City Council Regular Meeting
City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395
Monday, November 16, 2026
5:00 p.m.

Physical access to the meeting location
will be available 30 minutes prior to the meeting.

Mayor
Joe Pizzillo

Vice Mayor
Brannon Hampton

Councilmember
Wally Campbell

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/cityofgoodyear/videos

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER BECKLES

PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

CONSENT

1. **APPROVAL OF MINUTES**

   RECOMMENDATION

   Approve the November 2, 2026 Regular Meeting draft minutes. (Jasmine Pernicano, City Clerk)

2. **APPROVAL OF BUDGET AMENDMENTS AND RELATED EXPENDITURE AUTHORITY**

   RECOMMENDATION

   Approval of budget amendments and related expenditure authority (administrative award) for expenditures exceeding $500,000. (Ryan Bittle, Deputy Finance Director)

3. **APPROVAL OF INTERGOVERNMENTAL AGREEMENT (IGA) WITH THE CITY OF AVONDALE RELATING TO USE OF THE AVONDALE TRAINING CENTER**

   RECOMMENDATION

   Approve the IGA and User Reservation Agreement with the City of Avondale to conduct training activities through a fee-for-use structure at the Avondale Fire Training Center as needed, and provide authorization and direction to the City Manager, or designee, to take actions and execute documents necessary to carry out the intent of the agreement. (Paul Luizzi, Fire Chief)

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

4. **ORDINANCE REZONING APPROXIMATELY 1,019.5 ACRES FROM AU AND PRELIMINARY PAD TO TERRASANTE PAD**

RECOMMENDATION

Adopt Ordinance No. 2026-1655 conditionally rezoning approximately 1,019.5 acres of property generally located west of S. Rainbow Valley Road, east of S. Tuthill Road, south of the Williams Field Road alignment and north of the Willis Road alignment from Estrella Mountain Ranch Phase II Preliminary Planned Area Development and Agricultural Urban to TerraSante PAD to allow for a master planned community with residential, commercial, and open spaces land uses. (Guadalupe Ortiz Cortez, Planning Supervisor)

5. **ORDINANCE REZONING APPROXIMATELY 137.77 ACRES FROM PALM VALLEY CROSSING 5TH AMENDED & RESTATED PAD TO PALM VALLEY CROSSING 6TH AMENDED & RESTATED PAD**

RECOMMENDATION

Adopt Ordinance No. 2026-1656 conditionally rezoning approximately 137.77 gross acres located at the northeast corner of Van Buren Street and Litchfield Road to Palm Valley Crossing 6th Amended and Restated Planned Area Development. (Ann Dolmage, Principal Planner)

BUSINESS

6. **RESOLUTION ADOPTING THE CITY OF GOODYEAR FISCAL YEAR (FY) 2027-2030 STRATEGIC PLAN**

RECOMMENDATION

Adopt Resolution No. 2026-2541 adopting the City of Goodyear FY2027-2030 Strategic Plan. (Jenna Goad, Strategic Planning & Organizational Performance Manager)

INFORMATION ITEMS

Comments, commendations, reports on current events and presentations by Mayor, Councilmembers, or the City Manager. 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, city staffing updates, update on legislative issues, clarification on items being requested by Council, and Manager's update on Council related matters.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

December 7, 2026	Council Meeting	5:00 p.m.

ADJOURNMENT

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

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

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

POSTING VERIFICATION
This agenda was posted on November 12, 2026 at 5:00 p.m. by Anita Gabrielson, Senior City Clerk Specialist.

ITEM #: 1.
DATE: 11/16/2026
AI #:3625

APPROVAL OF MINUTES

SUBJECT
APPROVAL OF MINUTES

RECOMMENDATION
Approve the November 2, 2026 Regular Meeting draft minutes. (Jasmine Pernicano, City Clerk)

Attachments
2026-11-02 Regular Meeting Draft Minutes

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

Monday, November 2, 2026	5:00 p.m.	Meeting Minutes

CALL TO ORDER

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

ROLL CALL

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

Staff Present: City Manager Bryan Langley; City Attorney Roric Massey; City Clerk Jasmine Pernicano

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER KAINO

PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

Richard and Janet Kirshbaum, Goodyear residents, expressed concerns about the recent mayoral campaign and the future placement of the menorah at Goodyear Civic Square Park.

CONSENT

MOTION BY Councilmember Laura Kaino, SECONDED BY Vice Mayor Brannon Hampton to APPROVE Consent Agenda Items 1 and 2. The motion carried as follows:

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

Passed - Unanimously

1. APPROVAL OF MINUTES

RECOMMENDATION
Approve the October 5, 2026 Regular Meeting draft minutes. (Jasmine Pernicano, City Clerk)

2. **APPROVAL OF AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH ARIZONA CHILD ABDUCTION RESPONSE TEAM (AZCART)**

RECOMMENDATION
Approve the IGA to participate in the Arizona Child Abduction Response Team and provide authorization and direction to the City Manager, or designee, to take actions and execute documents necessary to carry out the intent of the agreement. (Brian Issitt, Chief of Police)

BUSINESS

3. **APPROVAL OF FIRMING WATER DELIVERY AGREEMENT WITH CENTRAL ARIZONA WATER CONSERVATION DISTRICT (CAWCD)**

Barbara Chappell, Water Services Director, presented the Firming Water Delivery Agreement. Ms. Chappell provided a brief history and details of the Central Arizona Water Conservation District, Central Arizona Project, and Arizona Water Banking Authority. She reviewed the long-term storage credits that are managed by the Arizona Water Banking Authority, and explained the firmed water recovery options. She continued to review the purpose, recovery, payment, term, and water quality of the Firming Water Delivery Agreement.

In response to Council inquiry, Ms. Chappell noted that the Arizona Water Banking Authority has stored over 3.8 million acre feet and Goodyear's portion of the first year of the 14 percent shortage is 1,504 acre feet, which the City would be asking to be replaced, preferably utilizing Goodyear's infrastructure.

MOTION BY Councilmember Wally Campbell, **SECONDED BY Councilmember Benita Beckles to APPROVE the Firming Water Delivery Agreement with Central Arizona Water Conservation District (CAWCD) and provide authorization and direction to the City Manager, or designee, to take actions and execute documents necessary to carry out the intent of the agreement. The motion carried as follows:**

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

Passed - Unanimously

INFORMATION ITEMS

There were no information items.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

November 9, 2026	Council Meeting	5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 5:15 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 November 2, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2026. SEAL:

_____

Jasmine Pernicano, City Clerk

ITEM #: 2.
DATE: 11/16/2026
AI #:3525

CITY COUNCIL ACTION REPORT

SUBJECT: APPROVAL OF BUDGET AMENDMENTS AND RELATED EXPENDITURE AUTHORITY

STAFF PRESENTER(S): Ryan Bittle, Deputy Finance Director

OTHER PRESENTER(S):
Ryan Bittle, Deputy Finance Director

SUMMARY

Budget amendment and expenditure authority requests are presented to Council on an as-needed basis throughout the year to remain in compliance with both city policy and state statute. These requests provide transparency behind adjustments needed to deliver the programs and initiatives included as part of the city's adopted budget. All requests have been previously reviewed by city leadership, ensuring the availability of financial resources and alignment with the goals and objectives of the city's financial policy.

STRATEGIC PLAN ALIGNMENT

Fiscal Resource Management

RECOMMENDATION

Approval of budget amendments and related expenditure authority (administrative award) for expenditures exceeding $500,000. (Ryan Bittle, Deputy Finance Director)

FISCAL IMPACT

Details surrounding the requests are outlined in the staff analysis section below as well as summarized in Attachment A. The citywide budget total remains unchanged within the Adopted State Expenditure Limitation.

BACKGROUND AND PREVIOUS ACTIONS

Budget amendments requiring Council approval are presented as necessary throughout the fiscal year. The Fiscal Year (FY) 2027 expenditure limitation budget and FY2027 Expenditures for Administrative Award (Expenditure Authority) were both adopted on June 8, 2026.

STAFF ANALYSIS

Budget amendments are permitted by Arizona Revised Statute 42-17106(B), which provides authorization for cities and towns to exceed expenditures in a budget item after final adoption of a city/town budget by moving appropriations between budget items. All budget amendments are completed within city policy established by Resolution 2022-2256.

The Budget Amendment Report (Attachment A) includes the following item for reference:

1. Human Resources Risk Management division is requesting an additional $106,000 in FY2027 to purchase liability insurance for a large-diameter pipe associated with the Goodyear Water Treatment Plant, which supplies brine effluent water to the Palo Verde Nuclear Power Generating Station.

Attachments

Attachment A - Budget Amendment Report

City Council - Budget Amendments Report - FY2027

Council Agenda Date: 11/16/2026

Reference # for CAR	Date	Transfer Journal No.	Reason Needed	Amount Requested	Funding From	Funding To
1	11/3/2026	54	Human Resources Risk Management division is requesting an additional $106,000 in FY2027 to purchase liability insurance for a large-diameter pipe associated with the Goodyear Water Treatment Plant, which supplies brine effluent water to the Palo Verde Nuclear Power Generating Station.	$106,000	Unallocated Fund Balance	Risk - Water

FY2027 Expenditures for Administrative Award (If Applicable)

Reference # for CAR	Reference to Sched 10	Project No.	Description	Current Amount	Revised Amount

ITEM #: 3.
DATE: 11/16/2026
AI #:3522

CITY COUNCIL ACTION REPORT

SUBJECT: APPROVAL OF INTERGOVERNMENTAL AGREEMENT (IGA) WITH THE CITY OF AVONDALE RELATING TO USE OF THE AVONDALE TRAINING CENTER

STAFF PRESENTER(S): Paul Luizzi, Fire Chief

SUMMARY

Intergovernmental Agreement (IGA) with the City of Avondale for access to use the Avondale Fire Training Center.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Approve the IGA and User Reservation Agreement with the City of Avondale to conduct training activities through a fee-for-use structure at the Avondale Fire Training Center as needed, and provide authorization and direction to the City Manager, or designee, to take actions and execute documents necessary to carry out the intent of the agreement. (Paul Luizzi, Fire Chief)

FISCAL IMPACT

The rental agreement for the Avondale Training Facility is based on four-hour blocks of time, with associated equipment, facility, and administrative fees. Actual costs vary depending on the type of training conducted.

For a single four-hour training block, fees fluctuate based on the required facilities and equipment. As an example, the 3-, 6-, and 9-month evaluations require two consecutive four-hour blocks (eight hours total), with estimated costs ranging from $1,000 to $2,500 per eight-hour session.

These training evaluations occur at three-month intervals for three different recruit and lateral groups. Each evaluation session carries an estimated cost of $2,500, resulting in a cumulative

projected expense of $22,500 for all scheduled evaluations.

