

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 Districts⁶	R50	R52	R45	R35⁵
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 Master 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 Master 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 wall 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 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

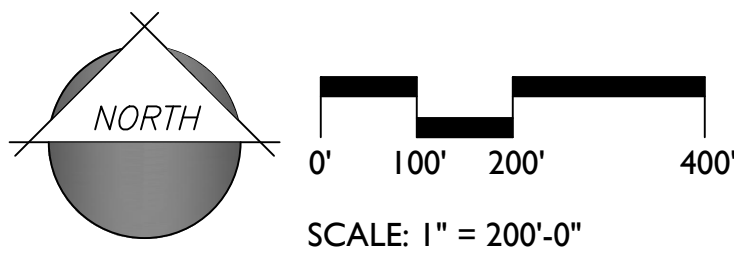


EXHIBIT 2

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 BOCCIE BALL
- 15 CORNHOLE
- 16 GARDEN WALL
- 17 BIKE RACK
- 18 LANDSCAPE BENCH
- 19 BARBEQUE GRILL
- 20 TURF

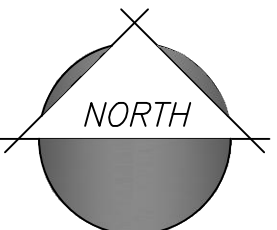


EXHIBIT 3

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



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

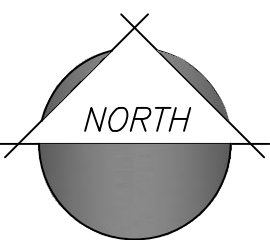


EXHIBIT 5

Pedestrian Connectivity Plan

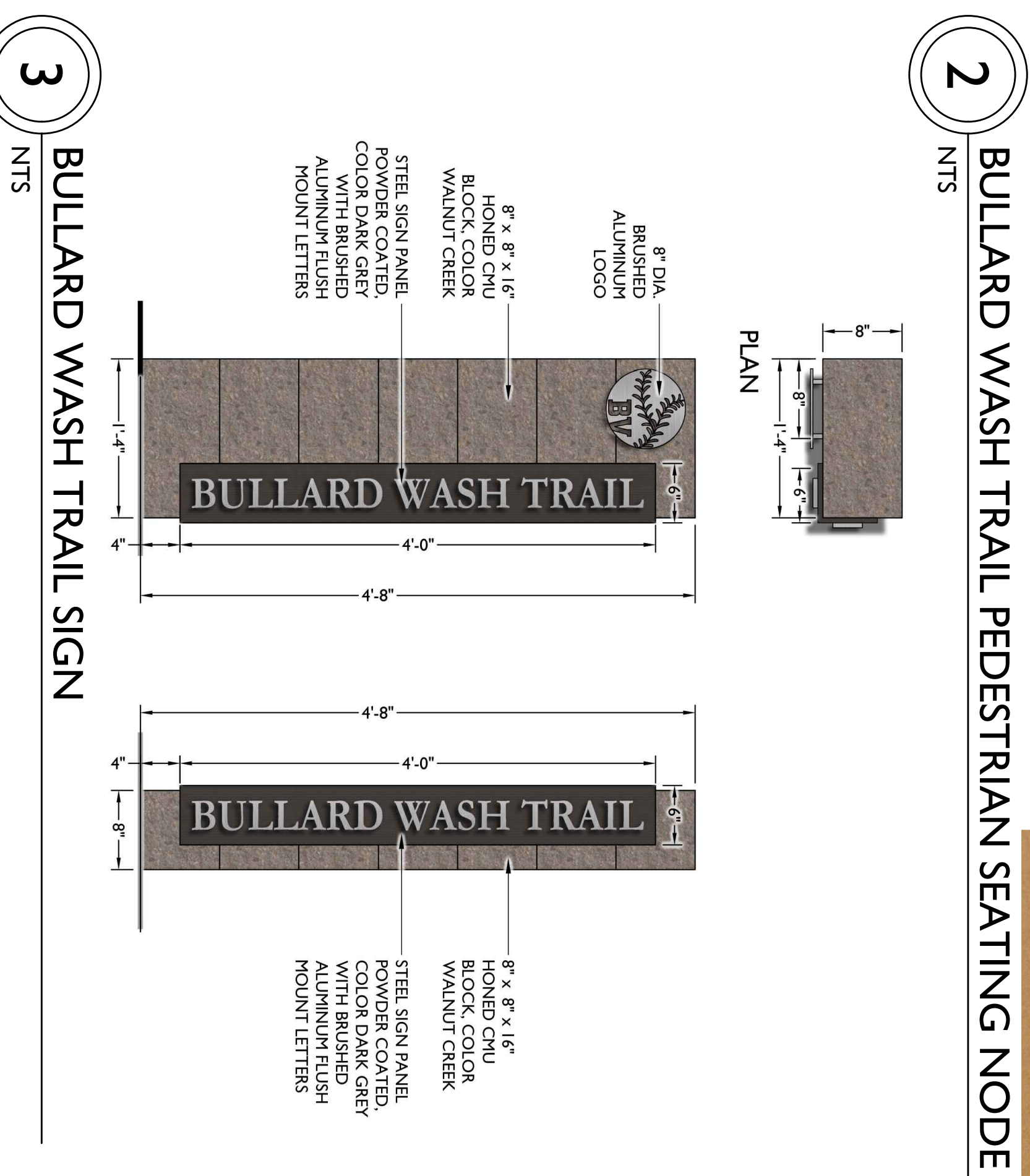


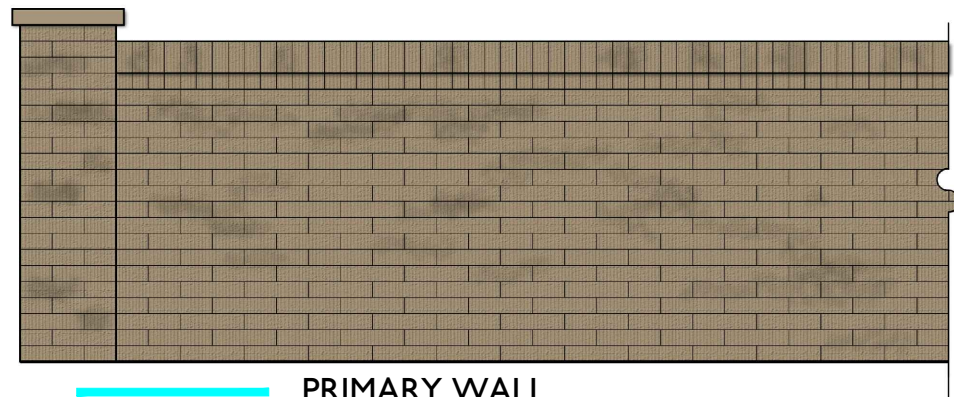
EXHIBIT 6

Conceptual Wall Plan

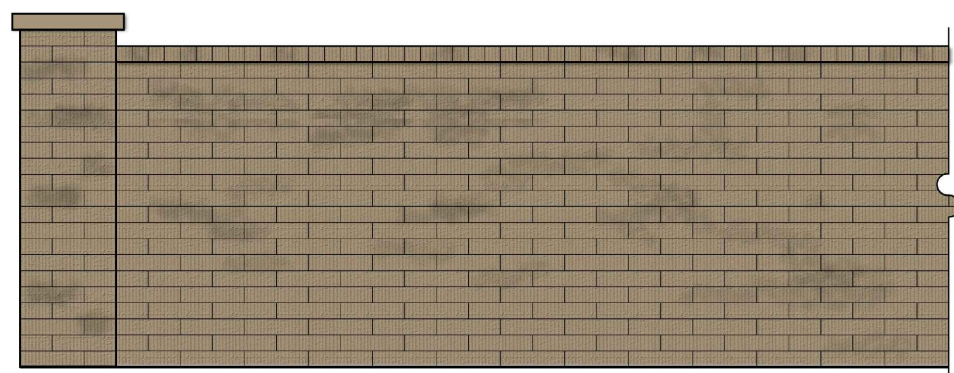


LEGEND

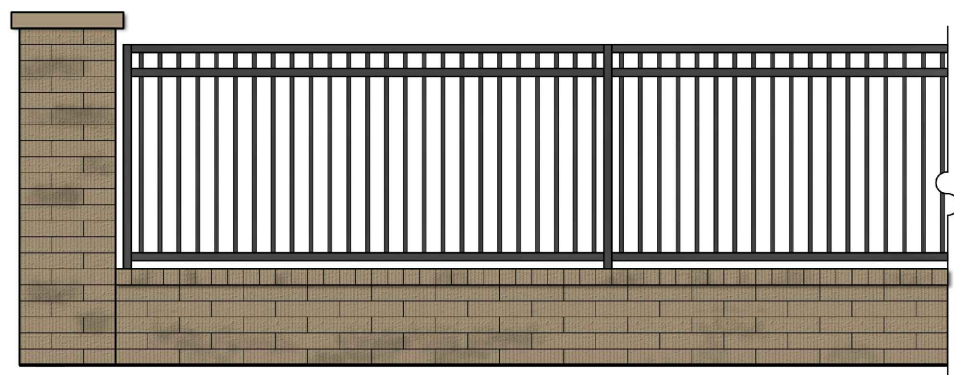
- PRIMARY WALL
- SECONDARY WALL
- PARTIAL VIEW WALL
- DRAINAGE FENCE
- GATED ENTRY
- ENTRY MONUMENT



