



City Council Regular Meeting

City Hall - Council Chambers

1900 N. Civic Square

Goodyear, AZ 85395

Monday, September 22, 2025

5:00 p.m.

AMENDED on 9/19/2025 to add item #6

Mayor
Joe Pizzillo

Vice Mayor
Wally Campbell

Councilmember
Brannon Hampton

Councilmember
Laura Kaino

Councilwoman
Vicki Gillis

Councilmember
Benita Beckles

Councilmember
Trey Terry



PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

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

NON-AGENDA ITEMS

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

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

AGENDA ITEMS

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

PROCEDURES

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Goodyear City Council and to the general public that the Council of the city of Goodyear will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication. The Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A)(3), which will not be open to the public, to discuss certain matters. Meetings are conducted in accordance with the City Council Meetings Council Rules of Procedure adopted by Resolution No. 2025-2441.



City Clerk's Office: 1900 N. Civic Square, Goodyear, AZ 85395 (623) 882-7830

www.goodyearaz.gov/cityclerk

City Council Meeting Live Broadcast: <https://www.facebook.com/goodyearazgov/videos>

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER HAMPTON

COMMUNICATIONS

1. **PROCLAMATION RECOGNIZING SEPTEMBER AS OVARIAN CANCER AWARENESS MONTH**

PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

CONSENT

2. **APPROVAL OF MINUTES
RECOMMENDATION**

Approve the September 8, 2025 Regular Meeting draft minutes. (Jasmine Pernicano, City Clerk)

3. **DRUG ENFORCEMENT AGENCY EQUITABLE SHARING AGREEMENT AND CERTIFICATION (ESAC)
RECOMMENDATION**

Approve the ESAC with Department of Justice, and provide authorization and direction to the Mayor, or designee and City Manager or designee, to take actions and execute the necessary documents to carry out the intent of the Agreement. (Brian Issitt, Chief of Police)

4. **RESOLUTION APPROVING THE SIXTH AMENDMENT TO INFRASTRUCTURE DEVELOPMENT AGREEMENT FOR MICROSOFT PROJECT 10-11
RECOMMENDATION**

ADOPT RESOLUTION NO. 2025-2489 APPROVING THE SIXTH AMENDMENT TO INFRASTRUCTURE DEVELOPMENT AGREEMENT FOR PHX 10-11. (Kini Knudson, Deputy City Manager)

5. **RESOLUTION DECLARING CITY PROPERTY AS RIGHT-OF-WAY FOR A SECTION OF W. BROADWAY ROAD**

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2490 DECLARING CITY PROPERTY AS PUBLIC RIGHT-OF-WAY FOR W. BROADWAY ROAD. (Colton Blyle, Real Estate Specialist; Bobby Ruiz, Civil Engineer)

6. **RESOLUTION AUTHORIZING JOB CREATION AGREEMENT WITH SCHNEIDER ELECTRIC IT CORPORATION**

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2491 AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A JOB CREATION AGREEMENT WITH SCHNEIDER ELECTRIC IT CORPORATION. (Darah Mann, Economic Development Deputy Director)

PUBLIC HEARINGS

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

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

7. **USE PERMIT FOR A LIMITED OUTDOOR STORAGE AND DISPLAY**

Approve the Use Permit request for a limited outdoor display and storage (Tractor Supply Co.) on a 0.32-acre portion of a 6.84-acre parcel (APN 500-03-003M) located at the northwest corner of North Central Avenue and West Van Buren Street (the "Property") subject to stipulations. (Justin Gabrielson, Senior Planner)

8. **REZONE APPROXIMATELY 1,505 ACRES FROM ESTRELLA PHASE II PAD TO ESTRELLA 14 PAD**

ADOPT ORDINANCE NO. 2025-1639 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. (Ann Dolmage, Principal Planner)

BUSINESS

9. **NOTICE OF INTENT TO INCREASE UTILITY RATES AND SET THE PUBLIC HEARING DATE**

RECOMMENDATION

Adopt a notice of intention by motion to increase water, wastewater, solid waste, newly proposed stormwater rates, and set a public hearing date of December 15, 2025. (Ryan Bittle, Finance Manager Budget & Research, Jared Askelson Finance Director)

INFORMATION ITEMS

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

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

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

October 6, 2025	Council Meeting	5:00 p.m.
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ADJOURNMENT

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

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

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

POSTING VERIFICATION

This agenda was amended and posted on 9/19/2025 at 2:57 p.m. by VM.

ITEM #: 1.
DATE: 09/22/2025
AI #:2857



CITY COUNCIL COMMUNICATION

STAFF PRESENTER(S): Joe Pizzillo, Mayor

SUBJECT:

**PROCLAMATION RECOGNIZING SEPTEMBER AS OVARIAN CANCER AWARENESS
MONTH**

ITEM #: 2.
DATE: 09/22/2025
AI #:2868



APPROVAL OF MINUTES

SUBJECT

APPROVAL OF MINUTES

RECOMMENDATION

Approve the September 8, 2025 Regular Meeting draft minutes. (Jasmine Pernicano, City Clerk)

Attachments

Draft Minutes 2025-09-08 Regular Meeting

City Council Regular Meeting

City Hall - Canyon Trails Room 1 & 2
1900 N. Civic Square
Goodyear, AZ 85395



Monday, September 8, 2025

Meeting Minutes

Immediately following the Work Session that began at 5:00 p.m.

CALL TO ORDER

Mayor Pizzillo called the Regular Meeting to order at 6:05 p.m.

ROLL CALL

Present: **Mayor Joe Pizzillo; Vice Mayor Wally Campbell; Councilmember Brannon Hampton; Councilmember Laura Kaino; Councilwoman Vicki Gillis; Councilmember Benita Beckles; Councilmember Trey Terry**

Staff City Manager Wynette Reed; City Attorney Roric Massey; City Clerk Jasmine
Present: Pernicano

PLEDGE OF ALLEGIANCE AND INVOCATION BY VICE MAYOR CAMPBELL

PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

Jackie Brandt, Goodyear resident, expressed concerns with construction lighting from the nearby QT.

CONSENT

MOTION BY Vice Mayor Wally Campbell, SECONDED BY Councilmember Brannon Hampton to APPROVE Consent Agenda items 1 through 5. The motion carried as follows:

AYE: **Mayor Joe Pizzillo, Vice Mayor Wally Campbell, Councilmember Brannon Hampton, Councilmember Laura Kaino, Councilwoman Vicki Gillis, Councilmember Benita Beckles, Councilmember Trey Terry**

Passed - Unanimously

1. **APPROVAL OF MINUTES**

Approve the August 25, 2025 Regular Meeting draft minutes. (Jasmine Pernicano, City Clerk)

2. **APPROVAL OF SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR LIFE CAFE**

RECOMMENDATION

Recommend approval of Application No. 354646 to the Arizona Department of Liquor Licenses and Control (DLLC) for a Series 12 (Restaurant) liquor license for Life Cafe located at 14540 W. McDowell Rd., Goodyear, AZ 85395. (Jasmine Pernicano, City Clerk)

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

RECOMMENDATION

Approve budget amendments, related expenditure authority, and the administrative award authority for expenditures exceeding \$500,000. (Ryan Bittle, Finance Manager)

4. **ORDINANCE ADOPTING THE 2025 ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL**

RECOMMENDATION

ADOPT ORDINANCE NO. 2025-1638 ADOPTING "CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL 2025 EDITION"; REPEALING ORDINANCE NO. 17-1359. (Marty Crossland, Deputy Director of Development Engineering)

5. **RESOLUTION APPROVING ANTI-HUMAN TRAFFICKING GRANT APPLICATION AND BUDGET AMENDMENTS**

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2488 RATIFYING THE CONDITIONAL APPROVAL AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FY 2026 ARIZONA DEPARTMENT OF PUBLIC SAFETY ANTI-HUMAN TRAFFICKING GRANT. (Brian Issitt, Police Chief)

INFORMATION ITEMS

Council expressed concerns about traffic near 173rd Avenue and Goodyear High School, construction impacts on Yuma and McDowell Roads affecting business access and timing, and roadway conditions at the I-10 Bullard exit. A follow-up was also requested regarding bicycle safety on Goodyear roadways.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

September 15, 2025

Council Meeting

5:00 p.m.

EXECUTIVE SESSION

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

6. Pursuant to A.R.S. § 38-431.03(A)(3) & (4): For legal advice and consultation and to consider its position and to provide instruction/direction to City Attorney and City Manager regarding city's position in connection with contracts that are the subject of negotiations associated with the GSQ project.
7. Pursuant to A.R.S. § 38-431.03(A)(3) & (4): For legal advice and consultation and to consider its position and to provide instruction/direction to City Attorney and City Manager regarding city's position in connection with contracts that are the subject of negotiations associated with economic development opportunities.
8. Pursuant to A.R.S. § 38-431.03(A)(3) & (4): Consultation with the City's Attorney for legal advice and in order to consider its position and instruct its attorneys regarding the public body's position regarding pending or contemplated litigation or in settlement discussions in order to avoid or resolve litigation related to the Forsite v. City of Goodyear matter.

MOTION BY Councilmember Trey Terry, SECONDED BY Councilmember Laura Kaino to CONVENE an Executive Session. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Wally Campbell, Councilmember Brannon Hampton, Councilmember Laura Kaino, Councilwoman Vicki Gillis, Councilmember Benita Beckles, Councilmember Trey Terry

Passed - Unanimously

Council moved into Executive Session at 6:16 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned the Executive Session at 6:50 p.m.

RECONVENE REGULAR MEETING

Mayor Pizzillo reconvened the Regular Meeting at 6:50 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 6:51 p.m.

Jasmine Pernicano, City Clerk

Joe Pizzillo, Mayor

Date: _____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the CITY COUNCIL REGULAR MEETING of the city of Goodyear, Arizona, held on September 8, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2025.

SEAL:

Jasmine Pernicano, City Clerk

ITEM #: 3.
DATE: 09/22/2025
AI #:2837



CITY COUNCIL ACTION REPORT

**SUBJECT: DRUG ENFORCEMENT AGENCY EQUITABLE SHARING AGREEMENT
AND CERTIFICATION (ESAC)**

STAFF PRESENTER(S): Brian Issitt, Chief of Police

SUMMARY

The Agreement with the Drug Enforcement Agency (DEA) allows the city of Goodyear Police Department to partner with the DEA for drug-related investigations. As part of the task force, the department participates in the DEA Equitable Sharing Program, which is managed by the Money Laundering and Asset Recovery Station (MLARS). MLARS requires annual certification of the Equitable Sharing Agreement and Certification (ESAC) Affidavit prior to allocating asset forfeiture funding to the city of Goodyear.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Approve the ESAC with Department of Justice, and provide authorization and direction to the Mayor, or designee and City Manager or designee, to take actions and execute the necessary documents to carry out the intent of the Agreement. (Brian Issitt, Chief of Police)

FISCAL IMPACT

Any officer assigned to the DEA task force is currently covered by the police department's FY2026 budget.

The city's participation in this task force qualifies the police department for the associated Equitable Sharing Program which allows the Department of Justice (DOJ) to allocate a portion of asset forfeitures to the city. These funds will be tracked within the existing Racketeering Influence and Corrupt Organizations Act (RICO) object codes.

BACKGROUND AND PREVIOUS ACTIONS

On October 24, 2022, Council approved the city of Goodyear Police Department to participate in the DEA Task Force for a period of five years, ending September 30, 2026. This task force allows the Goodyear Police Department to provide one officer to assist the DEA with cases within the valley, including the city of Goodyear. If participation in the task force results in a federal forfeiture, the department may file to receive a portion of the forfeiture.

To participate in the equitable sharing program, the department must submit the ESAC form and affidavit to the MLARS. Once this form has been reviewed and accepted, the department is placed into compliance.

STAFF ANALYSIS

The city's participation in the DEA Task Force allows both the local and federal law enforcement agencies to share resources, intelligence information, and expertise related to the trafficking of narcotics and dangerous drugs in the State. The task force agreement allows the Goodyear Police Department to continue to participate in the task force.

The city's continued participation in the task force will also allow the city to participate in the DOJ Equitable Sharing Program and receive federal forfeiture funds if available. The city's participation in the Equitable Sharing Program requires the approval and execution of the DOJ ESAC, included as Attachment A, which certifies the police department is in compliance with applicable nondiscrimination requirements. The ESAC also certifies that the police department will only use asset forfeiture funds for approved purposes, which include support for law enforcement operations, equipment, investigations, training, and education.

Staff is seeking authorization from the Mayor and the City Manager or her designee to execute the associated ESAC Affidavit.

Attachments

Attachment A - Equitable Sharing Agreement and Certification



Equitable Sharing Agreement and Certification



NCIC/ORI/Tracking Number: AZ0071500
Agency Name: Goodyear Police Department
Mailing Address: 11 N 145th Ave
Goodyear, AZ 85338

Type: Police Department

Agency Finance Contact

Name: Villalobos, Andrea

Phone: 623-882-7878

Email: andrea.villalobos@goodyearaz.gov

Jurisdiction Finance Contact

Name: Askelson, Jared

Phone: 623-882-7895

Email: jared.askelson@goodyearaz.gov

ESAC Preparer

Name: Villalobos, Andrea

Phone: 623-882-7878

Email: andrea.villalobos@goodyearaz.gov

FY End Date: 06/30/2025

Agency FY 2026 Budget: \$56,242,400.00

Annual Certification Report

Summary of Equitable Sharing Activity		Justice Funds ¹	Treasury Funds ²
1	Beginning Equitable Sharing Fund Balance	\$404,451.96	\$0.00
2	Equitable Sharing Funds Received	\$272,794.85	\$0.00
3	Equitable Sharing Funds Received from Other Law Enforcement Agencies and Task Force	\$0.00	\$0.00
4	Other Income	\$0.00	\$0.00
5	Interest Income	\$21,458.98	\$0.00
6	Total Equitable Sharing Funds Received (total of lines 2-5)	\$294,253.83	\$0.00
7	Equitable Sharing Funds Spent (total of lines a - n)	\$67,078.51	\$0.00
8	Ending Equitable Sharing Funds Balance (difference between line 7 and the sum of lines 1 and 6)	\$631,627.28	\$0.00

¹Department of Justice Asset Forfeiture Program Investigative Agency participants are: FBI, DEA, ATF, USPIS, USDA, DCIS, DSS, and FDA

²Department of the Treasury Asset Forfeiture Program participants are: IRS-CI, ICE, CBP and USSS.

Summary of Shared Funds Spent		Justice Funds	Treasury Funds
a	Law Enforcement Administrative Costs	\$58,105.45	\$0.00
b	Training and Education	\$0.00	\$0.00
c	Law Enforcement, Public Safety, and Detention Facilities	\$0.00	\$0.00
d	Law Enforcement Equipment	\$8,973.06	\$0.00
e	Joint Law Enforcement and Public Safety Operations	\$0.00	\$0.00
f	Contracts for Services	\$0.00	\$0.00
g	Law Enforcement Travel and Per Diem	\$0.00	\$0.00
h	Law Enforcement Awards and Memorials	\$0.00	\$0.00
i	Drug, Gang, and Other Prevention or Awareness Programs	\$0.00	\$0.00
j	Overtime	\$0.00	\$0.00
k	Law Enforcement Initiatives that Further Investigations	\$0.00	\$0.00
l	Salaries	\$0.00	\$0.00
m	Non-Categorized Expenditures	\$0.00	\$0.00
	Total	\$67,078.51	\$0.00

Equitable Sharing Funds Received From Other Agencies

Transferring Agency Name	Justice Funds	Treasury Funds

Other Income

Other Income Type	Justice Funds	Treasury Funds

Salaries

Salary Type	Justice Funds	Treasury Funds

Non-Categorized Expenditures

Description	Justice Funds	Treasury Funds

Paperwork Reduction Act Notice

Under the Paperwork Reduction Act, a person is not required to respond to a collection of information unless it displays a valid OMB control number. We try to create accurate and easily understood forms that impose the least possible burden on you to complete. The estimated average time to complete this form is 30 minutes. If you have comments regarding the accuracy of this estimate, or suggestions for making this form simpler, please write to the Money Laundering and Asset Recovery Section at 1400 New York Avenue, N.W., Washington, DC 20005.

Privacy Act Notice

The Department of Justice is collecting this information for the purpose of reviewing your equitable sharing expenditures. Providing this information is voluntary; however, the information is necessary for your agency to maintain Program compliance. Information collected is covered by Department of Justice System of Records Notice, 71 Fed. Reg. 29170 (May 19, 2006), JMD-022 Department of Justice Consolidated Asset Tracking System (CATS). This information may be disclosed to contractors when necessary to accomplish an agency function, to law enforcement when there is a violation or potential violation of law, or in accordance with other published routine uses. For a complete list of routine uses, see the System of Records Notice as amended by subsequent publications.

Single Audit Information

Independent Auditor

Name:
Company: Heinfeld, Meech & Co., P.C
Phone: 623-237-7951 Email: jill.shaw@hm.cpa

Were equitable sharing expenditures included on the Schedule of Expenditures of Federal Awards (SEFA) for the jurisdiction's Single Audit for the prior fiscal year? If the jurisdiction did not meet the threshold to have a Single Audit performed, select Threshold Not Met.

YES ☒ NO ☐ THRESHOLD NOT MET ☐

Prior Year Single Audit Number Assigned by Federal Audit Clearinghouse: 2024-06-GSAFAC-0000055774

Affidavit

Under penalty of perjury, the undersigned officials certify that they have read and understand their obligations under the *Guide to Equitable Sharing for State, Local, and Tribal Law Enforcement Agencies (Guide)* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations. The undersigned officials certify that the information submitted on the Equitable Sharing Agreement and Certification form (ESAC) is an accurate accounting of funds received and spent by the Agency.

The undersigned certify that the Agency is in compliance with the applicable nondiscrimination requirements of the following laws and their Department of Justice implementing regulations: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*), Title IX of the Education Amendments of 1972 (20 U.S.C. § 1681 *et seq.*), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), and the Age Discrimination Act of 1975 (42 U.S.C. § 6101 *et seq.*), which prohibit discrimination on the basis of race, color, national origin, disability, or age in any federally assisted program or activity, or on the basis of sex in any federally assisted education program or activity. The Agency agrees that it will comply with all federal statutes and regulations permitting federal investigators access to records and any other sources of information as may be necessary to determine compliance with civil rights and other applicable statutes and regulations. Further, agencies are required to collect race and ethnicity data as required by 28 C.F.R. 42.106(b) and 31 C.F.R. 22.6(b).

Equitable Sharing Agreement

This Federal Equitable Sharing Agreement, entered into among (1) the Federal Government, (2) the Agency, and (3) the Agency's governing body, sets forth the requirements for participation in the federal Equitable Sharing Program and the restrictions upon the use of federally forfeited funds, property, and any interest earned thereon, which are equitably shared with participating law enforcement agencies. By submitting this form, the Agency agrees that it will be bound by the *Guide* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations. Submission of the ESAC is a prerequisite to receiving any funds or property through the Equitable Sharing Program.

1. Submission. The ESAC must be signed and electronically submitted within two months of the end of the Agency's fiscal year. Electronic submission constitutes submission to the Department of Justice and the Department of the Treasury.

2. Signatories. The ESAC must be signed by the head of the Agency and the head of the governing body. Examples of Agency heads include police chief, sheriff, director, commissioner, superintendent, administrator, county attorney, district attorney, prosecuting attorney, state attorney, commonwealth attorney, and attorney general. The governing body head is the head of the agency that appropriates funding to the Agency. Examples of governing body heads include city manager, mayor, city council chairperson, county executive, county council chairperson, administrator, commissioner, and governor. The governing body head cannot be an official or employee of the Agency and must be from a separate entity.

3. Uses. Shared assets must be used for law enforcement purposes in accordance with the *Guide* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations.

4. Transfers. Before the Agency transfers funds to other state or local law enforcement agencies, it must obtain written approval from the Department of Justice or Department of the Treasury. Transfers of tangible property are not permitted. Agencies that transfer or receive equitable sharing funds must perform sub-recipient monitoring in accordance with the Code of Federal Regulations.

5. Internal Controls. The Agency agrees to account separately for federal equitable sharing funds received from the Department of Justice and the Department of the Treasury, funds from state and local forfeitures, joint law enforcement operations funds, and any other sources must not be commingled with federal equitable sharing funds.

The Agency certifies that equitable sharing funds are maintained by its jurisdiction and the funds are administered in the same manner as the jurisdiction's appropriated or general funds. The Agency further certifies that the funds are subject to the standard accounting requirements and practices employed by the Agency's jurisdiction in accordance with the requirements set forth in the *Guide*, any subsequent updates, and the Code of Federal Regulations, including the requirement to maintain relevant documents and records for five years.

The misuse or misapplication of equitably shared funds or assets or supplantation of existing resources with shared funds or assets is prohibited. The Agency must follow its jurisdiction's procurement policies when expending equitably shared funds. Failure to comply with any provision of the *Guide*, any subsequent updates, and the Code of Federal Regulations may subject the Agency to sanctions.

6. Single Audit Report and Other Reviews. Audits shall be conducted as provided by the Single Audit Act Amendments of 1996 and OMB Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards. The

Agency must report its equitable sharing expenditures on the jurisdiction's Schedule of Expenditures of Federal Awards (SEFA) under Assistance Listing Number 16.922 for Department of Justice and 21.016 for Department of the Treasury. The Department of Justice and the Department of the Treasury reserve the right to conduct audits or reviews.

7. Freedom of Information Act (FOIA). Information provided in this Document is subject to the FOIA requirements of the Department of Justice and the Department of the Treasury. Agencies must follow local release of information policies.

8. Waste, Fraud, or Abuse. An Agency or governing body is required to immediately notify the Department of Justice's Money Laundering and Asset Recovery Section and the Department of the Treasury's Executive Office for Asset Forfeiture of any allegations or theft, fraud, waste, or abuse involving federal equitable sharing funds.

Civil Rights Cases

During the past fiscal year: (1) has any court or administrative agency issued any finding, judgment, or determination that the Agency discriminated against any person or group in violation of any of the federal civil rights statutes listed above; or (2) has the Agency entered into any settlement agreement with respect to any complaint filed with a court or administrative agency alleging that the Agency discriminated against any person or group in violation of any of the federal civil rights statutes listed above?

☐ Yes ☒ No

Agency Head

Name: Reed, Wynette

Title: City Manager

Email: wynette.reed@goodyearaz.gov

Signature: _____ Date: _____

To the best of my knowledge and belief, the information provided on this ESAC is true and accurate and has been reviewed and authorized by the Law Enforcement Agency Head whose name appears above. Entry of the Agency Head name above indicates his/her agreement to abide by the Guide, any subsequent updates, and the Code of Federal Regulations, including ensuring permissibility of expenditures and following all required procurement policies and procedures.

Governing Body Head

Name: Pizzillo, Joe

Title: Mayor

Email: joe.pizzillo@goodyearaz.gov

Signature: _____ Date: _____

To the best of my knowledge and belief, the Agency's current fiscal year budget reported on this ESAC is true and accurate and the Governing Body Head whose name appears above certifies that the agency's budget has not been supplanted as a result of receiving equitable sharing funds. Entry of the Governing Body Head name above indicates his/her agreement to abide by the policies and procedures set forth in the Guide, any subsequent updates, and the Code of Federal Regulations.

☐ I certify that I have obtained approval from and I am authorized to submit this form on behalf of the Agency Head and the Governing Body Head.

Equitable Sharing Agreement and Certification

Signature Page

ATTEST:

By: _____
Jasmine Pernicano, City Clerk

APPROVED AS TO FORM:

By: _____
Roric Massey, City Attorney

ITEM #: 4.
DATE: 09/22/2025
AI #:2795



CITY COUNCIL ACTION REPORT

**SUBJECT: RESOLUTION APPROVING THE SIXTH AMENDMENT TO
INFRASTRUCTURE DEVELOPMENT AGREEMENT FOR
MICROSOFT PROJECT 10-11**

STAFF PRESENTER(S): Kini Knudson, Deputy City Manager

SUMMARY

Sixth Amendment to Infrastructure Development Agreement for Microsoft Project 10-11 ("Project") regarding modifying the terms for funding the Facilities Escrow Account from the Financial Assurance Deposit and the funding by Microsoft of the costs for the City Designated Representative.

STRATEGIC PLAN ALIGNMENT



Fiscal Resource
Management



Economic
Vitality



INFRASTRUCTURE

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2489 APPROVING THE SIXTH AMENDMENT TO INFRASTRUCTURE DEVELOPMENT AGREEMENT FOR PHX 10-11. (Kini Knudson, Deputy City Manager)

FISCAL IMPACT

There is no direct budgetary impact on the city.

Microsoft previously deposited \$5,000,000 with the city that was to be used as financial assurance for building and replacing certain water lines needed for the Project. Per the Sixth Amendment, the funds will now be used to fund an escrow account related to a replacement water campus, which Microsoft may draw upon for design and construction costs. Any remaining balance between the \$5,000,000 deposited with the city and the Replacement Water Facilities Cost must be returned to Microsoft within thirty (30) days of Microsoft's written request.

Microsoft also deposited \$800,000 to retain the services of the City's Designated Representative for a limited duration of two years. The Sixth Amendment allows the City to

extend the City Designated Representative's services for a third year using any unused portion of the original \$800,000 deposit by Microsoft. If the costs exceed the original \$800,000 during the third year, Microsoft must provide additional funding to pay the difference. Any funds remaining with the city after the City Designated Representative's services end must be promptly returned to Microsoft.

BACKGROUND AND PREVIOUS ACTIONS

In 2018, Microsoft acquired approximately 279 acres, generally located between the north side of Broadway Road and the south side of MC-85 and extending from east of Bullard Avenue to west of Litchfield Road. Since this acquisition, Council has considered and taken numerous actions to facilitate the development of the PHX 10-11 Site, including the adoption of the Infrastructure Development Agreement for Project 10-11 approved by City Council on June 27, 2019, and the following five amendments: a First Amendment recorded on July 14, 2020, a Second Amendment recorded on April 27, 2021, a Third Amendment recorded on March 8, 2023, a Fourth Amendment recorded on June 28, 2023, and a Fifth Amendment recorded on July 12, 2024.

Pursuant to the Third Amendment, Microsoft deposited the Designated Representative Deposit in the amount of \$800,000 with the city to pay for the city's costs to retain the services of the City's Designated Representative for a two-year period. Under the Sixth Amendment, the city may use the remaining portions of the original deposit to extend the services of the City's Designated Representative in support of the Project.

Pursuant to the Fourth Amendment, Microsoft deposited \$5,000,000 with the city as the Financial Assurance Deposit, and Microsoft and the city were to establish an escrow account allowing Microsoft to draw upon the Financial Assurance Deposit to construct the Dedicated Discharge Line, Pump Station, and water lines. Despite Microsoft having delivered the Financial Assurance Deposit to the city, no escrow account was established and Microsoft constructed the Dedicated Discharge Line, Pump Station and water lines needed without drawing upon the Financial Assurance Deposit and the full amount of the deposit remains in the possession of the city. Microsoft requested to use the Financial Assurance Deposit to establish a separate escrow account required under the Fifth Amendment related to a replacement water campus. Under the Sixth Amendment, Microsoft will be able to use the \$5,000,000 deposited with the city to establish that separate escrow account.

STAFF ANALYSIS

The proposed Sixth Amendment updates how the city and Microsoft use the money previously deposited for water infrastructure and the City's Designated Representative's services:

- Reallocates the \$5,000,000 Financial Assurance Deposit, which the city currently has in its possession, to establish an escrow account that funds the Replacement Water Facilities via a formal escrow account and any remaining funds shall be refunded to Microsoft.
- Confirms the city's right to draw upon the \$800,000 Designated Representative Deposit made by Microsoft for an optional third-year extension, and Microsoft agrees to cover any shortfall during that third year.

The terms of the proposed Sixth Amendment are consistent with the general intent of the infrastructure development for Project 10-11. Accordingly, staff is recommending the approval of Resolution No. 2025-2489, and the Sixth Amendment to Infrastructure Development Agreement for Project 10-11, included as Attachment A.

Attachments

Attachment A – Resolution No. 2025-2489 with Exhibit

RESOLUTION NO. 2025-2489

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE SIXTH AMENDMENT TO INFRASTRUCTURE DEVELOPMENT AGREEMENT FOR PHX 10-11.

WHEREAS, Microsoft a Washington corporation ("Microsoft") and the City of Goodyear ("City") entered into that certain Infrastructure Development Agreement for Project 10-11 recorded on June 27, 2019 in the official records of Maricopa County, Arizona at recording number 2019-0486224 (hereinafter referred to as the "PHX 10-11 IDA"), as amended by that certain First Amendment to Infrastructure Development Agreement for Project 10-11 recorded on July 14, 2020, in the official records of Maricopa County, Arizona at recording number 20200625939 (hereinafter referred to as the "First Amendment"), and that certain Second Amendment to Infrastructure Development Agreement for Project 10-11 recorded on April 27, 2021, in the official records of Maricopa County, Arizona at recording number 20210468656 (hereinafter referred to as the "Second Amendment"), and that certain Third Amendment to Infrastructure Development Agreement for Project 10-11 recorded on March 8, 2023, in the official records of Maricopa County, Arizona at recording number 20230116402 (hereinafter referred to as the "Third Amendment"), and that certain Fourth Amendment to Infrastructure Development Agreement for Project 10-11 recorded on June 28, 2023, in the official records of Maricopa County, Arizona at recording number 20230337588 (hereinafter referred to as the "Fourth Amendment"), and that certain Fifth Amendment to Infrastructure Development Agreement for PHX 10-11 recorded on July 12, 2024, in the official records of Maricopa County, Arizona at recording number 20240371119 (hereinafter referred to as the "Fifth Amendment the PHX 10-11 IDA, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, and the Fifth Amendment are referred to herein as the "Agreement") ; and

WHEREAS, pursuant to the Third Amendment, Microsoft deposited the Designated Representative Deposit in the amount of \$800,000.00 with the City in order to pay for the City's costs to retain the services of the City's Designated Representative for a two-year period; and

WHEREAS, pursuant to the Fourth Amendment, Microsoft deposited the Financial Assurance Deposit in the amount of \$5,000,000.00 with the City, and the parties were to establish an escrow account allowing Microsoft to draw upon the Financial Assurance Deposit and such other amounts deposited therein to construct the Dedicated Discharge Line, Pump Station, and water lines needed to deliver the maximum peak daily water supply needed for all development within the Property at Full Build-Out; and

WHEREAS, Despite Microsoft having delivered the Financial Assurance Deposit to the City, no escrow account was established and Microsoft constructed the Dedicated Discharge Line, Pump Station and water lines needed to deliver the maximum peak daily water supply needed for all development within the Property at Full Build-Out without drawing upon the Financial Assurance Deposit and the full amount of the deposit remains in the possession of the City; and

WHEREAS, Microsoft remains responsible for funding the costs of the design and construction of the Replacement Water Facilities, as defined in the Agreement, and to deposit the Replacement Water Facilities Cost; and

WHEREAS, pursuant to the Fifth Amendment, Microsoft and City were to establish a Facilities Escrow Account and Microsoft was to deposit the Replacement Water Facilities Costs into the same, however the parties have not yet established the Facilities Escrow Account; and

WHEREAS, the City and Microsoft now desire to enter into this Sixth Amendment to Infrastructure Development Agreement for PHX 10-11 to set forth the terms and conditions for the funding of the Facilities Escrow Account from the Financial Assurance Deposit currently held by the City and the refund of the remainder of the Financial Assurance Deposit to Microsoft; and the continued funding by Microsoft of the costs for the City Designated Representative with funds previously deposited with the City; and

WHEREAS, Microsoft and the City intend this Sixth Amendment to Infrastructure Development Agreement for PHX 10-11 to be a Development Agreement within the meaning of A.R.S. § 9-500.05 that binds Microsoft and all future owners of all or any portion of the Property.

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

SECTION 1. The Mayor and Council of the city of Goodyear find the approval of the Sixth Amendment to Infrastructure Development Agreement for PHX 10-11, a copy of which is attached hereto as Exhibit 1 and incorporated herein by this reference, to be in the best interest of the city of Goodyear and hereby approve the Sixth Amendment to Infrastructure Development Agreement for PHX 10-11.

SECTION 2. The City Manager or designee is hereby authorized and directed to execute the Sixth Amendment to Infrastructure Development Agreement for PHX 10-11 attached hereto as Exhibit 1.

SECTION 3. The City Manager or designee is hereby authorized and directed to take any and all actions and to execute all the documents necessary to carry out the intent of this Resolution and the terms of the Sixth Amendment to Infrastructure Development Agreement for PHX 10-11.

SECTION 4. Following its execution by all parties, the Sixth Amendment to Infrastructure Development Agreement for PHX 10-11 by and between Microsoft Corporation, a Washington corporation and the City of Goodyear shall be recorded with the Maricopa County Recorder's Office.

SECTION 5. Unless referred to the voter as provided by law, Resolution 2025-2489 shall be effective thirty (30) days after its adoption by the Mayor and Council of the City of Goodyear.

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

EXHIBIT 1

WHEN RECORDED, RETURN TO:

City of Goodyear, Arizona
Office of the City Clerk
1900 North Civic Square
Goodyear, Arizona 85395

SIXTH AMENDMENT TO INFRASTRUCTURE DEVELOPMENT AGREEMENT FOR PROJECT 10-11

This Sixth Amendment to Infrastructure Development Agreement for PHX 10-11 (the “Sixth Amendment”) is entered into by and between Microsoft Corporation, a Washington corporation (“Owner”) and the City of Goodyear, an Arizona municipal corporation (the “City”).

RECITALS

A. WHEREAS Owner owns certain real property within the City of Goodyear generally located between the north side of Broadway Road and the south side of MC-85 and extending from east of Bullard Avenue to west of Litchfield Road, as legally described in **Exhibit 1** attached hereto and incorporated herein by this reference (the “Property”).

B. WHEREAS, Owner is developing the Property under the name PHX 10-11.

C. WHEREAS, Owner and the City entered into that certain Infrastructure Development Agreement for Project 10-11 recorded on June 27, 2019 in the official records of Maricopa County, Arizona at recording number 2019-0486224 (hereinafter referred to as the “PHX 10-11 IDA”), as amended by that certain First Amendment to Infrastructure Development Agreement for Project 10-11 recorded on July 14, 2020, in the official records of Maricopa County, Arizona at recording number 20200625939 (hereinafter referred to as the “First Amendment”), and that certain Second Amendment to Infrastructure Development Agreement for Project 10-11 recorded on April 27, 2021, in the official records of Maricopa County, Arizona at recording number 20210468656 (hereinafter referred to as the “Second Amendment”), and that certain Third Amendment to Infrastructure Development Agreement for Project 10-11 recorded on March 8, 2023, in the official records of Maricopa County, Arizona at recording number 20230116402 (hereinafter referred to as the “Third Amendment”), and that certain Fourth Amendment to Infrastructure Development Agreement for Project 10-11 recorded on June 28, 2023, in the official records of Maricopa County, Arizona at recording number 20230337588 (hereinafter referred to as the “Fourth Amendment”), and that certain Fifth Amendment to Infrastructure Development Agreement for PHX 10-11 recorded on July 12, 2024, in the official records of Maricopa County, Arizona at recording number 20240371119 (hereinafter referred to as the “Fifth Amendment the PHX 10-11 IDA, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, and the Fifth Amendment are referred to herein as the “Agreement”).

D. WHEREAS, pursuant to the Third Amendment, Owner deposited the Designated Representative Deposit in the amount of \$800,000.00 with the City in order to pay for the City’s costs to retain the services of the City’s Designated Representative for a two-year period.

E. WHEREAS, pursuant to the Fourth Amendment, Owner deposited the Financial Assurance Deposit in the amount of \$5,000,000.00 with the City, and the parties were to establish an escrow account allowing the Owner to draw upon the Financial Assurance Deposit and such other amounts deposited therein to construct the Dedicated Discharge Line, Pump Station, and water lines needed to deliver the maximum peak daily water supply needed for all development within the Property at Full Build-Out.

F. WHEREAS, Despite Owner having delivered the Financial Assurance Deposit to the City, no escrow account was established and Owner constructed the Dedicated Discharge Line, Pump Station and water lines needed to deliver the maximum peak daily water supply needed for all development within the Property at Full Build-Out without drawing upon the Financial Assurance Deposit and the full amount of the deposit remains in the possession of the City.

G. WHEREAS, Owner remains responsible for funding the costs of the design and construction of the Replacement Water Facilities, as defined in the Agreement, and to deposit the Replacement Water Facilities Cost.

H. WHEREAS, pursuant to the Fifth Amendment, the Owner and City were to establish a Facilities Escrow Account and Owner was to deposit the Replacement Water Facilities Costs into the same, however the parties have not yet established the Facilities Escrow Account.

I. WHEREAS, the City and Owner now desire to enter into this Sixth Amendment to set forth the terms and conditions for (1) the funding of the Facilities Escrow Account from the Financial Assurance Deposit currently held by the City and the refund of the remainder of the Financial Assurance Deposit to Owner; and (2) the continued funding by Owner of the costs for the City Designated Representative with funds previously deposited with the City.

J. WHEREAS, the City acknowledges the development of the Property is consistent with the City's general plan.

K. WHEREAS, Owner and the City intend this Sixth Amendment to be a Development Agreement within the meaning of A.R.S. § 9-500.05 that binds Owner and all future owners of all or any portion of the Property.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual obligations contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The Parties hereby adopt and incorporate, as if fully set forth herein, the Recitals stated above.

2. DEFINED TERMS. All capitalized terms used but not defined in this Sixth Amendment shall have the meanings ascribed to such terms in the Agreement.

3. EFFECTIVE DATE. The execution of this Sixth Amendment by the Parties and approval of this Sixth Amendment by Resolution of the Goodyear City Council are conditions precedent to this Sixth Amendment becoming effective. This Sixth Amendment shall take effect upon the later of dates each of the following conditions precedent have occurred: (i) the full execution of this Sixth Amendment by the Parties and (ii) the date the Resolution approving this Sixth Amendment becomes effective, such later date hereafter defined as the “Sixth Amendment Effective Date.”

4. AMENDMENT TO SECTION 6.3. Section 6.3 of the Agreement is amended as follows:

4.1. Section 6.3.4 of the Agreement is deleted in its entirety and replaced with the following:

“6.3.4 Prior to the issuance of a building permit for the Phase Three Development, Owner shall deposit with the City a cash deposit of \$5,000,000 for the estimated costs of the Dedicated Discharge Line, Pump Station, and water lines needed to deliver the maximum peak daily water supply needed for all development within the Property at Full Build-Out (the "Financial Assurance Deposit"). After Owner has completed the Dedicated Discharge Line, subject to the approval of the City Engineer, which approval will not be unreasonably conditioned, delayed, or denied, Owner may use any remaining amounts of the Financial Assurance Deposit to secure Owner’s obligation to deposit funds equal to the Replacement Water Facilities Cost and the estimated costs of establishing the Facilities Escrow Account contemplated in Section 8.2 of the Agreement. If (i) the Dedicated Discharge Line, Pump Station and the water lines needed to deliver the maximum peak daily water supply needed for all development within the Property at Full Build-Out have been completed and approved by the City Engineer, and (ii) the Replacement Water Facilities Cost has been deposited into the Facilities Escrow Account and Owner has paid the costs of establishing the Facilities Escrow Account; then City shall deliver any remaining portion of the Financial Assurance Deposit, which the City possesses, to Owner within thirty (30) days following the written request of Owner.”

4.2. Section 6.3.5 of the Agreement is deleted in its entirety and replaced with the following:

“6.3.5 Prior to the issuance of a building permit for the Phase Three Development, Owner shall deposit with the City a cash deposit of \$800,000 for the estimated costs the City will incur pursuant to contract(s) the City will enter to retain the services of the City Designated Representative for an initial two-year period. The City will use the \$800,000 to pay the costs incurred under such contract(s), and at the end of the two-year period, the City at their sole discretion may extend the services of the City Designated Representative for up to one (1) additional year (the “Extended Designated Representative Term”). During such Extended Designated Representative Term, the City may use any remaining portion of the initial \$800,000 deposit to pay the costs incurred pursuant to the contract(s) the City entered to retain the services of the City Designated Representative. If the \$800,000 deposit is insufficient to pay the costs the City incurs during such Extended Designated Representative Term, Owner will deposit with the City all additional costs the City will incur for the remainder of the Extended Designated Representative Term. Owner agrees to reimburse City for any previously unreimbursed costs and/or expenses incurred with respect to the contract(s) to retain the services of the City Designated Representative during any portion of the Extended Designated Representative Term. Upon written consent of Owner, City may continue to retain the services of the City Designated Representative following the Extended Designated Representative Term. City shall deliver to Owner a time period for retaining the City Designated Representative beyond the Extended Designated Representative Term and a budget for the cost of the services no less than forty-five (45) days prior to the end of the Extended Designated Representative Term. If Owner provides City written consent to the proposed time period and budget for the City Designated Representative, Owner shall deposit such funds with the City within forty-five (45) days after providing City such written approval. If, after the expiration or termination of such contracts for the City Designated Representative, any portion of the funds deposited by Owner for the purpose of retaining the services of the City Designated Representative remain unused, the City shall return such unused funds to the Owner within a reasonable time.”

GENERAL TERMS

5. **ENTIRE AGREEMENT.** This Sixth Amendment and the exhibit(s) referred to herein and attached hereto, along with the unchanged provisions in the Agreement constitute the sole and entire agreement between the Parties with respect to the matters covered herein and supersede any prior or contemporaneous agreements, understandings or undertakings, written or oral, by or between the Parties, and/or by or between any of the Parties and any third parties. This Sixth Amendment shall be deemed to amend and supersede the Agreement with respect to all terms, provisions and changes set forth in this Sixth Amendment. To the extent of any conflict between this Sixth Amendment and the Agreement, this Sixth Amendment shall control. Except as amended by this Sixth Amendment, all terms, provisions and conditions of the Agreement shall remain in full force and effect.

6. **AMENDMENTS.** The Agreement and this Sixth Amendment thereto, may not be changed modified or rescinded except in writing as agreed to and signed by the Parties hereto and approved by a Resolution of the Mayor and Council of the City of Goodyear.

7. **SECTION HEADINGS.** The section headings contained in this Sixth Amendment are for convenience in reference only and are not intended to define or limit the scope of any provision of this Sixth Amendment.

8. **FAIR INTERPRETATION.** The terms and provisions of this Sixth Amendment represent the result of negotiations between the Parties, each of which has had the opportunity to consult with counsel of their own choosing and/or has been represented by counsel of their own choosing, and none of whom has acted under any duress or compulsion, whether economic or otherwise. Consequently, the Parties agree the terms and provisions of this Sixth Amendment shall be construed according to their usual and customary meanings, and the Parties each hereby waive the application of any rule of law (common law or otherwise) that ambiguous or conflicting terms be resolved against the Party who prepared, or whose attorney prepared, the executed Agreement or any earlier draft of same. The terms of this Section 8 shall survive the expiration or earlier termination of the Agreement.