Costs may include reservation administration fees, responsible party fees, modular classroom use, Class A ventilation prop use, fire hydrant access, and other required facility resources. A detailed itemized fee schedule has been provided by the City of Avondale and is attached as Exhibit C – Fee Schedule (Attachment C). All costs associated with the Avondale Training Facility will be absorbed within the department's operating budget.

BACKGROUND AND PREVIOUS ACTIONS

The City of Goodyear and City of Avondale have been partners in an ongoing IGA for the previous training facility since 2005. The original agreement established an equal partnership in operating and using the fire training facility, with both cities sharing operational and maintenance costs. The previous training facility was demolished, and the new training facility opened on April 27, 2026.

With the construction of the new training facility, an updated agreement was established to reflect the revised operational structure, and costs will be based on a fee-for-use structure rather than an ongoing fee shared model.

STAFF ANALYSIS

The Master Use Agreement (Attachment A) provides a continued partnership between the agencies, enabling the City of Goodyear to conduct and participate in critical fire service training.

Attachments

Attachment A - Master Use Agreement Avondale Fire Training Center

Exhibit A - Facility & Use Area Map

Attachment B - Exhibit B - User Reservation Agreement

Attachment C - Exhibit C - Fee Schedule 26-0713

MASTER USE AGREEMENT
AVONDALE FIRE TRAINING CENTER
BETWEEN
THE CITY OF AVONDALE
AND
THE CITY OF GOODYEAR

THIS FACILITY USE AGREEMENT (this "Agreement") is entered into and is effective as of _____, 2026, between the City of Avondale, an Arizona municipal corporation (the "Owner" or "City"), and ___The City of Goodyear__ (the "User"), an Arizona municipal corporation. The Owner and User are sometimes collectively referred to in this Agreement as the "Parties" and each individually as a "Party."

RECITALS

A. The City of Avondale owns the Avondale Fire Training Center located at 425 E. Lower Buckeye Road, Avondale, AZ (the "Facility").

B. The Facility includes the grounds, buildings, training props, classrooms, simulation spaces, burn buildings, and all associated systems, equipment, and utilities owned or controlled by the City of Avondale, as further described in Exhibit A. *See Exhibit A Facility and Use Area Map.*

C. The City of Avondale plans to host training activities at the Facility and the City of Avondale plans to allow other agencies to conduct training activities at the Facility.

D. The City of Avondale desires to allow the User to use the Facility for individual fire training activities.

E. The Parties desire to enter into this Agreement to set forth the terms by which the City of Avondale will administer Facility use and to establish the obligations of the Parties.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Term of Agreement. This Agreement shall be effective as of the date first set forth above and shall remain in full force and effect until June 30, 2027 (the "Initial Term"), unless terminated as otherwise provided pursuant to the terms and conditions of this Agreement. After the expiration of the Initial Term, this Agreement may be renewed for up to four successive one-year terms (each, a "Renewal Term") if:

a. at least 60 days prior to the end of the then-current term of the Agreement, the User requests, in writing, to extend the Agreement for an additional one-year term and

b. the Owner approves the additional one-year term in writing to include any annual price adjustments for the facility use.

The Renewal approval may be withheld by the City for any reason. The User's failure to seek a renewal of this Agreement shall cause the Agreement to terminate at the end of the then-current term. The Initial Term and any Renewal Term(s) are collectively referred to herein as the "Term." Upon renewal, the terms and conditions of this Agreement shall remain in full force and effect.

2. General Obligations of the Owner. The Owner shall:
   a. Provide the User access to the Facility to conduct the Training Activities pursuant to the term of this Agreement;
   b. Ensure the Facility is ready for use by the User; and
   c. Provide designated City of Avondale staff at the Facility.

3. General Obligations of the User. The User shall:
   a. Be responsible for the User's personnel while at the Training Facility. The User's personnel includes the User's employees, volunteers, trainees, vendors, or instructors who enter the Facility in connection with the User's Training Activities.
   b. Be solely responsible for pre and post Training Activity site preparation including set-up, operation, and removal of equipment or material brought to the Facility.
   c. Provide designated staff to interact with the Owner's staff and respond to communications concerning the use of the Facility.
   d. Use reasonable care to prevent damage to the User's structures, props, and other equipment located at the Facility.
   e. After use, remove trash and debris and return the Facility to the condition prior to the User's Training Activities.
   f. Comply with any Facility rules posted at the Facility.

4. Facility Areas of Use. The Facility areas of use at the Facility includes the areas illustrated in the Facility and Use Area Map. *See Attachment A Facility and Use Area Map.* The User may use specific areas during specified time periods as set forth in the User Reservation Agreement. *See Attachment B User Reservation Agreement.*

5. Permitted Uses Subject to this Agreement. The User may conduct educational and operational fire public safety training ("Training Activities") at the Facility. The following Training Activities are permitted uses at the Facility:

a. Fire, EMS, emergency management, and fire public safety training and exercises;

b. Classroom instruction, simulations, scenario-based training, tactics and strategy;

physical fitness evolutions, technical rescue, hazardous materials drills, apparatus operations, and live-fire evolutions, and incident command training; and

c. Demonstrations, evaluations, examinations, and related administrative functions ancillary to fire public safety training.

6. Prohibited Uses. The User shall not conduct any of the following activities at the Facility:

a. Use the Facility for personal or private events unrelated to fire public safety training; or

b. Conduct commercial filming or fee-based instruction to the general public or other public entities without Owner's prior written consent; or

c. Bring or use unauthorized hazardous materials, firearms, explosives, pyrotechnics, or live agents; or

d. Make structural or systems modifications to the Facility; or

e. Sublet, assign, or allow reserved use space and period(s) to other agencies to use areas confirmed specifically for the User; or

f. Use Facility areas that are posted as "out of service"; or

g. Use areas, props, or systems not approved by the Owner or if the use is beyond the scope of any required certifications or permits.

7. Reservations; Scheduling Use. The User shall submit a completed User Reservation Agreement to the Owner no later than twenty-one (21) calendar days prior to the requested date(s). The User Reservation Agreement shall specify the requested Use Areas, describe the Training Activities, describe any specialized equipment/props and include the date(s), time period(s), applicable fees, and a description of personnel to be brought into the Use Area. *See Exhibit B User Reservation Agreement.*

Priority will be given in the order the User Reservations are received. For emergency reservations, the Owner will review submitted User Reservation Agreements if the requested Use Area is available. The emergency User Reservation Agreement, submitted twenty (20) calendar days or less prior to the Training Activity, will be subject to the same requirements as set forth throughout this Agreement.

The User Reservation Agreement will be reviewed by the Owner and either approved or denied within seven (7) calendar days of receipt. The Owner's approval or denial of the User Reservation Agreement is contingent upon the following:

a. Execution of this Agreement;

b. Delivery and acceptance of insurance certificates as set forth in this Agreement or the User Reservation Agreement;

c. Submission and approval of applicable safety plans, burn plans, vehicle operations plans, and communications plans in accordance with NFPA 1403;

d. Confirmation that all required certifications and permits are current; and

e. Availability of the requested Use Area.

If approved, then the Owner will execute the User Reservation Agreement and return an executed copy to the User. A reservation is not final unless and until the Owner and User sign the User Reservation Agreement.

The User Reservation Agreement will be executed as an amendment to this Agreement and will incorporate all the terms and conditions as set forth in this Agreement and any additional use specific terms outlined in the User Reservation Agreement.

An Avondale Assistant City Manager or the Avondale Fire Chief or his designee is authorized to sign all User Reservation Agreements. The User shall ensure that an authorized signer for the User's organization signs the User Reservation User Agreement.

8. Fees and Payment Terms. User shall pay fees to use the Facility as set forth in the attached Fee Schedule. Facility use fees include fees for props/equipment, range/burn fees, responsible party fees, cleaning fees, and any other related charges per the Fee Schedule. See *Exhibit C Fee Schedule.*

Access to the Facility is limited to the dates and times stated in the User Reservation Agreement, including setup and takedown. If the User remains on the Facility beyond the approved reservation, then the User shall pay overage fees for any reservation overage period beyond the agreed upon reservation period. The overage fees are set forth in the Fee Schedule. If a User has ongoing and recurring reservation overages, the Owner may consider these actions as a material breach of the Master Use Agreement and may immediately terminate this Agreement.

After the Training Activity, Owner will provide an invoice to the User itemizing the fees outlined in the User Reservation Agreement and any additional applicable fees which may include clean-up fees, and reservation overage fees.

User shall pay the invoice within thirty (30) days of the invoice date.

9. Safety; Compliance Safety; Compliance; Supervision. User shall conduct Training Activities in a manner that protects life, health, property, and the environment, consistent with applicable fire safety standards. This includes:

a. Complying with Facility rules and signage as posted at the facility;

b. Complying with standards for fire, EMS, hazardous materials, vehicle operations, confined space, and technical rescue training; and
c. Complying with applicable activity permits and lawful orders issued by competent authorities.

10. Safety Plans. For evolutions involving live-fire, hazardous atmospheres, technical rescue, scenario role players, or emergency vehicle operations, User shall submit written plans (e.g., burn plan, vehicle ops plan, medical plan, communications plan) with the User Reservation Agreement.

11. Medical Readiness. User shall ensure appropriate medical coverage necessary for Training Activities, including at minimum first-aid/CPR-certified personnel, dedicated EMS standby for high-risk evolutions and any personnel required by posted Facility rules and the User Reservation Agreement.

12. Personal Protective Equipment (PPE). User shall ensure Personnel possess and properly use required PPE suitable for each Training Activity. PPE must be serviceable, fit-tested where applicable, and inspected prior to use.

13. Burn Building/Fire Props. Live-fire training shall comply with burn plans, fuel load limitations, ventilation controls, temperature monitoring, and instructor qualifications. Only approved fuels may be used in quantities specified by the Owner.

14. Environmental and Noise Controls. User shall comply with environmental permits, stormwater controls, hazardous waste management, and noise curfews. Discharge of pollutants is prohibited and debris must be collected and disposed of as set forth in the posted Facility rules and the User Reservation Agreement.

15. Right to Suspend. The Owner's designated staff may halt Training Activities for safety, noncompliance, or facility protection. User shall immediately comply with any stop-work directive.

16. Facility Conditions, Maintenance, Repairs, Damage. User shall immediately report any injury, incident, unsafe condition, spill, unplanned fire, chemical discharge, User equipment malfunction, or Facility property damage. This does not include ordinary wear and tear.

User is responsible for the cost to repair damage caused by the User or the User's personnel. The User's personnel includes the User's employees, volunteers, trainees, vendors, or instructors who enter the facility in connection with the User's Training Activities.

