

ORDINANCE NO. 2025-1639

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 1,505 ACRES OF LAND GENERALLY LOCATED ON THE EAST SIDE OF ESTRELLA PARKWAY AND SOUTH OF ESTRELLA FOOTHILLS HIGH SCHOOL FROM THE ESTRELLA PHASE II PLANNED AREA DEVELOPMENT (PAD) TO THE ESTRELLA 14 PLANNED AREA DEVELOPMENT (PAD); AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR.

WHEREAS, on July 25, 1988, the City Council adopted Ordinance No. 88-257 rezoning approximately 5,493 acres from the Estrella Phase II Preliminary Planned Area Development to the Estrella Phase II Final Planned Area Development District, and designated the subject property for multiple uses; and

WHEREAS, the property consists of 1,505 acres on the east side of Estrella Parkway and south of Estrella Foothills High School, as shown on Supplementary Zoning Map No. 24-67, attached hereto as Exhibit A and legally described in Exhibit B, attached hereto (the "Property"); and

WHEREAS, the land use designations in the Goodyear 2035 General Plan for the Property are designated as Neighborhoods and Business & Commerce; and,

WHEREAS, this request is to rezone the Property to PAD with multiple underlying zoning districts to allow for the Property to develop as a multi-use community, subject to the development standards described in the document titled "Estrella Community 14 PAD Regulatory Standards", dated June 12, 2025, attached hereto as Exhibit C (the "Estrella 14 PAD"); and,

WHEREAS, the PAD zoning district is compatible with the Neighborhoods and Business & Commerce land use categories as described in the Goodyear 2035 General Plan; and

WHEREAS, the underlying zoning districts within the Estrella 14 PAD are compatible with the corresponding land use categories Neighborhoods and/or Business & Commerce as described in the Goodyear 2035 General Plan; and

WHEREAS; the Estrella 14 PAD permits MF-24 as an underlying zoning district within a portion of the Property, which is not a compatible zoning district in the Neighborhoods land use designation; however, the Village Center Overlay and Estrella Growth Area described in the Goodyear 2035 General Plan allow for the inclusion of MF-24 as an underlying zoning district; and

WHEREAS; the Estrella 14 PAD permits "MU" as an underlying zoning district which is not identified in the Goodyear 2035 General Plan; however, the MU district permits similar uses and development standards as other zoning districts that are compatible with the Neighborhoods and Business & Commerce land use categories, and with the Village Center Overlay and Estrella Growth Area; 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 multi-use development; and

WHEREAS, a public notice of a Neighborhood Meeting was provided to property owners within 500 feet of the property on March 11, 2025, and three signs advertising the meeting were posted to the site on March 12, 2025; and

WHEREAS, the Neighborhood Meeting took place in person on March 31, 2025, and was attended by approximately 200 people, where discussion occurred regarding commercial development, multi-family development, traffic and circulation, water and wastewater services, recreational amenities, schools, buildout timeframes, and similar topics; and

WHEREAS, a public notice of a second Neighborhood Meeting to discuss changes to the project boundary was provided to property owners within 500 feet of the property on June 11, 2025, and the three signs posted to the site were updated on June 12, 2025, to advertise the second meeting; and

WHEREAS, the second Neighborhood Meeting took place in person on July 1, 2025, and was attended by approximately 85 people, where an explanation was provided for the expanded project boundary, and additional discussion occurred on the same topics that were discussed at the first meeting; and

WHEREAS, a public notice that this rezoning was to be considered and reviewed at a public hearing before the Planning and Zoning Commission on September 10, 2025, appeared in the Arizona Republic West Valley edition on August 22, 2025; postcards were mailed to adjoining owners on August 18, 2025; and the three signs on the site were updated on August 25, 2025; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on September 10, 2025; and

WHEREAS, at that meeting the Planning and Zoning Commission voted 5-1 to recommend approval, subject to the stipulations in the draft ordinance that was presented; and

WHEREAS, a public notice that this rezoning was to be considered and reviewed at a public hearing before the City Council on September 22, 2025 appeared in the Arizona Republic West Valley edition on August 22, 2025; postcards were mailed to adjoining owners on July 18, 2025; and the sign on the site was updated on August 25, 2025; 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. DECLARATION OF PUBLIC RECORDS

That certain document titled “Official Supplementary Zoning Map No. 24-67”, a copy of which is attached hereto as Exhibit A, is hereby declared a public record and incorporated herein by this reference.

That certain document titled “Legal Description- Estrella 14 PAD”, a copy of which is attached hereto as Exhibit B, is hereby declared a public record and incorporated herein by this reference.

That certain document titled “Estrella Community 14 PAD Regulatory Standards”, dated June 12, 2025, a copy of which is attached hereto as Exhibit C, is hereby declared a public record and incorporated herein by this reference.

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S. 44-7401 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.

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. DESCRIPTION OF THE PROPERTY BEING REZONED

This Ordinance No. 2025-1639 applies to that parcel of land in Goodyear, Maricopa County, Arizona, that is approximately 1,505 acres generally located on the east side of Estrella Parkway, south of Estrella Foothills High School, as legally described in that certain document titled “Legal Description- Estrella 14 PAD”, attached hereto as Exhibit B and which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance (the “Property”).

SECTION 4. REZONING

The Property is conditionally rezoned from Planned Area Development (PAD) to Planned Area Development (PAD).

SECTION 5. CONDITIONS OF REZONING

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

1. All development within the Property shall be in substantial compliance with the development concepts and design standards in the City of Goodyear Design Guidelines as modified, except as modified by the Estrella 14 PAD; and,
2. All amendments to the Estrella 14 PAD shall be processed pursuant to the requirements in the approved PAD Regulatory Document dated June 12, 2025; and,
3. If the developer fails to comply with any of the stipulations contained in the Ordinance for the Estrella 14 PAD or fails to comply with any other applicable City codes and regulations in the development of the property, then the City Engineer, or designee, may suspend the issuance of building and

construction permits for the project until the developer cures the item in default; and,

4. The total number of multi-family dwelling units within the Property shall not exceed 864. The total number of all residential dwelling units, including multi-family dwelling units on the Property, shall not exceed 6,034; and,
5. A minimum of 271 acres (18% of the total Property) shall be designated as open space, per the definition provided under "Table 1.1 – Land Use Budget" in the approved PAD Regulatory Document dated June 12, 2025; and,
6. The design of any path or trail must be reviewed and approved by staff for conformance with the Parks and Recreation Master Plan and the Estrella 14 PAD unless otherwise approved as part of any preliminary plat or site plan application on the Property; and,
7. Tot lots or play structures with multiple components shall be shaded as approved by the Development Services Director; and,
8. All lots adjacent to common open spaces and have view fences will be required to complete their rear yard landscaping within ninety (90) days of the issuance of a certificate of occupancy; and,
9. Approval of the rezoning application does not constitute approval of any site plan or preliminary plat for development within the Property. All future development within the Property will be subject to site plan or preliminary plat 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,
10. A proposed phasing plan was not submitted with the rezoning application. A phasing plan for each preliminary plat or site plan must be submitted concurrently with such application and approved at the discretion of the City Engineer or designee, or agreed upon in a development agreement approved by City Council; and,
11. Owner shall construct or cause to construct, at no cost to the City, all on-site and off-site infrastructure improvements determined by City as being necessary to provide water service and wastewater service to the Property or pursuant to a written development agreement approved by City Council; and,
12. Unless modified by the Estrella 14 PAD or the terms of a written development agreement approved by City Council, 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 and or cost recovery 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. 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 City Council or a written phasing plan approved by the City Engineer or designee, all dedications shall be made prior to or concurrent with recordation of a final plat that includes the area in which the dedicated property is located or upon reasonable request by the City Engineer or designee, whichever is earlier; and,

13. Except as modified by the Estrella 14 PAD, in addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with City zoning ordinances, City subdivision regulations, City's then current Engineering Design Standards & Policies Manual, Maricopa County Association of Governments standards for public works construction except as modified by City Engineer, all International and National Building Codes with local amendments as adopted by City, and all other federal, state and local laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and,
14. All existing above ground utilities, except for electric lines that are 69kV or larger, located within and adjacent to the Property, shall be placed underground at no cost to City. Unless modified by a written phasing plan approved by City Engineer or designee or by a development agreement approved by City Council, the undergrounding of the utilities required herein shall be completed prior to the issuance of the first Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the portion of the Property subject to the plat or site plan application triggering the undergrounding requirement; and,
15. No final plat shall be recorded, no site plans shall be approved, and no construction permits shall be issued until Owner has provided City with all approvals and/or easements from government entities, utilities, or irrigation districts 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 City Engineer or designee; and,
16. Notwithstanding anything to the contrary in this Ordinance, Owner shall convey the rights-of-way and/or easements that are to be conveyed pursuant to the terms of this Ordinance prior to the deadlines for conveyance set forth herein or upon the written request by City Engineer or designee, which may be in a written phasing plan approved by City Engineer or designee, if such

rights-of-way and/or easements are required for the construction of public infrastructure improvements by City or others; and,

17. Prior to the recordation of any final plat subdividing all or part of the Property, Owner shall form a homeowners' association ("HOA") for the portion of the Property subject to such final plat, with said HOA owning and 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 City in fee, but shall be responsible for maintaining such amenities and enhancements. With respect to the paths and trails the HOA or a similar organization is responsible for maintaining, the HOA or such similar organization shall ensure that the paths and trails are unobstructed, visible, and safely accessible to all users. The HOA shall also be responsible for maintaining all landscaping within street rights-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 ownership and maintenance responsibilities of these private tracts and public rights-of-way landscaping; and,
18. In addition to being responsible for a proportionate share of the cost of the traffic signals identified herein, The construction of specific roadways and traffic signals needed in relation to the development of any portion of the Property shall be identified in future Traffic Impact Analysis/Studies approved by the City. Owner shall, at no cost to the City, be responsible to design and construct all roadways within, along, or adjacent to the Property at the classification type set forth in the Master Traffic Impact Analysis or in such future Traffic Impact Analysis/Studies approved by the City. Unless otherwise approved as part of a preliminary plat or site plan application, all streets and roads will be constructed to the classification standards set forth in the City's Engineering Design Standards & Policies Manual in effect when the improvements are constructed. Unless modified by a written phasing plan approved by the City Engineer or designee or by a development agreement approved by the City Council, the streets and roads shall be completed and accepted by the City Engineer or designee subject to completion of the two-year warranty period, prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Permanent Certificate of Occupancy for any structure within the portion of the Property subject to such preliminary plat or site plan application; and,
19. Owner shall be responsible for a proportionate share of the costs of any traffic signals identified in the Master Traffic Impact Analysis submitted with the Rezone Application and in any future approved Traffic Impact Analysis/Study as being needed in relation to the development of the Property. Owner shall either make an in-lieu payment for the cost of traffic signal or Owner shall construct the signal if the signal is warranted with the development and construction of the signal is required. If an updated Traffic Impact Analysis/Study reflects the need for any additional traffic signals at any intersections adjacent to the Property, Owner shall, at no cost to City, convey, in fee, lien-free, and free of any easements or encumbrances, unless specifically agreed to by City, any additional right-of-way needed for

construction of the portion of the traffic signal that will be located on the Property and Owner shall make an in-lieu payment for a proportionate share of the costs to City towards the total cost of the full traffic signal (all four legs). Except as provided herein, the in-lieu payment will be calculated based on 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 where 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 paid to the City 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 that is approved by the City Engineer or designee. Unless modified by a written phasing plan approved by the City Engineer or designee or a development agreement approved by the City Council, the dedication(s), construction, 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 to, or requires connection to, the intersection where the traffic signal is needed; and,

20. If alterations of the Floodplain are required for the development of a portion of the Property, a Conditional Letter of Map Revision (CLOMR) shall be submitted to City Engineer prior to or concurrent with a preliminary plat or site plan for such portion of the Property. A CLOMR shall be submitted to and approved by City Engineer or designee prior to submittal of any final plat and/or civil construction drawings for development within the floodplain unless a CLOMR is not required as determined by City Engineer, in which case Owner may proceed directly to a Letter of Map Revision (LOMR) which shall be submitted and approved by City Engineer or designee before the issuance of construction permits for work within the floodplain.

SECTION 6. AMENDMENT OF ZONING MAP

The Zoning Map of the city of Goodyear is hereby amended to reflect the rezoning of the Property with the adoption of the document titled "Estrella Community 14 PAD Regulatory Standards", dated June 12, 2025, referred to herein by the adoption of Supplementary Zoning Map No. 24-67, a copy of which is attached hereto as Exhibit A, and such amendment shall be filed with the City Clerk in the same manner as the Zoning Map of the city of Goodyear.