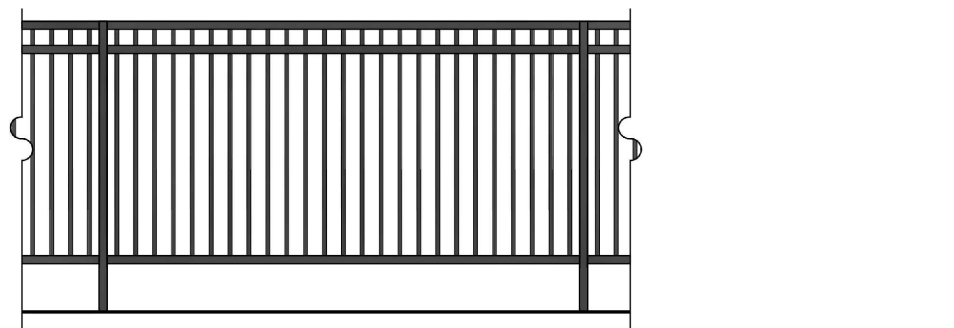
PRIMARY WALL



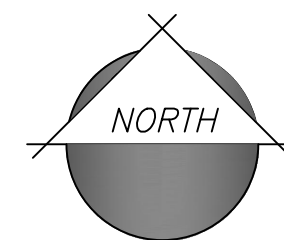
SECONDARY WALL



PARTIAL VIEW WALL



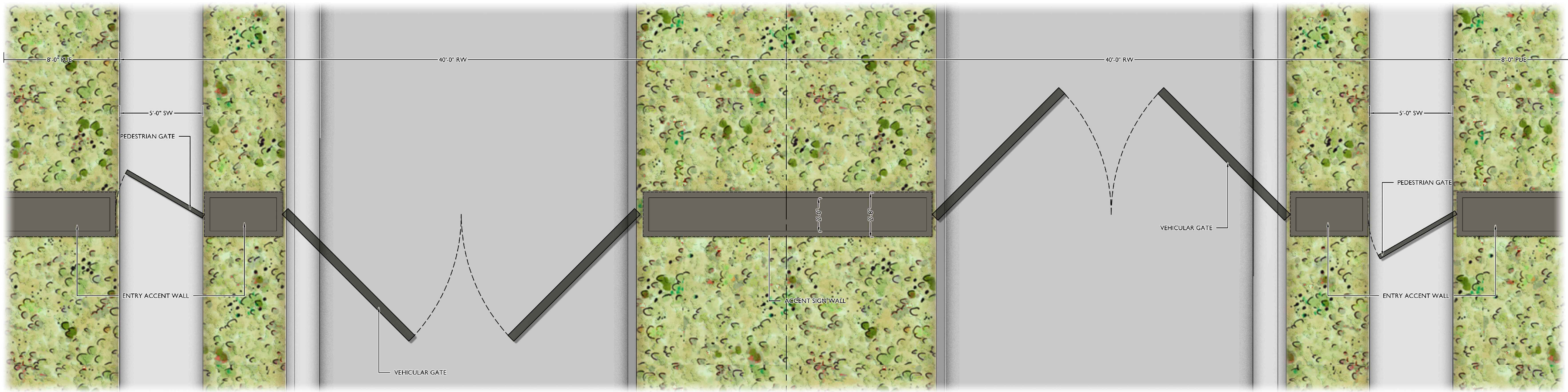
DRAINAGE FENCE



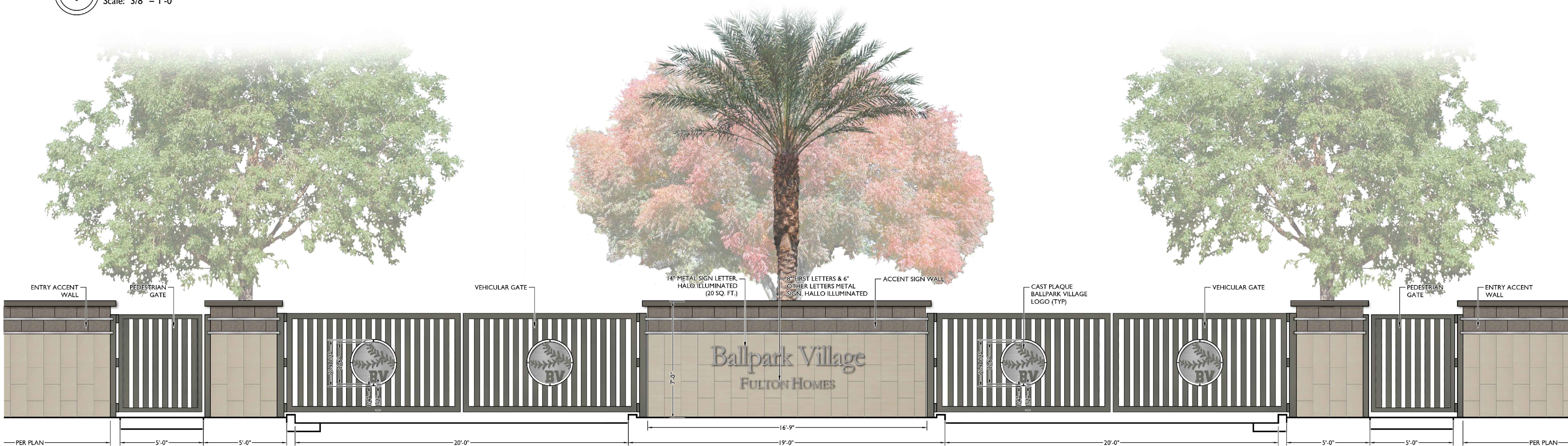
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SCALE: 1" = 200'-0"