17. Indemnification. To the fullest extent permitted by law, User shall indemnify, defend and hold harmless the City of Avondale and each council member, officer, employee or agent thereof (the City and any such person being herein called an "Indemnified Party"), for, from and against any and all losses, claims, damages, liabilities, costs and expenses (including, but not limited to, reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever

("Claims"), insofar as such Claims (or actions in respect thereof) relate to, arise out of, or are caused by or based upon the negligent acts, intentional misconduct, errors, mistakes or omissions, in connection with User's, use of the Training Facility. The amount and type of insurance coverage requirements set forth below will in no way be construed as limiting the scope of the indemnity in this Section.

18. Required Insurance Coverage. User shall provide proof of and maintain the following insurance coverage:

    a. Commercial General Liability. User shall maintain "occurrence" form Commercial General Liability insurance with an unimpaired limit of not less than $1,000,000 for each occurrence, $2,000,000 Products and Completed Operations Annual Aggregate and a $2,000,000 General Aggregate Limit. The policy shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury. Coverage under the policy will be at least as broad as ISO policy form CG 00 010 93 or equivalent thereof, including but not limited to, separation of insured's clause. To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, the City, its agents, representatives, officers, officials and employees shall be cited as an Additional Insured under ISO, Commercial General Liability Additional Insured Endorsement form CG 20 10 03 97, or equivalent, which shall read "Who is an Insured (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you." If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be "follow form" equal or broader in coverage scope than underlying insurance.

    b. Vehicle Liability. User shall maintain Business Automobile Liability insurance with a limit of $1,000,000 each occurrence on User's owned, hired and non-owned vehicles assigned to or used in the performance of User's work or services under this Agreement. Coverage will be at least as broad as ISO coverage code "1" "any auto" policy form CA 00 01 12 93 or equivalent thereof. To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, the City, its agents, representatives, officers, directors, officials and employees shall be cited as an Additional Insured under ISO Business Auto policy Designated Insured Endorsement form CA 20 48 or equivalent. If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be "follow form" equal or broader in coverage scope than underlying insurance.

    c. Workers' Compensation Insurance. User shall maintain Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction over User's employees engaged in Training Activities under this Agreement and shall also maintain Employers Liability Insurance of not less than

$500,000 for each accident, $500,000 disease for each employee and $1,000,000 disease policy limit.

d. All policies shall be endorsed, as required by this written agreement, to include the City of Avondale and each council member, officer, employee or agent thereof as additional insureds with respect to liability arising out of the activities performed by or on behalf of the User.

e. The policies shall include, or be endorsed to include, as required by this written agreement, the following provisions:

- The User's policies, as applicable, shall stipulate that the insurance afforded the User's shall be primary insurance and that any insurance carried by Owner shall be excess and not contributory insurance.
- Insurance provided by the User shall not limit the User's liability assumed under the indemnification provisions of this Contract.

f. Applicable to all insurance policies required by the Agreement, User's insurance shall not be permitted to expire, be suspended, be canceled, or be materially changed for any reason without thirty (30) days prior written notice to Owner.

19. Termination. This Agreement may be terminated under the following conditions:

a. Termination for Convenience. Either Party may terminate this Agreement for convenience upon sixty (60) days' prior written notice. Termination does not affect confirmed reservations within the notice period unless otherwise agreed.

b. Termination for Cause. Either Party may terminate for material breach not cured within thirty (30) days after written notice, or immediately if the breach cannot be cured in time to safely conduct scheduled Activities.

c. Termination for Conflict of Interest. This Agreement is subject to the provisions of ARIZ. REV. STAT**.** § 38-511.

d. Immediate Termination. Owner may terminate immediately if insurance lapses, safety plans are inadequate, or unlawful conduct occurs by User while at the facility.

Upon termination, all future reservations are canceled, and Owner shall refund any prepaid amounts for canceled reservations minus any amounts due and payable, including damages and outstanding fees.

20. Notices and Requests. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly

given if (A) delivered to the party at the address set forth below, (B) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below or (C) given to a recognized and reputable overnight delivery service, to the address set forth below:

If to the City:
City of Avondale
11465 West Civic Center Drive
Avondale, Arizona 85323
Attn: Ron Corbin, City Manager

With copy to:
Avondale City Attorney's Office
11465 West Civic Center Drive.
Avondale, Arizona 85323
Attn: Nicholle Harris, City Attorney

With copy to:
Avondale Fire Chief
11465 West Civic Center Drive
Avondale, Arizona 85323

If to User:
Goodyear Fire Chief
14455 W. Van Buren Street, E-102
Goodyear, Arizona 85338

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

21. Relationship of the Parties. The Parties are separate entities. Nothing in this Agreement creates a partnership, joint venture, employment, or agency relationship.

22. Photographs; Branding. User shall not use Owner's name, logos, or insignia for marketing or public communications without prior written consent, except for factual statements of location in internal records.

23. Agreement Subject to Appropriation. This Agreement is subject to the provisions of ARIZ. CONST. Art. IX, § 5 and ARIZ. REV. STAT. § 42-17106.

24. Applicable Law; Venue. This Agreement shall be governed by the laws of the State of Arizona and suit pertaining to this Agreement may be brought only in courts in the State of Arizona.

25. Amendments. This Agreement may be modified only by a written amendment signed by persons duly authorized to enter into contracts on behalf of the Parties.

26. Severability. The provisions of this Agreement are severable to the extent that any provision or application held to be invalid by a Court of competent jurisdiction shall not affect any other provision or application of the Agreement which may remain in effect without the invalid provision or application.

27. Attorneys' Fees. In the event either party brings any action for any relief, declaratory or otherwise, arising out of this Agreement or on account of any breach or default hereof, the prevailing party shall be entitled to receive from the other party reasonable attorneys' fees and reasonable costs and expenses, determined by the court sitting without a jury, which shall be deemed to have accrued on the commencement of such action and shall be enforced whether or not such action is prosecuted through judgment.

28. Entire Agreement; Interpretation; Parol Evidence. This Agreement represents the entire agreement of the parties with respect to its subject matter, and all previous agreements, whether oral or written, entered into prior to this Agreement are hereby revoked and superseded by this Agreement. No representations, warranties, inducements or oral agreements have been made by any of the parties except as expressly set forth herein, or in any other contemporaneous written agreement executed for the purposes of carrying out the provisions of this Agreement. This Agreement shall be construed and interpreted according to its plain meaning, and no presumption shall be deemed to apply in favor of, or against the party drafting the Agreement. The parties acknowledge and agree that each has had the opportunity to seek and utilize legal counsel in the drafting of, review of, and entry into this Agreement.

29. Rights and Remedies. No provision in this Agreement shall be construed, expressly or by implication, as waiver by the City of any existing or future right and/or remedy available by law in the event of any claim of default or breach of this Agreement. The failure of the City to insist upon the strict performance of any term or condition of this Agreement or to exercise or delay the exercise of any right or remedy provided in this Agreement, or by law, or the City's acceptance of and payment for services, shall not release User from any responsibilities or obligations imposed by this Agreement or by law, and shall not be deemed a waiver of any right of the City to insist upon the strict performance of this Agreement.

30. Provisions Required by Law. Each and every provision of law and any clause required by law to be in this Agreement will be read and enforced as though it were included

herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, this Agreement will promptly be physically amended to make such insertion or correction.

31. Counterpart Execution. This Agreement may be executed in separate counterparts by the individual Parties.

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

"City/Owner"

CITY OF AVONDALE,
an Arizona municipal corporation

_____
Ron Corbin, City Manager

ATTEST:

_____
Marcella Sarmiento, City Clerk

City of Avondale

By: _____
Nicholle Harris, City Attorney

Date: _____

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

"User"
CITY OF GOODYEAR, an Arizona
Municipal corporation

By: _____

Name: Bryan Langley _____

Title: City Manager _____

ATTEST:

_____
Jasmine Pernicano, City Clerk

City of Goodyear
By: _____
Roric Massey, City Attorney

Date: _____

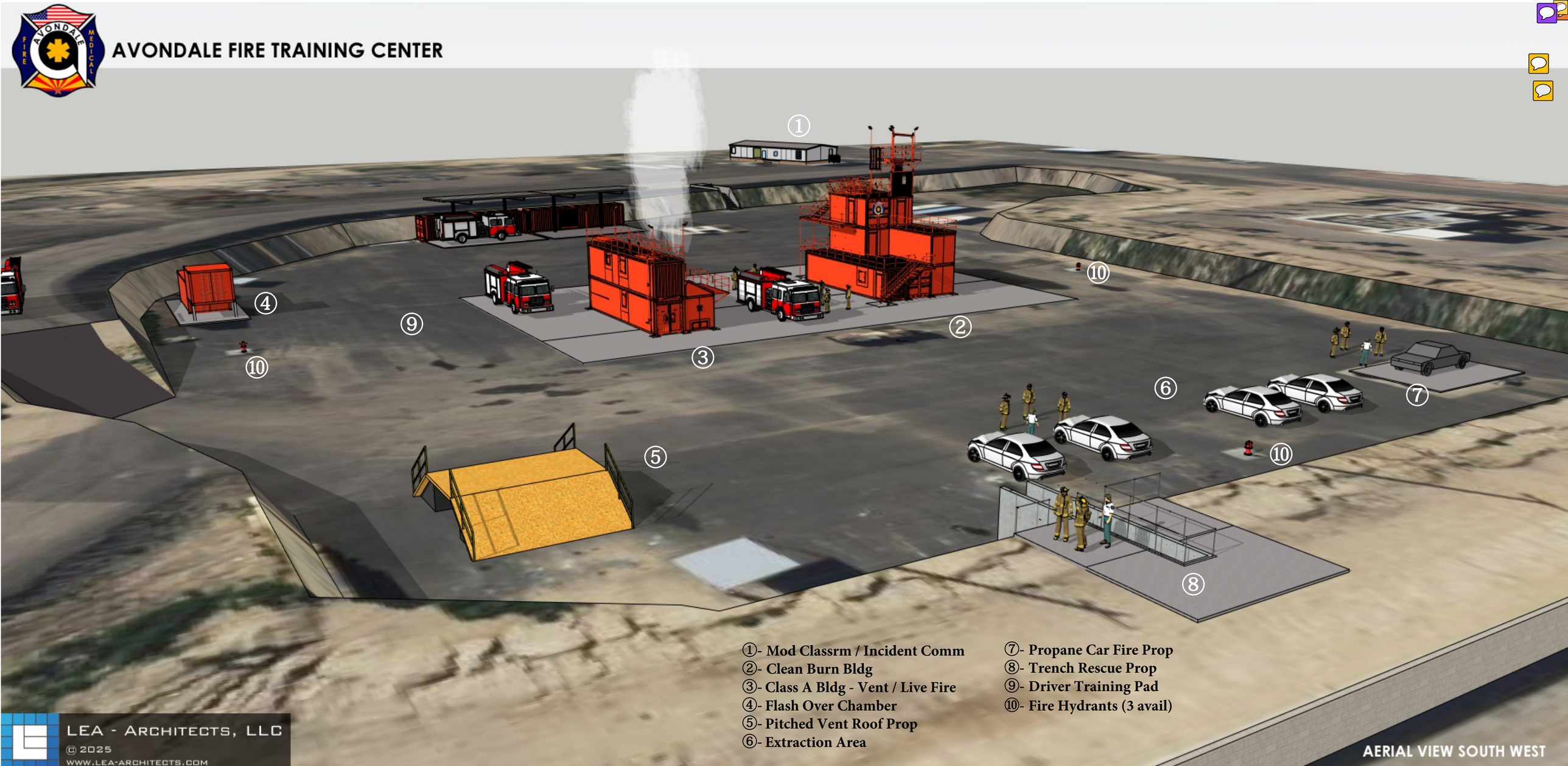
MASTER USE AGREEMENT EXHIBITS

Exhibit A – Facility and Use Area Map

Exhibit B – User Reservation Agreement

Exhibit C – Fee Schedule

AVONDALE FIRE TRAINING CENTER



①- Mod Classrm / Incident Comm
②- Clean Burn Bldg
③- Class A Bldg - Vent / Live Fire
④- Flash Over Chamber
⑤- Pitched Vent Roof Prop
⑥- Extraction Area
⑦- Propane Car Fire Prop
⑧- Trench Rescue Prop
⑨- Driver Training Pad
⑩- Fire Hydrants (3 avail)