SECTION 7. RECORDATION

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

SECTION 8. 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 9. 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 10. 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 11. 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 12. 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.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this 22nd day of September, 2025.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Jasmine Pernicano, City Clerk

Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 24-67

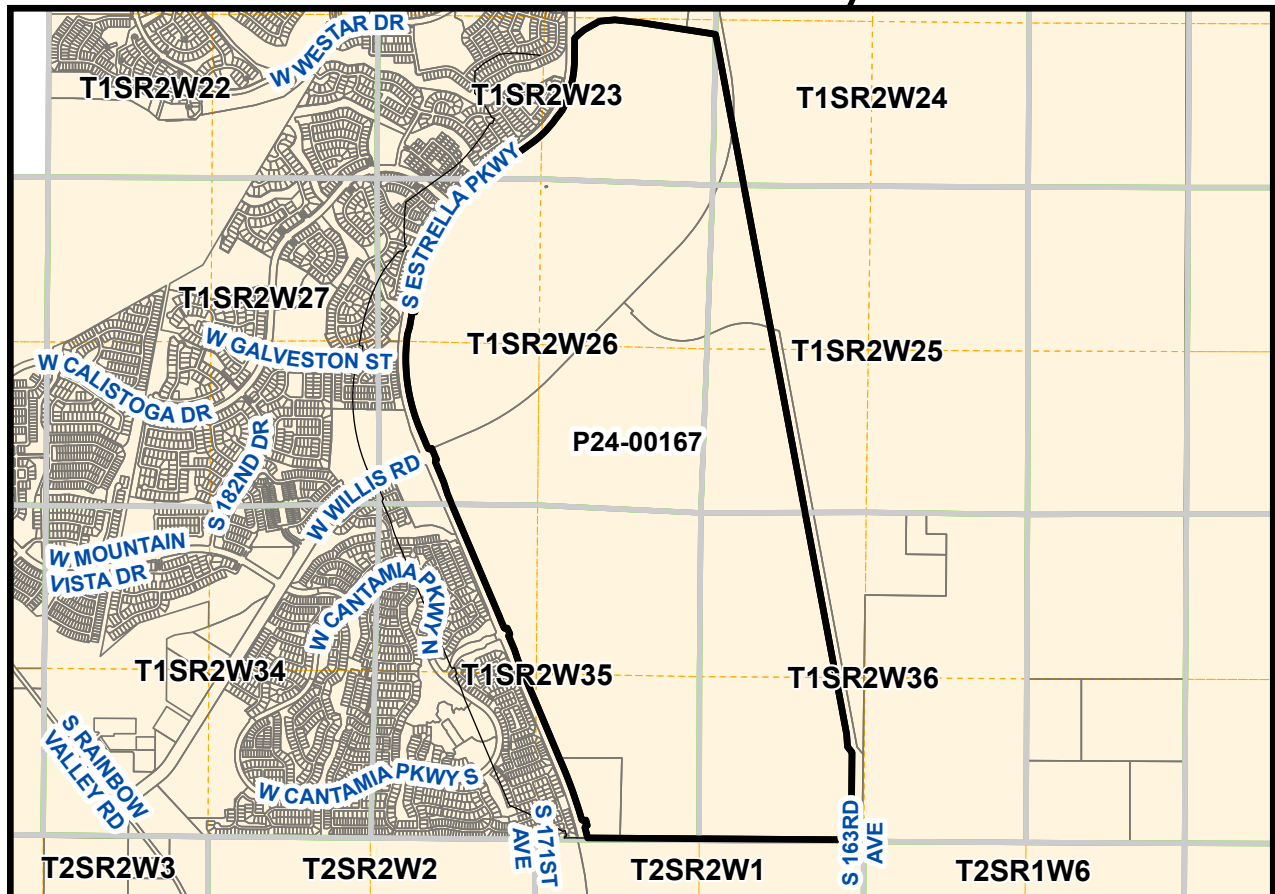
AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO.2025-1639, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS 22ND DAY OF SEPTEMBER, 2025.

MAYOR

CITY CLERK

SUBJECT PROPERTY:

Portions of Sections 23,24,25,35,36 Township 1 South, Range 2 West & Section 26, 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
A

REZONE FROM PAD TO PAD

P24-00167

DATE:
June 2025

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

April 23, 2025
WP# 245558
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See Exhibit "A"

LEGAL DESCRIPTION
Estrella 14 PAD

A parcel of land lying within Sections 23, 24, 25, 26, 35 and 36, Township 1 South, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the east quarter corner of said Section 23, a 2-inch Maricopa County aluminum cap stamped 36563 2003, from which the southeast corner of said Section 23, a 2 ½-inch General Land Office (GLO) brass cap, bears South 00°57'53" West (basis of bearing), a distance of 2663.28 feet;

THENCE along the east line of said Section 23, South 00°57'53" West, a distance of 229.34 feet, to the **POINT OF BEGINNING**;

THENCE leaving said east line, a distance of 180.72 feet;

THENCE South 10°37'19" East, a distance of 2452.78 feet;

THENCE South 10°36'49" East, a distance of 5359.22 feet;

THENCE South 10°36'08" East, a distance of 3667.10 feet;

THENCE South 04°03'22" East, a distance of 198.27 feet;

THENCE South 39°58'29" East, a distance of 115.10 feet, to the north-south mid-section line of said Section 36;

THENCE along said mid-section line, South 00°40'09" West, a distance of 1408.11 feet, to the south quarter corner of said Section 36;

THENCE leaving said mid-section line, along the south line of said Section 36, North 89°37'11" West, a distance of 2638.66 feet, to the southwest corner of said Section 36, also being the southeast corner of said Section 35;

THENCE leaving said south line, along the south line of said Section 35, North 89°36'17" West, a distance of 1777.10 feet, to the easterly right-of-way line of Estrella Parkway and a point of intersection with a non-tangent curve;

THENCE along said easterly right-of-way line, northerly along said non-tangent curve to the left, having a radius of 7565.00 feet, concave westerly, whose radius bears South 76°33'15" West, through a central angle of 01°33'20", a distance of 205.37 feet, to a point of intersection with a non-tangent line;

THENCE North 29°42'52" East, a distance of 28.39 feet;

THENCE North 74°30'23" East, a distance of 25.13 feet;

THENCE North 15°29'37" West, a distance of 90.00 feet;

THENCE South 74°30'23" West, a distance of 40.13 feet;

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THENCE North 60°42'09" West, a distance of 28.39 feet, to a point of intersection with a non-tangent curve;

THENCE northerly along said non-tangent curve to the left, having a radius of 7550.00 feet, concave westerly, whose radius bears South 74°00'47" West, through a central angle of 06°59'26", a distance of 921.17 feet, to the curves end;

THENCE North 22°58'39" West, a distance of 1867.89 feet;

THENCE North 17°15'30" West, a distance of 150.53 feet;

THENCE North 22°58'39" West, a distance of 251.20 feet;

THENCE North 22°01'21" East, a distance of 28.28 feet;

THENCE North 67°01'21" East, a distance of 10.00 feet;

THENCE North 22°58'39" West, a distance of 105.00 feet;

THENCE South 67°01'21" West, a distance of 25.00 feet;

THENCE North 67°58'39" West, a distance of 28.28 feet;

THENCE North 22°58'39" West, a distance of 2342.67 feet;

THENCE North 17°16'01" West, a distance of 201.00 feet;

THENCE North 22°58'39" West, a distance of 357.00 feet;

THENCE North 22°01'21" East, a distance of 28.28 feet;

THENCE North 67°01'21" East, a distance of 15.00 feet;

THENCE North 22°58'39" West, a distance of 200.00 feet;

THENCE South 67°01'21" West, a distance of 35.00 feet;

THENCE North 67°58'39" West, a distance of 28.28 feet;

THENCE North 22°58'39" West, a distance of 327.16 feet, to the beginning of a curve;

THENCE northerly along said curve to the right, having a radius of 2930.00 feet, concave easterly, through a central angle of 30°45'40", a distance of 1573.06 feet, to a point of intersection with a non-tangent line;

THENCE North 16°08'51" East, a distance of 118.42 feet;

THENCE North 09°32'49" East, a distance of 233.64 feet;

THENCE North 54°32'49" East, a distance of 28.28 feet;

THENCE South 80°27'11" East, a distance of 25.00 feet;

THENCE North 09°32'49" East, a distance of 90.00 feet;

THENCE North 80°27'11" West, a distance of 40.00 feet;

THENCE North 35°27'11" West, a distance of 28.28 feet;

THENCE North 09°32'49" East, a distance of 201.10 feet, to the beginning of a curve;

THENCE northerly along said curve to the right, having a radius of 2930.00 feet, concave easterly, through a central angle of 21°15'21", a distance of 1086.98 feet, to a point of intersection with a non-tangent line;

THENCE North 38°05'26" East, a distance of 147.02 feet, to a point of intersection with a non-tangent curve;

THENCE northeasterly along said non-tangent curve to the right, having a radius of 2915.00 feet, concave southeasterly, whose radius bears South 56°19'47" East, through a central angle of 04°24'12", a distance of 224.02 feet, to a point of intersection with a non-tangent line;

THENCE North 83°54'33" East, a distance of 27.97 feet;

THENCE South 50°27'08" East, a distance of 24.50 feet;

THENCE North 39°32'52" East, a distance of 120.00 feet;

THENCE North 50°27'08" West, a distance of 39.29 feet;

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THENCE North 04°43'08" West, a distance of 27.92 feet, to a point of intersection with a non-tangent curve;

THENCE northeasterly along said non-tangent curve to the right, having a radius of 2930.00 feet, concave southeasterly, whose radius bears South 48°47'24" East, through a central angle of 12°58'34", a distance of 663.57 feet, to the curves end;

THENCE North 54°11'10" East, a distance of 880.73 feet, to the beginning of a curve;

THENCE northeasterly along said curve to the left, having a radius of 1660.00 feet, concave northwesterly, through a central angle of 19°15'32", a distance of 557.98 feet, to a point of intersection with a non-tangent line;

THENCE North 37°58'49" East, a distance of 152.09 feet, to a point of intersection with a non-tangent curve;

THENCE northeasterly along said non-tangent curve to the left, having a radius of 1675.00 feet, concave northwesterly, whose radius bears North 60°16'30" West, through a central angle of 09°04'03", a distance of 265.08 feet, to a point of intersection with a non-tangent line;

THENCE North 64°22'29" East, a distance of 28.74 feet;

THENCE South 71°33'58" East, a distance of 25.60 feet;

THENCE North 18°26'02" East, a distance of 90.00 feet;

THENCE North 71°33'58" West, a distance of 40.61 feet;

THENCE North 27°30'56" West, a distance of 28.75 feet, to a point of intersection with a non-tangent curve;

THENCE northerly along said non-tangent curve to the left, having a radius of 1660.00 feet, concave westerly, whose radius bears North 73°48'36" West, through a central angle of 15°45'01", a distance of 456.32 feet, to the curves end;

THENCE North 00°26'24" East, a distance of 355.12 feet, to the southwest corner of that certain parcel of land recorded in Document 2000-0650461, Maricopa County Records (MCR);

THENCE leaving said easterly right-of-way line, along the southerly line of said certain parcel of land, North 48°11'17" East, a distance of 200.00 feet;

THENCE North 60°51'31" East, a distance of 287.96 feet;

THENCE North 84°52'29" East, a distance of 250.00 feet;

THENCE South 83°55'52" East, a distance of 400.00 feet;

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See Exhibit "A"

THENCE continuing along said southerly line and the easterly prolongation thereof, South 81°11'48" East, a distance of 1234.39 feet, to the **POINT OF BEGINNING**.

Containing 65,588,053 square feet or 1,505.6945 acres, more or less.

Subject to existing right-of-ways and easements.

This legal description was prepared without the benefit of survey fieldwork and is based on client provided information. Any monumentation noted in this legal description is based on said information.

See attached Exhibit "A" Drawing by Reference made a part hereto.