9. **REPRESENTATIONS AND WARRANTIES OF OWNER.** As of the date of the execution of this Sixth Amendment, Owner represents and warrants the following:

9.1. **OWNERSHIP.** Owner is the owner of the Property and has the full right and authority to submit its interest in the Property to the obligations hereunder. Owner holds title free and clear of all monetary liens other than liens for taxes not yet due and payable.

9.2. **AUTHORIZATION.** Owner is qualified to do business in Arizona and in good standing; Owner (including the person signing for Owner) has the authority and the right to enter into this Sixth Amendment as authorized by Owner, and Owner is not prohibited from executing this Sixth Amendment by any law, rule, regulation, instrument, agreement, order or judgment.

9.3. **DUE DILIGENCE.** Owner reviewed this Sixth Amendment and reached its own conclusions as to the binding and enforceable nature thereof and all of the provisions contained therein, and has not relied on any representations or warranties of City other than those expressly provided in this Sixth Amendment.

10. **REPRESENTATIONS AND WARRANTIES OF CITY.** As of the Sixth Amendment Effective Date of this Agreement, the City represents and warrants the following:

10.1. **APPROVAL.** City has approved this Sixth Amendment at a duly held and noticed public meeting by its Mayor and City Council, at which a quorum was duly present, and has authorized the execution hereof.

10.2. **AUTHORIZATION.** City agrees that the persons executing this Sixth Amendment on behalf of City have been duly authorized to do so, and City is not prohibited from

executing this Sixth Amendment by any law, rule, regulation, instrument, agreement, order or judgment.

11. COUNTERPARTS. This Sixth Amendment may be executed in two or more counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one agreement, binding on the Parties. Further this Sixth Amendment may be executed and delivered by electronic transmission. A manually signed copy of this Sixth Amendment delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Sixth Amendment provided however, Owner shall deliver an original to the City for recordation by the City in the Official Records of Maricopa County.

12. PAGE NUMBERING. The page numbering of this document is exclusive of the Exhibits attached hereto.

Signatures and Acknowledgments on Following Pages

OWNER:

By: _____

Name: _____

Its: _____

Notary Public

Page 7 of 8

CITY:

CITY OF GOODYEAR, an Arizona municipal corporation

By: _____
Wynette Reed
Its: City Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The Sixth Amendment to Infrastructure Development Agreement for PHX 10-11 by and between Microsoft Corporation, a Washington corporation and the City of Goodyear, an Arizona municipal corporation was acknowledged before me this _____ day of _____, 2025, by Wynette Reed, the City Manager of the CITY OF GOODYEAR, an Arizona municipal corporation, for and on behalf thereof.

Notary Public

Attest:

Jasmine Pernicano, City Clerk

Approved as to Form:

Roric Massey, City Attorney

Exhibits on Following Pages

Exhibit 1

Legal Description of the Property

On the Following Pages

EXHIBIT 1

A PORTION OF LAND LOCATED WITHIN THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 4", ACCORDING TO BOOK 286 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH ALL THAT PORTION OF LAND LOCATED WITHIN THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 2", ACCORDING TO BOOK 259 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD ALSO BEING THE SOUTHEAST CORNER OF SAID SUBDIVISION "AIRPORT COMMERCENTER SUBDIVISION NO. 4";

THENCE NORTH 89°53'31" WEST, 1350.40 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE NORTH 89°52'29" WEST, 1350.12 FEET CONTINUING ALONG SAID RIGHT-OF-WAY LINE;

THENCE NORTH 00°01'11" WEST, 1270.64 FEET DEPARTING FROM SAID RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID SUBDIVISION "AIRPORT COMMERCENTER SUBDIVISION NO. 2";

THENCE CONTINUING NORTH 00°01'11" WEST, 1309.25 FEET ALONG THE WEST LINE OF AFOREMENTIONED SUBDIVISION;

THENCE SOUTH 89°35'43" EAST, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF LA COMETA;

THENCE ALONG SAID RIGHT-OF-WAY LINE FOR FOLLOWING SEVEN (7) CALLS;

THENCE NORTH 00°06'22" WEST, 242.70 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 710.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°03'44", AN ARC LENGTH OF 322.96 FEET;

THENCE NORTH 25°57'22" EAST, 100.62 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°19'41", AN ARC LENGTH OF 444.72 FEET;

THENCE NORTH 55°55'59" EAST, 10.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE CENTER RADIUS BEARS SOUTH 69°22'44" WEST, 560.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°25'22", AN ARC LENGTH OF 131.19 FEET;

THENCE NORTH 34°02'38" WEST, 80.00 FEET TO THE NORTHWEST CORNER OF AFOREMENTIONED SUBDIVISION LOCATED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF MC 85;

THENCE NORTH 55°57'22" EAST, 2389.65 FEET ALONG SAID SOUTHEASTERLY LINE TO THE MOST NORTHERLY LINE OF AFOREMENTIONED SUBDIVISION;

EXHIBIT 1

THENCE SOUTH 89°10'28" EAST, 573.62 FEET ALONG SAID NORTHERLY LINE TO THE NORTHEAST CORNER OF AFOREMENTIONED SUBDIVISION;

THENCE SOUTH 00°52'11" EAST, 2614.19 FEET ALONG THE EAST LINE OF AFOREMENTIONED SUBDIVISION;

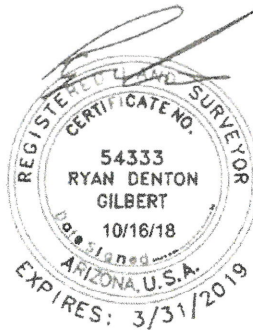
THENCE SOUTH 00°51'06" EAST, 1143.51 FEET CONTINUING ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF AFOREMENTIONED SUBDIVISION ALSO BEING THE NORTHEAST CORNER OF SAID SUBDIVISION "AIRPORT COMMERCENTER SUBDIVISION NO. 4";

THENCE SOUTH 00°51'06" EAST, 1423.35 FEET ALONG THE EAST LINE OF AFOREMENTIONED SUBDIVISION TO THE **POINT OF BEGINNING**.

EXCEPT "TRACT A" OF SAID SUBDIVISION "AIRPORT COMMERCENTER SUBDIVISION NO. 2".

DESCRIBED AREA ABOVE CONTAINS 12,216,780 SQUARE FEET OR 281.459 ACRES MORE OR LESS.

RYAN D. GILBERT, RLS
GILBERT LAND SURVEYING
4361 S SQUIRES LANE
GILBERT, AZ 85297
480-275-8020
PROJECT NO. 180201-LX2



ITEM #: 5.
DATE: 09/22/2025
AI #:2838



CITY COUNCIL ACTION REPORT

SUBJECT: RESOLUTION DECLARING CITY PROPERTY AS RIGHT-OF-WAY FOR A SECTION OF W. BROADWAY ROAD

STAFF PRESENTER(S): Colton Blyle, Real Estate Specialist; Bobby Ruiz, Civil Engineer

SUMMARY

Declaration of city-owned property as right-of-way for a section of W. Broadway Road.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2490 DECLARING CITY PROPERTY AS PUBLIC RIGHT-OF-WAY FOR W. BROADWAY ROAD. (Colton Blyle, Real Estate Specialist; Bobby Ruiz, Civil Engineer)

FISCAL IMPACT

The proposed declaration of right-of-way will have no immediate fiscal impact on the city for the fiscal year 2026. W. Broadway Road will be maintained by the city after construction by the developer subject to a warranty period.

BACKGROUND AND PREVIOUS ACTIONS

The city of Goodyear owns real property generally located along the Bullard Wash that was acquired from the Flood Control District of Maricopa County. A portion of this property is identified with Maricopa County Assessor's Parcel Number 500-07-022S and is approximately 5.46 acres and a separate parcel is identified with Maricopa County Assessor's Parcel Number 500-81-006K and is approximately 13.28 acres (together the "City Property"). CRE-WPL Estrella Owner I LLC ("CRE-WPL") is the adjacent property owner to the east of the City Property and is currently developing the land. As such CRE-WPL is required to construct roadways and dedicate right-of-way to meet development standards. CRE-WPL is constructing a section of W. Broadway Road and as part of the construction a portion of the City Property must be dedicated as right-of-way to allow CRE-WPL to construct W. Broadway

Road. CRE-WPL has asked the city to declare approximately 3,519 square feet of the City Property as right-of-way to allow them to construct W. Broadway Road up to the Bullard Wash.

STAFF ANALYSIS

The portion of City Property CRE-WPL has asked to be declared as right-of-way is not currently being utilized by the city for maintenance or access to the Bullard Wash, and has been determined to not be necessary for the city to retain. City engineering staff have confirmed that the portion of the City Property described and depicted in Exhibit "A" of the Resolution is needed for the section of W. Broadway Road being constructed in support of the development of CRE-WPL's property. City staff is recommending the adoption of Resolution No. 2025-2490, included as Attachment A, and declaring approximately 3,519 square feet as right-of-way for a section of W. Broadway Road.

Attachments

Attachment A - Resolution No. 2025-2490 with Exhibit

RESOLUTION NO. 2025-2490

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING CITY PROPERTY AS PUBLIC RIGHT-OF-WAY FOR W. BROADWAY ROAD.

WHEREAS, pursuant to the power vested in the City of Goodyear ("City") by its Charter and pursuant to A.R.S. § 9-276, the Mayor and Council of the City of Goodyear have the power to establish, construct, improve, regulate, vacate, modify roadways open to the public; and

WHEREAS, the City of Goodyear owns certain real property generally located along the Bullard Wash which was acquired from the Flood Control District of Maricopa County by instrument 2001-0595009 and recorded on July 3, 2001, and a portion is identified with Maricopa County Assessor's Parcel Numbers 500-07-022S and 500-81-006K (together the "City Property"); and

WHEREAS, the easterly neighboring property owner, CRE-WPL Estrella Owner I LLC is currently developing land adjacent to the City Property and is constructing a section of W. Broadway Road; and

WHEREAS, CRE-WPL Estrella Owner I LLC is dedicating to the City of Goodyear portions of its property as right-of-way for the construction of W. Broadway Road, and CRE-WPL Estrella Owner I LLC will construct the improvements within those dedicated areas; and

WHEREAS, CRE-WPL Estrella Owner I LLC is seeking the City to declare portions of the City Property described and depicted in Exhibit "A" as right-of-way, which are needed for the construction of W. Broadway Road; and

WHEREAS, Engineering staff have reviewed the city project E24-01251 and have confirmed that this dedication is necessary for CRE-WPL Estrella Owner I LLC's development plans and for the construction of W. Broadway Road.

WHEREAS, it is in the best interest of the public for the portion of the City Property described and depicted in Exhibit "A" attached hereto to be declared as public street.

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

SECTION 1. The Mayor and Council of the City of Goodyear find and determine that the public health, safety, and welfare of the City require that the portion of City Property more particularly legally described and depicted in Exhibit "A" attached hereto and incorporated herein by this reference, be formally declared as public right-of-way.

SECTION 2. The Mayor and Council of the City of Goodyear, on behalf of the City of Goodyear, an Arizona municipal corporation, hereby declare as public right-of-way the real property more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by this reference to be owned and maintained by the City of Goodyear.

SECTION 3. This Resolution 2025-2490 shall become effective on the date it is passed and adopted by the Mayor and Council of the city of Goodyear. The City Clerk shall record this Resolution 2025-2490 and Exhibit A attached hereto with the office of the County Recorder for Maricopa County, Arizona.

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

EXHIBIT A



**RIGHT OF WAY
LEGAL DESCRIPTION
APN: 500-81-006K**

JOB NO. 21-0755

May 13, 2025

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION, MONUMENTED BY A FOUND 1/2" REBAR, WITH NO IDENTIFICATION, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION, MONUMENTED BY A FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE, BEARS AS A BASIS OF BEARING, SOUTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, 2609.43 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, 759.62 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTH SECTION LINE,

SOUTH 00 DEGREES 06 MINUTES 50 SECONDS EAST, 50.00 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, 42.25 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 68.00 FEET, THE CENTER OF WHICH BEARS NORTH 42 DEGREES 17 MINUTES 12 SECONDS EAST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 23 MINUTES 12 SECONDS, AND AN ARC LENGTH OF 56.24 FEET TO A POINT ON SAID NORTH SECTION LINE;

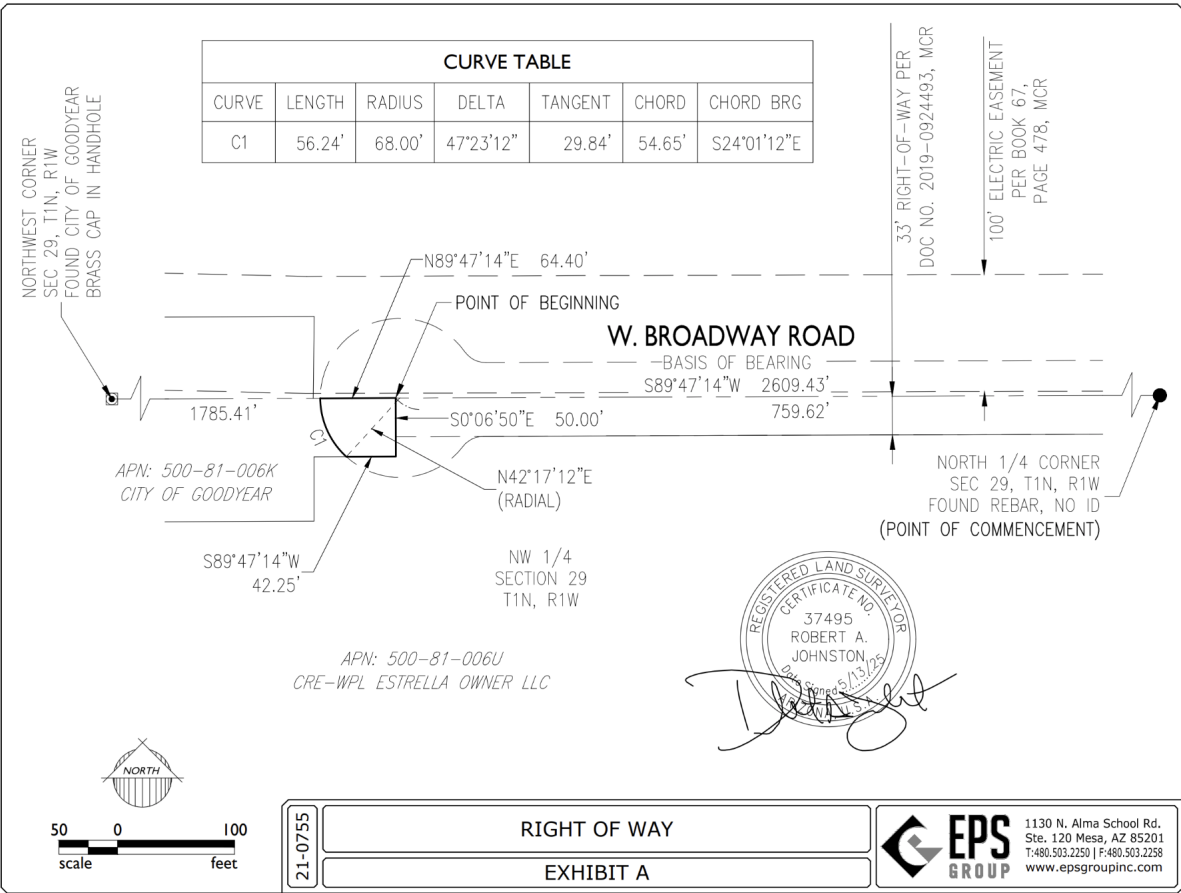
THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 47 MINUTES 14 SECONDS EAST, 64.40 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 2,877 SQUARE FEET, OR 0.0660 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

EPS Group, Inc. • 1130 N. Alma School Road, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2021\21-0755\Land Survey\Legals\21-0755 Sec 29 ROW LD - APN 500-81-006K.docx





**RIGHT OF WAY
LEGAL DESCRIPTION
APN: 500-07-022S**

JOB NO. 21-0755

April 23, 2025

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION, MONUMENTED BY A FOUND REBAR WITH NO ID, FROM WHICH POINT SOUTHWEST CORNER OF SAID SECTION, MONUMENTED BY A CITY OF GOODYEAR BRASS CAP IN HANDHOLE, BEARS AS A BASIS OF BEARING, SOUTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, 2609.43 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, 759.62 FEET TO **THE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, 64.40 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 68.00 FEET, THE CENTER OF WHICH BEARS NORTH 89 DEGREES 40 MINUTES 24 SECONDS EAST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 27 MINUTES 19 SECONDS, AND AN ARC LENGTH OF 10.03 FEET TO A NON-TANGENT LINE;

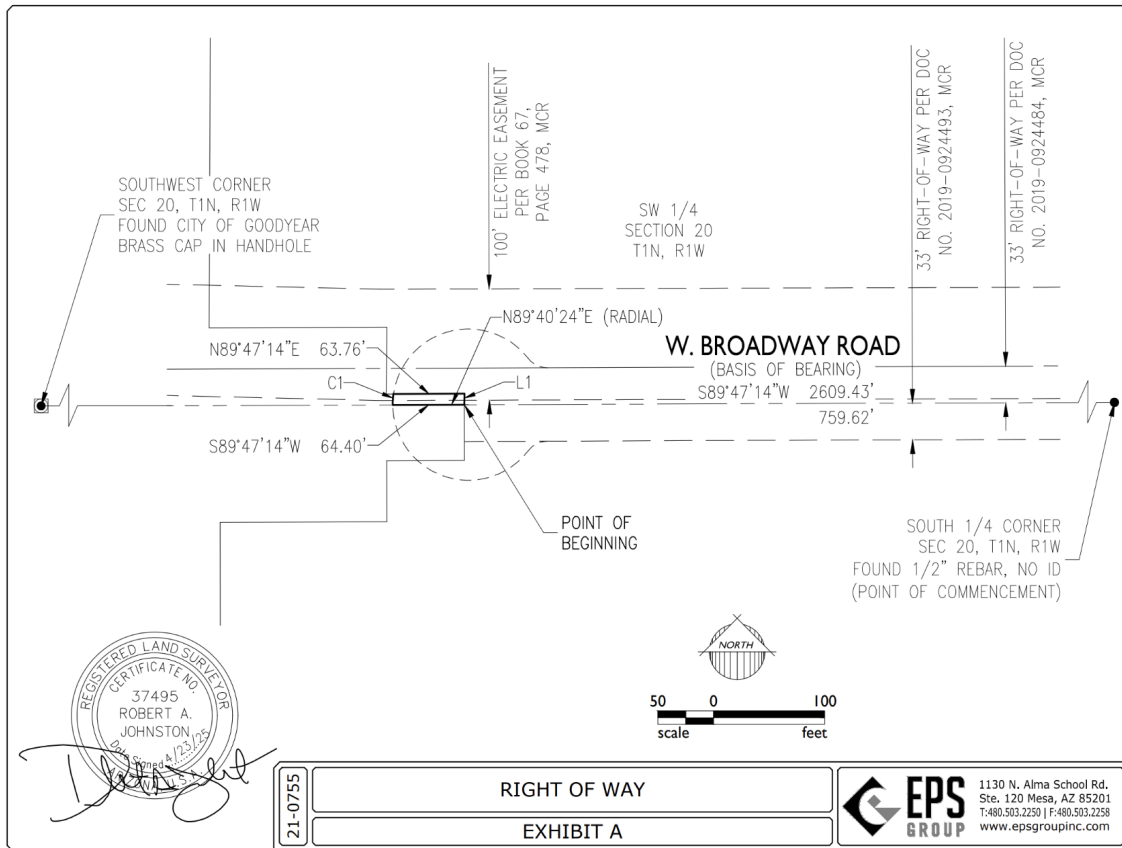
THENCE ALONG THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 47 MINUTES 14 SECONDS EAST, 63.76 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 44 SECONDS WEST, 10.00 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 642 SQUARE FEET, OR 0.014738 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

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Tel (480) 503-2250 • Fax (480) 503-2258



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	10.03'	68.00'	8°27'19"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°14'44"W	10.00'



21-0755	RIGHT OF WAY	 1130 N. Alma School Rd. Ste. 120 Mesa, AZ 85201 T:480.503.2250 F:480.503.2258 www.epsgroupinc.com
	EXHIBIT A	

ITEM #: 6.
DATE: 09/22/2025
AI #:2874



CITY COUNCIL ACTION REPORT

SUBJECT: RESOLUTION AUTHORIZING JOB CREATION AGREEMENT WITH SCHNEIDER ELECTRIC IT CORPORATION

STAFF PRESENTER(S): Darah Mann, Economic Development Deputy Director

SUMMARY

This is a request to enter into a Job Creation Agreement (JCA) with Schneider Electric IT Corporation (SEIT), a leading global electrical and industrial technology supplier and manufacturer of electrical components, that will generate new employment opportunities and provide significant economic benefits to the City.

STRATEGIC PLAN ALIGNMENT



Fiscal Resource
Management



Economic
Vitality

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2491 AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A JOB CREATION AGREEMENT WITH SCHNEIDER ELECTRIC IT CORPORATION. (Darah Mann, Economic Development Deputy Director)

FISCAL IMPACT

If approved, the JCA will be funded from the FY2030 Economic Development Opportunity Fund budget not to exceed \$225,000. Plan review and permit fees will be reimbursed up to \$138,725.

The city proposes to waive/reimburse 100% of all non-expedited plan review and permit fees up to \$69,362.50 and 100% of expedited plan review fees up to \$69,362.50 for a total not to exceed \$138,725. Based on a third-party analysis, this amount will be offset by sales and property tax collections within the first year. The impact of direct taxes and fees paid to the city from this project is estimated to be \$1.0 million over the next four years.

BACKGROUND AND PREVIOUS ACTIONS

Schneider Electric IT Corporation is evaluating Goodyear to locate their advanced manufacturing company producing electrical components. Corporate headquarters for US operations is located in Boston, Massachusetts. See attachment B for an aerial map of the Goodyear location.

STAFF ANALYSIS

The company would be leasing approximately 300,000 square feet with a targeted operational date of September 2026. The location in Goodyear is 1655 S Bullard Ave., Prologis Goodyear Airpark Logistics building 3.

- Benefits to the community of project:
- Minimum CapEx \$25M
- Maintain 325 employees
- Each qualified employment position (QEP) minimum base salary of \$85,000
- Each QEP employed for a minimum of 12 months prior to the evaluation date
- Company must provide 65% of healthcare premiums
- Evaluated one time at 3 years from Certificate of Occupancy

Job Creation

The JCA contains a job hiring, training, relocation and related expenses reimbursement component in which the city agrees to pay the company \$5,000 for up to 45 Qualified Employment Positions (QEP) hired before or after the effective date, with a maximum amount of \$225,000. A QEP must meet specific qualifications, including a full-time base salary of at least \$85,000 (not including overtime or bonuses), employment for a minimum of 12 months prior to the evaluation date, and company coverage of at least 65% of the healthcare premium costs.

Third-Party Economic Analysis

A third-party economic analysis conducted by Applied Economics indicates that the proposed project is expected to generate the following economic benefits, based on the hiring of up to 350 employees and a minimum capital investment of \$25.6 million.

The overall operational impact of the project could create an economic impact of \$328.3 million over the next three (3) years. In addition, the construction impact could create a one-time economic impact of \$31.4 million. The total economic impact will be approximately \$359.7 million over the next three (3) years.

Staff is recommending the adoption of Resolution No. 2025-2491, included as attachment A, to authorize JCA for Schneider Electric IT Corporation.

Attachments

Attachment A - Resolution No. 2025-2491 with Exhibit A

Attachment B - Aerial Map

RESOLUTION NO. 2025-2491

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A JOB CREATION AGREEMENT WITH SCHNEIDER ELECTRIC IT CORPORATION.

WHEREAS, Schneider Electric IT Corporation (SEIT) is a leading global electrical and industrial technology supplier and manufacturer of electrical components, with its United States corporate headquarters located in Boston, Massachusetts; and

WHEREAS, Schneider Electric USA, Inc. ("Schneider Electric") is a manufacturer of a full range of electrical components and an affiliate of SEIT; and

WHEREAS, SEIT and Schneider Electric identified the City for its new manufacturing facility that will accommodate its immediate and long-term expansion plans and otherwise meet its business needs, and will cause to be constructed tenant improvements on approximately 300,000 square feet (SF) in an existing building within the City of Goodyear (the "Goodyear Facility") as more particularly described in Exhibit "A" attached hereto; and

WHEREAS, the Goodyear Facility should involve the investment of at least \$25,631,394 in capital investments including tenant improvements, fixtures, and equipment; and

WHEREAS, the City recognizes that the location of SEIT within the City with its resulting capital investment and job creation will provide a significant public benefit to the City and its citizens and that the City's citizens will receive direct consideration from the Parties' obligations under this Agreement; and

WHEREAS, the City recognizes that SEIT's operations at the Goodyear Facility will have significant economic impact on the City, including but not limited to: the quantity and quality of the jobs that will result from SEIT's operations; tax revenues generated by SEIT's operations, its employees, vendors, service providers; increased economic activity, or multiplier effect, associated with its operations being located within the City; the qualitative value of the City having a high-profile, well respected company locate a critical piece of its business within the City; the catalytic effect it will have on further development within the City, which will generate additional jobs and revenue within the City; and

WHEREAS, SEIT anticipates starting operations at the Goodyear Facility in 2026 and over the course of three (3) years, its operations should cumulatively provide 350 full-time jobs to the City, paying each Qualified Employment Position (QEP) at least \$85,000, not including overtime or bonuses ; and

WHEREAS, the City commissioned Applied Economics to conduct an economic and fiscal impact analysis of SEIT's operations at the Goodyear Facility; and

WHEREAS, Applied Economics estimates the direct tax benefit to the City of Goodyear from the construction sales tax, personal property tax, and real property tax generated by SEIT during the first three (3) years of operation will be approximately \$1,290,000; and

WHEREAS, Applied Economics estimates the total economic impacts of SEIT operations in Goodyear will total approximately \$328,300,000 over the first three (3) years; and

WHEREAS, the Parties understand that the decision of SEIT to locate in the City and lease the property upon which the Goodyear Facility will be located is based on the City's willingness to provide assistance to SEIT regarding job creation; design review and permit fees, and expedited development process

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

SECTION 1. The City Manager, or designee, is hereby authorized to execute the Job Creation Agreement with Schneider Electric IT Corporation (SEIT).

SECTION 2. The City Attorney and City Manager are authorized to make non-substantive changes to the agreement consistent with this Resolution,

SECTION 3. Resolution 2025-2491 shall be effective upon the date of its adoption.

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

JOB CREATION AGREEMENT FOR SCHNEIDER ELECTRIC IT CORPORATION

This Job Creation Agreement for Schneider Electric IT Corporation, (the “Agreement”) is entered into as of the _____ day of _____, 2025 (the “Effective Date”) by and between Schneider Electric IT Corporation, a Massachusetts corporation (“SEIT”), and the City of Goodyear, an Arizona municipal corporation (the “City”), and the City are sometimes referred to herein collectively as the “Parties” or individually as a “Party.”

RECITALS

WHEREAS, SEIT is a leading global electrical and industrial technology supplier and manufacturer of electrical components, with its United States corporate headquarters located in Boston, Massachusetts; and

WHEREAS, Schneider Electric USA, Inc. (“Schneider Electric”) is a manufacturer of a full range of electrical components and an affiliate of SEIT; and

WHEREAS, SEIT and Schneider Electric have identified the need for a new integration manufacturing facility-for modular data center systems; and

WHEREAS, SEIT and Schneider Electric identified the City as its preferred location for its new manufacturing facility, and will cause to be constructed tenant improvements on approximately 300,249 square feet in an existing building known as Airpark Logistics Center 3, located at 1655 S. Bullard Avenue in Goodyear, Arizona within the City of Goodyear (the “Goodyear Facility”); and

WHEREAS, the Goodyear Facility will be leased to Schneider Electric and SEIT will be responsible for making the capital improvements to the Goodyear Facility and shall be the direct employer of the employees at the Goodyear Facility; and

WHEREAS, the Goodyear Facility should involve the investment of at least \$25,631,394 in capital investments including tenant improvements fixtures, and equipment; and

WHEREAS, the City recognizes that the location of SEIT within the City with its resulting capital investment and job creation will provide a significant public benefit to the City and its citizens and that the City’s citizens will receive direct consideration from the Parties’ obligations under this Agreement; and

WHEREAS, the City recognizes that SEIT’s operations at the Goodyear Facility will have significant economic impact on the City, including but not limited to: the quantity and quality of the jobs that will result from SEIT’s operations; tax revenues generated by SEIT’s operations, its employees, vendors, service providers; increased economic activity, or multiplier effect, associated with its operations being located within the City; the qualitative value of the City having a high-profile, well respected company locate a critical piece of its business within the City; the catalytic effect it will have on further development within the City, which will generate additional jobs and revenue within the City; and

WHEREAS, SEIT anticipates starting operations at the Goodyear Facility in 2026 and over the course of three (3) years, its operations should cumulatively provide 350 full-time jobs to the City, paying each Qualified Employment Position (as defined below) at least \$85,000, not including overtime or bonuses; and

WHEREAS, the City commissioned Applied Economics to conduct an economic and fiscal impact analysis of SEIT's operations at the Goodyear Facility; and

WHEREAS, Applied Economics estimates the direct tax benefit to the City of Goodyear from the construction sales tax, personal property tax, and real property tax generated by SEIT during the first three (3) years of operation will be approximately \$1,290,000; and

WHEREAS, Applied Economics estimates the total economic impacts of SEIT operations in Goodyear will total approximately \$328,300,000 over the first three (3) years; and

WHEREAS, the Parties understand that the decision of SEIT to locate in the City and lease the property where the Goodyear Facility is located is based on the City's willingness to provide assistance to SEIT regarding job creation; design review and permit fees, and expedited development process; and

NOW, THEREFORE, in consideration of the premises, promises and mutual agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties hereto, it is hereby agreed as follows:

AGREEMENT

1. Acknowledgement of Recitals. The Parties acknowledge the accuracy and importance of the Recitals to the Parties' obligations below, and that the Recitals are the factors upon which the Parties based their respective decisions to enter into this Agreement.

2. Term. The term of this Agreement shall begin on the Effective Date and be for three (3) years from the date Schneider Electric receives a final certificate of occupancy for the Goodyear Facility.

3. Definition. References to "SEIT" in this Agreement shall mean Schneider Electric IT Corporation, a Massachusetts corporation, its successors and/or permitted assignees.

4. Location in Goodyear. SEIT will occupy an approximately 300,249 square foot space within the building known as Airpark Logistics Center 3 for the location of the Goodyear Facility and anticipates it will receive a final Certificate of Occupancy for the facility by September 30, 2026. Within three (3) years of the Effective Date of this Agreement, SEIT will have invested, or will cause to have been invested, a minimum of \$25,631,394 in improving the Goodyear Facility including the construction, of tenant improvements, fixtures, and equipment.

5. Operations and Job Creation. SEIT agrees that it shall operate the Goodyear Facility in the ordinary course of its business for a minimum period of three (3) years from the date the City issues a final Certificate of Occupancy authorizing Schneider Electric's occupancy of the Goodyear Facility. Additionally, over the course of three (3) years after issuance of a final Certificate of Occupancy, SEIT will meet the employment requirements specified in Section 7 below.

6. Job Creation Payments. Subject to the terms and conditions set forth herein, and to reimburse SEIT for its initial costs of hiring, training, relocation and related expenses, the City agrees to reimburse SEIT \$5,000.00 for each Qualified Employment Position ("QEP") created for new employees hired before or after the Effective Date of this Agreement ("Job Creation Payment") up to 45 total employees, and who meet the conditions set forth below.

Qualified Employment Position (QEP). A QEP is a full time regular or contract position of SEIT that meets the following requirements:

- a. (i) The position pays at least \$85,000 annually, excluding overtime pay or bonuses; (ii) –the position must offer health insurance with at least 65% of the premium paid by SEIT; and (iii) is employed by SEIT for at least 12 months. In the event that the national health care system becomes a single payer system, this health insurance requirement shall not apply. Maximum Payment. The Parties agree that the maximum amount payable by the City under Section 6 of this Agreement regardless of the number of QEP created is \$225,000.

7. Employment Requirements. Notwithstanding the other provisions of this Agreement, in consideration for the Job Creation Payments provided in this Agreement in Section 6 SEIT will: (i) cumulatively hire and/or employ at least three hundred fifty (350) full time employees at the Goodyear Facility within three (3) years of obtaining a final Certificate of Occupancy (the "Job Creation Requirement"), and (ii) SEIT agrees to maintain an annual average of three hundred twenty five (325) full time employees at the Goodyear Facility beginning the third year of this Agreement (the "Average Minimum Employment Requirement"). SEIT shall provide to the City documentation that states the total number of employees who are employed at the Goodyear Facility as of the third anniversary of the issuance of the final Certificate of Occupancy.

SEIT agrees that all new employees at the Goodyear Facility who meet the following requirements will be counted towards the Average Minimum Employment Requirement; (i) employees must be employed by SEIT full-time; and (ii) full-time employees at the Goodyear Facility must be offered health insurance that is subsidized by SEIT, with SEIT paying at least sixty-five percent (65%) of the premium costs. All employees at the Goodyear Facility, collectively, will be paid an annual average salary/wage of at least \$65,000 per year, not including overtime or bonuses.

8. Failure to Meet Employment Requirements.

- a. Cure Period. Should SEIT not meet the Job Creation Requirement, the City shall

send a Notice of Non-Compliance to SEIT. Upon receipt of the Notice of Non-Compliance, SEIT shall have six (6) additional months from the date of the notice to meet the Job Creation Requirement at the Goodyear Facility.

- b. City's Remedies. Subject to Section 8(a) above, as the sole and exclusive remedy for a failure to satisfy either the Job Creation Requirement or the Average Minimum Employment Requirement, SEIT shall be obligated to reimburse the City for Job Creation Payments paid by the City in proportion to the percentage by which SEIT failed to achieve either requirement. If SEIT fails to satisfy both the Job Creation Requirement and the Average Minimum Employment Requirement, SEIT shall be obligated to return 100% of the Job Creation Payments received from the City.

9. Development Process Assistance. The City agrees to waive up to 100% all plan review and permit fees ("Plan and Permit Fees"), including the expedited portion of plan review fees, up to a maximum of \$138,725, from the date of the Effective Date of this Agreement related to the Goodyear Facility. To the extent that SEIT paid (or had paid on its behalf) any Plan and Permit Fees to the City prior to the Effective Date of this Agreement, the City agrees to reimburse 100% of such fees to SEIT or a third-party beneficiary designated by SEIT in a written notice to the city within thirty days of the Effective Date of this Agreement. The City shall account for and provide documentation to SEIT that expressly identifies the specific sums of fees waived.

Should SEIT not open the Goodyear Facility within twelve (12) months of the issuance of a final Certificate of Occupancy, or it does not operate the Goodyear Facility for at least twenty-four (24) months prior to the expiration of this Agreement, then, as the City's sole and exclusive remedy, SEIT shall reimburse the City for the cost of Plan and Permit Fees that were waived or refunded pursuant to this provision.

10. Minimum Capital Investment. As a term of this Agreement, SEIT agrees to invest, or cause to be invested, at least \$25,631,394 for tenant improvements, fixtures, and equipment for the Goodyear Facility within three (3) years of the Effective Date of this Agreement.

11. Incorporation of Exhibits. All exhibits attached hereto and referred to in this Agreement are incorporated herein by this reference and made a part of this Agreement.

12. Entire Agreement. This Agreement, including any exhibits attached hereto, constitutes the entire agreement between the Parties pertaining to the subject matter hereof, and all prior and contemporaneous agreements, representations, negotiations, and understanding of the Parties, oral or written, are hereby superseded and merged herein.

13. Amendment of the Agreement. This Agreement may be amended or cancelled, in whole or in part, only by a written agreement or amendment fully executed by the Parties.

14. No Third-Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the Parties. No person other than the Parties has any right of action based upon any provision of this Agreement.

15. Force Majeure. The deadlines contemplated in this Agreement shall be extended if the delay is caused by an act of God, adverse weather conditions, casualty, third party malicious mischief, moratoriums imposed by any governmental entity, unreasonable delays by governmental authorities, civil or military disturbance, war, or other events that are not reasonably foreseeable and not within the reasonable control of SEIT. The amount of such extension shall be determined by the City after consultation with SEIT.

16. Cooperation and Further Acts. The Parties shall act reasonably with respect to any and all matters that require either Party to review, consent or approve any act or matter hereunder. Each of the Parties shall promptly and expeditiously execute and deliver any and all documents and perform any and all acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

17. Representation of Counsel. The City and SEIT acknowledge that they were each represented by counsel in connection with the drafting of this Agreement, that each of them and their respective counsel reviewed and revised this Agreement, that each of them and their respective counsel have independently reached their own conclusions as to the enforceability of this Agreement, that any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not be employed in the interpretation of this Agreement and that the language in all parts of this Agreement shall in all cases be construed as a whole and in accordance with its fair meaning.

18. Governing Law. This Agreement shall be deemed to be made under, shall be construed in accordance with, and shall be governed by the substantive laws of the State of Arizona (without reference to conflict of law principles).

19. Venue. Any action arising from this Agreement, which includes by way of example, but not limitation, any action to enforce or interpret any provision of this Agreement, shall be commenced and maintained in a court of competent jurisdiction located within Maricopa County, Arizona, and the Parties hereby irrevocably waive any right to object to such venue.

20. Severability. Any provision of this Agreement that is declared void or unenforceable shall be severed from this Agreement, and the remainder of this Agreement shall otherwise remain in full force and effect.

21. Mediation. If a dispute arises out of or relates to this Agreement, or the breach thereof, and if the dispute cannot be settled through the impasse process, the Parties agree first to try to settle the dispute through mediation before resorting to arbitration, litigation, or some other dispute resolution procedure. In the event that the Parties cannot agree upon the selection of a mediator within seven (7) days, either Party may request the presiding judge of the Superior Court of Maricopa County to assign a mediator from a list of mediators maintained by the Arizona Municipal Risk Retention Pool.

22. Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the Parties of the breach of any provision of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or of any other provision of this Agreement.

23. Attorneys' Fees and Costs. If either Party brings a legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party will be entitled to reasonable attorneys' fees and court costs.

24. No Personal Liability. No member, shareholder, partner, owner, manager, officer, director, representative, agent, official, or employee of the City or SEIT shall be personally monetarily liable to the other party, or any successor or assignee, (a) in the event of any default or breach by any Party, (b) for any amount which may become due to such Party or its successor or assign, or (c) pursuant to any obligation of any Party under the terms of this Agreement.

25. Conflict of Interest. Pursuant to Arizona law, rules, and regulations, no member, official, or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official, or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership, or association in which he or she is, directly or indirectly, interested. This Agreement is subject to, and may be terminated by the City, in accordance with the provisions of A.R.S. § 38-511.

26. Authority. The undersigned represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. SEIT represents and warrants that they are duly formed and validly existing under the laws of the State of Massachusetts and that they are duly qualified to do business in the State of Arizona and is in good standing under applicable state laws. SEIT and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the party on whose behalf each individual is signing.

27. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from the counterparts and the signature pages all attached to a single instrument so that the signatures of all Parties may be physically attached to a single document.

28. Notices. All notices and communications provided for herein, or given in connection with this Agreement, shall be validly made if in writing and delivered personally or sent by registered or certified United States Postal Service mail, return receipt requested, postage prepaid to:

The City:	City of Goodyear Attn: City Manager 1900 N. Civic Square Goodyear, Arizona 85395 and City of Goodyear Attn: City Attorney 1900 N. Civic Square Goodyear, Arizona 85395
To SEIT:	Schneider Electric IT Corporation 132 Fairgrounds Road West Kingston, Rhode Island 02892 and Schneider Electric North America Headquarters One Boston Place, Suite 2700 Boston, Massachusetts 02108

Notice of address may be changed by either Party by giving notice to the other Party in writing of a change of address. Such change will be deemed to be effective five days after date the written notice of change of address is personally delivered to the other Party or as of the seventh business day after mailing the written notice of change of address to the other Party by registered or certified United States Postal Service mail, return receipt requested, postage prepaid.

29. Date of Performance. If the date of performance of any obligation or the last day of any time period provided for herein should fall on a Saturday, Sunday or legal holiday, then said obligation shall be due and owing, and said time period shall expire, on the first day thereafter which is not a Saturday, Sunday or legal holiday.

[signature page follows]

In WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as follows:

**SCHNEIDER ELECTRIC IT
CORPORATION, A
MASSACHUSETTS
CORPORATION**

By: _____

Name: _____

Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2025, before me, personally appeared _____, the _____ of Schneider Electric IT Corporation, a Massachusetts corporation, and he, in such capacity, being authorized to do so, executed the foregoing instrument on behalf of Schneider Electric IT Corporation, for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

NOTARY SEAL:

CITY

CITY OF GOODYEAR,
an Arizona municipal corporation

By: _____
Wynette Reed
Its: City Manager

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this _____ day of _____, _____ 2025, before me, personally appeared Wynette Reed, the City Manager of the City of Goodyear, an Arizona municipal corporation, and he, in such capacity, being authorized to do so, executed the foregoing instrument on behalf of the City of Goodyear for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

NOTARY SEAL:

ATTEST:

APPROVED AS TO FORM

City Clerk

City Attorney



ITEM #: 7.
DATE: 09/22/2025
AI #:2832



CITY COUNCIL ACTION REPORT

SUBJECT: USE PERMIT FOR A LIMITED OUTDOOR STORAGE AND DISPLAY

STAFF PRESENTER(S): Justin Gabrielson, Senior Planner

SUMMARY

This is a Public Hearing to request a Use Permit for Limited Outdoor Display and Storage of approximately 0.32 acres located at the northwest corner of North Central Avenue and West Van Buren Street.

STRATEGIC PLAN ALIGNMENT



INNOVATIVE & HIGH
PERFORMING
ORGANIZATION



Economic
Vitality

RECOMMENDATION

Approve the Use Permit request for a limited outdoor display and storage (Tractor Supply Co.) on a 0.32-acre portion of a 6.84-acre parcel (APN 500-03-003M) located at the northwest corner of North Central Avenue and West Van Buren Street (the "Property") subject to stipulations. (Justin Gabrielson, Senior Planner)

STIPULATIONS

The complete list of stipulations is contained within the Conditions of Approval, included as Attachment A.