EXHIBIT 7

Conceptual Entry Monumentation



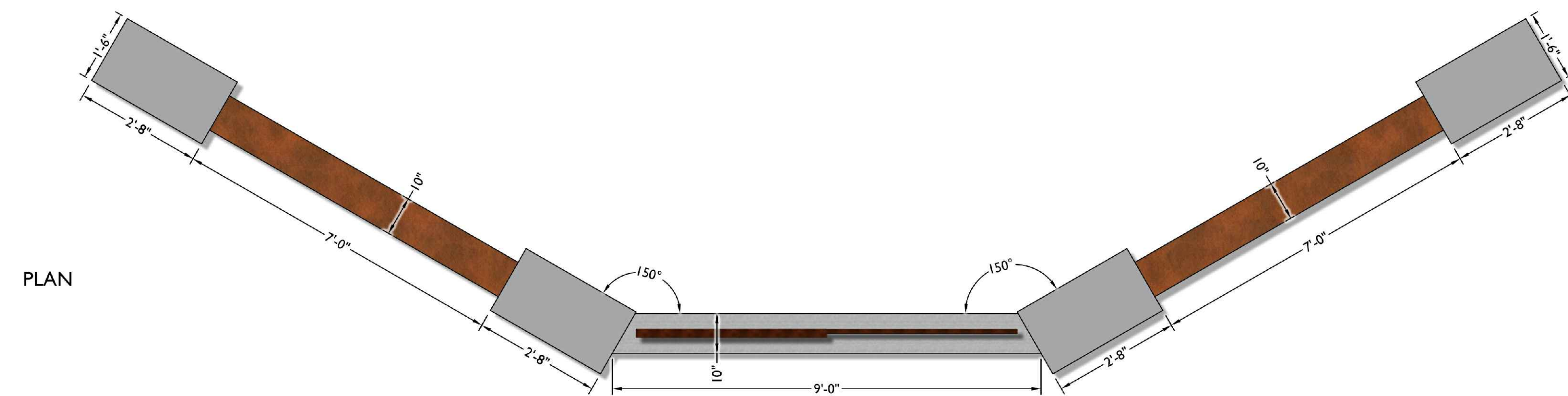
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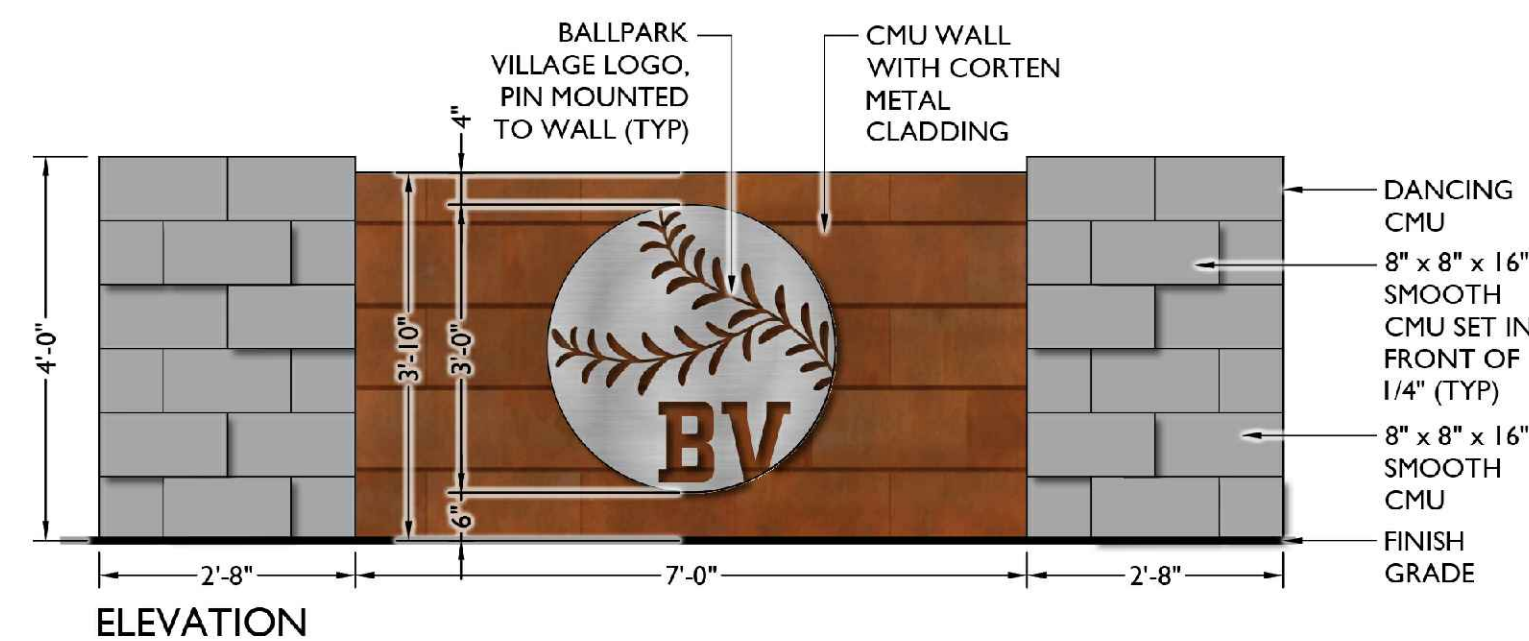
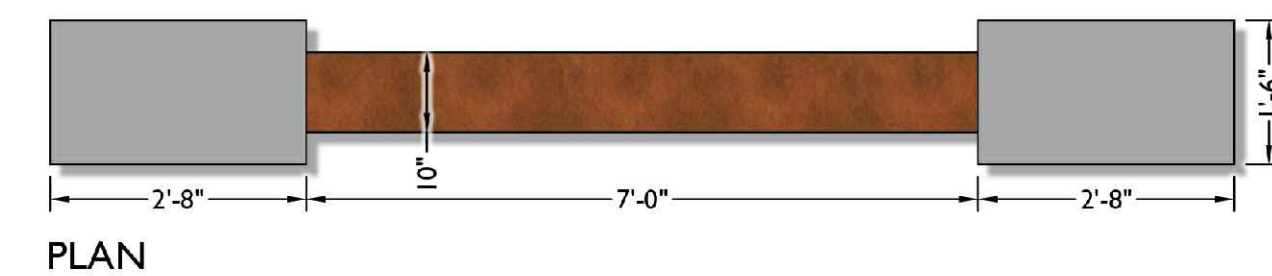
2 SOUTH ENTRY GATE ELEVATION
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EXHIBIT 8