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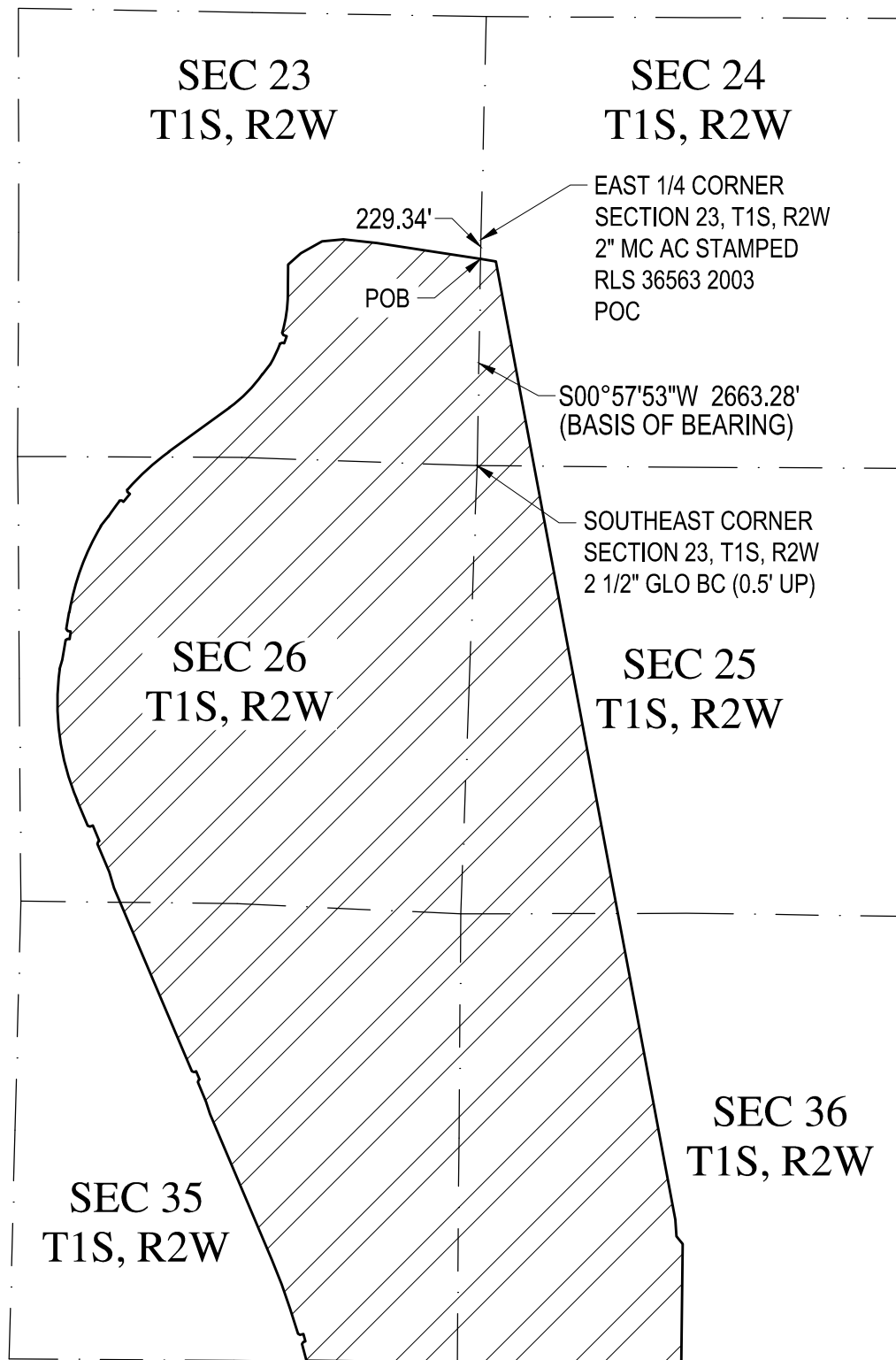


EXHIBIT "A"
 ESTRELLA 14 PAD
 04/23/2025
 WP# 245558
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ESTRELLATM

COMMUNITY 14 PAD

REGULATORY STANDARDS

JUNE 12, 2025

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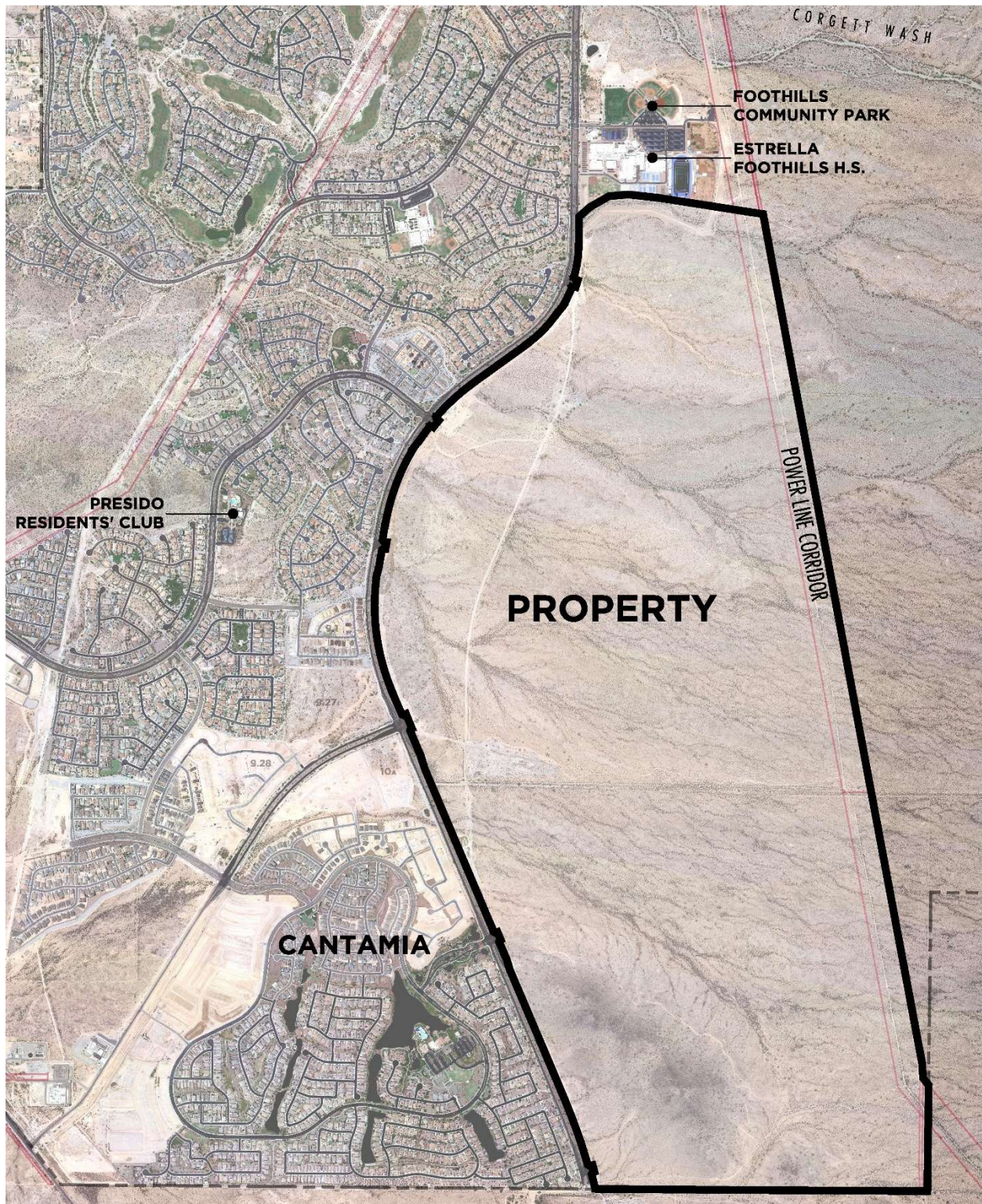
1. PAD REGULATORY STRUCTURE

The Estrella 14 Planned Area Development ("Estrella 14 PAD or E14 PAD") applies to approximately 1,505 acres generally located east of Estrella Parkway, south of Estrella Foothills High School, and north of the Pecos Road alignment ("Property") in the City of Goodyear ("City"). See ***Exhibit 1.0 – The Property***. Through the E14 PAD, the Property is proposed to be developed with a mix of residential and commercial uses and as part of the larger Estrella master planned community ("Project").

E14 PAD establishes the independent zoning district and the primary framework for the overall development ("Development Plan") of the Property. The existing City zoning ordinance and other rules, regulations, policies, development standards and development guidelines apply to the development of the Property (collectively, the "City Rules"), except as modified herein. Where the text of the E14 PAD regulatory document differs from the City Rules, the text of this document shall prevail and shall replace or modify the City Rules.

The E14 PAD will replace the Property's existing "Estrella Phase II" Planned Area Development (PAD) zoning approved in 1988 (Case Z-6-88).

EXHIBIT 1.0. - THE PROPERTY



1.1. LAND USE BUDGET

The land use budget applies to the Property as part of the E14 PAD. **Table 1.1 – Land Use Budget** notes the maximum number of permitted residential dwelling units, commercial area, and minimum required open space for the Property (the “Land Use Budget”). The reservation and assignment of dwelling units and open space areas shall be tracked with a Land Use Budget Tracker (the “Budget Tracker”).

TABLE 1.1. – LAND USE BUDGET

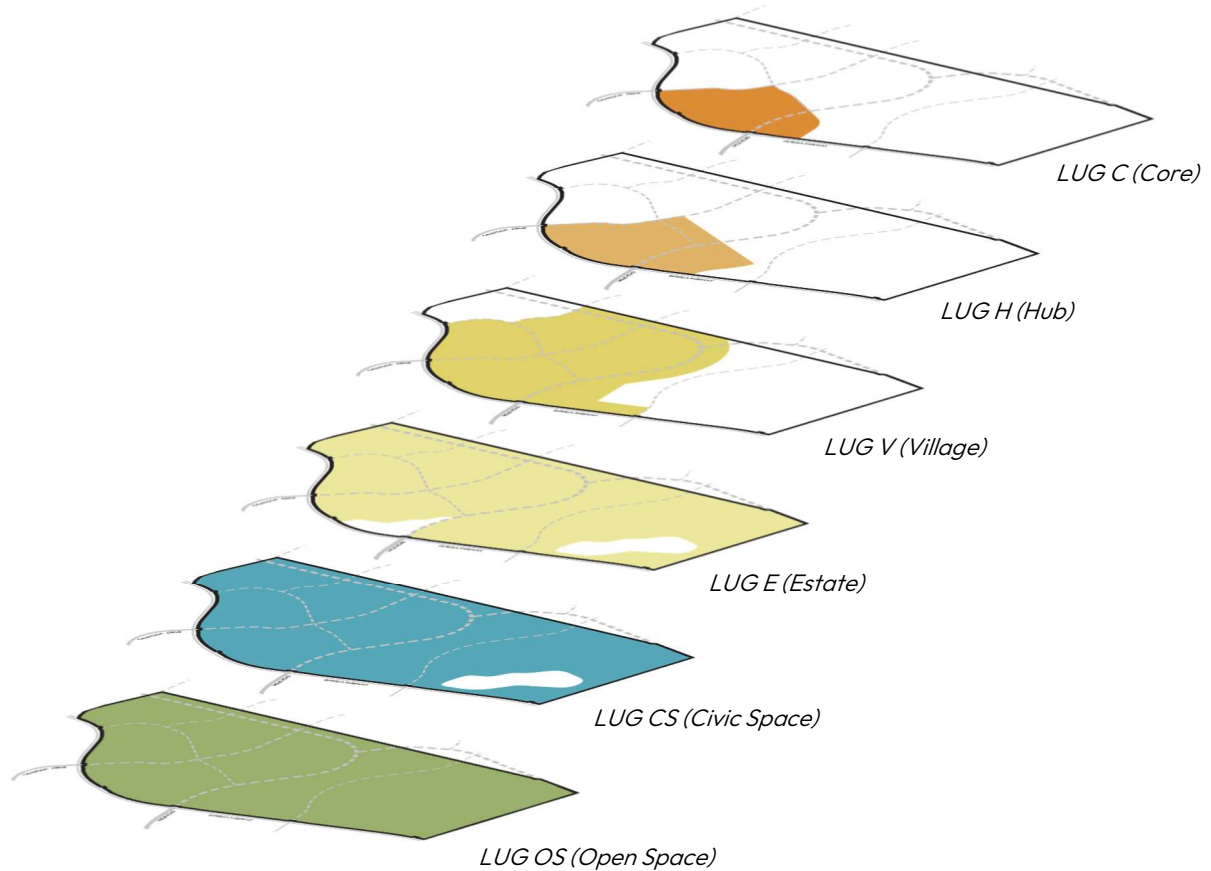
RESIDENTIAL^{1,2, 4}	COMMERCIAL¹	OPEN SPACE^{1,3}
dwelling units (maximum)	square feet (maximum)	acres (minimum)
6,034	Not limited	271

1. Gross areas noted and are measured to centerline of road.
2. Maximum 864 multi-family dwelling units (inclusive within the 6,034 unit cap).
3. Open Space to meet the minimum requirements shall be land area devoted to passive or active uses for purposes of recreation, leisure, scenic and visual enjoyment, circulation (path/trail), and community amenity buildings. This includes and is not limited to golf courses, parks, amenities, native character land areas, wash/drainage corridors, stormwater management areas, common area tracts, paths, trails, and plazas. Parking lot landscape islands, like those often located at the end of a row of parking, generally do not count towards satisfying open space requirements in terms of the Land Use Budget. Private yards, balconies and patios as part of a residential dwelling unit do not count towards satisfying open space requirements in terms of the Land Use Budget.
4. Guest and accessory dwelling units that are accessory to a main dwelling unit do not count against the maximum dwelling units permitted.

