0" HALF ROW
10'-0" PUE
LIMIT OF WORK
TRACT AAA
5' SIDEWALK PER CIVIL
TRACT ZZ
25'-0" HALF ROW

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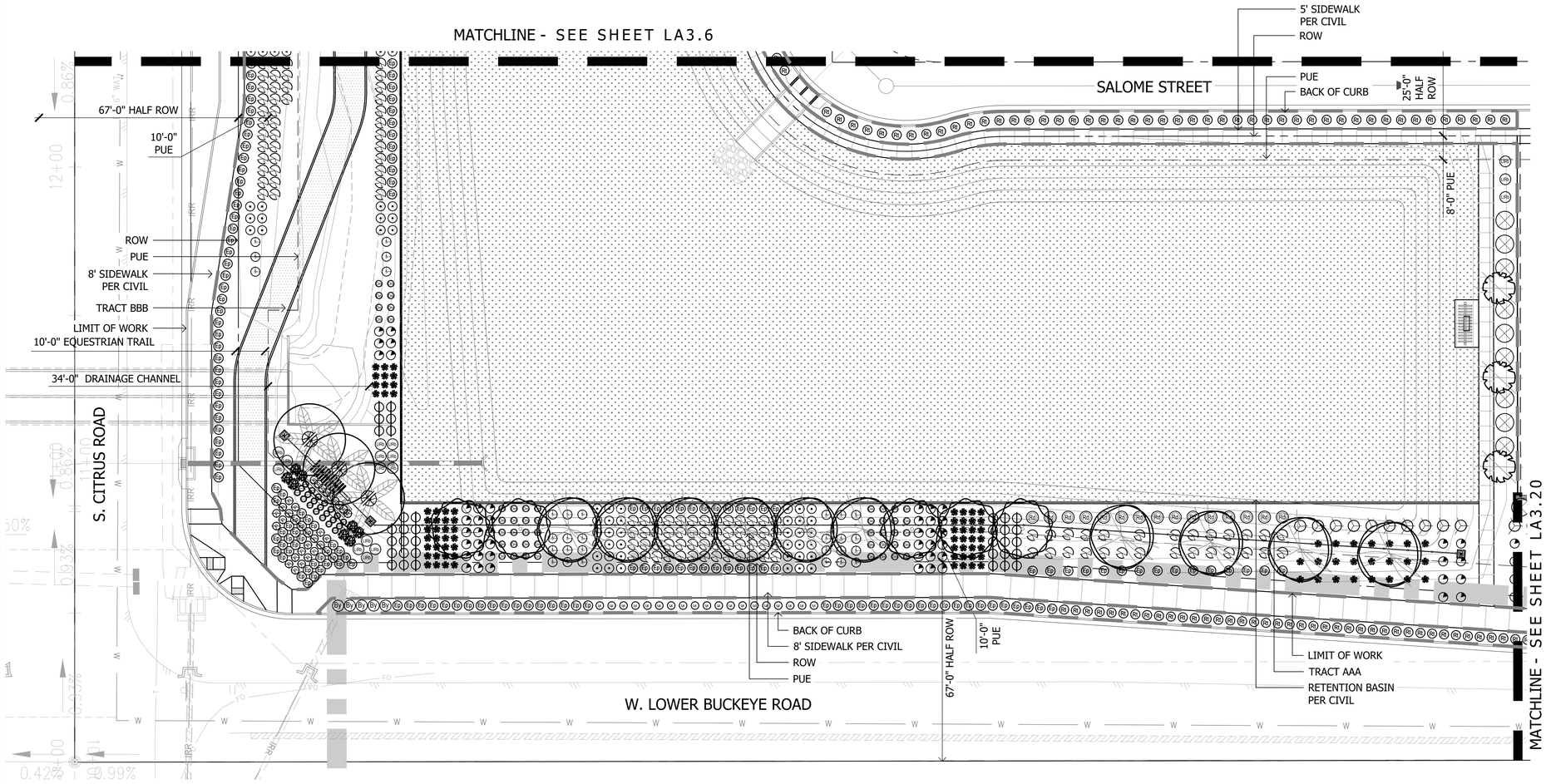

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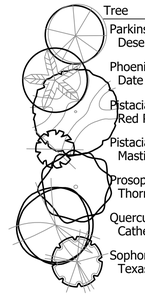

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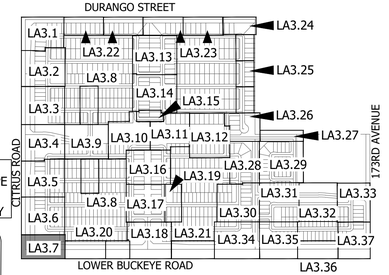

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ABLA PROJECT NUMBER: 251-009-21

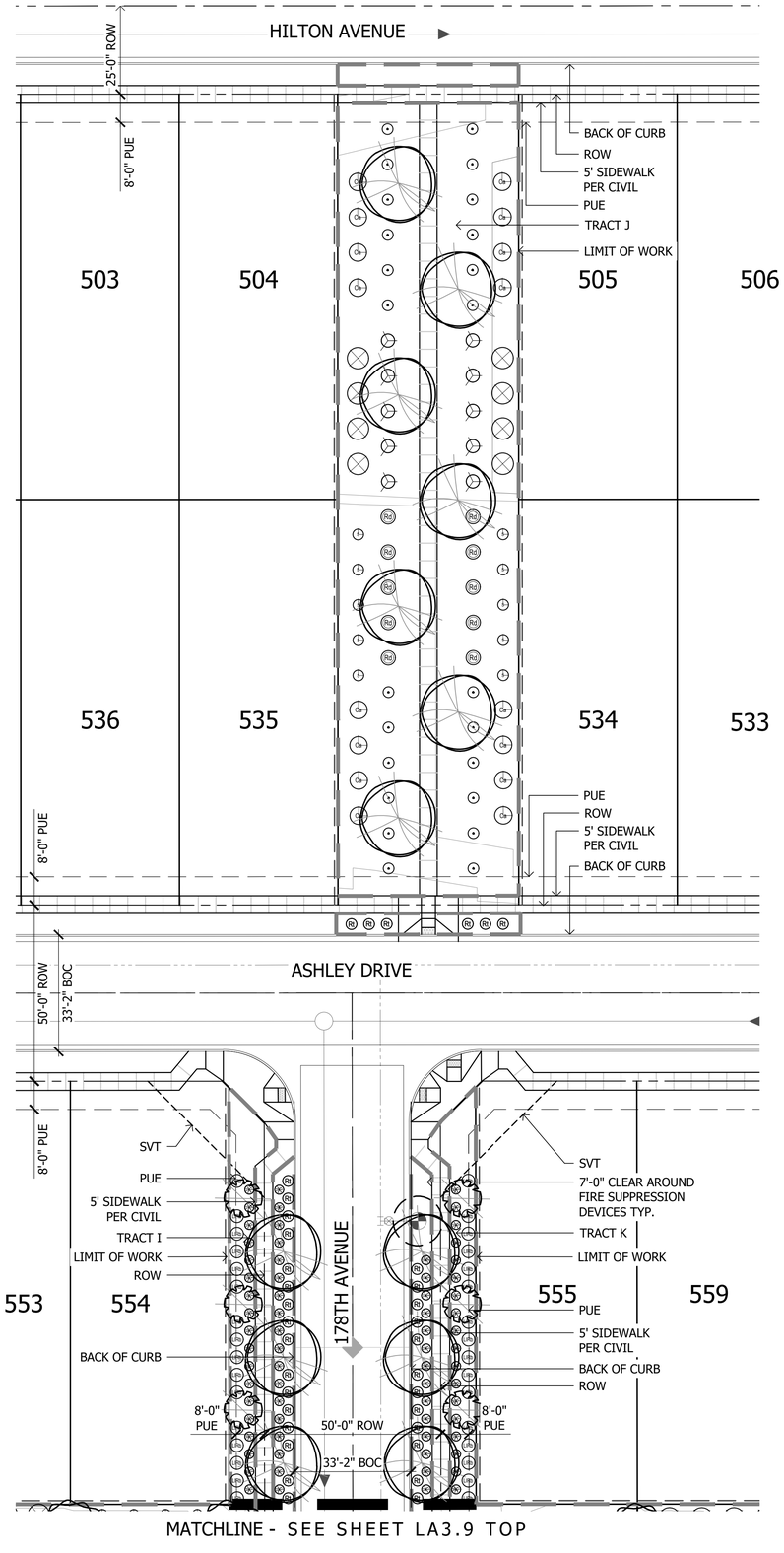
La Jolla Vista

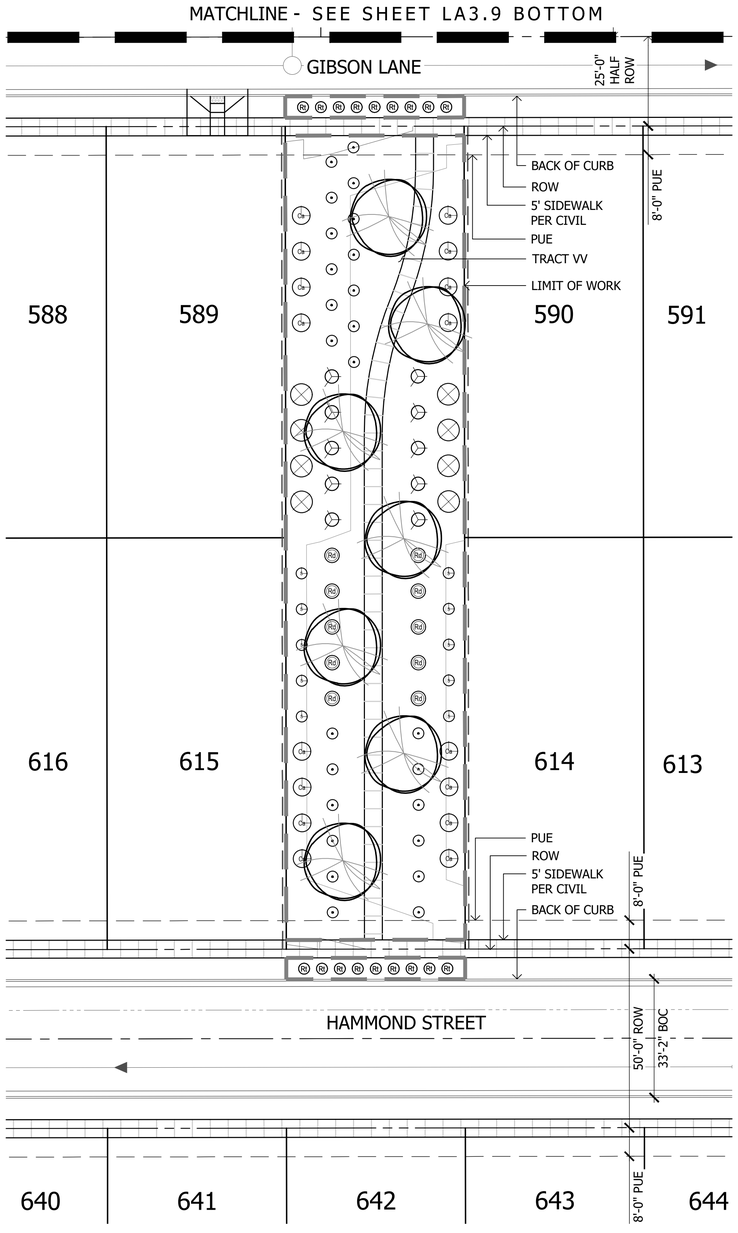
Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338

SHEET TITLE: PLANTING PLAN

LA3.7

\\FSERVER\ABLAProjects\WestPac\La Jolla Vista\Landscape\Pre_Plat Documents\03-Planting_1-18_LJV.dwg





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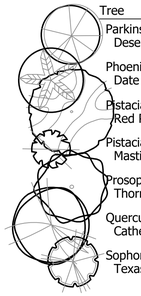

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	1.5"	4'	8'	24"	14
Phoenix dactylifera Date Palm		16' CTH			43
Pistacia sp. 'Red Push' Red Push Pistache	1.5"	9'	3'	24"	184
Pistacia lentiscus Mastic Tree	1.5"	9'	3'	24"	139
Prosopis v. glandulosa 'Maverick' Thornless Texas Honey Mesquite	1.5"	8'	4'	24"	313
Quercus virginiana 'Cathedral' Cathedral Live Oak	1.5"	9'	4'	24"	589
Sophora secundiflora Texas Mountain Laurel	1.0"	4'	3'	24"	13

Extra Large Shrubs	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	8
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	334
Dodonea viscosa Green Hopseed Bush	5 gal.	682
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	134

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Senna artemisioides 'Feathery' Feathery Senna/Cassia	5 gal.	302
Salvia clevelandii Chaparral Sage	5 gal.	558
Simmondsia Chinensis Jojoba	15 gal.	10

Medium Shrubs	Size	Qty
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Nerium oleander 'Little Red' Little Red Oleander	5 gal.	352
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.	1141
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	223

Inerts	Qty
No Symbol: Decomposed Granite 1/2" Screened Express Brown	1170207 sf
Cobble	Per Civil
Hydroseed	506323 sf
Concrete Header - 6" Wide Standard Color and Finish	7660 lf
Wood Chips	4460 sf

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Bougainvillea glabra 'Yani's Delight' Yani's Delight Bougainvillea	5 gal.	659
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	360
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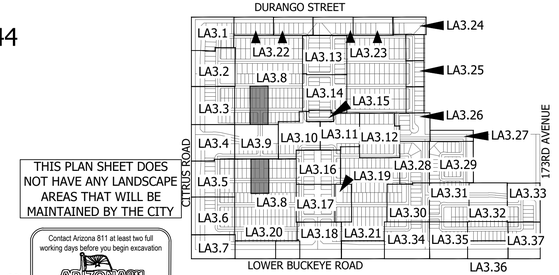

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KEY MAP NOT TO SCALE

Scale 1:20'

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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
PROFESSIONAL
06/03/2022
ARIZONA U.S.A.
EXP. 12-31-24

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DATE: 06/03/2022
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DRAWN BY: KR, JM
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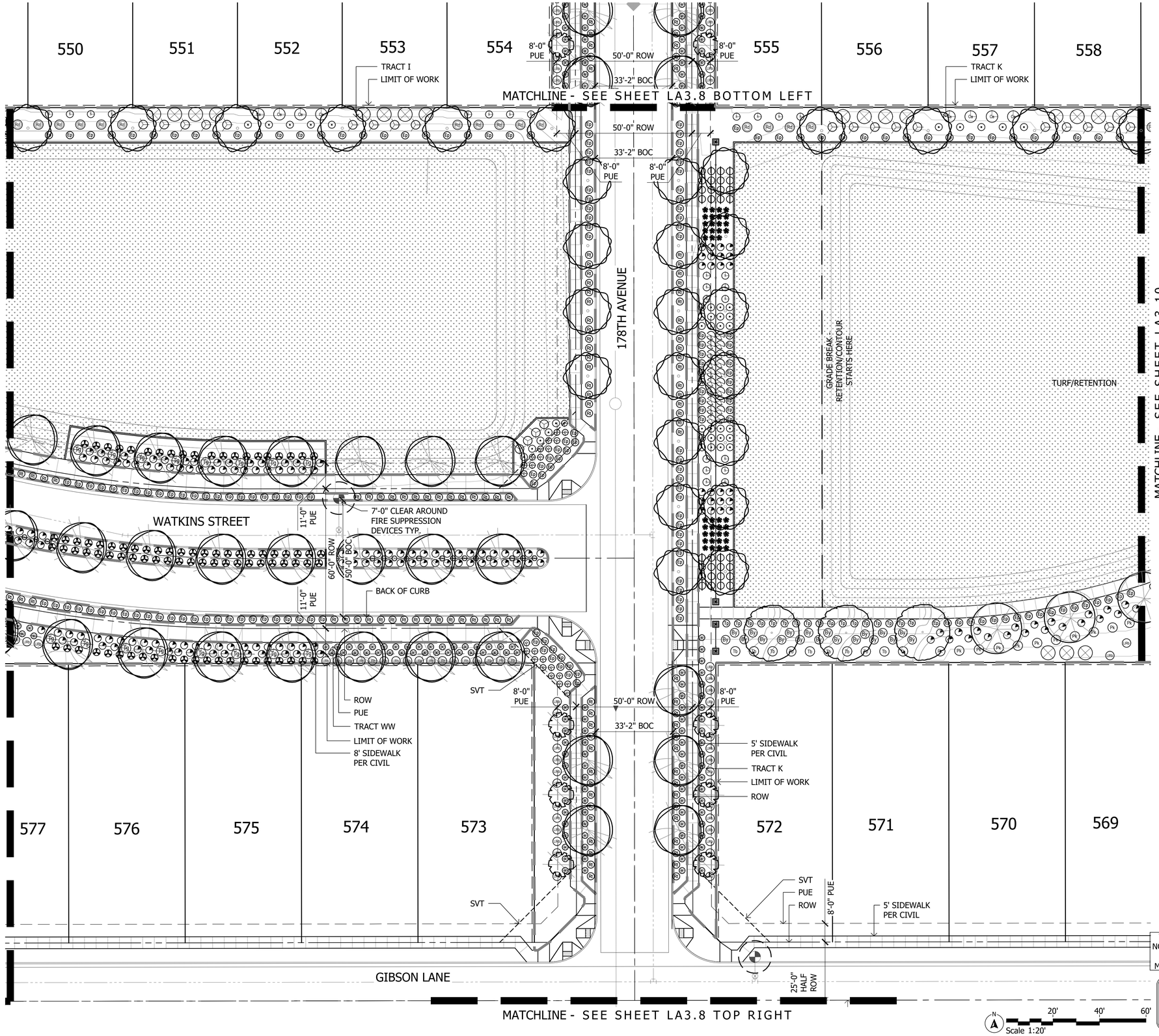

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06/03/2022
REGISTRATION EXPIRES
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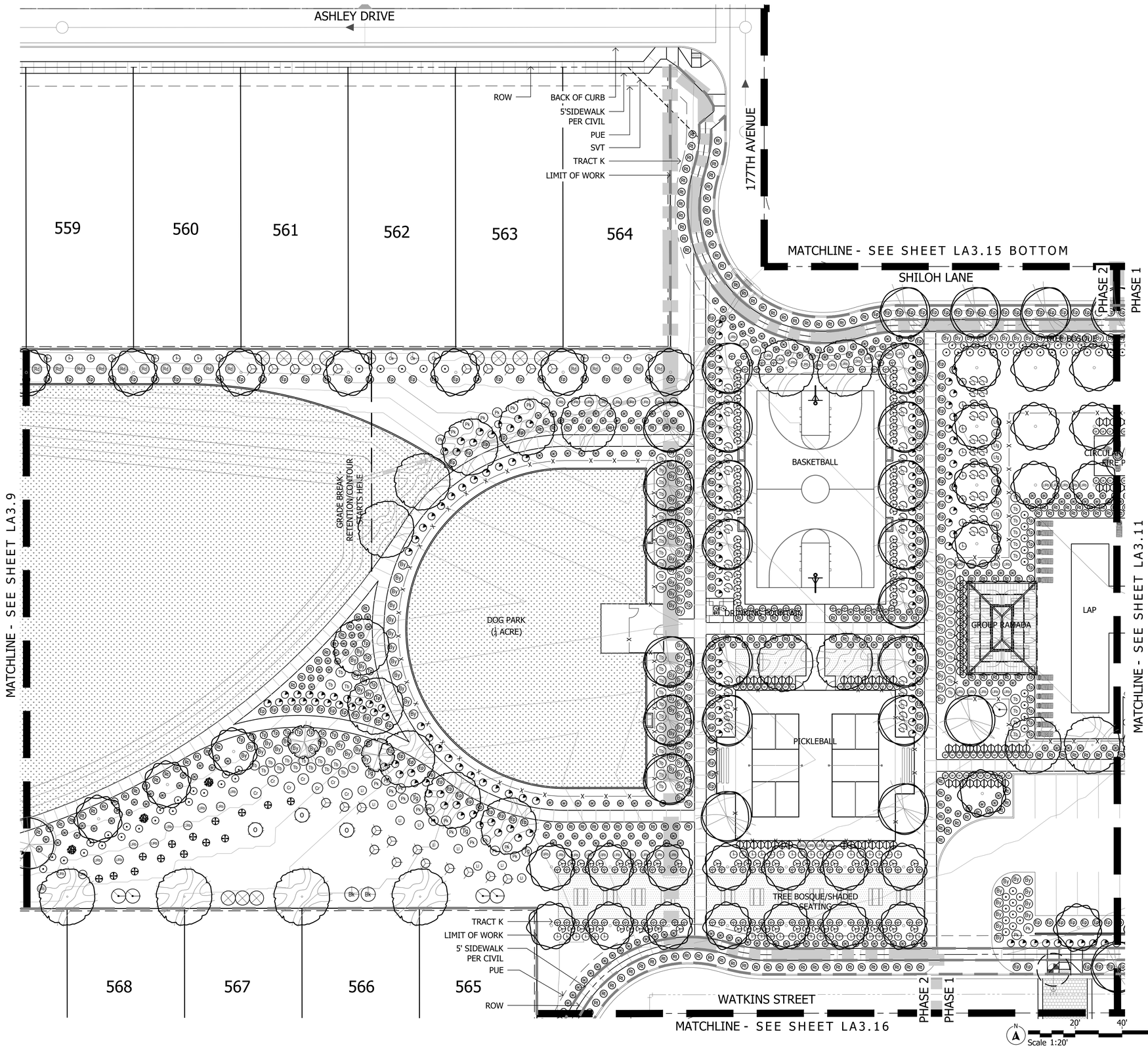

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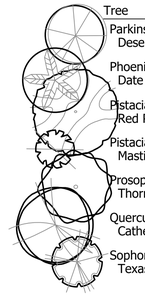

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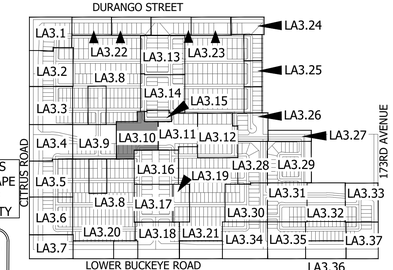

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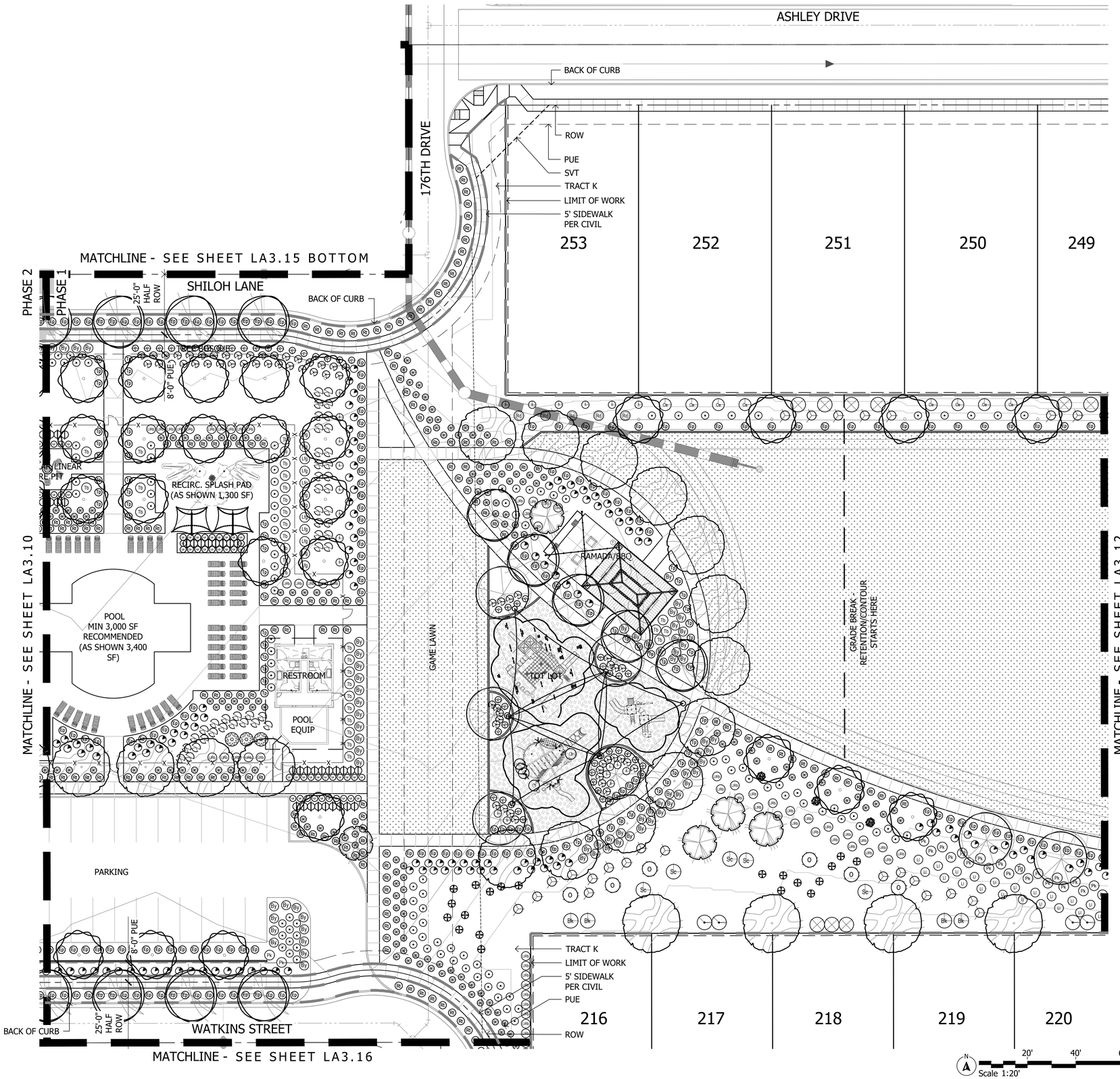

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Wood Chips	4460 sf

Small Shrubs	Size	Qty
By Bougainvillea glabra 'Yani's Delight' Yani's Delight Bougainvillea	5 gal.	659
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	360
Olea europaea "Little Ollie" Little Ollie Dwarf Olive	5 gal.	768
Teucrium chamaedrys Germander	1 gal.	247

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Ro Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	2171
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Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	1039
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Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal	111

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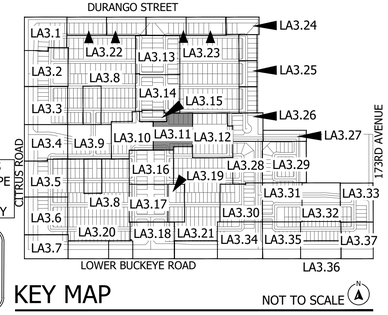

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La Jolla Vista

Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338

SHEET TITLE: PLANTING PLAN

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OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
06/03/2023
EXP. 12-31-24

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DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
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LA3.11

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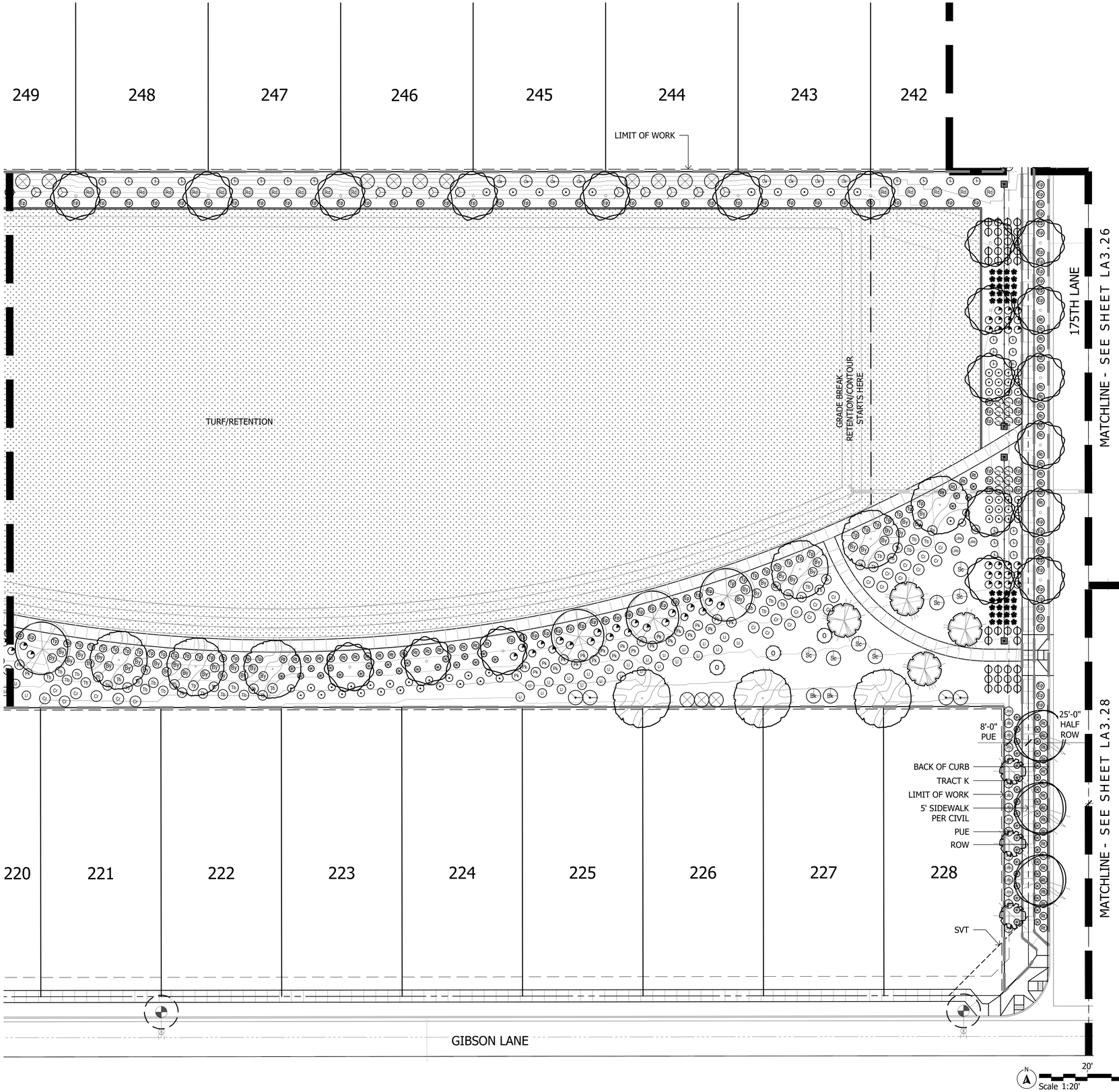

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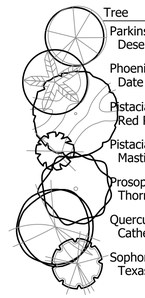

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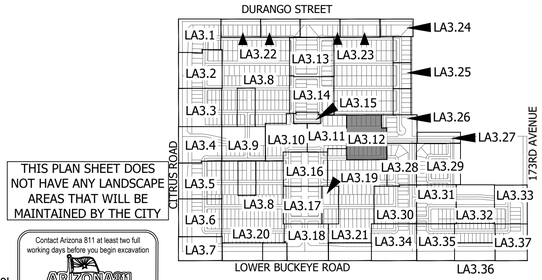

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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45440 ANDREW D. BARON 08/18/2022 ARIZONA U.S.A. EXP. 12-31-24

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DATE: 08/18/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
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LA3.12
PG: 33 OF 72

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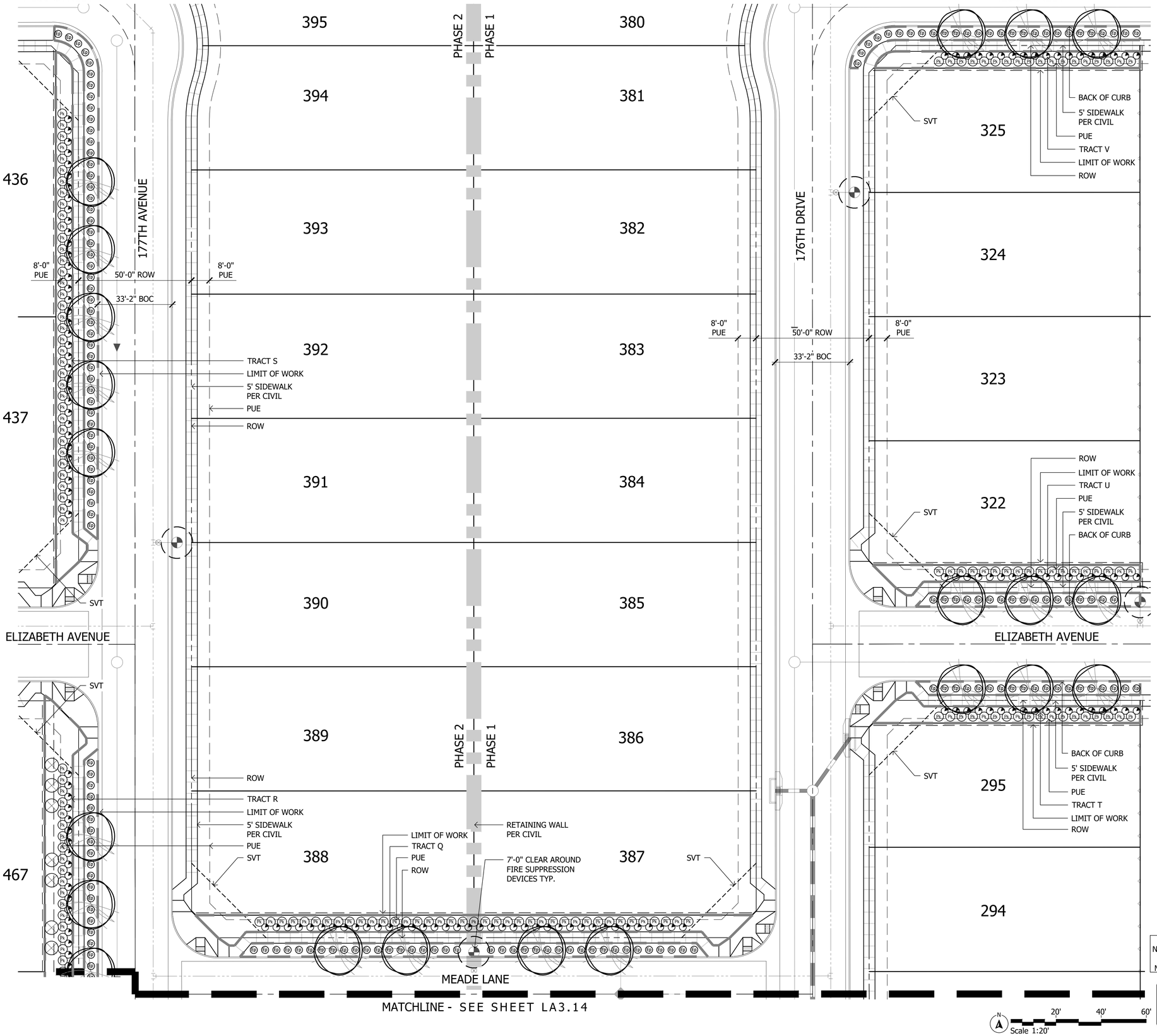

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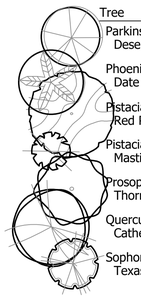

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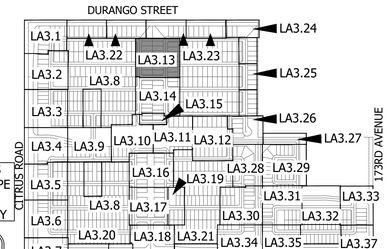

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Scale 1:20'

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MATCHLINE - SEE SHEET LA3.13

MEADE LANE

HILTON AVENEUE

177TH AVENUE

176TH DRIVE

HILTON AVENUE

ASHLEY DRIVE

MATCHLINE - SEE SHEET LA3.15

468

514

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255

293

292

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290

263

262

PHASE 2

PHASE 1

SVT

BACK OF CURB

5' SIDEWALK PER CIVIL

PUE

TRACT R

TRACT P

TRACT M

TRACT N

TRACT O

LIMIT OF WORK

ROW

8'-0" PUE

50'-0" ROW

33'-2" BOC

7'-0" CLEAR AROUND FIRE SUPPRESSION DEVICES TYP.