FISCAL IMPACT

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

BACKGROUND AND PREVIOUS ACTIONS

On September 10, 2025, the Planning and Zoning (P&Z) Commission held a public hearing for this item. After the staff presentation, one person provided a speaker card in support of the Use Permit but did not wish to speak. At the conclusion of the public hearing, the P&Z Commission voted 6-0 to recommend approval, subject to the proposed stipulations, which are included in Attachment A.

A Public Hearing notice for the City Council Meeting was published in the Arizona Republic West Valley Edition on August 22, 2025, at least 15 days prior to the meeting; postcards were mailed to 106 adjoining owners, located within five hundred (500) feet of the Property, on August 13, 2025, and signs were posted/updated on the site on August 21, 2025.

Additional details regarding the previous actions are provided in the P&Z Commission Staff Report, included as Attachment G.

STAFF ANALYSIS

Details of the Request for a Use Permit

The applicant is requesting approval of a Use Permit to facilitate the development of an approximately 14,000 square-foot limited outdoor storage and display area within Central Marketplace (Attachment B) and currently zoned C-2 (General Commercial). The Property is located at the northwest corner of West Van Buren Street and North Central Avenue (Attachment C).

Tractor Supply is seeking to locate in the Central Marketplace commercial center. The business includes an approximately 16,000 square foot retail store and a 14,000 square foot outdoor storage area to be located within the parking lot. Outdoor Storage is not permitted in the C-2 (General Commercial) district. However, Outdoor Storage can be permitted through a Use Permit. Additional Details of the Request can be found within the P&Z Commission Staff Report (Attachment G).

Staff Recommendation:

Staff recommends that the City Council approve the Use Permit, consistent with the P&Z Commission's recommendation.

Attachments

Attachment A - Conditions of Approval
Attachment B - Narrative
Attachment C - Aerial Photos
Attachment D - Site Plan
Attachment E - Storage Display Elevations
Attachment F - Evaluation Criteria
Attachment G - Planning and Zoning Staff Report
Staff Presentation

Attachment A - Conditions of Approval

The approval of the Use Permit is subject to the following conditions and stipulations:

1. The outdoor storage and display area shall be screened on all four sides in a manner which shields the interior storage from the public view. The screening shall be in substantial conformance with what is seen in Attachment E - Storage Display Elevations and shall include additional screening through material on the interior of the fenced area; and
2. All fabric utilized for the screening of the outdoor display area shall be kept in good repair and any torn, faded or stretched fabric screening shall be replaced.
3. All fabric screening shall be mounted to the inside of the Concrete Masonry Unit (CMU) and wrought iron fence.

Tractor Supply Company Goodyear, Arizona Store Plans

Tractor Supply Company (TSC) plans to retrofit the former 99 Cent Only Store located in the Central Marketplace development at 13540 West Van Buren Street, Goodyear, Arizona. The exterior of the building will remain primarily intact with the only exceptions being the following:

- The removal of the arched portion across the middle of the entry pavilion, which will be replaced with existing building development matching cornice profile.
- The addition of an overhead door access for customers pick-up of bulky items and tow-motor access to the Fenced Outdoor Display.
- The removal of the cross-hatched E.I.F.S. pattern between two entry pilasters, which will be replaced with smooth finished E.I.F.S. to match the remaining field in color and finish.
- The application of a TSC red branding stripe across its' portion of the exterior in-line with the existing metal screens.

Tractor Supply will refurbish the interior of the space to provide approximately 16,000 square foot of retail sales with new bathrooms, lighting and interior finishes. In addition, the proposed layout indicates approximately 1,100 square feet of *Permanent Sidewalk Display Area* for merchandise while always maintaining 5' clear sidewalk space, as well as approximately 14,000 gross square foot of *Fenced Outdoor Display Area*.

Per our preliminary meeting with the Planning and Zoning group, Tractor Supply Company will provide the following fencing layout modifications to the company standard enclosure:

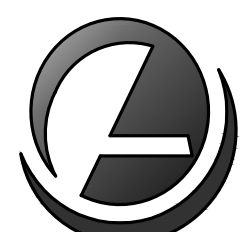
- 8' high ornamental black aluminum tube fence and associated gates with black woven poly fabric on the inside surrounding 3 sides of the *Fence Outdoor Display Area (F.O.D.)*.
- 6' high ornamental black aluminum tube fence with black woven poly fabric on the inside on top of a 2' high capped knee wall along the side of the F.O.D. facing W. Van Buren Street.
- 2' x 2' x 8' tall capped intermediate columns spaced no more than 50' apart surrounding the entire F.O.D.

The plans illustrate the intent of Tractor Supply Company to locate within Goodyear, Arizona, and to provide a strong niche retail outlet for the citizens in and around the area. Tractor Supply believes that the addition of this store to its list of more than 550 locations nationwide will complement both its corporate objectives and the town of Goodyear.

Tractor Supply Use Permit
Northwest Corner of
East Van Buren Street and North Central Avenue



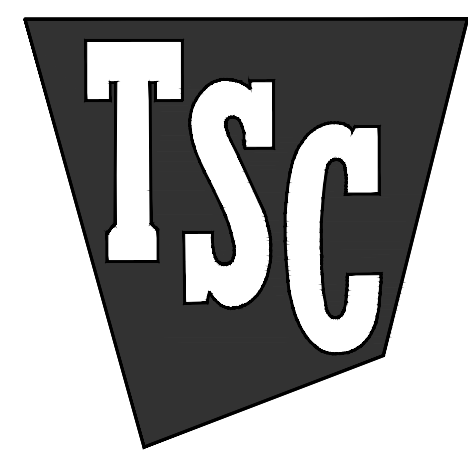
P25-00152 Tractor Supply - Use Permit



NOT FOR CONSTRUCTION

FOR PRICING ONLY

These documents are for establishing Scope of Work only. The final design is yet to be approved by the local governing authority. That approval could result in changes to the design materials, quantities, finishes etc.



TRACTOR SUPPLY COMPANY

GOODYEAR
ARIZONA

Tractor Supply Company shall not be responsible for the payment of any work performed or material supplied by the Contractor or any of its sub-contractors, sub-subcontractors and anyone claiming by through or under any of them which is not identified in writing and signed by one of the following Tractor Supply Company personnel: Vice President, Real Estate, Director of Construction, or a Construction Project Manager. No action, conduct, omission, prior failure, or course of dealing by Tractor Supply Company shall act to waive, modify, change or alter the requirement that all work, whether by contract, change order or change directive, must be in writing and signed by the personnel identified in this provision. Any work performed or material provided by the Contractor, any of its sub-contractors, sub-subcontractors contrary to this provision shall be at its own risk and own expense and Tractor Supply Company shall not be obligated to reimburse or pay the Contractor or any of its sub-contractors, sub-subcontractors for same.

All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your bid submittal to TSC.

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Job Number: 2501

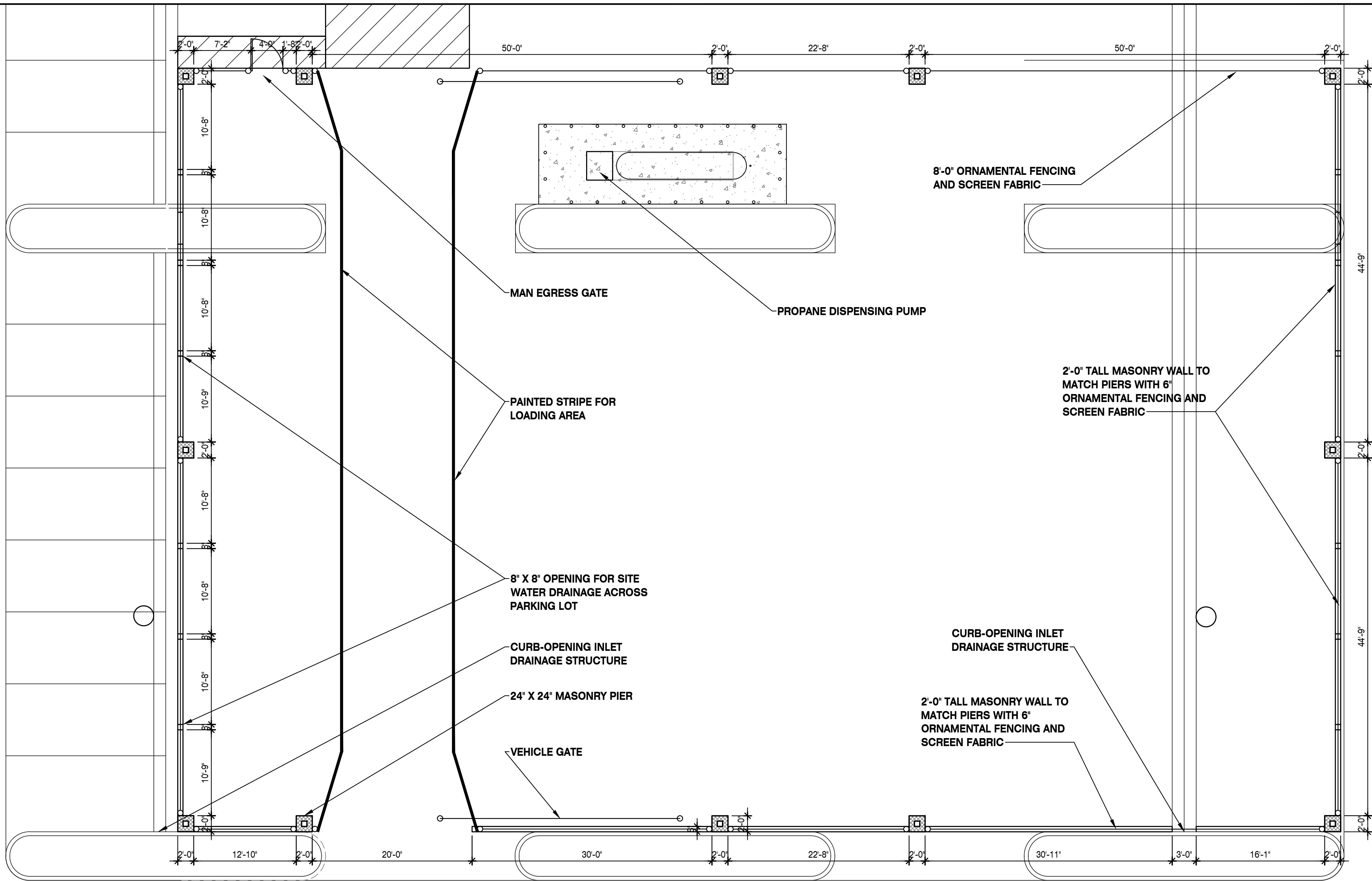
Date: 04.17.2025

Revisions:

Revisions:

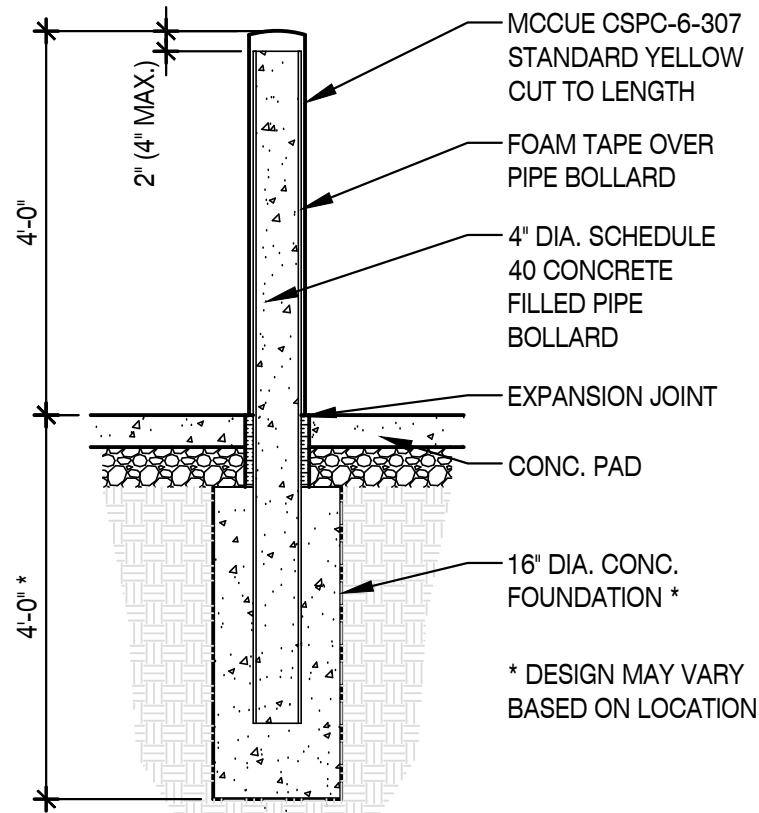
Revisions:
PROPANE TANK LAYOUTS & FENCE DTLS

Sheet Number: AS1.1



2 ENLARGED PLAN

SCALE: 1/8" = 1'-0"
FENCED OUTDOOR DISPLAY

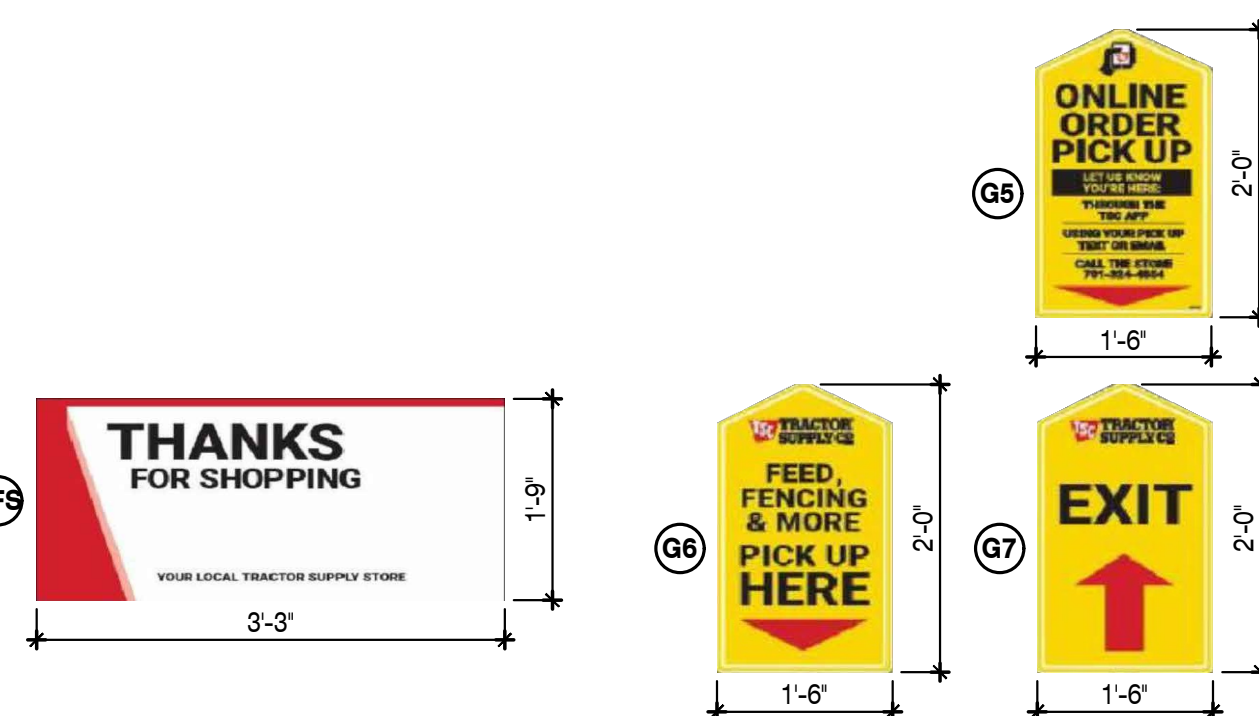


15 BOLLARD DETAIL

SCALE: 1/2" = 1'-0"
TYPICAL PROPANE BOLLARD

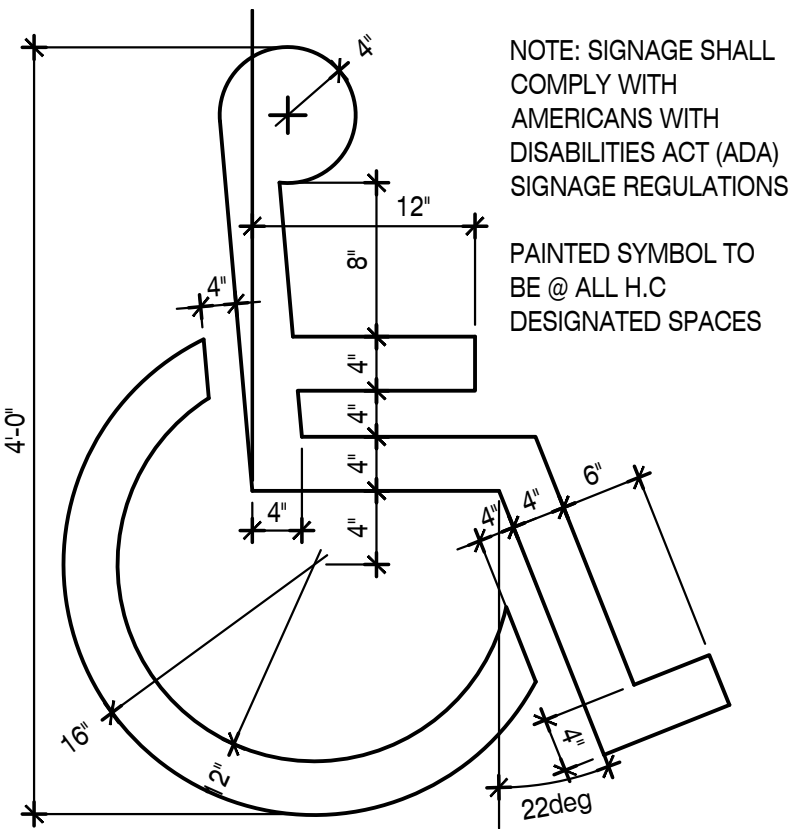
TSC ID AND SIGN DESCRIPTION	MOUNTING LOCATION	TYP. MOUNTING METHOD
G5 - POLE SIGN: ONLINE ORDER PICK UP (18" X 24")	RIGHT SIDE OF GARDEN CENTER MAN DOOR	ON 2.5" DIA. GALVANIZED METAL POLE USING U-BOLTS
G6 - POLE SIGN: FEED, FENCING & MORE (18" X 24")	RIGHT SIDE OF FEED ROOM OVERHEAD DOOR	ON 2.5" DIA. GALVANIZED METAL POLE USING U-BOLTS
G7 - POLE SIGN: EXIT SIGN (18" X 24")	LEFT SIDE OF REAR DRIVE THRU FENCE GATE	ON 2.5" DIA. GALVANIZED METAL POLE USING U-BOLTS
TFS - GATE SIGN: THANKS FOR SHOPPING (39" X 21")	ON FRONT SIDE OF REAR DRIVE THRU FENCE GATE	YUNKER WILL SEND A UHOOK FOR INSTALLATION

*CONFIRM EXACT LOCATION WITH FINAL FIXTURE PLAN



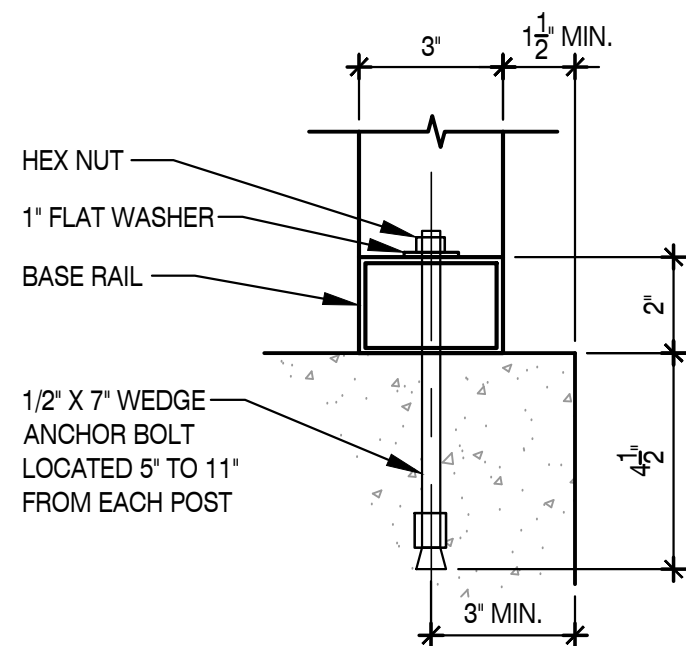
14 DETAIL

SCALE: NO SCALE
FENCED AREA SIGNAGE



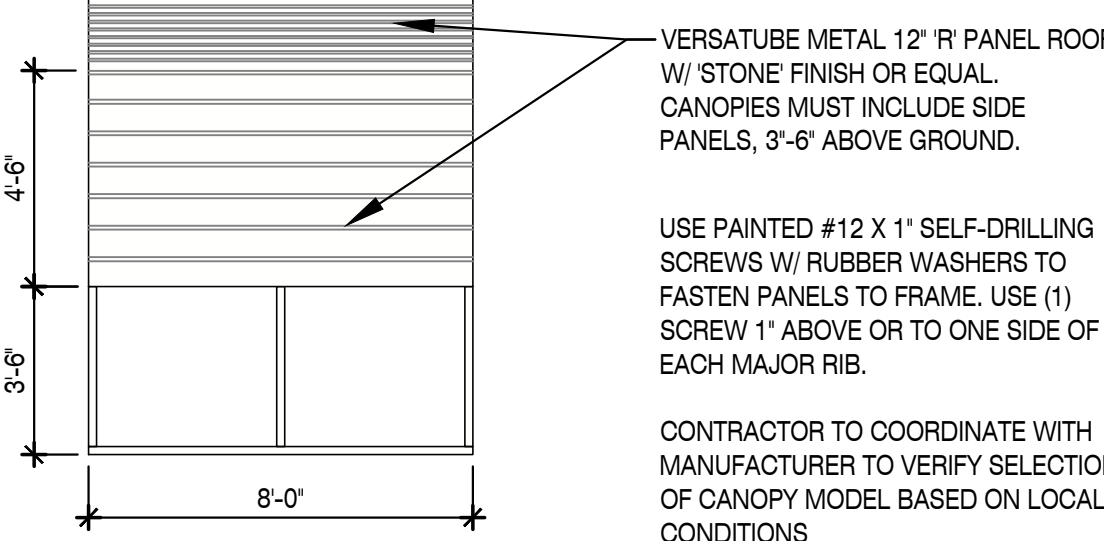
13 DETAIL

SCALE: 1" = 1'-0"
PAINTED HANDICAP PARKING LOGO



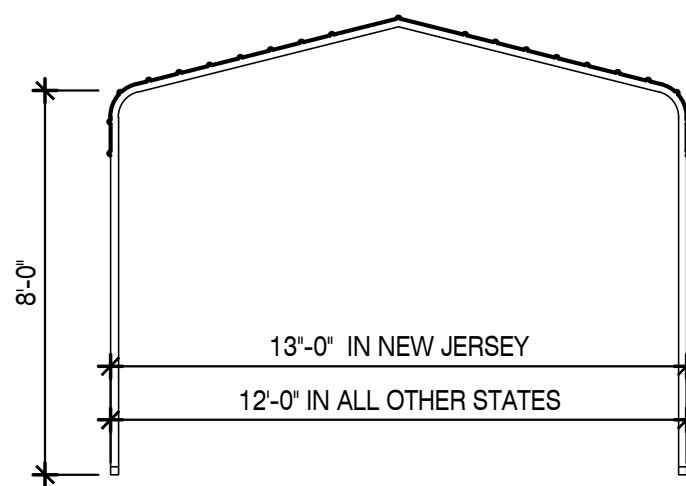
10 PROPANE CANOPY DETAIL

SCALE: 3/4" = 1'-0"
CONNECTION @ CONCRETE



6 PROPANE CANOPY ELEVATION

SCALE: 1/4" = 1'-0"
SIDE



5 PROPANE CANOPY ELEVATION

SCALE: 1/4" = 1'-0"
FRONT

4 PROPANE CANOPY FRAME

SCALE: NOT TO SCALE
ISOMETRIC

GENERAL GUIDELINES FOR PROPANE LOCATION AND INSTALLATION:

1. PROPANE TANK LOCATION TO COMPLY WITH NFPA STANDARDS AND GUIDELINES. CONTRACTOR TO VERIFY COMPLIANCE WITH PROPANE COMPANY PRIOR TO INSTALLATION.
2. PROPANE TANK TO BE INSTALLED 25'-0" MIN. AWAY FROM ANY STRUCTURE PER NFPA 58.
3. PROPANE TANK TO BE INSTALLED 25'-0" MIN. AWAY FROM LIGHT POLES UNLESS EXPLOSION PROOF BOX INSTALLED PER NFPA 58.
4. PROPANE TANK TO BE INSTALLED 25'-0" AWAY FROM UTILITIES (I.E. STORMWATER, ELECTRICAL TRANSFORMERS, METERS) PER NFPA 58.
5. PROPANE TANK TO BE INSTALLED 10'-0" MIN. AWAY FROM PROPERTY LINES PER NFPA 58.
6. PROPANE TANK TO HAVE 15' CLEARANCE FROM RUNNING VEHICLES TO POINT OF TRANSFER PER NFPA 58.
7. PROPANE TANK SIZE AND INSTALLATION REQUIREMENTS MAY VARY BASED ON STATE. SEE DETAILS THIS SHEET.
8. FOR CONDUIT ONLY INSTALLATION (PROPANE TANK INSTALLED AT A LATER DATE): PROVIDE BOLLARD COVER (GLOBAL INDUSTRIAL MODEL WG62899M) AND (4) FOUR BOLLARD COVER ANCHOR BOLTS (GLOBAL INDUSTRIAL WG628901) OVER CONDUIT STUB-UP. INSTALL EXPLOSION PROOF JUNCTION BOX VERTICALLY TO ENSURE BOLLARD COVER FIT. SEE ELECTRICAL.

NOTE: GENERAL CONTRACTOR TO CONTACT PLAN EXPRESS FOR PROPANE TANK POWER-OPERATED DISPENSING DEVICE FOR LPG-GAS CUT-SHEET PDF DOCUMENT.

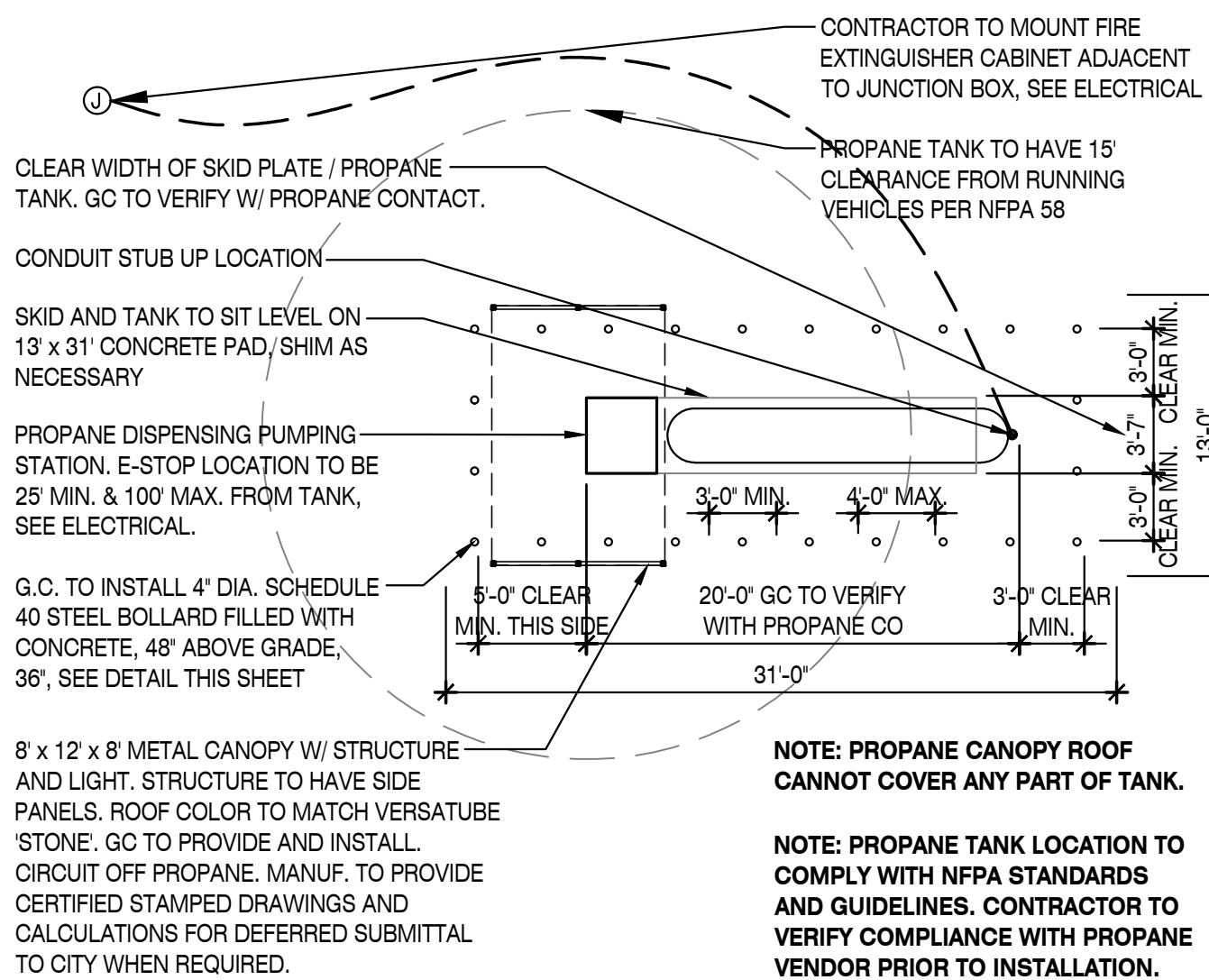
PROPANE RESPONSIBILITY NOTES:

IF PROPANE TANK IS DELIVERED PRIOR TO FIXTURE DATE:

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
3. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
4. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION OF THE TANK.
5. SEE ELECTRICAL SHEET E3.2 FOR ADDITIONAL NOTES & DETAILS.

IF PROPANE TANK IS DELIVERED AFTER FIXTURE DATE:

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
2. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
3. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
4. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION OF THE TANK.
5. SEE ELECTRICAL SHEET E3.2 FOR ADDITIONAL NOTES & DETAILS.

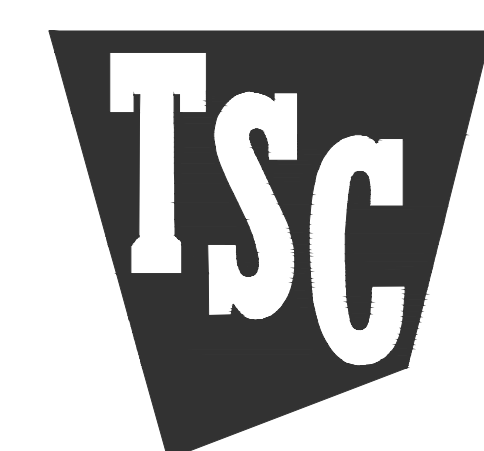


1 PROPANE PLAN

SCALE: 1/8" = 1'-0"
STANDARD LAYOUT (NOT IN NJ OR TX)



These documents are for establishing Scope of Work only. The final design is yet to be approved by the local governing authority. That approval could result in changes to the design materials, quantities, finishes etc.



GOODYEAR,
ARIZONA

All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your bid submittal to TSC.

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

SITE FENCE DETAILS

AS1.2

Diagram illustrating the structure of a square manhole. The structure is composed of a central square opening surrounded by a thick wall. The wall is divided into four quadrants, each containing a smaller square opening. The overall dimensions are 2'-0" by 2'-0". The wall thickness is 6" SPLIT-FACE C.M.U. FILLED SOLID. The structure is supported by a FOOTING BELOW - SEE STRUCTURAL. A CAST STONE CAP ABOVE is indicated. The diagram also shows a cross-section of the structure, labeled 5, with a note 151/2.

60"

CAST STONE CAP

8" SPLIT-FACE CMU FILLED SOLID

REINFORCING, SEE STRUCTURAL

FILL CORE SOLID W/ CONCRETE TO WEEP HEIGHT, SLOPED TO WEEP CORNER

WEEP HOLE AT OUTSIDE FACE OF COLUMN

EXISTING ASPHALT PAVEMENT GRADE. SEE AS1.0 FOR CONDITIONS

CONCRETE FOOTING AND REINFORCING, SEE STRUCTURAL

SOIL TO BE GRADED AND COMPACTED BY LANDLORD

EXISTING ASPHALT PAVEMENT GRADE. SEE AS1.0 FOR CONDITIONS

A technical diagram showing a side view of a gate post assembly. The main drawing shows a vertical post with two rollers, one at the top and one at the bottom, mounted on a horizontal base. Two dashed circles provide magnified views of the roller assemblies. The top roller is shown with a curved top surface, while the bottom roller has a flat top surface. Both rollers are mounted on a bracket that is secured to the post with a bolt and nut. A label with arrows points to the rollers, stating: "HEAVY DUTY NYLON ROLLERS MOUNTED TO GATE POSTS".

CAST ALUM. CARRIAGE W/
(2) HEAVY DUTY RUBBER
TIRES

4' SWING GATE, DH PACE PROVIDED EGRESS HARDWARE AND PLATE, CENTER OF PLATE TO BE MTD @ 40" A.F.G.

4" ALUMINUM TUBE POST

KICK-PLATE TO BE PROVIDED AT 10" X FULL WIDTH OF GATE X 1/8" GALVANIZED PLATE MOUNTING AT BASE OF DOOR.

3" STEEL HINGES

FIN. GRADE 0'-0"

8'-1/2"

24"

10"

8"

1'-0"

GATE STOP & LATCH

OUTSIDE PULL SUPPLIED WITH KEY LOCK OR NOT

Diagram illustrating the gate structure and components:

- GATE STOPS**: Indicated at the ends of the gate structure.
- 20'-0" GATE OPENING**: The main span of the gate.
- 10'-0" COUNTER SUPPORT**: The support section on the right side.
- GATE STOPS**: Indicated at the ends of the counter support section.
- CAST ALUM. CARRIAGE W/ (2) HEAVY DUTY RUBBER TIRES**: Located at the bottom left corner of the gate structure.

EXISTING LANDSCAPE ISLAND

8" x 8" OPENINGS FOR PARKING LOT WATER FLOW TO EXISTING STORM WATER STRUCTURES

PROVIDE 2'-0" HIGH CMU WALL TO MATCH PIERS AT E.O.D. FACING ADJACENT QUICK SERVE RESTAURANT WITH 6" ORNAMENTAL FENCE AND

EXISTING LANDSCAPE ISLAND

NDSCAPE
 8" x 8" OPENINGS FOR PARKING LOT WATER FLOW TO EXISTING STORM WATER STRUCTURES
 PROVIDE 2'-0" HIGH CHAU WALL TO MATCH PIERS AT F.O.D. FACING ENTRY DRIVE COLLECTOR WITH 6' MINIMUM FENCE AND SCREENING FABRIC

SEE ENLARGED ROLLERS
 MOUNTED TO GATE POSTS
 ON 18A51.2

GATE RECEIVERS TO BE
 INSTALLED AT EACH OPENING.
 SEE DETAIL TAB 1.2

CAST ALUM. CARRIAGE W/ (2)
 HEAVY DUTY RUBBER TIRES - SEE 18A51.2

8'-0" 4'-0" 20'-0"

4' SWING GATE W/ EN FACE EGRESS HARDWARE WHERE
 REQUIRED BY LOCAL A.L. SEE 4A51.2 THIS SHEET

PROVIDE 8" ORNAMENTAL FENCE AND
 SCREENING FABRIC AT ELEVATION FACING
 FUTURE TRACTOR SUPPLY

SCALE: 3/16"=1'-0"

1B FENCE ELEVATION
SCALE: 3/16"=1'-0"

5
AS1-2

GATE RECEIVERS TO BE INSTALLED AT EACH OPENING. SEE DETAIL T1AS1-2

SEE ENLARGED ROLLERS MOUNTED TO GATE POSTS ON 1B-AS1-2

CAST ALUM. CARRIAGE W/ (2) HEAVY DUTY RUBBER TIRES - SEE T1AS1-2

20'-0"

4'-0"

8'-0"

PROVIDE 2'-0" HIGH CMU WALL TO MATCH PIERS AT F.O.D. FACING WEST VAN BUREN STREET WITH 6" MINIMUM FENCE AND SCREENING FABRIC

NOTE: CURB DASHED FOR CLARITY.

NOTE: THIS OPENING WILL BE BEHIND EXISTING CURB.

1A FENCE ELEVATION FACING W. VAN BUREN STREET
SCALE: 3/16"=1'-0"

Attachment F – Evaluation Criteria

Section 1-3-2 (Use Permits) of the Zoning Ordinance requires that the Planning and Zoning Commission and City Council determine that the proposed use meets the following findings prior to granting a Use Permit:

1. *The Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare;*

The introduction of the Limited storage and outdoor display area would not effect the already existing shopping center in a way that would be materially detrimental to the adjacent properties. The Limited Storage and Display area will be properly screened.

2. *The proposed use is reasonably compatible with the uses permitted in the surrounding area;*

The proposed limited storage and display is located in front of an existing store which will be remodeled to accommodate a new commercial user and will not impede access or circulation for any of the existing business that are operating within the center. As such, the proposed use and outdoor storage improvements will be compatible with the existing and planned uses in the surrounding area, including hours of operation, traffic congestion, and intensity (noise, light, etc.). The nearest residence is approximately ±500 feet northeast of the proposed limited storage and display, and ±430 feet from new residences in development known as Thrive at Avison. There is a mixture of Residential, from Historic Goodyear, and businesses from various commercial and light industrial centers located within that ±3,000-foot buffer.

Section 4-2-2 (Convenience Uses) of the Zoning Ordinance provides the following additional evaluation criteria for convenience uses regarding their potential impact on traffic congestion, the neighborhood in general, and their appropriateness for the site:

1. *Adequacy of the parcel size and configuration to provide for proper access and internal circulation;*

The approximately 8.83-acre commercial center is of sufficient size and configuration to accommodate the proposed limited outdoor storage and display and meet the appropriate access and circulation standards.

2. *Compatibility of the proposed hours of operation with adjacent residential areas;*

The Use Permit request is for the Outdoor storage and Display. The Use permit will not affect the hours of operation for the store itself.

3. *Required traffic mitigation measures, if any.*

Attachment F – Evaluation Criteria

No additional access to the site will be requested, as access into the Central Marketplace has already been established. Ingress/egress to the site will be provided using the existing full access driveways along W Van Buren St and N Central Ave. No additional mitigation will be required.

4. Other concerns, which may place the advisability of the proposed convenience use in question.

Based on the proposal and layout of the limited outdoor storage, staff has found no additional concerns with the development of a limited outdoor storage and display area

Luke Air Force Base

The proposed limited storage and display is located in front of an existing store which will be remodeled to accommodate a new commercial user that is compatible with the existing site and use.

Fire Department

Emergency response times and distances are provided below:

Nearest Fire Station	Shortest path		2nd nearest Fire Station	Shortest path	
	Mins	Miles		Mins	Miles
#181	2.38	1.19	#183	5.74	3.89



Attachment G - PZ CAR

PLANNING AND ZONING COMMISSION ACTION REPORT

SUBJECT: USE PERMIT FOR A LIMITED OUTDOOR STORAGE AND DISPLAY

STAFF PRESENTER(S): Justin Gabrielson, Senior Planner

OTHER PRESENTER(S): Charles McNeely, Oxford Architecture

SUMMARY:

The request is for a Use Permit for Limited outdoor display proposed on an approximately .32-acre portion of a larger 8.83-acre shopping center, at the northwest corner of West Van Buren Street and North Central Avenue, within Central Marketplace. The subject property is currently zoned C-2 (General Commercial).

STRATEGIC PLAN ALIGNMENT (Delete icon that does not apply)



Fiscal Resource
Management



Economic
Vitality

RECOMMENDATION:

1. Conduct a public hearing to consider a request for a Use Permit for Limited outdoor display proposed on an approximately .32-acre portion of a larger 8.83-acre shopping center, at the northwest corner of West Van Buren Street and North Central Avenue.
2. Recommend conditional approval of the Use Permit request for Limited outdoor display proposed on an approximately .32-acre portion of a larger 8.83-acre shopping center, at the northwest corner of West Van Buren Street and North Central Avenue subject to stipulations. (Justin Gabrielson, Senior Planner)

STIPULATIONS:

The approval of the Use Permit is subject to the Conditions of Approval (Attachment A).

FISCAL IMPACT:

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

BACKGROUND AND PREVIOUS ACTIONS:

The subject property was zoned General Commercial (C-2) on March 23, 2003 with Ordinance No. 03-0838.

STAFF ANALYSIS:

Current Policy

A Use Permit requires review by the Planning and Zoning Commission and approval by the City Council following required public hearings. The process for the review of a Use Permit is set forth in section 1-3-2 of the Goodyear Zoning Ordinance and in the City of Goodyear Administrative Process Manual.

Surrounding Properties:

1. North – Palm Valley Crossing (commercial)
2. South – City of Avondale (commercial)
3. East – Thrive at Avison Goodyear (single-family attached townhomes)
4. West – U-Haul Storage and Precious Home Services (commercial uses)

Details of the Request

The applicant is requesting approval of a Use Permit to facilitate the development of an approximately 14,000 square-foot limited outdoor storage and display area within Central Marketplace (Attachment B) and currently zoned C-2 (General Commercial). The Property is located at the northwest corner of West Van Buren Street and North Central Avenue (Attachment C).

The proposed Limited outdoor storage and display Site Plan includes:

1. An approximately 14,000 square-foot storage and display area. (Attachment D)
2. An approximately 1,100 square feet of Permanent sidewalk Display area for merchandise while maintaining 5' clear for sidewalk space.
3. The storage and display area shall be surrounded by a mixture of CMU wall pillars measuring eight feet (8') in height, six foot (6') high tube fence on top of two feet (2') of CMU wall as well as a tube fence measuring eight feet (8') in height. The entire

storage and display area will have a black woven poly fabric attached to the tube fence to provide screening (Attachment E).

Evaluation Criteria

Section 1-3-2 (Use Permits) and Section 4-2 2 (Convenience Uses) of the Zoning Ordinance provide Evaluation Criteria (Attachment F).

Public Participation

An alternative notification process was used for this rezoning. A formal citizen review meeting was not held, but notice providing information on the use permit was mailed to 106 owners of property within 500 feet of the subject property and other stakeholders on July 14, 2025. There was no objection to the Use Permit received.