1.2. LAND USE GROUPS

The Property is comprised of land use groups (together, the “Land Use Groups” or “LUGs”, individually, a “Land Use Group” or “LUG”). The LUGs are conceptual in nature and do not necessarily define a development parcel boundary, but rather identify the Districts permitted within a LUG. It is anticipated that LUGs will contain multiple parcels.

LUGs may overlap one another permitting an applicant to select from a menu of potential zoning districts as set forth in the applicable LUGs for a particular area of the property, as set forth in more detail in Section 1.3. Establishment of PAD Districts. A LUG boundary, or portion thereof, may be reasonably adjusted to follow a lot line, tract, easement, boundary, or roadway as ultimately platted, dedicated, or constructed.



1.3. ESTABLISHMENT OF PAD DISTRICTS

The LUGs permit specific districts (together, the “Districts”, individually, a “District”). **Table 1.3. – LUGs** describes the LUGs and permitted Districts within each, with the LUGs locations illustrated on: **Exhibit 1.3.A. – LUG OS (Open Space)**, **Exhibit 1.3.B. – LUG CS (Civic Space)**, **Exhibit 1.3.C. – LUG E (Estate)**, **Exhibit 1.3.D. – LUG V (Village)**, **Exhibit 1.3.E. – LUG H (Hub)**, and **Exhibit 1.3.F. – LUG C (Core)**.

TABLE 1.3. – LUGs

LUG	DISTRICTS	GENERAL DESCRIPTION	LOCATION
C (Core)	MF-24, MU	Multi-family, commercial center, office, and mixed-use	limited to south of Calistoga Drive and areas near the intersection of Willis Road and Estrella Parkway as generally depicted on Exhibit 1.3.F. – LUG C (Core) Location
H (Hub)	MF-18, C-2	Multi-family, commercial, and office	limited to a transition zone around LUG C (Core) as generally depicted Exhibit 1.3.E. – LUG H (Hub) Location
V (Village)	MF-12, C-1	Neighborhood-scaled multi-family; single-family attached/detached, live-work units, neighborhood serving commercial uses residentially scaled near collector (or arterial) roadways	north of Tanglewood Drive and south of Estrella Foothills High School as generally depicted on Exhibit 1.3.D. – LUG V (Village) Location
E (Estate)	R1-10, R1-7, R1-6, R1-4, R1-A, R1-C	Residential, single-family	anywhere within the Property, except preserved hillside, and an area northeast of the intersection of Willis Road and Estrella Parkway
CS (Civic)	Public Facilities (PF)	Civic and recreational uses including but not limited to, government and institutional buildings, police/fire stations, places of worship, schools, arts and cultural facilities, theaters, landscape areas, parks, plazas, fields, community amenities, paths, trails	anywhere within the Property, except preserved hillside
OS (Open Space)	All Districts when uses analogous to open space are provided	Natural environments, landscape areas, parks, plazas, fields, community amenities, paths, trails (including parking areas), utility corridors	anywhere within the Property