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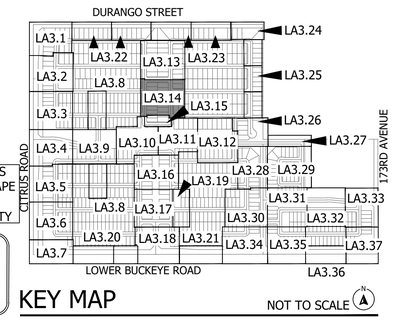

KEY MAP

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N

20' 40' 60'

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La Jolla Vista

Preliminary Plat Submittal

NEC W. Lower Buckeye Road & S. Citrus Road

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SHEET TITLE: PLANTING PLAN

ABLA
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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
06/03/2023
ARIZONA, USA
EXP. 12-31-24

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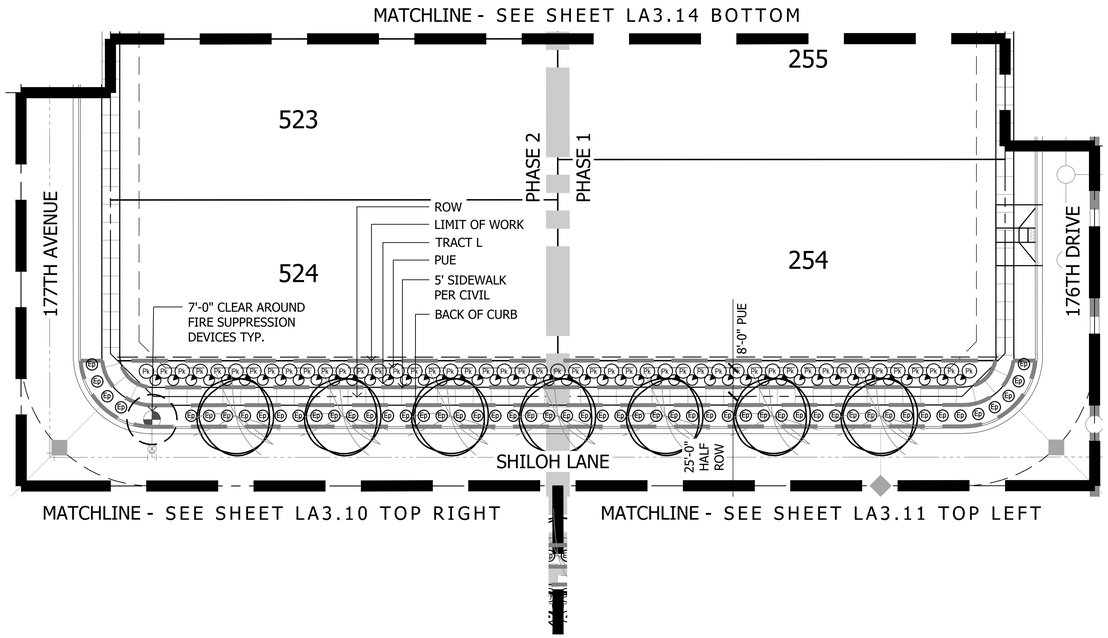
DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY: CS
PERMIT NUMBER:

ABLA PROJECT NUMBER: 251-009-21

LA3.14

\\FSERVER\ABLA\Projects\WestPac\La Jolla Vista\Landscape\Pre_Plat Documents\03-Planting_1-18_LJV.dwg



Plant Materials Legend

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	1.5"	4'	8'	24"	14
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Pistacia sp. 'Red Push' Red Push Pistache	1.5"	9'	3'	24"	184
Pistacia lentiscus Mastic Tree	1.5"	9'	3'	24"	139
Prosopis v. glandulosa 'Maverick' Thornless Texas Honey Mesquite	1.5"	8'	4'	24"	313
Quercus virginiana 'Cathedral' Cathedral Live Oak	1.5"	9'	4'	24"	589
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Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	55
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	1451
Senna artemisioides 'Feathery' Feathery Senna/Cassia	5 gal.	302
Salvia clevelandii Chaparral Sage	5 gal.	558
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Nerium oleander 'Little Red' Little Red Oleander	5 gal.	352
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.	1141
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	223

Inerts	Qty
Decomposed Granite 1/2" Screened Express Brown	1170207 sf
Cobble	Per Civil
Hydroseed	506323 sf
Concrete Header - 6" Wide Standard Color and Finish	7660 lf
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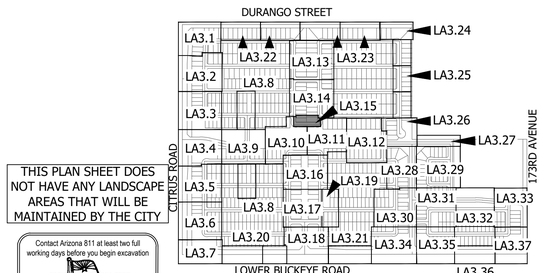

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REGISTERED LANDSCAPE ARCHITECT 15440 ANDREW D. BARON 06/03/2022 ARIZONA U.S.A. EXP. 12-31-24

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DATE: 06/03/2022
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DRAWN BY: KR, JM
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LA3.15

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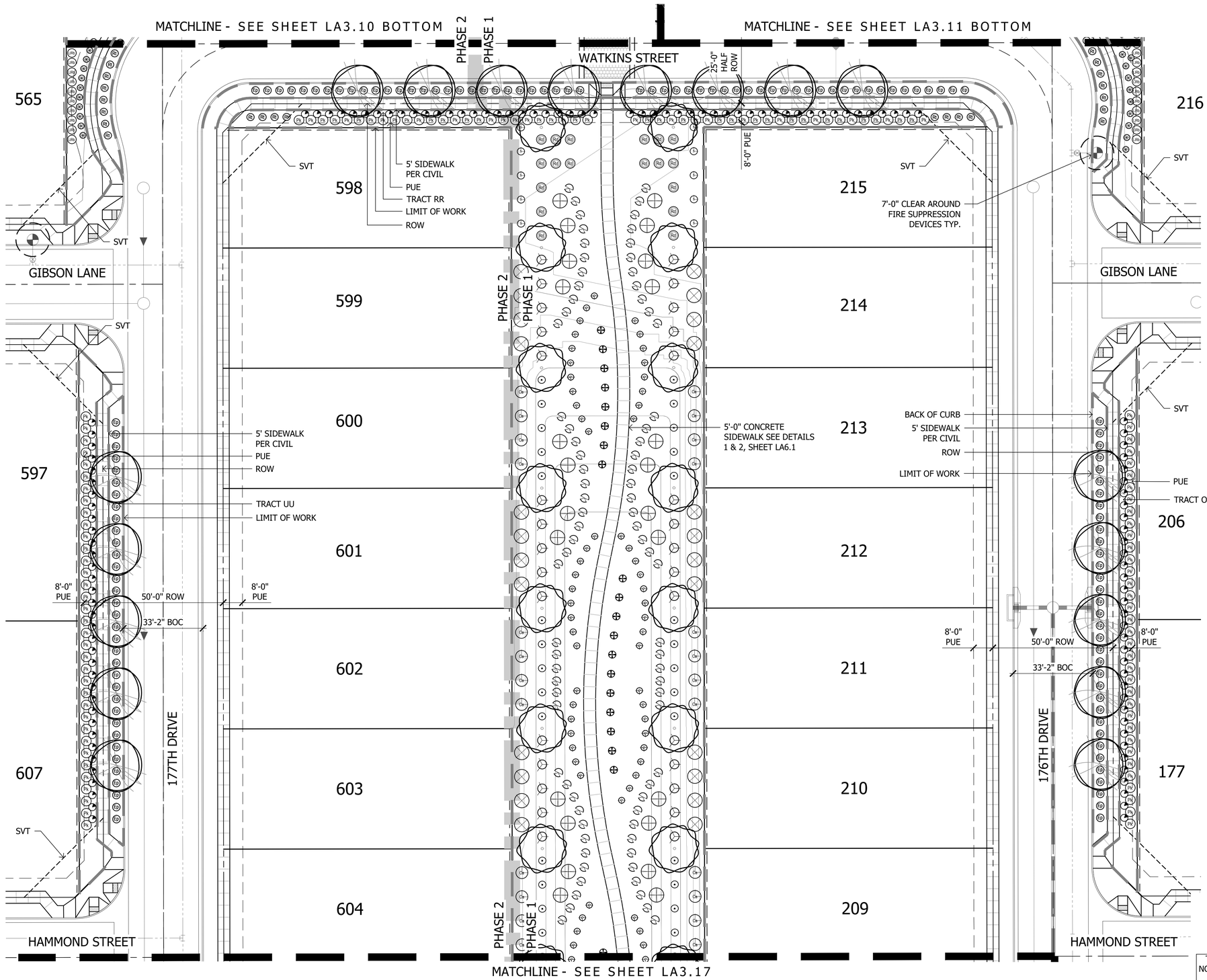

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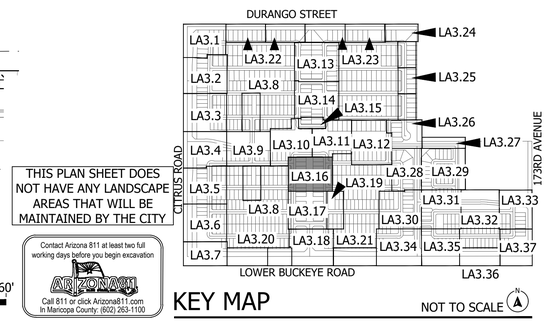

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La Jolla Vista

Preliminary Plat Submittal
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SHEET TITLE: PLANTING PLAN

ABLA
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TEMPE, ARIZONA 85281
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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45440 ANDREW D. BARON 06/03/2022 REGISTRATION EXPIRES EXP. 12-31-24

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DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
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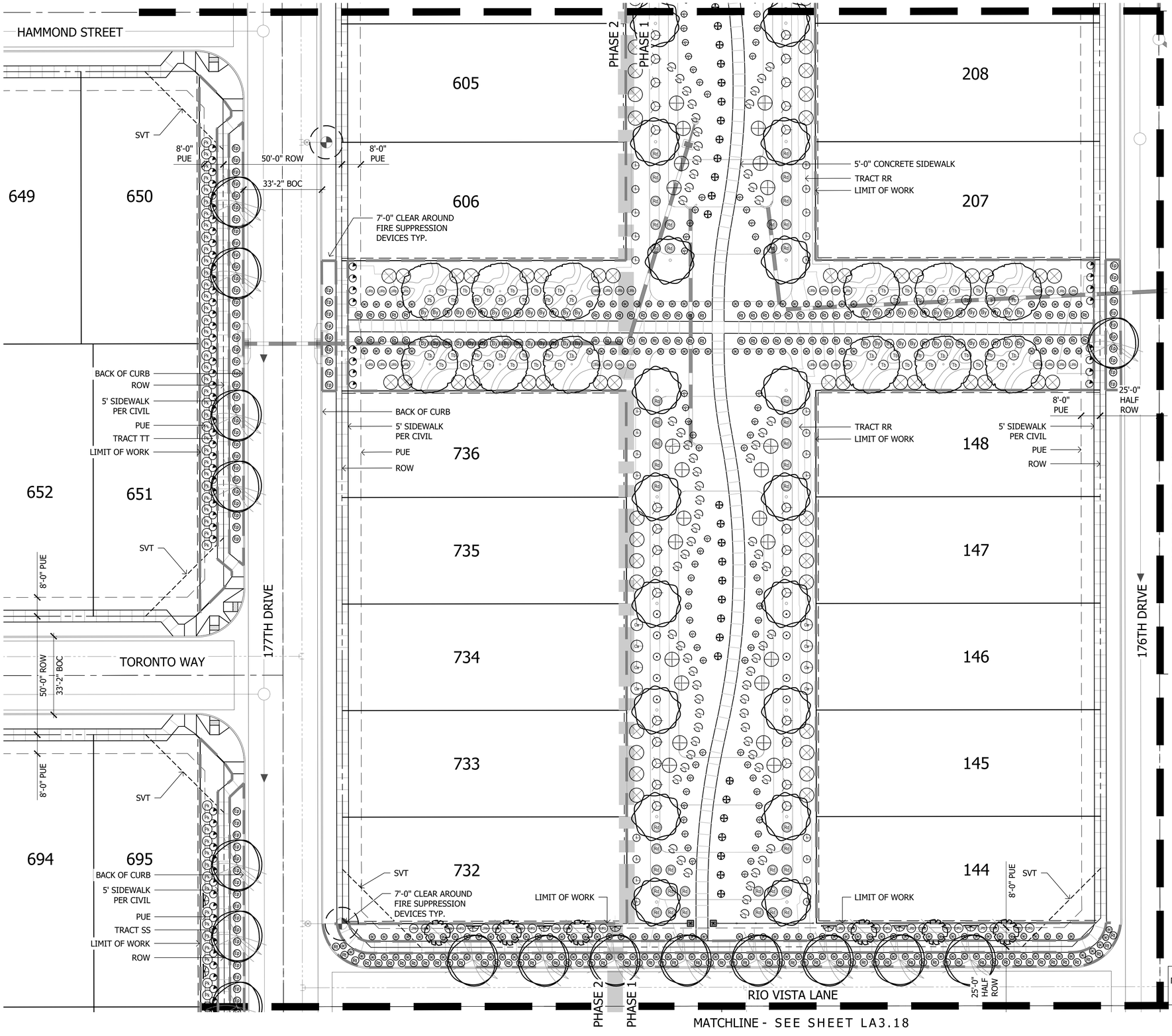

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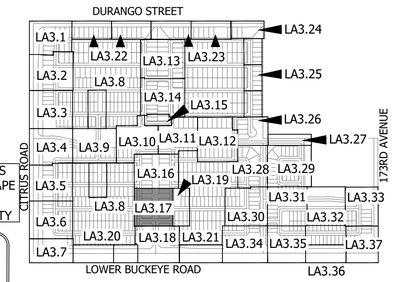

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PG: 38 OF 72

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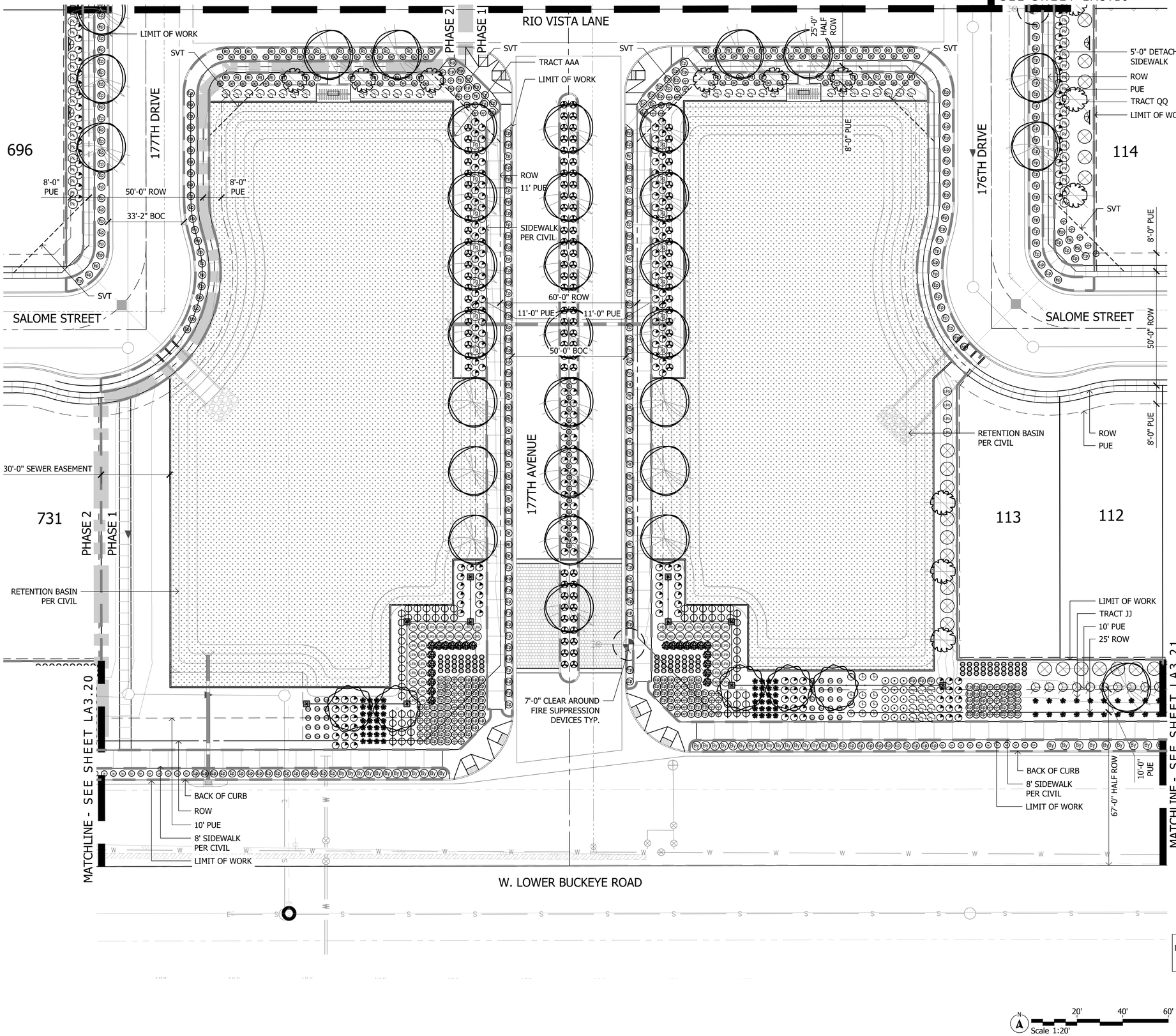

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Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	24
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Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	1451
Senna artemisioides 'Feathery' Feathery Senna/Cassia	5 gal.	302
Salvia clevelandii Chaparral Sage	5 gal.	558
Simmondsia Chinensis Jojoba	15 gal.	10

Medium Shrubs	Size	Qty
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 gal.	231
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Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.	1141
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	223

Inerts	Qty
Decomposed Granite 1/2" Screened Express Brown	1170207 sf
Cobble	Per Civil
Hydroseed	506323 sf
Concrete Header - 6" Wide Standard Color and Finish	7660 lf
Wood Chips	4460 sf

Small Shrubs	Size	Qty
Bougainvillea glabra 'Yani's Delight' Yani's Delight Bougainvillea	5 gal.	659
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	360
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Teucrium chamaedrys Germander	1 gal.	247

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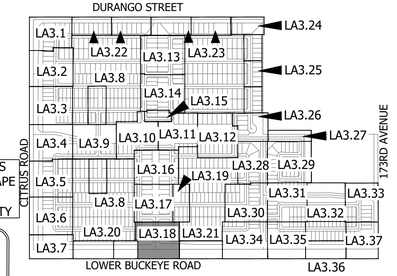

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OFFICE: 480-530-0077
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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45440 ANDREW D. BARON 06/03/2023 REGISTRATION EXPIRES EXP. 12-31-24

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DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY: CS
PERMIT NUMBER:
ABLA PROJECT NUMBER: 251-009-21

LA3.18
PG: 39 OF 72

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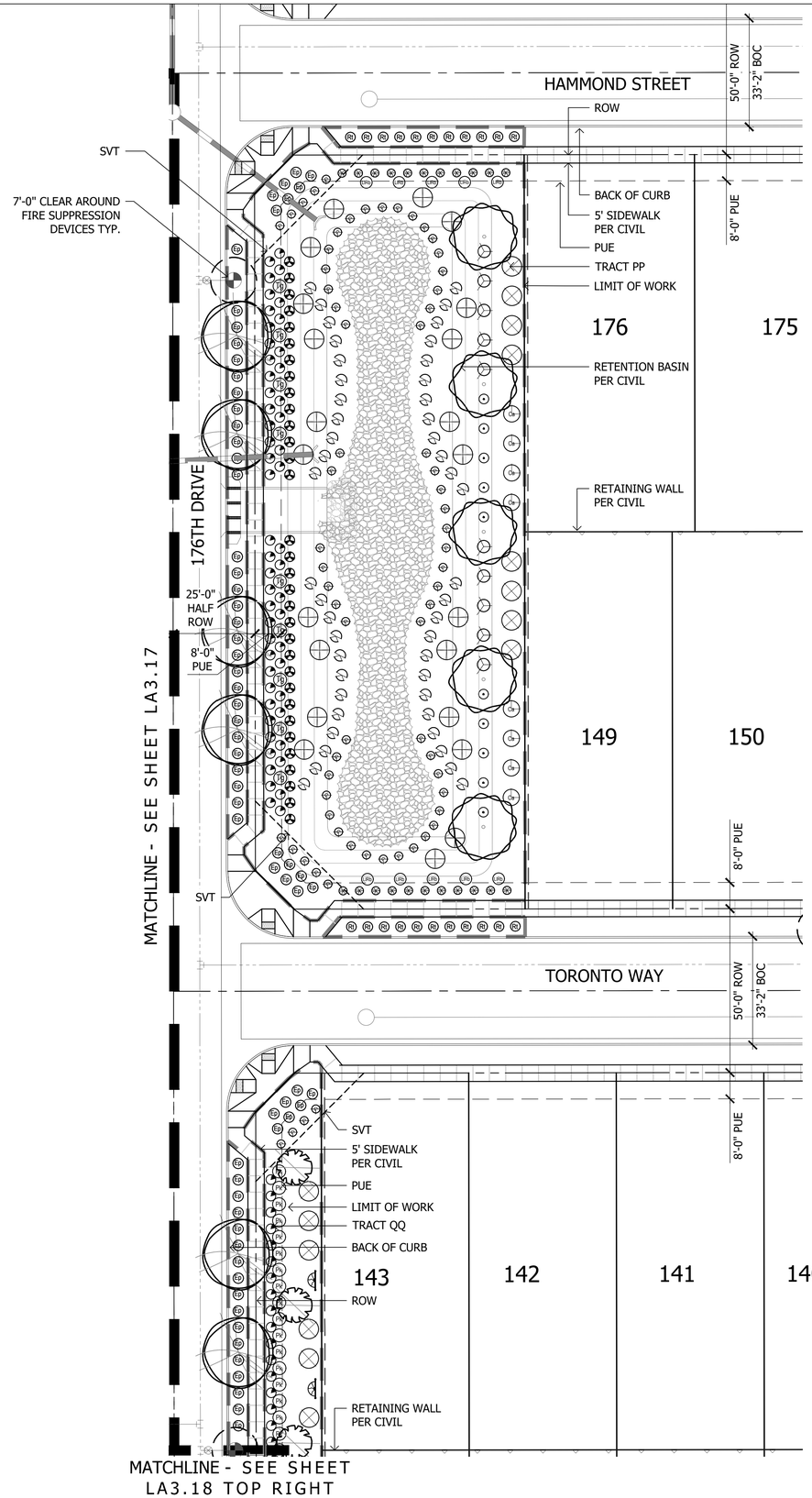

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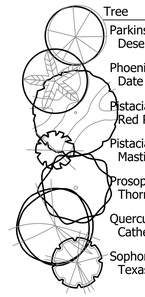

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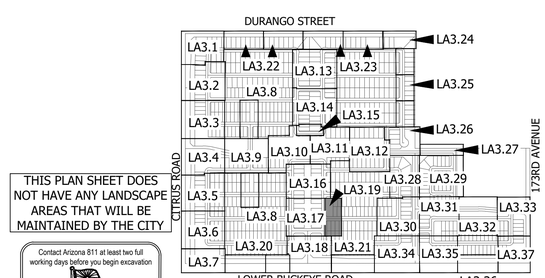

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N
20' 40' 60'
Scale 1:20'

KEY MAP

NOT TO SCALE

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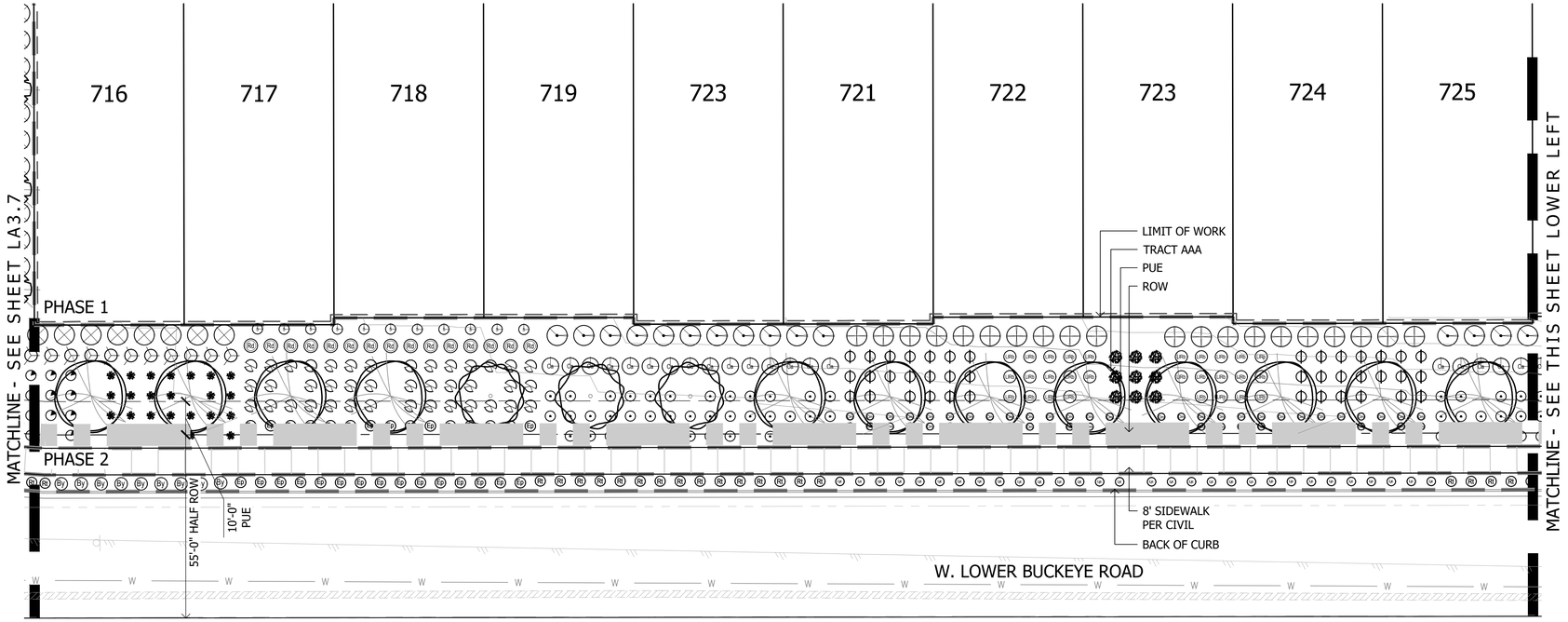

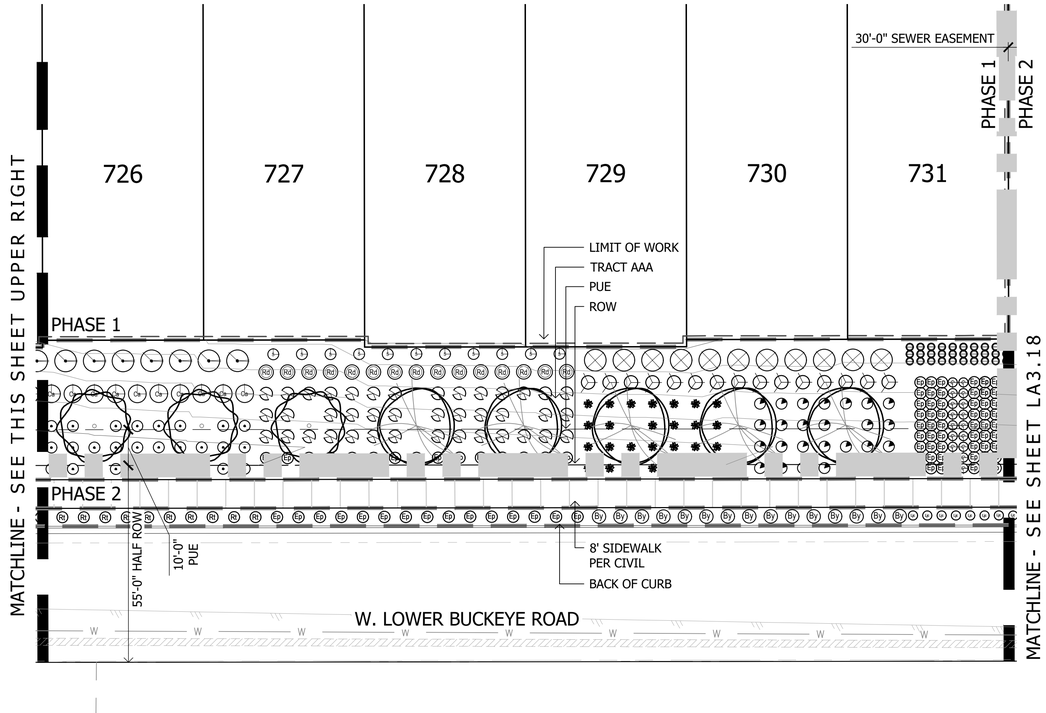

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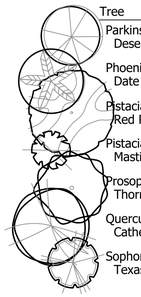

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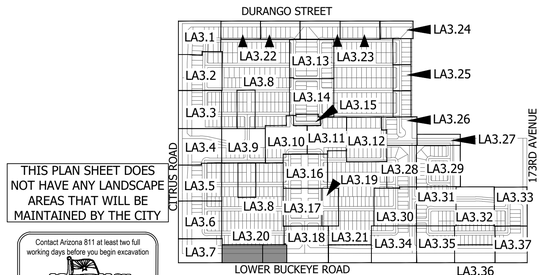

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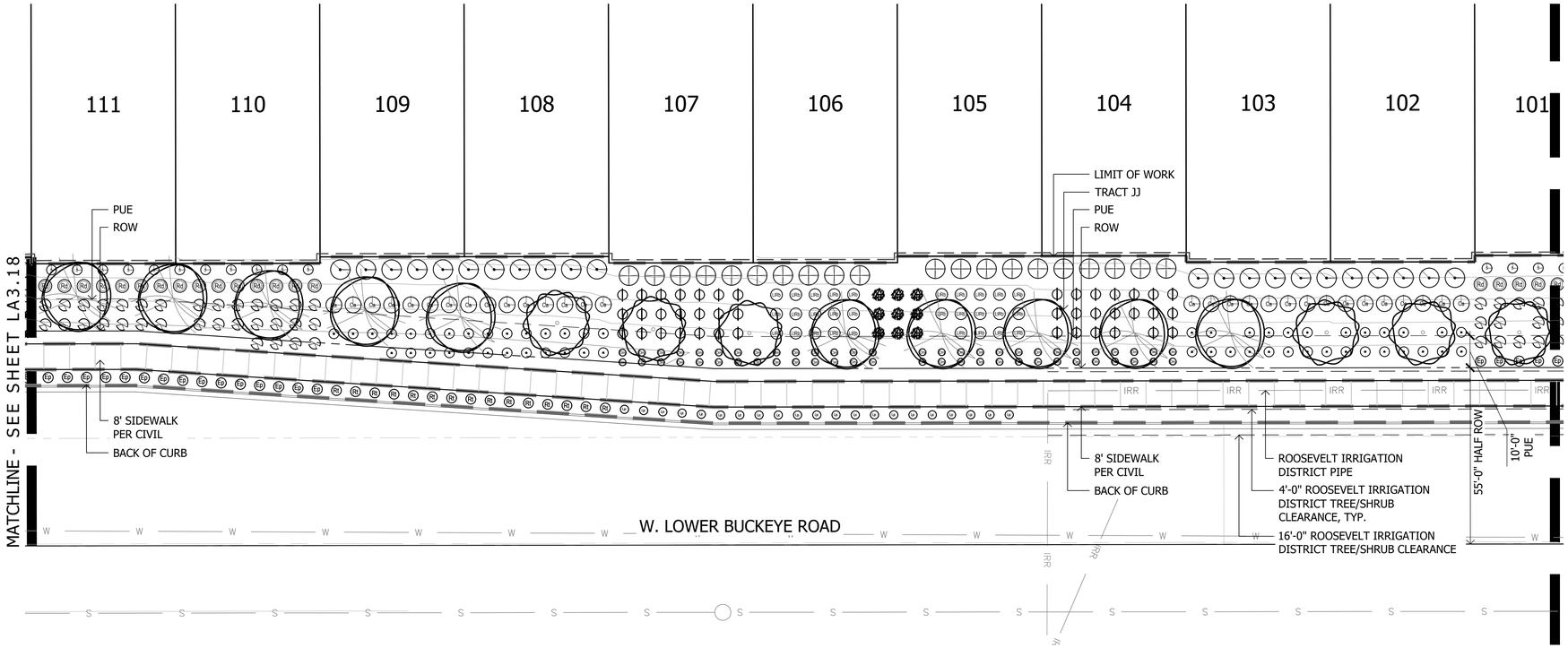

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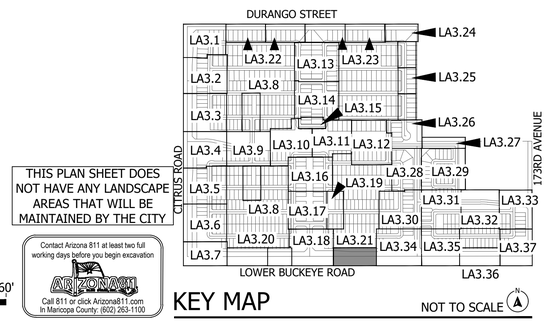

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La Jolla Vista

Preliminary Plat Submittal
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SHEET TITLE: PLANTING PLAN

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
06/03/2022
ARIZONA, USA
EXP. 2-31-24