A public notice that this Use Permit request would be considered and reviewed at the Planning and Zoning Commission on September 10, 2025 appeared in the Arizona Republic West Valley Edition on was sent on August 22, 2025; postcards were mailed to adjoining owners on August 18, 2025; and a sign was posted on the site on August 22, 2025.

STAFF FINDINGS:

As outlined herein, staff finds the proposed request for Use Permit to not be materially detrimental to persons residing or working in the vicinity adjacent to the Property, to the neighborhood, or to the public welfare and that the proposed use is reasonably compatible with uses permitted in the surrounding area. Staff further finds the request for Use Permit will meet the additional evaluation criteria for convenience uses as established in Section 4-2-2 of the Zoning Ordinance.

ATTACHMENTS:

- A. Conditions of Approval
- B. Project Narrative
- C. Aerial Photo
- D. Tractor Supply Conceptual Site Plan
- E. Tractor Supply Conceptual Outdoor Display Elevations
- F. Evaluation Criteria



Use Permit for Outdoor Storage and Display Tractor Supply



Location

Northwest Corner of West Van Buren Street and North Central Avenue

- 13,895 sqft (.32) Acre Center portion of a 6.84 Acre Lot
- C-2



Surrounding Area

Estrella Commerce Park PAD Overlay

Surrounding Uses

- North: Palm Valley Crossing
- East: Thrive at Avison Goodyear
- South: Commercial Uses within Avondale
- West: U-Haul Storage and Precious Home Services



Site Layout

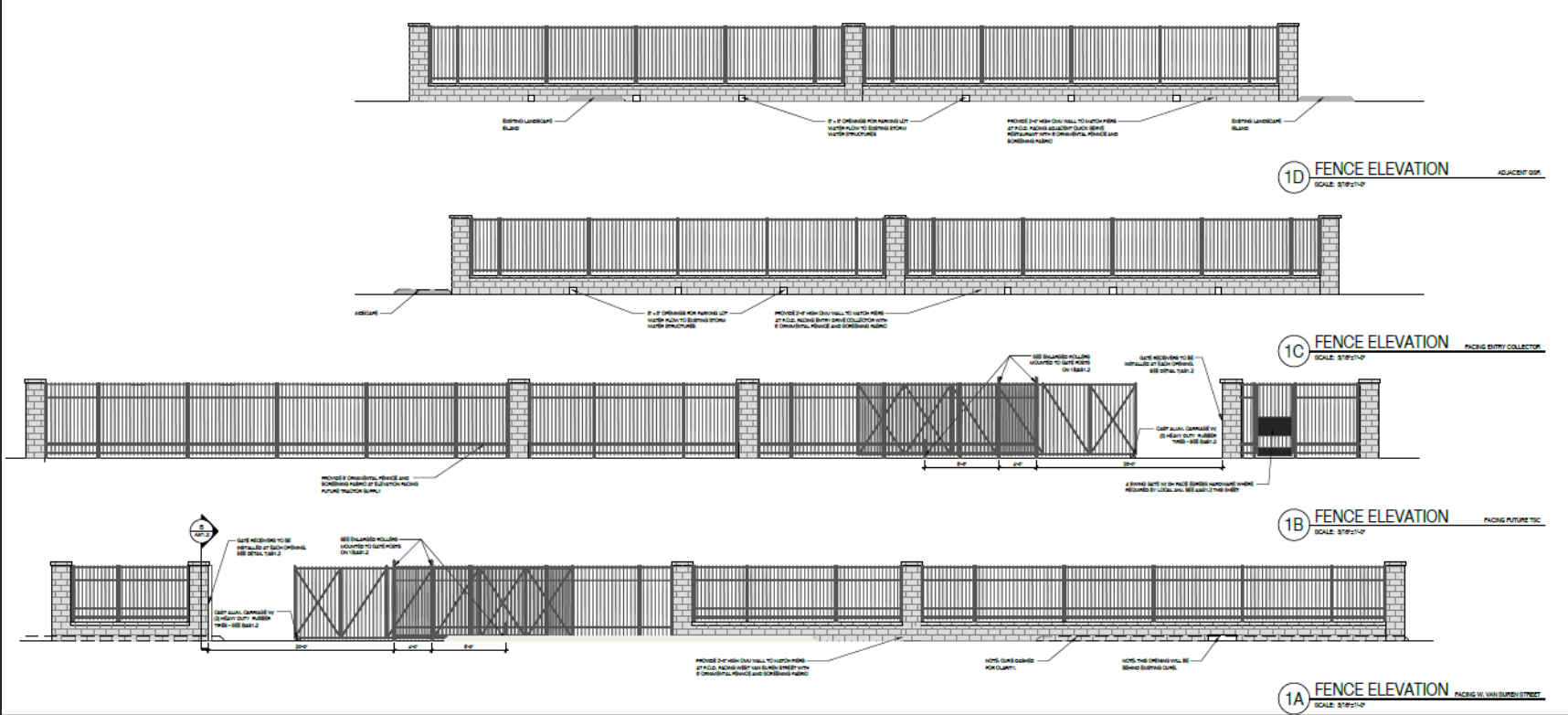
- 13,895 Square Foot Display Area



Elevations and Screening



Zoomed In Site Plan

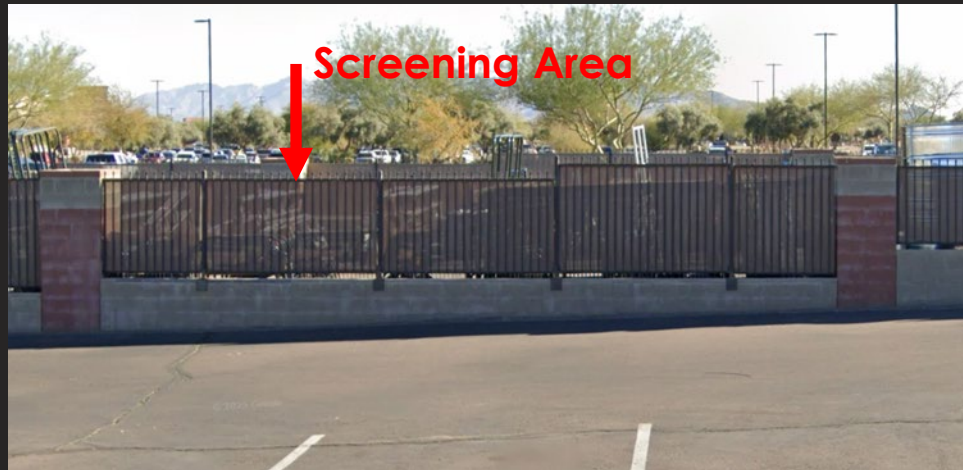


Elevations of the Screened Area

Existing CAL Ranch Example



View from Monte Vista Road facing South ^



View from CAL Ranch Parking Lot facing North ^



Birds Eye View of CAL Ranch Screening area facing North ^



Tractor Supply Co.

Public Participation & Recommendation

- Alternative Citizen Review
- No questions, comments, or concerns
- Recommend Approval



ITEM #: 8.
DATE: 09/22/2025
AI #:2831



CITY COUNCIL ACTION REPORT

SUBJECT: REZONE APPROXIMATELY 1,505 ACRES FROM ESTRELLA PHASE II PAD TO ESTRELLA 14 PAD

STAFF PRESENTER(S): Ann Dolmage, Principal Planner

OTHER PRESENTER(S):

Andrew Yancey; Bergin, Frakes, Smalley & Oberholtzer, PLLC

SUMMARY

This is a public hearing to request a rezone of approximately 1,505 acres in Estrella, located on the east side of Estrella Parkway and south of Estrella Foothills High School, from Planned Area Development (PAD) to PAD with multiple underlying zoning districts.

STRATEGIC PLAN ALIGNMENT



Economic
Vitality



SAFE &
VIBRANT
COMMUNITY



INFRASTRUCTURE

RECOMMENDATION

ADOPT ORDINANCE NO. 2025-1639 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. (Ann Dolmage, Principal Planner)

STIPULATIONS

The complete list of stipulations is contained within Ordinance No. 2025-1639, included as Attachment A.

FISCAL IMPACT

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

BACKGROUND AND PREVIOUS ACTIONS

On September 10, 2025, the Planning and Zoning (P&Z) Commission held a public hearing on this item. Following the staff presentation, the P&Z Commission raised questions regarding:

- The number of proposed residential units compared to the existing entitlement;
- The overall volume of multi-family development;
- Water and wastewater capacity; and
- Infrastructure needed to serve the project.

The applicant provided a presentation in response. The P&Z Commission discussion following the applicant's presentation focused on the proximity of high-density multi-family adjacent to single-family lots without a transition or buffer, the potential sequencing of single-family development, school capacity, and the timing of Cotton Lane improvements.

Public Comment

- Three residents spoke in opposition, citing concerns related to construction traffic on Estrella Parkway, the absence of a requirement to construct Cotton Lane, the addition of three- and four-story multi-family buildings, an increase in renters versus owners in Estrella, and impacts to existing parks and wildlife.
- One resident spoke in support, citing the benefit of new retail and restaurant options accompanying new residents.
- One letter was read into the record in opposition.
- Seven residents submitted opposition speaker cards but did not speak.
- Two residents submitted speaker cards in support but did not speak.

P&Z Commission Action

At the conclusion of the public hearing, the P&Z Commission expressed additional concerns regarding traffic and roadway construction timing for the Estrella community. The P&Z Commission then voted 5-1 to recommend approval of the request, subject to the proposed stipulations outlined in the Ordinance (Attachment A).

A Public Hearing notice for the City Council Meeting was published in the Arizona Republic West Valley Edition on August 22, 2025, at least 15 days prior to the meeting. Postcards were mailed to 497 adjoining owners located within five hundred (500) feet of the Property on August 19, 2025, and signs were updated on the site on August 25, 2025.

Additional details regarding the previous actions are provided in the P&Z Commission Staff Report (Attachment F).

STAFF ANALYSIS

Staff reviewed the applicant's information related to the rezoning of the Estrella 14 community in order to evaluate the request. Information related to the rezoning request, including an aerial photo, details about the rezoning request, and the applicant's project narrative are provided as Attachments B, C, and D, respectively. Additionally, to develop a recommendation on the request, staff conducted a detailed evaluation of the relevant criteria summarized in Attachment E.

Staff recommends that the City Council adopt Ordinance No. 2025-1639 (Attachment A), consistent with the P&Z Commission's recommendation.

Attachments

Attachment A - Ordinance No. 2025-1639 with Exhibits

Attachment B - Aerial Photo

Attachment C - Details of the Request

Attachment D - Project Narrative

Attachment E - Detailed Evaluation Criteria

Attachment F - Planning & Zoning Commission Action Report

Staff Presentation

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

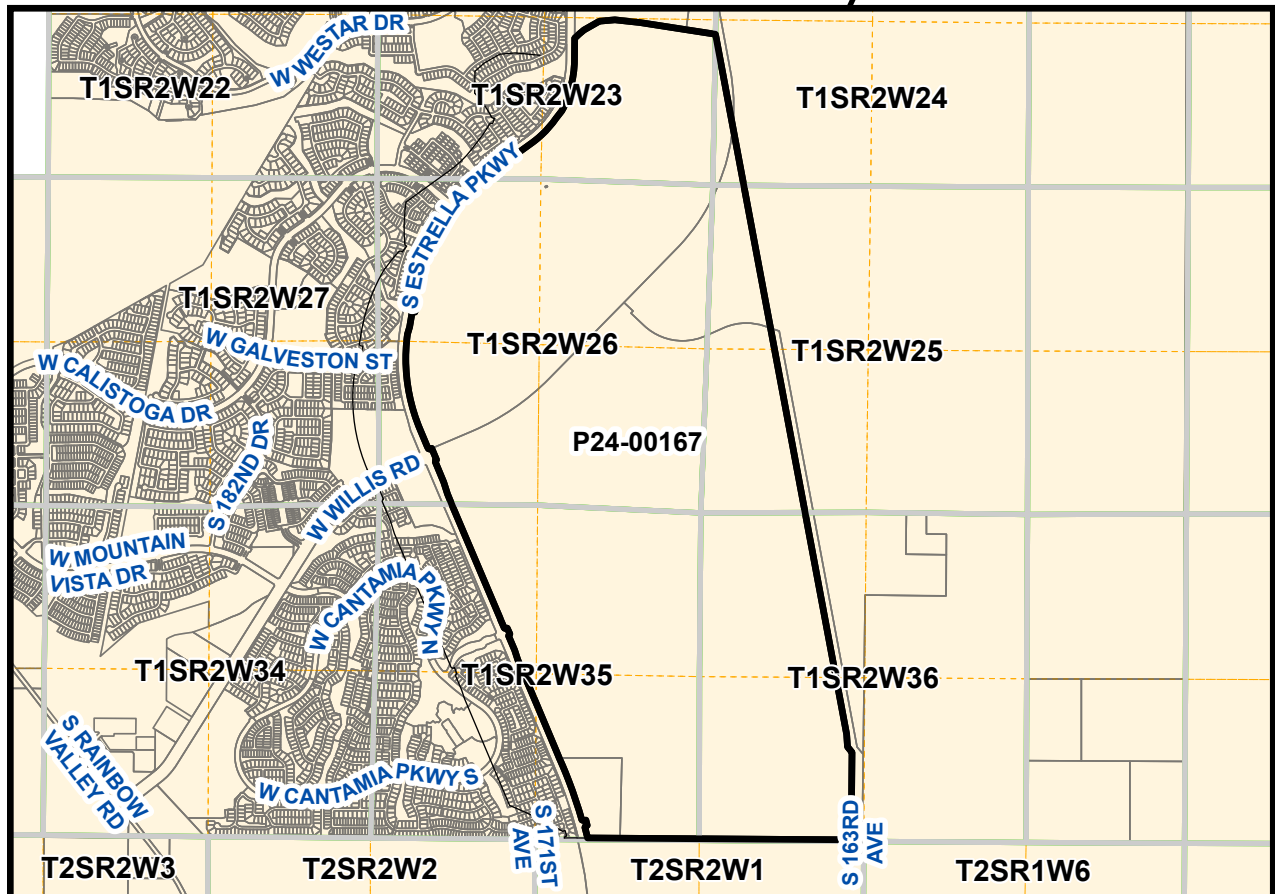
AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO.2025-1639, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS 22ND DAY OF SEPTEMBER, 2025.

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
Page 1 of 5
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;

Legal Description
Estrella 14 PAD

April 23, 2025
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Page 2 of 5
See Exhibit "A"

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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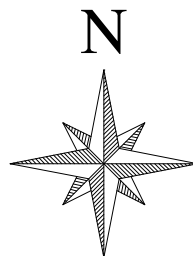
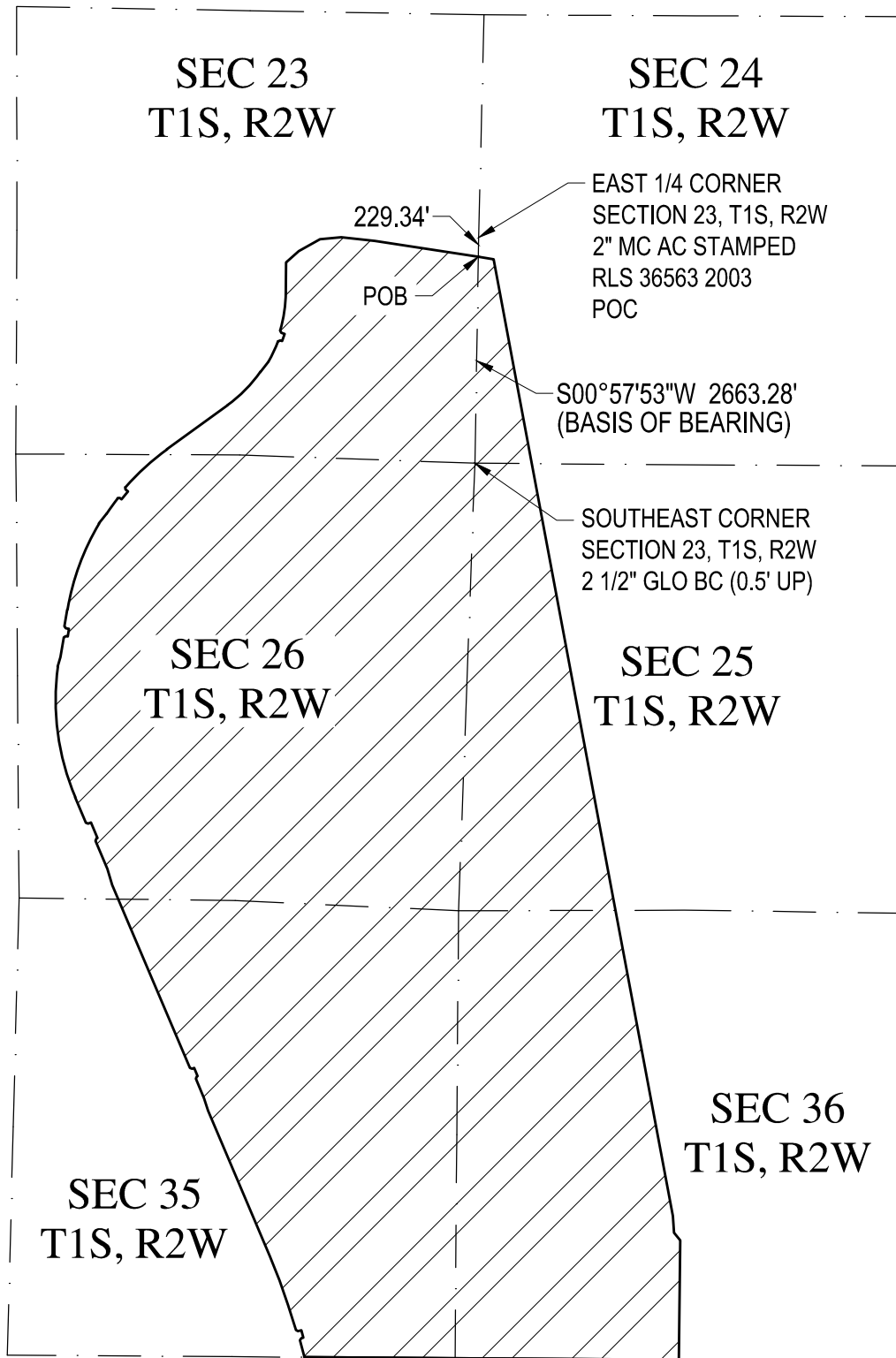


EXHIBIT "A"
ESTRELLA 14 PAD
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ESTRELLATM

COMMUNITY 14 PAD

REGULATORY STANDARDS

JUNE 12, 2025

Developer: Estrella North LLC
17700 N. Pacesetter Way
Scottsdale, AZ 85255

Legal: Bergin, Frakes, Smalley & Oberholtzer, PLLC
4343 E. Camelback Road, Suite 210
Phoenix, AZ 85018

Planner: Espiritu Loci Incorporated
3344 E. Camelback Road, Suite 200
Phoenix, AZ 85018

Traffic: Kimley-Horn Consultants
7740 N. 16th Street, Suite 300
Phoenix, AZ 85020

Civil: Wood Patel
2051 W. Northern Avenue, Suite 100
Phoenix, AZ 85021

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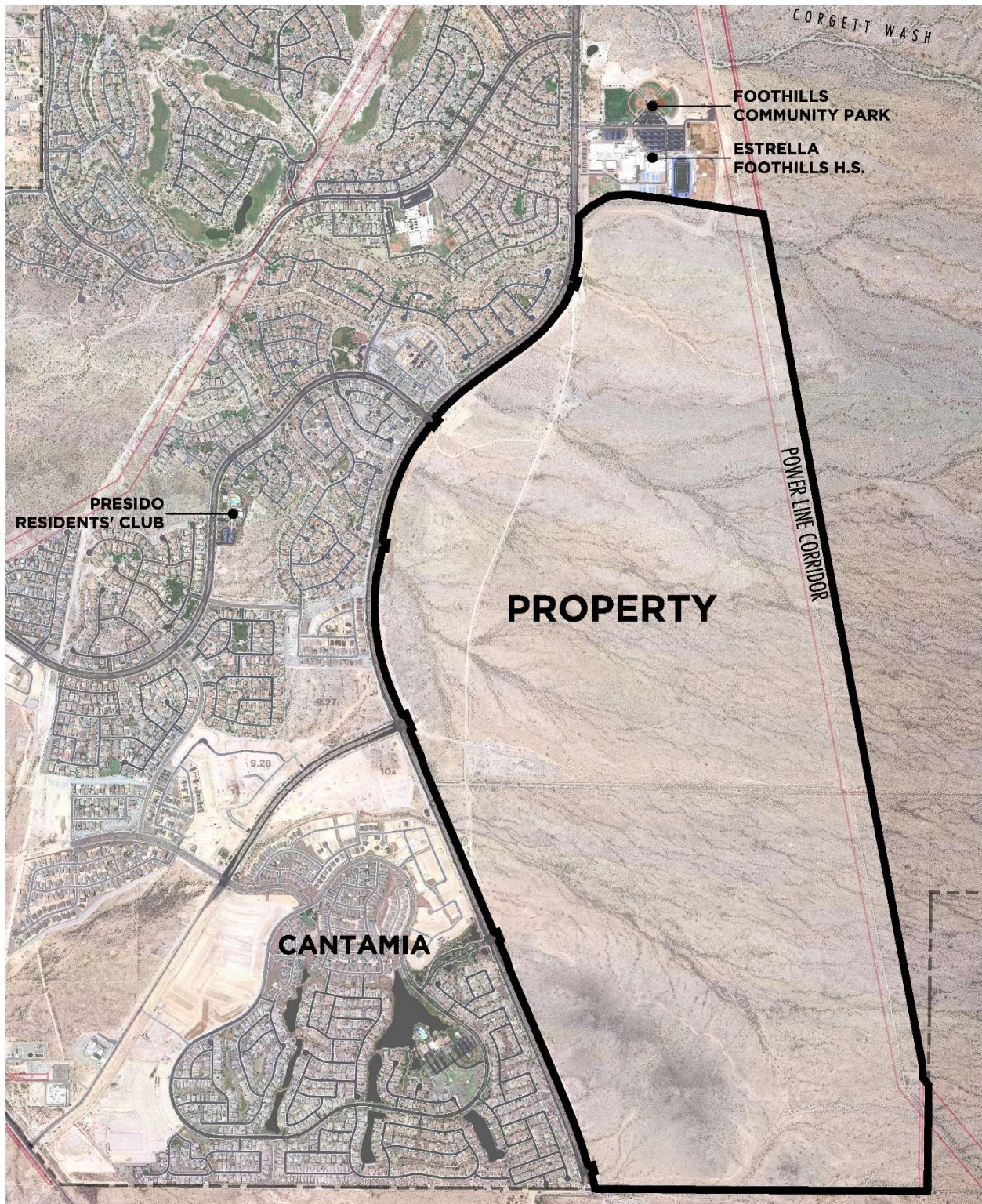
1. PAD REGULATORY STRUCTURE

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

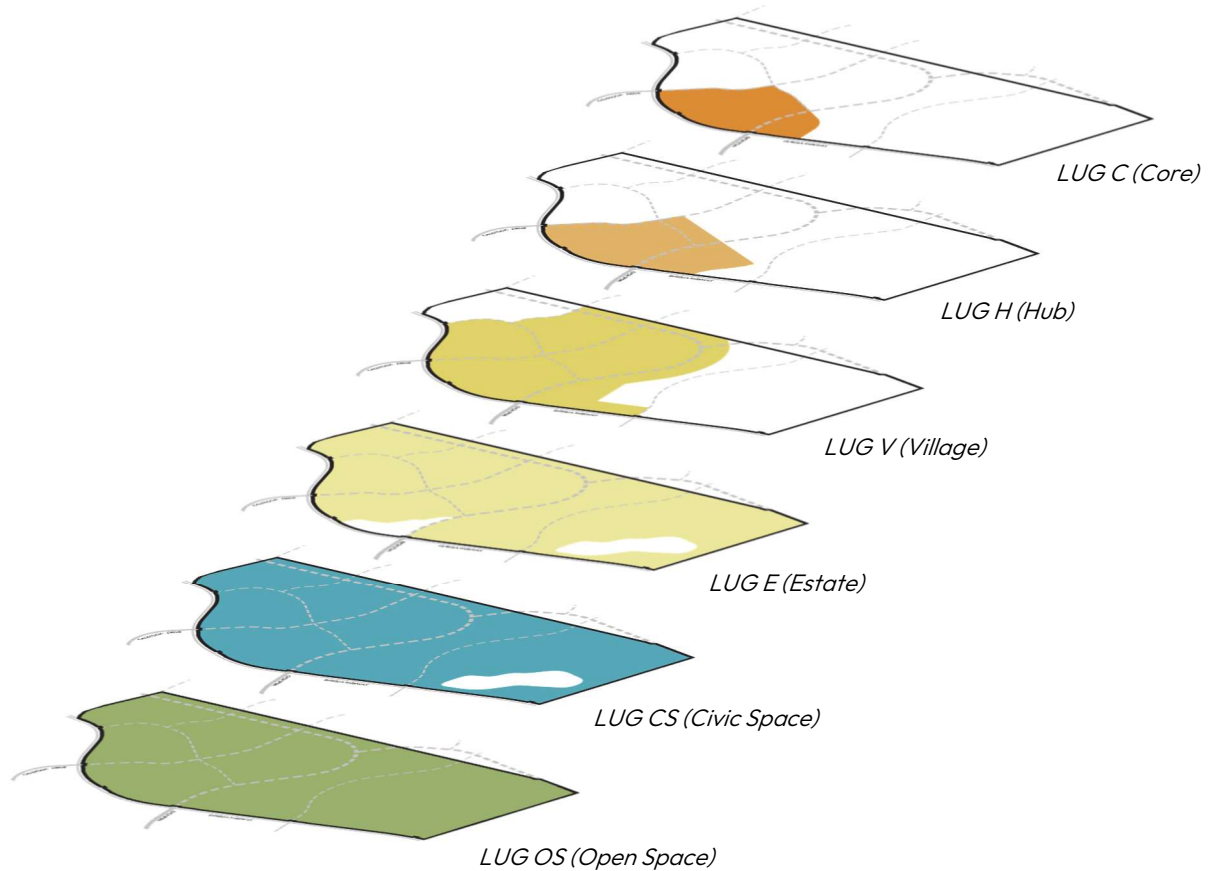
RESIDENTIAL^{1,2, 4}	COMMERCIAL¹	OPEN SPACE^{1,3}
dwelling units (maximum)	square feet (maximum)	acres (minimum)
6,034	Not limited	271

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

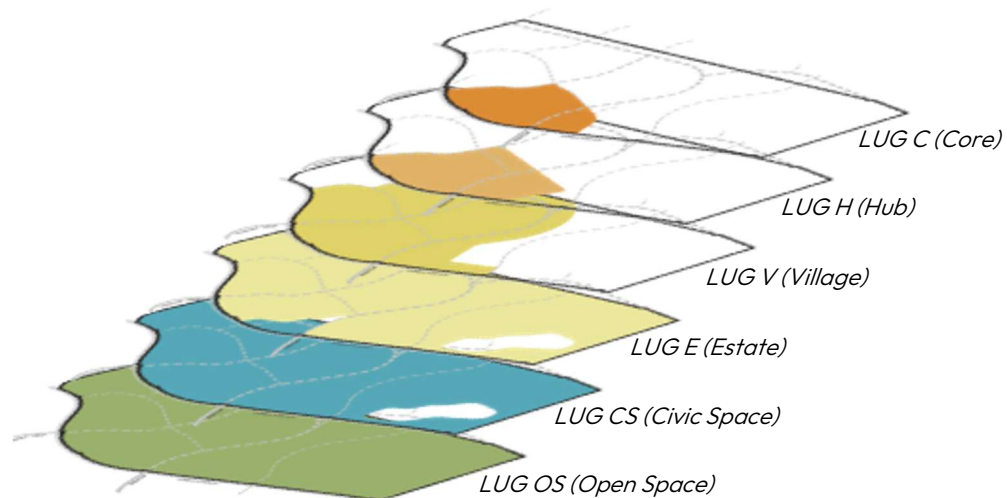


EXHIBIT 1.3.A. – LUG OS (OPEN SPACE) LOCATION

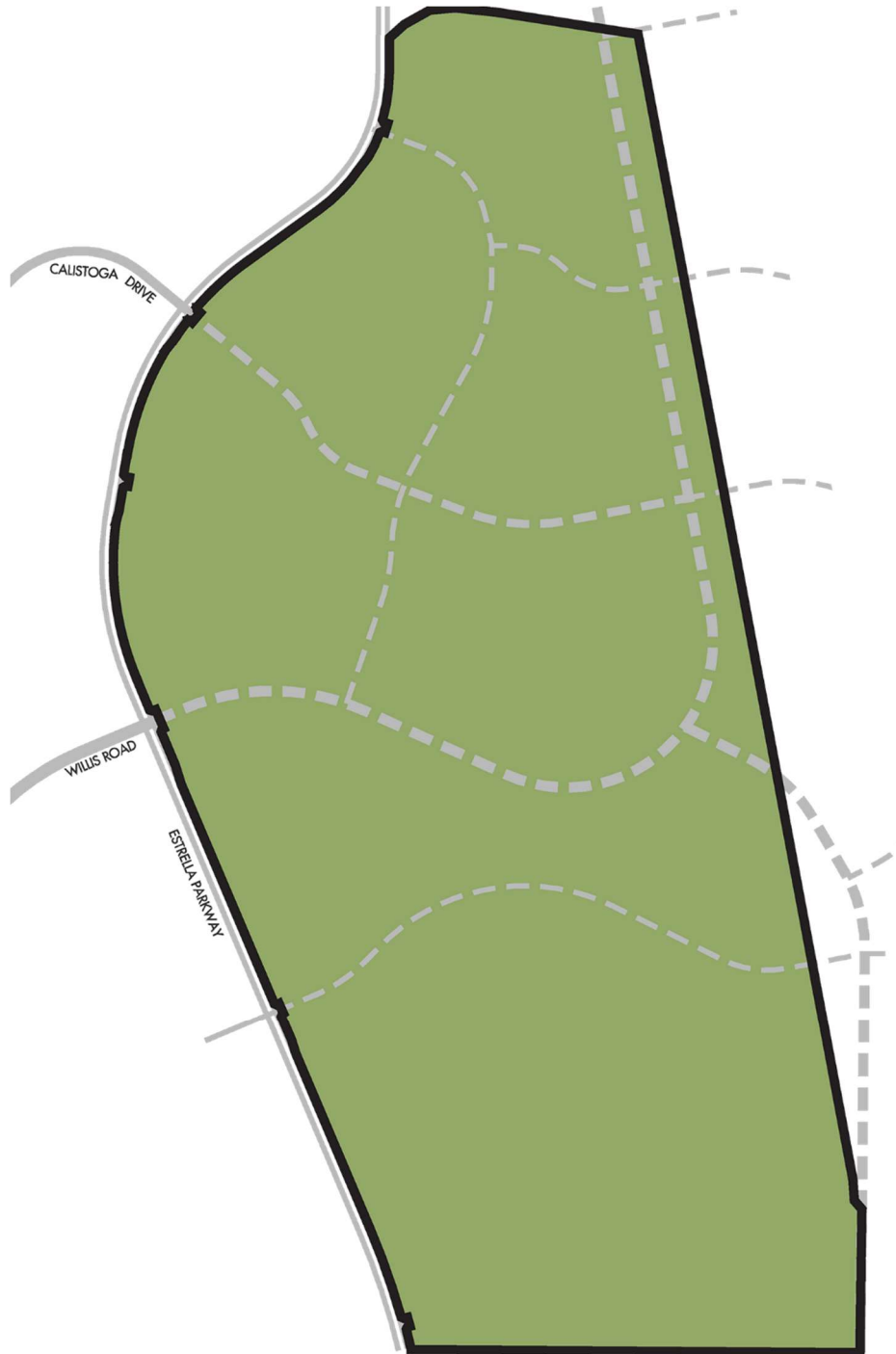


EXHIBIT 1.3.B. – LUG CS (CIVIC SPACE) LOCATION

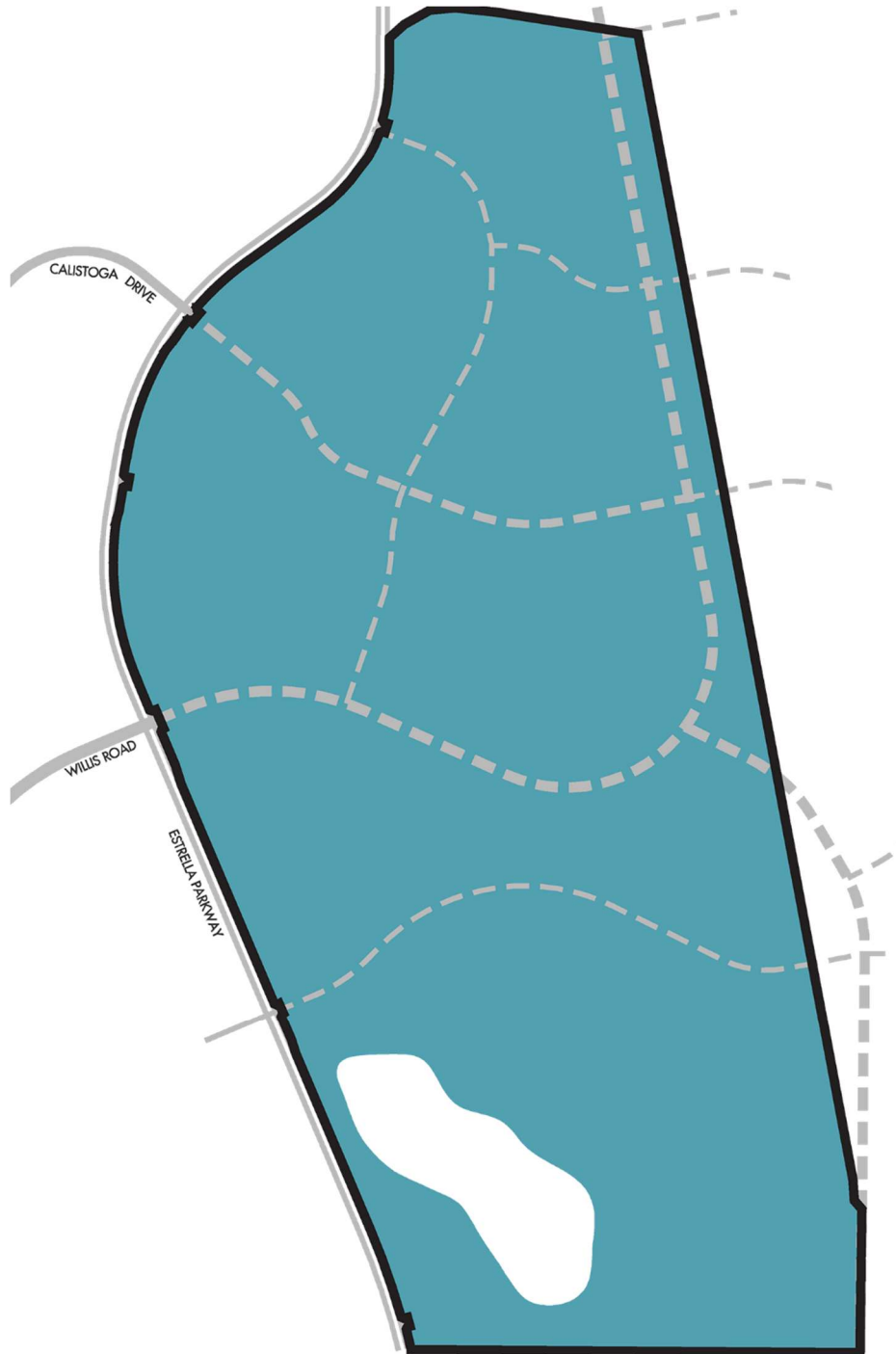


EXHIBIT 1.3.C. – LUG E (ESTATE) LOCATION

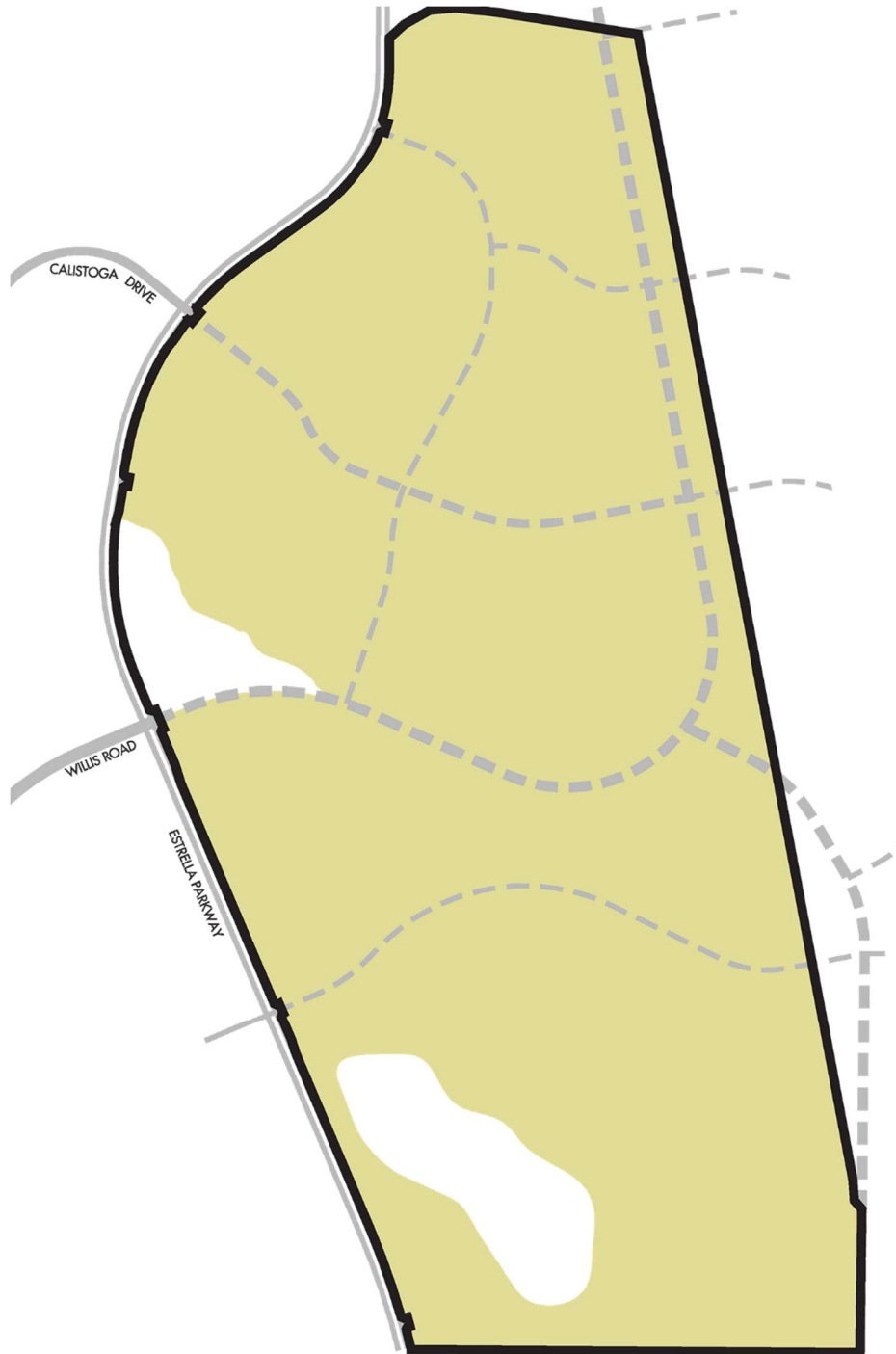


EXHIBIT 1.3.D. – LUG V (VILLAGE) LOCATION



EXHIBIT 1.3.E. – LUG H (HUB) LOCATION

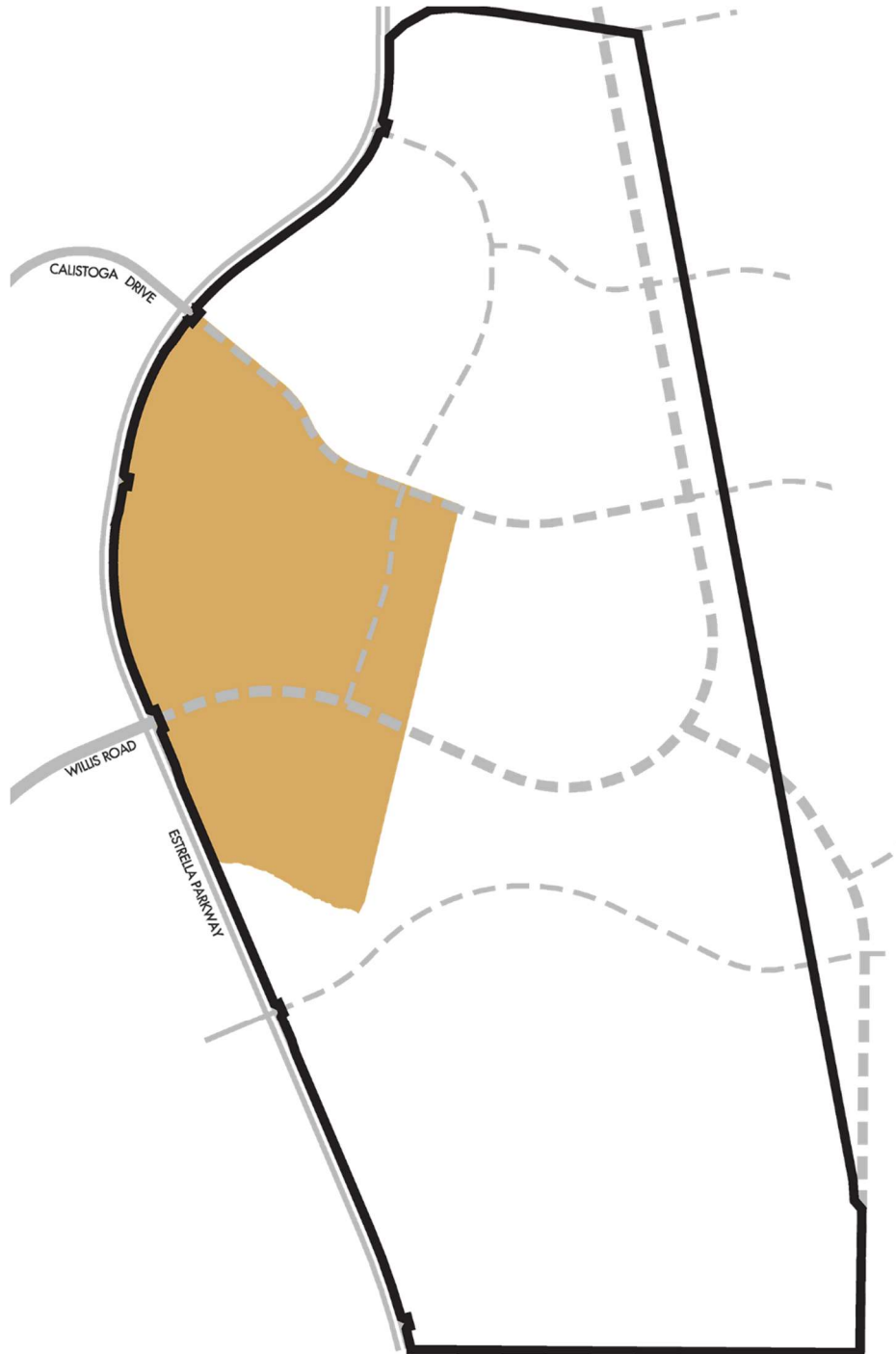
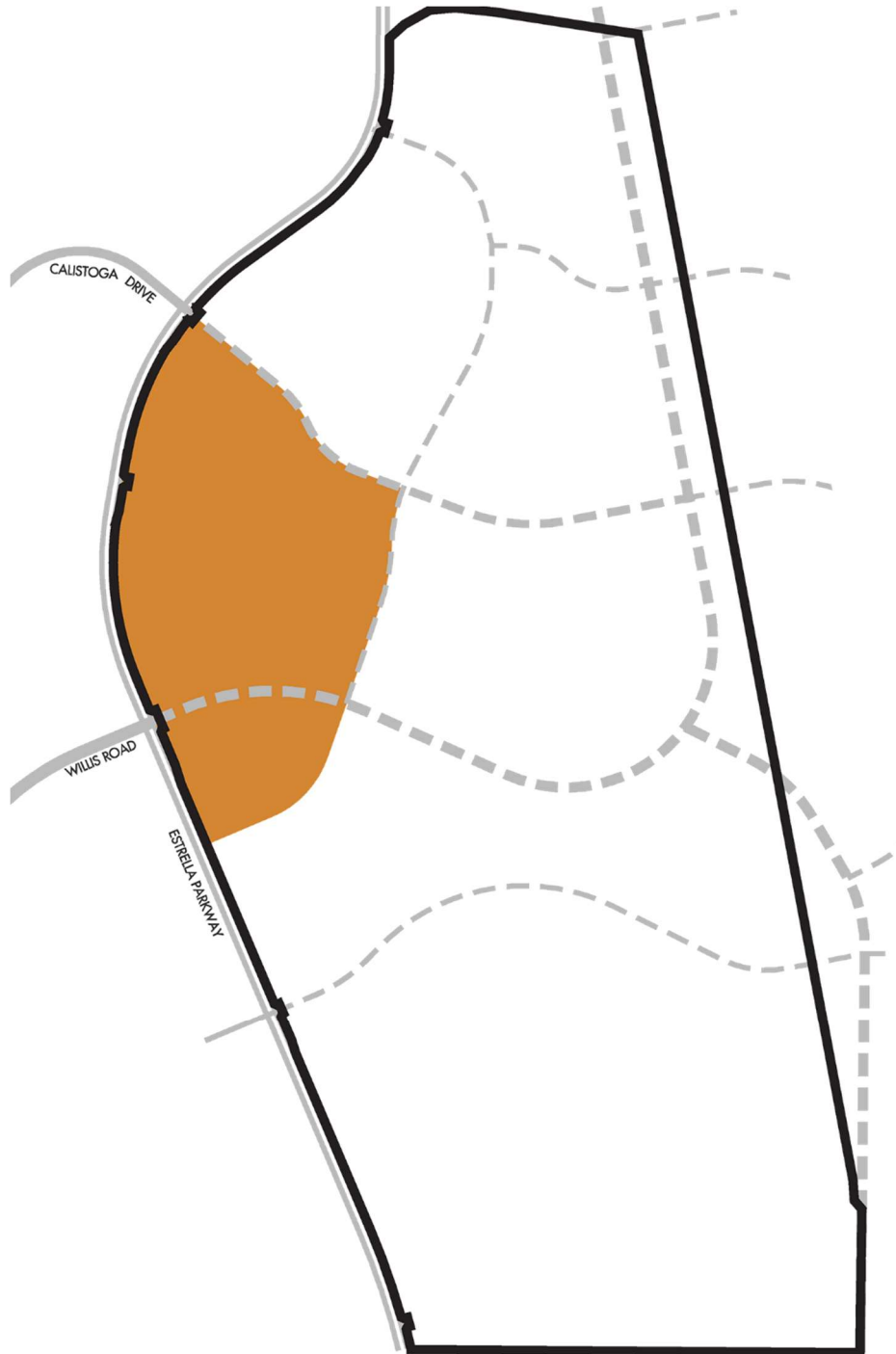