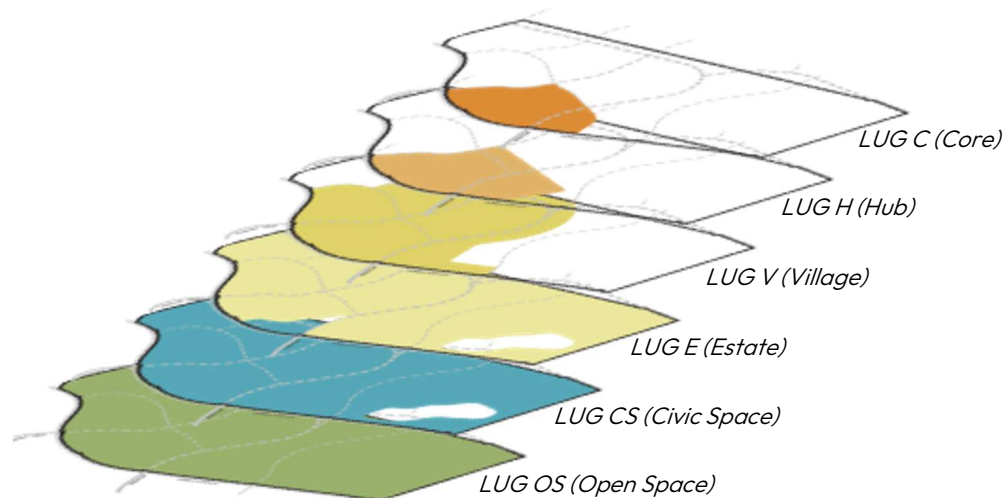


EXHIBIT 1.3.A. – LUG OS (OPEN SPACE) LOCATION

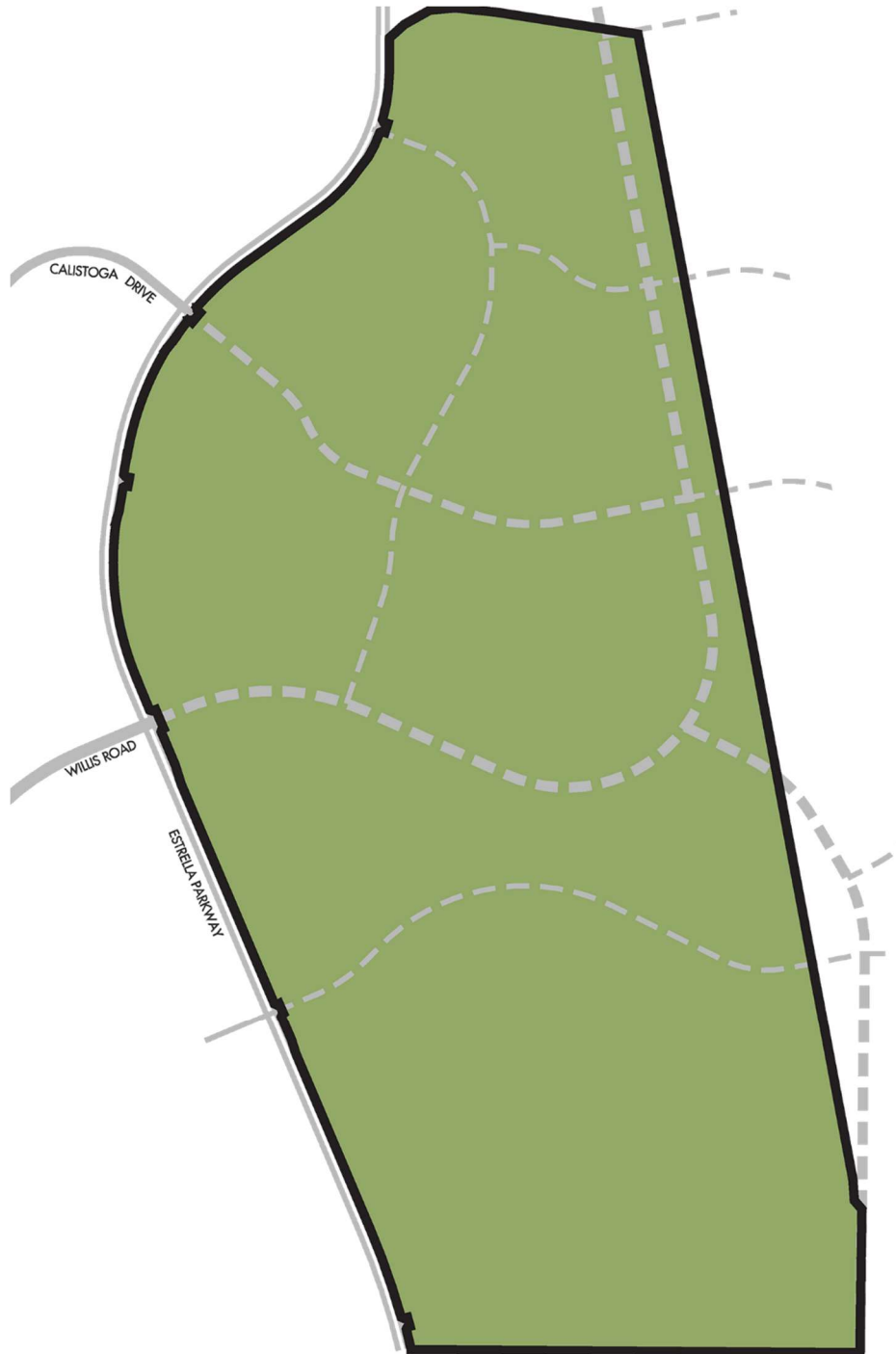


EXHIBIT 1.3.B. – LUG CS (CIVIC SPACE) LOCATION

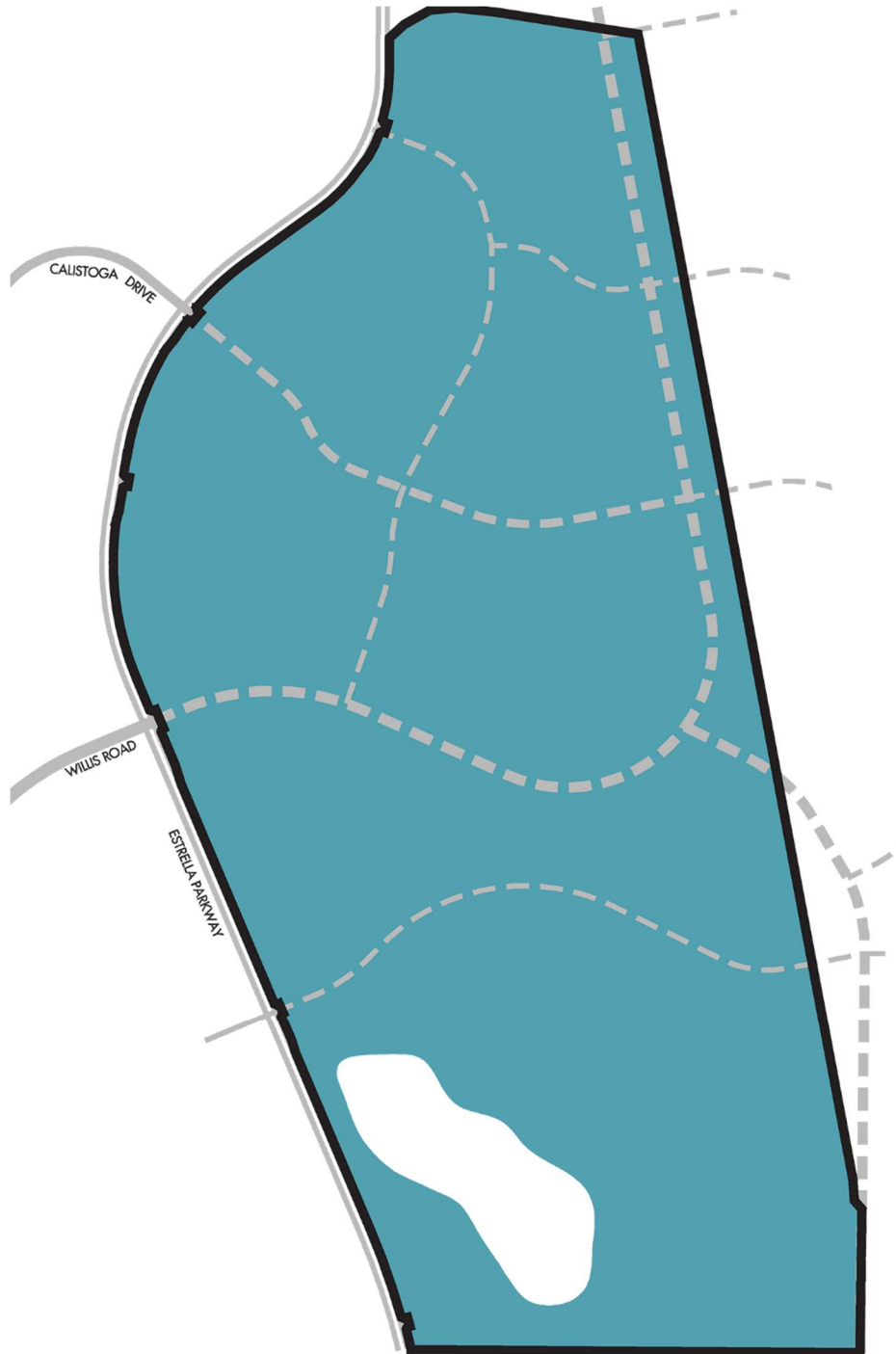


EXHIBIT 1.3.C. – LUG E (ESTATE) LOCATION

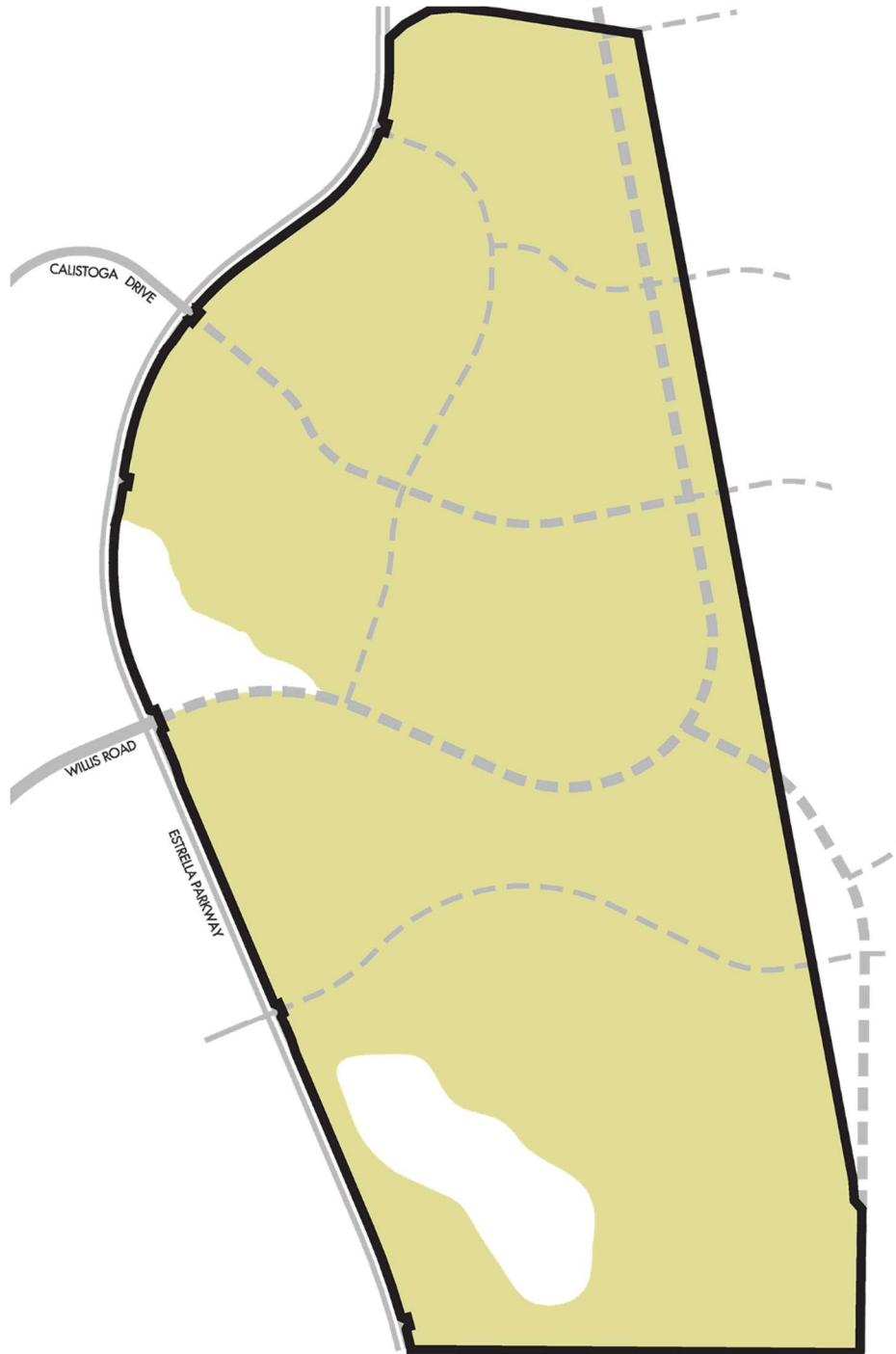


EXHIBIT 1.3.D. – LUG V (VILLAGE) LOCATION



EXHIBIT 1.3.E. – LUG H (Hub) LOCATION

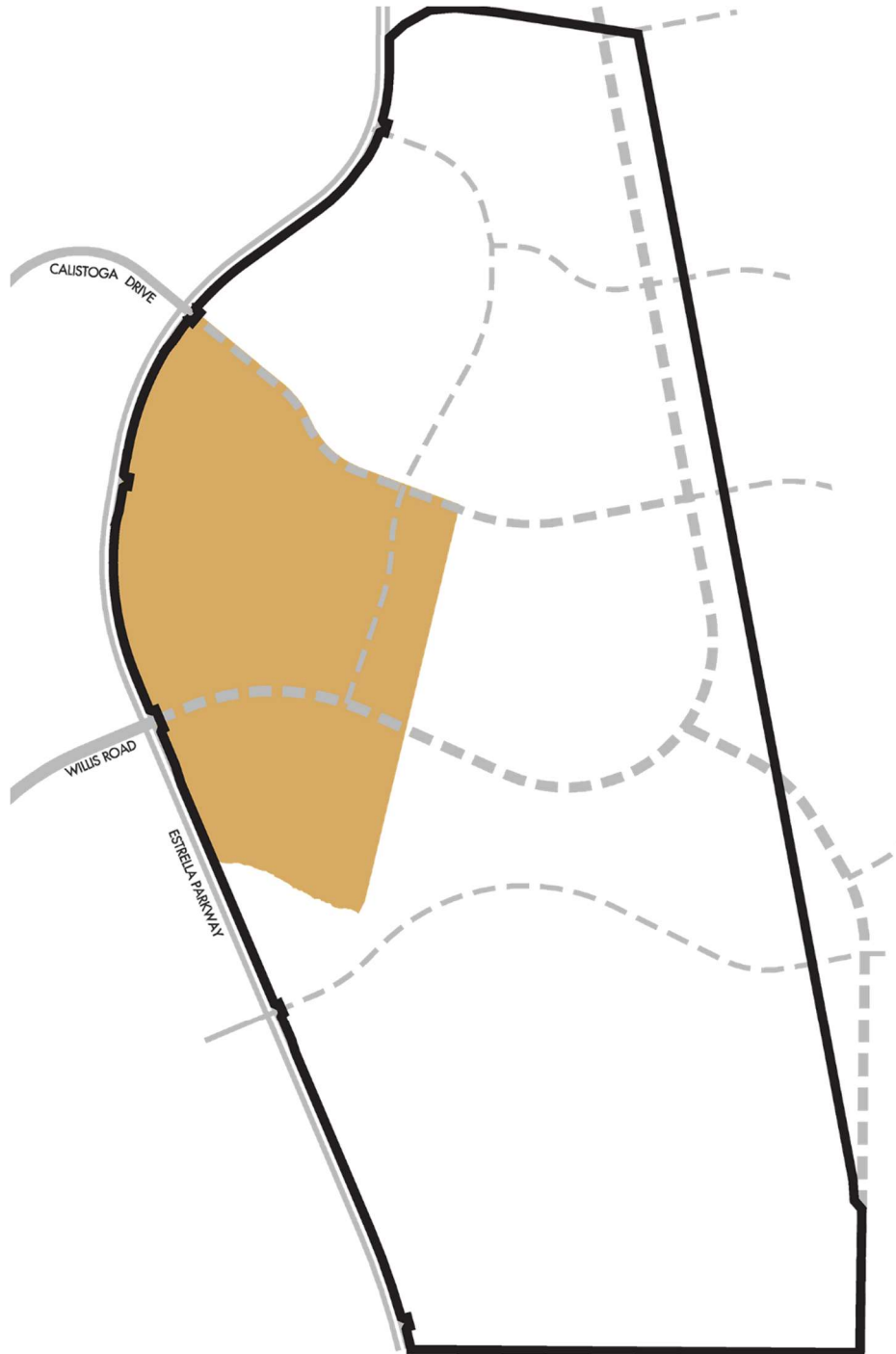
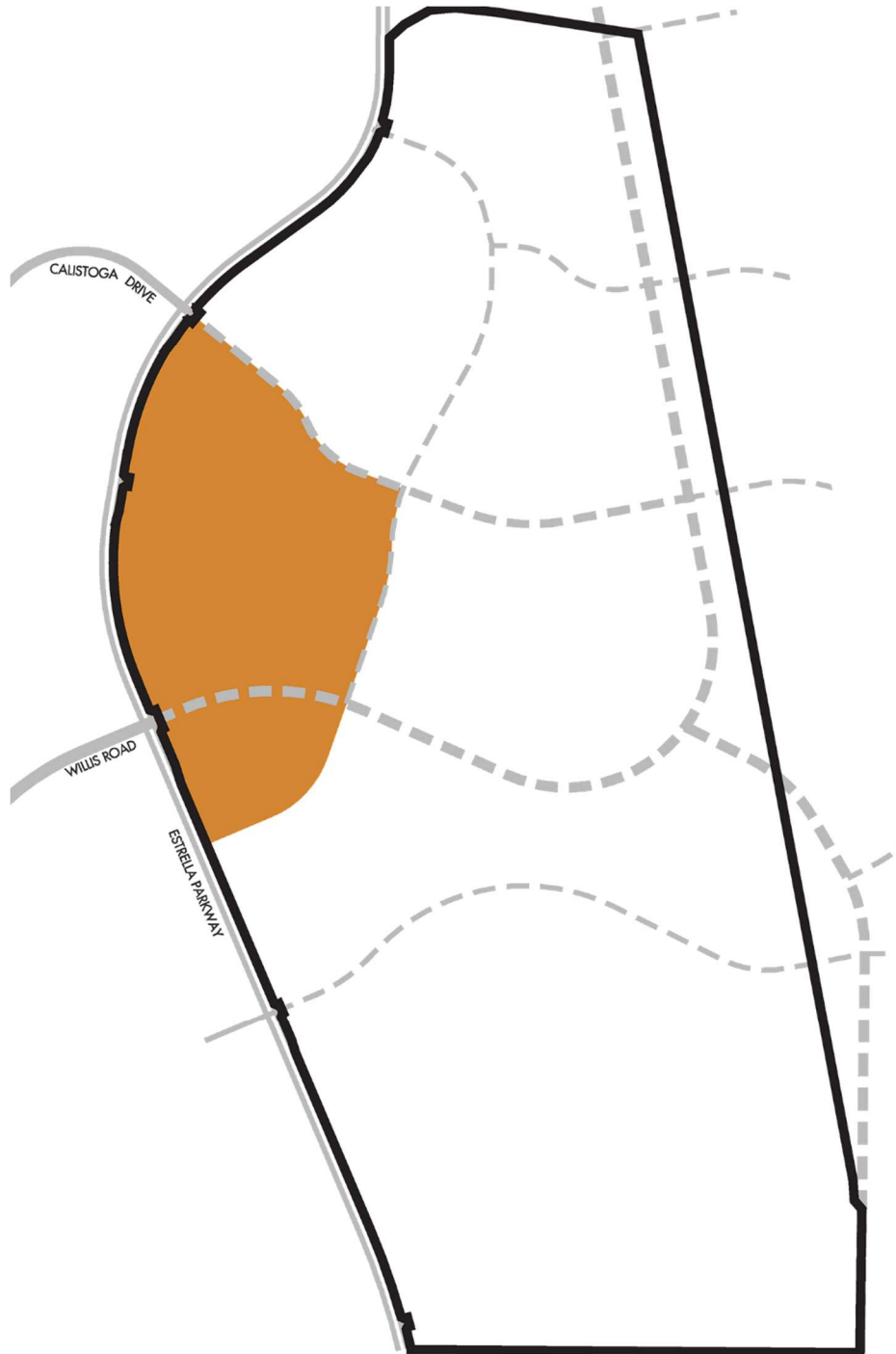


EXHIBIT 1.3.F. – LUG C (CORE) LOCATION



1.4. ADMINISTRATION

The following outlines the sequence and hierarchy of planning and development within the Property.

A. E14 PAD

The E14 PAD is the first level of planning, sets forth the framework for development of the Property and incorporates development standards that apply to the Districts permitted within the Property. More specific development proposals within the Property will follow the City's standard process for subdivisions or site plan, except as specified herein.

B. DECLARATION OF A DISTRICT

Upon submittal of a preliminary plat or site plan (depending on the type of development), an applicant will declare a District for all of the property or each portion of the applicable property based on the permitted District(s) under the applicable LUGs. The preliminary plat or site plan application will be reviewed subject to the standards of the applicant-declared District(s).

C. ASSIGNMENT OF A DISTRICT

Upon approval of a final plat or issuance of the first permit for a site plan (depending on the type of development), the City will assign the District for all of the property or each portion of the applicable property based on the permitted District(s) under the applicable LUGs as declared by the applicant in the preliminary plat or site plan (depending on the type of development). The mechanism for tracking will be a Budget Tracker, substantially similar to the example provided in Appendix A, which may evolve over the life of the project.

D. DISTRICT BOUNDARIES

Similar to how the City establishes zoning on the Zoning Map, the Districts permitted per the PAD will be established along discernible boundaries. The locations and boundaries of the Districts:

- are intended to follow (i) the centerline of a street or alley, or (ii) a lot or parcel boundary line.
- when indicated as approximately following a street, alley, or right-of-way, then the District of the adjacent property shall be extended to the centerline of such street, alley, or right-of-way.