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DRAWN BY: KR, JM
CHECKED BY: CS
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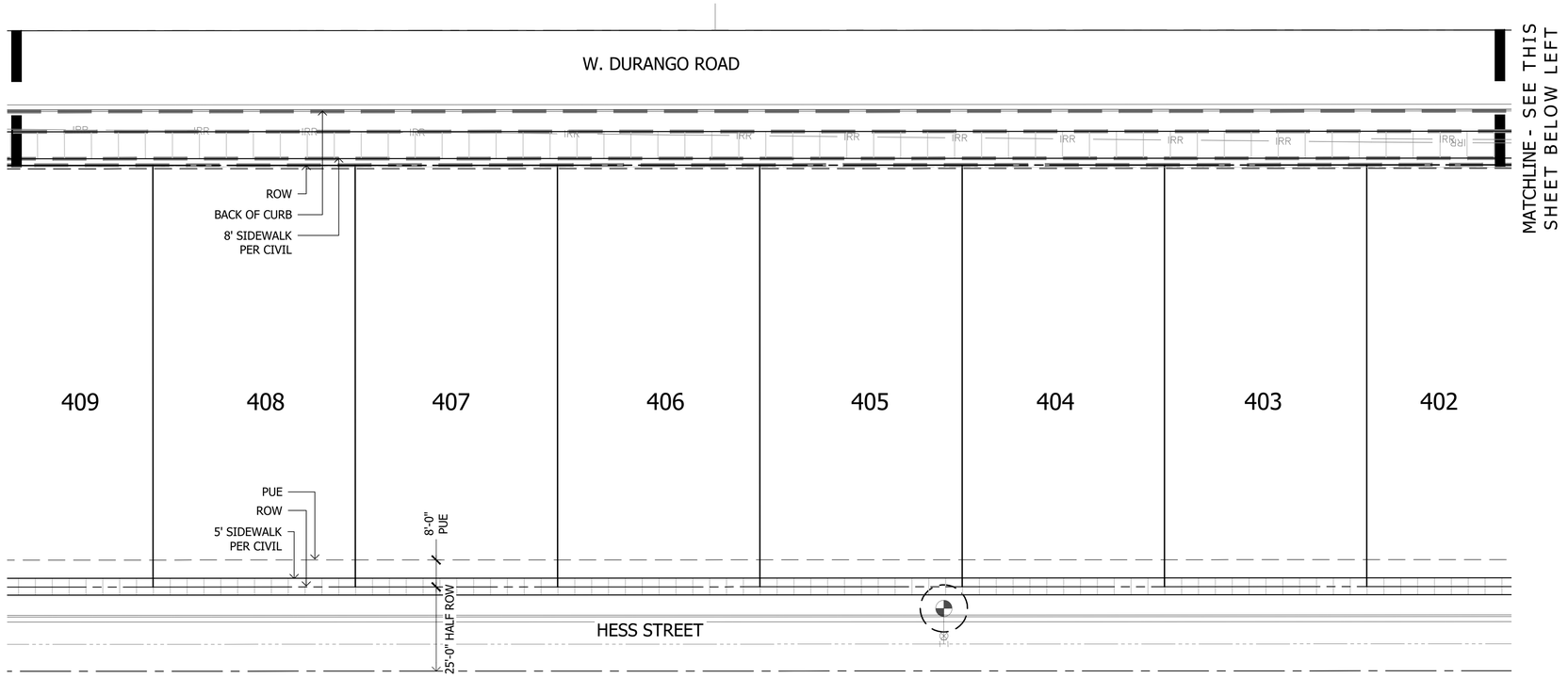

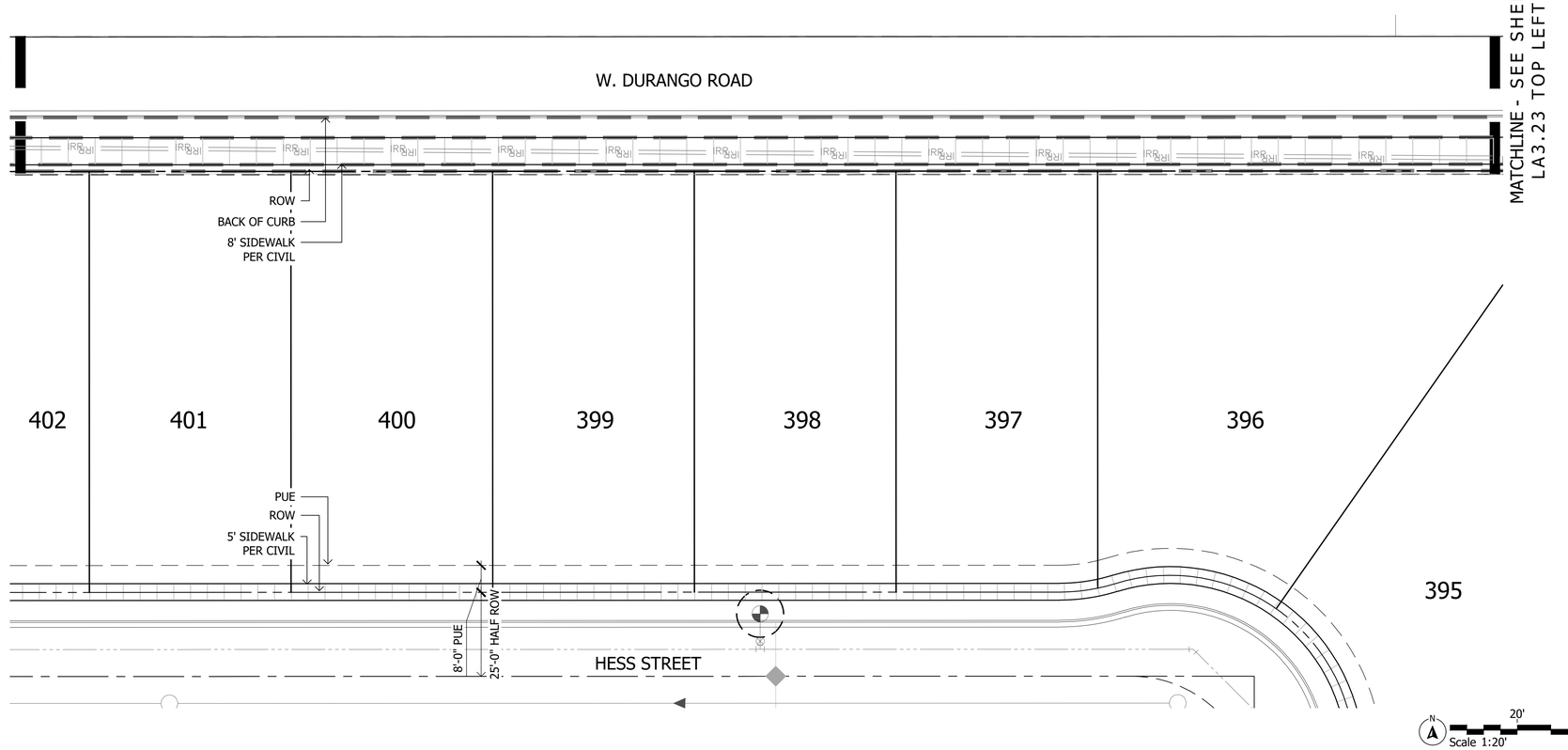

Plant Materials Legend



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Pistacia sp. 'Red Push' Red Push Pistache	1.5"	9'	3'	24"	184
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Prosopis v. glandulosa 'Maverick' Thornless Texas Honey Mesquite	1.5"	8'	4'	24"	313
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Inerts	Qty
No Symbol Decomposed Granite 1/2" Screened Express Brown	1170207 sf
Cobble	Per Civil
Hydroseed	506323 sf
Concrete Header - 6" Wide Standard Color and Finish	7660 lf
Wood Chips	4460 sf

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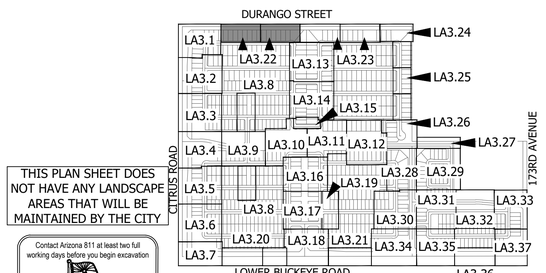

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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45440 ANDREW D. BARON 06/03/2022 REGISTRATION EXPIRES EXP. 12-31-24

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LA3.22
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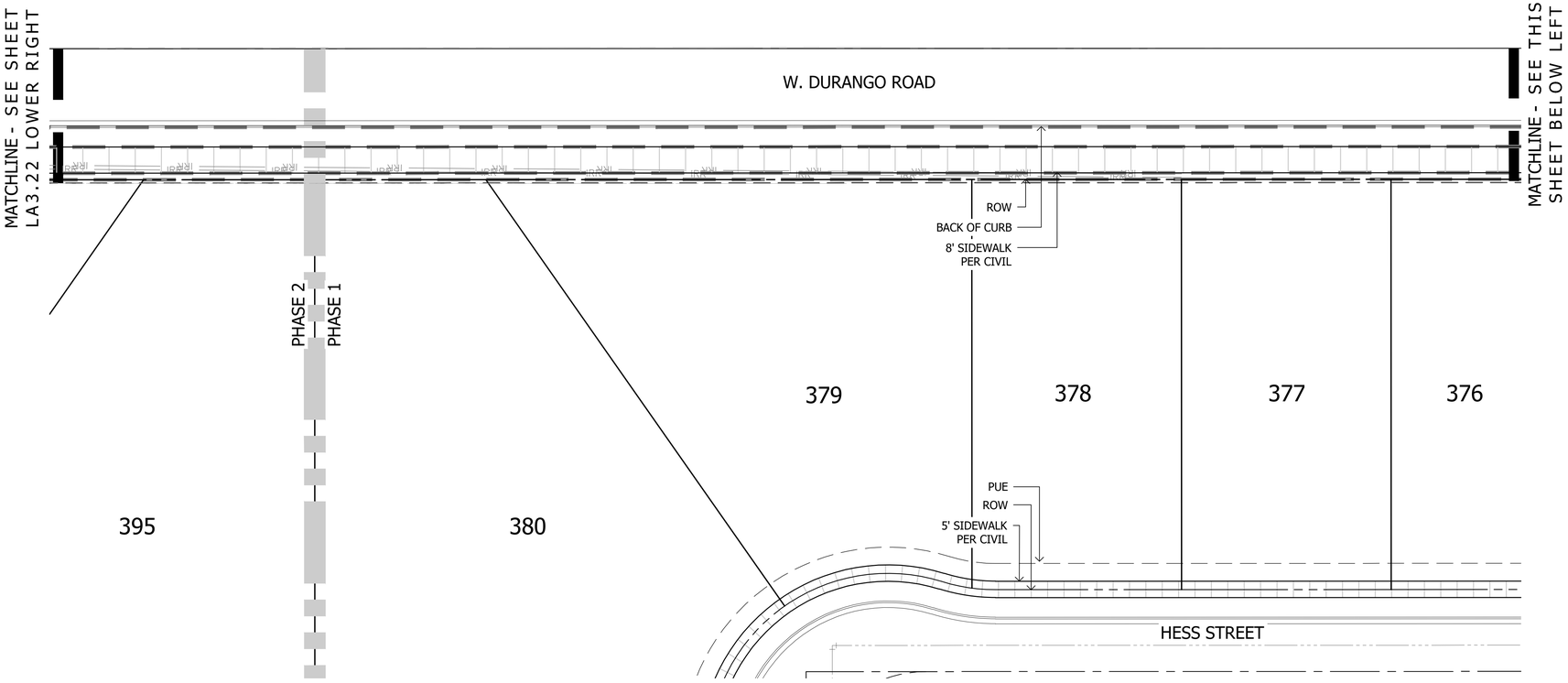

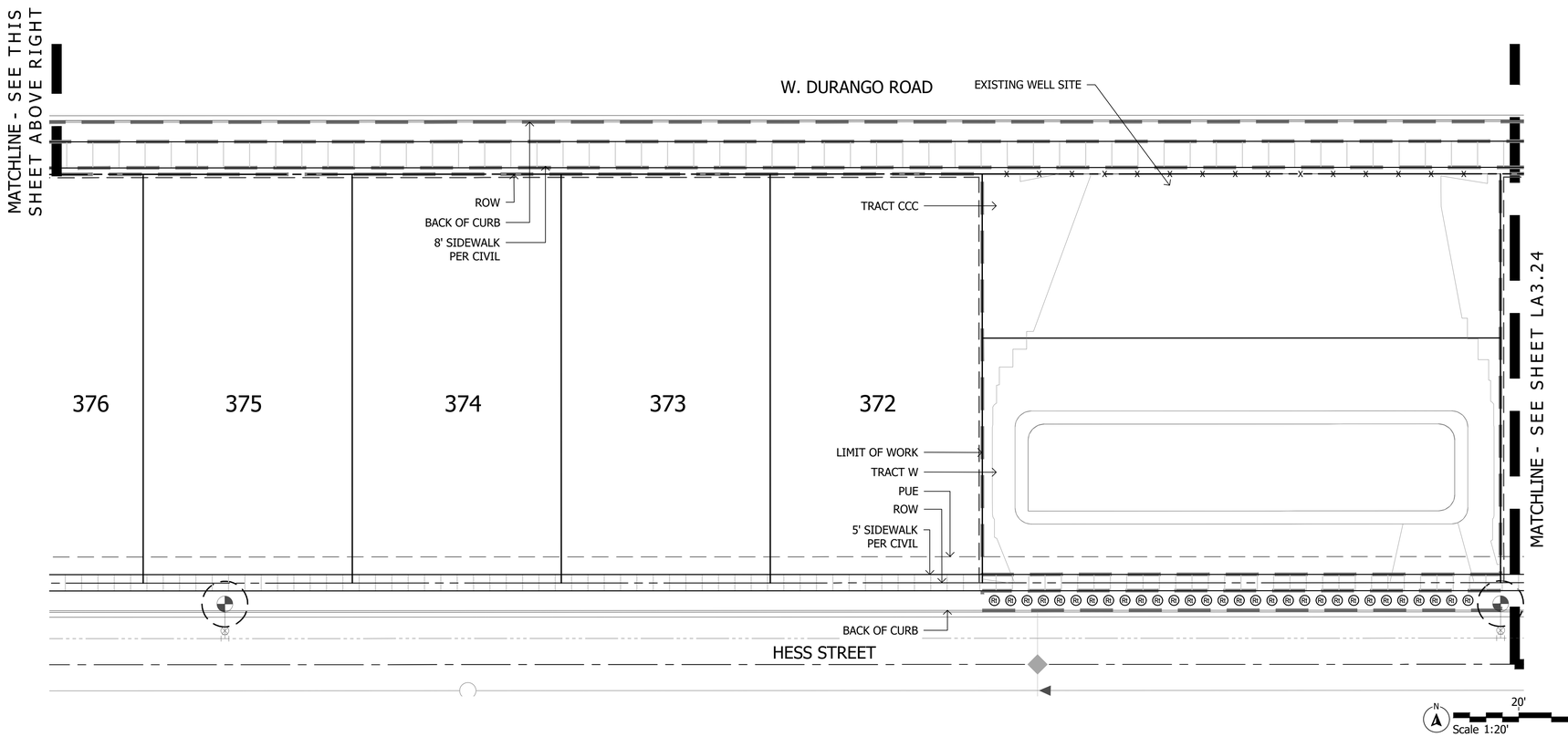

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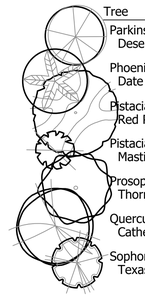

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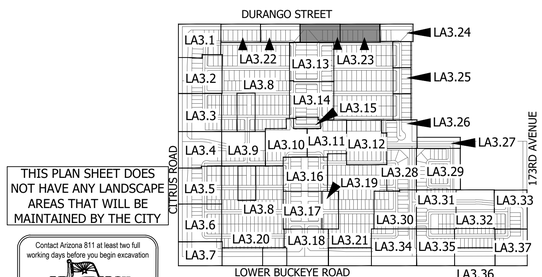

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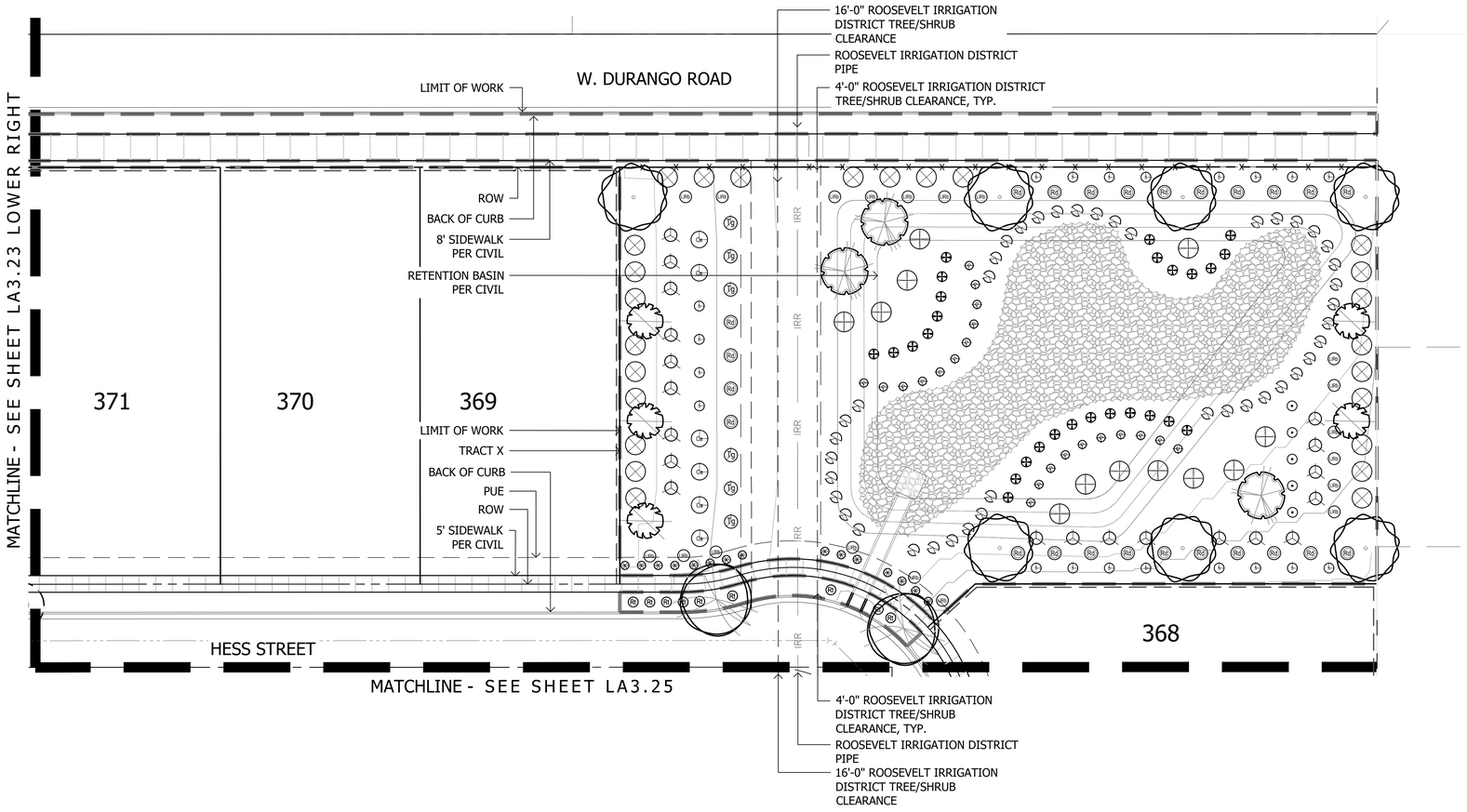

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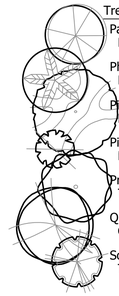

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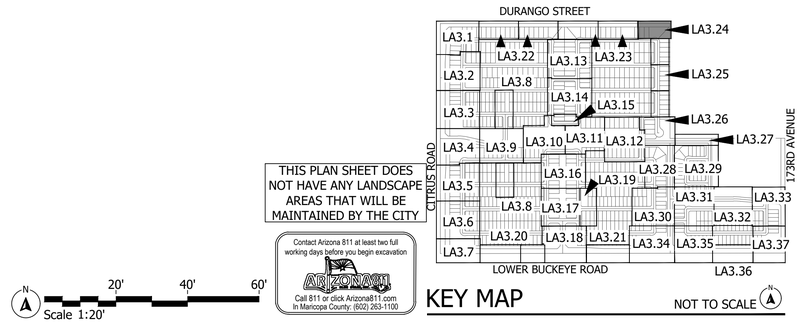

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SHEET TITLE: PLANTING PLAN

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
06/03/2023
ARIZONA, USA
EXP. 12-31-24

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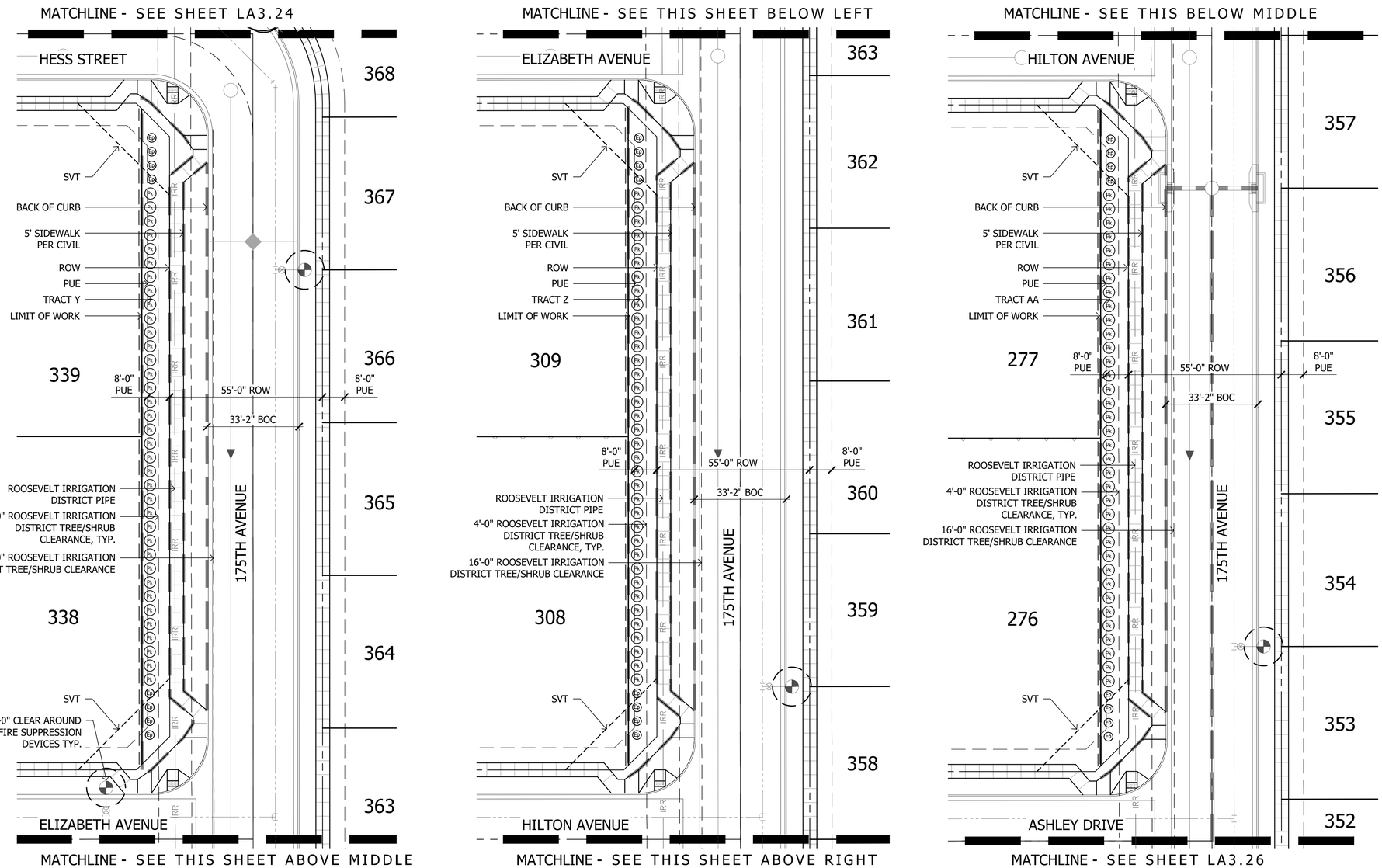
DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY: CS
PERMIT NUMBER:

ABLA PROJECT NUMBER: 251-009-21

LA3.24

\\FSERVER\ABLA\Projects\WestPac\La Jolla Vista\Landscape\Pre_Plat Documents\03-Planting_19-37_LJV.dwg



Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	1.5"	4'	8'	24"	14
Phoenix dactylifera Date Palm		16' CTH			43
Pistacia sp. 'Red Push' Red Push Pistache	1.5"	9'	3'	24"	184
Pistacia lentiscus Mastic Tree	1.5"	9'	3'	24"	139
Prosopis v. glandulosa 'Maverick' Thornless Texas Honey Mesquite	1.5"	8'	4'	24"	313
Quercus virginiana 'Cathedral' Cathedral Live Oak	1.5"	9'	4'	24"	589
Sophora secundiflora Texas Mountain Laurel	1.0"	4'	3'	24"	13

Extra Large Shrubs	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	8
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	334
Dodonea viscosa Green Hopseed Bush	5 gal.	682
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	134

Large Shrubs	Size	Qty
Calliandra californica Red Fairy Duster	5 gal.	32
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	24
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	55
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	1451
Senna artemisioides 'Feathery' Feathery Senna/Cassia	5 gal.	302
Salvia clevelandii Chaparral Sage	5 gal.	558
Simmondsia Chinensis Jojoba	15 gal.	10

Medium Shrubs	Size	Qty
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 gal.	231
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	1221
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	3615
Nerium oleander 'Little Red' Little Red Oleander	5 gal.	352
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.	1141
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	223

Inerts	Qty
No Symbol Decomposed Granite 1/2" Screened Express Brown	1170207 sf
Cobble	Per Civil
Hydroseed	506323 sf
Concrete Header - 6" Wide Standard Color and Finish	7660 lf
Wood Chips	4460 sf

Small Shrubs	Size	Qty
Bougainvillea glabra 'Yani's Delight' Yani's Delight Bougainvillea	5 gal.	659
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	360
Olea europaea "Little Ollie" Little Ollie Dwarf Olive	5 gal.	768
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Groundcovers	Size	Qty
Eremophila prostrata 'Outback Sunrise'	1 gal	4282
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	2171
Teucrium chamaedrys 'Prostratum' Prostrate Germander	1 gal.	169

Cacti/ Accents	Size	Qty
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Bouteloua gracilis Blonde Ambition	1 gal	1958
Fouquieria splendens Ocotillo	8 cane min.	12
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	1039
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	2416
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	603
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Yucca pallida Pale Leaf Yucca	5 gal	1146

Vine	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal	111

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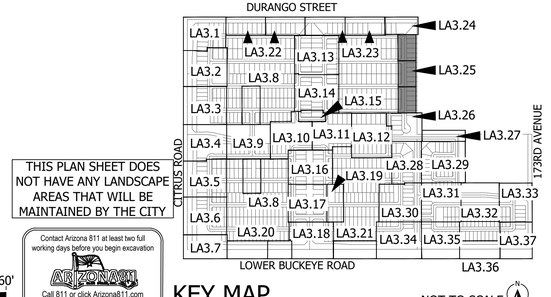



KEY MAP NOT TO SCALE



La Jolla Vista

Preliminary Plat Submittal
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ABLA
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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45440 ANDREW D. BARON 09/03/2021 ARIZONA U.S.A. EXP. 12-31-22

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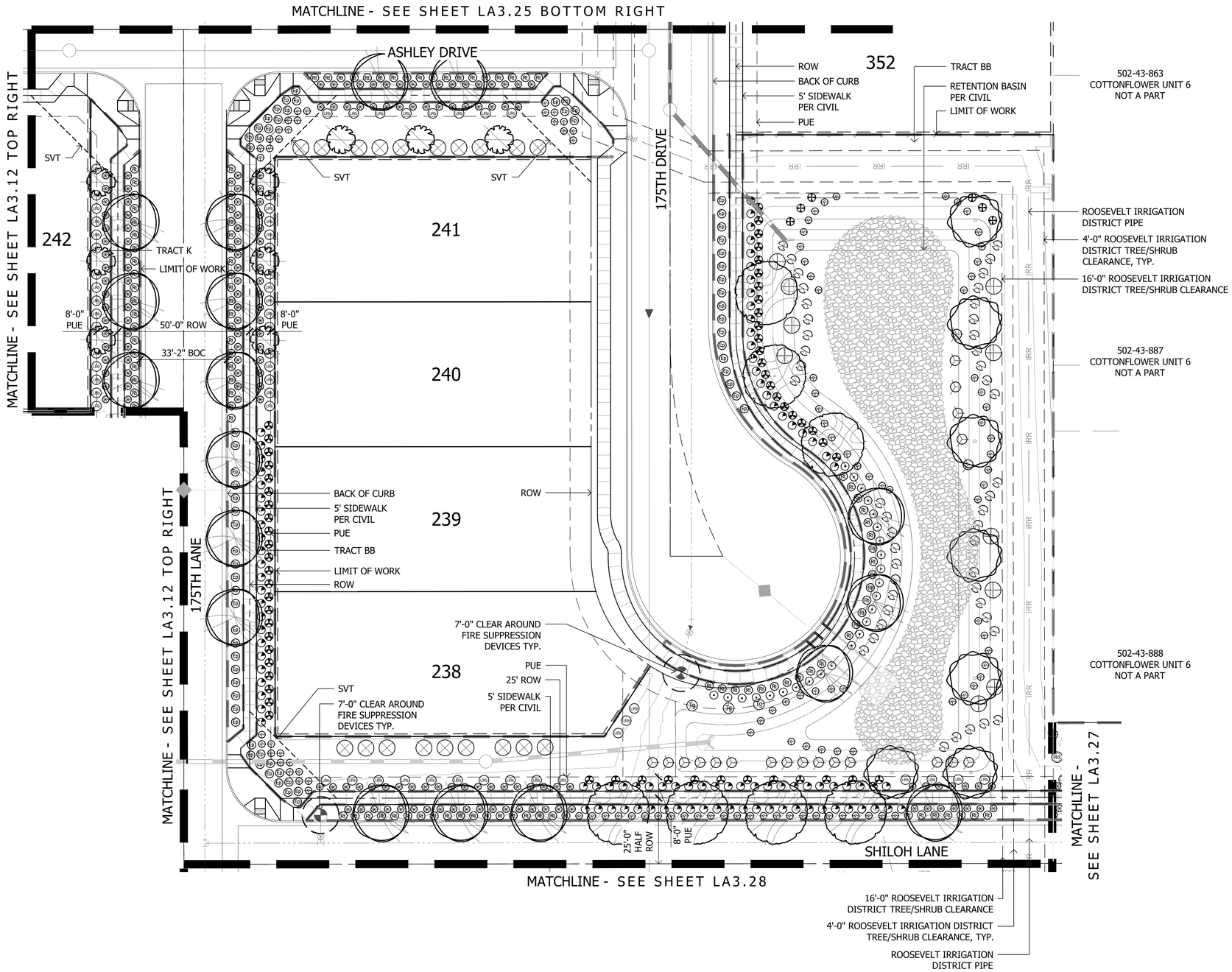

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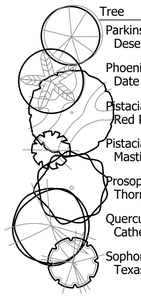

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Llb Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	1451
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Tb Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	223

Inerts	Qty
No Symbol Decomposed Granite 1/2" Screened Express Brown	1170207 sf
Cobble	Per Civil
Hydroseed	506323 sf
Concrete Header - 6" Wide Standard Color and Finish	7660 lf
Wood Chips	4460 sf

Small Shrubs	Size	Qty
By Bougainvillea glabra 'Yani's Delight' Yani's Delight Bougainvillea	5 gal.	659
C Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	360
Olea europaea "Little Ollie" Little Ollie Dwarf Olive	5 gal.	768
Teucrium chamaedrys Germander	1 gal.	247

Groundcovers	Size	Qty
Ef Eremophila prostrata 'Outback Sunrise'	1 gal	4282
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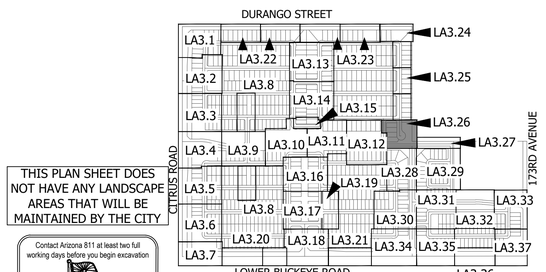

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KEY MAP NOT TO SCALE

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
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Scale 1:20'

La Jolla Vista
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LA3.26

PG: 47 OF 72

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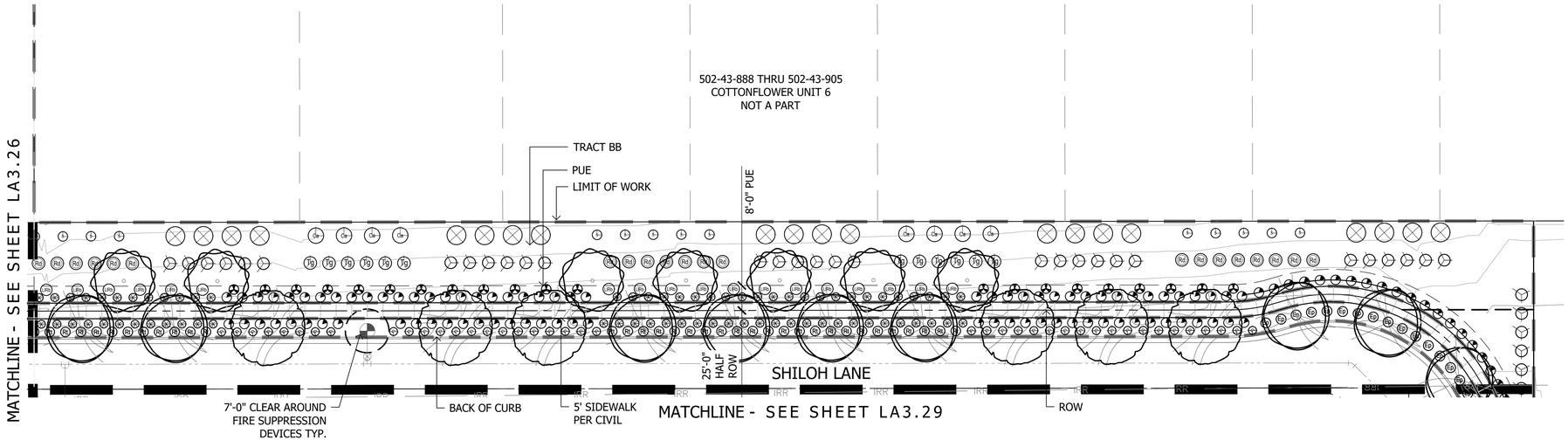

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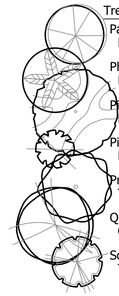

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N
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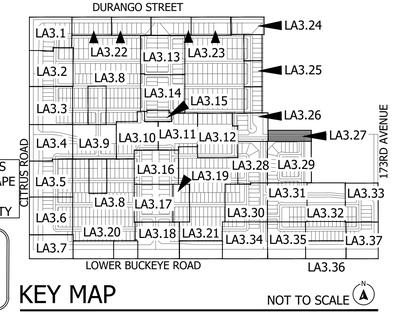