EXHIBIT 1.3.F. – LUG C (CORE) LOCATION



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		COMMERCIAL / 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>	<i>Assigned</i>	<i>Reserved</i>	<i>Assigned</i>	<i>Reserved</i>	<i>Assigned</i>	<i>Reserved</i>	<i>Assigned</i>
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

Estrella 14

East side of Estrella Parkway; south
of Estrella Foothills High School



Details of the Request:

The request is to remove approximately 1,505 acres from the Estrella Phase II PAD and rezone it to the Estrella 14 PAD. A “layered” approach is proposed to establish permitted uses and locations within the PAD. Compatible uses and development intensities are classified into six Land Use Groups (LUGs): Open Space, Civic Space, Estate, Village, Hub, and Core. The following uses and zoning districts are compatible with each LUG:

Land Use Group (LUG)	General Description	Compatible Zoning Districts
Open Space (OS)	Natural environments, rolling open landscapes, community parks, plazas, sports fields/courts, paths, trails, etc.	All, when open space uses are provided
Civic Space (CS)	Civic and recreational uses including government buildings, police and fire stations, places of worship, schools, arts and cultural facilities, community amenities, parks, trails, etc.	Public Facilities District (PFD)
Estate (E)	Single-family residential	R1-10, R1-7, R1-6, R1-4, R1-A, R1-C
Village (V)	Neighborhood-scaled multi-family residential, single-family attached/detached residential, live-work units, and neighborhood-serving commercial uses	MF-12, C-1
Hub (H)	Multi-family residential, commercial, and office	MF-18, C-2
Core (C)	Multi-family residential, commercial, office, and mixed use	MF-24, MU

Each LUG is conceptual in nature, and the boundaries of a LUG do not necessarily define a development parcel boundary. It is likely that each LUG will contain multiple smaller developments. Furthermore, the boundaries of a LUG are intended to define where certain zoning districts and uses may be located, but not where they must be located. Each LUG overlaps with at least one other LUG, though the hillside area at the south end of the Project Site falls only within the Open Space LUG. Each individual development project within the rezone area will be required to obtain approval of a preliminary plat or site plan before starting construction. At the time of preliminary plat or site plan submittal, the applicant will declare an appropriate zoning district from the above list to apply to the project, and the application will be reviewed subject to the standards of that district.

The rezone request will allow up to 6,034 dwelling units within the Project Site. Up to 864 of these dwelling units may be multi-family units. Additionally, a minimum of 18% of the Project Site (approximately 271 acres) shall be open space. As described in the proposed PAD regulatory document, applicable open spaces may include parks, trails, golf courses, indoor or outdoor community amenities, native character land areas, drainage corridors, stormwater management areas, common area tracts, and similar features. The 18% open space minimum applies to the Project Site as a whole, not to individual parcels or development sites.

The rezone request proposes modified development standards for various zoning districts, some of which are summarized below:

Single-family residential districts:

- Reduced lot sizes, lot widths, and aggregate side setbacks for R1-4 and R1-6.
- Reduced rear setbacks and removal of lot coverage limits for all districts.
- Additional community amenity elements above what is called for in Zoning Ordinance Table 3-2-3-E (to compensate for smaller backyards resulting from reduced rear setbacks).
- No specific open space minimums for individual developments, but developments will contribute to the overall 18% requirement described above. At least seventy-five percent (75%) of provided open space will be usable (per the definition in the PAD regulatory document), and each home will have at least one (1) park within $\frac{1}{4}$ mile.

Multi-family residential districts:

- Flexibility for building heights when pitched roofs are utilized.
- Flexibility for side and rear setbacks in certain instances, such as when open space is adjacent.
- Flexibility in open space requirements (at the discretion of the Zoning Administrator) when a requirement is met off-site and in context with the development site.
- Communal open space may be applied to the 18% requirement described above, but private open space may not.

Commercial and public facility districts:

- Establishment of a Mixed-Use (MU) zoning district within the Core LUG, with the same development standards as General Commercial (C-2) and allowing multi-family, commercial, and public facility uses.
- Reduced building setbacks when abutting open space or landscape areas.
- Modifications to side and rear setback requirements adjacent to single-family and multi-family residential.

ESTRELLA™ 14

PLANNED AREA DEVELOPMENT

JANUARY 29, 2025

2ND SUBMITTAL
(REVISED APRIL 01, 2025)

3RD SUBMITTAL
(REVISED JUNE 12, 2025)

NARRATIVE

PAD NARRATIVE

- Developer: Estrella North LLC
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Scottsdale, AZ 85255
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4343 E. Camelback Road, Suite 210
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- Planner: Espiritu Loci Incorporated
3344 E. Camelback Road, Suite 200
Phoenix, AZ 85018
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7740 N. 16th Street, Suite 300
Phoenix, AZ 85020
- Civil: Wood Patel
2051 W. Northern Avenue, Suite 100
Phoenix, AZ 85021

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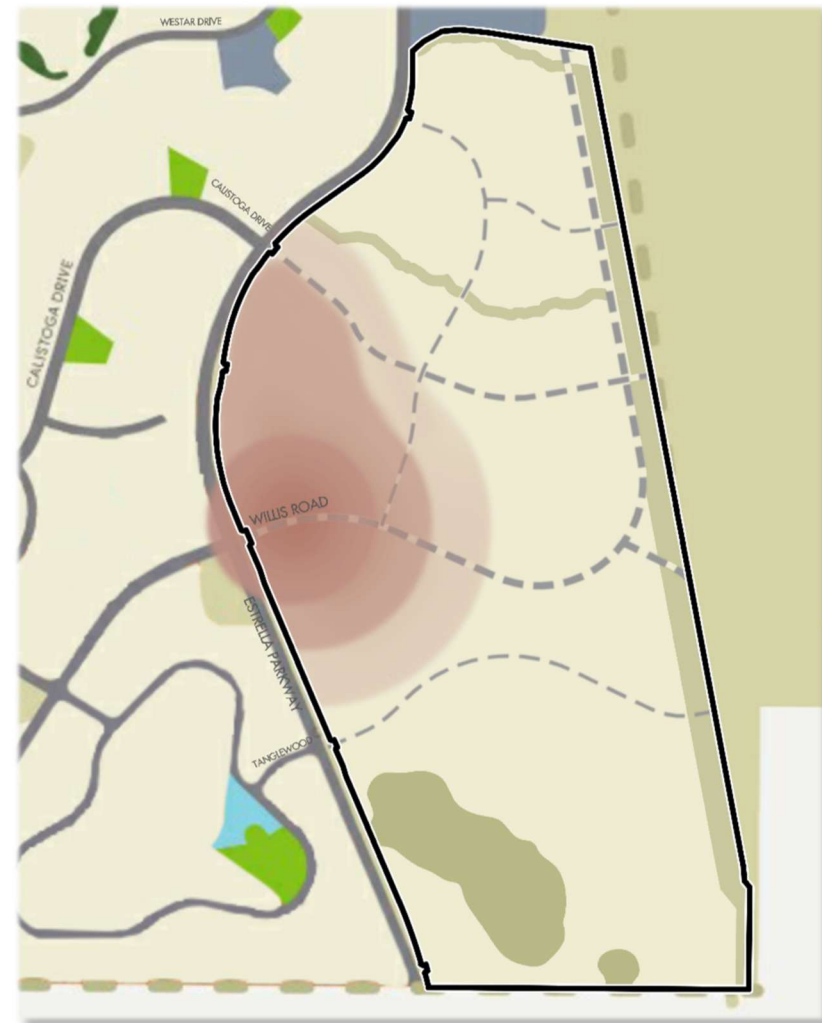
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1. VISION

This request is to rezone approximately 1,505 acres of vacant land (“Request”) located east of Estrella Parkway and south of the Estrella Foothills High School (“Property”) to extend the existing Estrella community with an opportunity for a second services and retail core. The Property is within the Estrella area of Goodyear, a partially built out master planned community of approximately 10,000 acres, that is known for residential neighborhoods nestled among ample open space, a robust trail system, and inviting amenities with picturesque views of the Estrella Mountains. This Request is necessary to accommodate exciting new commercial and retail opportunities for the whole community, increased diversity of residential offerings, and a continuation of Estrella’s hallmark high-quality neighborhoods.

At this time, Estrella is built out almost exclusively as single-family residential with a commercial and services core near the intersection of Estrella Parkway and Elliott Road, approximately two miles north of the Property. The Property was planned 35 years ago as the higher intensity portion of the community based on the then-proposed

Note: Land use and circulation are conceptual and subject to change. Actual locations, alignments, uses, shapes, and sizes will be determined with City approved



PAD NARRATIVE

alignment of the 303 freeway coming through this area. The future freeway alignment has since been relocated outside of Estrella, which has altered the desirable planning concepts in the vicinity.

This proposal will replace the existing 35-year-old planned area development (“PAD”) zoning with an updated PAD, known as the Estrella 14 or E14 PAD, that aligns with modern development principles and adheres to the City’s current General Plan while taking into account the character of the existing community and plans for future infrastructure improvements and growth.

As the Estrella community continues to develop east of Estrella Parkway, the E14 PAD envisions pedestrian friendly neighborhoods that will support a second future commercial core. This core may include uses such as shops, restaurants, community recreation center, office space, and civic space, as well as other uses that are appropriate for this part of Estrella. To sustain desirable commercial users, opportunities for medium density residential surround the core, fanning out to more single-family detached uses farther out. The E14 PAD will help Estrella realize its potential as a complete community catering to first-time buyers, young professionals, families, empty nesters, retirees, and more with both move up and scale down opportunities within the same community.

To achieve this mix of uses, a master planned community structure with layered zoning permissions is proposed. This approach integrates a variety of uses, housing types, amenities, and open space, while providing the flexibility on exact locations of uses that is necessary to implement the plan on this scale. Overall, it permits the master developer to plan in a holistic manner tying future growth to a shared overall vision for Estrella consistent with evolving demand.

Amenities within the existing master planned community cater to a range of resident interests for outdoor recreation and leisure, dining, and fitness with something for all ages. This next phase will continue the trend and include 18% overall open space, neighborhood-serving parks, and a resident’s club that will be a hub for social gathering and recreation. This plan will also expand on Estrella’s popular trail system to connect to existing community amenities, such as StarPointe, Presidio, and the Lakes Park; neighborhood amenities; two commercial cores; and surrounding recreational opportunities, including the nearby Estrella Mountain Regional Park. This approach will foster the outdoor and social lifestyle that has become a trademark of the Estrella community and provide children with safe routes through the community.

PAD NARRATIVE

NEIGHBORHOOD SERVICES

As development in Estrella moves south toward Willis Road and Estrella Parkway, the opportunity for additional residents in a variety of housing types is possible to support a commercial core. The commercial core will be scaled to serve the demands of Estrella. This may include another grocer, restaurants, office, and other neighborhood services. The desire for retail extends beyond just the core intersection. As a designated growth corridor in the General Plan, opportunities for residentially scaled neighborhood commercial services are supported along Estrella Parkway and at the intersections of arterial and collector roadways. The intent is to create opportunities that attract small businesses, particularly restaurants, which are more convenient for residents with the options to walk or ride a bike instead of driving.



PAD NARRATIVE

DIVERSIFIED HOUSING

The master plan zoning approach will help with meeting the City's goal of diversified housing. Neighborhoods will include a variety of housing types, primarily lower density, with opportunities for pockets of medium density located near the core. Allowing for a variety of housing types is essential for a master planned community to meet residents' housing needs at all stages of life, including entry level, move-up, scale-down, and missing middle.

A commercial core at the intersection of Estrella Parkway and Willis Road will be appropriately scaled for success based on the available support from the surrounding neighborhoods and the Estrella community. To help with this the E14 PAD allows for neighborhood density to increase closer to the commercial core. This can result in more choices in housing types; conventional single-family homes, single-family attached homes, courtyard homes, and a variety of multi-family housing types ranging from lower density garden-style living to potentially the integration of commercial and residential uses (mixed use) in the core.

At full buildout, Estrella will offer a variety of housing options and lifestyle choices. While areas such as E14 are prime in location for families, medium density residential, and neighborhoods offering walkability, future development areas in the lower foothills and east of the Cotton Lane alignment may be better suited for executive housing, age targeted, and resort lifestyle living. Holistically planned, Estrella will provide something for everyone.



The E14 PAD proposes zoning structured to provide flexibility, allowing for development patterns that are responsive to desirable uses, diverse housing types, high-quality amenities, and a robust open space and trails system. This structure, applied elsewhere in the Valley, is a master planned community structure that sets the framework for successful and long-term development. Flexibility occurs with boundaries (i.e., parcels and lot lines). As detailed site planning occurs, finite boundaries, uses, and development standards are applied and assigned with the land when approved by the City. This approach, along with infrastructure reports, provides assurances for both the City and the landowner that the land will be developed in a cohesive manner. It is also helpful for attracting quality retail and neighborhood services for existing and future residents as the framework allows development to quickly respond to market demands.

1.1. REQUEST

The Estrella 14 North PAD is a request to rezone the Property and replace the existing Estrella Phase II PAD. Through the E14 PAD, the Property can be developed with a mix of residential and commercial uses, complementing the Estrella master planned community. This request applies to approximately 1,505 acres generally located east of Estrella Parkway, west of the powerline corridor, south of Estrella Foothills High School, and north of the Pecos Road alignment.

The E14 PAD is intended to achieve the following:

- *promote economical, innovative, and efficient land development with an opportunity to incorporate a variety of appropriate and harmonious land uses*
- *permit flexibility to adapt to market demands and provide opportunities for choices in the type of environment one can choose to live in;*
- *allow for a range of land uses including, but not limited to, single-family residential, multi-family residential, professional offices, retail, service, and restaurants, as well as recreational uses;*
- *provide standards to ensure that quality development can occur, including infrastructure that is right-sized for the setting, adequate and safe circulation, appropriate landscaping, preservation of significant natural features, attractive amenities, and opportunities to accommodate residents at various stages of life.*

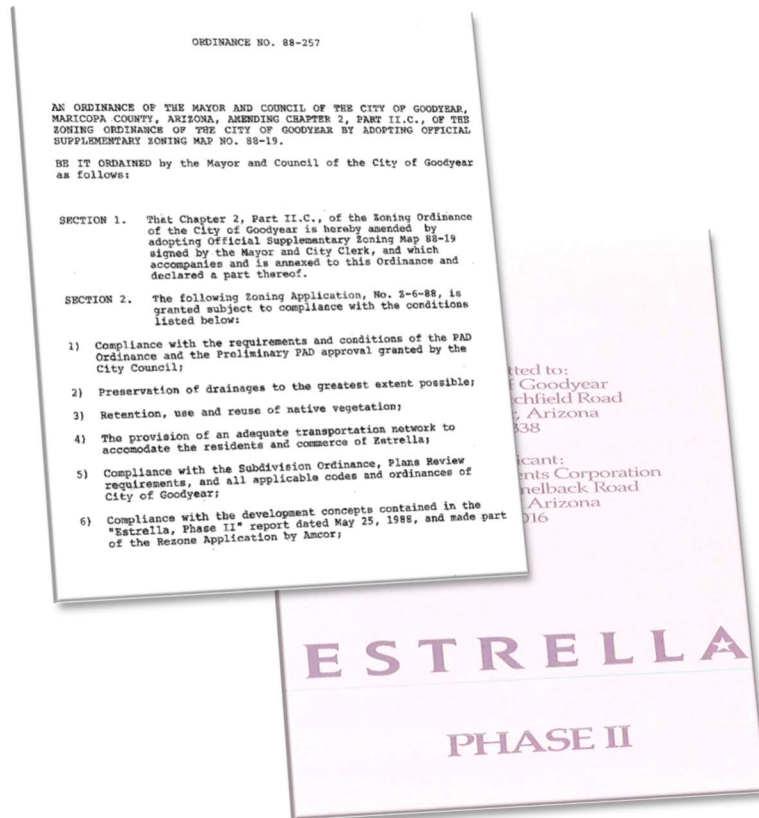
1.2. PURPOSE

The E14 PAD zoning is based on flexible land use groupings that largely rely on the use permissions and development standards already found in the City's current zoning districts. This structure blends the certainty of the City's approved uses and standards with the flexibility to implement them through the holistic approach a master developer is able to provide.

2. EXISTING CONDITIONS

EXISTING ZONING

The Property is within the Estrella Phase II PAD, approved in 1988 (Case No. 88-257). The 1988 vision for the Property includes planning for a high-intensity town center supported by high-density residential and a lake. This plan was approved with the assumption that the 303 freeway was the Cotton Lane alignment. The existing PAD is comprised of a series of parcels that are assigned specific land use categories that effectively serve as per-parcel zoning districts with associated development standards. This plan is no longer feasible for the Property due to the relocation of the proposed Loop 303 alignment to the west. The structure proposed through the E14 PAD will right-size the proposed densities and intensities for current regional circulation planning and affords flexibility that will allow this master planned community to develop successfully over time. See **Exhibit 2.0 – Existing Zoning**.



PAD NARRATIVE

APPROVED 1988 ESTRELLA PHASE II PAD

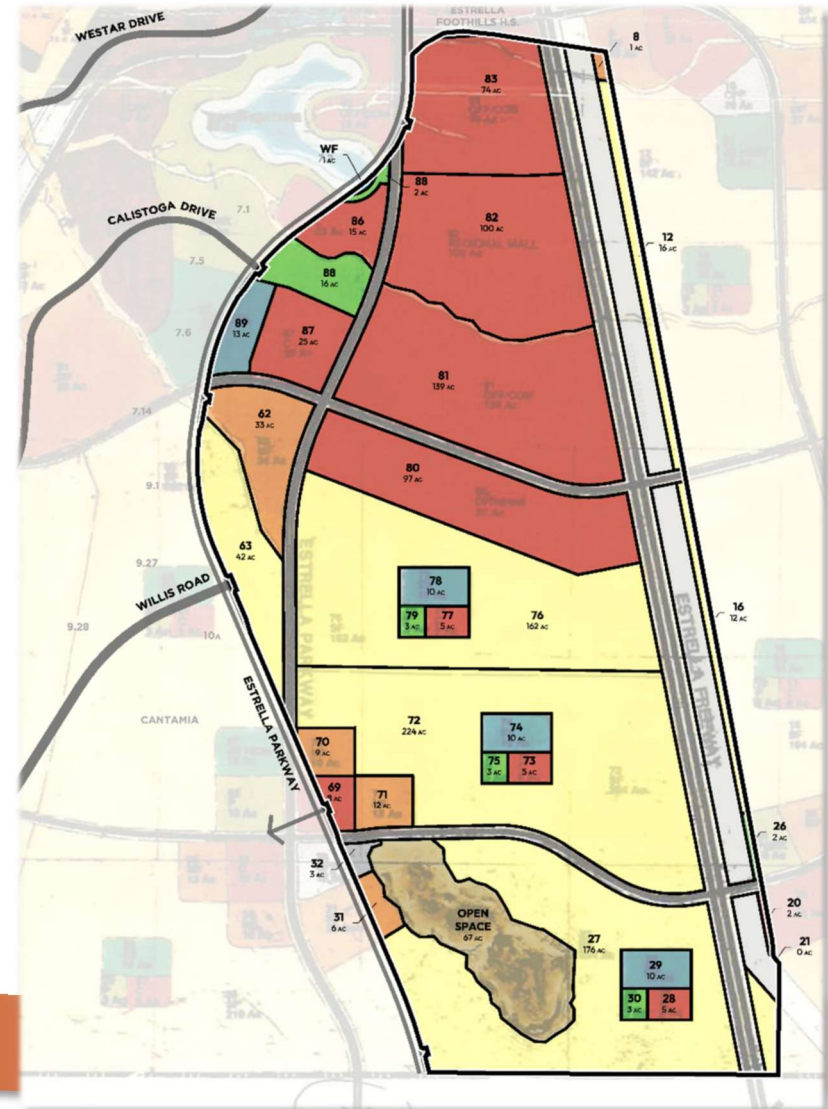
Within the Property the existing Estrella Phase II PAD includes approximately:

- 630 acres of single-family,
- 60 acres of multi-family,
- 480 acres of commercial/office/regional mall land,
- 3 school sites,
- a portion of a higher education site, and
- 4 parks.

The existing Estrella Phase II PAD permits:

- 6 du/ac single-family density,
- 20 du/ac multi-family density, and
- 50 du/ac multi-family within town-center commercial.

If the Property is developed to the maximum residential intensity permitted with the existing zoning, approximately 8,400 homes could be provided, including approximately 4,600 multi-family homes.

**EXHIBIT 2.O.
EXISTING ZONING**


PAD NARRATIVE

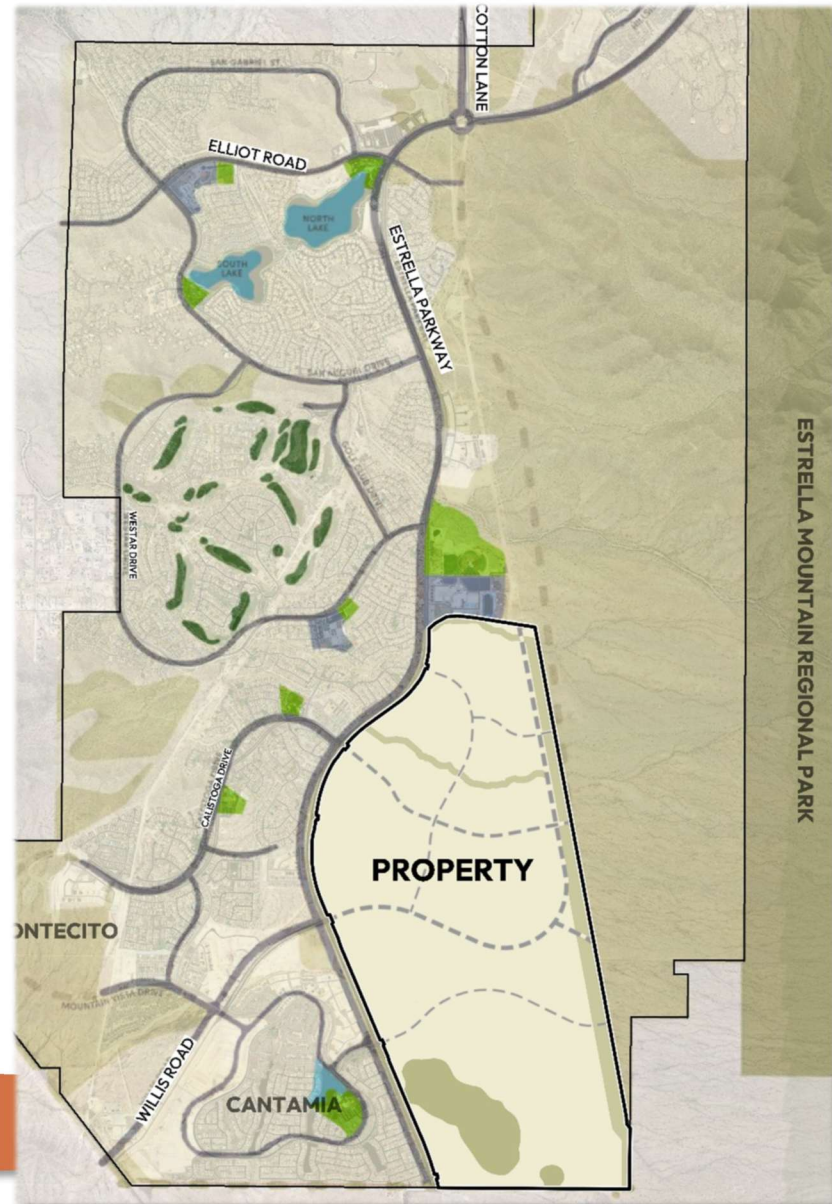
LOCATION

The Property is generally bounded by Estrella Parkway to the west, Estrella Foothills High School to the north, and a wash corridor located approximately one-quarter mile south of Willis Road. The eastern boundary is generally following a 100-foot offset of the TEP powerline corridor easement.

The project is comprised of portions of several parcels including APN:

- 400-03-963G
- 400-46-018B
- 400-46-018D
- 400-56-019B
- 400-56-046K
- 400-56-046J
- 400-56-047B
- 400-56-048A
- 400-56-048B
- 400-56-056D
- 400-56-046U
- 400-56-047B

See **Exhibit 2.0.A. – Vicinity** and **Exhibit 2.0.B. – Site Context**.

**EXHIBIT 2.0.A.
VICINITY**

PAD NARRATIVE

Surrounding the Property is:

- North – Estrella Foothills High School
- East – undeveloped (Estrella Village 15, Sierra Vista Foothills, and future Cotton Lane)
- South – undeveloped (Estrella South)
- West – across Estrella Parkway, single-family subdivisions (Estrella Montecito Village and CantaMia)

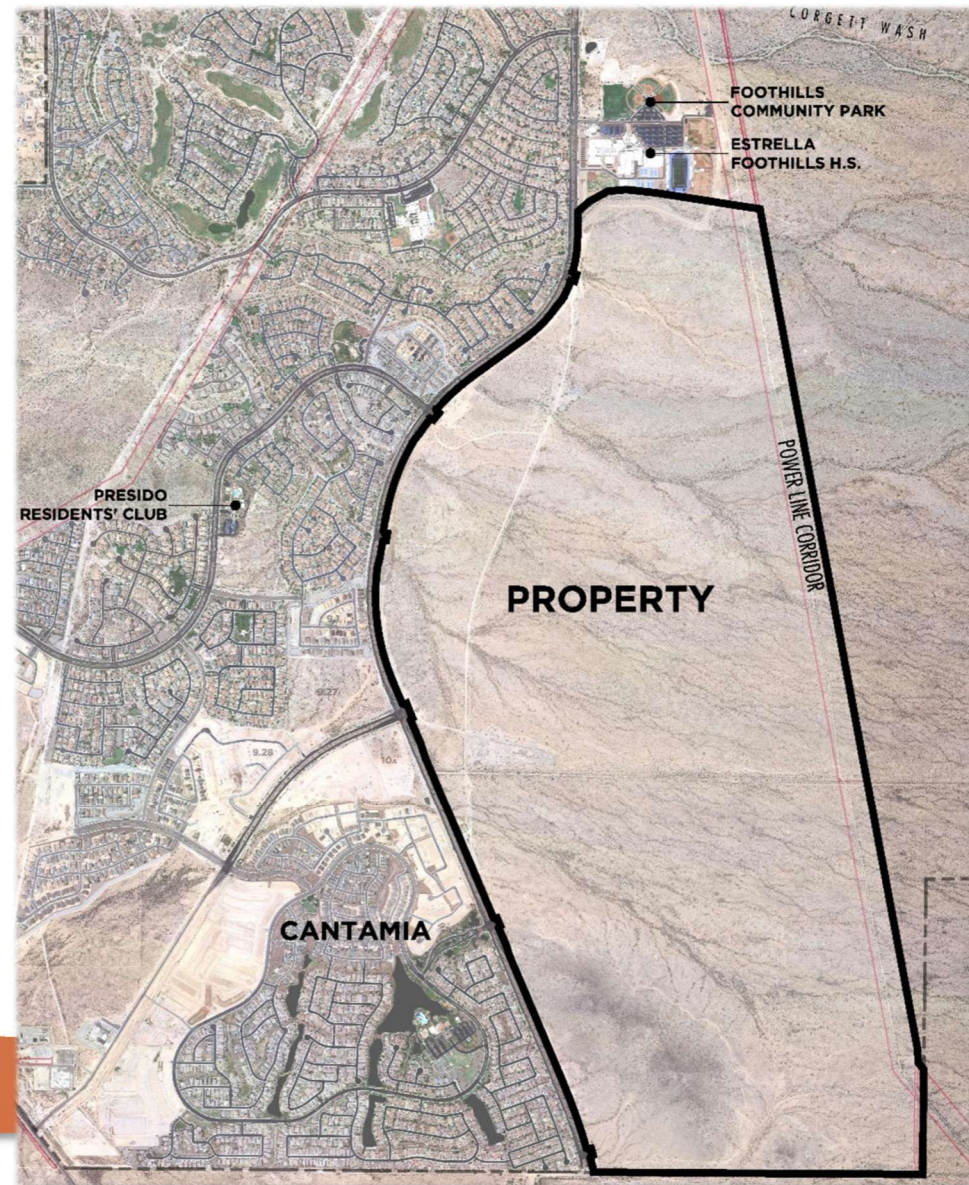


EXHIBIT 2.O.B.
SITE CONTEXT

PAD NARRATIVE

2.1. GENERAL PLAN

In 2021, The City Council approved a General Plan Amendment to address approximately 521 acres within the overall area known as Community 14 (which includes the Property) that was previously designated Business & Commerce. That designation had been based on a now abandoned alignment for the Loop 303 extension through the area and plans for a regional mall. Recognizing that over 500 acres of commercial development had become impractical for this area, the General Plan Amendment changed the designation of 481 of the 521 acres to Neighborhoods, thereby leaving approximately 40 acres as Business & Commerce at the intersection of Estrella Parkway and Willis Road. The current proposal is consistent with that concept and leaves flexibility for the development of Business & Commerce uses around this node.

The Neighborhood category, that now covers most of the Property, provides the flexibility to offer a variety of housing options based on density and character. This flexibility will allow the Property to develop in a manner that increases housing options for a variety of residents, and also provides the critical mass needed to help the existing and future retail and services thrive.



The City Council approved The City of Goodyear General Plan 2035, and the Goodyear voters ratified it on May of 2024. The Request for the Property is consistent with this General Plan. ***Exhibit 2.1 - 2035 GP Land Use and Transportation*** is a portion of the Land Use and Transportation exhibit. It shows that the Property is primarily the Neighborhoods land use category with a Village Center Overlay located at the intersection of Estrella Parkway and Willis Road.

PAD NARRATIVE

The E14 PAD is consistent with the General Plan.

The Neighborhoods category includes flexibility to offer a variety of housing options. Similarly, the Village Center Overlay includes flexibility for a variety of housing types as well as commercial development. The Property is also within the Estrella Parkway Corridor Growth Area. As described in the General Plan 2035, the area provides an opportunity to integrate commercial nodes with an emphasis on retail and services along with a variety of housing, educational, and recreation options to support overall growth.

Estrella Parkway, an existing Scenic Arterial, provides north/south connectivity for the Estrella community and will be the initial route for access to the Property. Cotton Lane, a future Major Arterial – Planned, will also provide north/south vehicular access on a community-wide scale, with roadway improvements being phased as needed. A network of internal collector roadways will provide connectivity between Estrella Parkway and Cotton Lane to sufficiently meet onsite demands and create a safe and connected neighborhood.

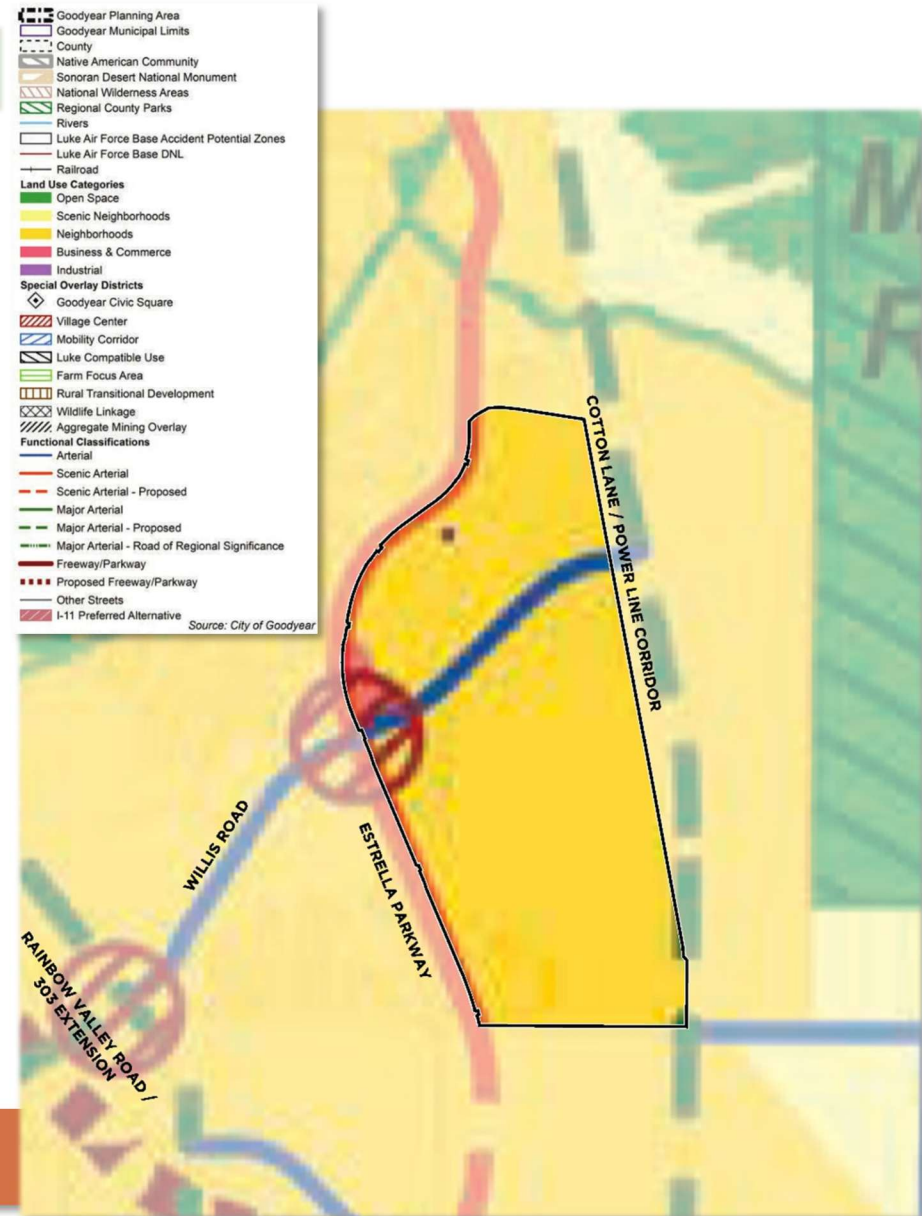


EXHIBIT 2.1.
LAND USE AND TRANSPORTATION

3. E14 PAD REGULATORY STRUCTURE

The E14 PAD is the framework that provides both the structure and flexibility that are key to be able to create high-quality master planned neighborhoods by: a) having flexibility to offer choice in types of environments, living units and amenities, b) providing safe, pedestrian-friendly streets, and c) encouraging design and development that promotes variety and social interaction.

The framework allows for cohesive master planned development based on holistic planning without the burden of geographic constraints implemented prematurely in the planning process. It allows the Property to be developed in a manner that includes logical extensions of infrastructure while providing flexibility for parcel planning that can adapt to market needs. With a site of this scale, it is not practical to pinpoint the exact locations of roads, lot lines and commercial centers today, however, as more detailed planning occurs, these details are further developed and submitted to the City for review and approval prior to development occurring.

To achieve this result, a layered zoning concept is proposed for E14. This approach provides assurances for both the City and the master developer while permitting a

range of land uses and an ability to adapt quickly to the market. This includes having land ready to attract retail, restaurant, and other commercial users as well as the residential uses that are necessary to support these economic assets in the community.

3.1. LAND USE BUDGET

Table 3.1. – 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 3.1. – LAND USE BUDGET

RESIDENTIAL ^{1,2,4}	COMMERCIAL ¹	OPEN SPACE ^{1,3}
dwelling units (maximum)	square feet (maximum)	acres (minimum)
6,034	not limited	271 (18%)

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.

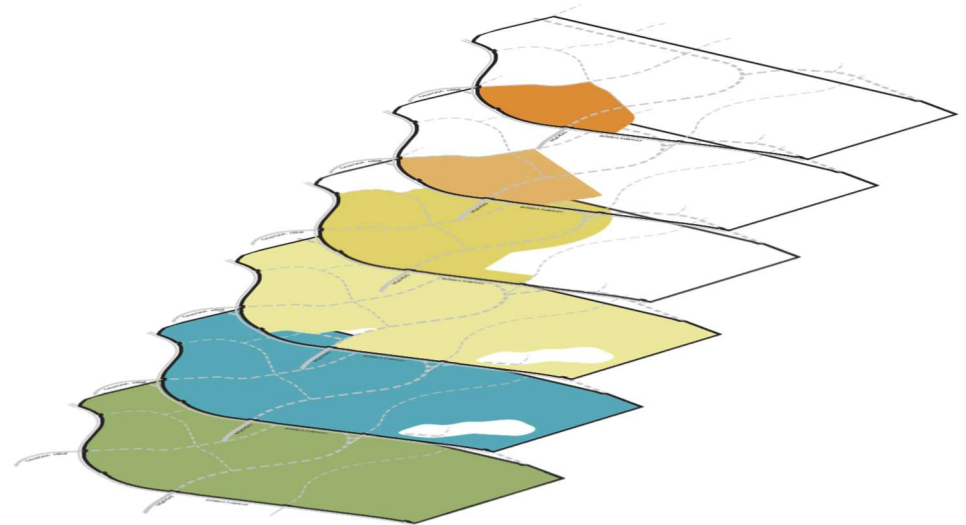
3.2. LAND USE GROUPS

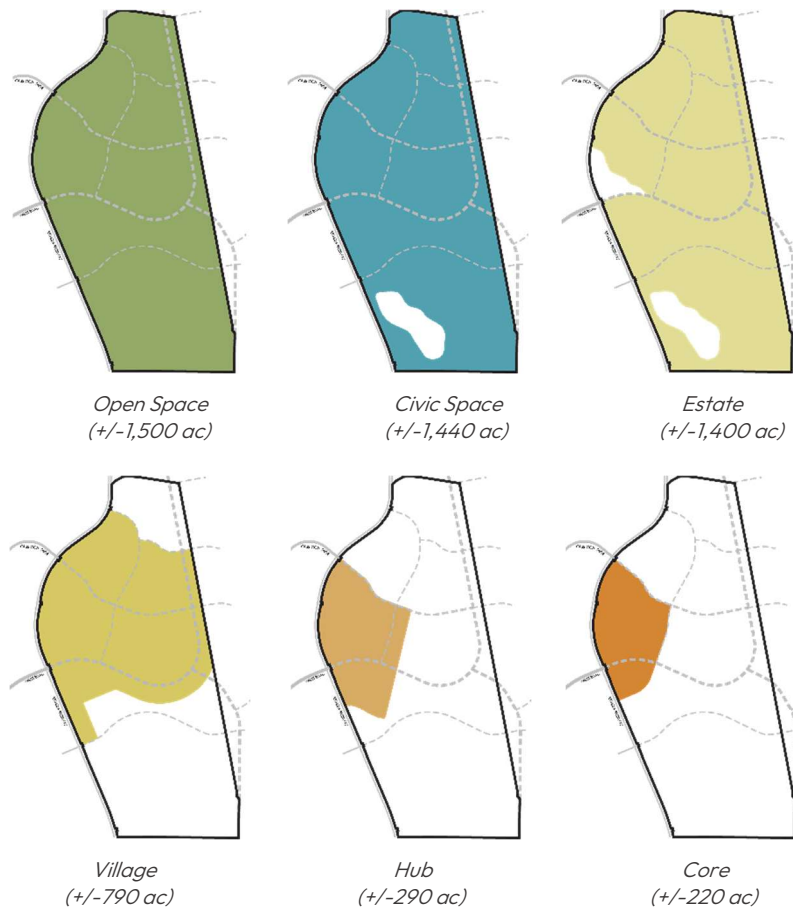
Land uses are evaluated as to where they are appropriate. The Property is comprised of land use groups used to define these areas (together, the “Land Use Groups” or “LUGs”, individually, a “Land Use Group” or “LUG”). ***See Exhibit 3.2. Land Use Groups.*** The LUGs are conceptual in nature and do not necessarily define a development parcel boundary, but rather identify the zoning districts (“Districts”) permitted within a LUG. It is anticipated that LUGs will contain multiple parcels, and 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.