- may include hillside, or portion thereof, where only LUG OS is permitted; the area permitted as LUG OS shall be assigned with an easement or tract.

E. INFRASTRUCTURE MASTER REPORTS

The E14 PAD includes, by reference, infrastructure master reports for water, wastewater, drainage, and transportation (individually, “Master Report,” or collectively, “Master Reports”) that provide the guidance for infrastructure to assure that the development can be reasonably accommodated in an orderly fashion. Ultimate infrastructure improvements will be based on actual subdivision plats and development plans.

Updates to a Master Report may be required by the City’s Director of Engineering or designee, to the extent reasonably necessary, to address significant changes made to the land use and infrastructure assumptions originally approved in a Master Report. Additionally, if an approved Master Report provides sufficient analysis and detail, and development shown on a preliminary plat or site plan is equal to or less intense than that assumed in the Master Report, the City’s Director of Engineering or designee may waive the Preliminary Report requirement.

F. INFRASTRUCTURE PHASING

The Property will be developed in multiple phases as market conditions warrant. Improvement plans for each phase will be submitted to the City as such phases develop to ensure proper and orderly development. The infrastructure, public facilities, and community amenities will be built in phases, and in many cases, will be constructed concurrently with the parcels being served. Infrastructure improvements will be designed and sized to accommodate planned improvements with each phase of development and may be expanded at the time of the initial installation or in the future to accommodate additional development. Infrastructure required to serve each parcel (beyond the boundary of the parcel) is required to be installed with or before the parcel improvements.

1.5. AMENDMENTS

Amendments to the E14 PAD may be necessary from time to time and may be requested by an applicant. Amendments may be limited to one or more portions of the Property and any proposed change will not extend to or affect the remainder of the Property unless requested.

The Zoning Administrator will determine, based on the criteria below, if the proposed amendment constitutes a major or minor amendment to the E14 PAD.

A. MAJOR AMENDMENT

A major amendment request shall be processed in the same manner as an application for an amendment to the City zoning map. An amendment is deemed major if it involves one or more of the following:

- an increase in the total number of dwelling units for the overall Property, as set forth in the Land Use Budget,
- a major change to a LUG location, other than as described in Section 1.2. Land Use Groups.
- A change from one District to another for a specific property subsequent to an effective assignment of such District through an approval pursuant to Section 1.4. Administration.
- An increase or reduction of ten percent or more for open space or setbacks.
- An increase or reduction in the allowable stories for a building.
- Addition or reduction of permitted uses, except those that the Zoning Administrator interprets to be analogous to a permitted use.
- An increase or reduction in the allowable stories for a building.

B. MINOR AMENDMENT

An amendment not meeting the criteria for a major amendment as set forth above shall be considered a minor amendment. A request for a minor amendment shall be filed with the Development Services Department and include relevant information needed by the Zoning Administrator to determine if the minor amendment (i) will ensure the same general level of land use compatibility as the current E14 PAD, (ii) will not materially and adversely affect adjacent land uses and the physical character of uses in the immediate area of

the Property or the portion of the Property that is the subject of the minor amendment request, and (iii) will be generally consistent with the purposes of the E14 PAD. A request for a minor amendment shall be reviewed on an accelerated schedule and may be administratively approved by the Zoning Administrator.

In the event a minor amendment is denied, the applicant may elect to pursue the application as a major amendment subject to the processes set forth above in Section 1.6.A. Major Amendment.

1.6. INTERPRETATIONS AND CLARIFICATIONS

Without requiring an amendment to the E14 PAD the Zoning Administrator may administratively approve interpretations of and clarifications to the E14 PAD. The Zoning Administrator may also waive or reduce the literal application of one or more regulations or standards upon finding that two or more of the following criteria are met:

- A. the intent of the regulation or standard is met,
- B. an alternate design solution is considered acceptable,
- C. in the context of the application, the regulation or standard is not necessary or is not practical,
- D. in the context of the application, the effect of the regulation or standard is contrary to the intent of the E14 PAD.

The Zoning Administrator may not waive a regulation or standard that is considered a major amendment as described in Section 1.6.A. Major Amendments.

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2. PAD DISTRICTS

This section describes development standards applicable to each E14 PAD District. The purpose and standards are based on the City's zoning districts with some modifications. The District classifications include single-family, multi-family, commercial, and public facilities.

The District standards provide for:

- quality, complete neighborhoods to meet the varying lifestyles of the City's residents,
- the orderly, well-planned, and balanced growth of neighborhoods,
- standards to help create distinct and attractive neighborhoods designed for pedestrian experience,
- activity centers with shopping and services, employment for local residents, and to strengthen the City's economic base,
- standards intended to assure convenience, safety, positive community image, and
- use intensities and site development criteria that are intended to mitigate impact on, as well as maintain compatibility with, adjacent residential areas.

2.1. SINGLE-FAMILY DISTRICTS DEVELOPMENT STANDARDS

Table 2.1. - Development Standards – Single-Family Districts prescribes the development standards applicable for each single-family District. See also **Section 2.7. Uses.**

TABLE 2.1. – DEVELOPMENT STANDARDS – SINGLE-FAMILY DISTRICTS

	R1-10	R1-7	R1-6	R1-4	R1-A	R1-C	R2
Lot Area (typ. min. sq. ft.)	10,000	7,000	5,000	4,000	2,800	3,200	7,200
Lot Width (min. feet) ¹	80	70	50	40	35	40	72
Lot Depth (min. feet)	125	100	100	100	80	80	100
Building Form							
Building Height (max. feet)	30	30	30	30	30	30	30
Lot Coverage	NA	NA	NA	NA	NA	NA	NA
Building Setbacks⁵ (min. feet)							
Front ²	10	10	10	10	10	5	20
Face of Garage ³	20	20	20	20	20	20	20
Side	10	5	5	5	0	0	5
Side (aggregate on lot)	20	15	10	10	0	10	15
Street Side ⁴	20	15	10	10	10	10	20
Rear	25	20	15	10	10	10	15
Auto-court/Alley ³	0	0	0	0	0	0	0
Open Space⁶							
% of Net Area	NA	NA	NA	NA	NA	NA	NA

1. Flag lots are permitted. The width of a flag lot is measured by the largest circle that can be inscribed within the lot.
2. Setback measured to building from back of curb. Vehicular parking within a front setback is prohibited except on a paved driveway or dedicated parking stall.
3. Face of Garage setback measured from back of curb or back of sidewalk when a sidewalk exists; Face of Garage setback of zero (0) feet is permitted along an alley, shared drive, and auto court. Face of Garage setback does not apply when the garage door is rotated +/-90 degrees to the street; Face of Garage setback is intended to either be deep enough to provide space for a parked car on a driveway or short enough to discourage parking on a driveway (typically 4' or less).
4. Street Side Building Setback not required when a tract is located between a lot and right-of-way; Side setback applies.
5. Minimum building separation determined by Fire Code.
6. As required to meet the open space required per Table 1.1. Land Use Budget

2.2. MULTI-FAMILY DISTRICTS DEVELOPMENT STANDARDS

Table 2.2. - Development Standards – Multi-Family Districts and **Table 2.2.B. – Parking Standards** prescribe the development standards applicable for each multi-family District. See also **Section 2.7. Uses**.

TABLE 2.2. - DEVELOPMENT STANDARDS – MULTI-FAMILY DISTRICTS

	MF-12	MF-18	MF-24
Density (max. du/ac)	12	18	24
Lot Width (min. feet)	200	200	100
Lot Depth (min. feet)	N/A	N/A	N/A
Height ¹ (max. feet)	25	30	40
Accessory Building Height (max. feet)	12	12	12
Building Coverage (max.)	50%	50%	50%
Building Setbacks (min. feet)			
Front ²	30	30	30
Side ³ (abutting a street)	20	30	30
Side ³ (not abutting a street)	20	30	20
Side (aggregate on lot)	40	40	40
Rear ³	30	30	30
Building Height 20' or less ⁴ (adjacent to single-family detached residential)	30	30	30
Building Height between 20 and 30' ⁴ (adjacent to single-family detached residential)	50	50	50
Building Height > 30' ⁴ (adjacent to single-family detached residential)	N/A	N/A	50' +5' for every foot over 30'
Open Space⁶			
Recreational Open Space ⁵ (minimum area per unit)	400 sf / unit		
Private Outdoor Open Space (minimum square feet per unit)	200	60	60
Landscape Area ⁵ (% of Net Lot Area)	20	20	20

1. Building height may be increased ten (10) feet to accommodate pitched roof forms
2. Setback measured to building from back of curb. Vehicular parking within a front setback is prohibited except in a dedicated parking area.
3. Setbacks may be reduced to zero (0) feet a) adjacent to open space, b) adjacent to a landscape area within a ROW, or c) in LUG C (Core) and/or LUG H (Hub) when holistically planned as determined by the Zoning Administrator. Building separation is determined by Fire Code.
4. Additional height related to a pitched roof is excluded from the height measurement.
5. May be applied to required open space budget.
6. May be reduced or waived when some or all of a requirement is provided off-site and in context with an applicable site as determined by the Zoning Administrator.

TABLE 2.2.B. – PARKING STANDARDS

Required Parking ^{1,2}	
Efficiencies, studios	1 space per dwelling unit
One bedroom	1.5 spaces per dwelling unit
Two, Three or more bedrooms	2 spaces per dwelling unit
Townhomes	2 spaces per dwelling unit
Guest Parking ⁷	1 stall per 10 dwelling units if more than 5 dwelling units in the development

1. At least one (1) parking stall per dwelling unit must be covered and assigned to a dwelling unit.
2. The Zoning Administrator may waive or reduce required parking when supported by a parking study.

2.3. COMMERCIAL AND PUBLIC FACILITIES DISTRICTS DEVELOPMENT STANDARDS

Table 2.3. - Development Standards – Commercial and Public Facility Districts prescribes the development standards applicable for each commercial and public facility District. See also **Section 2.7. Uses**.

TABLE 2.3. - DEVELOPMENT STANDARDS – COMMERCIAL AND PUBLIC FACILITY DISTRICTS

	C-1	C-2	MU	PF
Net Site Area ¹ (min. square feet)	10,000	10,000	10,000	None
Lot Width ¹ (minimum feet)	150	150	150	None
Height (max. feet)	30	56	56	40
Building Coverage ¹ (max.)	50%	50%	50%	None
Building Setbacks ^{1, 2, 3, 4} (min. feet)				
Front	30	30	30	None
Side (abutting a street)	30	30	30	30
Side (not abutting a street)	20	N/A	N/A	None
Rear	20	N/A	N/A	None
Side/Rear (abutting single-family residential lot)	30' setback when building is 20' or less tall 50' setback when building is 21' to 30' tall 50' plus 5' of additional setback for each foot of building height over 30' at the point where such additional building height occurs			
Side/Rear (abutting multi-family residential unit)	30' setback when building is 20' or less tall 50' setback when building is 21' to 30' tall 50' setback when building is 21' to 30' tall plus 5' of additional setback for each foot of building height over 30' at the point where such additional building height occurs; up to 50' setback			
Landscape Area ⁵				
% of Net Site Area	15%			

1. Net site area, lot width, building coverage, and building setbacks (interior to the site) requirements do not apply to individual lots within a unified commercial/mixed-use development or district (which is a development intended for three or more businesses) so long as the development has permanent cross-access, shared parking and access easements when necessary to meet minimum parking and maneuvering requirements and any other applicable requirements.
2. Setbacks are measured to building from back of curb. Vehicular parking within a front setback is prohibited except in a dedicated parking area.
3. Setback for lots within a unified commercial/mixed-use development shall be measured from the nearest public streets.
4. Building setbacks, not interior to the site, may be reduced ten (10) feet when abutting open space or a landscape area that is at least twenty-five (25) feet wide.
5. Landscape standards apply to the development site and not necessarily an individual lot

Note: Development standards may be reduced or waived by the Zoning Administrator with holistically planned development, an integrated development plan that creates synergies. This may include combining various aspects of physical forms, transportation, housing, management, and diversity. A holistic plan, often in the form of a master plan, may be developed in phases.