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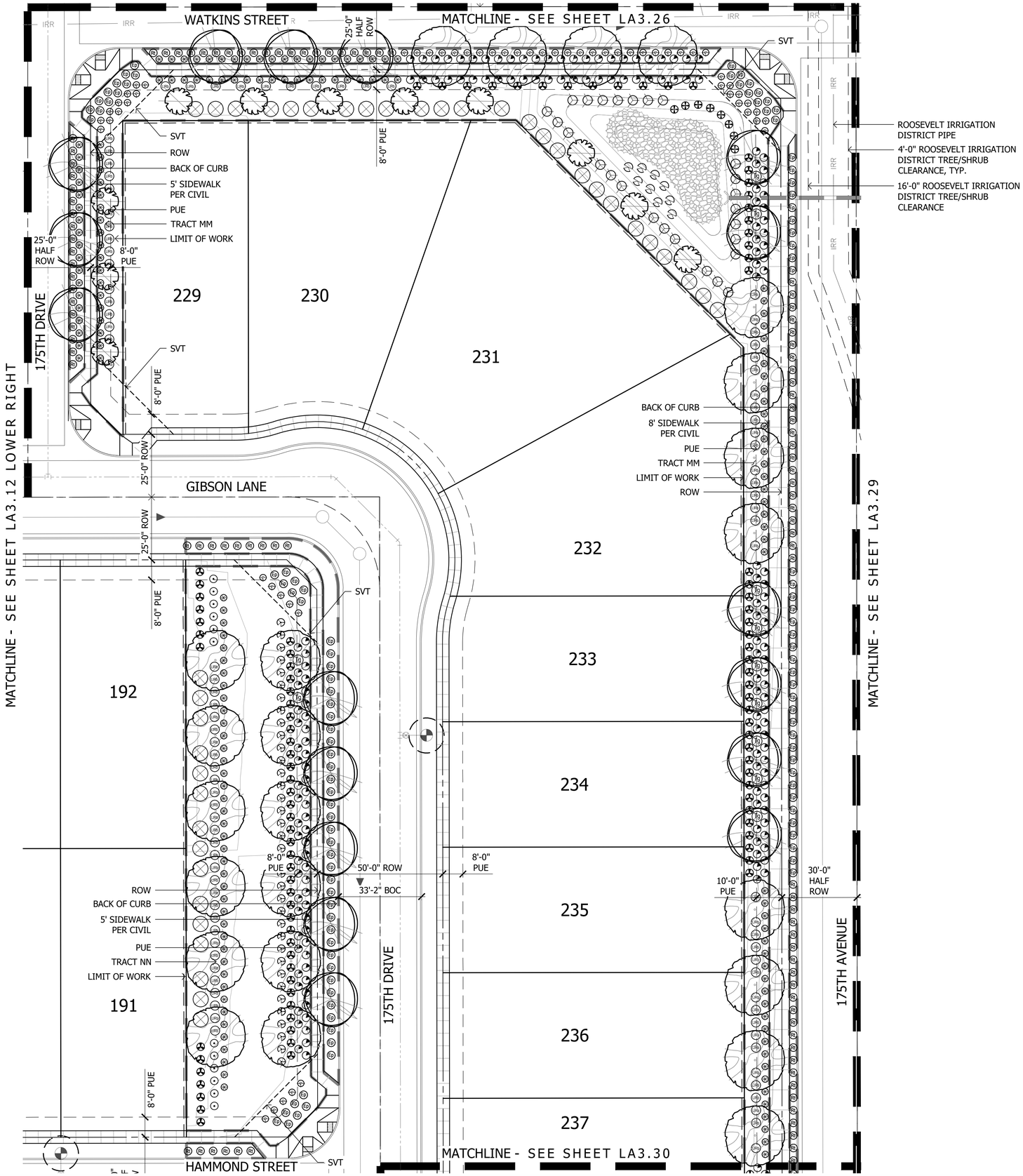

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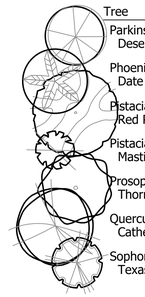

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Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 gal.	231
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	1221
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	3615
Nerium oleander 'Little Red' Little Red Oleander	5 gal.	352
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.	1141
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	223

Inerts	Qty
Decomposed Granite 1/2" Screened Express Brown	1170207 sf
Cobble	Per Civil
Hydroseed	506323 sf
Concrete Header - 6" Wide Standard Color and Finish	7660 lf
Wood Chips	4460 sf

Small Shrubs	Size	Qty
Bougainvillea glabra 'Yani's Delight' Yani's Delight Bougainvillea	5 gal.	659
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	360
Olea europaea "Little Ollie" Little Ollie Dwarf Olive	5 gal.	768
Teucrium chamaedrys Germander	1 gal.	247

Groundcovers	Size	Qty
Eremophila prostrata 'Outback Sunrise'	1 gal	4282
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	2171
Teucrium chamaedrys 'Prostratum' Prostrate Germander	1 gal.	169

Cacti/ Accents	Size	Qty
Agave americana 'Marginata' Century Plant	5 gal.	3
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	395
Bouteloua gracilis Blonde Ambition	1 gal	1958
Fouquieria splendens Ocotillo	8 cane min.	12
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	1039
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	2416
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	603
Muhlenbergia capillaris 'Regal Mist'	5 gal.	1564
Opuntia microdasys Bunny Ears Cactus	5 gal.	702
Opuntia santa rita Tubac Purple Prickly Pear	5 gal	197
Pedilanthus macrocarpus Slipper Plant	5 gal.	16
Yucca pallida Pale Leaf Yucca	5 gal	1146

Vine	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal	111

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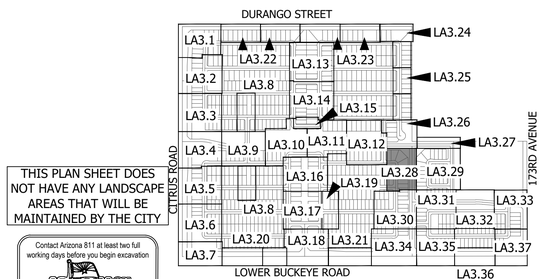

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N Scale 1:20' 20' 40' 60'

KEY MAP NOT TO SCALE N

La Jolla Vista

Preliminary Plat Submittal

NEC W. Lower Buckeye Road & S. Citrus Road

Goodyear, Arizona 85338

SHEET TITLE: PLANTING PLAN

ABLA
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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45440 ANDREW D. BARON 06/03/2022 ARIZONA U.S.A. EXP. 12-31-24

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DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY: CS
PERMIT NUMBER:
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LA3.28

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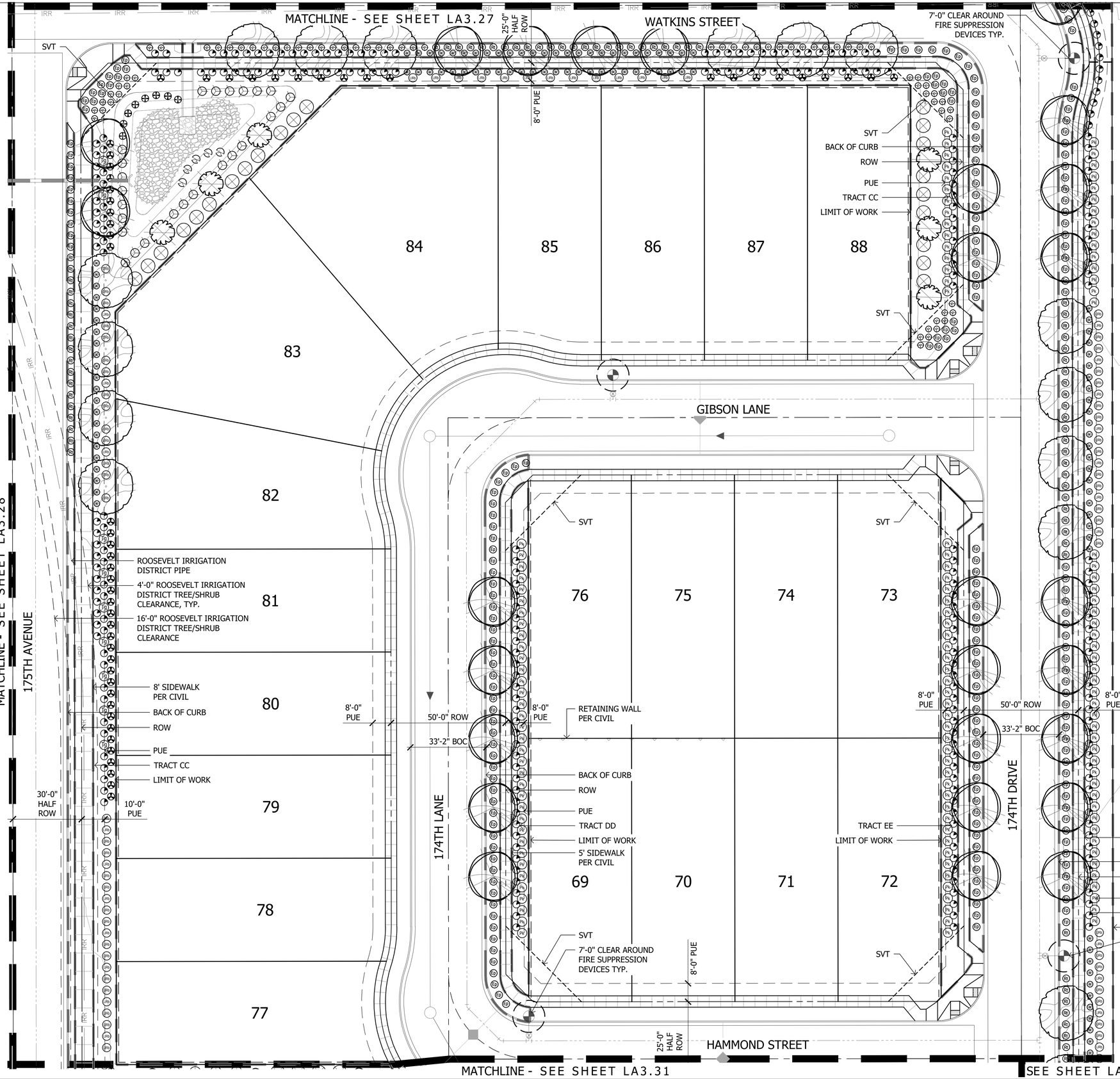

Plant Materials Legend

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	1.5"	4'	8'	24"	14
Phoenix dactylifera Date Palm		16' CTH			43
Pistacia sp. 'Red Push' Red Push Pistache	1.5"	9'	3'	24"	184
Pistacia lentiscus Mastic Tree	1.5"	9'	3'	24"	139
Prosopis v. glandulosa 'Maverick' Thornless Texas Honey Mesquite	1.5"	8'	4'	24"	313
Quercus virginiana 'Cathedral' Cathedral Live Oak	1.5"	9'	4'	24"	589
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Extra Large Shrubs	Size	Qty
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Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	334
Dodonea viscosa Green Hopseed Bush	5 gal.	682
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	134

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Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	55
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	1451
Senna artemisioides 'Feathery' Feathery Senna/Cassia	5 gal.	302
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Hydroseed	506323 sf
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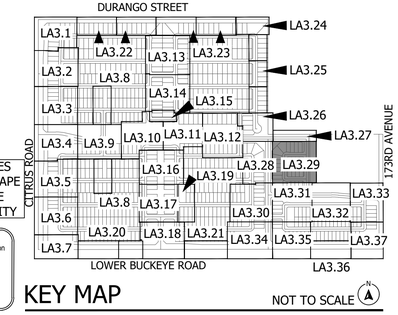

KEY MAP NOT TO SCALE

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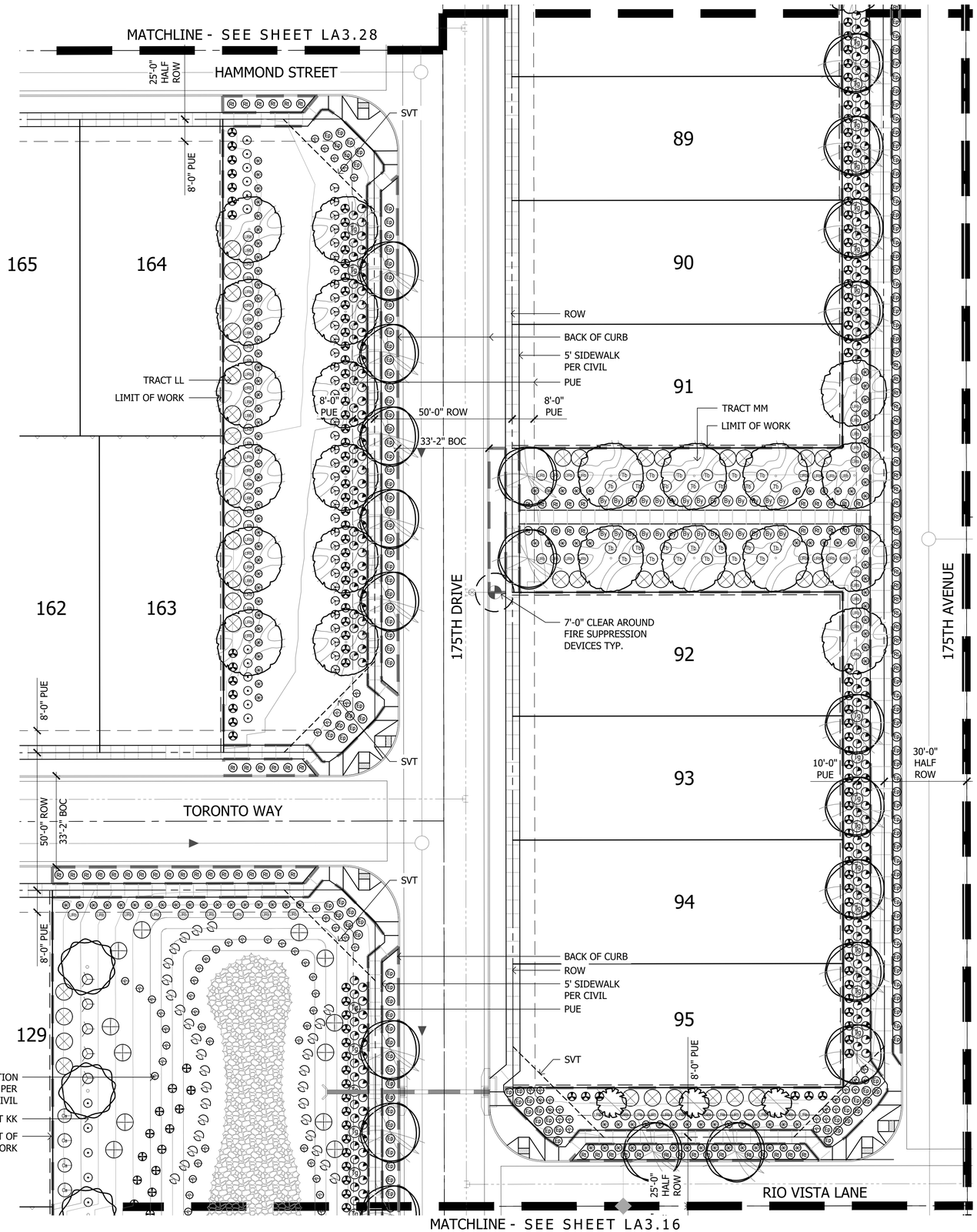
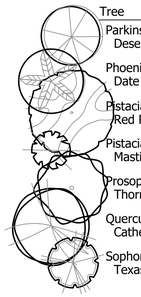


Plant Materials Legend



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Inerts	Qty
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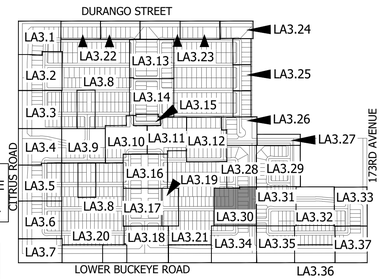

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LA3.30

PG: 51 OF 72

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MATCHLINE - SEE SHEET LA3.29

ROOSEVELT IRRIGATION DISTRICT PIPE

4'-0" ROOSEVELT IRRIGATION DISTRICT TREE/SHRUB CLEARANCE, TYP.

16'-0" ROOSEVELT IRRIGATION DISTRICT TREE/SHRUB CLEARANCE

HAMMOND STREET

25'-0" HALF ROW

8'-0" PUE

TRACT CC

LIMIT OF WORK

RETENTION BASIN PER CIVIL

SVT

25'-0" HALF ROW

8'-0" PUE

175TH AVENUE

174TH DRIVE

68 67 66 65 64

BACK OF CURB

5' SIDEWALK PER CIVIL

PUE

TRACT CC

LIMIT OF WORK

ROW

SVT

7'-0" CLEAR AROUND FIRE SUPPRESSION DEVICES TYP.

SVT

MAGNOLIA STREET

8'-0" PUE

50'-0" ROW

33'-2" BOC

ROW

PUE

5' SIDEWALK PER CIVIL

BACK OF CURB

MATCHLINE - SEE SHEET LA3.30

MATCHLINE - SEE SHEET LA3.32

SVT

30'-0" HALF ROW

10'-0" PUE

46

ROOSEVELT IRRIGATION DISTRICT PIPE

4'-0" ROOSEVELT IRRIGATION DISTRICT TREE/SHRUB CLEARANCE, TYP.

16'-0" ROOSEVELT IRRIGATION DISTRICT TREE/SHRUB CLEARANCE

45

ROW

7'-0" CLEAR AROUND FIRE SUPPRESSION DEVICES TYP.

SVT

LIMIT OF WORK

44

TRACT FF

PUE

5' SIDEWALK PER CIVIL

BACK OF CURB

7'-0" CLEAR AROUND FIRE SUPPRESSION DEVICES TYP.

8'-0" PUE

TORONTO WAY

RETENTION BASIN PER CIVIL

TRACT FF

8'-0" PUE

50'-0" ROW

33'-2" BOC

ROW

SVT

BACK OF CURB

5' SIDEWALK PER CIVIL

PUE

TRACT II

LIMIT OF WORK

RETENTION BASIN PER CIVIL

174TH LANE

8'-0" PUE

47 48 49

RIO VISTA LANE

25'-0" HALF ROW

MATCHLINE - SEE SHEET LA3.35

N

20' 40' 60'

Scale 1:20'

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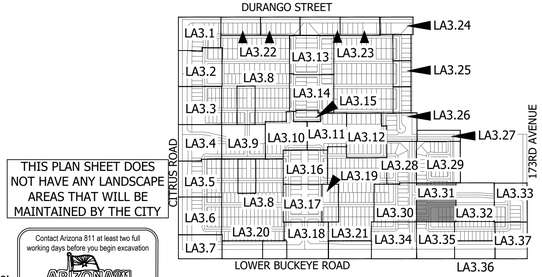
DURANGO STREET



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SHEET TITLE: PLANTING PLAN

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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D BARON
06/03/2022
REGISTRATION EXPIRES
EXP. 12-31-22

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LA3.31

PG: 52 OF 72

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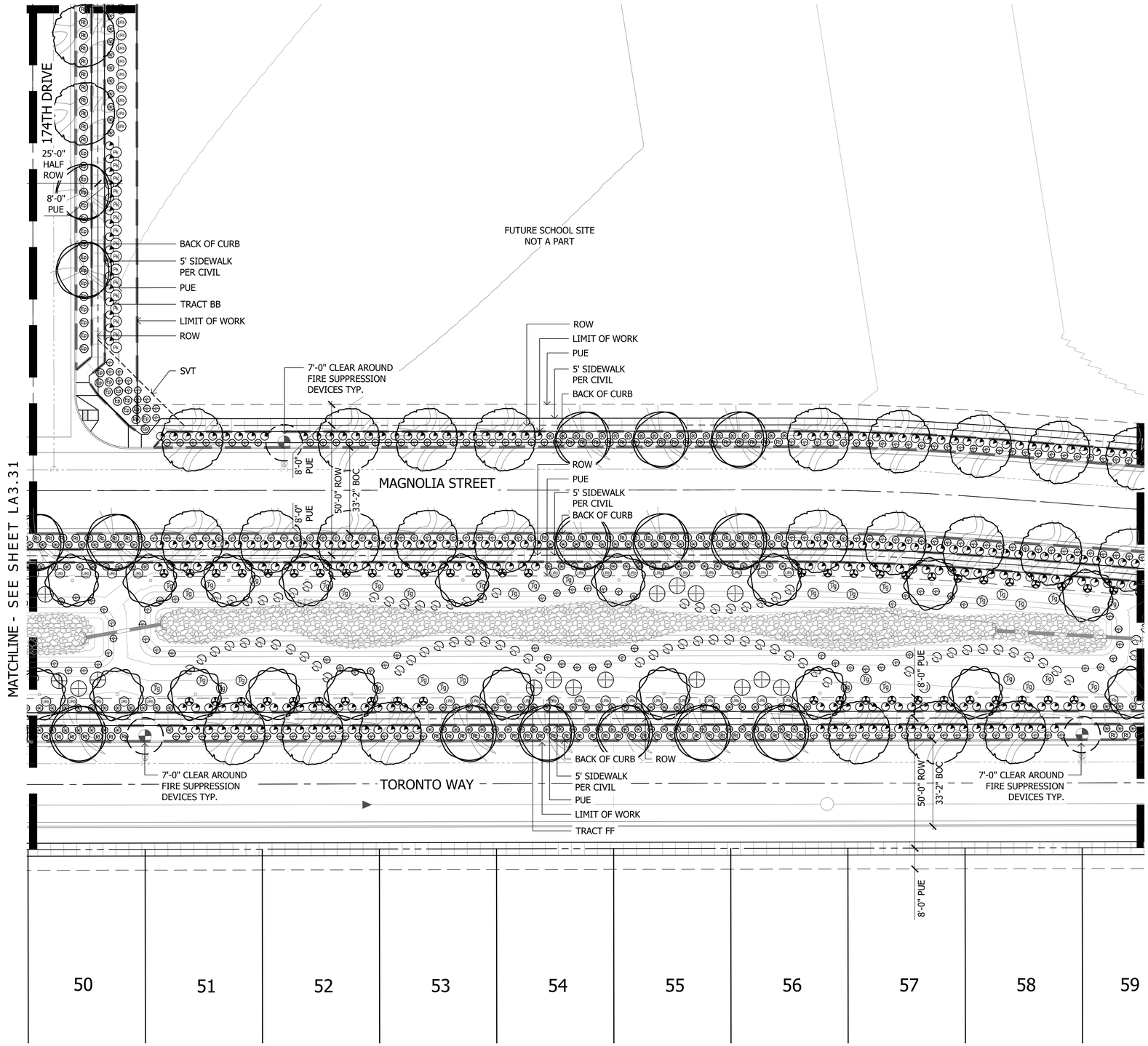

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Prosopis v. glandulosa 'Maverick' Thornless Texas Honey Mesquite	1.5"	8'	4'	24"	313
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Cobble	Per Civil
Hydroseed	506323 sf
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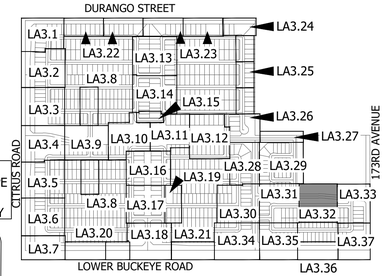

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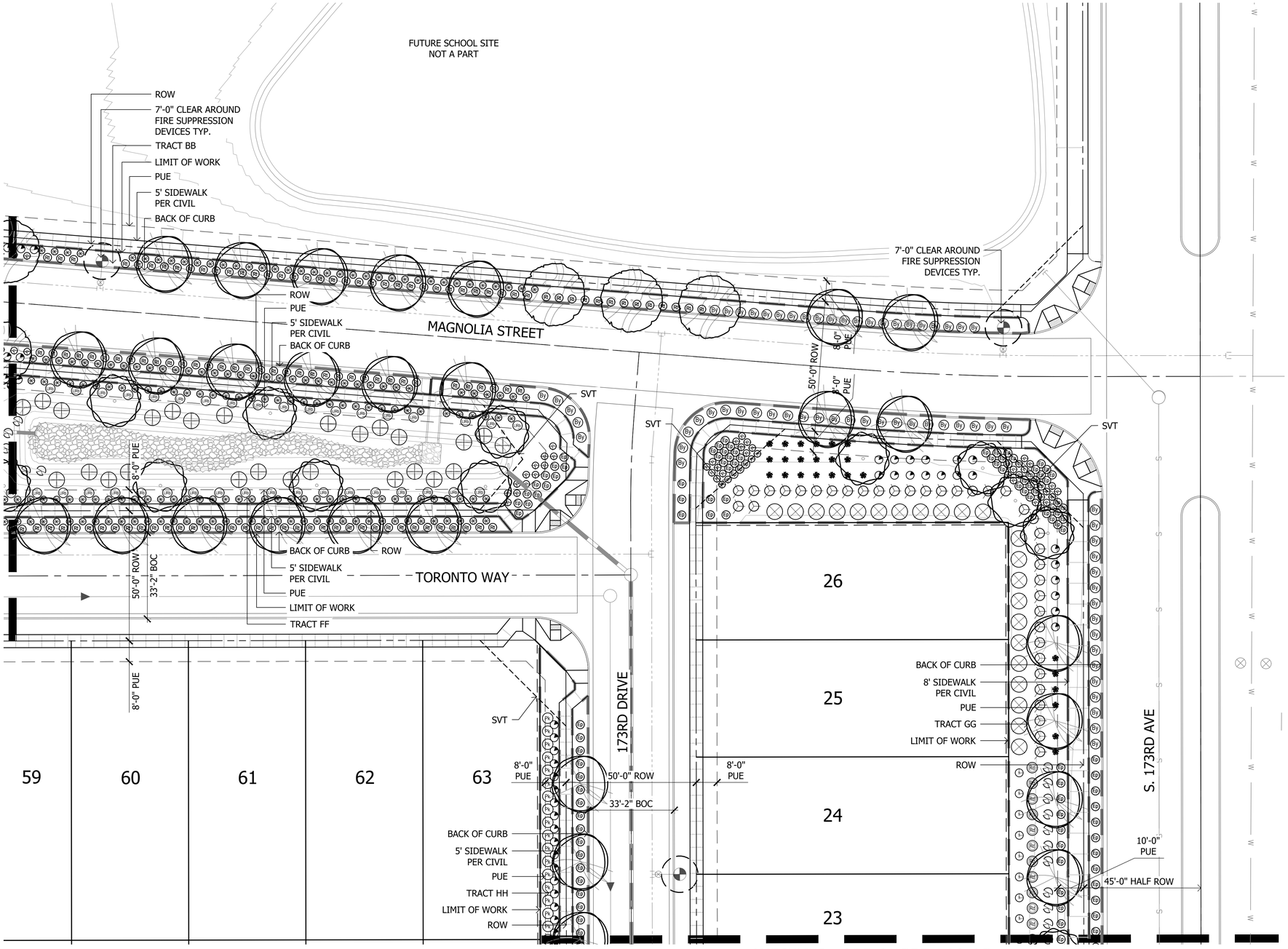

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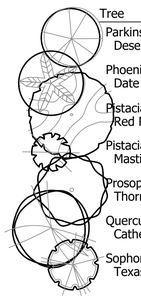

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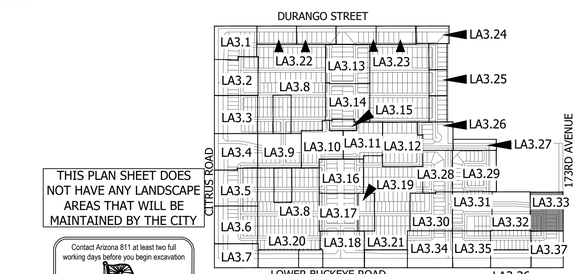

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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45440 ANDREW D. BARON 06/03/2022 ARIZONA USA EXP. 12-31-22

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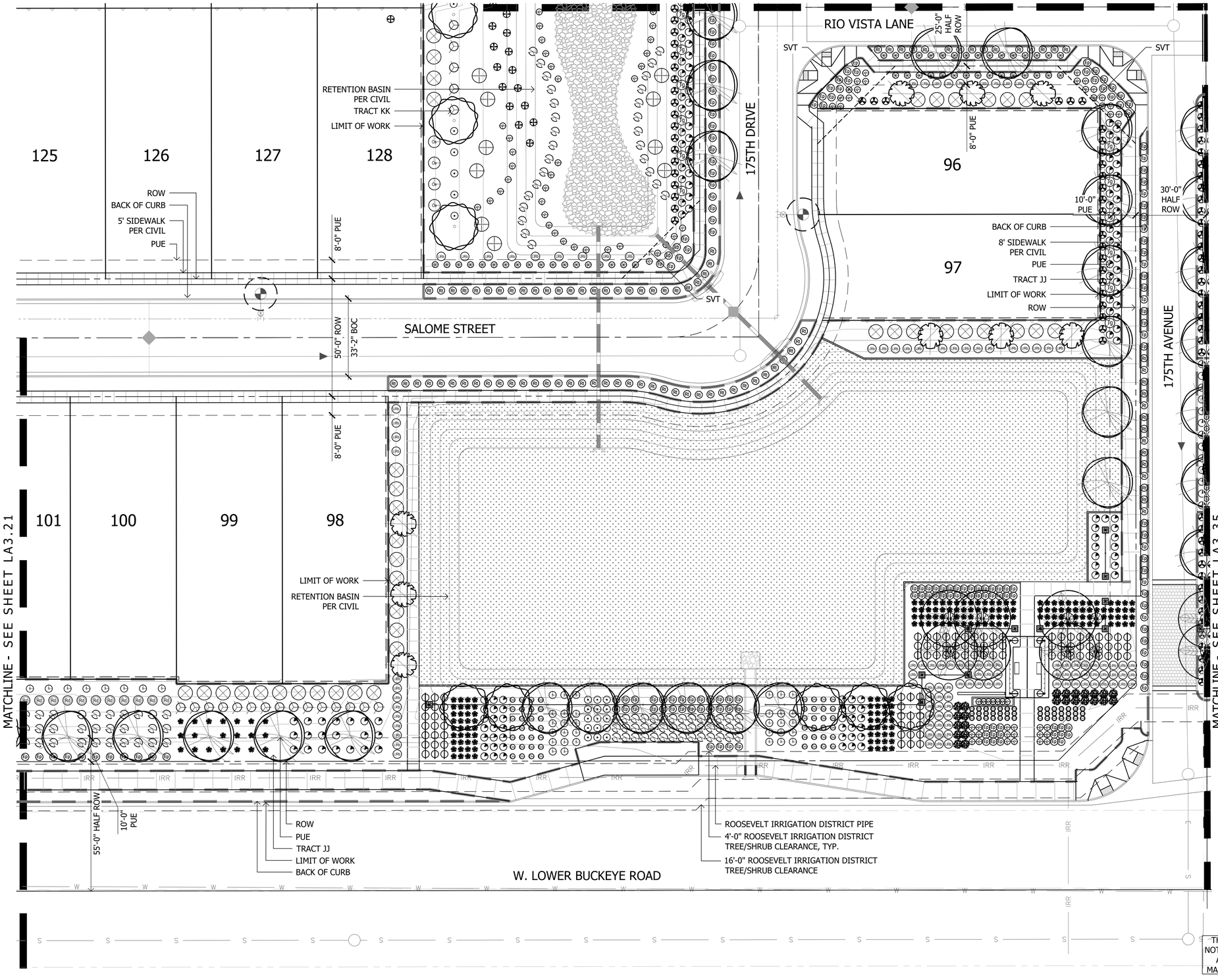

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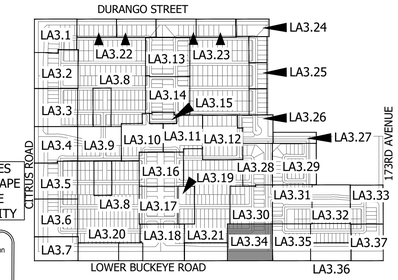

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PG: 55 OF 72

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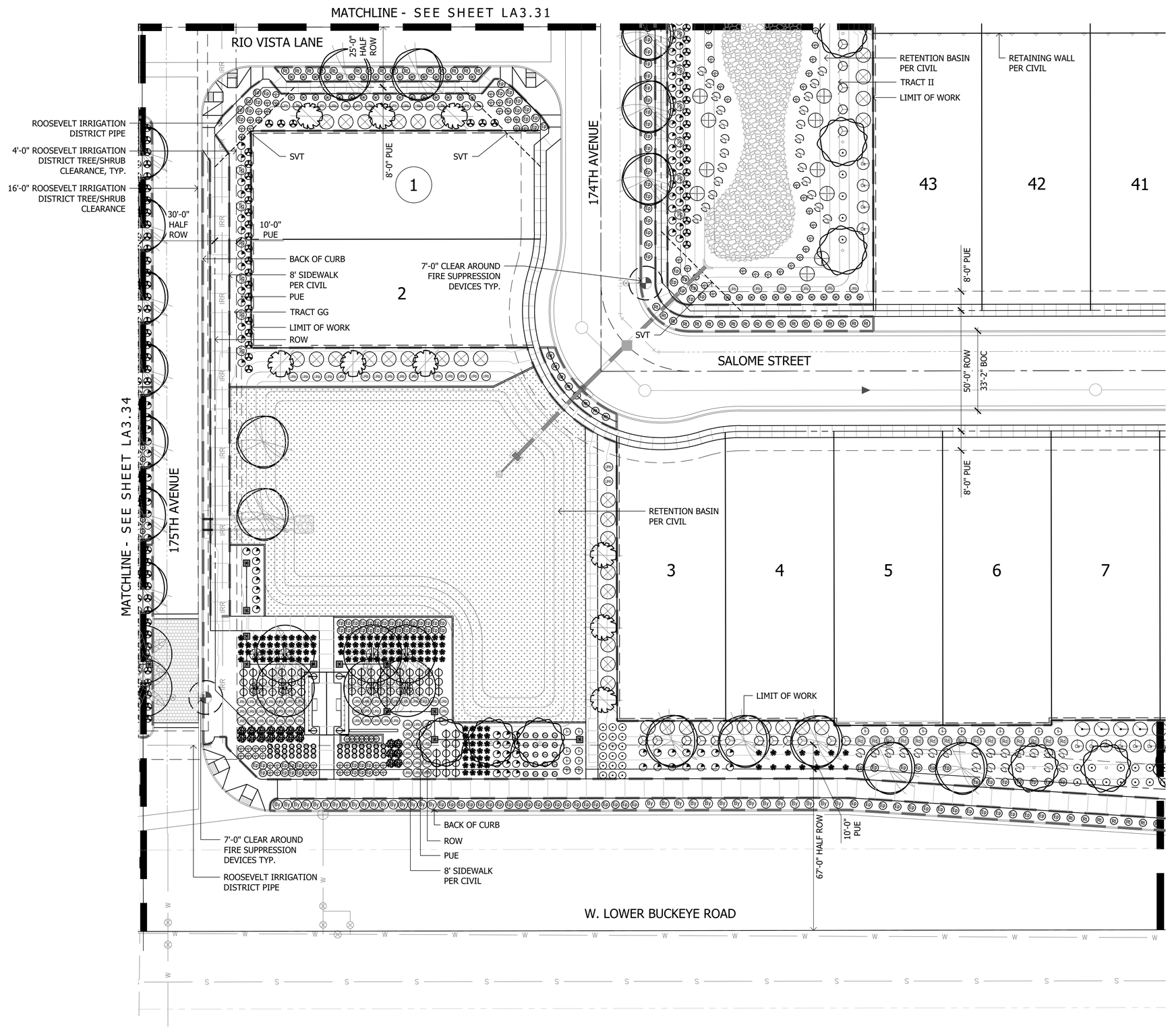
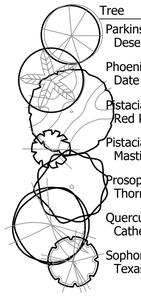


Plant Materials Legend



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Prosopis v. glandulosa 'Maverick' Thornless Texas Honey Mesquite	1.5"	8'	4'	24"	313
Quercus virginiana 'Cathedral' Cathedral Live Oak	1.5"	9'	4'	24"	589
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Extra Large Shrubs	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	8
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Inerts	Qty
Decomposed Granite 1/2" Screened Express Brown	1170207 sf
Cobble	Per Civil
Hydroseed	506323 sf
Concrete Header - 6" Wide Standard Color and Finish	7660 lf
Wood Chips	4460 sf