Conceptual Regional Monumentation



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



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

KEYNOTES

PRIMARY
REGIONAL
MONUMENT



SECONDARY
REGIONAL
MONUMENT

EXHIBIT 9

Housing Product Paint Schemes

Scheme 1

Scheme 2

Scheme 3

Scheme 4

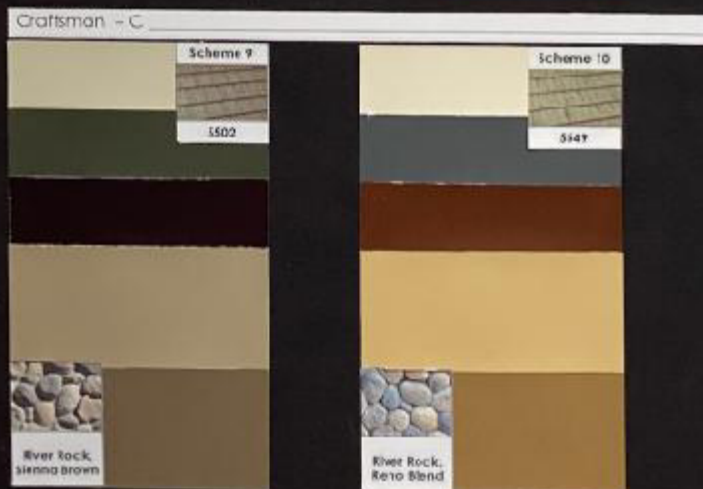
Elevation A



Elevation B



Elevation C



Elevation D

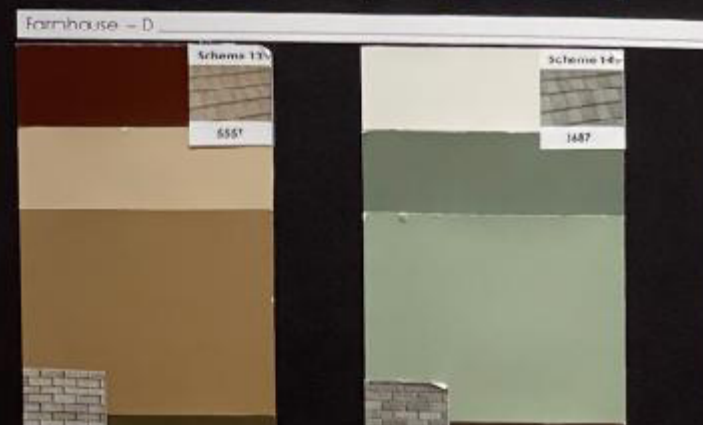


Exhibit 9 - Housing Product Paint Schemes