2.4. LANDSCAPE BUFFER

A. LANDSCAPE BUFFER (COMMERCIAL AND MULTI-FAMILY)

For properties within a commercial or multi-family District and for nonresidential development within a single-family residential District, the following landscape buffer provisions apply:

1. Any required setback area adjacent to a street shall be landscaped with the exception of driveways, walkways, and on-street parking. Landscaping shall include at least one (1) tree for every thirty (30) linear feet of street frontage along with an appropriate number of shrubs, groundcover and other plant material to achieve fifty (50) percent live coverage. Solid walls higher than three (3) feet, off-street parking areas, and drive aisles are prohibited from locating within the required setback area.
2. When adjacent or separated by an alley, canal, easement, or similar feature, from a single-family residential District, a landscape buffer shall be provided along the full length of the adjacent boundary. A minimum buffer width of ten (10) feet shall be provided in a multi-family District and for non-residential development, and a minimum buffer width of fifteen (15) feet shall be provided in a commercial District. The buffer abutting a single-family property shall be planted with one (1) non-deciduous tree per thirty (30) feet of buffer length. Required trees shall be planted at grade and not within depressed areas (i.e., retention basins). A buffer is not required along a powerline corridor easement, nor when a neighborhood is holistically planned eliminating the need for a buffer.
3. When commercial uses are adjacent or separated by an alley, canal, easement, or similar feature, from a multi-family residential District, a minimum buffer of ten (10) feet shall be provided. The buffer shall be planted with one (1) tree per thirty (30) linear feet of common property line. A landscape buffer and screen wall is not required when a mix of uses are designed in a comprehensive manner and an alternate solution to buffer adjoining uses is approved by the Zoning Administrator.

B. LANDSCAPE BUFFER (SINGLE-FAMILY)

A landscape buffer shall be provided along an arterial street adjacent to a single-family residential subdivision. The buffer shall have a minimum width of ten (10) feet measured from back of curb of the nearest through lane.

Landscape buffers shall be planted with at least one (1) tree for every thirty (30) feet of length, measured at back of curb, along with an appropriate number of shrubs, groundcover and other plant material to achieve fifty (50) percent live coverage.

2.5. SINGLE-FAMILY OPEN SPACE STANDARDS

The need for neighborhood amenities will vary depending on neighborhood location, relationships to adjacent and nearby open spaces, relationship to a community amenity, relationship to a commercial use, and the types of homes within a neighborhood. The following requirements apply to Single-family Districts:

A. OPEN SPACE REQUIREMENTS

Minimum open space shall be provided as listed in *Table 2.1. – Development Standards – Single-family Districts*. At least seventy-five (75) percent of the required open space shall be provided as useable open space. There shall be at least one (1) park within a ¼ mile walking distance of a home.

B. USEABLE OPEN SPACE

Useable open space is for recreation and/or social gathering purposes. It includes pocket parks, neighborhood parks, community parks, regional parks, specialty parks, community amenities, linear parks/greenways, and other areas for social gathering and recreation. It includes the amenity itself and the entirety of the area the amenity is located within. Useable open space does not have a minimum area requirement but will often include at least one (1) of the following amenities when not a park: path, trail, seating, swing, field or open play area, or other amenity that encourage social or recreational gathering.

C. PARK DESIGN STANDARDS

Parks do not have a minimum area requirement, but must meet the following standards:

1. A park shall provide at least one (1) tot lot, social gathering amenity (such as picnic ramada, amphitheater, dog park, fire feature with seating, seating node, etc.), or recreation amenity of similar scope.
2. A plaza, a predominantly hardscape setting, is considered a park when it includes a social gathering amenity (i.e., seating, art, fountain, garden, etc.).

3. Parking shall be provided for a park either on-street or on-site. Parking is not required for neighborhood oriented parks as parking is provided with each home.
4. When provided, seating areas shall be shaded, which may include trees.

D. DESIGN ELEMENT REQUIREMENTS FOR SINGLE-FAMILY DISTRICTS

R1-10, R1-7, R2, R1-6, R1-4, R1-A, and R1-C neighborhoods shall be designed with at least the number of Design Elements set forth *Table 3.2.D. - Required Design Elements*. Specific design elements are not required beyond this table.

TABLE 3.2.D. - REQUIRED DESIGN ELEMENTS

District	Amenity Elements	Connectivity Elements	Streetscape Elements
R1-10, R1-7, R2	1	0	0
R1-6	2	2	2
R1-4	3	4	4
R1-A	2	2	1
R1-C	2	2	1

As Estrella is a master planned community, the amenity and connectivity elements are met collectively throughout the community and not on a parcel-by-parcel basis. Streetscape elements will need to be provided for in each neighborhood.

Amenity, connectivity, and streetscape elements include the following.

1. Amenity Elements

There will be a minimum of three (3) amenity elements, as described below, which together meet the minimum number of amenity elements required for R1-4 Districts and exceeds the minimum amenity element

requirements for all other Single-family Districts as included in ***Table 2.1 Development Standards – Single-family Districts.***

- a. Existing amenities within Estrella, combined, are considered as one amenity element. Existing amenities include the lakes, the Yacht Club, South Lake Park, Bougainvillea Park, D-votion Field, Ladera Park, Foothills Community Park, StarPointe Resident's Club, and Presidio Resident's Club.
- b. Estrella Mountain Regional Park, immediately east of Estrella, is an amenity to the community with multiple connections via the trail system. This existing amenity is considered a second amenity element.
- c. At least one (1) Community Amenity is required within the Property as described in ***Section 3.2. Community Amenity.*** This amenity is considered a third amenity element.

2. Connectivity Elements

- a. The General Plan identifies the Estrella Parkway Corridor Growth Area within the Property. This growth area has nearby amenities including the Estrella Lakes, StarPointe Resident's Club, Estrella Foothills High School, the Estrella Mountain Regional Park trail system, and Foothills Community Park. This satisfies one connectivity element requirement.
- b. The PAD provides a framework for lot diversity. As demonstrated in Estrella, neighborhoods vary in lot size resulting in a mixture of home sizes. This will continue within the Property as a market necessity and satisfies a second connectivity element requirement.
- c. A pedestrian route along the powerline corridor is required. The system may be composed of a combination of street oriented and open space oriented systems. The powerline corridor system must connect with arterial and collector street oriented systems. This satisfies a third connectivity element requirement.
- d. An extension of the Estrella extensive path and trail network. The system will be extended through the Property as further described in Section 3.4. Path and Trail System and satisfies a fourth connectivity element requirement.

3. Streetscape Elements

The purpose of streetscape elements is to create a sense of place and ensure that smaller lot developments are of high quality. Acceptable streetscape elements include:

a. Additional Front Setback

Homes (and all elements of the homes and garages) have a minimum setback of thirty (30) feet.

b. Detached Sidewalk

A detached sidewalk is utilized with a planter strip that is a minimum of five and a half (5.5) feet wide. Planter strips shall be planted, irrigated, and maintained with live plant materials.

c. Shared or Clustered Driveways

Driveways are paired so that there is a single curb-cut providing access to two (2) houses and the total width for the driveway is not more than twenty (20) feet. Alternatively, driveways may be clustered (but need not share the same curb cut) so that there is at least thirty-six (36) feet of uninterrupted curb between the clustered driveways.

d. Alley-Loaded

Homes utilize alley-loaded garages.

e. Open Space Facing Homes

Homes do not have a traditional front yard but face onto a shared open space or courtyard.

f. Paving Material

Decorative paving (i.e., pavers) are utilized for paved surfaces between the house and sidewalk.

g. Recessed Garages

Garages are set back at least twenty (20) feet from the front part of the home which could include living space or a front porch but does not include a courtyard.

h. Porches and Courtyards

100% of homes have a front porch or courtyard with at least fifty percent (50%) of the homes having a covered front porch that is at least forty-eight (48) square feet. Covered porch can include a slatted roof or other roof design alternative, if it is an integrated, significant architectural feature with columns that are complimentary to the style of the home.

i. Expanded Sidewalk

A sidewalk or path, attached or detached, greater than the typical applicable street section is provided.

j. Street Trees

Trees are incorporated along neighborhood streets at a minimum of one (1) tree per residential lot.

k. Arrival Amenity

An arrival sequence or neighborhood entry includes visibility of an amenity or open space area, enhanced roadway landscaping, context appropriate landscape lighting, and/or other features that exceed minimum requirements.

l. Perimeter Landscape

Landscape around the perimeter, including that along collector and arterial roads, is enhanced with either a ten percent (10%) increase of plant material or incorporates rainwater harvesting features.

m. Open Space Adjacent to Collector Roadway

Locate open space adjacent to portions of a collector road exceeding minimum requirements.

n. Enhanced Theming

Provide a design theme that exudes a sense of identity or place. Such theming need not be identical to themes in other subdivisions within Estrella or the Property.

o. Other Streetscape Elements

Other streetscape elements not minimally required by any other regulation, ordinance, or standard that meet the stated purpose and provides the same impact to the community as the listed elements may be approved by the Zoning Administrator.

2.6. MULTI-FAMILY OPEN SPACE STANDARDS

The following development standards apply to multi-family residential Districts:

- A. Recreational open space is that portion of a project site not divided into individual lots and made available to residents for the purpose of outdoor living space and may include lawn areas, walkways, sitting areas, courtyards, pools, and outdoor recreation facilities. Buildings, structures, or other impervious surfaces devoted to recreation or common open space shall be considered as open space. This space shall be a feature that is accessible to the residents of the project. Driveways, parking areas, and private yard areas are not considered recreational open space.
- B. Private outdoor open space is that portion of the unit devoted to outdoor use for the individual unit or lot. This area is provided in addition to the recreational open space. Private outdoor space shall be provided in the form of private yards, patios, or balconies. The minimum length and width of patios and balconies shall be six (6) feet.
- C. Landscape setback areas along public streets shall be entirely landscaped except for necessary driveways and walkways. Parking is not permitted within this area, including a driveway area.
- D. No more than fifty (50) percent of the required front yard landscaped area or any other street frontage area may be used for stormwater retention purposes. Side slopes of basins shall not exceed a 6:1 slope. The maximum side slope ratio shall be 4:1 ratio.

2.7. USES

Each District classification includes permitted uses and not permitted uses. Uses not listed are permitted when deemed analogous or acceptable by the Zoning Administrator. Use permissions are as follows:

A. PERMITTED USES

The following is a list of the uses permitted within a District.

1. Except for uses otherwise permitted by the E14 PAD, uses permitted are those that for each District most closely relate to the City's zoning districts.
2. Uses permitted in a MU District include PF (excluding outdoor storage), uses in MF-12, MF-18, MF-24, and all uses allowed per the City's C-O, C-1, and C-2 zoning districts as modified by the E14 PAD.
3. Government offices (excluding outdoor storage), libraries, museums, parks are permitted in C-1, C-2, and MU Districts.
4. One (1) Automobile Service station (Gas Stations) and one (1) Car Wash, which are not located within five hundred (500) feet of an approved single-family or multi-family residential lot line within a preliminary plat, final plat or site plan, shall be a permitted use within the LUG C (Core). Automobile Service stations (Gas Stations) shall not contain fueling stations for semi-trucks, on-site semi-truck parking or overnight parking accommodation. A combined Automobile Service station and Car Wash use meeting these criteria shall count as using the allocation within this paragraph for each use.

Any Automobile Service stations (Gas Stations) or Car Wash that does not meet the standards in this paragraph shall instead be subject to the applicable standards of the City of Goodyear Zoning Ordinance, which may include a less restrictive standard if one is in effect at the time of establishment.

The 500 feet shall be measured from the gasoline pump canopy/island to an approved single-family or multi-family residential lot line within a preliminary plat, final plat or site plan, unless separated by a public roadway, canal, or railroad track.

5. Medical office uses are permitted in C-1, C-2, and MU Districts.

6. Pet boarding uses are permitted with conditions in C-1, C-2, and MU Districts. Pet boarding use conditions are:
- The average noise level, measured at the property line, shall not exceed fifty-five (55) dBa.
 - Outdoor walks and exercise must take place within specified play/exercise areas.
 - Animals must be supervised by facility staff when in an outdoor play/exercise area.
 - Animals shall not be allowed outside between the hours of 7 p.m. and 7 a.m.
 - Animal waste shall be removed from outdoor play/exercise areas every five (5) hours, at a minimum, when the areas are in use.
 - Outdoor play/exercise areas shall be set back a minimum of one hundred (100) feet from any single-family residential property line.
 - A solid block wall with a minimum height of eight (8) feet shall enclose the perimeter of any outdoor play/exercise area.
7. Drive-throughs for restaurants, coffee shops, and/or similar uses that are located a minimum of 150 feet from an approved single-family or multi-family residential lot line within a preliminary plat, final plat or site plan, that is attached by a plaza, trellis, or roofline to a multi-tenant building with three (3) or more tenant spaces (end-cap drive-through/multi-tenant building drive-through) and does not occupy more than fifty percent (50%) of the multi-tenant building, shall be permitted within the LUG C (Core).

A maximum of two (2) drive-through restaurants, coffee shops, and/or similar uses, not meeting the multi-tenant criteria in the preceding paragraph, that are located a minimum of 150 feet from an approved single-family or multi-family residential lot line within a preliminary plat, final plat or site plan, shall be permitted within the LUG C (Core).

Any drive-through that does not meet the standards in this paragraph shall instead be subject to the applicable standards of the City of Goodyear Zoning Ordinance, which may include a less restrictive standard if one is in effect at the time of establishment.