Small Shrubs	Size	Qty
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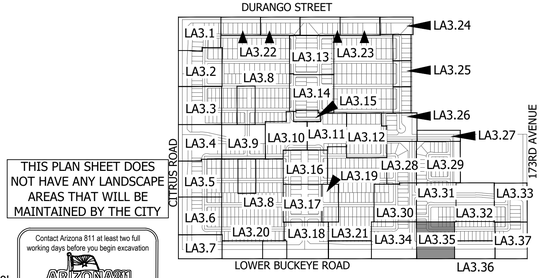

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In Maricopa County: (602) 263-1100

KEY MAP NOT TO SCALE

N
20' 40' 60'
Scale 1:20'

La Jolla Vista
Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338
SHEET TITLE: PLANTING PLAN

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45440 ANDREW D. BARON 06/03/2022 EXP. 12-31-24

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DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY: CS
PERMIT NUMBER:
ABLA PROJECT NUMBER: 251-009-21

LA3.35
PG: 56 OF 72

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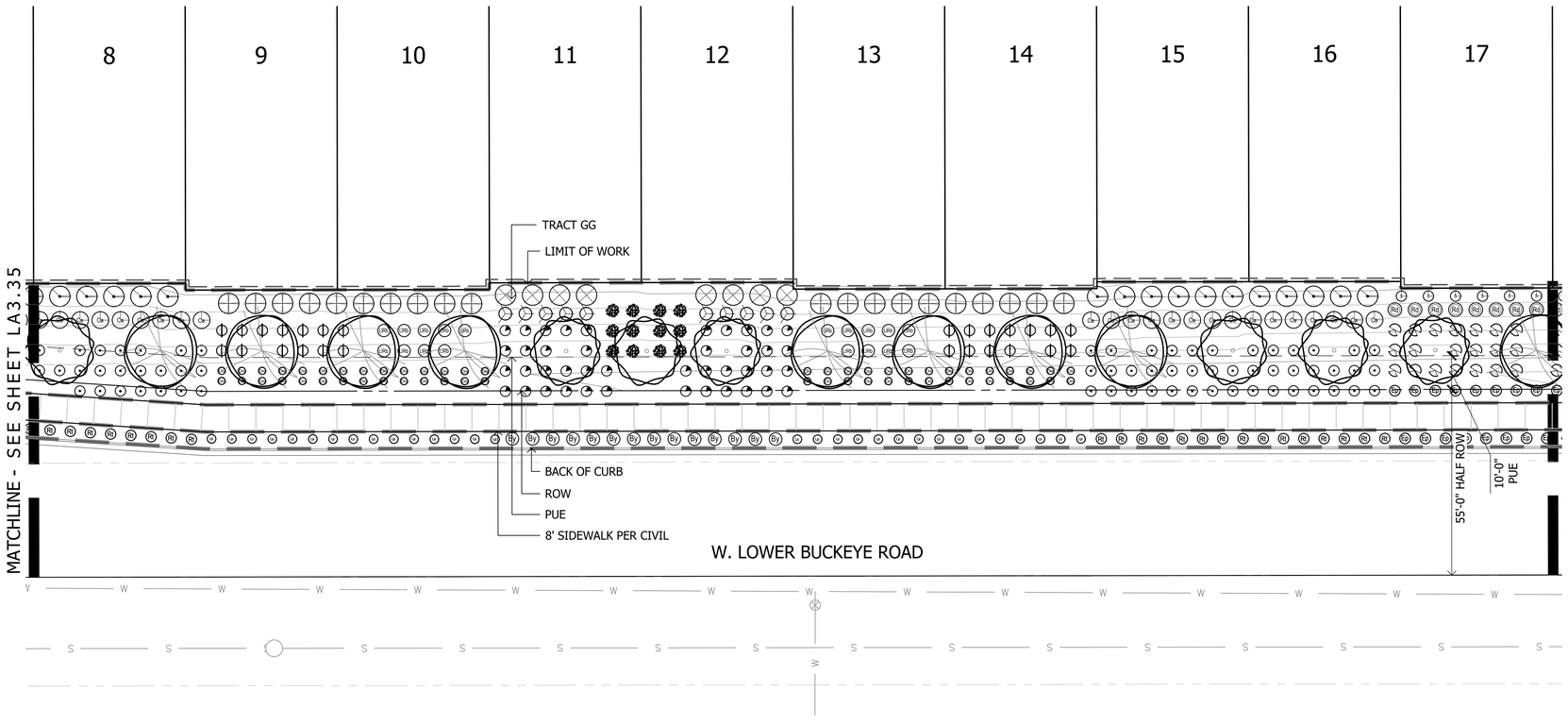

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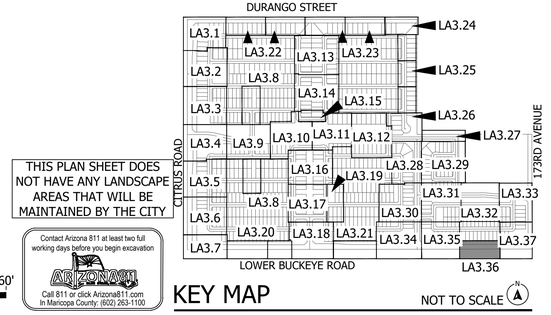

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
06/03/2022
REGISTRATION EXPIRES
EXP. 12-31-24

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DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY: CS
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LA3.36

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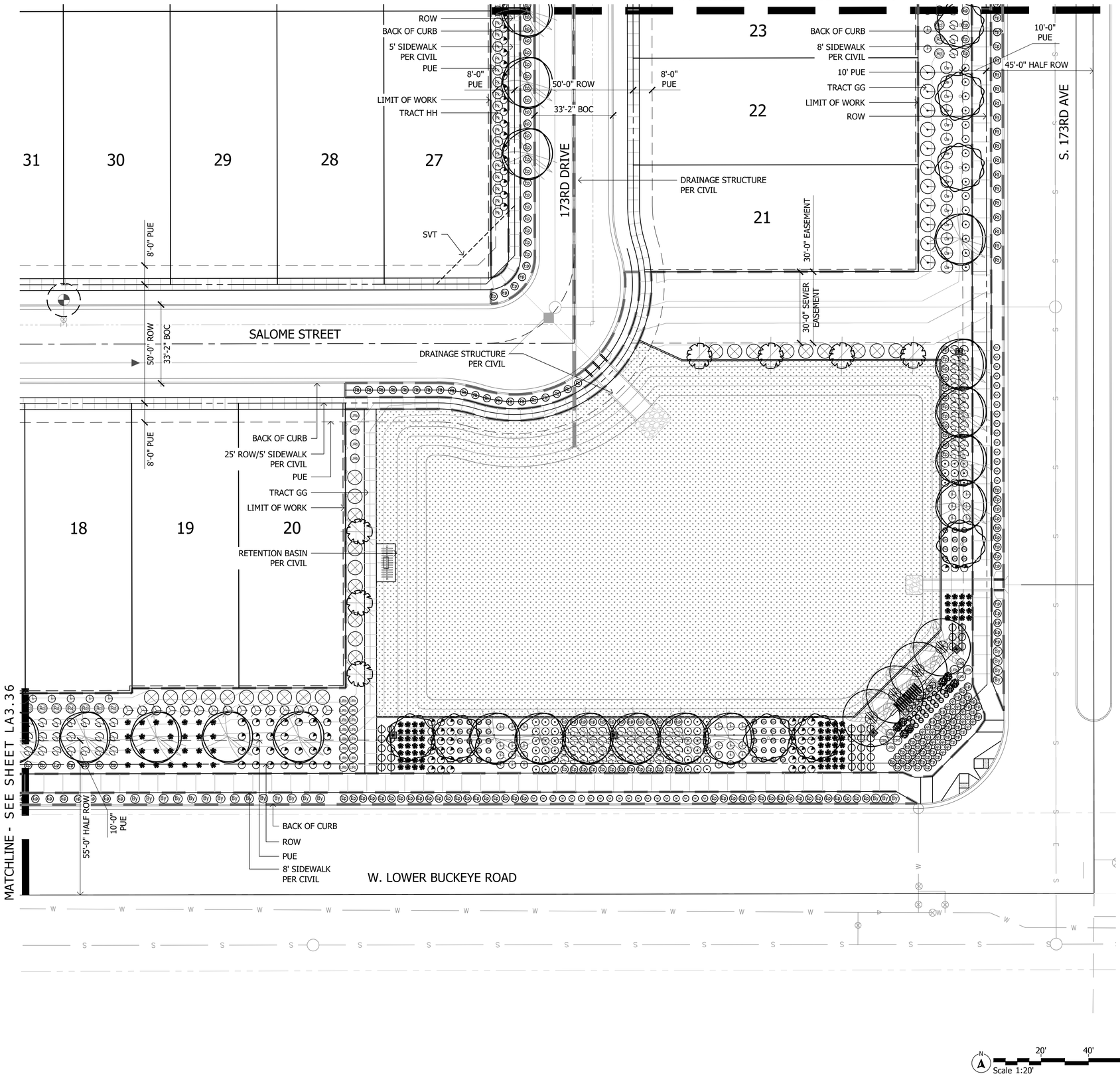

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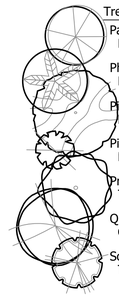

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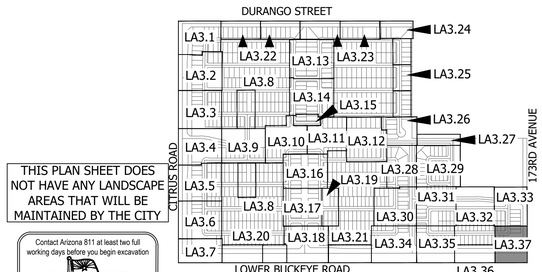

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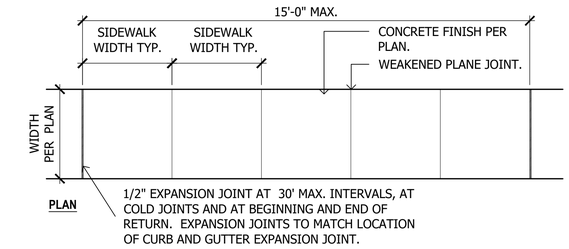
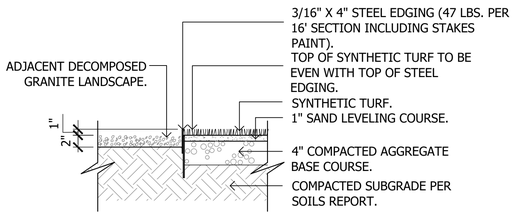
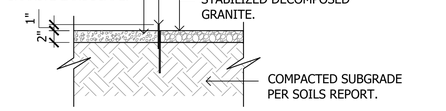


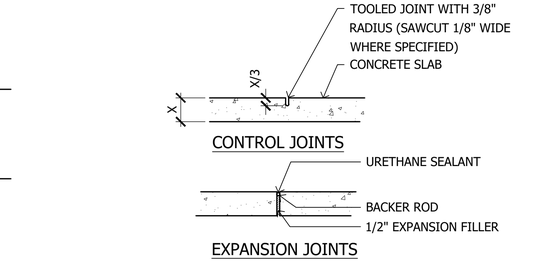
NOTES:
- SIDEWALK PER CLARK COUNTY STANDARD DETAIL.
- LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

1 Concrete Sidewalk
SCALE: 1/2"= 1'-0"





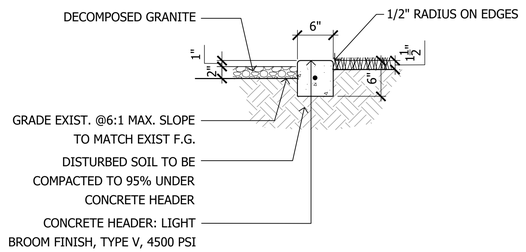
5 Steel Header
SCALE: 1"= 1'-0"



NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONTROL JOINT LOCATIONS.
(4'-0" WIDE WALK - C.J. @ 4'-0"" O.C. & E.J. @ 12' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0"" O.C. & E.J. @ 15' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0"" O.C. & E.J. @ 18' O.C.)
(8'-0" WIDE WALK - C.J. @ 8'-0"" O.C. & E.J. @ 16' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)

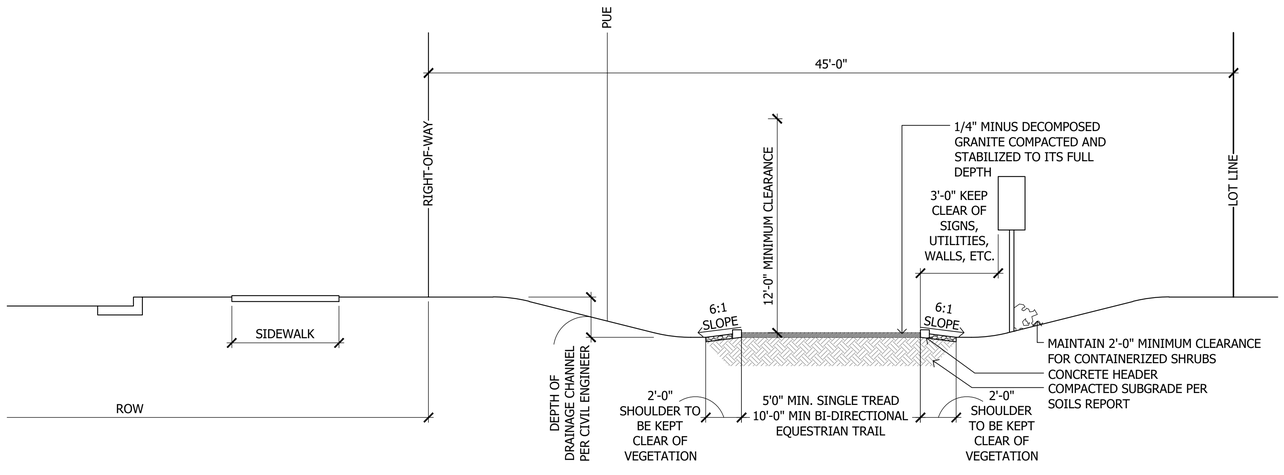
NOTES:
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE (F'C) SHALL BE 4500 PSI W/ A MAXIMUM WATER / CEMENT RATIO OF .45 (SPECIAL INSPECTION NOT REQUIRED)
2. USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.

2 Construction Joints
SCALE: 1"=1'-0"

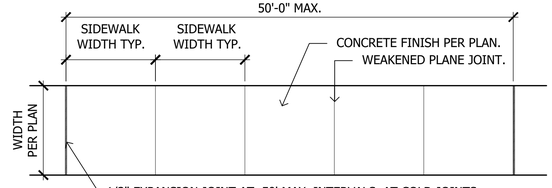


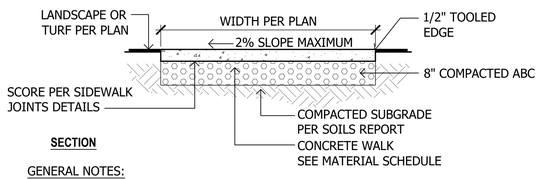
NOTES:
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE (F'C) SHALL BE 4500 PSI W/ A MAXIMUM WATER / CEMENT RATIO OF .45 (SPECIAL INSPECTION NOT REQUIRED)
2. USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.

6 Concrete Header
SCALE: 1"=1'-0"



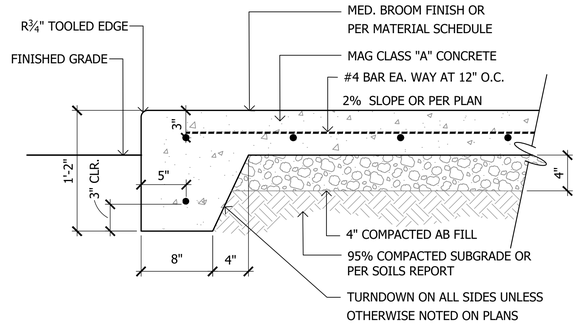
9 Equestrian Trail
SCALE: 1/4"=1'-0"





GENERAL NOTES:
1. LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

3 Concrete Sidewalk/Pad 8' or larger
SCALE: 1/2"=1'-0"



NOTES:
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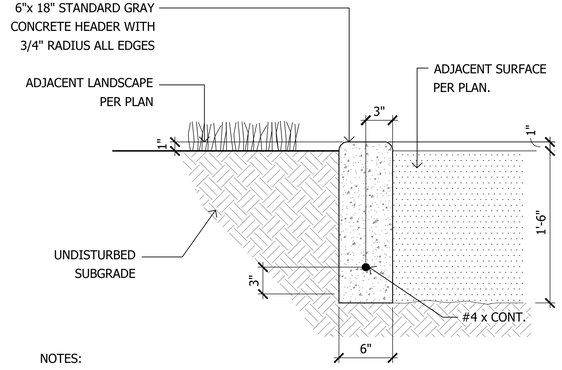
2. USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.

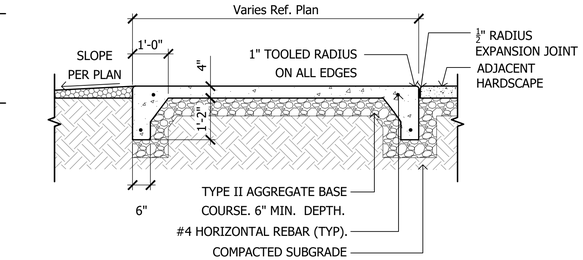
7 Concrete Turndown
SCALE: 1-1/2"=1'-0"

GENERAL NOTES:
- NO RUNNING SLOPE SHALL EXCEED 5%. IF RUNNING SLOPE EXCEEDS 5%, TRAIL MUST CONFORM TO AMERICANS WITH DISABILITIES ACT GUIDELINES.
- TRAILS WILL NOT EXCEED 8% SLOPES, SLOPES 5 - 8% NOT TO EXCEED 30' DISTANCE WITHOUT 5' LANDING. REFER TO U.S. DEPARTMENT OF JUSTICE WEBSITE FOR MORE INFORMATION.
- MULTI-USE TRAIL TO BE LOCATED WITHIN AN EXCLUSIVE MINIMUM 30' PUBLIC MULTI-USE TRAIL EASEMENT THAT MAY INCLUDE A PUE.
- MULTI-USE TRAILS AND SHARED-USE PATHS LOCATED WITHIN OR ADJACENT TO OPEN SPACE OR WASH CORRIDORS WILL BE LOCATED WITHIN A MINIM 25' PUBLIC TRAIL EASEMENT.
- PREPARE SUB-GRADE TO LINE AND GRADE ALLOWING FOR POSITIVE DRAINAGE.
- SUB-GRADE SHALL BE COMPACTED AS SPECIFIED PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE COMPACT BASE MATERIAL (AS SPECIFIED)
- SPREAD PRE-STABILIZED GRANITE OVER PREPARED SUB-BASE/BASE MATERIAL TO SPECIFIED DEPTH
- AFTER SPREADING AND LEVELING PRE-STABILIZED GRANITE, THOROUGHLY SATURATE THE ENTIRE DEPTH OF PRE-STABILIZED GRANITE WITH WATER TO ACTIVATE STABILIZING GROUND. (RANDOM CORE SAMPLING SHOULD BE DONE TO ENSURE FULL DEPTH PENETRATION.)
- AFTER THE PRE-STABILIZED GRANITE HAS BEEN SATURATED, ALLOW TO DRY TO A COMPACTABLE CONSISTENCY* (OPTIMUM MOISTURE) AND COMPACT WITH A VIBRATORY COMPACTOR OR 3 1/2 TON STEEL DRUM ROLLER. (*DRY TIME CAN RANGE FROM 2 TO 24 HOURS DEPENDING ON WEATHER CONDITIONS.)
- PROTECT FROM TRAFFIC UNTIL ENTIRE DEPTH OF PRE-STABILIZED GRANITE HAS COMPLETELY DRIED. (THIS COULD BE 48 TO 72 HOURS DEPENDING ON WEATHER CONDITIONS.)

10 Compacted Decomposed Granite
SCALE: NTS

4 Concrete Slab
SCALE: 1/2"=1'-0"





NOTES:
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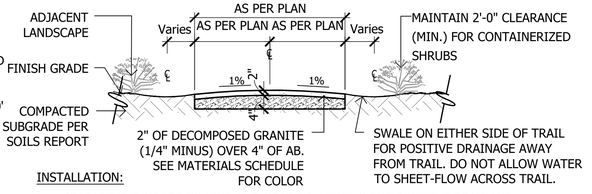
2. USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.

8 Concrete Header Turndown
SCALE: 1-1/2"=1'-0"



INSTALLATION:
1. PREPARE SUB-GRADE TO LINE AND GRADE ALLOWING FOR POSITIVE DRAINAGE.
2. SUB-GRADE SHALL BE COMPACTED AS SPECIFIED.
3. SPREAD GRANITE OVER PREPARED SUB-BASE/BASE MATERIAL TO SPECIFIED DEPTH.
4. AFTER SPREADING AND LEVELING GRANITE, THOROUGHLY SATURATE THE ENTIRE DEPTH OF GRANITE WITH WATER. (*RANDOM CORE SAMPLING SHOULD BE DONE TO ENSURE FULL DEPTH PENETRATION.*)
5. AFTER THE GRANITE HAS BEEN SATURATED, ALLOW TO DRY TO A COMPACTABLE CONSISTENCY* (OPTIMUM *MOISTURE*) AND COMPACT WITH A VIBRATORY COMPACTOR OR 3 1/2 TON STEEL DRUM ROLLER. (**DRY TIME CAN RANGE FROM 2 TO 24 HOURS DEPENDING ON WEATHER CONDITIONS.*)
6. PROTECT FROM TRAFFIC UNTIL ENTIRE DEPTH OF GRANITE HAS COMPLETELY DRIED. (*THIS COULD BE 48 TO 72 HOURS DEPENDING ON WEATHER CONDITIONS.)*
7. 5'-0" WIDTH COMPACTED DG TO BE INSTALLED IN FRONT OF ALL MAILBOX UNITS *(BETWEEN BACK OF CURB AND SIDEWALK) CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.*

La Jolla Vista
Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338
SHEET TITLE: CONSTRUCTION DETAILS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
06/03/2022
REGISTRATION EXPIRES
EXP. 12-31-23

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ABLA PROJECT NUMBER: 251-009-21

LA6.1

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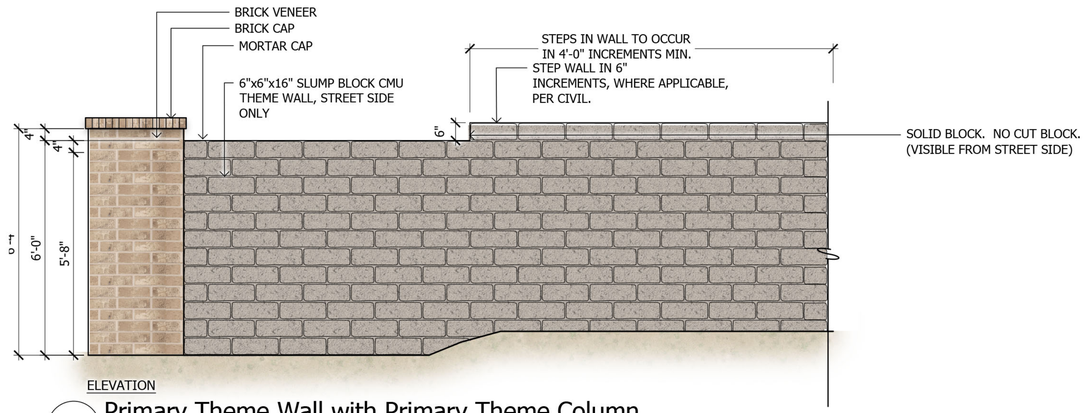
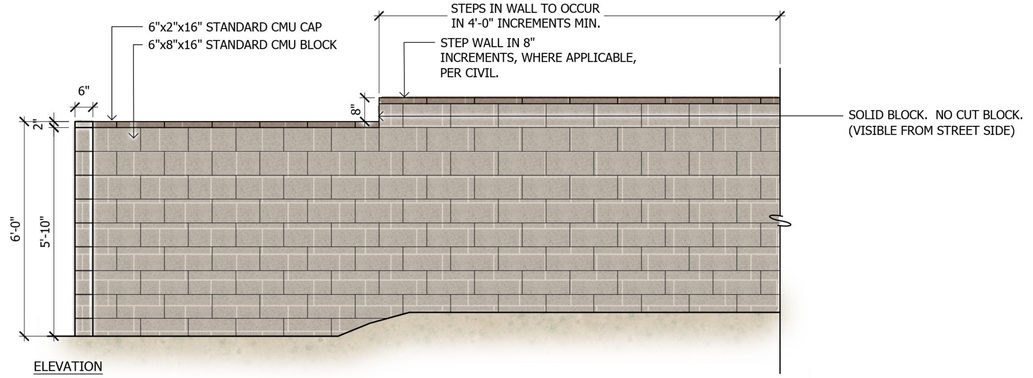


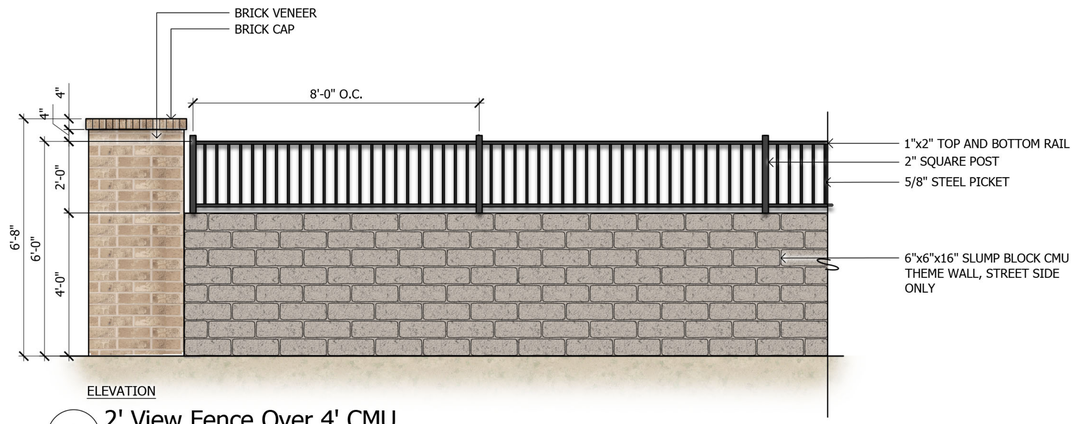
1 Primary Theme Wall with Primary Theme Column

SCALE: 1/2"=1'-0"



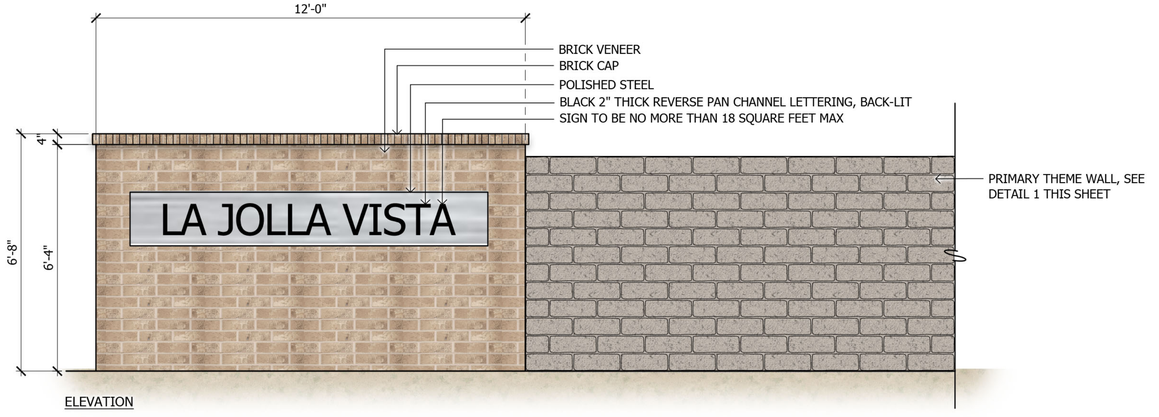
2 Secondary Theme Wall with Turned Wall End

SCALE: 1/2"=1'-0"



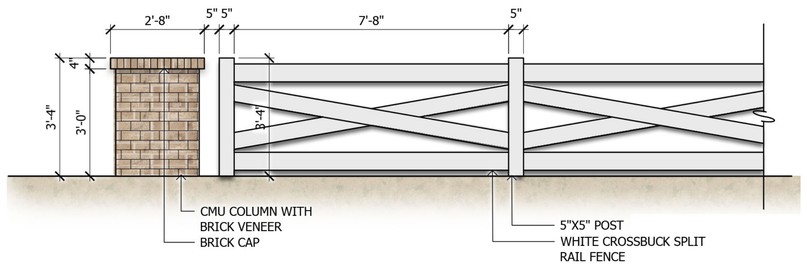
3 2' View Fence Over 4' CMU

SCALE: 1/2"=1'-0"



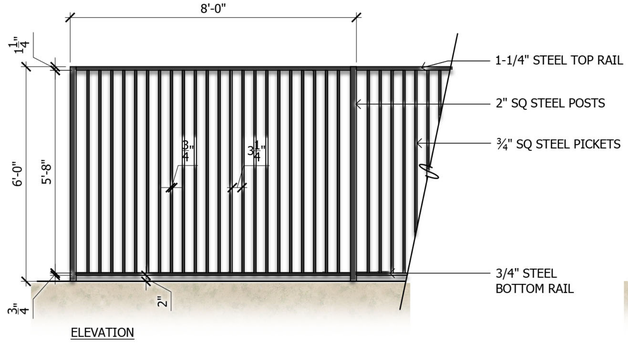
4 Secondary Entry Monument

SCALE: 1/2"=1'-0"



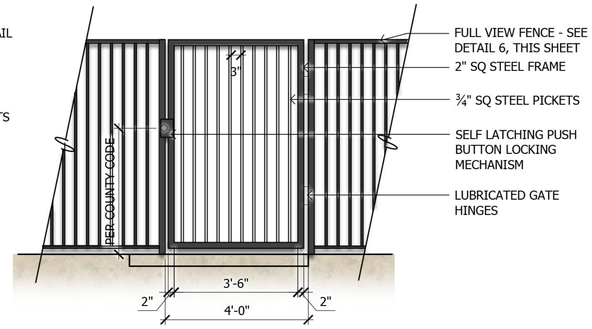
5 White Crossbuck Split Rail Fence

SCALE: 1/2"=1'-0"



6 Full View Fence

SCALE: 1/2"=1'-0"



7 Pedestrian Gate

SCALE: 1/2"=1'-0"

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310 E. RIO SALADO PARKWAY
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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
DATE SIGNED
06/03/2022
REGISTRATION EXPIRATION YEAR
EXP. 12-31-24

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La Jolla Vista

Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
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LA6.2

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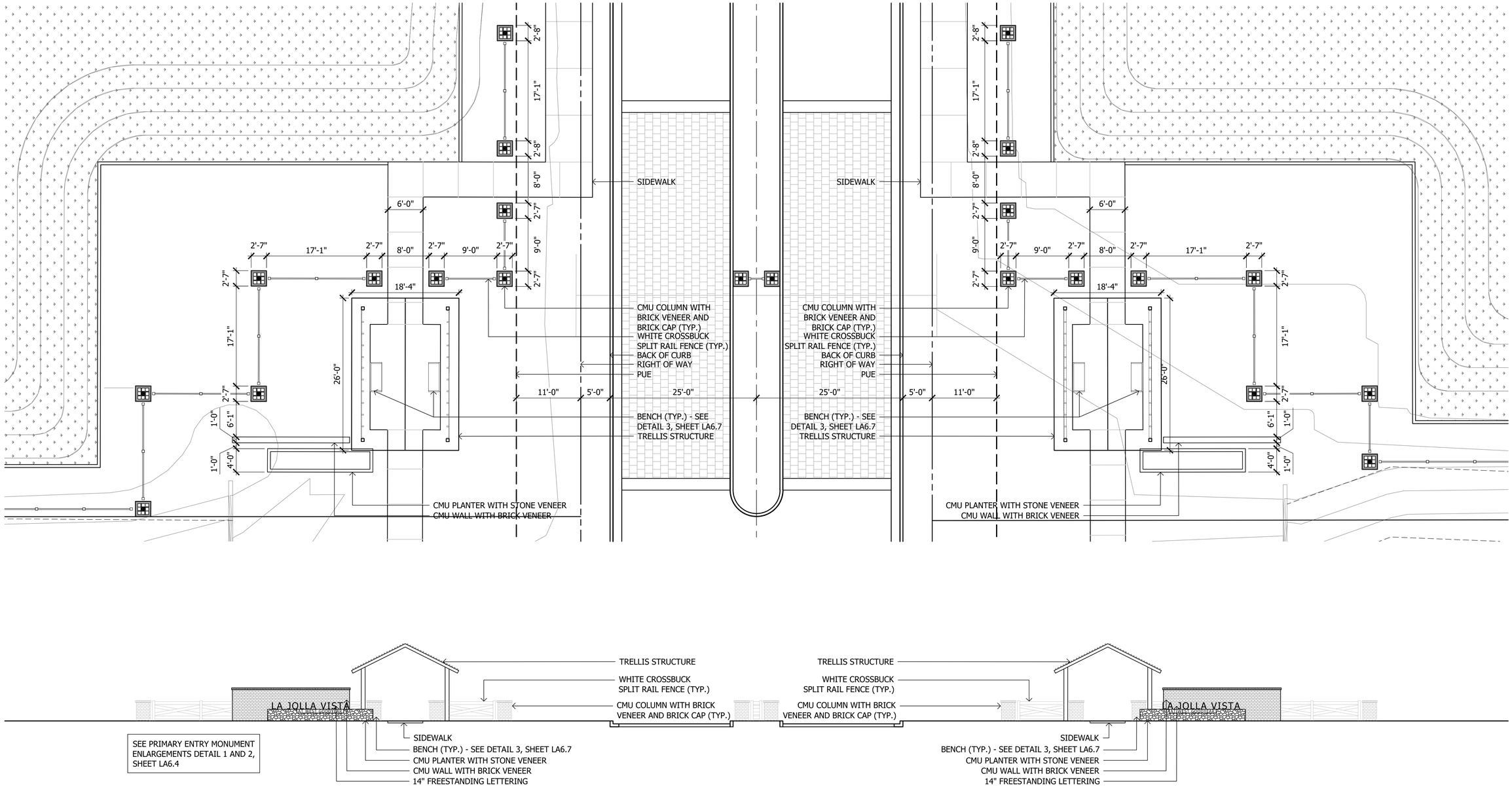

1 Main Entry Monument (Full Elevation)

SCALE: 1/8"=1'-0"