AERIAL VIEW SOUTH WEST

LEA - ARCHITECTS, LLC
© 2025
WWW.LEA-ARCHITECTS.COM

RESERVATION USE AGREEMENT
AVONDALE FIRE TRAINING CENTER
BETWEEN
THE CITY OF AVONDALE
AND
THE CITY OF GOODYEAR

This is Amendment Number _____ to the Avondale Fire Training Facility Master Use Agreement between the City of Avondale ("Owner" or "City") and _City of Goodyear__ ("User") (collectively referred to as "Parties")

This Amendment is effective upon the date signed by the City of Avondale. This Amendment includes all the terms and conditions set forth below as agreed upon by the Parties. In all other respects, the terms set forth in the Master Use Agreement between the Parties shall remain in full force and effect and are incorporated herein.

1. User's Name and Contact:

2. Designated Staff for the Training Activity and Telephone Contact:

3. Designated Use Area: These areas of the Avondale Fire Training Center will be used by the User:

4. Date of Training Activity:

5. Description of Training Activity:

6. Description of User's Personnel who will be present for or participate in the Training Activity at the Facility (please include estimated number of personnel participating in the Training activity; list and describe any trainers or vendors not employed by the User)

7. Provide a list of all applicable fees associated with this Training Activity as set forth in the Master Use Agreement Fee Schedule.

8. Please confirm if the Insurance Certificates are attached.

9. If applicable to the Training Activity, please attach the following documents:

    a. Safety plans, burn plans, vehicle operations plans, and communications plans in accordance with NFPA 1403

    b. All required certifications and permits

    c. Medical Readiness Plans

All approved applicable attachments are incorporated into this Amendment.

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

"City"

CITY OF AVONDALE,
an Arizona municipal corporation

By. _____
Avondale Fire Chief or Designee

Name: _____

Title: _____

"User"
City of Goodyear, an Arizona Municipal corporation

By: _____

Name: Bryan Langley

Title: City Manager

Exhibit C
Avondale Fire and Medical Training Center Fee Schedule
(all reservations are by four- hour reservation blocks)

Facility / Prop / Equip	Descriptions	Total Fee	Optional Add-Ons
REQUIRED FEES *(automatically added on reservations as noted)*			
Administration Fee	A one-time Administration Fee is automatically assessed for **all reservations**. This fee includes administrative and janitorial services and is assessed once per reservation.	$100	
Responsible Party (RP) *(AFM personnel)*	An AFM Responsible Party (RP) is required for all Training Center activities to provide facility oversight and operational support. Fees are automatically assessed for **all reservations per** four-hour reservation block.	$400	
CLASSROOM			
Modular Classroom	**Provides a flexible classroom and meeting space designed to support training, presentations, workshops, and group instruction.** **The classroom features modular tables and seating for up to 24 participants comfortably (expandable to 32), with flexible room configurations available for larger classroom-style setups. The space includes a large projector and screen system with wireless Airtame connectivity, HDMI podium connection, City Wi-Fi access, two large whiteboards, large touch SmartScreen/board, and multiple electrical outlets throughout the room.** **Additional amenities include onsite restrooms, access to microwaves and refrigerator/freezer units, and an adjacent conference room equipped with a mounted 55-inch display for breakout sessions or smaller meetings.** Reservation includes classroom access for one (1) four-hour reservation block.	$200	Add Ons Available: - AV/Technician
Incident Command Center	**Provides a functional Incident Command Center (ICC)/Emergency Operations Center (EOC)-style environment designed to support command simulations, incident coordination, operational planning, and multi-agency communication exercises.** **The space includes integrated presentation and display capabilities utilizing a large projector and screen system with wireless Airtame connectivity, HDMI podium connection, City Wi-Fi access, radios, whiteboards, large touch SmartScreen/board, and flexible seating configurations to support command staff coordination and operational discussions.** **Additional support spaces include an adjacent executive conference room with a mounted 55-inch display suitable for Unified Command meetings, planning functions, or executive briefings.** Reservation includes access to command center technology, sample simulations, and radios, for one (1) four-hour reservation block.	$400	Add Ons Available: - AV/Technician
FACILITY / PROP / EQUIPMENT			
Class A Building - Ventilation	**Provides realistic, repeatable vertical ventilation training using both flat and pitched roof ventilation props. No live burns permitted.** Reservation includes: (10) OSB sheets and (2) 2x4x8s for one (1) four-hour reservation block.	$650	Add Ons Available: - Material Pack *(up to 3 additional)*

Exhibit C
Avondale Fire and Medical Training Center Fee Schedule
(all reservations are by four- hour reservation blocks)

Facility / Prop / Equip	Descriptions	Total Fee	Optional Add-Ons
Class A Building - Live Fire	**Provides realistic, repeatable live-fire training designed to simulate structural fire conditions and improve operational response effectiveness.** Reservation includes: (15) OSB sheets, (2) 2x4x8s, (13) wood pallets, and (2) fire hydrant connections for one (1) four-hour reservation block. Included materials are estimated to support up to two (2) live burn evolutions per hour.	$1,580	Add Ons Available: - Fire Hydrant Connection *(up to 1 additional)* - Material Pack *(up to 3 additional)* - Smoke Machine Pack *(up to 3 mac hine packs)* - Instructor In Charge (IIC) - Safety Officer (SO) - Fire Starter / Rescue Intervention (RIC) Team - Fire Apparatus Engineer (ENG)
Clean Burn Building ***(3-Story Tower w/ Rappelling)***	**Provides controlled, realistic smoke-based training to simulate fire conditions without toxic smoke or gases, supporting safe and repeatable scenario-based training.** Reservation includes access to the rappel tower, (1) fire hydrant connection and (1) smoke machine with up to (24) liters of liquid smoke for one (1) four-hour reservation block. Estimated liquid smoke usage is approximately (24) liters per smoke machine per four-hour reservation block. *Use of the rappel tower requires Technical Rescue Technician-qualified personnel or instructors provided by the reserving agency.*	$1,075	Add Ons Available: - Fire Hydrant Connection *(up to 2 additional)* - Smoke Machine Pack *(up to 3 machine packs can be used in this building at a time)*
Flashover Chamber	**Simulates flashover conditions to train firefighters in recognizing warning signs and applying safe suppression techniques.** Reservation includes: (40) OSB sheets, (6) wood pallets, and (1) fire hydrant connection for one (1) four-hour reservation block. Included materials are estimated to support up to two (2) live burn evolutions per hour.	$1,590	Add Ons Available: - Fire Hydrant Connection *(up to 2 additional)* - Instructor In Charge (IIC) - Safety Officer (SO) - Fire Starter / Rescue Intervention (RIC) Team
Drivers Training Pad	**Provides a large open concrete training area for vehicle operations, driving courses, apparatus maneuvering, and driver/operator training evolutions. Use of the Drivers Training Pad requires exclusive use of the Training Center concrete pad area.** Reservation includes cones and for one (1) four-hour reservation block.	$800	Add Ons Available: - Fire Apparatus Engineer (ENG)
Extrication Area	**Provides hands-on vehicle extrication training focused on vehicle stabilization, patient access, disentanglement, and rescue operations. Vehicle burning is prohibited.** Reservation includes: (1) vehicle for one (1) four-hour reservation block.	$450	Add Ons Available: - Vehicles *(up to 3 additional)*
Pitched Vent Roof Prop	**Provides hands-on vertical ventilation training, including roof access, cutting techniques, and coordinated fireground operations.** Reservation includes: (10) OSB sheets and (2) 2x4x8s for one (1) four-hour reservation block.	$450	Add Ons Available: - Material Pack *(up to 3 additional)*
Propane Car Fire Prop	**Simulates vehicle fire scenarios using controlled propane to train firefighters in fire suppression and hazard recognition.** Reservation includes: (100) gallons of propane and (1) fire hydrant connection for one (1) four-hour reservation block.	$975	Add Ons Available: - Fire Hydrant Connection *(up to 2 additional)* - Instructor In Charge (IIC) - Safety Officer (SO)

Exhibit C
Avondale Fire and Medical Training Center Fee Schedule
(all reservations are by four- hour reservation blocks)