The LUGs add use permissions through a layering concept, but do not restrict other land use groups. For example, the open space LUG (green) covers the entire Property; therefore, a park, a plaza, a trail corridor, or a landscape corridor could be anywhere within the Property. The next layer would be civic space. A school, a church, or a community center could be located anywhere, except on a hillside. The civic space land use group (blue) covers the entire Property except hillsides. The significant hillside area is necessarily set aside as open space, because no other LUG applies to them.

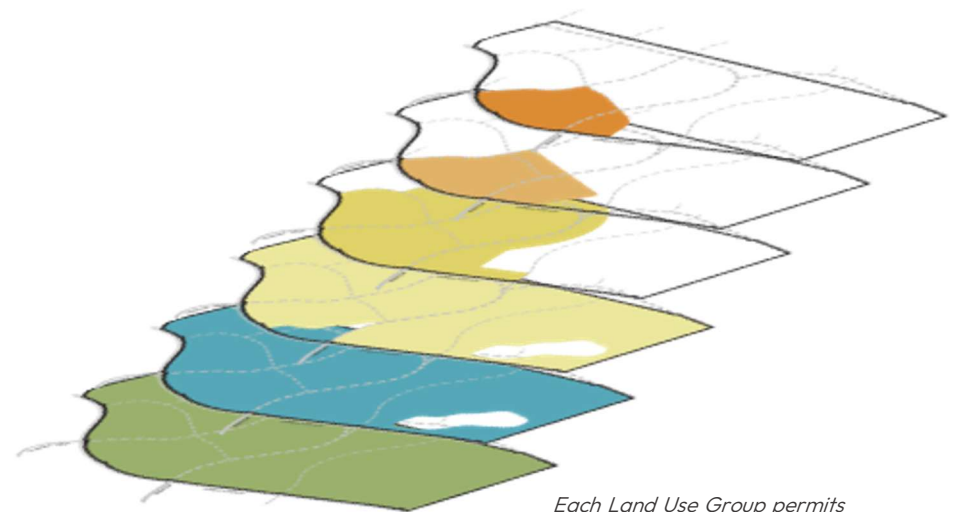
The same evaluation is done for single-family, multi-family, and commercial uses. More intense commercial

uses are most appropriate near Estrella Parkway and Willis Road. Neighborhood serving commercial uses that are residential in scale may be located along arterial and collector roads. Multi-family uses are appropriate near commercial areas, open space, or larger roadways. Lastly, single-family uses are appropriate everywhere except the core commercial intersection. The land use groups overlap with one another, in particular providing that single-family development could also occur on land with multi-family and commercial permission except that approximately 40 acres near the Estrella Parkway and Willis Road intersection is reserved for commercial or multi-family use.



**EXHIBIT 3.2.
LAND USE GROUPS**

Land Use Groups are used to describe where different uses and zoning are allowed. These are layered. The bottom layer represents open space and the top the community core.



Each Land Use Group permits specific PAD Districts (zoning districts). These are described in Section 5. PAD Districts. All areas are approximate.

PAD NARRATIVE

A. LUG OS (OPEN SPACE)

The general character of LUG OS includes, but is not limited to, natural environments, rolling open landscapes, community parks and open spaces, plazas, ballfields, sport courts, and path and trail corridors.

B. LUG CS (CIVIC SPACE)

In addition to LUG OS, the general character of LUG CS includes civic and culturally important buildings often in a landscaped setting. Support buildings visually retreat while culturally important buildings may have a more iconic presence. Schools, churches, libraries, recreation facilities, and a variety of other public and private uses that benefit the community are characteristic of LUG CS.

C. LUG E (ESTATE)

The general character of LUG E includes single-family homes on lots with varying width and depth. Blocks may be larger and roads irregular. Homes may formally address the street or be varied in response to the features in the landscape and neighborhood character.

D. LUG V (VILLAGE)

The general character of LUG V includes smaller homes that relate to a nearby amenity or commercial area. Homes may be attached and detached. Yards,

if provided, are often small. Neighborhood open spaces, parks, and plazas are provided for social gathering. Neighborhood serving commercial uses that are residentially-scaled offer a local service or amenity that is complementary and walkable when woven into the neighborhood fabric.

E. LUG H (HUB)

LUG H includes residential, commercial, and office uses that provide a transition between LUGs V and C. Uses within LUG H are intended to be supportive of LUG C while providing a use buffer to LUGs E and V. The general character includes multi-family, attached homes or townhomes with amenities for residents, and commercial uses surrounded by landscaping that buffers surrounding uses and provides an aesthetic enhancement.

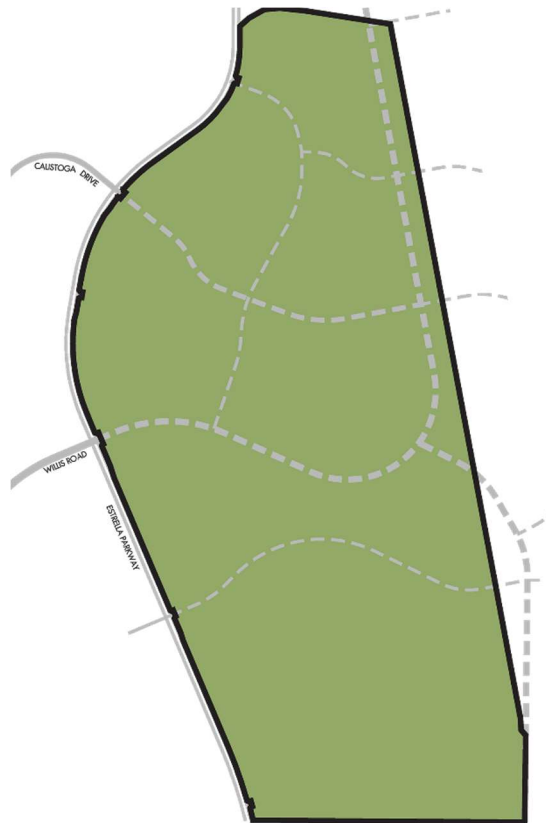
F. LUG C (CORE)

The general character of LUG C includes retail shopping, restaurants, office space, and hotels right-sized to support the community. As a core for shopping, employment, and residential uses, LUG C allows for walkable mixed-use development.

PAD NARRATIVE

The following character imagery is intended to help illustrate ideas for each LUG. The images are intended to be representative of the character and quality of the types of development and are not intended to be exhaustive, express specific design details, colors, or materials.

PAD NARRATIVE

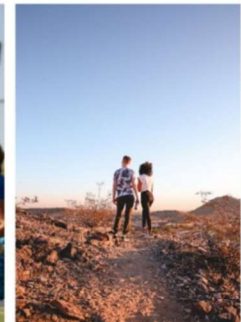


LUG OS (OPEN SPACE)

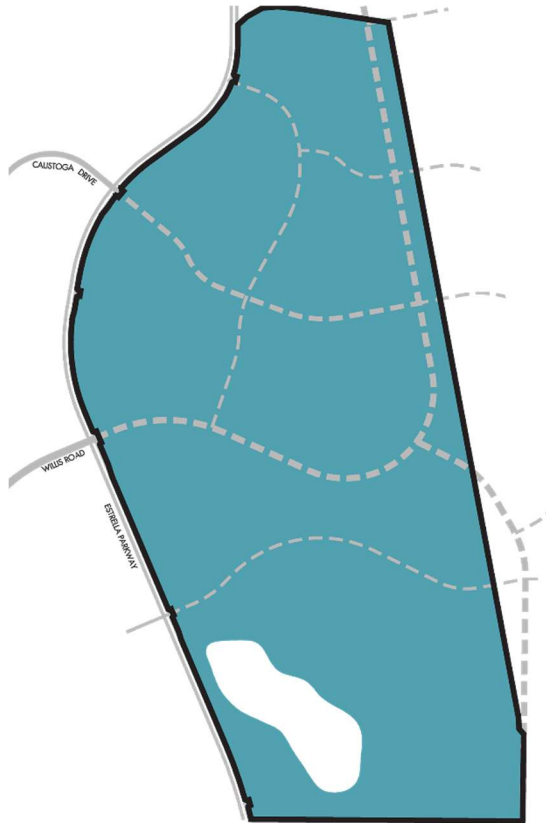
Typical Uses: Natural environments, landscape areas, parks, plazas, fields, community amenities, paths, trails (including parking areas), utility corridors

Location: anywhere within the Property

Districts Permitted: All Districts when uses analogous to open space are provided



PAD NARRATIVE



LUG CS (CIVIC SPACE)

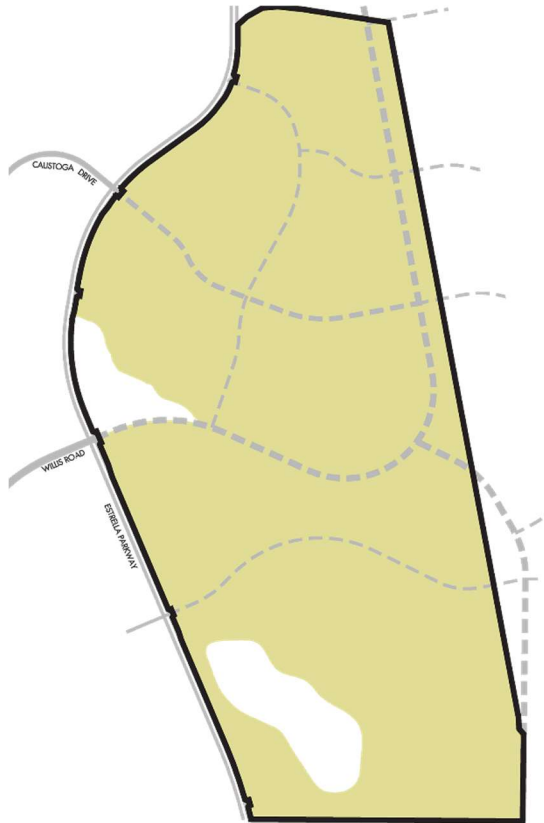
Typical Uses: civic and recreational uses including but not limited to, government and institutional buildings, police/fire stations, places of worship, schools, arts and cultural facilities, theaters, landscape areas, parks, plazas, fields, community amenities, paths, trails

Location: anywhere within the Property, except preserved hillside

Districts Permitted: Public Facilities (PF) District



PAD NARRATIVE



LUG E (ESTATE)

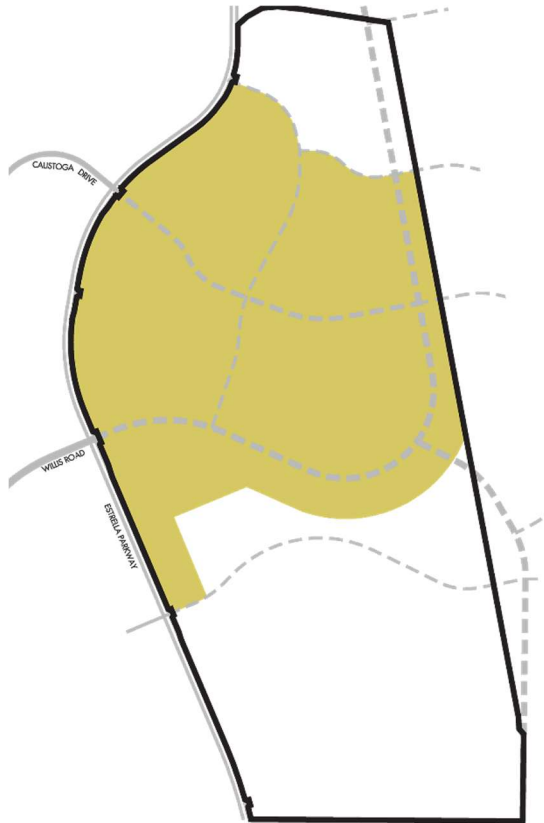
Typical Uses: Residential, single-family

Location: anywhere within the Property, except preserved hillside, and an area northeast of the intersection of Willis Road and Estrella Parkway

Districts Permitted: R1-10, R1-7, R1-6, R1-4, R1-A, R1-C



PAD NARRATIVE



LUG V (VILLAGE)

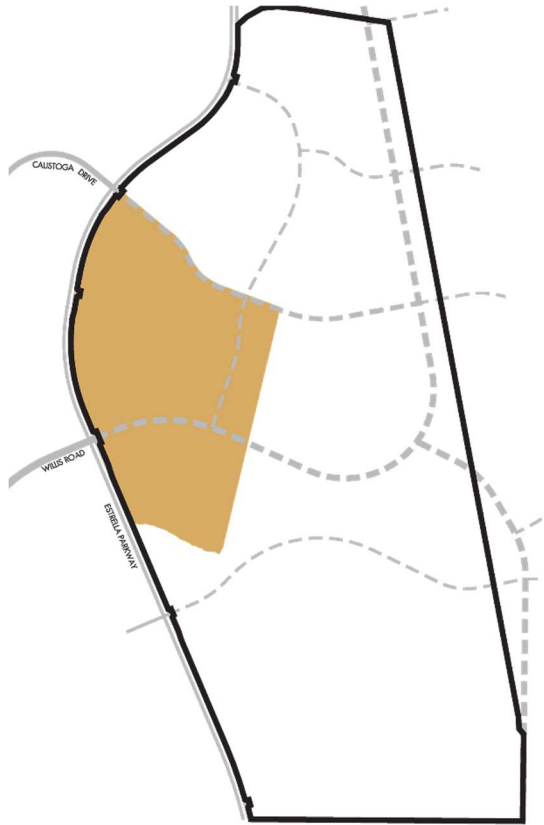
Typical Uses: Neighborhood-scaled multi-family, single-family attached/detached, live-work units, neighborhood serving commercial uses residentially scaled at intersections of collector (or arterial) roadways

Location: north of Tanglewood Drive and south of Estrella Foothills High School as generally depicted on the map

Districts Permitted: MF-12, C-1



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LUG H (Hub)

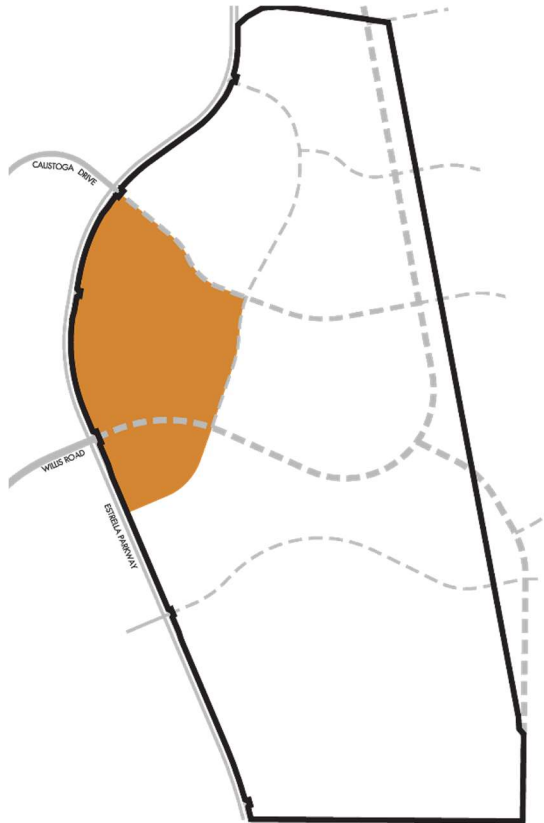
Typical Uses: Multi-family, commercial, and office

Location: limited to a transition zone around LUG Core as generally depicted on the map

Districts Permitted: MF-18, C-2



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LUG C (CORE)

Typical Uses: Multi-family, commercial center, office, and mixed-use

Location: limited to south of Calistoga Drive and areas near the intersection of Willis Road and Estrella Parkway as generally depicted on the map

Districts Permitted: MF-24, MU



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JUSTIFICATION:

Unlike typical PADs that may prematurely establish defined parcel boundaries within a large property – often prior to identification of end users – E14 PAD uses development options, known as Land Use Groups (LUGs), and establishes appropriate, but more generalized parameters for where each LUG can be implemented. This approach allows greater adaptability to physical conditions and market realities while also supporting greater creativity in the development of the Property without compromising the City’s ability to ensure familiar product types within a common regulatory structure. More importantly, this approach will result in a more holistic development by softening the transitions between projects and making a more cohesive community. Instead of E14 PAD being a 1,505-acre property comprised of multiple small and somewhat isolated ‘sub-projects’, it will be a more integrated master planned development where the internal boundaries are virtually seamless due to shared open space and infrastructure, pedestrian connectivity, and thematic elements such as streetscape, common walls, and landscaping all while blending with the greater Estrella community.

LAND USE GROUPS

The LUG concept is also administratively efficient as it provides the City with the tools needed to support alternative development concepts while maintaining a defined set of parameters that provide certainty as possible development concepts are presented for review. Doing so allows a collaborative relationship between the City, the developer, and future builders.

The Districts are described in Section 5. PAD Districts. Appendix A - Uses identifies uses that are permitted, uses that are permitted if certain conditions are met, and uses that may be permitted with a Use Permit.

3.3. ESTABLISHMENT OF PAD DISTRICTS

The land use groups define where the PAD Districts (together, the “Districts”, individually, a “District”) are applicable. The PAD Districts, similar to City zoning districts, define the development standards to regulate, restrict, and separate the use of land, buildings and structures. Each District also establishes the uses that are permitted, uses that are permitted if certain conditions are met, and uses that may be permitted with a Use Permit.

The layered zoning concept is in place prior to development. At the time of development, a single “zoning” is assigned to the land. This occurs with a site plan or final plat approval. Development plans will be prepared and submitted to the City for review and approval. The appropriate zoning District(s) is declared with the application. The review of the application is for conformance with the applicable standards for the District and the City Code.

After a property has an assigned District, if a property owner desires to change the zoning to permit a different use, an application to the City will be made and follow the standard City processes for a rezoning application.

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3.4. 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 property based on the permitted District(s) under the applicable LUGs. This approach allows the City to review preliminary plat or site plan applications under the standards of the applicant-declared District(s) as permitted within the property's LUGs.

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.

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.

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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.

The infrastructure master reports for water, wastewater, drainage, and transportation provide the guidance for the infrastructure systems to assure that the development of residential, commercial, and open space uses can be reasonably accommodated in an orderly fashion.

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JUSTIFICATION:

Critical to the success of a large master planned project is the recurring theme of flexibility and holistic planning and design. To be effective, this theme must carry throughout all aspects of the project, from zoning district selection to infrastructure planning and reports.

This PAD includes six layered LUGs, each of which is defined by permitted land uses that are regulated by a predetermined set of Districts, that are selected at the time of application to the City for implementation at the time of development. This approach encourages choice by the builder while maintaining a cohesive vision for Estrella's build out and limits the need for frequent PAD amendments to implement minor changes – which can add time to the development process and strain the resources of both the City and the applicant. Because each District is defined within this PAD, the City has certainty in enforcement and implementation, thereby functionally negating the need for certain PAD amendments. This section details the mechanisms to implement the layered LUGs concept through the application and review process.

ADMINISTRATION

Also embedded in this approach is the ability for the infrastructure of the 1,505-acre project to be master planned. That is, by reviewing and approving large infrastructure master plans early in the entitlement and development processes, the City and the development community are able to reduce the time and cost of individual infrastructure plan preparation, review, and revisions unless a proposed development is of greater intensity than the approved master plan.

This is beneficial because a developer would typically be required to submit infrastructure master plans for a given project regardless of its size or intensity; however, under this PAD, master infrastructure plans will have already been reviewed and approved by the City. Accordingly, when the developer submits an application for a project and can demonstrate that is at or below the approved thresholds of the master plans, no additional studies would be required.

4. REZONING EVALUATION CRITERIA

The E14 PAD is in conformance with the Rezoning Evaluation Criteria of Zoning Ordinance Section 1-3-1.D.3.

Section 1-3-1.D.3. of the City of Goodyear's Zoning Ordinance sets forth evaluation criteria to be considered for amendments to the zoning map. As described below, the E14 PAD is in conformance with these criteria and meets the goals and objectives provided in the City of Goodyear's planning documents.

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

For nearly 40 years, Estrella has been envisioned as a master planned community with a mix of land uses enhanced by robust open space and recreational amenities throughout the property. Some portions of this 10,000-acre community have been developed or rezoned

since the initial planning, but the E14 PAD Property remains vacant under the initial Phase II PAD zoning from 1988. At that time, the preferred alignment for the Loop 303 ran through Estrella and approximately 500 acres of the E14 PAD Property was planned and zoned for high intensity commercial and multi-family development, inclusive of a regional mall along that freeway alignment. That alignment has been modified over time, and the Loop 303 is now expected to run west of Estrella. In recognition that the change in regional circulation pattern would also impact appropriate land use planning, the City approved a General Plan amendment in 2021 that reduced the Business and Commerce designation within the Property from approximately 500 acres to 40 acres at the intersection of Estrella Parkway and Willis Road, with the balance designated Neighborhoods. The E14 PAD will bring the Property's zoning into conformance with the current General Plan designations by removing the existing zoning's requirement for commercial or high-intensity (50 du/ac) multi-family and allowing for single-family development in all of the Neighborhoods designation. It will also accommodate a community core around the Estrella Parkway and Willis Road intersection

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with the potential for some neighborhood serving commercial and multi-family of various densities branching out from the core.

The General Plan also designates a Village Overlay at the intersection of Estrella Parkway and Willis Road, further enforcing the core-style development pattern proposed in this PAD. In addition, the Goodyear General Plan 2035 added an Estrella Parkway Corridor Growth Area along Estrella Parkway within the Property to promote a mix of uses and neighborhood services in the area. The Project's consistency with specific goals, objectives, and policies in the General Plan is provided below.

Goal LC-1:

A compatible mix of land uses that foster a high quality of life in a distinctive way that is unique to the city.

Policy LC-1.7. Development within large master planned communities should:

- *Allow for greater flexibility since the area is being master planned.*
- *Include a diversity of housing.*
- *Include trails, open space, and internal and external connectivity.*
- *Include an integrated lifestyle.*

Policy LC-1.6. High-density residential should

- *Have access to transit services.*
- *Locate near commercial uses or integrate commercial uses such as coffee shops.*
- *Provide a buffer between commercial and lower-density residential.*
- *Respect the surrounding residential development.*
- *Be compatible with existing surrounding development when infill development (e.g., limit height of buildings to reflect surrounding existing residential buildings).*

Policy LC-1.11. Promote creativity and maintain flexibility in the development process while still protecting existing residents and businesses from incompatible land uses and preserving and enhancing Goodyear's existing character.

Standard 4

Goodyear promotes a graduated density/intensity concept. Developments with similar densities should locate near each other, gradually increasing density towards Village Centers, Civic Square, Growth Areas, or transit corridors and lowering density near protected uses (such as a natural feature). Developments with similar intensities (e.g., building height, building bulk, or intensity of

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use) should locate near each other gradually increasing intensity towards transit corridors, Civic Square, industrial development, and commercial centers and decreasing intensity towards residential developments.

Estrella is a unique community tucked in the shadow of the picturesque Estrella Mountains with an existing mix of single-family detached housing options; integrated open space, trails, and amenities; and a developing commercial node. As Goodyear's developable area fills out north of the Gila River, the Estrella community will take on more of the City's housing needs while also integrating and expanding commercial and recreational opportunities to serve the growing resident base. The E14 PAD will set the stage for development east of Estrella Parkway, maintaining the long-held vision for a mix of uses in Estrella with updated planning and flexibility to meet market demand into the future. New residents will benefit from Estrella's existing amenities, such as the StarPointe and Presidio residents' clubs as well as miles of connected trails and integrated parks. E14 PAD will also feature a new community amenity to serve both new and existing residents and provide connectivity for new residents to drive, bike, or walk to the many destinations for activity and leisure throughout the master planned community.

The existing core area near the intersection of Estrella Parkway and Elliot Road currently houses commercial and recreational services for Estrella residents and is continuing to fill out as commercial demand increases. E14 PAD offers a second core at the intersection of Estrella Parkway and Willis Road, in and around the Business and Commerce designated area in the General Plan. This second core will create a destination for existing and future residents in the southern and eastern portions of Estrella to work, shop, and socialize. It will feature a mix of uses near the higher volume transportation corridors and includes options for higher density residential uses. The residential offered in this second core area will provide new housing choices in Estrella that help realize the goal of a complete community and support nearby commercial development, making the area more conducive to retail, restaurant, and service users. This mixed-use concept is consistent with the existing zoning that permits a range of commercial uses as well as multi-family residential development at a density of 50 du/ac; however, the permitted density in the E14 PAD will be significantly curtailed from the earlier proposal in order to better align with current planning and demand while complementing the existing Estrella development. Although the previous plan for a regional mall and freeway-adjacent commercial development is no longer viable at this location due to the realignment of the

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regional scale transportation corridor, this area is ripe to attract uses that serve the growing Estrella population.

The E14 PAD implements innovative layered zoning through its LUGs in order to promote higher intensity development of Estrella's second core area while also allowing for a variety of housing options and smaller neighborhood commercial opportunities throughout the Property. This approach allows the community to be planned holistically and will help to add diversity in housing as density generally decreases while moving away from the core area, but avoids an overly prescriptive plan that unnecessarily hinders the ability to react to market conditions. The proposal also maintains buffers and transitions between uses while allowing a master planned developer to plan a cohesive, high-quality community. E14 PAD is designed to attract a variety of market-rate housing options that will address the needs of a range of prospective residents including first-time buyers, young families, out-of-state transplants, seasonal residents, move-up buyers, empty nesters, and retirees. The E14 PAD area will enhance Estrella's housing stock, which has largely been limited to single-family detached options, in order to build a more complete community where residents can remain through all stages of life. The desire is to plan for housing options that will grow with the needs of the residents and for children raised in the community

to continue making Estrella their home as adults while building their own lives in this idyllic setting.

Goal LC-2:

A stable approach to growth that is well managed and distributed to meet or exceed the quality of existing development and equitably address the needs of existing and future residents, businesses, and visitors.

Policy LC-2.4. Promote appropriate development within the designated growth areas:

- *Estrella Parkway Corridor: Promote the development of commercial nodes, retail, services, and educational, and recreational uses.*

The Estrella master planned community has been developing for decades through various economic climates and shifting market demands. It remains vibrant and continues to grow with expectations of high-quality development and amenities. E14 PAD will transition growth within Estrella to land east of Estrella Parkway and offer diverse uses that meet or exceed the needs of a broad range of current and future residents. From first home buyers, to move-up or seasonal residents, or those seeking a high-quality rental option, E14 PAD advances Goal LC-2 by blending a variety of residential options with

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accessible open space and recreational amenities as well as an appropriately scaled secondary commercial core.

In particular, the Estrella Parkway Corridor (Growth Area) runs through E14 PAD's frontage on Estrella Parkway and has been identified as a prime location for greater intensity. This concept is reflected in the alignment of the E14 PAD's higher intensity LUGs. As prescribed herein, this PAD allows commercial, mixed-use, and higher-density residential development, but concentrates these uses into a secondary core area near the intersection of Estrella Parkway and Willis Road, where they are most accessible to the community and higher-density residential can serve as a transition between commercial and single-family residential neighborhoods as planned by a master developer. This approach will help support and entice appropriate commercial services to the area to meet current and future market demand.

Goal LC-4:***All areas of Goodyear become complete neighborhoods***

Policy LC-4.1. Promote the concept that all neighborhoods in Goodyear should be "complete neighborhoods" meaning they include:

- *A range of housing options.*

- *The option to safely walk or bike to internal and external destinations.*
- *Access to a variety of transportation options.*
- *Schools that meet the needs of the neighborhood.*
- *Parks and other recreational facilities.*
- *Neighborhood commercial centers that provide daily needs.*
- *Places of worship.*
- *A sense of place and community pride.*
- *Places and spaces that encourage social interaction.*
- *Accessibility for people of all abilities.*
- *Access to healthy food.*
- *Other amenities identified as important by the neighborhood.*

Policy LC-4.2. Link neighborhoods and individual destinations within neighborhoods together through publicly accessible and private shared-use sidewalks, greenways, trails, and open space. Also, provide bike paths and bike lanes where possible to increase connectivity.

Policy LC-4.7. Designate open space or parks as the focal point of the neighborhood and ensure they are available within walking distance to all residents.

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Goal HS-1:

A comprehensive, connected, and accessible parks, open space, and recreation system serves existing and future residents by contributing to the community's social, economic, and environmental quality.

Policy HS-1.7. In the Neighborhoods land use category, parks and open spaces primarily should:

- *Be a focal point of the neighborhood.*
- *Contribute to a sense of place.*
- *Be a place where children can safely play.*
- *Provide opportunities for social interaction.*
- *Locate parks to integrate neighborhoods, so that residents of different neighborhoods can meet and socialize.*
- *Provide appropriate connections between residential and commercial areas by consolidating open spaces in different land uses to create larger areas (e.g., a neighborhood park and required commercial buffer could be located near each other to create larger open space).*
- *All residences shall be located within a ¼ mile of a public or private neighborhood park.*

E14 PAD is an extension of the Estrella master plan community that promotes complete neighborhoods with a cohesive mix of housing options that are anticipated to

develop in conjunction with commercial and civic uses, all of which benefit from integrated open spaces in close proximity to every home. E14 PAD will provide an open space system comprised of 18% of the property (approximately 271 acres) as open space of which 75% (approximately 203 acres) will be usable. Usable open space areas will be distributed throughout the Property with the integration of a community-level amenity, but also in the form of pocket and neighborhood parks, greenways, and trails, consistent with the robust system already found throughout Estrella. Each neighborhood will be designed to ensure that each lot is located within one-quarter mile of a park. As the Estrella community abuts Maricopa County's Estrella Mountain Regional Park, E14 PAD will connect to Estrella's prized trail system leading into the park and connecting to the broader Maricopa Trail system. Overall, E14 PAD's open space is intended to establish community identity and promote resident interaction. This system is designed to reach residents of all ages and make living in E14 PAD an experience rather than just a place to dwell.

With various levels of development intensity emanating from the core area, E14 PAD's neighborhoods will be connected for ease of access by automobile, foot, or bicycle to the commercial and mixed-use core at Estrella Parkway and Willis Road. Site and building design within the core will be focused on pedestrian activity and

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community engagement. Commercial areas are accessible and connected to the neighborhoods but will be buffered by setbacks and landscaping that will protect privacy and enhance community identity.

Goal ID-1:

Vibrant, equitable, and diverse neighborhoods recognized as being “a home for everyone,” each with their individual character yet connected and integrated into a cohesive Goodyear.

Policy ID-1.3. Encourage the integration of varied housing models, architectural styles and form, streetscapes, signage, common landscaped areas, and other character-defining features that contribute to a distinct neighborhood identity.

Goal ID-2:

A range of housing types, price points, and sizes meet the needs of all ages, incomes, and lifestyles.

Policy ID-3.3. Partner with developers to integrate diversity of housing types into large master planned communities.

Policy ID-2.7. Ensure that new development preserves surrounding community character through buffering techniques, design elements, and appropriate landscaping.

Estrella is a master-planned community that, at full build-out, will include a wide array of housing types, price points and home sizes. As in other areas of the City, landforms and infrastructure influence where certain housing types occur. For instance, sloping terrain (i.e., Communities 11 South and 13) is often suitable for larger lots and homes while locations near major intersections (Community 14) attract commercial uses and surrounding residential at a density to make them successful.

The E14 PAD features a layered zoning framework that establishes multiple LUGs, functioning as a series of overlays that promote housing and community diversity through flexible development options. This approach allows for a full array of housing options to develop over time with various single-family lot sizes, attached and cluster product, townhomes, and multi-family of various densities. The zoning districts for these products are based on the City's existing zoning districts to provide certainty and familiarity in the development options, however, the layered LUGs allow responsiveness to market demand that will provide for resident choice within multiple market segments at various stages of life and appeal to a variety of lifestyles.

Pedestrian connectivity by means of shared use trails and shaded sidewalks will connect residents to each neighborhood and through a series of linked hierarchical

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open spaces. E14 PAD will focus on creative neighborhood design, including commercial and mixed-use development integration, while not straying from the Estrella master planned community vision of high-quality and diverse housing with world class recreational amenities for all ages and abilities. Uses of varying intensities will be buffered through building placement and site design and screened when necessary.

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

The Property experiences some minimal change in grade as it rises on approach to the Estrella Mountains to the east. It is predominantly developable except for a foothill area near the southern boundary that has been identified for preservation. The Property is located within the Estrella master planned community and is currently zoned for residential and intense commercial development, thereby confirming the suitability for a variety of development options.

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

The Property is currently undeveloped and is bounded to the east and south by vacant property. To the north is an existing high school and to the west, across Estrella Parkway is the Montecito neighborhood and the gated and aged-restricted Canta Mia community. E14 PAD will provide a much-needed secondary commercial core for the residents in the southern portion of Estrella and for the future residents of this property.

Designed with flexibility in mind, the E14 PAD will permit the master developer to remain nimble as housing and commercial development trends evolve and market demand changes over time. The proposed commercial uses align with the City's current commercial zoning districts, with minor modifications to ensure proper fit within the Estrella community. In addition, this Project will reduce the density and intensity permitted under existing zoning that allows for approximately 8,400 homes and 480 acres of commercial development, which includes a high-intensity town center permitting 50 du/ac multi-family development. The E14 PAD will more closely align development with the current General Plan land use designations that have been implemented over the past few years. These past amendments proactively recognized the increasingly residential character of the area as well as the need for community-serving commercial development near Estrella Parkway and Willis Road instead of a regional commercial hub.

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

The Property is currently zoned PAD with an outdated plan from 1988 that included a very large regional-scale commercial area. That concept was predicated on a proposed freeway alignment and interchange that has since changed significantly. The Project represents an improvement by providing a more cohesive and balanced product mix that appeals to the modern market and the current circulation plan. The E14 PAD will allow development to better align with current planning assumptions and modern trends, and the layered zoning approach will provide flexibility to react to future demand more efficiently than the current zoning with stagnant and specific geographic limitations. This PAD also memorializes key open space criteria including programming, accessibility, and connectivity to build upon the previous concepts associated with the existing PAD.

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

Estrella is a highly sought after community with potential for a menu of housing options and projected demand for a second commercial core – all on land that is already planned for development. As land north of the Gila River in Goodyear fills out for development over the next 5-10 years, Estrella is the next logical step for housing in Goodyear. It is an existing community with infrastructure and amenities, which is only approximately half built out at this time. The E14 PAD will allow the community to begin extending east of Estrella Parkway with additional single-family options and a new commercial core to serve residents in the growing southern portion of Estrella. The current zoning on this property is not conducive to a viable development pattern for the community, as it is focused on regional commercial activity centered around a now-abandoned freeway alignment. As such, this proposal will realign the property with a more desirable use palette for the area.

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

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bridges, schools and emergency services facilities and equipment;

The Project will be able to connect to existing infrastructure that currently supports the Estrella community and has been planned with future growth in mind. An expansion of the Rainbow Valley Water Reclamation Facility is currently underway to increase capacity from 0.75 mgd to 2.0 mgd. There are currently two elementary schools and one high school in Estrella, with additional land set aside for future schools. The master developer is in communication with both the Liberty Elementary School District and Buckeye Union High School District about development plans and facility needs. The table below provides a standard student ratio calculation for elementary and high schools; however, the actual number of students generated may vary.

School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary School	6,034	0.30 students/unit	1,810
High School	6,034	0.19 students/unit	1,147
Total	6,034		2,957

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

No adverse impacts are anticipated. The Property will be able to connect to existing infrastructure, and the master developer is working with the City on any needed improvements.

h. general public's concerns;

The Applicant will comply with the citizen outreach and notification requirements of Sections 1-3-8 and 1-3-9 of the Zoning Ordinance.

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

The E14 PAD promotes orderly growth, as the Estrella community extends east of Estrella Parkway, consistent with the General Plan's land use and growth corridor designations. It allows for creativity and flexibility through its LUGs with the greatest intensity near the intersection of Estrella Parkway and Willis Road. Intensity and density decrease further away from the core, reserving areas for single-family uses. This approach allows the Property to be planned holistically instead of on a limited parcel-by-parcel basis.

5. PAD DISTRICTS

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

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5.1. SINGLE-FAMILY DISTRICTS DEVELOPMENT STANDARDS

The table to the right prescribes the development standards applicable for each single-family District.

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 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 3.1. Land Use Budget

	R1-10	R1-7	R1-6	R1-4	R1-A	R1-C	R2
Lot Area (typ. min. sq. ft.)	10,000	7,000	5,500 5,000	4,500 4,000	2,800	3,200	7,200
Lot Width ¹ (min. feet)	80	70	55-50	45-40	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	40%-NA	45%-NA	60%-NA	60%-NA	75%-NA	60%-NA	40%-NA
Building Setbacks⁵ (minimum 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	15-10	15-10	0	10	15
Street Side ⁴	20	15	10	10	10	10	20
Rear	30-25	25-20	20-15	20-10	15-10	15-10	20-15
Auto-court/Alley ³	0	0	0	0	0	0	0
Open Space⁶							
% of Net Lot Area	10%NA	12%NA	15%NA	15%NA	15%NA	15%NA	12%NA

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JUSTIFICATION:

The Planned Area Development (PAD) zoning district is an alternative to traditional zoning and is a good fit for large projects, such as master planned communities, where unique development standards are implemented to accommodate a creative product mix, transitions between uses, and integration with Estrella's amenities. By its very nature, the PAD option exists to encourage creativity and provide variety while maintaining an overall thematic consistency. The PAD with a mix of development options and their respective standards provided within a single document is far more efficient for a 1,505-acre project than piecemealing several smaller zoning categories within that same 1,505 acres. If a large-scale property is broken into multiple standalone zoning districts, there is a significant potential for multiple one-off rezonings for small parcels or other types of modifications – which could result in a fractured, uninspired development.

The City of Goodyear already provides some allowances for alternative standards, such as reduced lot sizes and side setbacks when accompanied by enhanced amenities. As such, the requested deviations from the City's standards are minimal considering the context of the Property, and the overall approach adheres to the City's existing hierarchy and vision. More specific justifications are provided below:

SINGLE-FAMILY DISTRICTS DEVELOPMENT STANDARDS

1. **Lot Width.** *This PAD reduces the R1-6 and R1-4 lot widths from 55 feet and 45 feet as provided in the Zoning Ordinance to 50 feet and 40 feet, respectively. The proposed lot width reductions for the R1-6 and R1-4 are currently allowed by the Zoning Ordinance with enhanced amenity, connectivity, and streetscape design standards; the E14 PAD establishes amenity design standards along with overall open space standards that will meet and exceed typical requirements. Amenities beyond the minimum requirements include the existing StarPointe and Presidio residents' clubs and Lakes Park in addition to the community amenity and series of neighborhood parks that will be provided as part of the E14 PAD. Another trademark of Estrella is its connectivity with a robust trail system throughout the community and leading to the Estrella Mountain Regional Park and Maricopa Trail system. The E14 PAD will continue this tradition of connectivity with paths and trails along roadways and powerline corridors with additional connections through open space and connecting to parks and commercial areas where appropriate. While the quality of amenities and connectivity is better measured on a holistic level, streetscape elements are more aptly considered on a subdivision-specific level. As such, the E14 PAD will require specific levels of streetscape elements at the plat level for R1-6, R1-4, R1-C, and R1-A districts as set forth in Section 6.3.D.*

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2. **Lot Coverage.** *Maximum lot coverage can be an impediment to creativity, especially for single-family residential development. The E14 PAD is intended to bring about new housing opportunities in Estrella for an evolving homebuying market while maintaining the overall quality of design and outdoor recreation and leisure opportunities that define Estrella. Instead of lot coverage requirements, building setbacks associated with a defined lot size may serve to define the envelope of developable area while allowing for greater flexibility within that envelope.*
3. **Rear Setback.** *The proposed rear building setbacks for R1-10 (30'), R1-7 (25'), R1-6 (20'), R1-A (15'), R1-C (15'), and R2 (20') have been reduced by 5 feet and R1-4 (20') by 10 feet to align with other similar, and recent, comparable developments in Estrella. Ample connected open space existing throughout Estrella and proposed in this PAD provide opportunities for outdoor leisure and recreation. At the same time, the reduced rear setback allows greater flexibility for siting different sized homes on single-family lots while not requiring homebuyers to purchase additional lot area they may not need or want.*
4. **Garage Setback.** *This PAD maintains the City's Zoning Ordinance baseline setback of 20 feet, but includes allowances for reductions to 0 feet. The 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). Where some zoning districts support a mix of housing products, some are more compact, such as motor courts or alley-loaded products where traditional driveways and lot configurations are inconsistent with the neighborhood design and function. This allowance encourages alternative community design and product types without the need for variances or PAD amendments for driveways.*
Auto-court and alley setbacks are currently undefined in the Zoning Ordinance. This product type is increasing in popularity and promises to serve a variety of lifestyles where yards are undesirable or impractical.

PAD NARRATIVE

5.2. MULTI-FAMILY DISTRICTS DEVELOPMENT STANDARDS

The table to the right prescribes the development standards applicable for each multi-family residential District.