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1 2 3 4 5 6

La Jolla Vista

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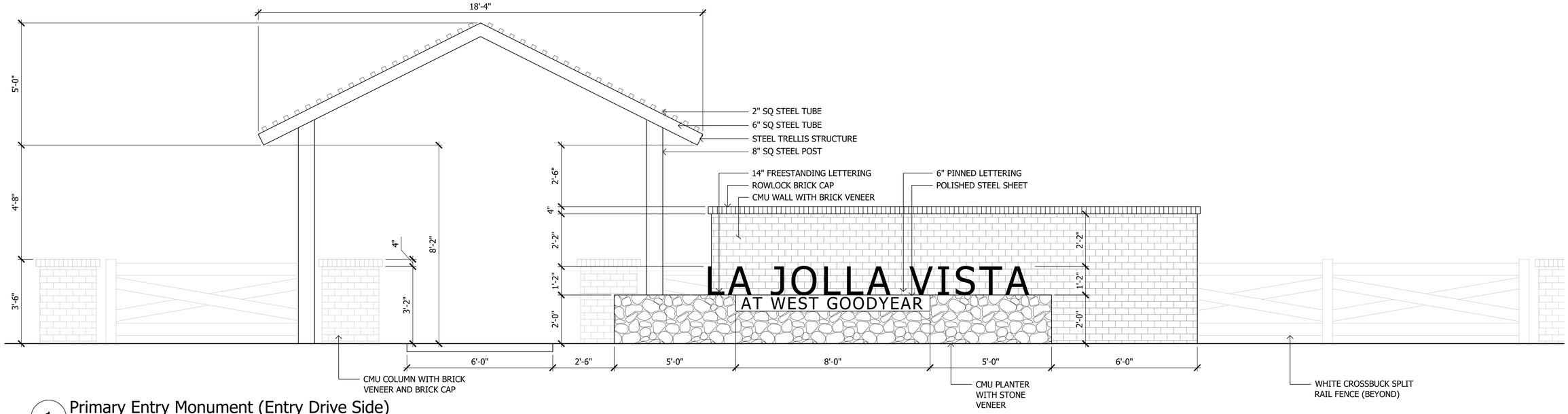
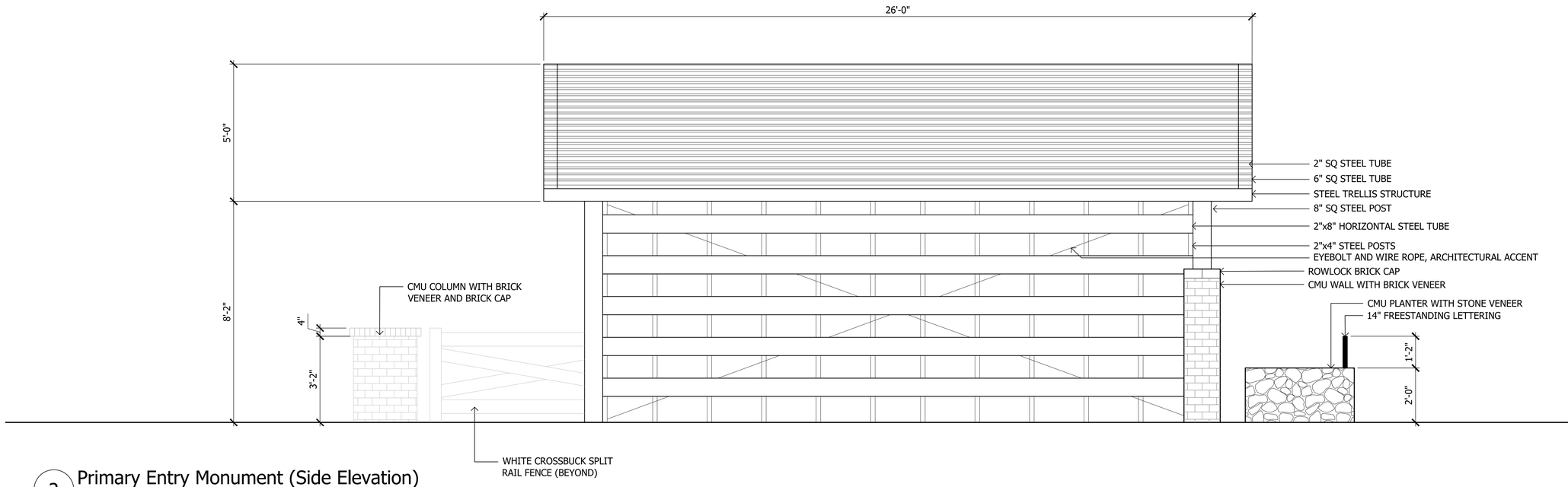
LA6.3



1 Primary Entry Monument (Entry Drive Side)

SCALE: 1/2"=1'-0"



2 Primary Entry Monument (Side Elevation)

SCALE: 1/2"=1'-0"

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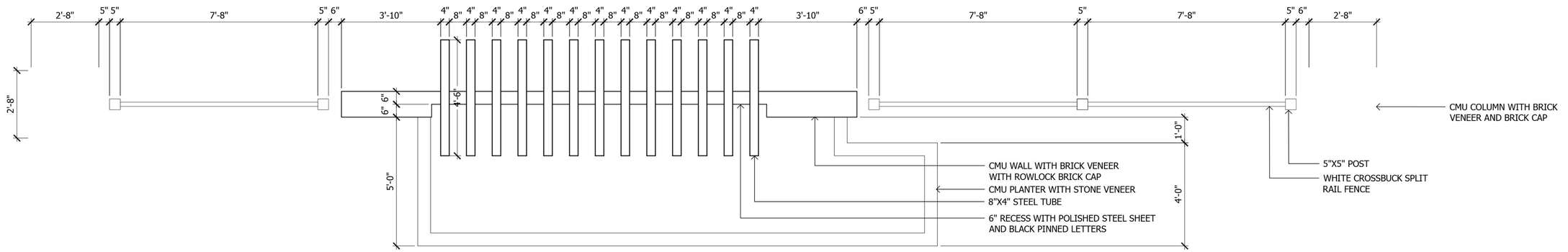
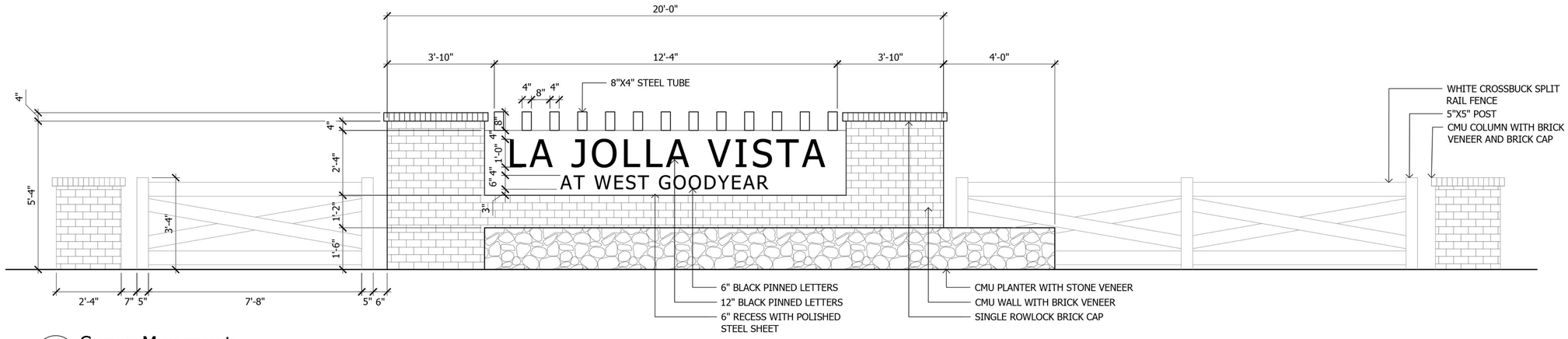
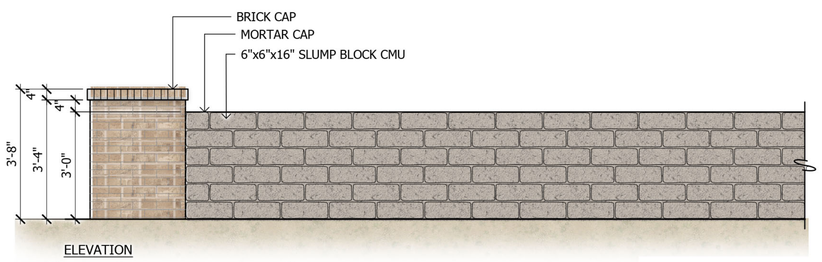




1 Corner Monument

SCALE: 1/2"=1'-0"



2 Parking Screen Wall

SCALE: 1/2"=1'-0"

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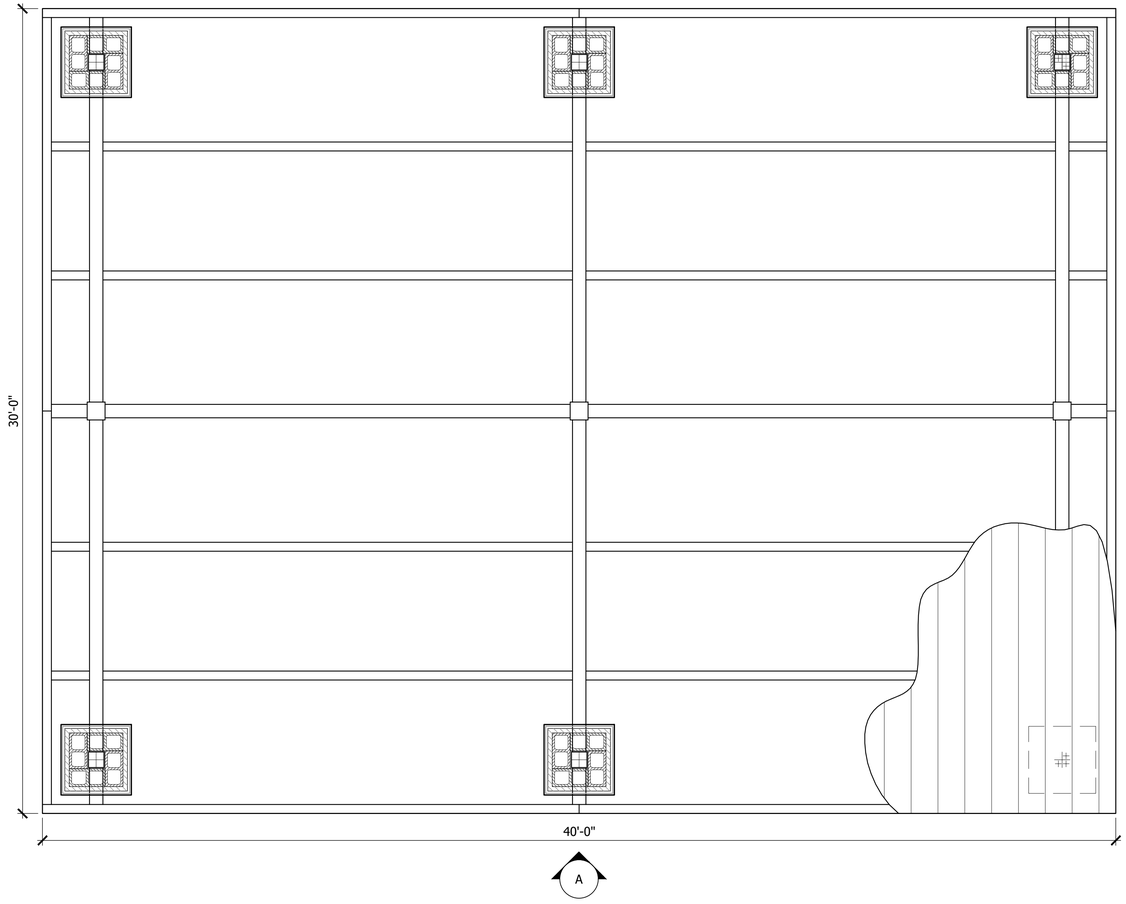
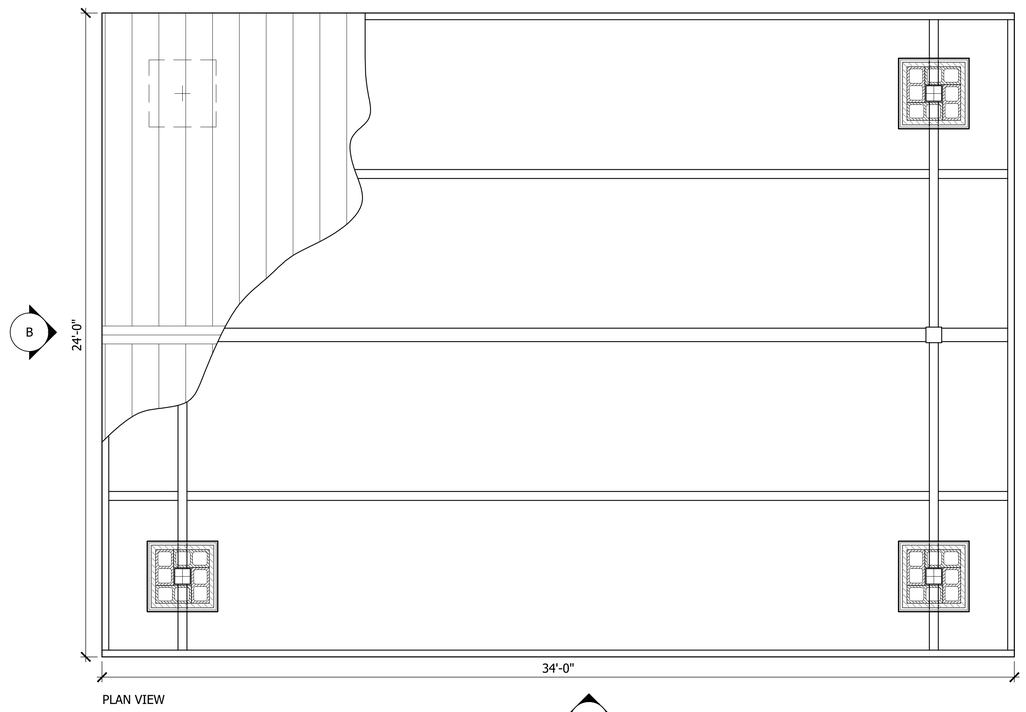
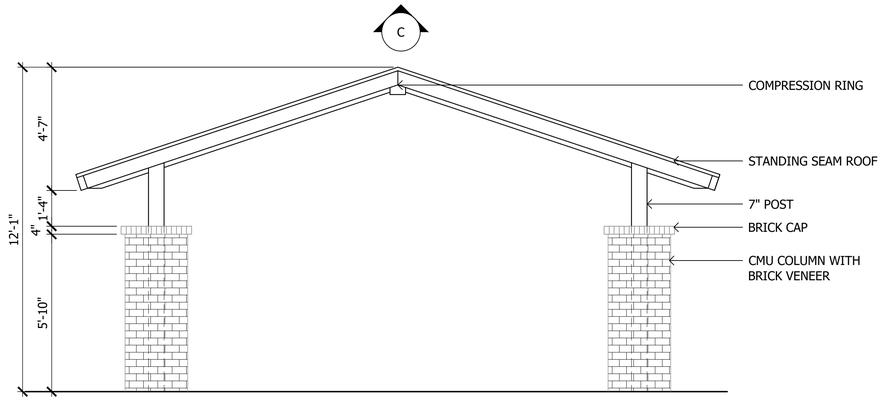
LA6.5

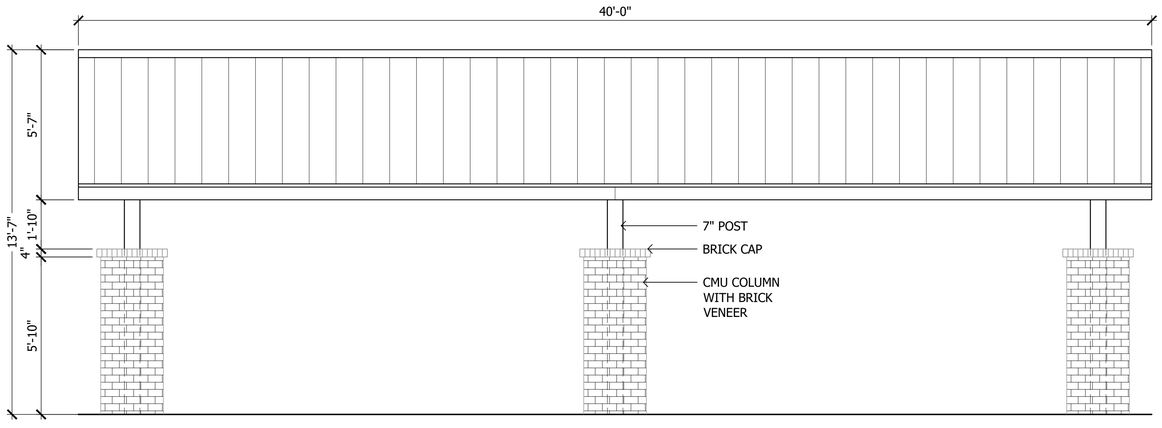




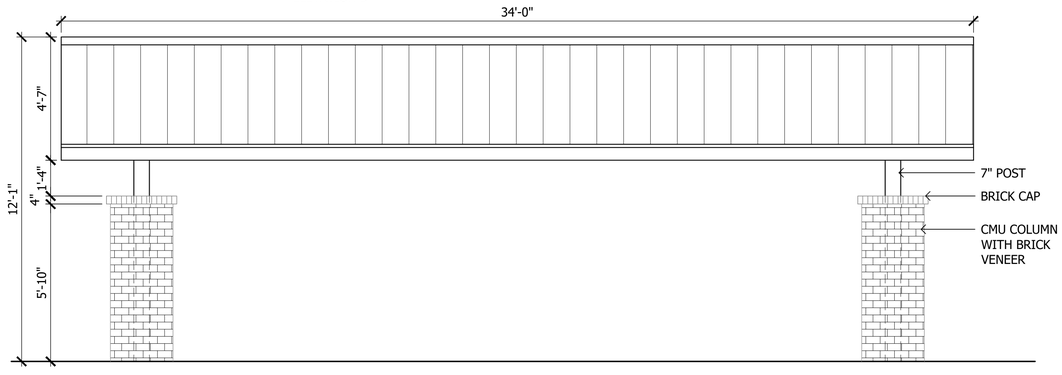
PLAN VIEW



ELEVATION B



ELEVATION A



ELEVATION C

1 Large Group Ramada

SCALE: 3/8"=1'-0"

2 Ramada

SCALE: 3/8"=1'-0"

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LA6.6

PG: 64 OF 72

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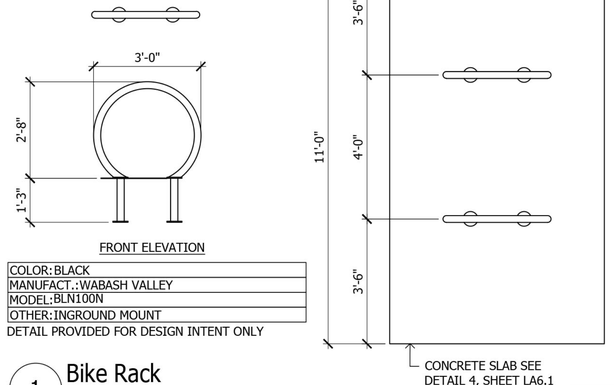
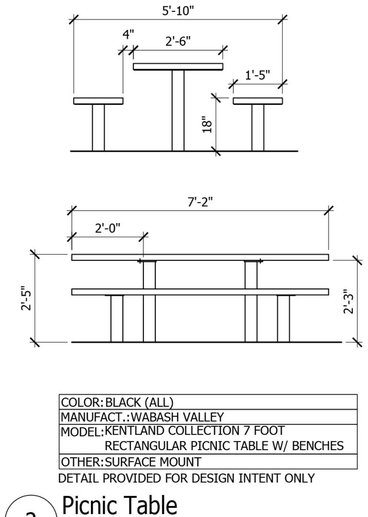


COLOR: BLACK
MANUFACT.: WABASH VALLEY
MODEL: BLN100N
OTHER: INGROUND MOUNT

DETAIL PROVIDED FOR DESIGN INTENT ONLY

1 Bike Rack

SCALE: NTS

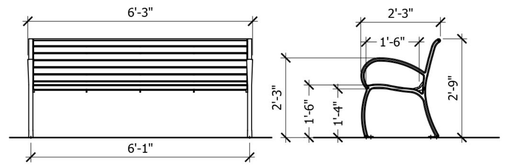


COLOR: BLACK (ALL)
MANUFACT.: WABASH VALLEY
MODEL: KENTLAND COLLECTION 7 FOOT RECTANGULAR PICNIC TABLE W/ BENCHES
OTHER: SURFACE MOUNT

DETAIL PROVIDED FOR DESIGN INTENT ONLY

2 Picnic Table

SCALE: NTS

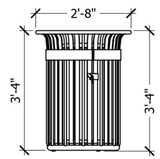


COLOR: BLACK (ALL)
MANUFACT.: WABASH VALLEY
MODEL: 6' WINCHESTER BENCH
OTHER: SURFACE MOUNT

DETAIL PROVIDED FOR DESIGN INTENT ONLY

3 Bench

SCALE: NTS

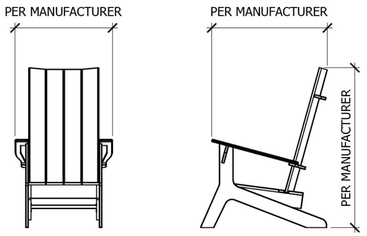


COLOR: BLACK (ALL)
MANUFACT.: WABASH VALLEY
MODEL: ELEGANCE "J" TRASH RECEPTACLE
OTHER: SURFACE MOUNT

DETAIL PROVIDED FOR DESIGN INTENT ONLY

4 Trash Receptacle

SCALE: NTS

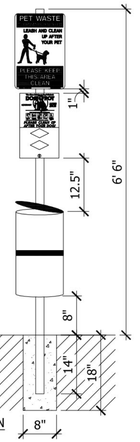


COLOR: XXXX
MANUFACT.: KAUFFMAN LAWN FURNITURE
MODEL: PATC2400 BERLIN GARDENS

NOTE: INSTALL PER MANUFACTURER SPECIFICATIONS

5 Adirondack Chair

SCALE: NTS

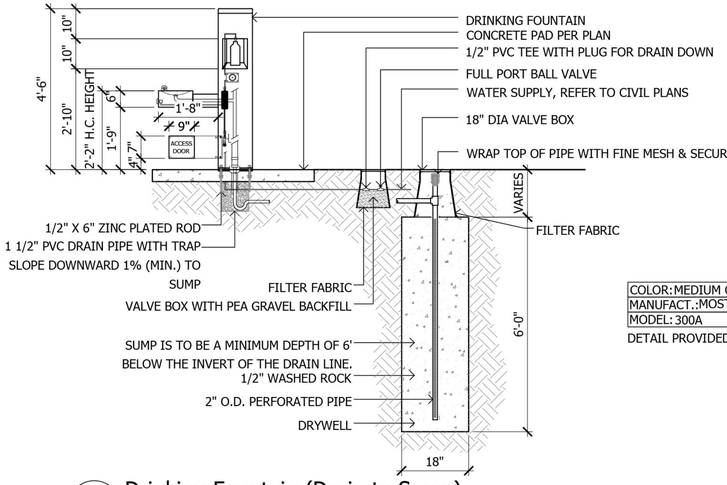


COLOR: BLACK (ALL)
MANUFACT.: DOGI POT
MODEL: 1002-2, 1203, 1206-L,1301-P
OTHER: INGROUND MOUNT

DETAIL PROVIDED FOR DESIGN INTENT ONLY

6 Pet Waste Station

SCALE: NTS

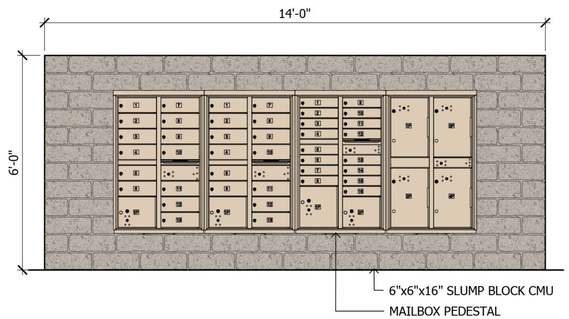


COLOR: MEDIUM GRAY
MANUFACT.: MOST DEPENDABLE FOUNTAINS
MODEL: 300A

DETAIL PROVIDED FOR DESIGN INTENT ONLY

7 Drinking Fountain (Drain to Sump)

SCALE: NTS

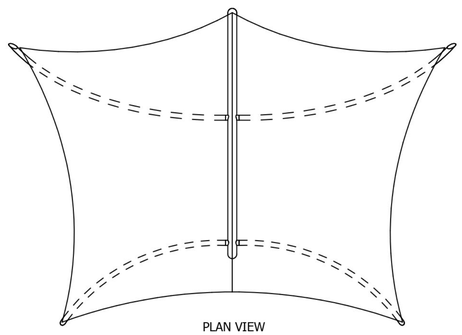


COLOR: TAN
MANUFACT.: SALSBURY INDUSTRIES
MODEL: CLUSTER BOX UNITS

DETAIL PROVIDED FOR DESIGN INTENT ONLY

8 Mailbox Kiosk

SCALE: 1/2"=1'-0"

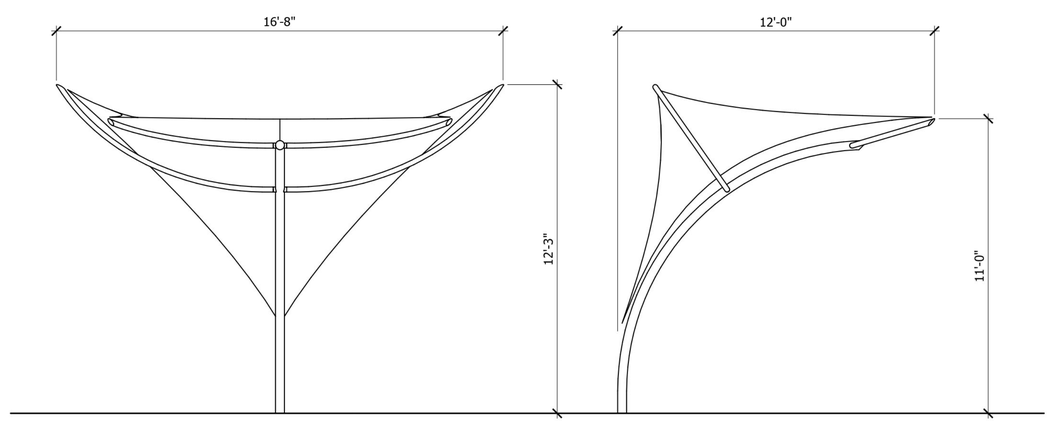


MANUFACTURER : TENSILE SHADE PRODUCTS, LLC
MODEL : SUNAMI® I
OTHER : IMAGE PROVIDED FOR DESIGN INTENT

DETAIL PROVIDED FOR DESIGN INTENT ONLY

9 Shade Sail

SCALE: 3/8"=1'-0"



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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

MELBOURNE LANDSCAPE ARCHITECTS
CERTIFICATE NO.
45440
ANDREW D. BARON
PARKWAY
ARIZONA U.S.A.
06/03/2022
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-24

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DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY: CS
PERMIT NUMBER:
ABLA PROJECT NUMBER: 251-009-21

La Jolla Vista

Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338

SHEET TITLE: CONSTRUCTION DETAILS

LA6.7

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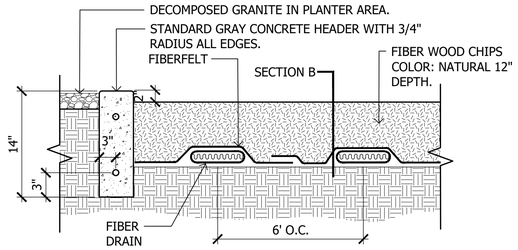
CHARACTER IMAGE

MANUFACTURER : LANDSCAPE STRUCTURE
OTHER : IMAGE PROVIDED FOR DESIGN INTENT

1 Play Structure A

SCALE: 1/2"=1'-0"



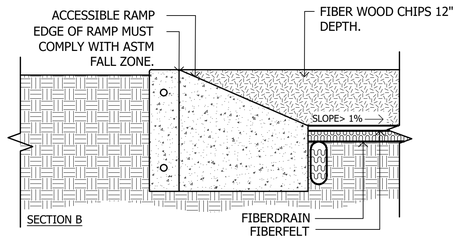


CHARACTER IMAGE

MANUFACTURER : LANDSCAPE STRUCTURE
OTHER : IMAGE PROVIDED FOR DESIGN INTENT

2 Play Structure B

SCALE: 1/2"=1'-0"



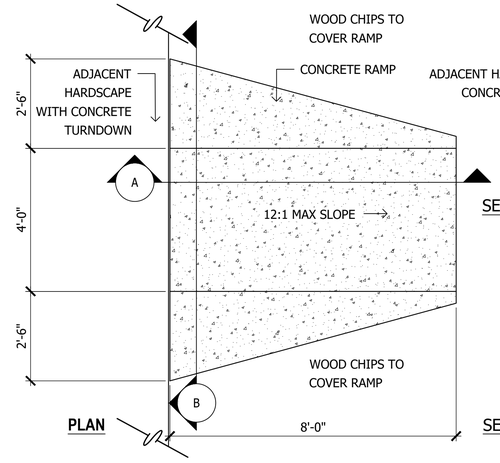


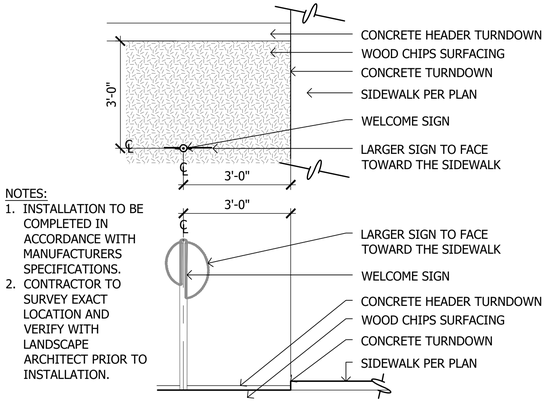
CHARACTER IMAGE

MANUFACTURER : LANDSCAPE STRUCTURE
OTHER : IMAGE PROVIDED FOR DESIGN INTENT

3 Play Structure C

SCALE: 1/2"=1'-0"

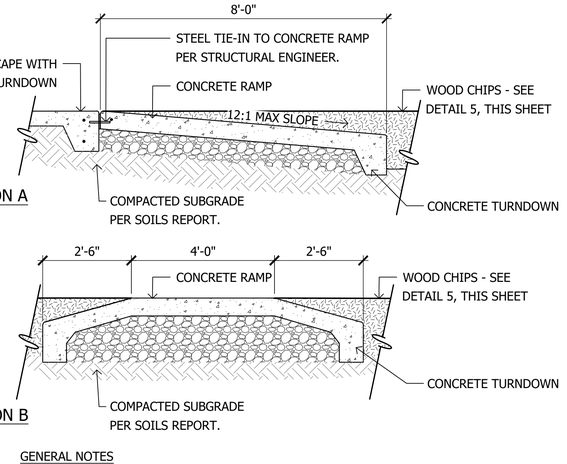




NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. CONTRACTOR TO SURVEY EXACT LOCATION AND VERIFY WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4 Age Appropriate Sign

SCALE: 1/2"=1'-0"



GENERAL NOTES
- RAMP TO BE EPDM MATERIAL WHEN THE RAM IS WITHIN FALL SAFETY ZONE.

WOOD CHIPS NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- DO NOT SCALE DRAWINGS.
- THE FIBER SYSTEM IS PROTECTED BY US PATENTS 4679963, 5026207, 5076726 AND PATENTS PENDING.
- AWARD CONTRACTORS MUST OBTAIN A LICENSE FROM FIBER, INC. PRIOR TO CONSTRUCTION.
- FIBERMAT WEAR MATS MUST BE INSTALLED UNDER ALL SWINGS, TIRE SWINGS & SLIDE EXITS TO PRESERVE WARRANTY. SEE 312-002.
- CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 312-007.

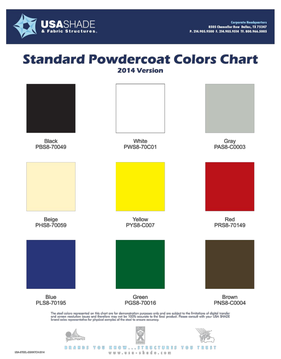
5 Wood Chips

SCALE: 1/2"=1'-0"



CHARACTER IMAGE





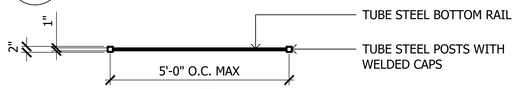
MANUFACTURER : USA SHADE
OTHER : IMAGES PROVIDED FOR DESIGN INTENT

7 Tensile Shade Structure

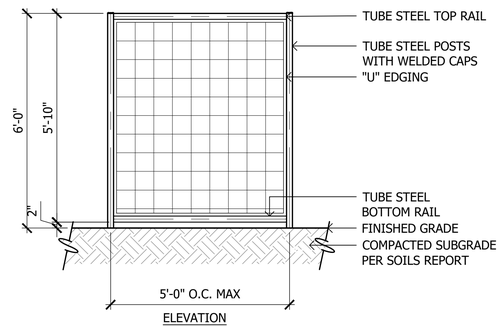
SCALE: 1/2"=1'-0"

6 ADA Access Ramp Into Wood Chips

SCALE: 1/2"=1'-0"



PLAN VIEW



ELEVATION

8 Vine Trellis

SCALE: 1/2"=1'-0"

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REGISTERED LANDSCAPE ARCHITECT
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ANDREW D. BARON
DATE SIGNED
06/03/2022
EXP. 2-31-24

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La Jolla Vista
Preliminary Plat Submittal
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SHEET TITLE: CONSTRUCTION DETAILS

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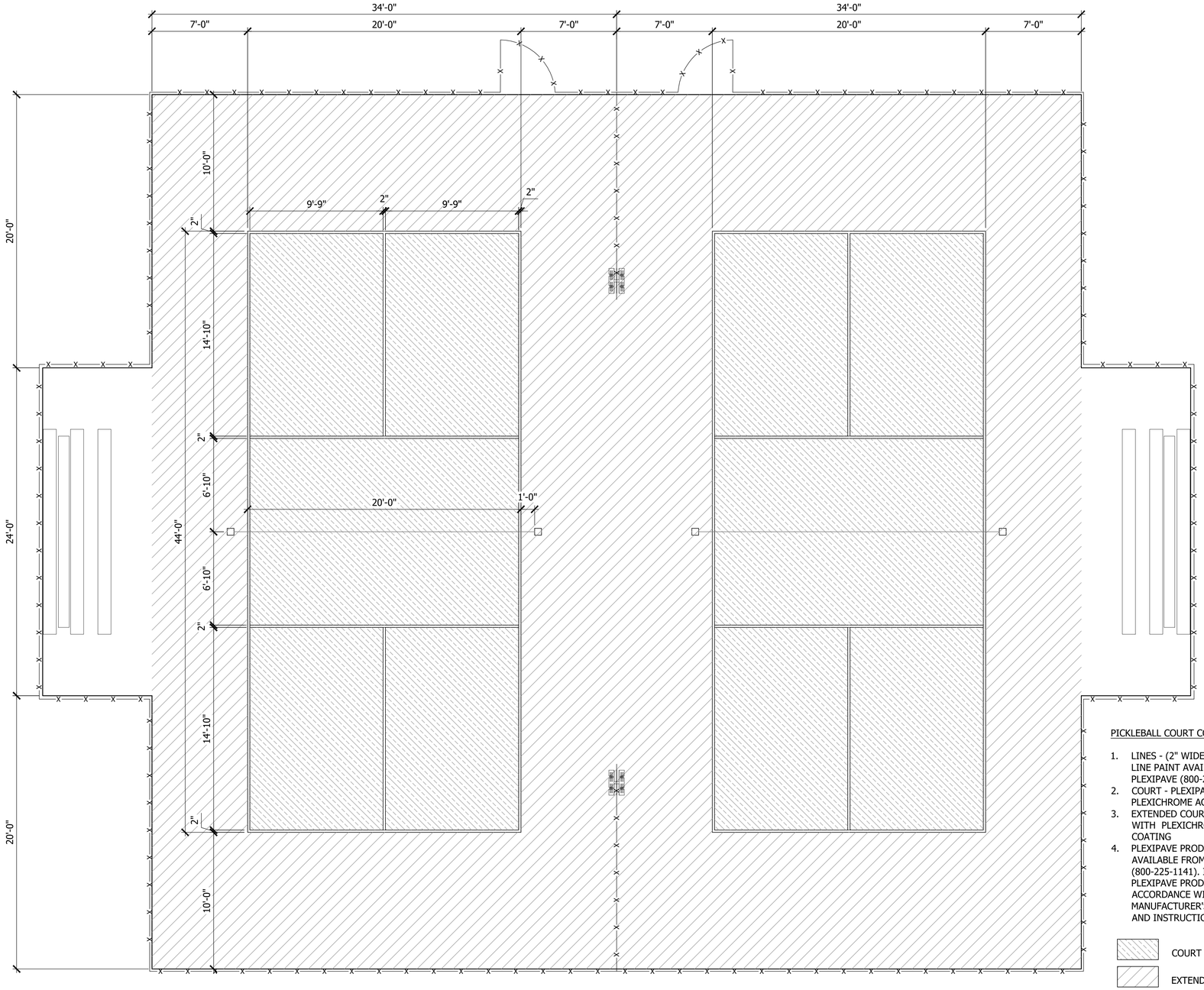


PICKLEBALL COURT COLOR SCHEME:

1. LINES - (2" WIDE) USE PLEXICOLOR LINE PAINT AVAILABLE FROM PLEXIPAVE (800-225-1141)
2. COURT - PLEXIPAVE BASE WITH PLEXICHROME ACRYLIC COATING
3. EXTENDED COURT - PLEXIPAVE BASE WITH PLEXICHROME ACRYLIC COATING
4. PLEXIPAVE PRODUCTS ARE AVAILABLE FROM PLEXIPAVE (800-225-1141). INSTALL ALL PLEXIPAVE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

COURT

EXTENDED COURT

1 Pickleball Typical

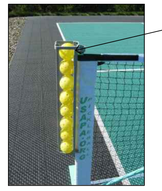
SCALE: 1/4"=1'-0"



PADDLE RACK:
MANUF: PADDLE SADDLE
WEB: http://www.paddlesaddle.com/
MODEL: PADDLE SADDLE PRO
SEE PICKLEBALL PLAN VIEW DETAIL 1,THIS SHEET FOR LOCATIONS

2 Paddle Rack

SCALE: NTS



TO BE INSTALLED ON CHAIN LINK FENCE.