The 150 feet shall be measured from the closest exterior wall of the portion of the multi-tenant building containing the drive-through or the closest lane line or curb of the drive-through queuing lane for a standalone drive-through, to an approved single-family or multi-family residential lot line within an approved preliminary plat, final plat or site plan.

8. Veterinary office is permitted by right in C-1, C-2, and MU Districts, provided such facilities are constructed to prevent objectionable noises and odors outside the walls of the office. Boarding of animals shall be permitted only for short time periods for the purpose of observation incidental to care.

B. NOT PERMITTED USES

The following uses are not permitted in any District:

1. Adult business
2. Detention Facility (adult and juvenile)
3. Non-chartered financial institution (pawn shop, title loan, check cashing)
4. Landfill

3. OPEN SPACE

The parks and open space system is an essential community and social connective element providing important gathering spots for both active and passive uses. These spaces are linked, providing an important connection for residents, employees and visitors alike.

3.1. OPEN SPACE, PARKS, AND PLAZAS

Exhibit 3.1. – Conceptual Open Space conceptually depicts the locations and makeup of the interconnected and hierarchy of the open space system planned for the community. As a master-planned community, development will be phased and amenities will be planned in context with the setting. The parks system is evaluated on the entirety of the Property and the Estrella master planned community rather than each individual neighborhood, subdivision, or site plan. To this end, required open space provided is not required to be located within a specific residential or commercial parcel. Therefore, open space, parks, plazas, and amenities provided elsewhere in the community, including those at a community park, school, a commercial center, or community amenity, may fulfill some or all of the open space and park requirements for one or more neighborhoods.

3.2. COMMUNITY AMENITY

A community amenity is envisioned providing opportunities for recreational, social, and educational spaces. This community amenity, or a system of community amenities when combined, will serve all of the Property (“the Community Amenity”). The Community Amenity may be phased and at buildout must include at least one (1) major amenity and at least two (2) minor amenities. Major amenities include a swimming pool, a clubhouse, indoor sport courts, a fitness center, additional park space, integrated commercial, or other comparable amenities approved by the Zoning Administrator. Minor amenity elements include outdoor sport courts, outdoor fitness equipment, shade pavilion, splash pad, dog park, playground, restroom, or other comparable amenities approved by the Zoning Administrator.

EXHIBIT 3.1. – CONCEPTUAL OPEN SPACE

Note: open space, park locations, and community amenity shown are conceptual and are subject to change.

3.3. PATH AND TRAIL SYSTEM

A path and trail system shall connect neighborhoods to amenities, resulting in a string of amenities woven together throughout the community. The system shall include a primary community network and a secondary neighborhood network.

The primary network is an addition to the greater community network in Estrella. This system includes street-oriented and open space-oriented routes. Street-oriented routes are associated with arterial and collector street alignments. Open space-oriented routes are typically associated with a drainage corridor, utility corridor, or weave in and around neighborhoods and amenities. Community paths or trails, which may meander in width and alignment to complement the character of the landscape, must be located within a right-of-way, tract, or easement.

A secondary network of paths and/or trails is required to provide connectivity from neighborhoods and amenities to the community system. These paths and trails may be part of a street or open space oriented system. A neighborhood system may rely on another neighborhood system, or a series of neighborhood systems to ultimately connect with the community system. Infrastructure Phasing is described in ***Section 1.4.F. Infrastructure Phasing***.

A. STREET ORIENTED SYSTEM

A street oriented system is typically located along a roadway. The street-oriented system has a hierarchy much like the roadway system, to accommodate more users. For instance, a path along an arterial roadway is typically wider than a path along a neighborhood street. The applicable street standards include path and sidewalk widths.

Estrella Parkway includes eight (8) foot wide paths on both sides of the roadway as part of the regional street oriented system. No additional improvements are required with the development of the Property. Path and trail connections from neighborhoods will be made to connect with the arterial and collector street systems.

B. OPEN SPACE ORIENTED SYSTEM

An open space oriented system is often located along a drainage corridor, in a landscape buffer between homes, along a hillside, or within a utility corridor. An open space oriented path or trail shall generally be a minimum four (4) feet. Community trails within the powerline corridor and in areas of greater pedestrian intensity shall be a minimum six (6) feet wide and may narrow in response to site conditions. Earthen trails are permitted in native character landscape areas. A trail in an urban character landscape area should be composed of decomposed granite or other similar material.

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4. GENERAL PROVISIONS

4.1. DESIGN STANDARDS

Except where modified herein, all development within the Property will adhere to the City of Goodyear Design Guidelines Manual (“City Design Guidelines”). The Zoning Administrator is permitted to provide flexibility from the strict adherence of the City Design Guidelines to maintain a cohesive relationship with the character established within Estrella and to promote attainable development that allows Goodyear residents to afford a home in the thriving Estrella community.

A. RESIDENTIAL DESIGN STANDARDS

Neighborhood or individual lot layouts shall consider functional and visually appealing features that contribute to residential livability and community sustainability appropriate to the District classification. Design solutions should address compatibility at the neighborhood, block, and individual lot perspectives. Residential design standards are included in the City Design Guidelines.

B. NONRESIDENTIAL DESIGN STANDARDS

Building elevations and site design are expected to complement the surrounding context. Nonresidential design standards are included in the City Design Guidelines.

4.2. DRAINAGE

A. ON-LOT DRAINAGE

Individual on-lot drainage is required to drain to the street or a dedicated drainageway that has been designed to accommodate the flow from that lot. A drainage easement may be required.

B. STORMWATER DETENTION/RETENTION

The drainage systems for the Property will be evaluated as a whole. Each project will need to evaluate the system(s) to consider integrating drainage with a larger centralized system or a smaller decentralized system. One, the other, or both may be appropriate for a particular phase of development. The

following describes acceptable drainage system elements that may be implemented in a master planned model.

1. Parcel and/or roadway development shall conform to the approved Master Drainage Plan for that community, and as a part of that, both centralized and decentralized retention and/or detention basins are permitted.
2. “First flush” storage and/or treatment is required for any parcel or development area that outfalls into a natural wash. Bioswales, commonly small basins along roadways, in parking lots and in parks, are encouraged and permitted as a “first flush” treatment.

4.3. OUTDOOR LIGHTING

The lighting standards are intended to ensure proper illumination is achieved across the community. Rather than provide a uniform blanket of nighttime illumination across the Property, the goal is to create character with illumination and with variation across the community to emphasize the individual character of a neighborhood after dark. The community lighting may vary from areas of darkness to preserve a dark sky to charming, mutely lit neighborhood settings, and vibrant and energizing commercial entertainment areas.

Character with illumination may be implemented with:

- A. thematic poles and fixtures that complement the architecture, landscape or district design;
- B. the lighting of tensile fabric or similar structures (such lighting may be up-lighting and may use the canopy, fabric, or structure to achieve the shielding requirements);
- C. cable mounted lighting strung over streets, patios, paths or other outdoor areas for ambient effect;
- D. parking lot lighting designed to provide lighting appropriate to the context, pedestrian uses, and building entrances per Illuminating Engineering Society (“IES”) recommendations;
- E. active recreation and sport court lighting installed for sport court and field lights located away from single-family residential homes;
- F. passive recreation areas illuminated if intended for nighttime use;

- G. discouraging illumination of retention areas and/or open space not intended for nighttime use;
- H. discouraging illumination of path and trail systems along drainage corridors, hillsides, utility corridors, and areas desired for dark sky preservation.

4.4. TREES, SHRUBS, TURF, AND OTHER PLANTING STANDARDS

- A. Planting requirements within a powerline corridor may be reduced to avoid conflicts with utility services. Due to the length and width of the corridor planting to achieve fifty (50) percent live coverage is not required in order to be counted as open space. In powerline corridor areas, other than those where enhanced improvements are approved and where disturbance has occurred related to the installation of improvements, landscape shall be installed in a manner that blends with native character landscape.
- B. Trees with canopies growing over public rights-of-way, sidewalks, bikeways, and within parking lots shall be single trunk, or if multi-trunk planted and maintained in a manner that the trunk does not impede the circulation of emergency vehicles, bicycle riders, and pedestrians.

4.5. VEHICULAR CIRCULATION STANDARDS

Street patterning and width can significantly influence the character of neighborhoods and how one experiences the community. The width of the streets and distance between buildings heavily influences this. The relationships of buildings, walls, paths, and landscape to the street can result in a charming walkable community when done well utilizing roadway infrastructure that accommodates a pedestrian-scaled experience. Street design will be based on the City's Engineering Design Standards and Policies Manual, except that alternative street design may be approved as part of any preliminary plat or site plan application.

A. STREET LIGHTING

Street lighting will be based on City's Lighting Zone 1 requirements for all single-family and multi-family uses and Lighting Zone 2 for all commercial uses, except that alternative lighting standards may be approved as part of any preliminary plat or site plan application.

B. PARKING

1. On-street parking is vehicular parking provided along a street. On-street parking may be within a right-of-way, on a lot, or in a tract as permitted by an approved street section. When defined and not within a right-of-way, on-street parking is permitted within a building setback area. Parking area screening regulations do not apply to on-street parking areas.
2. Within LUG C (Core), a parking space shall be an area a minimum nine (9) feet wide and eighteen (18) feet deep that is specifically designated for and used for the parking of an automobile or light truck exclusive of driveways and access ways. A parking space for a compact vehicle shall be an area a minimum eight (8) feet in wide and sixteen (16) feet deep exclusive of driveways and access ways. The width of a parking space on a street is based on the street type street section. At least eighty-five (85) percent of required vehicular parking spaces must be standard spaces.
3. Whenever bicycle parking is provided beyond the amount required, a credit toward required on-site vehicular parking may be granted at a rate of one (1) vehicular space per three (3) additional bicycle spaces provided. The number of required vehicle parking spaces

credits shall not be more than twenty (20) percent or twenty (20) spaces, whichever is less, for any use or building unless otherwise deemed acceptable by the Zoning Administrator.

4.6. WALLS

Except as otherwise provided in the E14 PAD, the following standards apply to walls when retaining walls are needed:

- A. Retaining walls are permitted with a maximum height of six (6) feet; and,
- B. A privacy, perimeter, theme, or any other type of wall may be constructed on top of the retaining wall; and,
- C. The maximum combined height of the retaining wall and walls constructed on top of the retaining wall is twelve (12) feet,
 - 1. All final plats including any portion of the Property shall contain a note that the combined wall height for walls within the Property, including residential lots walls and perimeter walls may be up to twelve (12) feet if retaining walls are needed; and,
- D. For any wall constructed on top of a retaining wall with a combined height exceeding eight (8) feet that is visible to the public, the Zoning Administrator may require aesthetic enhancements to reduce any visual impact (such as change in material, color, and/or enhancements along the face of wall) at the time of preliminary plat or site plan approval; and
- E. The following standards apply to all lots adjacent to an arterial or parkway; and,
 - 1. Any wall with a retaining wall in excess of four (4) feet shall be separated from right-of-way by a landscape buffer with a minimum depth of twenty (20) feet from the Property boundary; and,
 - 2. The maximum combined height of a retaining wall and privacy, perimeter, or theme wall shall be ten (10) feet along arterial and parkway roadways; and,
- F. Where unique conditions exist and the provisions contained herein cannot be satisfied, alternative design and retaining solutions may be proposed and approved by the Zoning Administrator to ensure safety and to maintain the area's overall design theme.

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APPENDIX A - BUDGET TRACKER

A.1. BUDGET TRACKER FORM

Below is an example of a form for tracking the land use budget.



E14 PAD BUDGET TRACKER

Rev. 6/12/2025

MASTER PLAN LAND USE BUDGET		RESIDENTIAL	COMMERICAL / NONRESIDENTIAL	OPEN SPACE
		<i>maximum dwelling units</i>	<i>maximum gross square feet</i>	<i>minimum acres</i>
		6,034	Not Limited	271.0

RESERVATIONS AND ASSIGNMENTS	ZONING		RESIDENTIAL		COMMERICAL / NONRESIDENTIAL		OPEN SPACE	
	<i>PAD District</i>		<i>maximum dwelling units</i>		<i>maximum gross square feet</i>		<i>minimum acres</i>	
Parcel	<i>Reserved</i>	Assigned	<i>Reserved</i>	Assigned	<i>Reserved</i>	Assigned	<i>Reserved</i>	Assigned
TOTAL			-	-	-	-	-	-

REMAINING LAND USE BUDGET		RESIDENTIAL	COMMERICAL / NONRESIDENTIAL	OPEN SPACE
		<i>maximum dwelling units</i>	<i>maximum gross square feet</i>	<i>minimum acres</i>
		6,034	Not Limited	271.0

Note:

1) Reserved = preliminary plat / site plan

2) Assigned = platted / site plan / map of dedication