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.

	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	60	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%

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A. MULTI-FAMILY DISTRICT
PARKING STANDARDS

The table to the right prescribes the parking standards applicable for each multi-family residential District.

- 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.

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	1 stall per 10 dwelling units if more than 5 dwelling units in the development

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JUSTIFICATION:

There is currently no multi-family residential development in the Estrella community despite the existing PAD providing for multi-family uses and development standards. In fact, approximately 4,600 multi-family units are currently permitted within the Property. This PAD application will reduce the maximum number of multi-family units to only 864. In addition, the existing standards allow up to 50 du/ac on certain “town core” portions of the Property, whereas the E14 PAD will rely on density limits found within the City’s existing Zoning Ordinance, and with only minor modifications to such standards. The E14 PAD standards will be less intense than the current multi-family standards for the Property and blend the current Estrella standards, the City’s standards, and common industry standards with certain modifications where necessary.

MULTI-FAMILY DISTRICTS DEVELOPMENT STANDARDS

1. **Height.** *The current 25-foot building height for MF-12 is untenable as this height would not support typical two-story development with pitched roof forms. Additional height is for pitched roof forms. It allows for roof forms and building massing to be similar to the single-family development standards that are complementary in scale.*
2. **Setbacks.** *The minimum setbacks provided in the PAD reflect those of the corresponding Zoning Ordinance zoning district; however, clarifying footnotes were added to allow conditional modifications to these setbacks based on the LUG in which a development occurs and a building’s proximity to common areas and open space. These modifications encourage integration between communities and community elements and avoid arbitrary building placement and illogical separation from open areas.*
3. **Setback adjacent to residential.** *These standards remain largely unchanged from those in the Zoning Ordinance. The Zoning Ordinance provides specific setbacks when a multi-family property is adjacent to properties with single-family residential detached zoning. These setbacks are carried forward into this PAD with one clarification – currently, the Zoning Ordinance provides an increased setback for the MF-18 district for buildings greater than 30 feet in height; however, the MF-18 district does not allow more than 30 feet of building height, therefore, this standard is not applicable. This correction is reflected in the PAD.*

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4. **Parking.** As multi-family residential continues to evolve and its characterization broadens to capture new product types that are designed to meet more narrowly-defined user categories, Valley ordinances are responding by encouraging greater flexibility in open space and site design criteria, architectural design, and parking standards. This PAD maintains the Zoning Ordinance parking requirements for multi-family residential development with the addition of a footnote that grants the Zoning Administrator authority to reduce the parking requirements when supported by a parking study. This modification provides an opportunity for a developer to work with the City to determine a revised parking requirement when appropriate, such as in a mixed-use environment, where reduce parking requirements are justified.

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5.3. COMMERCIAL AND PUBLIC FACILITIES DISTRICTS DEVELOPMENT STANDARDS

The table to the right prescribes the development standards applicable for commercial and public facilities Districts.

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 site plan under a single application which may be developed in phases.

	C-1	C-2	MU	PF
Net Site Area ¹ (min. square feet)	10,000	10,000	10,000	None
Lot Width ¹ (min. 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} (minimum 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 or two-family residential use or district 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 use or district unit)	30' setback when building is 20' or less tall 50' setback when building is 21' to 30' tall 50' when building is greater than 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 a 50' setback			
Landscape Area ⁵				
% of Net Site Area	15%			

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JUSTIFICATION:

The E14 PAD proposes a significant reduction in commercial and multi-family residential acreage when compared to the current zoning. The realignment of the Loop 303 off the Cotton Lane alignment and the subsequent removal of a freeway interchange dramatically reduced the demand for a regionally-scaled freeway-oriented core with employment, commercial, and high-density multi-family (up to 50 du/ac) uses across approximately 450 acres. Commercial uses remain highly desirable, however, the demand is for more modest, community-level commercial development.

The E14 PAD effectively ‘downzones’ this property to better align with the Estrella community and current General Plan while still encouraging a balanced mix of uses, in the appropriate locations and at an appropriate scale. This PAD plans for more neighborhood-scale commercial development, though a portion of that development may occur in the form of mixed-use, which is why a new Mixed-Use (MU) district was created. The proposed commercial, and now Mixed-Use, districts were created to mirror the City’s development standards for each respective district.

COMMERCIAL AND PUBLIC FACILITIES DEVELOPMENT STANDARDS

1. **Mixed-Use District.** *Added to the table is MU for Mixed-Use development. The development standards are the same as C-2 to allow the height and setbacks required for a meaningful mixed-use development. The MU district is only permitted in LUG C (Core) and allows for the development of true, vertically or horizontally integrated mixed-use projects, that is, residential projects with ground floor retail and/or office uses.*
2. **Commercial Districts.** *This PAD includes two traditional commercial zoning districts – C-1 and C-2, both reflective of the City’s zoning districts of the same name. It should be noted that the City’s C-O uses have been ‘rolled into’ the C-1 district. Doing so ensures that the City’s full spectrum of commercial uses of varying intensities can be captured without requiring a third commercial district in the PAD.*
3. **Public Facilities.** *For additional consistency with the City’s Zoning Ordinance, the PAD also includes a Public Facilities District (PF) with uses and development standards that match those of the City’s Public Facilities District (PFD).*
4. *To encourage **flexibility** and promote **collaboration** with City staff, a footnote was added to the commercial and public facilities district development standards table that clarifies the Zoning Administrator’s authority to reduce or waive certain development standards, specifically for those projects that are holistically planned and submitted to the City for review of a pre-plat or site plan application.*

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5.4. 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.

JUSTIFICATION:**MIXED USE DISTRICT**

Because the City does not have a mixed-use district, the E14 PAD defines the use permissions by combining a mix of residential and commercial use permissions already found in the City's Zoning Ordinance as modified by the E14 PAD.

3. Government offices (excluding outdoors storage), libraries, museums, and parks are permitted in C-1, C-2, and MU Districts.

JUSTIFICATION:**CIVIC USES**

Government offices, libraries, museums, and parks are desirable uses that are similar to other uses already found in commercial zoning districts and are appropriate for the commercial and mixed uses areas within the E14 PAD.

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

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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.

JUSTIFICATION:***AUTOMOTIVE SERVICE STATIONS/CARWASH***

This modification provides the ability to develop, by right, one (1) Automobile Service station (Gas Stations) and one (1) Car Wash located more than 500' from a residential property line within the LUG C (Core). Automotive service stations can be a beneficial neighborhood commercial amenity and can be situated to avoid potential negative impacts to residential uses within the master planned community.

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

JUSTIFICATION:***MEDICAL OFFICE USES***

This modification adds the medical office use to the C-1, C-2, and MU districts, whereas the Zoning Ordinance currently only permits the use in CO or BPD. Without this modification, medical office would not be permitted within

the E14 PAD. While large scale medical office complexes are not anticipated, smaller stand-alone medical office uses could be beneficial to the residential population of the community and would not have impacts that differ substantially from other professional office and service uses permitted in the C-1 and C-2 districts.

6. Pet boarding uses are permitted with conditions in C-1, C-2, and MU Districts. Pet boarding use conditions are:
 - a. The average noise level, measured at the property line, shall not exceed fifty-five (55) dBa.
 - b. Outdoor walks and exercise must take place within specified play/exercise areas.
 - c. Animals must be supervised by facility staff when in an outdoor play/exercise area.
 - d. Animals shall not be allowed outside between the hours of 7 p.m. and 7 a.m.
 - e. Animal waste shall be removed from outdoor play/exercise areas every five (5) hours, at a minimum, when the areas are in use.
 - f. A solid block wall with a minimum height of eight (8) feet shall enclose the perimeter of any outdoor play/exercise area.

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JUSTIFICATION:***PET BOARDING USES***

Pet boarding has become a desirable neighborhood commercial use and is found in many neighborhood-serving commercial areas throughout the Valley. Conditions related to noise and outdoor areas have been provided to ensure any potential impacts from to surrounding uses are properly mitigated within the master plan concept of the E14 PAD.

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 with in 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.

JUSTIFICATION: DRIVE-THROUGH RESTAURANT USES

This modification provides the ability to develop, by right, end-cap drive-through/multi-tenant building drive-through and two (2) standalone drive-through restaurants, coffee shops, and/or similar uses located a minimum 150' from a residential property line within LUG C (Core). The drive-through restaurants can bring a much needed food service option to the community and can be situated to avoid potential negative impacts to residential uses within the master planned community.

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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.

JUSTIFICATION:***VETERINARY USES***

Veterinary office is already permitted by right in the C-2 district. This modification adds the by-right use to the MU and C-1 districts. With the applicable conditions, the use is appropriate for commercial areas with the holistic planning concept of the E14 PAD.

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

6. 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. The framework of the system includes a variety of open space including a community amenity (streets and pedestrian pathways connect surrounding neighborhoods with a community amenity), parks & plazas dispersed throughout the community providing needed local gathering nodes and landscape areas, and greenways, or linear parks, often following a drainage corridor, roadway, or utility corridor. The path and trail system is described in Section 7.2. Path and Trail System. Pedestrian routes will meet applicable ADA requirements. The integration of this parks and open space system, as an essential component of a community master plan, supports many of the modifications requested through the E14 PAD.

The minimum open space requirement is intended to ensure residents have ample area for outdoor leisure and recreation (refer to Section 3.1. Land Use Budget for minimum open space required). The Property is also located in close proximity to the Golf Club of Estrella, Presidio and StarPointe residents' clubs, as well as North Lake Park and South Lake Park. Both lakeside parks feature multi-use fields, basketball courts, and paved jogging paths.

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6.1. OPEN SPACE, PARKS, AND PLAZAS

Exhibit 6.1. - 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 may not necessarily 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. The minimum 18% open space requirement of this PAD must be met within the Property.


EXHIBIT 6.1.
CONCEPTUAL OPEN SPACE

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

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6.2. COMMUNITY AMENITY

A community amenity is envisioned to provide opportunities for recreational, social, and educational spaces. The 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, or other comparable amenity approved by the Zoning Administrator. Minor amenities 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 6.2.**CONCEPTUAL COMMUNITY AMENITY CHARACTER**

Note: Images are intended to be representative of the character and quality of the types of development within a land use group and are not intended to be exhaustive, express specific design details, colors, or materials.



Single-family open space standards are evaluated in context with the neighborhood setting; home types, open space needs, and relationships to adjacent uses and amenities. For example, a neighborhood of homes with small or no yard may have neighborhood open spaces that include amenities similar to those found in the rear yards of homes with larger yards (swings, firepit, bbq, pool, etc.). Conversely, a neighborhood of homes with larger yards has less demand and less of a need for amenities that are commonly incorporated into a private yard. With a mix of uses and home types proposed, the open space standards are expanded to include social gathering spaces, plaza spaces, and seating areas along with tot-lots and recreational space.

6.3. SINGLE-FAMILY OPEN SPACE STANDARDS

Abundant open space and unparalleled connectivity has helped attract homebuyers to Estrella for three decades. Residents are able to enjoy both active and passive outdoor activities along with community amenities that provide opportunities for all ages and all levels of activity. The E14 PAD seeks to continue that tradition and will ensure high quality open space is within easy walking distance of all single-family homes. Throughout E14, the need for neighborhood amenities will vary depending on neighborhood location, relationships to adjacent and nearby open spaces, relationship to a nearby 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

A minimum of 18% open space will be provided throughout the Property. At least seventy-five (75) percent of the required open space shall be provided as useable open space. To ensure residents throughout the Project will be able to benefit from the proposed open space plan, there will be at least one (1) park within a ¼ mile walking distance of a home.

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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 tract the amenity is located within. Useable open space does not have a minimum area or dimensional 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 encourages 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, and residents are encouraged to walk or bike along Estrella's interconnected system of trails and pedestrian paths.
4. When provided, seating areas should be shaded, which may include trees.

D. DESIGN ELEMENT REQUIREMENTS FOR SINGLE-FAMILY DISTRICTS

The design element requirements for single-family residential neighborhoods in the Zoning Ordinance are intended to help create diverse places within a

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community that are accessible to the surrounding residents. The requirements include amenity elements, connectivity elements, and streetscape elements. The inclusion of these elements allows for reduced lot widths in R1-6, R1-4, R1-A, and R1-C Districts and reduced setbacks in R1-10, R1-7, and R2 Districts as provided for in this PAD. 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. E14 PAD will continue to develop with a high level of amenities, community-wide connectivity, and create neighborhoods that foster a sense of place.

1. Amenity Elements

The quantity of amenity elements required varies by District. R1-10, R1-7, and R-2 Districts require one (1) amenity element, R1-6, R1-A, and R1-C Districts require two (2) amenity elements, and R1-4 Districts require three (3) amenity elements.

As demonstrated in Estrella and throughout the E14 PAD, the amenity elements are satisfied and provide the envisioned level of service to residents on a holistic level without requiring

each residential parcel to meet certain quotas. Notable community-scaled amenity elements within Estrella 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. These elements combined count as one of the required amenity elements. Estrella Mountain Regional Park is immediately east of Estrella and is an amenity to the community with multiple connections via the trail system. This element counts as a second required amenity element. Lastly, a minimum of one (1) community-scaled amenity will be provided within the Property. This will satisfy the third required amenity element. See Section 6.2. Community Amenity for information on this amenity.

2. Connectivity Elements

The quantity of connectivity elements required varies by District. R1-6, R1-A, and R1-C Districts require two (2) connectivity elements and R1-4 Districts require four (4).

Estrella has an extensive path and trail network. The system will be extended through the Property as further described in Section 7.2

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Path and Trail System and will satisfy one required connectivity element.

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 network of connected amenities and its expansion satisfies a second connectivity element requirement.

A pedestrian route along the powerline corridor will serve as a regionally significant route for the community. 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 corridor, and the connections thereto, counts as a required connectivity element.

The PAD provides a framework for lot diversity. As demonstrated in Estrella, neighborhoods vary in lot size resulting in a mixture of home sizes, block lengths, and opportunities for pedestrian activity and engagement. This will continue within the Property as a market

necessity satisfying a connectivity element requirement.

The aforementioned connectivity elements meet or exceed the Zoning Ordinance standards.

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. Streetscape Elements are required for R1-6, R1-4, R1-A, and R1-C neighborhoods. A minimum of one (1) streetscape element is required for R1-A and R1-C neighborhoods, a minimum two (2) streetscape elements are required for an R2, R1-6, R1-7, and R1-10 neighborhoods, and a minimum four (4) streetscape elements are required for an R1-4 neighborhood. 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)

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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,

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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 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 meets the stated purpose and provides the same impact to the community as the listed elements may be approved by the Zoning Administrator.

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JUSTIFICATION:

This PAD will expand upon the existing variety of open space and recreation amenities currently being enjoyed by the Estrella residents and increase the overall open space percentage from 15% (for most residential districts under the City's Zoning Ordinance) to 18% as measured throughout the entire E14 PAD. Much of what is being identified in the PAD already exists in the City's zoning ordinance and/or the City's Design Guidelines Manual; however, there are a few select modifications that will improve the community's open space planning and programming.

First, the PAD clarifies that gathering amenities, such as hardscaped plazas with shade, firepit areas, and picnic areas that provide value to the community's social fabric can also be counted in the park and open space calculations.

The PAD also recognizes the value of a network of smaller parks within this large master planned community that already ties into the broader Estrella amenities, such as StarPointe, Presidio, and the Lakes Park. The Zoning Ordinance requires developments 40 acres in size or larger to adhere to the following standards - there shall be a 5-acre neighborhood park within a ¼ mile walking distance of all dwelling units; two parks totaling at least 5 acres may be provided in lieu of a single 5-acre park if additional amenities are provided above and beyond those listed in Section C; and the parks are connected via

SINGLE-FAMILY OPEN SPACE STANDARDS

a system of on or off-street paths or trails; and lastly, when two parks are provided it is highly encouraged to connect them via off-street trails. The proposed deviation is that instead of requiring a park to be five (5) acres in size, a series of smaller parks will provide the appropriate level of service to the community. These smaller parks will be located within neighborhoods where there can always be "eyes" on them. A successful neighborhood park is one that is highly accessible, safe, and comfortable regardless of season or user ability, and smaller parks can feel more personal. The typical neighborhood park will range in size from 0.25 to 1.75 acres.

Amenities vary from park to park in relation to the neighborhood context. For example, family-oriented neighborhood parks will include amenities such as a playground, turf area, and shaded seating while another park in the same neighborhood may be oriented toward social gathering and free play with a ramada, barbeque, fire pit, turf area, swings, and shade areas. In addition to the practical and safety benefits associated with smaller, more frequent parks, they also enhance the streetscape and the overall experience of travel through the community, let alone the practical benefits associated with drainage design that is equally as effective as larger, centralized basins, but less visually intrusive.

The E14 PAD will allow for these types of parks to exist while still meeting the Zoning Ordinance requirement of

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75% usable open space within each park. See also Section 6.1. Open Space, Parks, and Plazas.

Section 3-5-4 A.3.a.1. of the Zoning Ordinance requires “parking spaces shall be designated for parks and recreation areas”. Clarification was added that neighborhood parks are not all subject to this parking requirement. This PAD allows these parks to be smaller, but with the required open space percentage, their frequency is greater, making them more accessible to pedestrians and less dependent upon automobiles.

This PAD proposes a deviation from the current percentage of open space per individual development parcel to a more holistic, project-wide approach that recognizes open space as a unifying design feature that will tie neighborhoods to each other and to nearby supporting uses rather than a fractured collection of isolated neighborhoods. Overall, the E14 PAD will have a minimum of 18% open space, which exceeds the requirements of any single-family district or PAD requirements in Goodyear’s Zoning Ordinance.

Residents will also have the opportunity to frequent a community amenity provided within the Property in addition to the existing amenities in Estrella. The PAD provides for a large-scale amenity, referred to as a Community Amenity. While plans for the Community Amenity will evolve throughout the development process, the PAD sets expectations by requiring at least one (1) major amenity and at least two (2) minor amenities within the Community Amenity – with examples of what

constitutes each amenity classification. This approach allows for a high-quality amenity at a scale that is appropriate for the community while allowing for the flexibility to adapt to the recreation trends and demands present at the time of construction.

The PAD clarifies the number and allocation of amenity, connectivity, and streetscape elements based on the residential zoning option selected at the time of development. The developer will have the opportunity to select the assigned number of streetscape elements from a predetermined list provided in the PAD. The connectivity elements are satisfied on a project-wide basis, including existing community-wide features such as paths and trails associated with the existing Estrella amenity areas, the powerline corridor, and connected pedestrian-scale open spaces elements. The amenity elements are addressed in three specific ways. First, the existing community-scale elements such as the Yacht Club, StarPointe Residents’ Club, and the Presidio Resident’s Club satisfy the first required amenity element. The second required amenity element is satisfied through the community’s adjacency to the Estrella Regional Park, which is supported by Section 3-2-3.D.4.a of the Zoning Ordinance. And, lastly, the third amenity element, which, like the second amenity element, is not required for all residential zoning district options, will be satisfied by the new Community Amenity as described above. As such, all amenity, connectivity, and streetscape element requirements will be met or exceeded by this PAD.

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6.4. MULTI-FAMILY OPEN SPACE STANDARDS

As with single-family homes, residents of multi-family housing will also benefit from Estrella's extensive set of amenities and the overall outdoor experience. The following open space development standards that align with the Zoning Ordinance 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.

JUSTIFICATION: MULTI-FAMILY OPEN SPACE STANDARDS

This section does not modify the standards found in the Zoning Ordinance. Certain current open space standards related to the E14 PAD's holistic approach to open space are preserved to ensure certainty in application throughout the life of the Project.

7. CIRCULATION AND ACCESS

Vehicular circulation within the Property will be phased with development. Initially, access will be provided via Estrella Parkway. Cotton Lane will provide another access route in the future. The installation of Cotton Lane will be determined based on capacity needs as analyzed with traffic studies reviewed by the City. Cotton Lane will continue south through and past Estrella. While Estrella Parkway and Cotton Lane will both provide connectivity beyond the Property, multiple west/east connector roads will provide internal circulation and meet traffic demands specific to onsite development.

Estrella Parkway access points include the extension of the fourth leg of the four-way intersections at Calistoga Drive, Willis Road, and Tanglewood Drive. An additional collector roadway (Road A) intersects Estrella Parkway just south of the existing high school at a planned intersection that is already installed. Internal vehicular circulation to individual neighborhoods is planned from these roadway extensions by way of neighborhood roadways.

An analysis of proposed roadway infrastructure has been presented to the City in a Master Traffic Impact Analysis submitted with this PAD. As preliminary plats and site plans are submitted for various areas within the E14 PAD, roadway alignments will be finalized and traffic impacts will be further refined.



Roadway alignments and classifications are conceptual and will be based on improvement plans approved by the City.

7.1. PARKING

Parking can be a particularly impactful design issue in development. The E14 PAD development standards are rooted in flexibility and creativity. The proposed flexibility keeps the project nimble and responsive to ever-changing development trends, while creativity encourages openness to design alternatives that have, through decades of experience, proven to be successful in other similar master planned communities in Arizona. The proposed standards below are intended to ensure adequate parking is provided, can be provided when standards such as screening requirements would otherwise be prohibitive, and can be provided consistently regardless of parking space location.

- A. On-street parking is vehicular parking provided along a street. In most cases, on-street parking is located within a right-of-way (i.e., along a neighborhood street). In some cases, on-street parking may be located on private property. For instance, a main street-like shopping area. This may include parallel or head-in style parking. In such case, the screening regulations for parking would not apply. When defined and not within a right-of-way, on-street parking is permitted within a building setback area.

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- B. Parking is a large component of retail centers. As such it impacts a large area of a site with asphalt. Parking structures help to reduce the footprint area of parking, but a structure is not often economically feasible until the value of the land in a commercial core can offset the cost of a structure. Parking structures are designed for adequacy and efficient parking. These same principles should be applied to surface parking.
- C. In an effort to attract local business and restaurant ownership, the E14 PAD allows for surface parking stalls with LUG C (Core) that are the same size as a parking structure stall as well as compact parking spaces. For surface parking areas, Parking Space means 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 in a parking lot. Parking space for a compact vehicle in a parking lot means an area a minimum eight (8) feet wide and sixteen (16) feet deep, exclusive of driveways and access ways. At least eight-five (85) percent of required vehicular parking spaces must be standard spaces.
- D. A bike friendly community is envisioned. The path and trail system will provide an opportunity for residents to travel within the neighborhood without the need to use a car. To incentivize this, 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.

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JUSTIFICATION:

Street circulation and access is proposed to meet the City's standards, and the applicant will continue working with the City on street design to enhance the aesthetics and character of the community. Circulation and parking within the E14 PAD will be overseen by the City, the master developer, and the Estrella HOA, all of which have a vested interest in the project's long-term success. Two minor modifications are proposed for parking in E14, and the rationale for these modifications is provided as follows:

PARKING

1. ***Parking Space Dimensions.*** *Surface parking space dimensions are refined from twenty (20) feet deep to match the City standard for a parking structure stall at eighteen (18) feet deep. The standards for a parking structure provide adequate room for vehicular circulation. Reducing stall depth reduces asphalt, lowers heat gain related to pavement, and reduces infrastructure costs helping to attract local businesses. A provision for compact spaces is included with a restriction limiting the number to avoid insufficient parking while providing an ability to define a parking stall where a typical space may not fit.*
2. ***Vehicular Parking Space Credit.*** *The E14 PAD proposes a revised vehicle parking space credit for providing bicycle parking from 10 bicycle spaces for a vehicle space to 3, as the average family is 2.3 people per household equaling 1 vehicle. There is a strong desire to incentivize small businesses to locate within the community. Trading expensive vehicle parking spaces for less expensive bicycle spaces can help, particularly in a bicycle-friendly community.*

7.2. 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.



EXHIBIT 7.2. CONCEPTUAL PATH AND TRAIL CHARACTER

Note: Images are intended to be representative of the character and quality of the types of development within a land use group and are not intended to exhaustive, express specific design details, colors, or materials.

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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 arterial, collector, and neighborhood 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 oriented 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 of four (4) feet wide and may narrow in response to site conditions. Community paths and trails within the powerline corridor and in areas of greater pedestrian intensity shall be a minimum six (6) feet wide. Earthen trails are permitted in native character landscape areas. A trail in an urban character landscape area should be composed of decomposed granite, concrete, asphalt, pavers, or other similar material.

JUSTIFICATION:***PATH AND TRAIL SYSTEM***

A recurring theme throughout the E14 PAD is holistic planning and how it improves compatibility between uses and creates seamless transitions between neighborhoods. This is further supported by the proposed path and trail concept that weaves a network of paths and trails through the community that serves as a functional circulation element while reinforcing the importance of recreation and connection within a community.

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7.3. TREES

The landscape character will embrace the native plant palette found in the Sonoran Desert. Many of the tree species include multi-trunk trees, and when mature, provide shade over paths, trails, and roads. 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. Native character multi-trunk trees are permitted as long as protections remain in place for public safety.

JUSTIFICATION:***TREES***

The E14 PAD also implements the 'right tree, right place' whereby using the proper tree variety in the proper location, and at the ideal spacing, the tree will thrive. Consistent with this concept is the notion of proper placement of multi-trunk trees. These trees have tremendous utility for creating volume or adding privacy; however, due to their wide canopy, they should not be located near routes of pedestrian or vehicular travel. Doing so can result in a conflict, which in turn can result in over-maintenance or even removal. This PAD supports the use of multi-trunk trees but restricts their placement to locations where conflicts are minimized.

8. DESIGN/THEMEING

COMMUNITY DESIGN TENETS

- *A community designed to embrace the High Sonoran Desert, and its rich native character.*
- *A place where residents may easily walk, stroll, or bike, connecting homes to neighborhoods and neighborhoods to community.*
- *A community that leads with best practices in water stewardship through responsible native plant selections, limited turf use, and employing efficient irrigation and retention methodology.*
- *A destination filled with opportunities for social gathering — including varieties of neighborhood parks, trails, paths and walkways, community nodes and centers, schools, and a new retail core.*
- *A vision for Estrella built on inclusivity — welcoming every type of resident who wants to live in a high-quality, diverse and well-executed master plan.*
- *Built on the premise that great development must meet and exceed the needs of residents today — and well into the future —home, neighborhood, and enclave choices are designed for every life stage.*

Envisioned is a community that embraces the natural character of the site, taking cues from the native landscape and landforms to create neighborhoods that uniquely embody the character of Estrella and creating opportunities for social gathering. Several community design tenets will guide the character of the community.

Open space and amenities will be woven into the neighborhood fabric. Neighborhood parks with areas for recreation and socializing will be sprinkled throughout providing a setting for neighbors to visit with each other. The character of the park spaces will relate to the neighborhood. Some parks may include turf and play equipment catering to young family needs while others may include a fire-pit, swings, or other social gathering amenities in a more native landscape setting. Estrella has many great community amenities. Added to this will be a community amenity that will be a hub for social gathering and recreation.

The native landscape palette will continue to influence the landscape character as it has within Estrella. Areas of native plant material will mostly remain in place and undisturbed in hillside areas and locations where existing

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drainage patterns are maintained. Where the landscape is disturbed, certain areas will be designed to recreate a native character landscape, while other areas, like a neighborhood park, will be enhanced to emphasize the importance of a setting.

An active community connected throughout with a path and trail system is envisioned. This will add to the already prevalent system within Estrella. Not only will the system create opportunities for recreation, but it will also provide connections from homes to neighborhood amenities, from neighborhood amenities to community amenities, and from community amenities to a commercial core.



8.1. 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 for 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 designs are expected to complement the surrounding context. Nonresidential design standards are included in the City Design Guidelines.

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8.2. STREETS

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.

8.3. OUTDOOR LIGHTING

The vision for lighting includes:

- dark sky preservation
- alternative light details and light level intensities related to the context of the site and setting
- fixtures appropriately sized to complement the character of the community and setting
- variety of light color and mounting methods (i.e. pole, wire strung, building mounted)
- artistic lighting for dramatic effect
- lighting for recreation uses

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;

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- 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;
- I. limited street lighting, particularly discouraged is continuous street lighting for portions of the Property outside of the LUG C (Core) as dark sky preservation is desired. 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.

JUSTIFICATION***OUTDOOR LIGHTING***

The intention is to promote dark sky neighborhoods since the neighborhoods are getting closer to the Estrella Mountain Preserve and the foothills in Estrella. The goal is to preserve as much as possible starry-night views – after all, 'Estrella' is Spanish for 'star'.

Reducing street lighting will help this. Streetlights are still necessary; however, a runway of continuous streetlights along the roadways should be avoided. Much like some of the most valued areas of the valley that have very limited lighting, this area of Estrella strives to do the same. In the commercial core, away from the preserve, lighting can be designed as a feature adding ambiance and energy to a socially active space.

9. LANDSCAPING AND WALLS

The landscape design objectives for the Property are consistent with those of the City. Landscape design should:

- *utilize a natural desert theme with appropriate native vegetation and inorganic groundcover; rock, boulders, etc. are encouraged,*
- *include hardscape elements such as walls and fences, that are complementary and compatible with the context in which they are located,*
- *incorporate a water efficient design that encourage the formation of deep root systems,*
- *include groundcovers to retain soil moisture,*
- *group trees and plants with similar water requirements*
- *utilize green infrastructure where practical,*
- *address sight visibility,*
- *incorporate appropriate plant material, particularly on the south and west sides of buildings, to promote energy conservation,*
- *plant trees in locations that, when mature, provide shade for pedestrians and gathering areas, and*
- *include landscaped areas planted with pollinator and other insect friendly vegetation.*

Proposed wall types shall represent the Estrella theming, which provides a pleasing sense of community character. They will also create a cohesiveness across the neighborhoods while maximizing open views and providing visual interest through patterning, wall color, and texture. Together, the landscaping design and walls will provide a complementary mixture of desert friendly trees, shrubs, accent plants, and ground cover along with a cohesive character for the next phase of the community.

9.1. POWERLINE CORRIDOR LANDSCAPE

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.

JUSTIFICATION POWERLINE CORRIDOR PLANTING

This PAD proposes a reduction of the 50% live coverage requirement due to the length and width of the existing powerline corridor, protecting the existing native character, and maintaining functionality and accessibility for utility services. The utility provider will be consulted on the improvements allowed in the powerline easements. Often, improvements, including landscape material selection, are extremely limited in order to preserve the ability to access, safety, and service the powerlines. Additionally, this PAD clarifies that the powerline corridor is a buffer, therefore, an additional buffer is not necessary nor required.

9.2. LANDSCAPE BUFFER

The E14 PAD envisions high quality site design that is complementary in character for the overall community. The E14 PAD will largely rely on the City's existing standards, with some modifications, to reflect the complete neighborhood and holistic planning approach of Estrella. The following supplemental standards apply.

A. LANDSCAPE BUFFER (SINGLE-FAMILY RESIDENTIAL)

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.

B. 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:

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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.

JUSTIFICATION***LANDSCAPE BUFFER***

This PAD largely keeps the applicable standards of the Zoning Ordinance intact, with a few exceptions related to the uniqueness of this property. The refined tree planting measurement provides additional room for full-size tree canopies without growing into each other, resulting in healthier trees that require less maintenance, which when done incorrectly or too frequently is detrimental to the trees' health, thereby undermining their intended function. Clarification was also added that drainage corridors and the trees within them count toward the required planting as an incentive to maintain and protect wash corridors in their natural form.

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9.3. 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 constricted 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 lot 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 road; 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.

JUSTIFICATION:***WALLS***

Retaining walls are often associated with hillside property or property with undulating topography; however, flat properties present their own challenges, specifically large properties when addressing stringent drainage requirements. This property is a good example of a relatively flat property that will require drainage solutions, many of which will result in the need for retaining walls.

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The open space provisions in this PAD were created to distribute open areas and will result in a reduced need for large retaining walls; however, the intent of this deviation is to have more small retaining walls distributed throughout the community and integrated into the open space areas versus large retaining walls on the perimeter. The standards contained within the PAD are modeled after recently-approved walls in Estrella.

This PAD is tasked with two significant outcomes – (1) to create a modern, flexible master planned community with a unique identity, and (2) fit in with the rest of Estrella. Thematic elements like walls and landscaping can bridge the gap between the existing community and the new product. Additionally, by including such wall standards in the PAD will give both the City and the developer the necessary knowledge to reduce potential comments and redesign.

10. SIGNAGE

Signage is a major component of the streetscape. In addition to providing messaging, its presence can be an artful, playful, elegant, vibrant, and/or iconic addition. Signage can take on many forms, including, but not limited to directional signs, monument signs, and wall signs. The intent of the signage program at Estrella is to be understated and sensitive to its desert backdrop, yet an effective wayfinding feature that celebrates the community. Signage will be used to express the character of community life within E14, doubling as an effective tool for placemaking.

The unique nature of the Property as a master planned community warrants the ability for signage to be planned holistically. As part of future design and development of the Property, a Comprehensive Sign Package may be prepared and provided to the City for review and approval. The package will describe the signage locations, standards, and design character, ensuring unified signage throughout each phase and across the Project as a whole.

11. COMMUNITY FACILITIES AND SERVICES

Community services providers include:

- Police – Goodyear Police Department
- Fire – Goodyear Fire Department
- Telephone/Cable – Cox and Century Link
- Electricity – Arizona Public Service (APS)
- Gas – Southwest Gas Corporation
- Schools – Liberty Elementary School District No. 25 and Buckey Union High School District.

The E14 PAD allows for the development of additional school facilities. The developer will work closely with the school districts to provide land for schools.

12. WATER AND SEWER

The Property is located predominately in water Pressure Zone 2, with a portion adjacent to Estrella Parkway in Zone 1, and is serviced by the City of Goodyear. The Estrella water distribution system includes two interconnected water campuses (13 and 23) and existing water mains adjacent to the Property (16-inch in Estrella Parkway, 24-inch in Willis Road and 12-inch in Calistoga Drive). Extensions within E14 will include a looping system of 8- and 12-inch pipes. The Development Team will work with the City on any needed water or wastewater infrastructure improvements needed to serve the community.

The proposed future sewer collection system, which includes planned sewer mains with diameters ranging from 8-inch to 15-inch, is planned to connect to the existing sewer system in multiple locations along Estrella Parkway and convey the wastewater to the Rainbow Valley Water Reclamation Facility (RVWRF). The existing sewer mains have adequate capacity for full build-out and no upsizing improvements will be required. The RVWRF is currently in the process of being expanded to allow a total capacity of 2.0 MGD. The Conceptual Master

Wastewater Report for Estrella Mountain Ranch PAD Portions of Communities 11-15, submitted under separate cover, demonstrates the sufficiency of the proposed sewer collection system to serve the Property in accordance with City of Goodyear Wastewater Standards.

A detailed analysis of the proposed water and wastewater infrastructure has been presented to the City in Master Reports and provided as a supplement to this application. As a development parcel advances, a basis of design report will be prepared to justify required infrastructure development.

City of Goodyear water and wastewater systems exist in the area and are proposed to serve the Property with required infrastructure improvements. The water distribution system will be a looped system and the wastewater system will include a gravity flow system.

13. GRADING AND DRAINAGE

A system of storm drains, culverts, channels, street drainage, and/or spillways will be utilized to manage stormwater and detention within the Property. The system will be designed and implemented to mitigate increased runoff from the Property related to development. A detailed analysis of proposed onsite detention, offsite drainage flows and conveyance, and other drainage design considerations have been presented to the City in a Master Drainage Report (Estrella Community 14 & 15 Master Drainage Plan). Drainage system designs for proposed development will be submitted to the City for review and approval with development plans.

The Property generally drains from the southeast to the northwest. All significant watercourses that are determined to have 404 designations at time of development will be maintained in historic locations, with crossings as permitted. Drainage patterns within the Property may be modified with the necessary approval(s) of the county, state and/or federal agencies when required.

PAD NARRATIVE

A. 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 potential drainage system elements 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.

B. 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.

PAD NARRATIVE

JUSTIFICATION:**GRADING AND DRAINAGE**

The E14 PAD modifies the City's current drainage requirements accommodate a large master planned communities where internal boundaries are intentionally less defined and where drainage solutions are designed as features and amenity areas are tightly integrated with the neighborhoods, the commercial areas, and natural open spaces. Strict application of the City's current standards could inhibit overall drainage design and fracture the implementation of the system throughout the community.

1. **Drainage Systems.** *This PAD allows drainage systems to be designed and implemented in a master planned manner rather than located within the boundary of each development phase or subdivision boundary. The evaluation of drainage still applies; however, the location of a series of basins, or single, large basin may accommodate one or more parcels. This allows for the design of an overall system that accommodates the development of the larger property.*
2. **On-Lot Drainage.** *This PAD provides for an allowance for drainage to outlet to a defined drainage corridor rather than mandating that all on-lot drainage must outlet to a street. This creates an incentive for integrating drainage systems in greenways, as well as allowing for the ability to direct water toward bioswales.*

14. AMENDMENTS AND INTERPRETATIONS

The E14 PAD gives the Zoning Administrator authority to grant flexibility in order to implement the vision. With smaller conventional development projects, the boundaries are known, the adjacent uses are known, and the time frame for development is much shorter. With a master plan, the intent of the certain standards may be met, however the strict application of the standard may not. This can be the result of the location of an invisible line (a property line, phase line, or parcel boundary).

For instance, the intent of open space requirements may be met in the greater context of a neighborhood while not being met for a specific phase or sub-phase of a development. Two parcels, adjacent to each other, are both utilizing the same park for open space. The park is technically included within the boundary of only one parcel. Therefore, the second parcel does not meet the park requirement. The Zoning Administrator has the ability to approve the second parcel that doesn't meet the strict application, but does meet the intent of the standard.

14.1. AMENDMENTS

Amendments to the E14 PAD may be necessary from time to time. There are two types of amendments: major and minor amendments. The Zoning Administrator will determine an amendment is major or minor. If deemed a major amendment, the amendment request will be processed in the same manner as an application for an amendment to the City zoning map. If deemed a minor amendment, and the amendment is compatible with the surrounding uses, it may be approved by the Zoning Administrator.

Criteria for major and minor amendments are provided below.

A. MAJOR AMENDMENT

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 3.4. Administration.
- An increase or reduction of ten percent or more for open space or setbacks.
- 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. In order to ensure the efficiency benefit of the minor amendment process, 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 for a Major Amendment.

14.2. 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.

PAD NARRATIVE

JUSTIFICATION:

Large master planned communities can take decades to develop. Estrella is no exception. This extended development timeframe is based on a number of variables including, but not limited to general and/or specific market or market sector conditions, development trends and practices, and consumer tastes. This PAD is rooted in flexibility in the front-end with the LUG concept; however, even this flexibility has limitations.

Embedded within each LUG and District, lies a defined set of permitted uses and development standards. By design, these elements are prescriptive; however, over time new uses, or perhaps an existing development standard is preventing the development of a highly desirable use may require a crucial change to the applicable regulation. In some circumstances the required changes to the zoning document are so fundamental as to warrant a rezoning process; however, certain smaller adjustments consistent with the character and vision of the approved PAD are appropriately and expediently reviewed on an administrative level.

AMENDMENTS

By incorporating a minor PAD amendment option, Staff can quickly and efficiently analyze an issue, and if determined to meet the minor amendment threshold, the request can be processed and approved administratively, thereby saving Staff time, prioritizing speed to market without compromising project quality, and minimizing disruption within the Estrella community. This concept is often employed in other cities, such as Peoria and Buckeye, and is often associated with larger acreage master planned communities.

Evaluation Criteria

1. Consistency with the General Plan.

The General Plan designates most of the Project as Neighborhoods, except for approximately 40 acres near the intersection of Estrella Parkway and the Willis Road alignment, which is Business & Commerce. The Neighborhoods designation provides areas for the growth and development of a variety of housing products and densities, as well as public and community facilities such as schools and places of worship, and commercial uses at appropriate intensities and locations. The Business & Commerce designation provides areas for the growth and development of Goodyear's economic base, including areas for shopping and entertainment and multi-family residential uses with densities of 18 units per acre and greater.

A Village Center Overlay is located over the intersection of Estrella Parkway and Willis Road, denoting an area that will serve as a center and destination for several neighborhoods across a larger region. This overlay allows for the consideration of additional zoning districts beyond those allowed per the underlying land use category, including single-family attached and court homes, high-density multi-family developments, and commercial uses.

Finally, the Estrella Parkway Corridor Growth Area is located on the east side of Estrella Parkway, stretching from Elliot Road to the Willis Road alignment. The Estrella Parkway Corridor Growth Area provides an opportunity to integrate commercial nodes along Estrella Parkway, with an emphasis on retail and services, diverse housing types, educational institutions, and recreational opportunities.

The proposed rezone is consistent with the above land use designations, overlay, and growth area, as it would permit the development of Estrella 14 with a variety of residential, commercial, civic, and open space uses. The rezone would promote the development of a commercial node at the intersection of Estrella Parkway and Willis Road, as this intersection is located within the Village, Hub, and Core Land Use Groups (LUGs).

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

The subject property is currently undeveloped, with a gentle upward slope that trends eastward from Estrella Parkway. A hill exists near the southwest corner of the site, which is included only within the Open Space LUG. The property's physical and natural features are suitable for the proposed rezone and its permitted uses, as the property will be required to be graded and developed in accordance with all applicable engineering design guidelines and standards.

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

Uses and development surrounding the subject property include:

- North – Estrella Foothills High School. Zoning is Public Facilities District (PFD).
- South – Undeveloped land. Zoning is Hidden Valley PAD.
- East – Undeveloped land known as Estrella Parcel 15. Zoning is Estrella Phase II PAD.
- West – Golf Village, Montecito, and CantaMia, three Estrella communities with primarily residential uses with limited commercial/business park zoning within Montecito and CantaMia. Zoning is Golf Village PAD, Montecito PAD, and Village X (CantaMia) PAD, respectively.

The proposed zoning for the Project site is PAD with multiple underlying zoning districts. This proposed zoning is compatible with the development in the surrounding area. Commercial uses are expected to locate within the Hub and Core LUGs near the intersection of Estrella Parkway and Willis Road, while on the opposite side of Estrella Parkway, commercial and business park zoning continues along Willis Road within the existing Montecito PAD. Higher-density multi-family development (MF-18 and MF-24) will concentrate within the Hub and Core LUGs, while lower-density multi-family development (MF-12) will be limited to the Village LUG. A maximum of 864 multi-family units will be allowed within the overall rezone area. The Estate, Civic, and Open Space LUGs cover the largest geographic areas within the site, and at least 18% of the overall site will be open space.