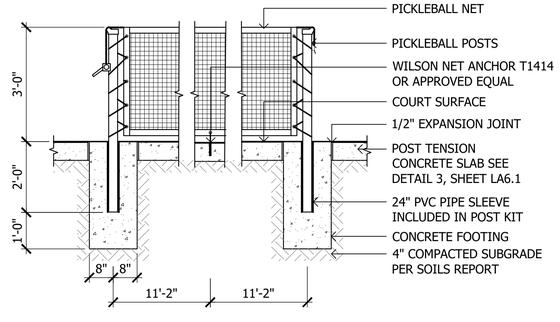
BALL HOLDER
TO BE INSTALLED ON CHAIN LINK FENCE, SEE PICKLEBALL PLAN VIEW DETAIL 1, THIS SHEET FOR LOCATIONS
SUPPLIER: PICKLEBALL CENTRAL
TYPE: CHAIN LINK FENCE HOLDER
PRODUCT CODE: DM001
WEB: pickleballcentral.com

3 Ball Holder

SCALE: NTS

PICKLEBALL NET
MANUFACTURER: WILSON SPORTS
SUPPLIER: PICKLEBALLCENTRAL.COM
TYPE: HEAVY DUTY
PRODUCT CODE: CSI003
INSTALL PER MANUFACTURER'S SPECIFICATIONS OR APPROVED EQUAL

PICKLEBALL NET
MANUFACTURER: WILSON SPORTS
SUPPLIER: PICKLEBALLCENTRAL.COM
TYPE: HEAVY DUTY
COLOR: BLACK
PRODUCT CODE: CSI002
INSTALL PER MANUFACTURER'S SPECIFICATIONS OR APPROVED EQUAL



4 Pickleball Post & Net

SCALE: 1/2"=1'-0"

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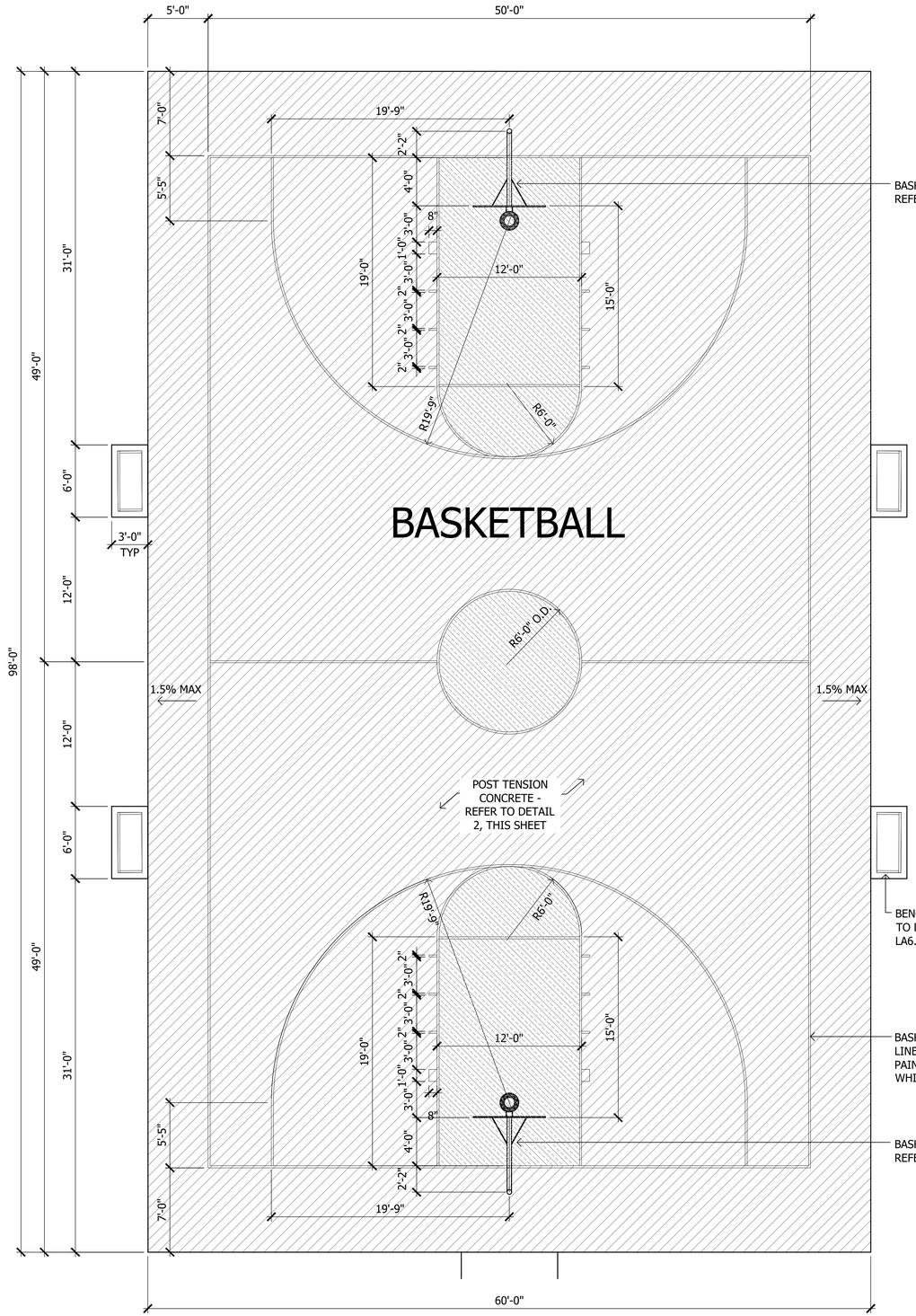
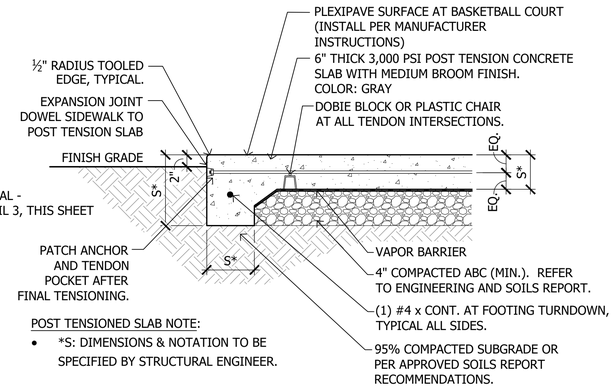


COURT SURFACE LEGEND

- LIGHT GREEN PLEXIPAVE
- PACIFIC BLUE PLEXIPAVE

BASKETBALL COURT COLOR SCHEME:

1. LINES - WHITE (2" WIDE) - USE PLEXICOLOR LINE PAINT AVAILABLE FROM PLEXIPAVE (800-225-1141)
2. COURT - LIGHT GREEN PLEXIPAVE BASE WITH PLEXICHROME ACRYLIC COATING
3. EXTENDED COURT - PACIFIC BLUE PLEXIPAVE BASE WITH PLEXICHROME ACRYLIC COATING
4. PLEXIPAVE PRODUCTS ARE AVAILABLE FROM PLEXIPAVE (800-225-1141). INSTALL ALL PLEXIPAVE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

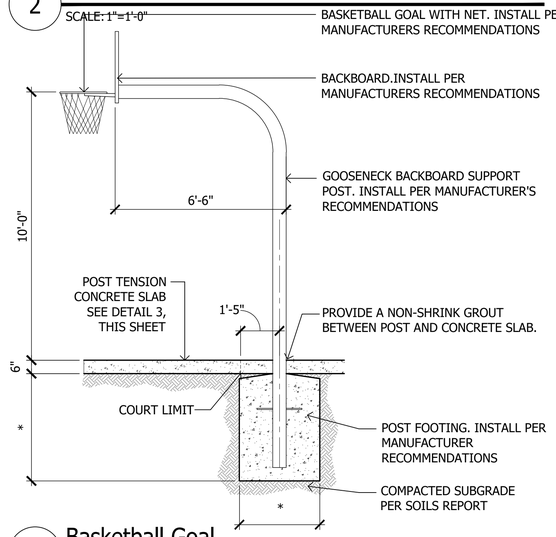


POST TENSIONED SLAB NOTE:

- *S: DIMENSIONS & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.

2 Post-Tensioned Slab

SCALE: 1"=1'-0"



3 Basketball Goal

SCALE: 3/8"=1'-0"

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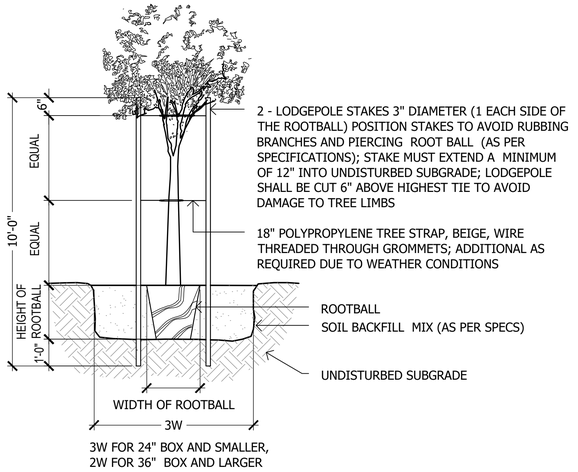
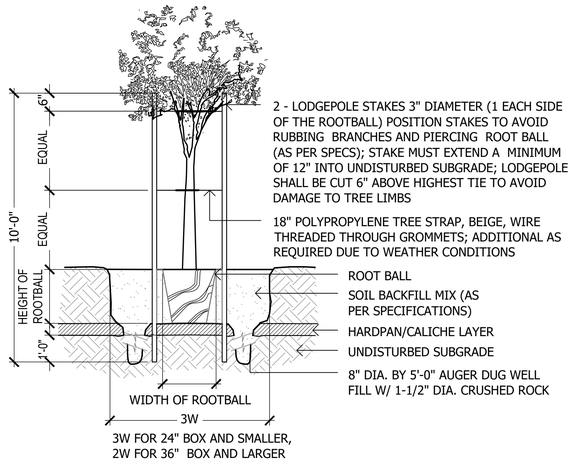


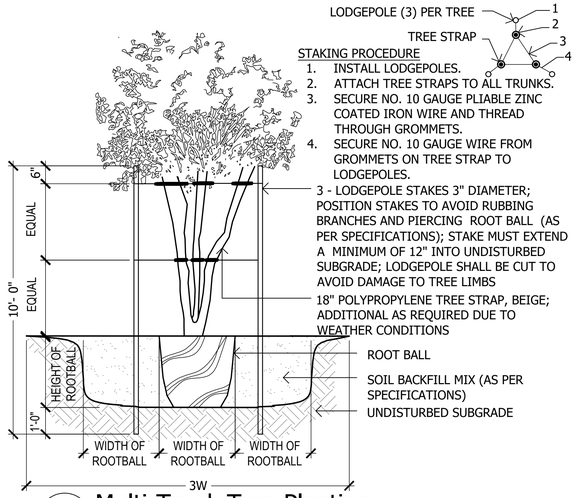
1 Tree Planting

SCALE: NTS



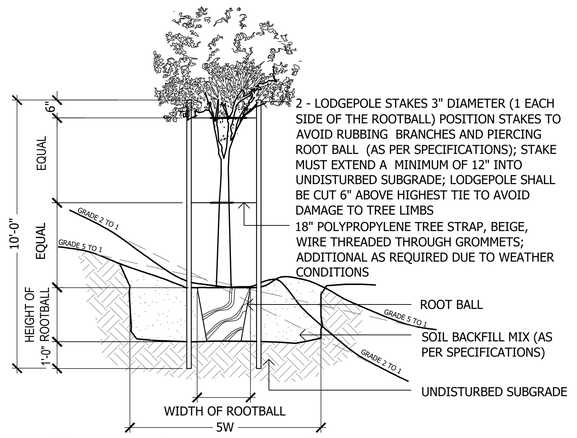
2 HardPan Tree Planting

SCALE: NTS



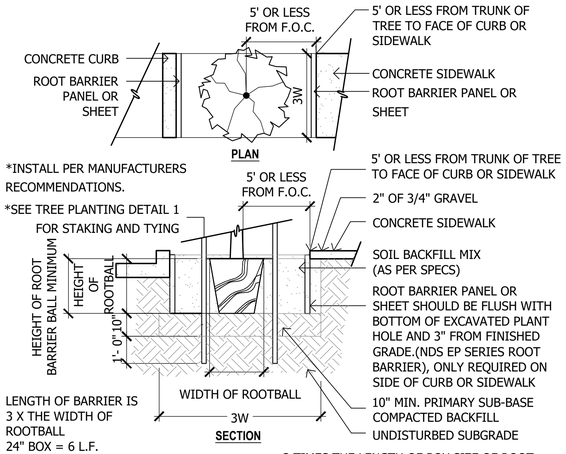
3 Multi-Trunk Tree Planting

SCALE: NTS



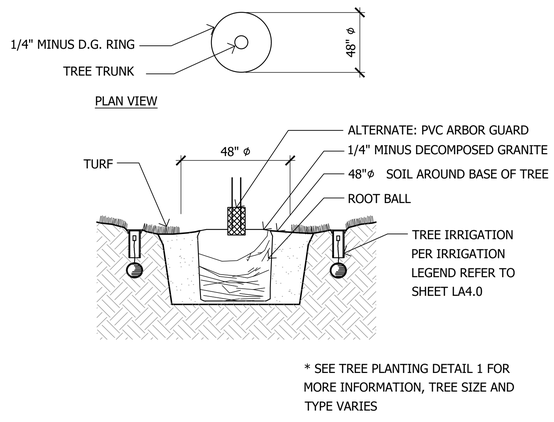
4 Tree Planting on a Slope

SCALE: NTS



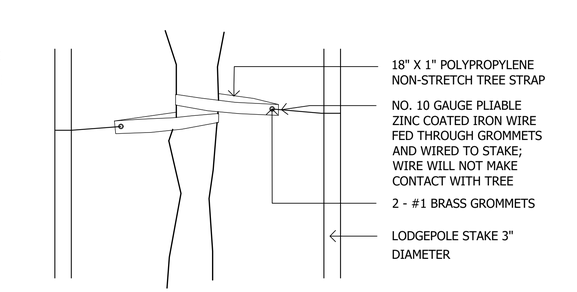
5 Tree Root Barrier

SCALE: NTS



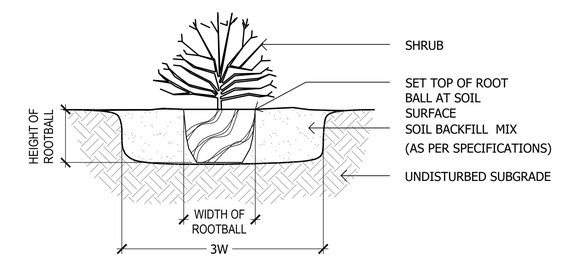
6 Tree in Turf Planting

SCALE: NTS



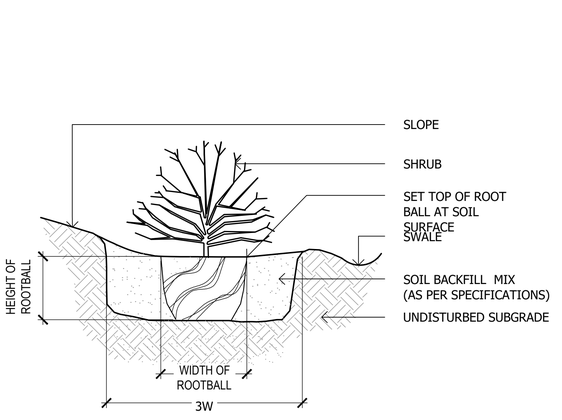
7 Tree Strap

SCALE: NTS



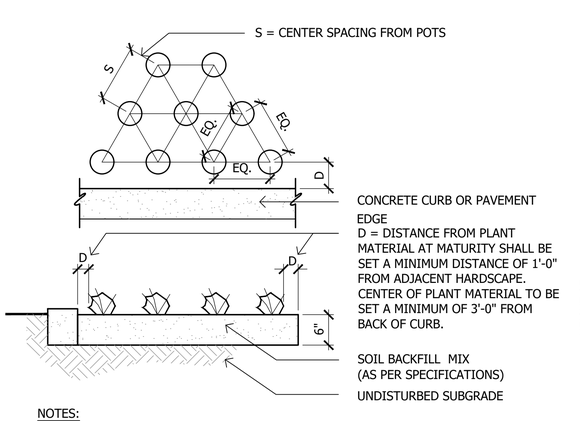
8 Shrub Planting

SCALE: NTS



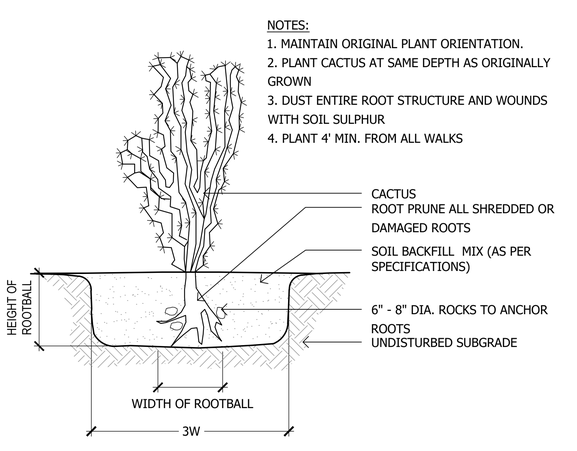
9 Shrub Planting on a Slope

SCALE: NTS



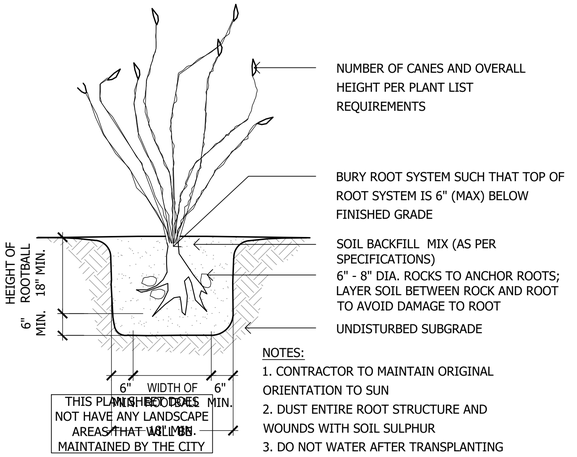
10 Shrub Spacing

SCALE: NTS



11 Cactus Planting

SCALE: NTS



12 Ocotillo Planting

SCALE: NTS

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La Jolla Vista

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SHEET TITLE: PLANTING DETAILS

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TEMPE, ARIZONA 85281
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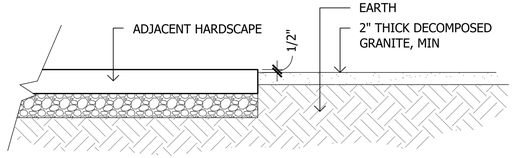
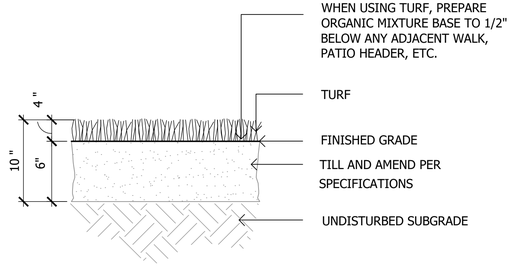
LA7.1



1 Decomposed Granite

SCALE: NTS

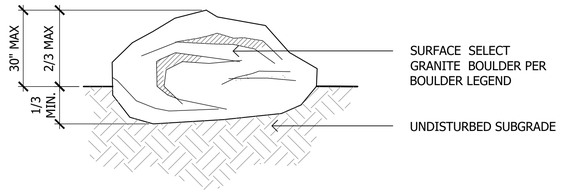


2 Turf Preparation

SCALE: NTS

NOTES:

1. ALL BOULDERS TO BE SURFACE SELECT, FREE FROM SCARS, CHIPS AND ABRASIONS. LANDSCAPE CONTRACTOR TO TREAT ALL DEFECTS WITH 'PERMEON' TO PROVIDE A WEATHERED, NATURAL APPEARANCE.
2. DEPRESS BOULDER MASS 1/3 TO 1/2 BELOW GRADE AS SHOWN.
3. REFER TO BOULDER LEGEND FOR SIZES AND QUANTITIES

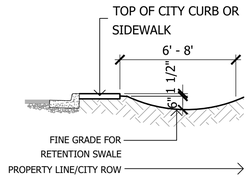


3 Boulder

SCALE: NTS

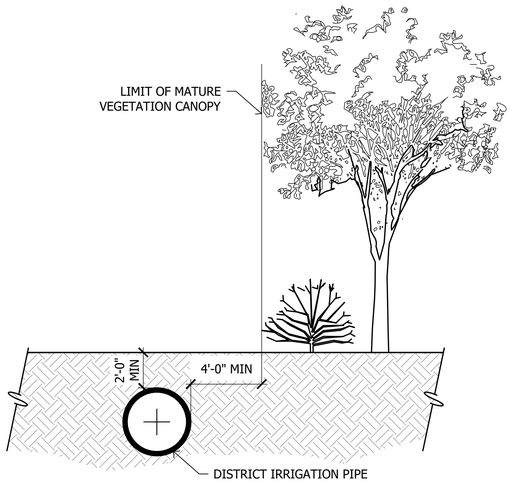
NOTES:

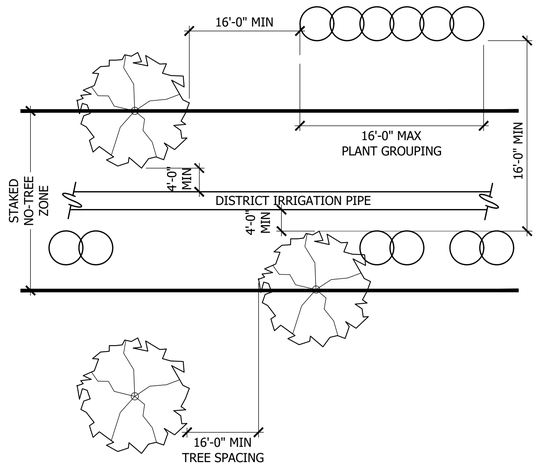
1. IRRIGATION WATER CONTROL SWALE SHALL BE CONSTRUCTED IN ALL LAWN/LANDSCAPE AREAS ADJACENT TO SIDEWALK OR CURB.
2. IRRIGATION SWALE TO BE APPROVED PRIOR TO LANDSCAPING



4 R.O.W. Swale

SCALE: NTS





5 Tree/Shrub Clearance

SCALE: NTS

THIS PLAN SHEET DOES NOT HAVE ANY LANDSCAPE AREAS THAT WILL BE MAINTAINED BY THE CITY

\\FSERVER\ABLAProjects\WestPac\La Jolla Vista\Landscape\Pre_Plat Documents\07a_Planting Details_LJV.dwg

1 2 3 4 5 6

La Jolla Vista

Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338

SHEET TITLE: PLANTING DETAILS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D.
BARON
06/03/2022
REGISTERED
LANDSCAPE ARCHITECT
ARIZONA, USA
EXP. 12-31-24

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DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY: CS
PERMIT NUMBER:
ABLA PROJECT NUMBER: 251-009-21

LA7.2

SECTION 32 90 00 : PLANTING

PART 1 - GENERAL

1.01 WORK INCLUDED

A. LANDSCAPE FINE GRADING;
B. SOIL PREPARATION;
C. TREE SUPPORTS AND HEADERS;
D. PLANTING;
E. WATERING;
F. MAINTENANCE.

1.02 DEFINITIONS:

PLANTS - ALL SHRUBS AND CACTI OTHER THAN TREES, AND TURF.
PLANT MATERIAL - ALL TREES, SHRUBS, SUCCULENTS, CACTI, GROUND COVER, AND OTHER PLANTS.

1.03 RELATED WORK

CONTRACTOR: MINIMUM FIVE (5) YEARS EXPERIENCE IN SUPPLY AND INSTALLATION OF LANDSCAPE MATERIALS.

1.04 SOURCE QUALITY CONTROL

PROVIDE CERTIFICATES OF INSPECTION FOR ALL MATERIALS AS REQUIRED BY THIS SPECIFICATION AND/OR PREVAILING LAW OR REGULATION.

DEVELOPER'S REPRESENTATIVE SHALL REVIEW PLANT MATERIAL PRIOR TO PLANTING. ANY MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED FROM THE SITE AND NOT PLANTED.

PROVIDE TREES AND SHRUBS GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PROVIDE HEALTHY, UNDAMAGED, VIGOROUS STOCK GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO CONDITIONS AT PROJECT SITE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS SUN-SCALD, KNOTS, INJURIES, ABRASIONS OR DISFIGUREMENTS. PROVIDE TREES AND SHRUBS OF THE SIZES INDICATED. TREES AND SHRUBS OF SIZES LARGER THAN THOSE INDICATED MAY BE USED PROVIDED ROOTS, ROOT BALL, STAKING AND PLANTING PITS ARE INCREASED PROPORTIONATELY.

1.05 REFERENCE STANDARDS

ANSI 60.1 - AMERICAN STANDARDS FOR NURSERY STOCK, INTERNATIONAL SOCIETY OF ARBORICULTURE.

1.06 SAMPLES

SUBMIT SAMPLES TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK FOR THE FOLLOWING MATERIAL:
A. TOPSOIL FOR BACKFILL MIX;
B. MULCHES;
C. TREE SUPPORTS;
D. INERT GROUND COVERS ;
E. BOULDERS;
F. STEEL EDGING - SIX INCH (6") SAMPLE LENGTH.

THE DEVELOPER'S REPRESENTATIVE RESERVES THE RIGHT TO TAKE AND ANALYZE SAMPLES OF MATERIALS FOR CONFORMITY TO SPECIFICATION AT ANY TIME. FURNISH SAMPLES UPON REQUEST BY DEVELOPER'S REPRESENTATIVE.

1.07 PRODUCTS

SUBMIT MANUFACTURER'S COMPREHENSIVE PRODUCT DESCRIPTION, INCLUDING SPECIFICATIONS AND INSTALLATION INSTRUCTIONS TO DEVELOPER'S REPRESENTATIVE, A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK.

1.08 CERTIFICATES AND TEST REPORTS

PROVIDE AND PAY FOR ALL MATERIALS TESTING. TESTING AGENCY SHALL BE ACCEPTABLE TO THE DEVELOPER'S REPRESENTATIVE.

SUBMIT TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK, TWO (2) COPIES OF CERTIFICATES OF INSPECTION AS REQUIRED BY THESE SPECIFICATIONS, JURISDICTIONAL AUTHORITIES, AND VENDOR'S CERTIFIED ANALYSIS FOR SOIL AMENDMENTS, FERTILIZER MATERIALS, AND CHEMICALS. SUBMIT OTHER DATA SUBSTANTIATION THAT MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS. CERTIFICATES ARE REQUIRED TO DETERMINE THE QUALITY AND QUANTITY OF ALL SPECIFIED SOIL AMENDMENTS.

MATERIALS CERTIFICATION TO BE SUBMITTED INCLUDE, BUT ARE NOT LIMITED TO:
A. TOPSOIL SOURCE AND NUTRIENT ANALYSIS;
B. MULCH;
C. FERTILIZERS/SOIL AMENDMENTS/CHEMICALS.

TEST REPRESENTATIVE MATERIAL SAMPLES PROPOSED FOR USE. PROVIDE THE FOLLOWING DATA:
A. TOPSOIL AND PLANTING BACKFILL;
B. SOIL PH;
C. PARTICLE SIZE, PERCENTAGE SOIL TEXTURE;
D. PERCENTAGE ORGANIC MATERIAL;
E. NUTRIENT LEVEL ANALYSIS;
F. ALL MACRO, SECONDARY AND MICRO-NUTRIENTS;
G. SALINITY;
H. PERCOLATION RATE.

RECOMMENDATIONS ON TYPE AND QUANTITY OF AMENDMENTS REQUIRED TO BRING LEVELS INTO ACCEPTABLE RANGES AS DETAILED IN PART 2 - PRODUCTS OF MATERIALS OF THESE SPECIFICATIONS.

SEPARATE RECOMMENDATIONS TO BE SUBMITTED FOR EACH CROP. CROP TO BE IDENTIFIED AS:
A. IRRIGATED TREES, SHRUBS, AND GROUND COVERS;
B. TURF OR LAWN.

1.09 MAINTENANCE DATA

SUBMIT TO DEVELOPER'S REPRESENTATIVE TWO (2) COPIES OF WRITTEN INSTRUCTIONS, PRIOR TO EXPIRATION OF THE INITIAL MAINTENANCE PERIOD, RECOMMENDING PROCEDURES TO BE FOLLOWED BY THE DEVELOPER FOR THE MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND IDENTIFICATION OF MANUFACTURER. PROTECT MATERIALS FROM ENVIRONMENTAL CONDITIONS AND DETERIORATION AT ALL TIMES.

PROVIDE PROTECTIVE COVERS TO PLANT LIFE AND TREES DURING DELIVERY. DO NOT PRUNE TREES PRIOR TO DELIVERY. DO NOT BEND TREES OR SHRUBS IN SUCH A MANNER AS TO CAUSE DAMAGE OR DESTROY SHAPE.

DELIVER MATERIALS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. IF PLANTING IS DELAYED FOR MORE THAN EIGHT (8) HOURS AFTER DELIVERY, SET PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.

DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

1.11 SITE CONDITIONS

DETERMINE LOCATION OF UNDERGROUND UTILITIES. USE PROFESSIONAL SERVICES TO DETERMINE LOCATIONS. EXECUTE WORK AS REQUIRED TO PREVENT DAMAGE.

MAINTAIN GRADE STAKES SET BY OTHERS UNTIL DIRECTED OTHERWISE.

PROTECT OF ALL EXISTING PLANTS TO REMAIN:
A. DO NOT STORE MATERIALS OR EQUIPMENT, PERMIT BURNING, OR OPERATE OR PARK EQUIPMENT UNDER THE BRANCH OF ANY EXISTING PLANT OR PLANT MATERIAL TO REMAIN EXCEPT AS ACTUALLY REQUIRED FOR CONSTRUCTION IN THOSE AREAS;
B. PROVIDE BARRICADES, FENCES OR OTHER BARRIERS AS NECESSARY AT THE DRIP LINE TO PROTECT EXISTING PLANTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION;
C. NOTIFY OWNER'S REPRESENTATIVE IN ANY CASE WHERE CONTRACTOR FEELS GRADING OR OTHER CONSTRUCTION CALLED FOR BY CONTRACT DOCUMENTS MAY DAMAGE EXISTING PLANTS TO REMAIN;
D. IF EXISTING PLANTS TO REMAIN ARE DAMAGE DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE SUCH PLANTS OF THE SAME SPECIES AND SIZE AS THOSE DAMAGED AT NO COST TO OWNER. DETERMINATION OF EXTENT OF DAMAGE AND VALUE OF DAMAGED PLANT SHALL REST SOLELY WITH OWNER'S REPRESENTATIVE.

1.12 WARRANTY

SUBMIT WARRANTY TO DEVELOPER'S REPRESENTATIVE.

TREES, SAGUAROS, YUCCAS, AND OCOTILLOS:

A. WARRANT THAT TREES, SAGUAROS, YUCCAS AND OCOTILLOS WILL BE ALIVE AND IN GOOD HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY DEVELOPER OR ABUSE BY OTHERS.

B. DEVELOPER MUST FOLLOW CONTRACTOR'S MAINTENANCE SCHEDULE AND PROVIDE CURRENT MAINTENANCE LOG TO DEVELOPER'S REPRESENTATIVE.

C. REMOVE AND REPLACE DEAD, UNHEALTHY OR GIRDLED TREES, YUCCAS AND OCOTILLOS THAT LOSE ORIGINAL FORM AND SIZE DURING WARRANTY PERIOD WITH MATERIAL EQUAL TO THAT SPECIFIED. REPLACE ANY MATERIAL WHICH DOES NOT MEET REQUIREMENTS WITHIN THIRTY DAYS OF NOTIFICATION. ALL REPLACEMENT MATERIAL SHALL BE SUBJECT TO AN ADDITIONAL ONE (1) YEAR MAINTENANCE PERIOD.

D. IF OLIVE TREES PRODUCE FRUIT WITHIN THE FIRST YEAR, ANY OLIVE TREE WHICH PRODUCES FRUIT SHALL BE REPLACED.

SHRUBS AND OTHER PLANTINGS

A. GUARANTEE ALL OTHER PLANTING WILL BE ALIVE AND IN SATISFACTORY CONDITION FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF ACCEPTANCE OR WILL BE REPLACED AT NO ADDITIONAL COST TO THE DEVELOPER.

B. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, STURDY CONDITION DURING THE WARRANTY PERIOD BY THE CONTRACTOR. TURF SHALL BE MOWED AND TRIMMED WEEKLY AFTER ROOT ESTABLISHMENT.

C. ALL REPLACEMENT PLANTS, INCLUDING SHRUBS, CACTI, GROUND COVERS, VINES AND PERENNIALS SHALL BE SUBJECT TO AN ADDITIONAL NINETY (90) DAY MAINTENANCE PERIOD.

PART 2 - PRODUCTS

2.01 FILL MATERIALS

PROVIDE DRY, LOOSE MATERIAL FOR FILL, BACKFILL, PLANTING BACKFILL AND TOPSOIL FOR PLANTER BEDS. FROZEN OR MUDDY SOILS ARE NOT ACCEPTABLE. SALTS ARE NOT TO EXCEED ONE THOUSAND FIVE HUNDRED (1,500) PPM, AND SOILS SHALL BE FREE OF DEBRIS, NOXIOUS WEEDS, INGREDIENTS OR OBJECTS DETRIMENTAL TO HEALTHY PLANT GROWTH.