Facility / Prop / Equip	Descriptions	Total Fee	Optional Add-Ons
Trench Rescue Prop	**Provides hands-on trench rescue training focused on shoring operations, victim access, hazard recognition, and rescue techniques.** Reservation is for one (1) four-hour reservation block.	$200	
ADD ONS: EQUIPMENT, MATERIALS, AND PERSONNEL			
Apparatus - Fire Engine	A fire engine may be reserved for onsite training activities, including apparatus operations, pumping operations, hose deployment, driver/operator training, and scenario-based exercises.	$400	Add Ons Available: - Fire Apparatus Engineer
Fire Hydrant Connection - Water Supply	Three (3) fire hydrants are available onsite. Applicable facility and prop reservations include required fire hydrant connections. Additional hydrant connections may be added as needed, up to three (3) total onsite connections.	$75	
Material Packs	Up to three (3) material packs may be added to applicable facility or prop reservations. Each material pack includes: - (10) OSB sheets - (2) 2x4x8s	$245	
Smoke Machine w/ Liquid Smoke	Includes up to (24) liters of liquid smoke, estimated for one (1) four-hour reservation block. Up to three (3) smoke machines may be used simultaneously.	$400	
Vehicles	Up to three (3) additional vehicles may be added for training purposes. **Vehicle burning is prohibited.**	$200	
AV/Technician *(AFM personnel)*	AFM AV/Technician personnel may be reserved to provide setup, operational support, and troubleshooting for classroom and Incident Command Center technology systems.	$400	
Fire Apparatus Engineer (ENG) *(AFM personnel)*	An AFM Fire Apparatus Engineer (ENG) may be reserved to provide apparatus operation, pump operations, and apparatus maneuvering support during training activities.	$400	
Fire Starter / Rescue Intervention Crew (RIC) Team *(AFM personnel)*	A two (2)-person AFM Fire Starter and/or Rescue Intervention Crew (RIC) team may be reserved to support live fire training operations and firefighter safety requirements.	$800	
Instructor In Charge (IIC) *(AFM personnel)*	An AFM Instructor In Charge (IIC) may be reserved to provide instructional oversight, operational coordination, and safety management for applicable live fire training activities. **All live fire training activities require an approved Instructor In Charge onsite.**	$400	
Safety Officer (SO) *(AFM personnel)*	An AFM Safety Officer (SO) may be reserved to provide onsite safety oversight, hazard monitoring, and compliance support for applicable live fire training activities. **All live fire training activities require an approved Safety Officer onsite.**	$400	
PENALTY FEES			
Cleaning Fee	A Cleaning Fee may be assessed if the facility is not left in acceptable condition following use.	$500	
Extended Use Fee	Any agency or organization exceeding its reserved or scheduled use time shall be assessed an Extended Use Fee equal to 50% of the total reservation cost.	50%	
Cancellation Fee	Reservations canceled less than two (2) weeks prior to the scheduled reservation date shall be assessed a Cancellation Fee equal to 50% of the total reservation cost.	50%	

*All reservations, equipment, apparatus, and personnel are subject to AFM operational availability and emergency response needs.
*All live fire training activities require a current, qualified Instructor In Charge (IIC) and an approved Safety Officer (SO). Reserving agencies may provide qualified personnel or reserve AFM personnel for an additional fee.
*Agencies providing their own Instructor In Charge (IIC) or Safety Officer (SO) must submit documentation demonstrating current qualifications that meet AFM requirements prior to the scheduled training.
*Materials included with reservations are allocated for the reserved training block and are considered consumed upon issuance. Unused materials remaining after the reservation shall be forfeited and remain the property of AFM. Unused materials will not be credited, carried forward, or applied to future reservations.
*Costs associated with damage to equipment or facilities will be charged accordingly.

ITEM #: 4.
DATE: 11/16/2026
AI #:3579

CITY COUNCIL ACTION REPORT

SUBJECT: ORDINANCE REZONING APPROXIMATELY 1,019.5 ACRES FROM AU AND PRELIMINARY PAD TO TERRASANTE PAD

STAFF PRESENTER(S): Guadalupe Ortiz Cortez, Planning Supervisor

---

OTHER PRESENTER(S):
Alan Beaudoin, Norris Design

SUMMARY

This is a Public hearing for a request to rezone approximately 1,019.5 acres generally located west of S. Rainbow Valley Road, east of S. Tuthill Road, south of the Williams Field Road alignment and north of the Willis Road alignment from Estrella Mountain Ranch Phase II Preliminary Planned Area Development and Agricultural Urban to TerraSante PAD to allow for a master planned community with residential, commercial and open space land uses. Details about the project are provided in the attached Ordinance No. 2026-1655 (Attachment A), Aerial Photo (Attachment B), Project Narrative (Attachment C), and Detailed Evaluation Criteria (Attachment D).

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Adopt Ordinance No. 2026-1655 conditionally rezoning approximately 1,019.5 acres of property generally located west of S. Rainbow Valley Road, east of S. Tuthill Road, south of the Williams Field Road alignment and north of the Willis Road alignment from Estrella Mountain Ranch Phase II Preliminary Planned Area Development and Agricultural Urban to TerraSante PAD to allow for a master planned community with residential, commercial, and open spaces land uses. (Guadalupe Ortiz Cortez, Planning Supervisor)

STIPULATIONS

The stipulations below represent the most significant provisions:

- Development Units A16 and B12 are reserved for Liberty Elementary School to build a school. If the school does not need the property and notifies the City, the units can be developed as single-family residential.
- The City is committing to providing 274 acre-feet of water per year, and this water allotment shall be increased to 1,160 acre-feet of water per year upon approval of the City's Designation of Assured Water Supply.
- The traffic study is conditionally approved and revised traffic studies shall be provided with future site plan and preliminary plat submittals.
- The owner is responsible to construct all on-site and off-site infrastructure improvements required to serve the property.

The complete list of stipulations is contained within Ordinance No. 2026-1655, 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 November 4, 2026 the Planning and Zoning (P&Z) Commission held a public hearing for this item. At the conclusion of the staff and applicant presentations, staff answered questions from P&Z Commission regarding timing of the Loop 303 extension in the project area and the buffer proposed for the Loop 303 alignment. The applicant also answered questions about the entries into the proposed development and the preservation of Spirit Ridge and Northern Tributary Wash to help with wildlife migration. During the public hearing portion of the item, two county residents spoke in opposition to the rezoning. The county residents stated reasons such as change in rural character of the area, cultural clash between planned communities in the cities and their neighborhood in the county, no proposed buffer between the proposed master planned community and their rural neighborhood, and habitat concerns. At the conclusion of the public hearing, the P&Z Commission voted 5-1 to recommend approval, subject to the proposed stipulations which are reflected in the Ordinance, included as Attachment A.

A Public Hearing notice for the City Council Meeting was published in the Arizona Business Gazette - Republic Edition on October 16, 2026, at least 15 days prior to the meeting; postcards were mailed to adjoining owners, located within 1,200 feet of the Property, on October 9, 2026 and signs were posted/updated on the site on October 13, 2026.

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

STAFF ANALYSIS

Staff recommends that the City Council adopt the Ordinance No. 2026-1655, consistent with the P&Z Commission recommendation.

Attachments

Attachment A - Ordinance No. 2026-1655 with Exhibits

Attachment B - Aerial Photo

Attachment C - Project Narrative

Attachment D - Detailed Evaluation Criteria

Attachment E - Planning & Zoning Commission Report

Staff Presentation

ORDINANCE NO. 2026-1655

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 1,019.5 ACRES OF PROPERTY GENERALLY LOCATED WEST OF S. RAINBOW VALLEY ROAD, EAST OF S. TUTHILL ROAD, SOUTH OF THE WILLIAMS FIELD ROAD ALIGNMENT AND NORTH OF THE WILLIS ROAD ALIGNMENT FROM ESTRELLA MOUNTAIN RANCH PHASE II PRELIMINARY PLANNED AREA DEVELOPMENT AND AGRICULTURAL URBAN TO TERRASANTE PAD TO ALLOW FOR A MASTER PLANNED COMMUNITY WITH RESIDENTIAL, COMMERCIAL AND OPEN SPACE LAND USES.

WHEREAS, the property subject to this Ordinance consists of approximately 1,019.5 acres and is generally located west of S. Rainbow Valley Road, east of S. Tuthill Road, south of the Williams Field Road alignment and north of the Willis Road alignment and is known as TerraSante (the "Property");

WHEREAS, approximately 701.58 acres of the Property are zoned Agricultural Urban (AU) since annexation into the city through City Council approval of Ordinance No. 86-191 on August 13, 1986, Ordinance No. 87-197 on January 11, 1987, Ordinance No. 88-234 on February 24, 1988, and Ordinance 88-247 on June 11, 1988;

WHEREAS, approximately 317.92 acres of the Property are zoned Estrella Mountain Ranch Phase II Preliminary Planned Area Development (PAD) with City Council approval of Ordinance No. 1987-0217 on June 22, 1987;

WHEREAS, if approved, the Property would be rezoned from Estrella Mountain Ranch Phase II Preliminary PAD and AU zoning to the TerraSante PAD for the development of a master planned community with residential, commercial and open space land uses;

WHEREAS, the proposed zoning is in conformance with the General Plan and should not adversely impact the surrounding area;

WHEREAS, the city staff finds that the proposed rezoning is consistent with existing and approved master planned communities in the vicinity and will not adversely impact the surrounding areas as the proposed land uses allow for orderly growth and development of currently undeveloped land;

WHEREAS, a notice of the application was provided to property owners within 500 feet of the Property on February 9, 2026 and a sign advertising the neighborhood meeting was posted to the Property on February 10, 2026 and the neighborhood meeting took place in-person on February 26, 2026;

WHEREAS, the public notice that this rezoning was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on November 4, 2026 and before the City Council on November 16, 2026, appeared in the Arizona Business Gazette – Republic Edition on October 16, 2026 and postcard were mailed to property owners within 1,200 feet of the Property, following new Zoning Ordinance standards, on October 9, 2026 and the sign on the site was updated on October 13, 2026 to notify residents of the scheduled public hearing;

WHEREAS, a public hearing was held before the Planning and Zoning Commission on November 4, 2026;

WHEREAS, at the meeting, the Planning and Zoning Commission voted (5-1) to recommend approval, subject to the stipulations in Ordinance No. 2026-1655; 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 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. 25-68", 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 "TerraSante Boundary Legal Description", 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 "Planned Area Development Regulations TerraSante" dated August 2026, 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. 44-7041 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

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. 2026-1655 applies to approximately 1,019.5 acres of property generally located west of S. Rainbow Valley Road, east of S. Tuthill Road, south of the William Field Road alignment and north of the W. Willis Road alignment as shown on the "Official Supplementary Zoning Map No. 25-68", a copy of which is attached hereto as Exhibit A and is declared a public record herein by Section 1 of this Ordinance, and legally described in that certain document titled "TerraSante Boundary Legal Description" attached hereto as Exhibit B (the "Property") and declared a public record herein by Section 1 of this Ordinance.