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

The existing Estrella Phase II PAD allows for approximately 630 acres of single-family residential, 60 acres of multi-family residential, 480 acres of commercial and office uses (including a regional mall), and multiple school and park sites. The proposed Estrella 14 PAD would include similar underlying zoning districts and uses. It is expected that the community will no longer support a regional mall since Arizona State Route 303 Loop freeway will no longer run past the project site, so commercial uses most likely will be more community-serving and centered near the intersection of Estrella Parkway and Willis Road; this freeway is currently proposed to be located west of Rainbow Valley Road. The exact acreage of each zoning district and use is not known at this time due to the layered approach described earlier in this report.

5. *Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand.*

Per the 2035 General Plan, data from the Maricopa Association of Governments indicates that the population of Goodyear increased by 46% between 2010 and 2020 and is expected to reach 240,000 people by 2055. The General Plan estimates that 56,462 units are needed by 2055 to accommodate this growth. The overall growth of

the city requires that housing stock keep pace to prevent overcrowding and to maintain affordability. Per data from the U.S. Census Bureau, approximately ten percent (10%) of the city's occupied housing units are located within multi-family developments of two or more units, whereas approximately eighty-nine percent (89%) are detached or attached single-family homes, so the construction of multi-family units will help to provide more options for residents for whom a single-family home is not a viable option. Estrella contains commercial development at the north end of the community, but the central and southern portions of the community are largely underserved by these uses (with the exception of planned commercial corners within Montecito and CantaMia); allowing for them in the Core and Hub LUGs of Community 14 will provide options not only to residents within the rezone area, but to residents within CantaMia, Montecito, and beyond.

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

Below is a summary of impacts to public services.

Fire Response:

Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		2nd Nearest Goodyear Fire Station	Shortest path	
	Mins	Miles		Mins	Miles
#185	2.52	1.26	#181	5.54	2.77

Police Response:

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

School Districts:

The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District. The application was sent to both school districts for comment. Liberty responded that any new elementary schools within the Project Site will require at least fifteen (15) acres each; this a departure from existing Estrella Phase II PAD, which envisioned that each school site would be approximately ten (10) acres. The applicant team has been in communication with both school districts and their needs will continue to be assessed as Estrella 14 builds out. The proposed Civic Space LUG covers most of the Project Site (excluding one hillside area), providing flexibility for the siting of future schools.

Streets/Transportation:

Initially, access to Estrella 14 will be provided from multiple points along Estrella

Parkway. Calistoga Drive, Willis Road, and Tanglewood Drive will extend into the Project Site from their existing intersections. An additional access point (a collector street) will be provided near the north end of the Project Site. The internal street network for individual neighborhoods will connect to these major roadway extensions. Access to the Project Site from Cotton Lane will be provided in the future, though the timing for the Cotton Lane extension is currently unknown and will be based on capacity needs as determined by the city. A Master Traffic Impact Analysis was provided with the Rezone application and has been reviewed and approved by staff. Site-specific traffic studies will be required for individual site plan and preliminary plat submittals, per the proposed stipulations.

Water/Wastewater:

The subject property is located within the city of Goodyear water and wastewater service area.

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

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

8. General public's concerns.

Pursuant to the Citizen Review process, two neighborhood meetings were held for the Project. The first meeting was held on March 31, 2025, for a smaller project that would have comprised approximately 1,080 acres starting just south of the high school and ending roughly in the vicinity of Tanglewood Drive. After this meeting was held, the applicant added 425 acres to the Project site, extending it southward to align with the southern boundary of CantaMia. The second neighborhood meeting to introduce this change in scope was held on July 1, 2025. Postcard notifications were sent to property owners within five hundred (500) feet of the Property on March 11, 2025 (for the first neighborhood meeting) and June 11, 2025 (for the second meeting), and three (3) signs were posted on the Property on March 12, 2025, and updated for the second meeting on June 12, 2025. Approximately two hundred (200) people attended the first neighborhood meeting and approximately eight-five (85) attended the second meeting. Topics discussed during the meetings included commercial development, multi-family development, traffic and circulation, water and wastewater services, recreational amenities, schools, buildout timeframes, and future plans for adjacent properties.

Staff received seventeen (17) emails in response to the project proposal. The majority of these emails expressed mixed opinions or opposition toward the project. Issues of concern included traffic, school capacity, loss of desert views, property values, residential density, the appropriateness of commercial development, and the sufficiency of amenities to be offered. Multiple commenters were concerned about the presence of multi-family housing in Estrella, citing crime, traffic, aesthetics, and parking difficulties as potential issues.

Some residents offered suggestions on elements they would like to see in the project, such as:

- Strict height limits for commercial and multi-family uses
- Restrictions on the number of rentals versus the number of for-sale homes
- Relocation of the commercial LUGs to border Cotton Lane instead of Estrella Parkway, with primary access from Cotton
- High-quality amenities, including a swimming pool, clubhouse, and/or fitness center

One resident expressed support for the project and said it would bring more commercial services for people living near the Project Site.

Notice for this public hearing before the Planning and Zoning Commission included a postcard mailed to the 496 owners of property within 500 feet of the subject property on August 18, 2025, and a legal notice and display ad published in the Arizona Republic on August 22, 2025. Additionally, the signs posted on the property were updated on August 25, 2025, to include the public hearing information, and a summary of the request was posted on the Development Services Department webpage.

9. Whether the amendment promotes orderly growth and development.

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

10. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

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

DATE: September 10, 2025
AI #: 2739



PLANNING & ZONING COMMISSION ACTION REPORT

**SUBJECT: REZONE APPROXIMATELY 1,505 ACRES FROM ESTRELLA
PHASE II PAD TO ESTRELLA 14 PAD**

STAFF PRESENTER(S): Ann Dolmage, Principal Planner

OTHER PRESENTER(S):

Andrew Yancey; Bergin, Frakes, Smalley & Oberholtzer, PLLC

SUMMARY

This is a public hearing to request a rezone of approximately 1,505 acres in Estrella, located on the east side of Estrella Parkway and south of Estrella Foothills High School, from Planned Area Development (PAD) to PAD with multiple underlying zoning districts.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

1. Conduct a public hearing to consider a rezone of approximately 1,505 acres generally located on the east side of Estrella Parkway and south of Estrella Foothills High School, from PAD to PAD, with multiple underlying districts.
2. Recommend approval of the request to rezone approximately 1,505 acres generally located on the east side of Estrella Parkway and south of Estrella Foothills High School, from PAD to PAD, as set forth in the draft of Ordinance No. 2025-XXXX (Ann Dolmage, Principal Planner).

STIPULATIONS

See Ordinance 2025-XXXX.

FISCAL IMPACT

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

BACKGROUND AND PREVIOUS ACTIONS

The property, currently known as Estrella 14, contains approximately 1,505 acres of land and is generally located on the east side of Estrella Parkway and west of the S. Cotton Lane alignment, south of Estrella Foothills High School and north of the W. Pecos Road alignment (the "Property"). The Property is located within the Estrella Phase II PAD, which was approved on July 25, 1988, under Case No. 88-257. This zoning authorized a mix of uses for the Property, including single-family residential (up to six dwelling units per acre), multi-family residential (up to 20 units per acre generally, but up to 50 units per acre near town-center commercial), commercial and office uses (to include a regional mall), three school sites, a portion of a higher education site, and four parks.

On December 13, 2021, City Council adopted Resolution 2021-2197 that approved a General Plan Amendment to change the land use designation of 481 acres within a portion of the Property from Business & Commerce to Neighborhoods in the General Plan 2025. The General Plan 2035 was approved in 2024 and retained the same land use designations within the Property. Except for forty (40) acres near the intersection of Estrella Parkway and Willis Road that retains the Business & Commerce designation, the entirety of the Property is now within the Neighborhoods land use designation.

STAFF ANALYSIS

Current Policy:

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

Summary of the Rezoning Request:

The applicant seeks approval to remove approximately 1,505 acres from the Estrella Phase II PAD and rezone the property to the Estrella 14 PAD. The proposal establishes a flexible Land Use Group (LUG) framework to organize permitted uses and guide future zoning applications. Six LUGs are proposed:

- Open Space (OS): Preserves natural features and provides community parks, sports fields, trails, plazas, and other outdoor amenities.
- Civic Space (CS): Includes schools, government facilities, public safety stations, arts and cultural spaces, and community amenities.
- Estate (E): Single-family residential neighborhoods.
- Village (V): Neighborhood-scale residential with a mix of single-family attached/detached homes, live-work units, and small-scale commercial.
- Hub (H): Higher-intensity multi-family residential, commercial, and office uses.
- Core (C): Mixed-use areas supporting the highest intensity of multi-family, commercial,

office, and civic uses.

The LUG boundaries are conceptual and may overlap. Within this context each LUG is layered atop any preceding LUG allowing multiple zoning districts within a given portion of the Property. All development proposals will require preliminary plat or site plan approval, during which the applicant will select a zoning district compatible with the assigned LUG.

Proposed Development Program

- Residential: A maximum of 6,034 total dwelling units, which includes a maximum of 864 multi-family units.
- Open Space: Minimum 271 acres (approx. 18% of the Property) devoted to parks, trails, community facilities, native character areas, drainage corridors, a powerline corridor, and other public spaces. At least 75% of required open space within single-family districts will be usable, with each home within ¼ mile of a park.
- Phasing: Open space is calculated sitewide, allowing flexibility in individual developments while maintaining the overall requirement.

Modified Development Standards

Instead of creating a unique set of standards, this PAD largely implements the use permissions and development standards from the City's zoning ordinance with limited exceptions that are appropriate for the character of this large master planned community.

- Single-Family Residential: Reduced lot sizes, widths, and setbacks for certain districts; elimination of lot coverage limits; reduced rear setbacks with added amenities to offset smaller private yards.
- Multi-Family Residential: Height flexibility with pitched roofs; setback reductions in certain contexts; ability to meet some open space requirements off-site if contextually appropriate.
- Commercial & Public Facility Districts: Establishment of a Mixed-Use (MU) district in the Core with the same standards as C-2 but also allowing residential and civic uses; reduced setbacks when adjacent to open space or landscape areas; adjusted setbacks next to residential.
- Flexibility for drive-through restaurants, automobile service stations (gas stations), and car wash facilities within the LUG C (Core) area, as follows:
 - Drive-Through Restaurants:
 - End-cap or multi-tenant building drive-through restaurants permitted when located at least 150 feet from planned or developed residential.
 - Up to two (2) standalone drive-through restaurants permitted when located at least 150 feet from planned or developed residential.
 - All other drive-through restaurants to follow prevailing City Zoning Ordinance standards.
 - Automobile Service Stations and Car Washes:
 - One (1) service station and one (1) car wash permitted when located at least 500 feet from planned or developed residential, unless separated by a roadway, canal, or railroad track. The service station shall not contain semi-truck fueling, on-site semi-truck parking, or overnight parking. A combined service station and car wash shall count toward the allocation.
 - All other service stations and car washes to follow prevailing City Zoning Ordinance standard.

Key Outcomes

The Estrella 14 PAD is designed to:

- Provide a flexible land use framework that can respond to changing market conditions while protecting community character.
- Ensure meaningful open space and community connectivity through parks, trails, and amenities.
- Support mixed-use centers and walkable neighborhoods in higher-intensity areas.

Additional details of the request can be found within the Planned Area Development which is an exhibit to the Ordinance (Attachment A), Aerial Exhibit (Attachment B), Details of the Request (Attachment C), and the Project Narrative (Attachment D).

Summary of Compliance with Rezoning Evaluation Criteria:

The proposed rezone of 1,505 acres from Estrella Phase II PAD to Estrella 14 PAD is consistent with the General Plan designations for Neighborhoods, Business & Commerce, the Village Center Overlay, and the Estrella Parkway Corridor Growth Area. The plan supports a mix of residential, commercial, civic, and open space uses, with a commercial node focused at Estrella Parkway and Willis Road.

The property's physical features are suitable for the proposed uses and compatible with surrounding residential neighborhoods, schools, and open space. The layered Land Use Group approach allows appropriate placement of higher-intensity uses near major intersections while maintaining lower-density residential, community commercial, and open space in the rest of the site.

The updated PAD shifts from a regional mall concept to community-serving commercial uses, responding to current market conditions. It addresses population growth, diversifies housing choices—particularly multi-family—and adds commercial services in an underserved area.

Public services, including fire, police, schools, and utilities, can serve the site, with school site planning coordinated with the districts. Transportation connections are planned, with traffic impacts addressed through approved master and future site-specific studies.

Public input included mixed opinions, with concerns about traffic, schools, views, and multi-family housing, alongside support for more commercial services and amenity requests.

The proposal promotes orderly growth by extending development adjacent to existing infrastructure and will meet all City standards at subsequent approval stages.

Additional details on the city Evaluation Criteria are found within Detailed Evaluation Criteria (Attachment E).

ATTACHMENTS

Attachment A – Draft Ordinance 2025-XXXX

Attachment B – Aerial Photo

Attachment C – Details of the Request

Attachment D – Project Narrative

Attachment E – Detailed Evaluation Criteria



ESTRELLA 14 REZONE

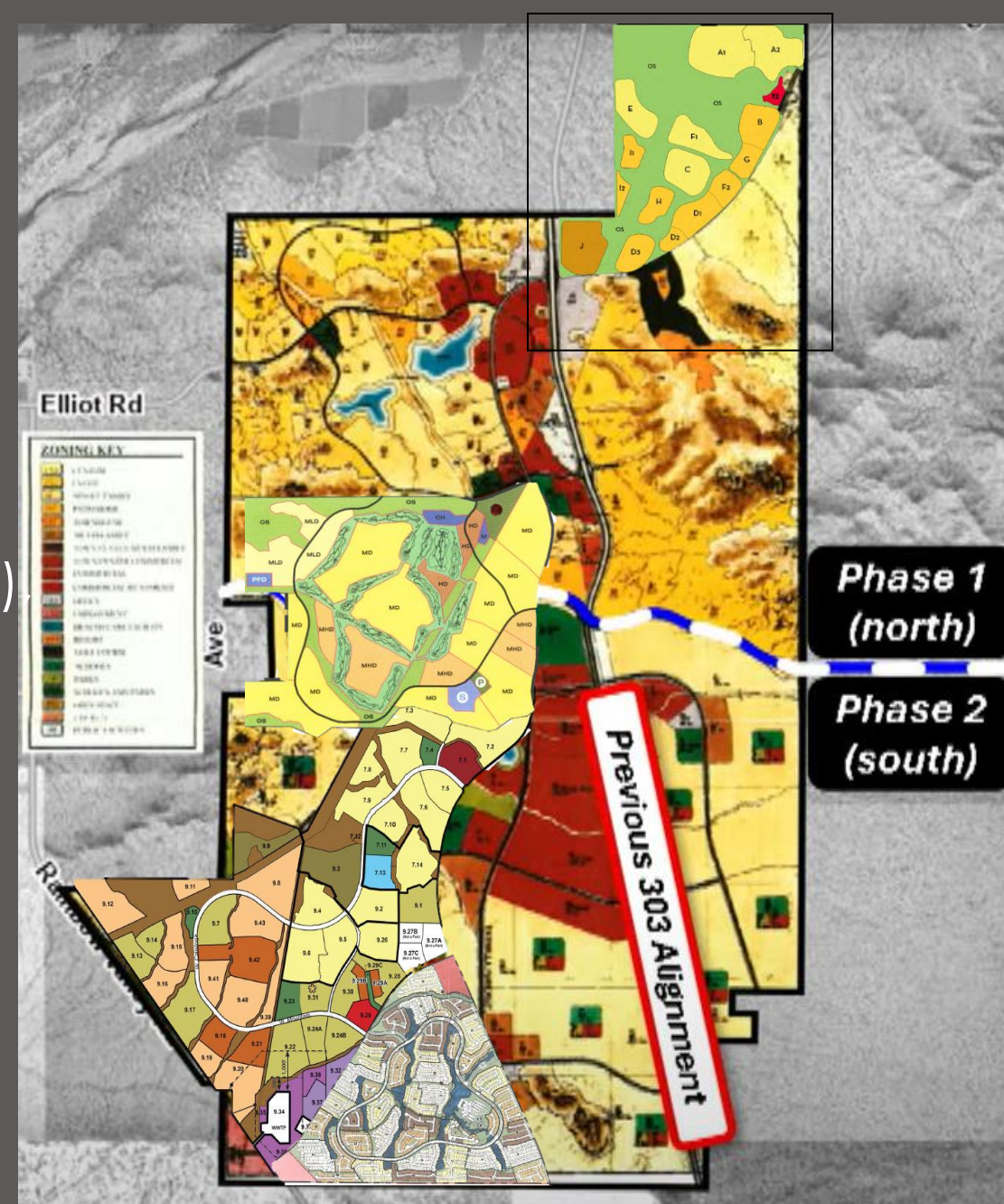




HISTORY OF ESTRELLA (North)

Overall

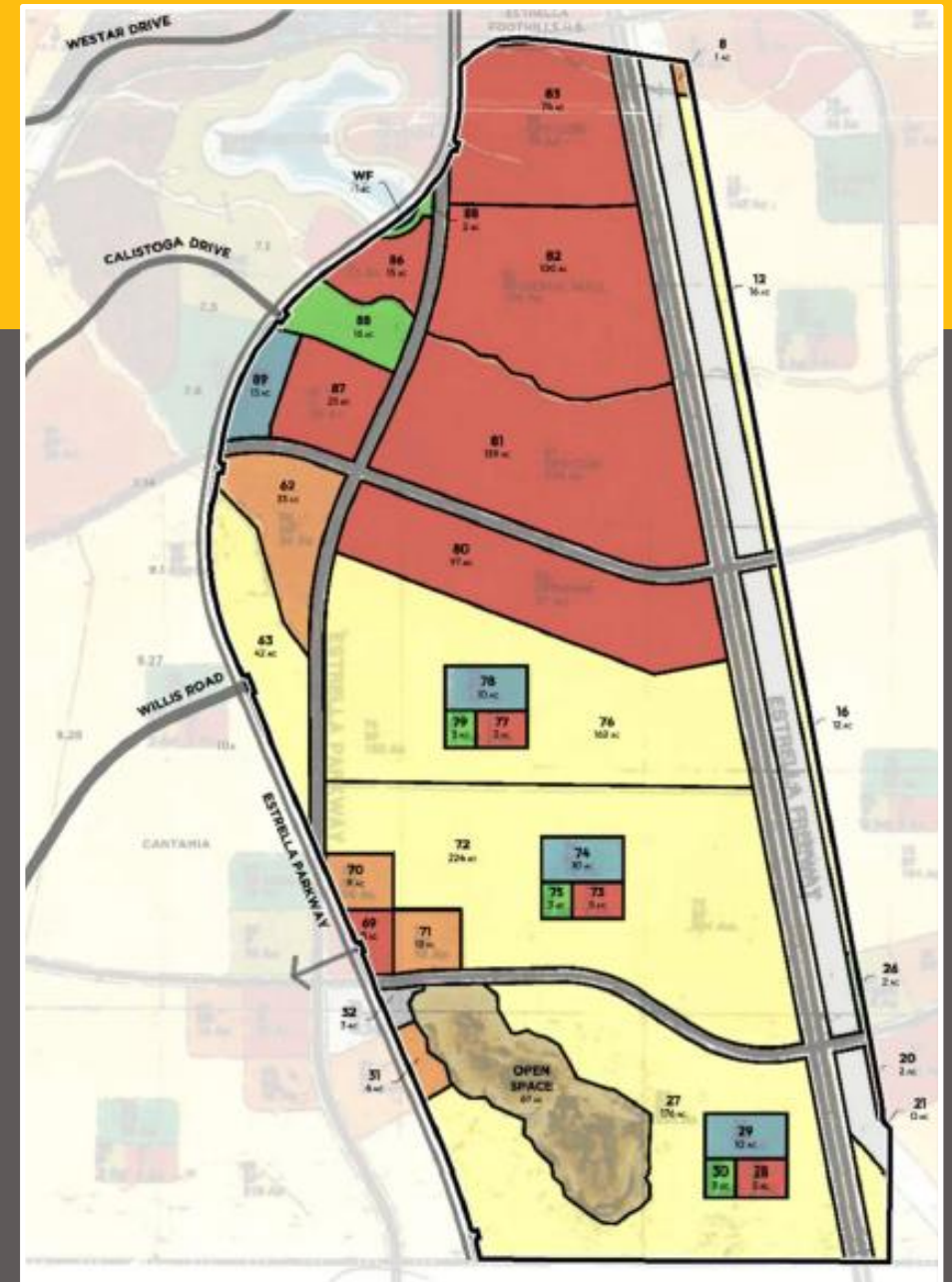
- First entitled in 1987/1988
 - Approx. 10,000+ acres
 - 42,000+ Single-Family (SF), Court Homes (CH), Townhomes (TH) and Multi-Family (MF)
 - Includes unbuilt MF west of Estrella Pkwy.
- Larger Village Amendments
 - Golf Village – 1999 (SF, TH)
 - Montecito – 2004, 2008, 2018 (SF, CH, MF)
 - CantaMia – 2005, 2013, 2014 (SF, TH)
 - Lucero – 2013, 2016, 2018, 2019 (SF, TH)



ESTRELLA 14 REZONE

Existing Conditions

- 1,505 acres in Estrella Phase II PAD
- Variety of underlying zoning districts
- Regional commercial center adjacent to 303 alignment

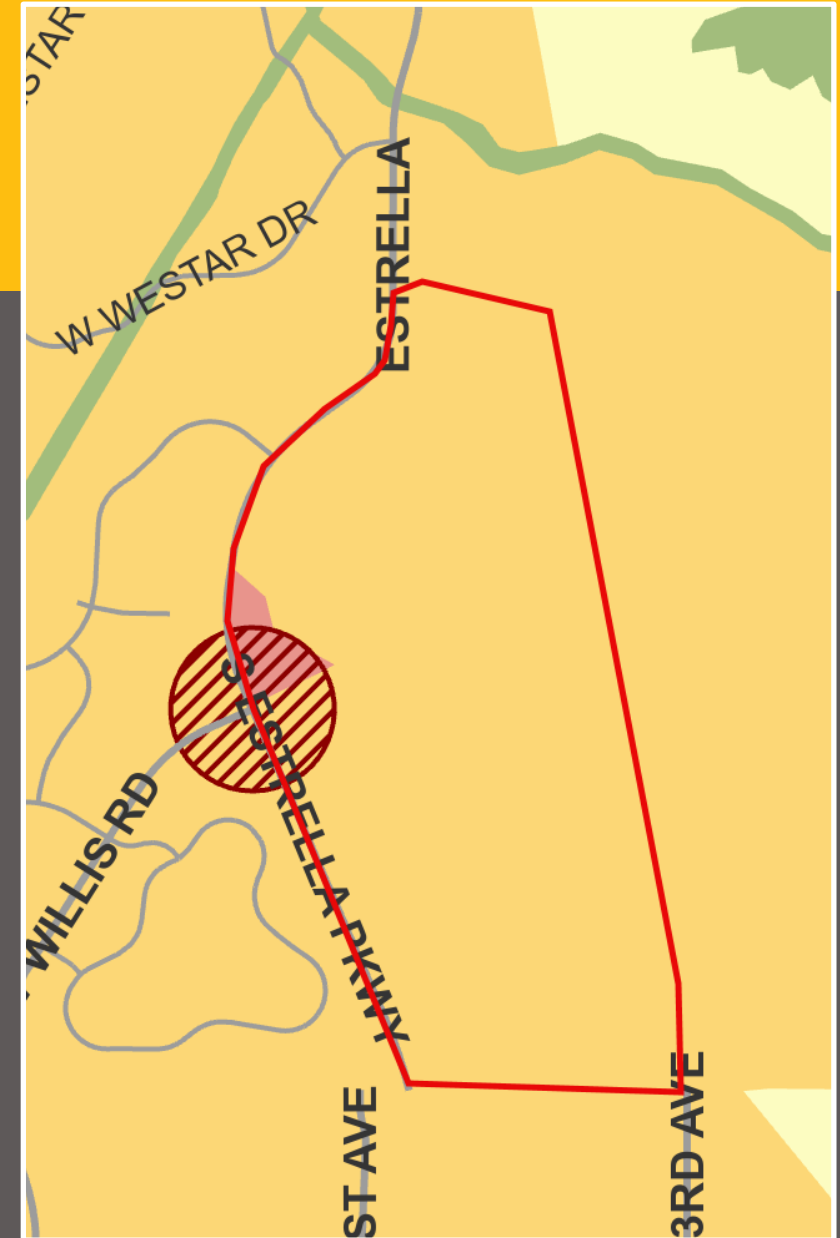




ESTRELLA 14 REZONE

General Plan

- Neighborhoods
- Business & Commerce
- Village Center Overlay
- Growth Corridor

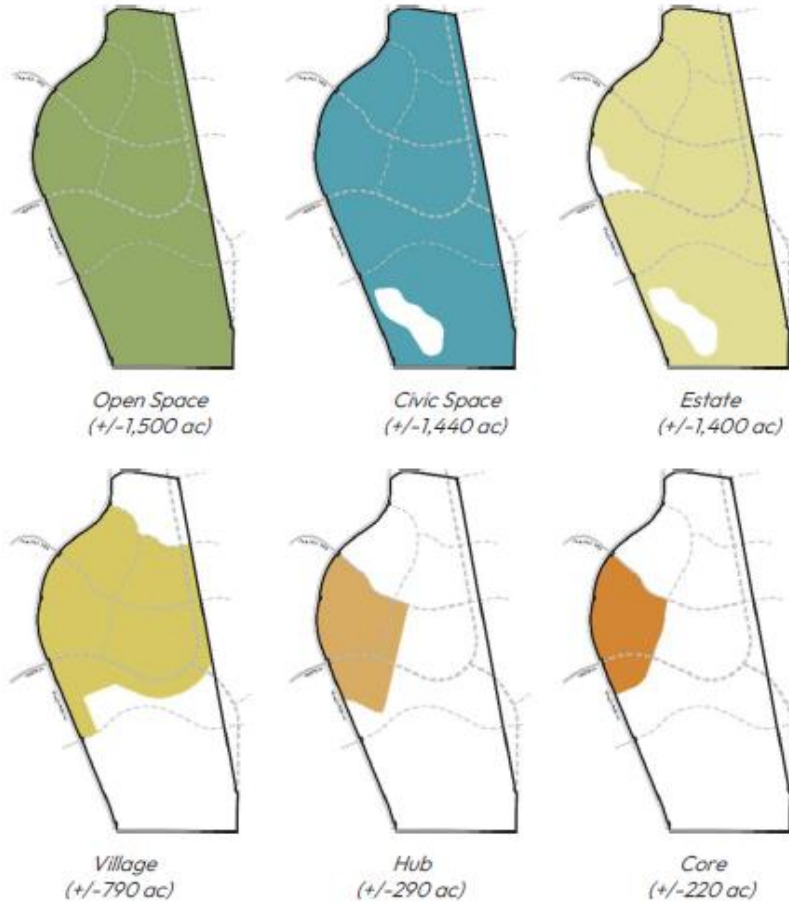


ESTRELLA 14 REZONE

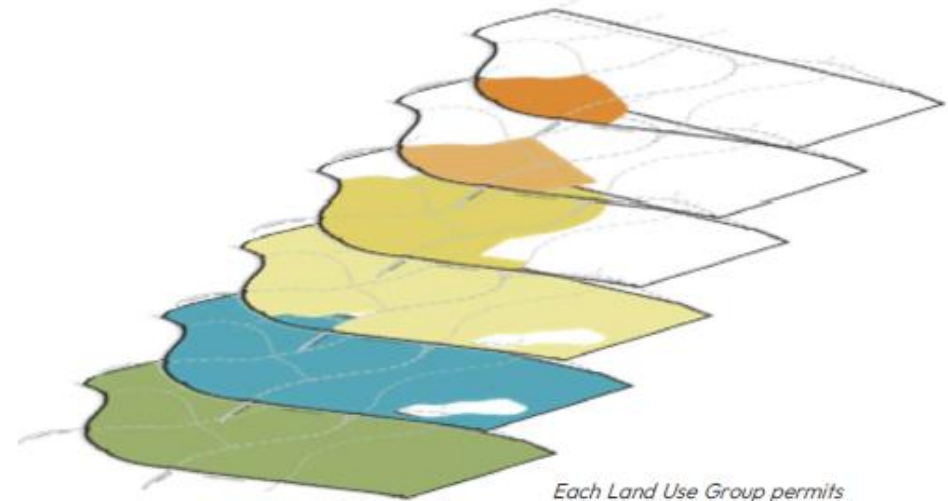
Request

- Rezone to Estrella 14 PAD
- Similar uses/districts as allowed under existing zoning
- “Layered” land use groups (LUGs)
- Modified use permissions & development standards

ESTRELLA 14 REZONE



Land Use Groups are used to describe where different uses and zoning are allowed. These are layered. The bottom layer represents open space and the top the community core.



Each Land Use Group permits specific PAD Districts (zoning districts). These are described in Section 5. PAD Districts. All areas are approximate.

ESTRELLA 14 REZONE

Key Points

- Up to 6,034 residential units
 - Up to 864 units may be multi-family
- Minimum of 18% open space (sitewide)
 - To include community amenity and trail system
- Specific acreage of commercial not established

ESTRELLA 14 **REZONE**

Single-Family Residential:

- Reduced rear setbacks (all districts)
 - Additional amenities to compensate
- No lot coverage limits (all districts)
- Reduced lot sizes & lot widths (R1-4 & R1-6)
- 75% of required open space = usable



ESTRELLA 14 REZONE

Multi-Family Residential:

- Flexibility in building heights for pitched roofs
- Flexibility for side/rear setbacks and open space requirements
- Communal open space counts toward 18% requirement



ESTRELLA 14 REZONE

Mixed Use District

- New zoning district
- C-2 development standards
- May include commercial, multi-family, and public facilities



ESTRELLA 14 REZONE

Drive-Through Restaurants

- End-cap & multi-tenant drive-throughs permitted in Core LUG if 150' from residential
- Up to 2 standalone drive-throughs permitted; same distance
- All others to follow Zoning Ordinance



ESTRELLA 14 REZONE

Service Stations & Car Washes

- 1 service station & 1 car wash permitted if at least 500' from residential (unless separated by road, canal, or track)
- No semi-truck fueling or parking
- All others to follow Zoning Ordinance



ESTRELLA 14

SUMMARY OF REZONE AND CHANGE

Community 14 Only	Current	Proposed	Difference
Total Units	8,400	6,034	↓ 28%
--Multi-family	--4,516	--864	↓ 81%
% of Multi-family	53%	%14	↓ 39%
Min. Acres Open Space	94 acres	271 acres	↑ 188%

Estrella (North)	Current Entitlement and Projection	Projected Units and Projection with Change	Projected Difference
Total Units	42,636	20,000	↓ 53%
Estimated Population	92,093-126,202	43,200-59,200	

*Estrella (North) is approximately halfway towards build-out



ESTRELLA 14 **REZONE**

Public Participation

- Neighborhood Meetings – March and July 2025
- Citizen emails
- School district notification
- Postcards, site signage, legal ad, and website posting



ESTRELLA 14 REZONE

Recommendation

Approve the requested rezone from the Estrella Phase II Planned Area Development (PAD) to the Estrella 14 PAD, subject to stipulations

ITEM #: 9.
DATE: 09/22/2025
AI #:2864



CITY COUNCIL ACTION REPORT

SUBJECT: NOTICE OF INTENT TO INCREASE UTILITY RATES AND SET THE PUBLIC HEARING DATE

STAFF PRESENTER(S): Ryan Bittle, Finance Manager Budget & Research,
Jared Askelson Finance Director

SUMMARY

Per Arizona Revised Statute (A.R.S.) § 9-511.01.A.2, Council is being asked to adopt a notice of intention by motion at a regular council meeting and set a date for a public hearing on proposed increases for the city's water, wastewater, solid waste, and new stormwater rates. (Ryan Bittle, Finance Manager Budget & Research, Jared Askelson, Finance Director)

STRATEGIC PLAN ALIGNMENT



Fiscal Resource
Management

RECOMMENDATION

Adopt a notice of intention by motion to increase water, wastewater, solid waste, newly proposed stormwater rates, and set a public hearing date of December 15, 2025. (Ryan Bittle, Finance Manager Budget & Research, Jared Askelson Finance Director)

FISCAL IMPACT

This is the first step to adopt new user fees that will impact forecasted revenues and provide funding for future year projected expenditures. Per A.R.S. §9-511.01.C, the effective date of rate increases can occur no sooner than 30 days after adoption by Council which means the proposed rate increases would go into effect on or after January 15, 2026.

BACKGROUND AND PREVIOUS ACTIONS

Rate studies are conducted in order to develop a plan or framework to obtain the revenues needed to fund operations while at the same time minimizing the impact of any adjustments on ratepayers. A rate study provides information to citizens and the Council regarding impacts of policy choices on ratepayer monthly bills and the utility's financial health.

City of Goodyear budget policy states that Enterprise Funds should be self-sufficient. This

means upon full implementation, services should not be subsidized by the General Fund and rates should be adequate to cover the cost of services provided. Water, wastewater, and solid waste rates are fully implemented. Newly proposed stormwater rates will take several years to be fully implemented and reach self-sufficient status.

In accordance with the amended by-laws of the Citizen Water Advisory Committee adopted by the City Council on February 24, 2025, the citizen's committee, which is comprised of volunteers who are residents living within the city utility areas met on five different occasions to understand the city's water, wastewater, solid waste, and stormwater operations and as well as discuss challenges in a collaborate effort to assist with development of the rate plan.

The newly proposed fees were prepared by Willdan and city of Goodyear staff over a period of approximately six months. New stormwater fees were presented to Council in a work session on September 15th. Water, wastewater, solid waste, in addition to stormwater being discussed for a second time will be presented to Council on October 21st. Rates were last adopted by Council on January 25, 2021 for a period of five years.

STAFF ANALYSIS

A.R.S. § 9-511.01 requires that for any proposed increase in water or wastewater rates or rate components, fees, or service charges, the city must adopt a notice of intention and file a written report with data supporting the increase in the Clerk's Office at least thirty days prior to a public hearing (Attachment A). This action is in compliance with that statute and begins the state required public process for rate increases (Attachment B). The public process will exceed all state notification requirements and include information on social media, our website, customer emails, direct mail as appropriate, in addition to providing a public forum at our monthly Citizens' Water Advisory Committee meetings leading up to the Council Public Hearing on December 15, 2025. The Citizens' Water Advisory Committee approved their recommendation to Council (Attachment C) on September 10, 2025. Final decisions on rate increases will take into consideration feedback from the Citizen's Water Advisory Committee in conjunction with work session presentations from staff to Council on September 15, 2025 and October 21, 2025.

Attachments

Attachment A - Public Notice

Attachment B - Proposed Rates

Attachment C - Committee Recommendation

Staff Presentation

CITY OF GOODYEAR, ARIZONA
PUBLIC NOTICE

NOTICE OF INTENTION TO INCREASE WATER, WASTEWATER, SOLID WASTE RATES AND ADD A STORMWATER FEE. BY ORDER OF THE COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, AND IN CONFORMANCE WITH THE STATE STATUTES, NOTICE IS HEREBY GIVEN THAT AT A REGULAR MEETING OF THE GOODYEAR CITY COUNCIL HELD ON SEPTEMBER 22, 2025 THE COUNCIL ADOPTED A NOTICE OF INTENTION TO INCREASE WATER, WASTEWATER, STORMWATER, RATES AND ADD A STORMWATER FEE UNDER A FOUR-YEAR RATE STRUCTURE. A public hearing will be held before the Mayor and Council of the City of Goodyear during a regular meeting of the Mayor and Council of the City of Goodyear on the 15th day of December, 2025 at 5:00 p.m. to be held at Goodyear City Hall located at 1900 N Civic Sq, Goodyear, Arizona. A report with documentation supporting the increased utility rates will be available on the City's website and also on file with the Goodyear City Clerk at City Hall.

Proposed Water Rate Plan									
Water Rates		Current	2026	2027	2028	2029			
CAP Water Charge		\$ 1.70	\$ 1.70	\$ 1.70	\$ 1.70	\$ 1.70			
Monthly Minimum Charge	3/4"	\$ 20.87	22.28	23.78	25.39	27.10			
	1"	28.86	30.80	32.88	35.10	37.47			
	1 1/2"	46.66	49.81	53.17	56.76	60.59			
	2"	75.54	80.63	86.08	91.89	98.09			
	3"	87.42	93.32	99.62	106.34	113.52			
	4"	142.54	152.16	162.44	173.40	185.10			
	6"	270.53	288.79	308.28	329.09	351.31			
Volume Rate Per 1,000 Gal									
<u>Residential</u>									
-	6,000	\$ 2.42	\$ 2.58	\$ 2.76	\$ 2.94	\$ 3.14			
6,001	12,000	4.81	5.13	5.48	5.85	6.24			
12,001	30,000	7.22	7.71	8.23	8.79	9.38			
30,001	Above	11.61	12.39	13.23	14.12	15.07			
<u>Non-Residential</u>									
-	40,000	\$ 5.70	\$ 6.08	\$ 6.49	\$ 6.93	\$ 7.40			
40,001	100,000	9.12	9.73	10.39	11.09	11.84			
100,001	Above	11.81	12.61	13.46	14.37	15.34			
<u>Irrigation</u>									
-	80,000	\$ 8.27	\$ 8.83	\$ 9.43	\$ 10.06	\$ 10.74			
80,001	Above	9.52	10.16	10.85	11.58	12.36			

Proposed Wastewater Rate Plan (CY)									
Wastewater Rates		Current	2026	2027	2028	2029			
<u>Residential</u>	3/4"	\$ 27.29	\$ 28.79	\$ 30.37	\$ 32.04	\$ 33.81			
	1"	41.87	44.17	46.60	49.16	51.87			
	1 1/2"	51.59	54.43	57.42	60.58	63.91			
	2"	100.23	105.74	111.56	117.70	124.17			
	3"	132.21	139.49	147.16	155.25	163.79			
	4"	175.40	185.05	195.23	205.97	217.29			
	6"	434.54	458.44	483.66	510.26	538.32			
	8"	434.54	458.44	483.66	510.26	538.32			
<u>Volume Charge</u>		7.47	7.88	8.31	8.77	9.25			

Proposed Solid Waste Rate Plan						
Solid Waste Rates	Current	2026	2027	2028	2029	
<u>Residential</u>	\$ 22.80	\$ 24.62	\$ 26.59	\$ 28.72	\$ 31.02	
<u>Commercial</u>	n/a	n/a	n/a	n/a	n/a	

Proposed Stormwater Rate Plan						
Stormwater Rates	Current	2026	2027	2028	2029	
<u>Residential</u>	n/a	\$ 2.25	\$ 4.50	\$ 6.75	\$ 9.00	
<u>Commercial</u>	n/a	\$ 4.25	\$ 8.50	\$ 12.75	\$ 17.00	



Memorandum

Date: September 10, 2025

To: City Council

From: Greg Brown, Citizen Water Advisory Committee Chair
Jared Askelson, Finance Director
Barbara Chappell, Water Services Director
Sumeet Mohan, Public Works Director

CC: Wynette Reed, City Manager
Kini Knudson, Deputy City Manager
Rachel Garcia, Deputy City Manager

Re: Citizen Water Advisory Committee Recommendation

In accordance with the amended by-laws of the Citizen Water Advisory Committee adopted by the City Council on February 24, 2025, this memorandum, along with the presentations to be made on both September 15th, 2025 and as part of the Council Retreat on October 21st, 2025 serve as the recommendation to City Council as to a proposed utility rate plan for the City of Goodyear.

This plan includes all necessary fees to operate existing Water, Wastewater, and Solid Waste utilities, in addition to a new fee supporting Stormwater operations. The committee has met on five different occasions, receiving information from city staff, asking questions to further their understanding of existing operations, and considering impact of proposed rate increases on citizens and businesses within the Goodyear city limits. Based on these sources and the deliberation of the Committee, the recommendations are as follows:

Residential	2026	2027	2028	2029
Water	6.75%	6.75%	6.75%	6.75%
Wastewater	5.50%	5.50%	5.50%	5.50%
Solid Waste	8.00%	8.00%	8.00%	8.00%
Stormwater	100%	100%	50%	33.3%
% Increase to Monthly Bills	7.3%	7.2%	7.0%	6.9%
TOTAL MONTHLY BILL IMPACT:	\$10.75	\$11.30	\$11.88	\$12.51

Commercial	2026	2027	2028	2029
Water	6.75%	6.75%	6.75%	6.75%
Wastewater	5.50%	5.50%	5.50%	5.50%
Solid Waste	n/a	n/a	n/a	n/a
Stormwater	100%	100%	50%	33.3%
% Increase to Monthly Bills	7.1%	7.0%	7.0%	6.9%
TOTAL MONTHLY BILL IMPACT:	\$64.33	\$68.30	\$72.53	\$77.05

A timeline of City Council involvement for changes to take effect in early 2026 is as follows:

TASK	Statute Requirement	Council Action	Timing
Adopt/Post Notice of Intent/Schedule Public Hearing	ARS 9-511.01.A.2 Public Hearing set 60 days after posting of NOI	Y	Sep 22 nd
Utility Rate Work session	n/a	N	Oct 21 st
Post data report of Cash Flow / Revenue / Expenditures	ARS 9-511.01A.1 At least 30days prior to Public Hearing	N	Nov 12 th
Copy of NOI Published in Newspaper	ARS 9-511.01.A2 At least 20days before Public Hearing	N	Nov 15 th
Public Hearing / Rate Adoption	ARS 9-511.01.A2 & ARS 9-511.01.B	Y	Dec 15 th
Effective Date	ARS 9-511.01.C No sooner than 30days after adoption	N	Jan/Feb 2026



Utility Rate Update Notice of Intent



Council Meeting September 22, 2025



Utility Rate Update Notice of Intent

- Required by statute
- No action on rates
- Set public hearing date
- Notice will be posted





Utility Rate Update Notice of Intent

Citizen's Water Advisory Committee Rate Recommendation				
Fiscal Year	FY26	FY27	FY28	FY29
Water	6.75%	6.75%	6.75%	6.75%
Wastewater	5.50%	5.50%	5.50%	5.50%
Solid Waste	8.00%	8.00%	8.00%	8.00%
Stormwater	100%	100%	50%	33%
Overall rate increase	7.30%	7.20%	7.00%	6.90%



Utility Rate Update Notice of Intent

TASK	Council Action	Timing
Citizen's Water Advisory Committee recommends rate plan	N	Sep 10 th
Stormwater Fee work session	N	Sep 15 th
Adopt Notice of Intent and set public hearing	Y	Sep 22nd
Utility Rate discussion at the Council Retreat	N	Oct 21 st
Public Hearing and action on rates	Y	Dec 15 th
Effective Date	N	Jan/Feb 2026



Utility Rate Update **Notice of Intent**

Recommendation:

Adopt a Notice of Intent and set the public hearing date for
December 15, 2025.