TOPSOIL - SCREENED, FERTILE, FRIABLE, FROM WELL DRAINED ARABLE LAND, FREE OF NOXIOUS WEEDS, REFUSE, ROOTS, HEAVY CLAY OR ANY MATERIAL TOXIC TO PLANT GROWTH; CONTENTS SHALL BE AS FOLLOWS:
- SILT: 20-45%
- CLAY: 15-20%
- SAND: 30-60%
- PH: 7.0-8.3
- SOLUBLE SALTS: 1,500 PPM
- ORGANIC MATERIAL (NATURAL OR OTHERWISE): 2% MINIMUM
- NUTRIENTS: ENOUGH TO BRING LEVELS OF ACCEPTABLE PLANT GROWTH.

PERCOLATION RATE SHALL BE BETWEEN THREE INCHES (3") TO FOUR INCHES (4") PER HOUR. EXISTING TOPSOIL MAY BE USED PROVIDED IT MEETS THESE REQUIREMENTS. IMPORTED TOPSOIL MUST BE PROVEN TO MEET THESE REQUIREMENTS.

2.02 COMMERCIAL GRADE FERTILIZERS

AGRI-SUL, DISPERSAL - USE ONLY FOR SULFUR AGRICULTURE GRADE GYPSUM, OSMACOTE, 'SIERRA-BLEN', APPLY AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANTING TYPE.

2.03 SOIL AMENDMENTS

WOOD SHAVINGS: NITROGEN STABILIZED FIR OR PINE SHAVINGS CONTAINING 0.75% TOTAL NITROGEN AND 0.1 TO 0.15% TOTAL IRON, AND UNDER SIXTY (60) PPM TOTAL MANGANESE; COMPOSTED, LEACHED AND AGED FOR A MINIMUM OF TEN (10) TO TWELVE (12) MONTHS; PH FACTOR, 4.0 TO 4.5. NO SOIL AMENDMENTS ARE REQUIRED FOR SALVAGED PLANT MATERIAL AND CACTI UNLESS OTHERWISE SPECIFIED.

2.04 TREE SUPPORTS

TREE STAKES: COPPER NAPTHENATE IMPREGNATED LODGE POLE TWELVE FEET (12') IN LENGTH FOR TREES FIVE (5) GALLON TO THIRTY-SIX INCH (36") BOX, 2 LODGE POLES PER TREE, THREE (3) POLES FOR MULTI-TRUNK TREES. TREE STAKES ARE NOT REQUIRED FOR SALVAGED PLANT MATERIAL OR FORTY-EIGHT INCH (48") BOX TREES OR LARGER, UNLESS DETERMINED OTHERWISE BY LANDSCAPE ARCHITECT DUE TO HIGH WIND CONDITIONS.

TREE TIES: PROVIDE A MINIMUM OF TWO (2) PER TREE, EIGHTEEN INCH (18") TREE STRAP BY STAR NURSERY (WWW.STARNURSERY.COM) OR APPROVED EQUAL, BEIGE, WITH GROMMETS. NO. TEN (10) GAUGE PLIABLE ZINC COATED IRON WIRE TO BE THREADED THROUGH GROMMETS AND CONNECTED TO TREE STAKES. WIRE WILL NOT MAKE CONTACT WITH TREE.

2.05 HERBICIDES

PRE-EMERGENT HERBICIDE SHALL BE SURFLAN AS MANUFACTURED BY DOW/ELANCO CHEMICAL COMPANY OR EQUAL.

2.06 PESTICIDES

SHALL BE ORTHO "LINDANE BORER AND LEAF MINER SPRAY" BY ORTHO, CONSUMER PRODUCTS DIVISION, CHEVRON CHEMICAL COMPANY, SAN FRANCISCO, CA 94119, OR "BORER KILLER ,BY GREENLIGHT COMPANY, SAN ANTONIO, TX 78217.

CONTACT HERBICIDE SHALL BE SUBMITTED BY CONTRACTOR TO DEVELOPER'S REPRESENTATIVE.

2.07 PLANT MATERIAL

HEALTHY, SHAPELY AND WELL ROOTED. ROOTS SHALL SHOW NO EVIDENCE OF HAVING BEEN RESTRICTED OR DEFORMED AT ANY TIME. ALL PLANTS SHALL HAVE NORMALLY DEVELOPED BRANCHING. PLANTS SHALL BE FREE FROM DISFIGURING KNOTS, SUN SCALD INJURIES AND ABRASIONS OF BARK. PLANTS NOT MEETING THESE REQUIREMENTS SHALL BE CONSIDERED DEFECTIVE AND SHALL BE REPLACED IMMEDIATELY. ALL PLANTS SHALL BE TRUE TO NAME AND SHALL BE TAGGED, ONE (1) OF EACH VARIETY. ALL PLANT MATERIAL SHALL BE GROWN IN NURSERIES INSPECTED BY THE STATE DEPARTMENT OF AGRICULTURE.

SPECIMEN PLANT MATERIAL SHALL BE SELECTED AND TAGGED AT THE GROWERS NURSERY PRIOR TO SHIPMENT.

PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH TIP TO TIP. CALIPER MEASUREMENT SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE NATURAL GROUND LINE FOR TREES UP TO FOUR INCHES (4") IN CALIPER AND AT A POINT TWELVE INCHES (12") ABOVE THE NATURAL GROUND LINE FOR TREES OVER FOUR INCHES (4") IN CALIPER. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN FORTY PERCENT (40%) OF THE PLANTS SHALL BE LARGE AS THE MAXIMUM SIZE SPECIFIED. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED, BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.

CONTAINER STOCK, WHEN SPECIFIED, SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX (6) MONTHS, BUT NOT OVER TWO (2) YEARS. SAMPLES MUST PROVE NO ROOT BOUND CONDITIONS EXIST. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED EXCEPT UPON SPECIAL APPROVAL BY OWNER'S REPRESENTATIVE. CONTAINER STOCK SHALL NOT BE PRUNED BEFORE DELIVERY. FIELD GROWN PLANTS RECENTLY TRANSPLANTED INTO CONTAINERS WILL NOT BE ACCEPTED.

SOD SHALL BE DENSE WITH THE GRASS HAVING BEEN MOWED AT A HEIGHT OF ONE INCH (1") PRIOR TO REMOVAL FROM FIELD. ALL GRASS SHALL BE GROWN ON FUMIGATED FIELDS. SOD SHALL NOT BE STACKED FOR MORE THAN 24 HOURS BETWEEN TIME OF CUTTING AND TIME OF DELIVERY

2.08 INERT GROUNDCOVER

INERT GROUND COVERS, INCLUDING BUT NOT LIMITED TO, DECOMPOSED GRANITE (D.G.), CRUSHED ROCK, AND RIVER ROCK SHALL HAVE A MINIMUM TWO INCHES (2") THICK COVERAGE, UNLESS NOTED OTHERWISE ON PLANS. INERTS SHALL BE THE SIZE AND COLOR AS PER PLAN, AND SHALL BE TAKEN FROM A SINGLE QUARRY.

2.09 EDGING

EDGING, INCLUDING BUT NOT LIMITED TO, POLY OR STEEL PRODUCT, SHALL BE OF THE SIZE (GAUGE AND DEPTH) SPECIFIED ON PLANS AND DRAWINGS. SAMPLES SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL.

THIS PLAN SHEET DOES NOT HAVE ANY LANDSCAPE AREAS THAT WILL BE MAINTAINED BY THE CITY

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ABLA PROJECT NUMBER: 251-009-21

LA8.1

SECTION 32 90 00 : PLANTING

PART 3 - EXECUTION

3.01 GENERAL

INSTALL ALL MATERIAL IN ACCORDANCE WITH THE METHODS, TECHNIQUES AND SPECIFICATIONS OF EACH MANUFACTURER AND THESE SPECIFICATIONS. DO NOT BEGIN PLANTING UNTIL COMPLETION OF THE SITE GRADING AND INSTALLATION OF A FULLY FUNCTIONAL UNDERGROUND IRRIGATION SYSTEM IS IN PLACE.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

INSPECT THE INTEGRITY OF ALL DAMP-PROOFING AND WATER PROOFING MEMBRANES WHICH OCCUR OVER, ON OR AGAINST ANY CONSTRUCTION TO BE FULLY OR PARTIALLY CONCEALED BY EARTHWORK PRIOR TO THE PLACEMENT OF ANY IMPORTED SOIL, BACKFILL, GRAVEL FILL OR SUB-BASE.

3.03 TOPSOIL

IMPORT ADDITIONAL TOPSOIL ONLY AS REQUIRED TO BRING PLANTING AREAS UP TO FINISH GRADE OR PER TURF OR PLANTING BED REQUIREMENTS. SPREAD AND CULTIVATE SOIL SO THAT NO SETTLING TAKES PLACE AT ANY TIME.

3.04 LANDSCAPE FINE GRADING

ALLOW FOR THE ADDITION OF SOIL AMENDMENTS, CONDITIONERS AND ANY SPECIFIED TOP DRESSING WHEN DETERMINING AND EXECUTING FINISH GRADE. SET FINISH GRADE TWO AND ONE HALF INCHES (2 1/2") BELOW ADJACENT PAVING, CURB AND HEADERS TO ALLOW FOR DECOMPOSED GRANITE, GROUNDCOVER MULCH OR TURF SOD.

COMPLETE ALL FINISH GRADING PRIOR TO PLANTING. CULTIVATE ALL AREAS SO THAT THERE ARE NO HUMPS OR HOLLOWS, AND THE AREA DRAINS AS DESIGNED. GRADE AND MAINTAIN ALL FLOW LINES, DESIGNATED OR NOT, TO ALLOW FREE FLOW OF SURFACE WATER. CULTIVATE ENTIRE AREA TO A DEPTH OF SIX INCHES (6") MINIMUM AND REMOVE ALL ROCK IN EXCESS IF ONE AND ONE HALF INCHES (1 1/2"), ALL BUILDING RUBBLE, BUILDING CONSTRUCTION MATERIAL, WASTE AND ANY OTHER MATERIAL THAT MAY IMPAIR SATISFACTORY GROWTH.

3.05 INERT GROUND COVERS

APPLY INERT GROUND COVERS TO A TWO INCH (2") DEPTH WITHIN ONE HALF INCH (1/2") OF THE TOP OF ADJACENT CURB OR SIDEWALK.

3.06 HERBICIDE APPLICATION

ALL AREAS SHALL BE MAINTAINED WEED-FREE AT ALL TIMES DURING CONSTRUCTION.

DO NOT APPLY PRE-EMERGENT HERBICIDES AT LOCATIONS OF RE-VEGETATION SEEDING. THE CONTRACTOR SHALL MANUALLY REMOVE INVASIVE WEEDS WITHIN THESE AREAS.

3.07 TREE SUPPORT

INSTALL TREE SUPPORTS AS SHOWN ON THE DRAWINGS WITHIN FORTY-EIGHT (48) HOURS OF PLANTING.

TREE SUPPORTS SHALL BE INSTALLED TO PREVENT RUBBING AND GIRDLING, YET ALLOW FOR TRUNK MOVEMENT. TREE TIES THAT ENCIRCLE TRUNKS SHALL BE LARGE ENOUGH TO ALLOW FOR NORMAL GROWTH OF THE TRUNK DURING THE FIRST YEAR WITHOUT GIRDLING.

3.08 TREES, SHRUBS, AND VINES

LAYOUT PLANT LOCATIONS WITH STAKES OR FLAGS PRIOR TO PLANTING. COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO ASSURE APPROPRIATE LOCATION.

TEST DRAINAGE OF PLANT BEDS AND PITS BY FILLING WITH WATER. NOTIFY DEVELOPER'S REPRESENTATIVE OF AREAS WHERE WATER IS RETAINED MORE THAN TWENTY-FOUR (24) HOURS AND REQUEST A HARDPAN PLANTING DETAIL.

WHERE ROCK, UNDERGROUND CONSTRUCTION OR OTHER DETRIMENTAL CONDITIONS ARE ENCOUNTERED AT PLANT PITS, DEVELOPER'S REPRESENTATIVE MAY SELECTIVE ALTERNATE LOCATION.

DO NOT EXPOSE ROOTS TO AIR EXCEPT DURING TRANSPLANTING. SET TOP OF PLANTS AT SAME LEVEL WHEN PLANTED AS IN THE CONTAINER

DIG PITS WITH PERPENDICULAR SIDES TO A MINIMUM OF TWO (2) TO THREE (3) TIMES THE WIDTH (SEE DETAILS) OF THE ROOT BALL FOR CONTAINERIZED TREES AND SHRUBS. DIG PITS ONLY AS DEEP AS THE ROOT BALL TO PREVENT SETTLING OF THE TREE OR SHRUB.

3.09 BACKFILLING

BACKFILL PLANT PITS AND FORM A TEMPORARY SHALLOW BASIN AROUND THE PLANT TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL. WATER PLANTS IMMEDIATELY AFTER PLANTING AND ALLOW BACKFILL TO SETTLE IN PLANT PIT. DO NOT WATER OCOTILLOS AFTER PLANTING. REMOVE BASIN PRIOR TO INSTALLATION OF INERT GROUND COVERS OR TURF.

TREAT ALL PLANTING AREAS WITH A PRE-EMERGENT, WITH THE EXCEPTION OF THE RE-VEGETATED SEED AREAS.

3.10 ANNUALS

AT TIME OF TRANSPLANTING, SOIL IN FLATS SHALL BE SUFFICIENTLY MOIST SO AS NOT TO FALL APART WHEN LIFTING PLANTS. PLANT EACH PLANT WITH ITS PROPORTIONATE AMOUNT OF THE FLAT SOIL IN A MANNER THAT WILL ENSURE A MINIMUM DISTURBANCE TO THE ROOT STRUCTURE.

PLANT FLAT MATERIAL SUFFICIENTLY DEEP TO COVER ALL ROOTS. FIRMLY TAMP THE EARTH AROUND EACH PLANT TO FORCE OUT LARGE AIR POCKETS.

3.11 SOD

SOIL PREPARATION
PROVIDE SOIL WITH AN ORGANIC MATTER CONTENT OF TWENTY-FIVE PERCENT (25%) TO THIRTY PERCENT (30%). INCORPORATE INTO SOIL BY TILLING THE SOIL TO A DEPTH OF SIX INCHES (6") THOROUGHLY. REMOVE DEBRIS, WEEDS AND ROCKS FROM SOIL.

SOIL AMENDMENTS
PRIOR TO TILLING, APPLY GYPSUM AT A RATE OF ONE HUNDRED (100) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET, PHOSPHATE AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET AND SOIL SULFUR AT FIVE POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.

SOD INSTALLATION
INSTALL SOD ALONG THE STRAIGHTEST EDGE OF TURF AREA. STAGGER JOINTS IN A BRICK-LIKE PATTERN. AVOID GAPS AND OVERLAPPING. PLACE SOD DIAGONALLY ACROSS SLOPES, SO IT CANNOT SLIDE, AND SO THAT IT PROVIDES COMPLETE COVER WITH NO BROWN SECTIONS OR CRACKS SHOWING. WATER SOD AT LEAST EVERY THIRTY (30) MINUTES. AFTER INSTALLATION, WATER LIGHTLY AND ROLL IN TWO (2") DIRECTIONS WITH A SOD ROLLER.

3.12 WATERING

WATER ALL PLANTS IMMEDIATELY AFTER PLANTING TO AVOID DRYING OUT, TO THE FULL DEPTH, SATURATING THE ROOT BALL OF EACH PLANT HOLE.

REPEAT WATERING AS OFTEN AS NECESSARY TO KEEP THE GROUND MOIST BUT NOT SOAKED, WELL BELOW THE ROOT SYSTEM OF THE PLANTS.

3.13 CLEAN UP

KEEP ALL AREAS CLEAN AND ORDERLY DURING AND AFTER EXECUTION OF WORK.

3.14 PRUNING

PRUNE SHRUBS AND TREES UPON COMPLETION OF THE WORK, ACCORDING TO STANDARD HORTICULTURAL PRACTICES TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES AND TO REPAIR OR REPLACE INJURED PLANTS AS DIRECTED. LIMIT PRUNING ONLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR LOSS OF ROOTS AS A RESULT OF PLANTING OPERATIONS.

3.15 MAINTENANCE PERIOD

UPON SUBSTANTIAL COMPLETION, AS DETERMINED BY THE DEVELOPER'S REPRESENTATIVE, IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING THAT THE MAINTENANCE PERIOD IS TO BEGIN.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPED AREAS FOR A PERIOD OF NINETY (90) DAYS. MAINTENANCE INCLUDES WATERING TREES AND GRASSES, MONITORING AND ADJUSTING THE IRRIGATION SYSTEM AS NECESSARY, MOWING AND TRIMMING LAWN AREAS, PRUNING AND TRIMMING PLANT MATERIAL, WEED REMOVAL AND CULTIVATING PLANT BEDS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SPRINKLER IRRIGATION SYSTEM, INCLUDING MONITORING AND ADJUSTING THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTMENT OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAIN AND LATERAL LINES, AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING SPRINKLER IRRIGATION SYSTEM.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF NEW PLANTING, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING, RE-STAKING, TIGHTENING AND REPAIRING GUYS, RESETTING PLANTS TO PROPER GRADES AND POSITION, MAINTENANCE OF TEMPORARY TREE WELLS AND FURNISHING AND SUPPLYING ALL FERTILIZERS, HERBICIDES AND PESTICIDES TO MAINTAIN A THRIVING LANDSCAPE.

LANDSCAPE CONTRACTOR, IN ORDER TO PROTECT HIS GUARANTEE, SHALL GIVE TYPEWRITTEN TO DEVELOPER, A COMPLETE MAINTENANCE INSTRUCTION BOOKLET IN THE CARE AND FEEDING OF THE LANDSCAPE.

LANDSCAPE CONTRACTOR SHALL REQUEST, IN WRITING, A FINAL INSPECTION AT THE COMPLETION OF THE MAINTENANCE PERIOD. IF THE DEVELOPER'S REPRESENTATIVE DETERMINES THE WORK IS SATISFACTORY, THE MAINTENANCE PERIOD WILL END ON THE DATE OF THE FINAL INSPECTION. IF THE MAINTENANCE IS UNSATISFACTORY, THE MAINTENANCE PERIOD WILL BE EXTENDED, AT THE CONTRACTOR'S EXPENSE, UNTIL SUCH TIME AS ALL CORRECTIONS ARE MADE AND THE WORK IS INSPECTED AND APPROVED BY THE DEVELOPER'S REPRESENTATIVE. RETENTION WILL NOT BE RELEASED UNTIL FINAL INSPECTION IS MADE AND APPROVAL ISSUED BY THE DEVELOPER'S REPRESENTATIVE.

3.16 FIELD QUALITY CONTROL

NOTIFY DEVELOPER'S REPRESENTATIVE OF THE REQUIREMENT FOR INSPECTIONS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE. INSPECTIONS ARE REQUIRED, BUT NOT LIMITED TO, THE FOLLOWING:

A. INSPECTION AND ACCEPTANCE OF PLANT MATERIAL PRIOR TO SHIPPING;
B. AT COMPLETION OF ROUGH GRADE PRIOR TO BOULDER PLACEMENT;
C. AT COMPLETION OF LANDSCAPE FINISH GRADING AND SOIL PREPARATION, PRIOR TO PLANTING;
D. AT LAYOUT OF IRRIGATION SYSTEM, PRIOR TO INSTALLATION OF IRRIGATION SYSTEM;
E. AT INSTALLATION OF IRRIGATION SYSTEM, PRIOR TO BACKFILLING TRENCHES AND PLANTING;
F. DURING INSTALLATION OF SPECIMEN TREE, PALM OR OTHER SPECIMEN PLANT MATERIAL;
G. AFTER STAKING LOCATIONS FOR PLANT HOLES, BUT PRIOR TO PLANTING;
H. DURING THE PLANTING PROCESS;
I. DURING THE PLACEMENT AND AIMING OF ALL LIGHT FIXTURES;
J. AT SUBSTANTIAL COMPLETION OF THE WORK;
K. DURING WARRANTY PERIOD TO OBSERVE MAINTENANCE PROCEDURES;
L. AT FINAL COMPLETION OF THE WORK.

THIS PLAN SHEET DOES NOT HAVE ANY LANDSCAPE AREAS THAT WILL BE MAINTAINED BY THE CITY

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La Jolla Vista
Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338
SHEET TITLE: PLANTING SPECIFICATIONS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D.
BARON
06/03/2022
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF ARIZONA
EXP. 12-31-24

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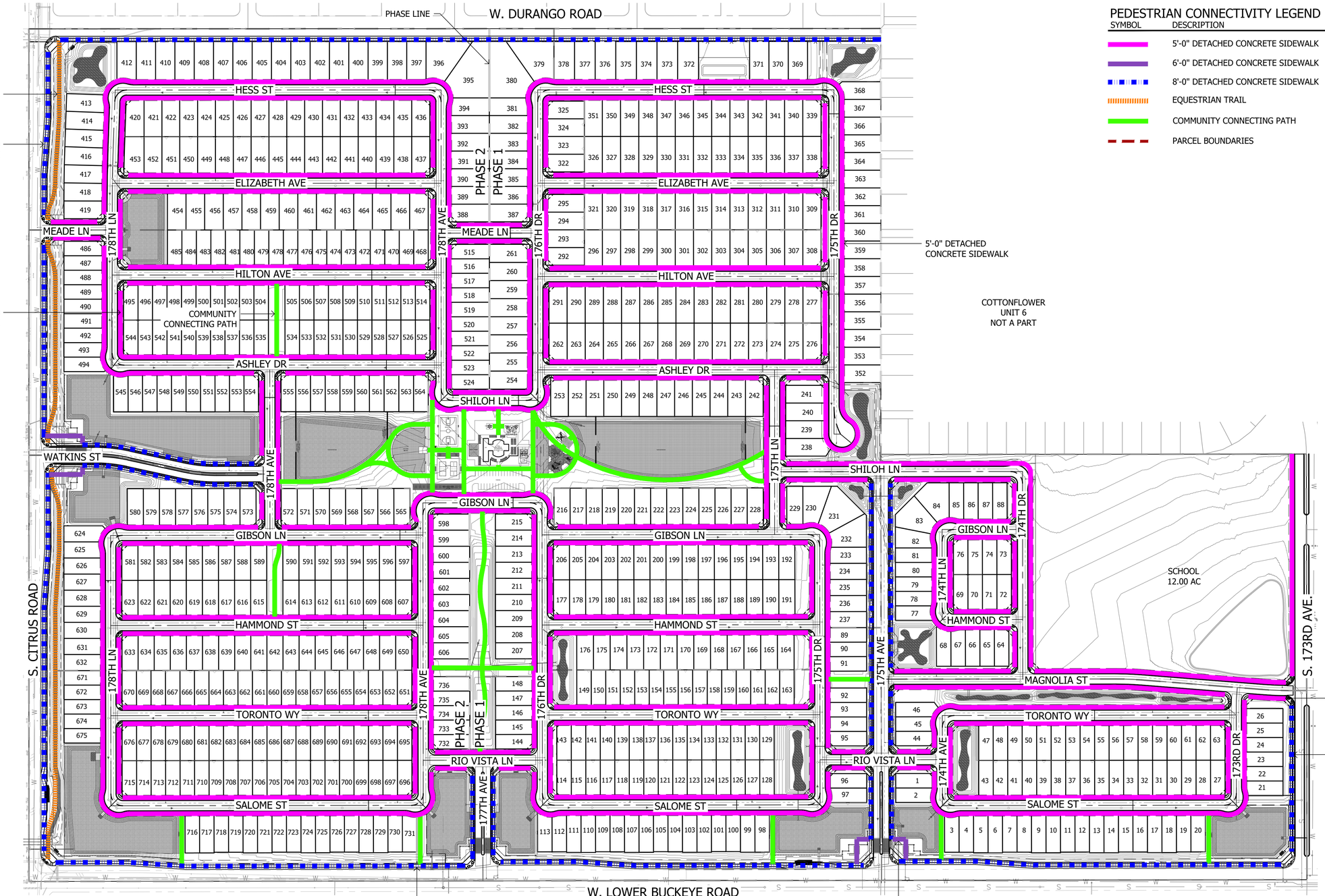
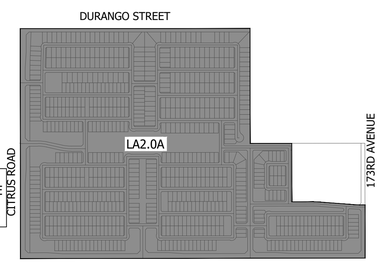
DATE: 06/03/2022
ISSUED FOR: PRE-PLAT
DRAWN BY: KR, JM
CHECKED BY: CS
PERMIT NUMBER:
ABLA PROJECT NUMBER: 251-009-21

LA8.2



PEDESTRIAN CONNECTIVITY LEGEND

SYMBOL	DESCRIPTION
	5'-0" DETACHED CONCRETE SIDEWALK
	6'-0" DETACHED CONCRETE SIDEWALK
	8'-0" DETACHED CONCRETE SIDEWALK
	EQUESTRIAN TRAIL
	COMMUNITY CONNECTING PATH
	PARCEL BOUNDARIES



KEY MAP

NOT TO SCALE

THIS PLAN SHEET DOES NOT HAVE ANY LANDSCAPE AREAS THAT WILL BE MAINTAINED BY THE CITY

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

Scale 1:150'

La Jolla Vista

Preliminary Plat Submittal
NEC W. Lower Buckeye Road & S. Citrus Road
Goodyear, Arizona 85338

SHEET TITLE: CIRCULATION PLAN

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
08/18/2022
ARIZONA, USA
EXP. 12-31-24
PRELIMINARY NOT FOR CONSTRUCTION

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DATE: 08/18/2022	
ISSUED FOR: PRE-PLAT	
DRAWN BY: KR, JM	
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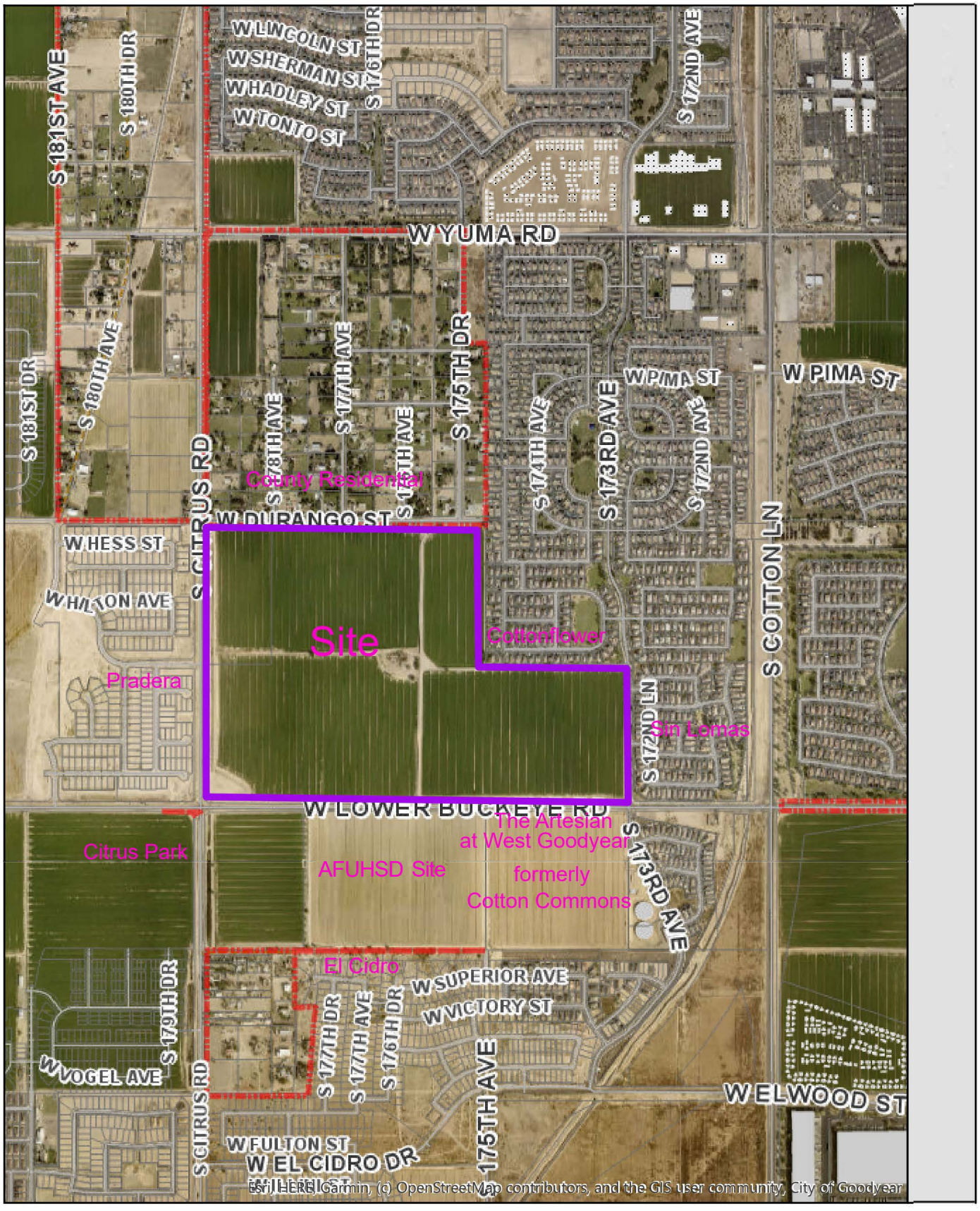
LA2.0A

\\FSERVER\ABLAProjects\WestPac\La Jolla Vista\Landscape\Pre_Plat Documents\02b-Circulation_LJV.dwg

Name of Map: Aerial Exhibit

Description: La Jolla Vista at West Goodyear



La Jolla Vista (at West Goodyear) Preliminary Plat

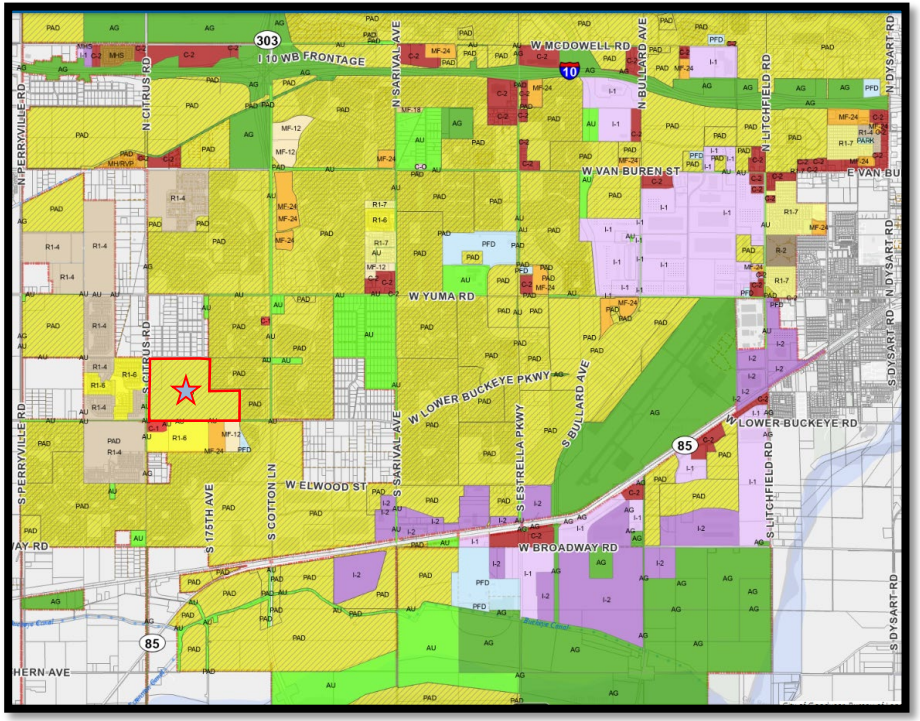
City Council Meeting
January 23, 2023



Location

CENTRAL GOODYEAR

- West Goodyear
  - Northeast corner of Citrus Road and Lower Buckeye Road
  - Approximately 201.01 gross acres
  - Currently zoned PAD



Specific Location

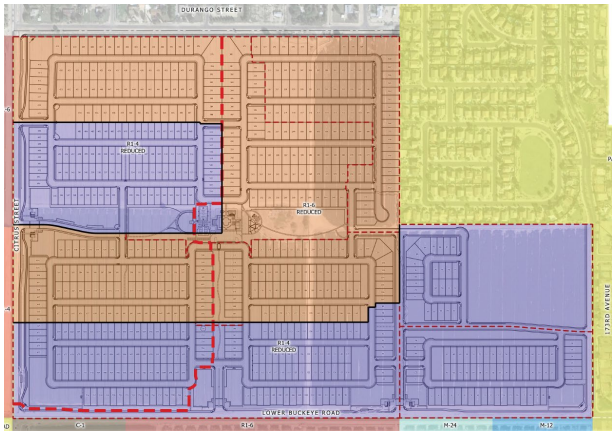
ZOOMED IN

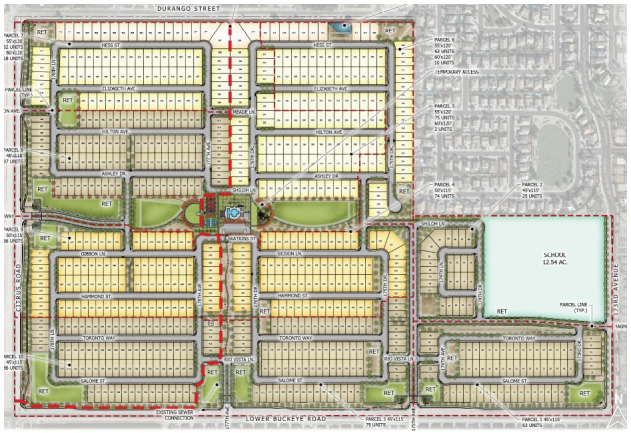
- NEC of Citrus and Lower Buckeye
  - North
    - County Properties Zoned RU-43
  - South
    - Vacant (Zoned C-1)
    - High School Site (Zoned R1-6)
    - Artesian at West Goodyear (MF-12, MF-24)
  - East
    - Cottonflower residential (Zoned PAD)
    - Sin Lomas residential (Zoned PAD)
  - West
    - Pradera (Zoned R1-4, R1-6)



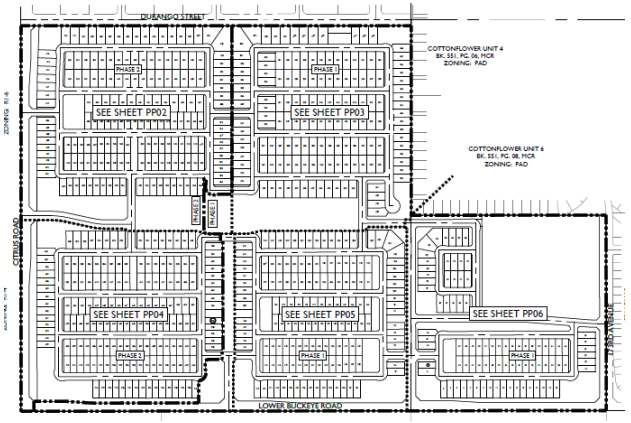
The Plan

FROM LAND USE TO PRELIMINARY PLAT





^ From Zoning Cases ^



Today's Preliminary Plat ^

Recommendation

APPROVE PRELIMINARY PLAT

- Approve Preliminary Plat
  - 736 Lots
  - 59 Tracts
  - Subject to Stipulations


CITY OF
Goodyear