SECTION 4. REZONING

The Property is conditionally rezoned to the "Planned Area Development Regulations TerraSante" dated August 2026 (TerraSante PAD) which is attached hereto as Exhibit C and declared a public record herein by Section 1 of this Ordinance. The Property shall be developed in accordance with the Permitted Uses and Development Standards as set forth in the TerraSante PAD except as further modified by the Conditions of Approval/Stipulations in Section 5 below:

SECTION 5. CONDITIONS OF REZONING

1. Except as modified by the following stipulations and conditions of approval set forth herein, all development of the Property shall be in compliance with the requirements of the TerraSante PAD, and any approved amendments thereto;
2. Approval of the rezoning does not constitute approval of any site plan, preliminary plat or final plat. All future development will be subject to site plan review and/or residential design review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation;
3. The first final plat for the Property shall include a reservation that both Development Units A16 and B12 (together the "School Site") will be conveyed to the Liberty Elementary School District for the construction of a school unless the Liberty Elementary School District advises the City of Goodyear Zoning Administrator in writing that it does not intend to construct a school within the School Site. The final plat including the School Site shall include a temporary maintenance easement granted to the HOA that requires the HOA to maintain the site until the School Site has been conveyed to the Liberty Elementary School District or the reservation is terminated;
4. All Public Sales Reports for the Residential Property, all final plats and minor land divisions subdividing all or part of the Property, and all rental agreements for the rental of any unit within the Property shall include the following disclosures:
    a. The Property is subject to noise, cheering, paddles or bats making contact with balls, bouncing balls, splashes, fireworks and other loud noises commonly associated with recreation centers, parks, ballpark/sports complexes and the like;
    b. The Property is subject to loud noises commonly associated with adjacency to commercial shopping centers;
    c. The Property is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses;
5. Development Unit B3 shall be developed as TerraSante's TMF-24 zoning district;
6. All design elements required for TerraSante TMF-24, TMF-18, TMF-12, T1-C and T1-A districts shall be provided within the same Development Units zoned for these districts unless a Master TerraSante HOA is created allowing

these units access to larger amenities identified as qualifying for all TerraSante Development Units on PAD Section 3, Development Standards;

7. Owner shall 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;

8. Unless otherwise amended by a development agreement approved by City Council, the maximum amount of water resources the City shall allocate to the Property prior to the approval of the modification to the City's Designation of Assured Water Supply (DAWS), is 274 acre-feet per year; however, the amount of water resources allocated shall increase to 1,160 acre-feet per year upon approval of the City's DAWS. If at any time additional water resources are needed to serve the Property in excess of 274 acre-feet per year (or 1,160 acre-feet if the City's modification to the DAWS is approved), it shall be the sole responsibility of the Owner to procure such additional water resources at no cost to the City. The water allocated to the Property shall be restricted to the portion of the Property located within the Water Planning Area 3 (WPA 3), as depicted on the current 2024 Integrated Water Master Plan (IWMP);

9. The Traffic Impact Analysis (TIA) submitted with the application for rezoning is conditionally approved. This TIA reflects conditions and planning assumptions known at the time of submittal. An updated Traffic Impact Analysis that complies with all of the requirements in the Engineering Design Standards and Policies Manual (EDS&PM) shall be submitted with the first preliminary plat and/or site plan submitted for the development of the Property and approved by the City Engineer or his/her designee. Future traffic analysis shall be prepared in alignment with the Transportation Master Plan and other applicable regional studies in effect at the time of submittal. The Traffic Impact Analysis shall identify all infrastructure required to accommodate the additional trips generated by the development of Property as rezoned, and the location of all access points from the public right-of-way to the Property, all of which shall comply with all applicable regulations including the requirements in the Engineering Design Standards and Policies Manual. Owner shall construct, at Owner's sole cost, all infrastructure identified in the approved Traffic Impact Analysis as being needed to support the development of the property. Owner shall dedicate, at no cost to the city, the property required for the infrastructure identified in the approved Traffic Impact Analysis, which dedication shall be in fee, lien free, and unencumbered except as otherwise approved by the City Engineer. The Traffic Impact Analysis may need to be approved by ADOT and MCDOT, and the existing traffic counts shall be updated to the current year at the time of preliminary plat and/or site plan approval;

10. Owner shall pay an in-lieu payment per single-family and multi-family residential dwelling unit for (i.) water facilities, which include facilities for the supply, transportation, treatment, purification and distribution of water, and any appurtenances thereto and (ii.) wastewater facilities which include facilities for the collection, interception, transportation, treatment and disposal of wastewater, and any appurtenances thereto. The in-lieu payment shall not include water or wastewater infrastructure installed by Owner. The

in-lieu payment required herein shall be paid at the time a building permit is issued for each residential dwelling unit and the payment shall be equal to the amount charged for a single-family and/or multi-family dwelling unit under the City's then-currently approved Land Use Assumptions and Infrastructure Improvements Plan and Development Fee Report, based on the classification of the building permit issued to Owner. Notwithstanding the above, Owner shall not be required to pay an in-lieu payment for both water facilities and wastewater facilities if either the Property is included within the City's currently approved Water Facilities Impact Fee Area and Wastewater Facilities Impact Fee Area and Owner is required to pay both Water Facilities Development Fees and Wastewater Facilities Development Fees or Owner is not required to contribute towards water and wastewater facilities in a development agreement approved by City Council;

11. Owner shall pay an in-lieu payment for all non-residential buildings for (i.) water facilities, which include facilities for the supply, transportation, treatment, purification and distribution of water, and any appurtenances thereto and (ii.) wastewater facilities which include facilities for the collection, interception, transportation, treatment and disposal of wastewater, and any appurtenances thereto. The in-lieu payment shall not include water or wastewater infrastructure installed by Owner. The in-lieu payment required herein shall be paid at the time a building permit is issued for each non-residential building and the payment shall be equal to the amount charged for a non-residential building based on its classification under the City's then-currently approved Land Use Assumptions and Infrastructure Improvements Plan and Development Fee Report, and the building permit issued to Owner. Notwithstanding the above, Owner shall not be required to pay an in-lieu payment for either water facilities and/or wastewater facilities if either the Property is included within the City's currently approved Water Facilities Impact Fee Area and/or Wastewater Facilities Impact Fee Area respectively and Owner is required to pay such Water Facilities Development Fees and Wastewater Facilities Development Fees or Owner is not required to contribute towards water and wastewater facilities in a development agreement approved by City Council;

12. Owner shall pay an in-lieu payment per single-family and multi-family residential dwelling units for Parks and Recreation facilities. The in-lieu payment shall not include parks infrastructure installed by Owner. The in-lieu payment required herein shall be paid at the time a building permit is issued for each residential dwelling unit and the payment shall be equal to the amount charged for a single-family and/or multi-family dwelling unit under the City's then-currently approved Land Use Assumptions and Infrastructure Improvements Plan and Development Fee Report, based on the classification of the building permit issued to Owner. Notwithstanding the above, Owner shall not be required to pay an in-lieu payment for Parks and Recreation facilities if at the time a building permit is issued the Owner is required to make a payment towards Parks and Recreation facilities because it is within the City's currently approved Parks and Recreation Impact Fee Area or Owner is not required to contribute towards Parks and Recreation facilities in a development agreement approved by City Council;

13. Owner shall pay an in-lieu payment for non-residential buildings for Parks and Recreation facilities. The in-lieu payment shall not include parks infrastructure installed by Owner. The in-lieu payment required herein shall be paid at the time a building permit is issued for each non-residential building and the payment shall be equal to the amount charged for a non-residential building based on its classification under the City's then-currently approved Land Use Assumptions and Infrastructure Improvements Plan and Development Fee Report, and the building permit issued to Owner. Notwithstanding the above, Owner shall not be required to pay an in-lieu payment for Parks and Recreation facilities if at the time a building permit is issued the Owner is required to make a payment towards Parks and Recreation facilities because it is within the City's currently approved Parks and Recreation Impact Fee Area or Owner is not required to contribute towards Parks and Recreation facilities in a development agreement approved by City Council;

14. A proposed phasing plan was submitted with the rezoning application, but the proposed phasing plan is contingent upon the water supply availability within the current Water Planning Area 3 (WPA 3). A phasing plan must be submitted concurrently with each preliminary plat or site plan application and approved at the discretion of the City Engineer or designee, or agreed upon in a development agreement approved by City Council;

15. Unless modified by the TerraSante PAD, or the terms of a written development agreement approved by City Council, Owner shall dedicate, at no cost to City, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for construction of infrastructure improvements required for City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulation, standard, guideline governing the development of the Property including, but not limited to, City of Goodyear subdivision regulations, Building Codes and Regulations, and City of Goodyear's Engineering Design Standards and Policies Manual (EDS&PM); (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 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-way and easements shall be dedicated lien-free and, unless otherwise agreed to by 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 City Engineer or designee, all dedications shall be made prior to or concurrent with recordation of a final plat or approval of a site plan that includes the area in which the dedicated property is located or upon reasonably requested by the City Engineer or designee, whichever is earlier;

16. 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 (TIA) 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;

17. Owner shall be responsible for a proportionate share of the costs of any traffic signals identified in the Master Traffic Impact Analysis (TIA) 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;

18. 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 the City Engineer prior to or concurrent with the 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;

19. All existing above ground utilities, except for electric lines that are 69kV or larger, located within and/or 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 triggering the undergrounding requirement;

20. Any modifications to existing private irrigation facilities as a result of the development of the Property shall be coordinated with the appropriate irrigation district/private owner;

21. 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,

22. 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.

SECTION 6. 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 7. AMENDMENT TO ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning of the Property provided herein by certain document titled, "Supplementary Zoning Map No. 25-68" attached hereto as Exhibit A, and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 8. CORRECTIONS

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

SECTION 9. SEVERABILITY

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

SECTION 10. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

SECTION 11. PENALTIES

Any person who violates and provision of this ordinance shall be subject to penalties set forth in Section 7.2 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 7.2 Violations and Penalties

7.2.1 Violations
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, or his or her designee, is prohibited in any district.

7.2.2 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 (hereafter "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.

7.2.3. 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:

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

b. 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.

7.2.4 Separate and Continuing Offenses

Each day that the violation exists and constitutes a separate and distinct offense. A violation continues until the responsible party has fully corrected the condition and has obtained all required approvals and permits.

7.2.5 Abatement and Cost Recovery

If the responsible party fails to correct a violation, the City may enter the property, abate the condition, and recover all costs, including administrative fees, equipment, labor, contractor expenses, and any associated penalties.

7.2.6 No Vested Rights in Violations

No unlawful use, structure, or activity shall ever be granted legal status based on the duration of the violation. Delayed enforcement does not confer approval.

SECTION 12. RECORDATION

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

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this 16th day of November, 2026.

_____
Joe Pizzillo, Mayor

Date: _____

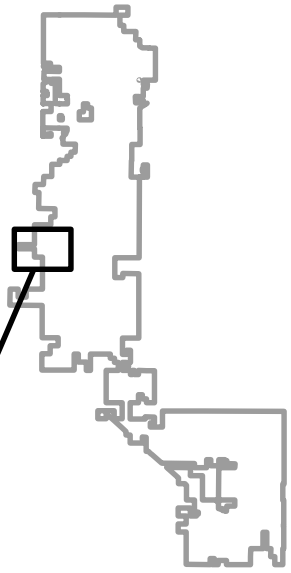
ATTEST:

_____
Jasmine Pernicano, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 25-68
AMENDING SECTION 2-1-2 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO. 2026-1655, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS 16TH DAY OF NOVEMBER, 2026.

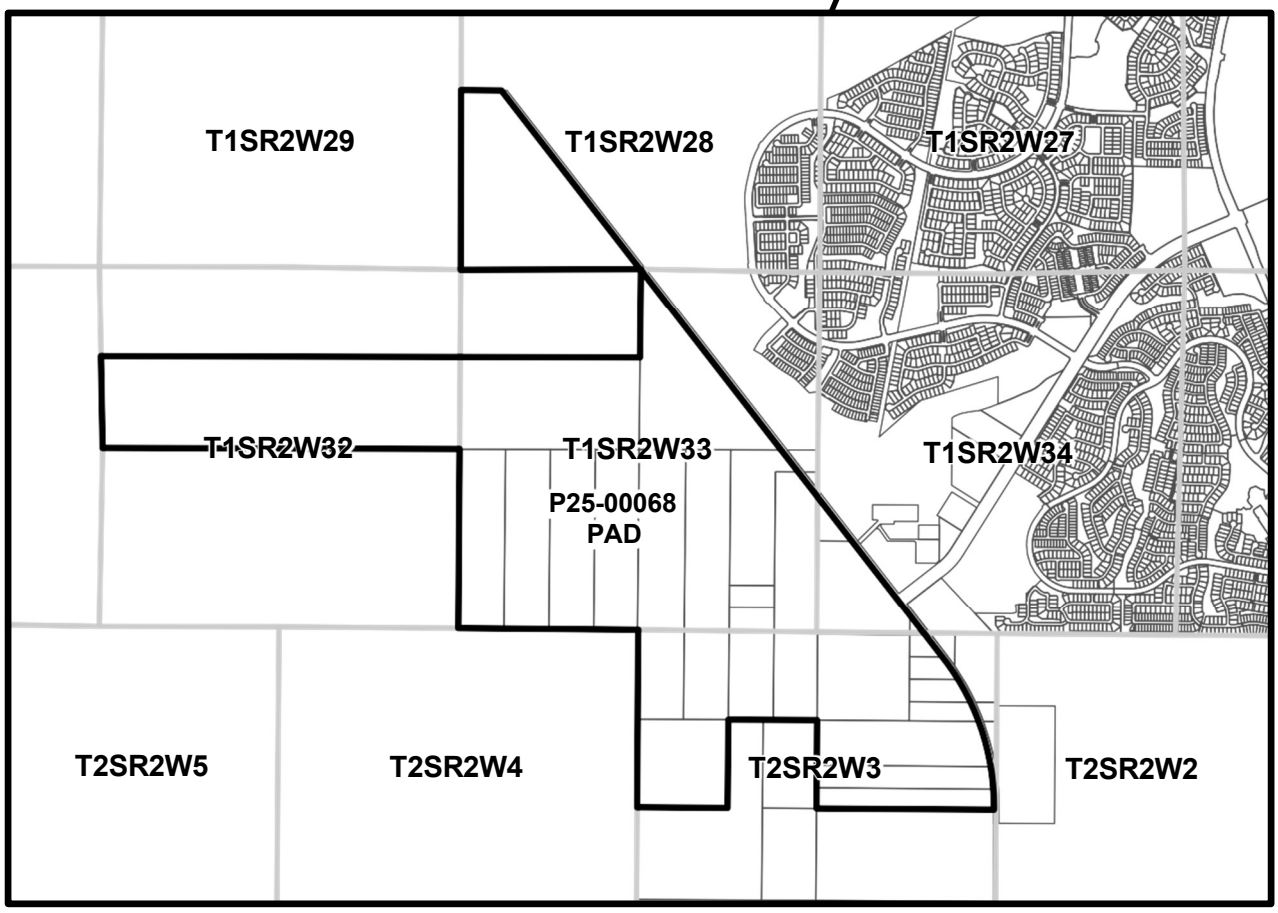


_____
MAYOR

_____
CITY CLERK

SUBJECT PROPERTY:

Portions of Sections 28,32,33,34 Township 1 South, Range 2 West & Section 3, Township 2 South, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



3

SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT		DATE:
A	REZONE FROM PAD AND AU TO PAD P25-00068	October 2026

EXHIBIT B

TERRASANTE
BOUNDARY
LEGAL DESCRIPTION

Portions of Sections 28, 32, 33 and 34, Township 1 South, Range 2 West and a portion of Section 3, Township 2 South, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found brass cap in hand hole accepted as the East Quarter corner of said Section 3 also being a point on the centerline of Rainbow Valley Road as recorded in Book 10 of Road Maps, Page 25, Maricopa County Records from which a found brass cap flush accepted as the Southeast corner thereof bears South 00°19'32" West, 2641.21 feet;

Thence leaving said centerline, North 89°37'56" West, 2639.99 feet along the south line of the South Half of the Northeast Quarter of said Section 3 to the Center Quarter corner of said Section 3;

Thence North 00°20'34" East, 1320.05 feet along the west line of the South Half of the Northeast Quarter of said Section 3 to the southeast corner of GLO Lot 3 of said Section 3;

Thence North 89°38'34" West, 1325.17 feet along the south line of said GLO Lot 3 to the southwest corner of said GLO Lot 3;

Thence South 00°05'24" West, 1319.82 feet along the east line of the Southwest Quarter of the Northwest Quarter of said Section 3 to the southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 3;

Thence North 89°37'56" West, 1319.35 feet along the south line of the Southwest Quarter of the Northwest Quarter of said Section 3 to the West Quarter corner of said Section 3;

Thence North 00°19'28" East, 2598.23 feet along the west line of Southwest Quarter of the Northwest Quarter and along the west line of GLO Lot 4 of said Section 3 to the northwest corner said Section 3;

Thence North 89°18'55" West, 8.65 feet along the south line of the Southeast Quarter of said Section 33 to the South Quarter corner of said Section 33;

Thence North 89°29'42" West, 2634.08 feet along the south line of the Southwest Quarter of said Section 33 to the southwest corner of said Section 33;

Thence North 00°22'09" East, 2645.80 feet along the west line of the Northwest Quarter of said Section 33 to the West Quarter corner of said Section 33;

Thence North 89°48'33" West, 5248.51 feet along the east-west mid-section line of said Section 32 to the West Quarter corner of said Section 32;

Thence North 01°01'31" West, 1338.91 feet along the west line of the South Half of the Northwest Quarter of said Section 32;

Thence leaving said west line, South 89°51'11" East, 2617.12 feet along the north line of the South Half of the Northwest Quarter of said Section 32 to the northeast corner of the South Half of the Northwest Quarter of said Section 32;

Thence South 89°28'06" East, 2664.16 feet along the north line of the South Half of the Northeast Quarter of said Section 32 to the northeast corner of the South Half of the Northeast Quarter of said Section 32;

Thence South 89°59'30" East, 2644.99 feet along the north line of the South Half of the Northwest Quarter of said Section 33 to the northeast corner of the South Half of the Northwest Quarter of said Section 33;

Thence North 00°31'40" East, 1331.73 feet along the west line of the Northwest Quarter of the Northeast Quarter of said Section 33 to the south quarter corner of said Section 28;

Thence South 89°51'30" West, 2648.54 feet along the south line of the Southwest Quarter of said Section 28 to the Southwest corner of said Section 28;

Thence North 00°07'56" East, 2641.57 feet along the west line of the Southwest Quarter of said Section 28 to the West Quarter corner of said Section 28;

Thence South 89°27'52" East, 633.54 feet along the north line of the Southwest Quarter of said Section 28 to the centerline of said Rainbow Valley Road;

Thence the following three (3) courses along said centerline;

Thence leaving said north line, South 37°50'45" East, 10560.68 feet to the beginning of a tangent curve concave southwesterly, having a radius of 3580.99 feet;

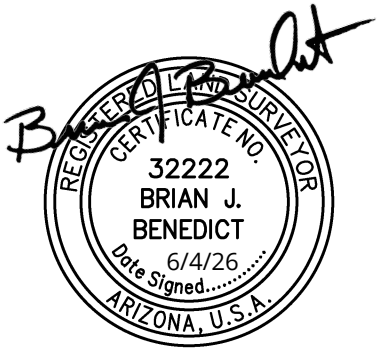
Thence southeasterly along said curve, through a central angle of 38°10'42", an arc length of 2,386.15 feet to the east line of the South Half of the Northeast Quarter of said Section 3;

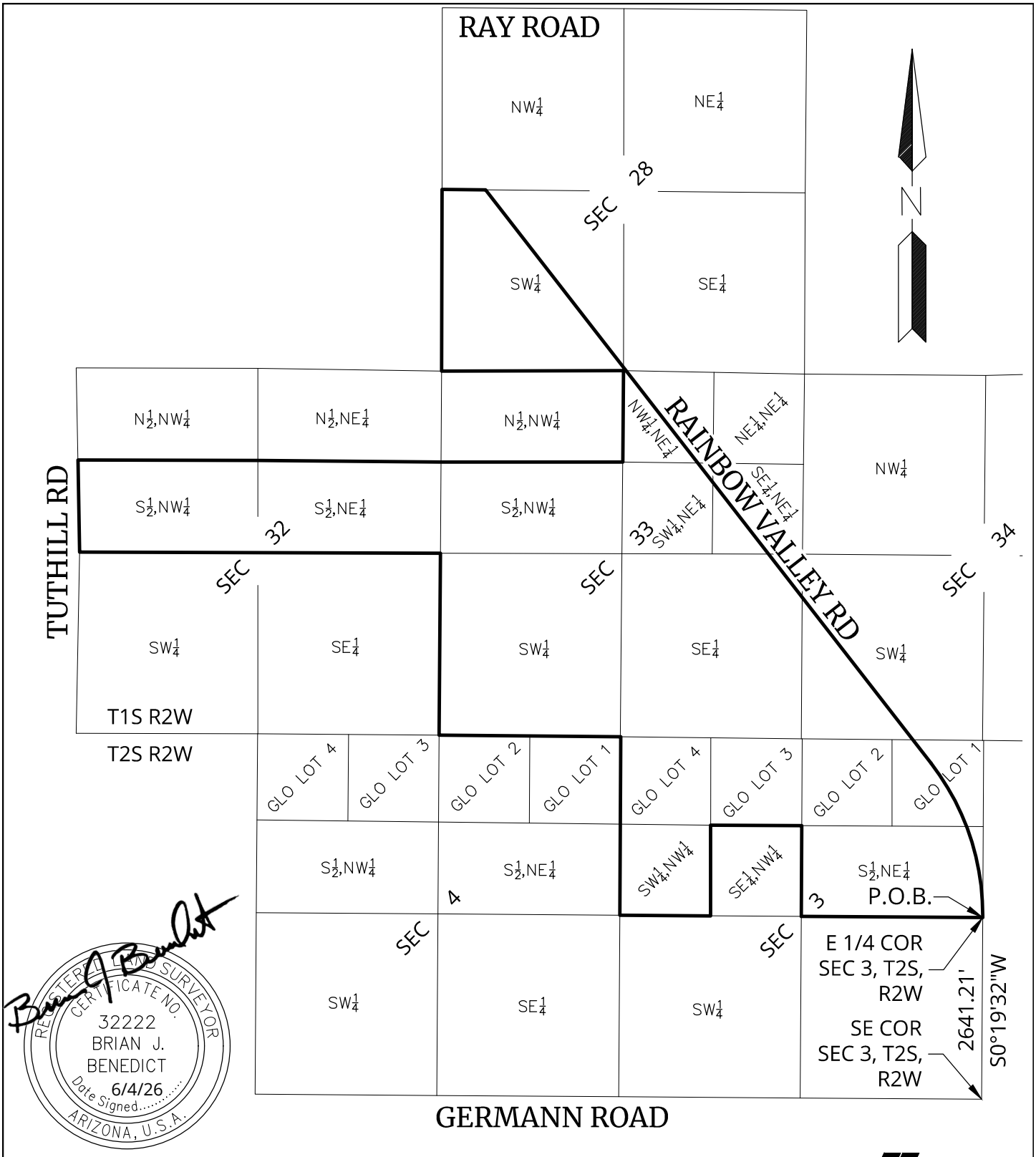
Thence South 00°19’57” West, 29.02 feet along said east line to the **POINT OF BEGINNING**;

The above described parcel contains a computed area of 44,407,691 sq. ft. (1019.4603 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: Colliers Engineering & Design, Inc.
4742 N. 24th Street, Suite 270
Phoenix, AZ 85016
Project No. 1047
Date: June 2026





REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
6/4/26
Date Signed.....
ARIZONA, U.S.A.

P.O.B. = POINT OF BEGINNING

Formerly HILGARTWILSON

PROJ.NO.:	1047
DATE:	JUNE 2026
SCALE:	N.T.S.
DRAWN BY:	MRM
CHECKED BY:	BJB

TERRASANTE

BOUNDARY
GOODYEAR, ARIZONA

EXHIBIT

Colliers Engineering & Design
4742 N 24th Street, Suite 270
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

© 2026, COLLIERS ENGINEERING & DESIGN, INC.

PLANNED AREA DEVELOPMENT REGULATIONS
CASE# P25-00068

PUBLIC HEARING DRAFT: AUGUST 2026

EXHIBIT C





TERRASANTE

INTENTIONALLY
LEFT BLANK

PROPERTY OWNER

RVG Lender LLC
Joel Kramer
1600 W. Broadway Rd.
Tempe, AZ 85282
602.697.6257
jkramer@associatedasset.com

PROPERTY OWNER

WillRain 526 LLC
Gerald Webner
222 W Linger Ln.
Phoenix, AZ 85021
602.943.7775
gwebner@cox.net

DEVELOPER

Ward Real Estate Development
Scott Ward
600 W. Chandler Blvd. Suite 3
Chandler, AZ 85225
480.899.4330
warddevelopment@yahoo.com

PLANNING + LANDSCAPE + BRANDING

Norris Design
Alan Beaudoin
901 E. Madison St.
Phoenix, Arizona 85034
602.254.9600
abeaudoin@norris-design.com

ZONING ATTORNEY

Gilbert Blilie PLLC
Jeffrey Blilie
701 N 44th St.
Phoenix, Arizona 85008
623.606.0532
jblilie@gilbertblilie.com

WATER ATTORNEY

Fennemore
Robert D. Anderson
2394 E Camelback Rd. Suite 600
Phoenix, Arizona 85016
602.916.5455
randerson@fennemorelaw.com

CIVIL ENGINEER

Hilgart Wilson
Aubrey Thomas & Mark Ipson
2141 E. Highland Ave. Suite 250
Phoenix, Arizona 85016
602.490.0535
athomas@hilgartwilson.com or
mipson@hilgartwilson.com

TRAFFIC ENGINEER

CivTech Inc.
Dawn Cartier
10605 N. Hayden Rd. Suite 140
Scottsdale, Arizona 85260
480.659.4250
dcartier@civtech.com

WATER ENGINEER

Matrix New World
Nathan Miller & DeAnn Hauver
3033 N 44th St. Suite 270
Phoenix, AZ 85018
602.955.5547
nmiller@mnwe.com
dhauver@mnwe.com

DOCUMENT CONTENTS

SECTION 1 — 1
INTRODUCTION

Purpose & Intent

SECTION 2 — 3
DEVELOPMENT PROGRAM

Land Use & Zoning

Zoning Program
- Table 1 | TerraSante Zoning Districts
- Figure 1 | TerraSante Zoning District Plan
- Table 2 | Development Program

Permitted Uses

Residential Districts

Non-Residential Districts
- Table 3 | Permitted Uses

Performance Standards
- Figure 2 | Commercial Freeway Buffer Zone
- Figure 3 | Residential Freeway Buffer Zone

SECTION 3 — 16
DEVELOPMENT STANDARDS

Development Standards Overview

Table 4 | Single Family Residential Development Standards

Design Requirements for Single Family Districts
- Table 5 | Design Elements

Development Standards Overview

Table 6 | Multi-Family Residential Development Standards

Table 7 | Non-Residential Development Standards

Parks & Open Space Standards
- Figure 4 | Open Space & Paths Plan
- Figure 5 | Conceptual Neighborhood Park Amenities
- Figure 6 | Sprit Ridge Conceptual Plan
- Figure 7 | Sprit Ridge Path Modification Icon
- Figure 8 | Mediation Icon
- Figure 9 | Speciality Park at Spirit Ridge
- Figure 10 | Northern Tributary Wash Conceptual Plan
- Figure 11 | Path Cross Sections
- Table 8 | TerraSante Park Clasifications

Parking & Loading Standards

Walls & Fences

Wall Separation

Maximum Height
- Figure 6 | TerraSante Wall Section

Design Standards

Hillside Standards

Purpose
- Table 9 | Hillside Determination

Slope Determination

Density
- Table 10 | Density Allocation

General Provisions for Hillside Lots
- Table 11 | Lot Size by Slope Category
- Table 12 | Maximum Disturbed Areas

Signage & Monumentation
- Figure 7 | Conceptual Entry Monument Plan

Definitions

SECTION 4 — 45
APPENDICES

Legal Description

PAD Adoption Ordinance

INTRODUCTION





1

INTRODUCTION

TerraSante is a 1,019.5-acre master planned community comprised of a mix of residential, commercial and public-oriented land uses, including a water storage and distribution facility, open space, trails and parks. Located in the City of Goodyear, Arizona, TerraSante is envisioned to connect future residents to the natural environment and peace of the Sonoran Desert. TerraSante will have top tier trails, connections, amenities and neighborhoods throughout the master planned development.

PURPOSE & INTENT

This document is intended to provide the allowable land uses and regulatory zoning provisions to guide the implementation of project design through the plan review and development permit process in accordance with the provisions of the Zoning Ordinance of the City of Goodyear ("Zoning Ordinance"). The provisions of the City of Goodyear, shall be applicable to the implementation of the TerraSante Planned Area Development (PAD) unless suggested otherwise with the provision of this PAD. If there is conflict between the provision of the PAD and the Goodyear Zoning Ordinance, the provision of the PAD will prevail.

The following sections include the uses, regulations and development standards related to residential and nonresidential development and shall apply to the various land use districts. The intent of these standards is to ensure a high-quality built environment while providing flexibility over time without compromising the mutually agreed upon goals between the City and Developer and overall design intent for the project.

This document summarizes the primary regulatory standards associated with the community and covers the following topics:

- Zoning Program and Land Use
- Permitted Uses, Conditional Uses and Uses Subject to Performance Standards
- Development Standards
- Freeway Buffer
- Parks and Open Space Standards
- Amenity, Streetscape and Connectivity Requirements
- Hillside Standards
- Design Standards/Guidelines
- Signage and Monumentation

Unless otherwise noted herein, all development within TerraSante shall conform to all City of Goodyear Ordinances, Codes, Policies and Regulations in effect upon the date the TerraSante PAD is adopted. The regulatory provisions contained herein are intended to guide the development review, permitting and zoning enforcement activities providing comprehensive development standards for the implementation of the vision for the planned community. In the event a regulatory standard has not been directly addressed within this PAD, the provision of the Zoning Ordinance shall apply.

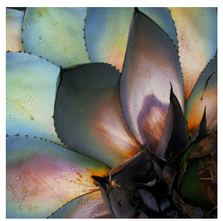


Images are for conceptual purposes only.

DEVELOPMENT PROGRAM







2

DEVELOPMENT PROGRAM

LAND USE & ZONING

The TerraSante PAD provides a variety of residential, commercial, open space and public facility land uses over 1,019.5-acres of land. TerraSante is anticipated to support up to 3,595 dwelling units and approximately 1,500,000 square feet of commercial, medical and retail space while over 100 acres of open space will be preserved or enhanced.

TerraSante is planned to provide an overlay zoning district of PAD while each individual development unit has a City of Goodyear underlying zoning district, as seen in Figure 1, TerraSante Zoning District Plan. All residential and commercial districts refer to an existing City of Goodyear underlying zoning while the open space (TOS) district is unique to TerraSante as the existing Goodyear Zoning Code does not provide a district that resembles open space.

See Figure 1 for the Zoning District Plan.

ZONING PROGRAM

The development units within TerraSante PAD (shown on Figure 1) shall be assigned zoning districts correlating to an underlying City base zoning district to be consistent with the City of Goodyear goals while allowing for appropriate deviations from development standards and permitted uses. Table 1 identifies the Goodyear underlying zoning districts used throughout the development units within TerraSante. Table 2 indicates each development unit's zoning district, land use and acreage.

TABLE 1 | TERRASANTE ZONING DISTRICTS

TERRASANTE DISTRICT	PAD UNDERLYING ZONING DISTRICT	DISTRICT DESCRIPTION
T1-A	R1-A	ATTACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 25'
TD-4.0	REDUCED R1-4	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 40'
T1-C	R1-C	AUTO COURT CLUSTER HOMES
TD-4.5	R1-4	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 45'
TD-5.0	REDUCED R1-6	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 50'
TD-5.5	R1-6	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 55'
TD-6.0	R1-6	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 60'
TD-6.5	R1-6	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 65'
TD-7.0	R1-7	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 70'
TMF-12	MF-12	MULTI-FAMILY RESIDENTIAL, DUPLEX
TMF-18	MF-18	MULTI-FAMILY RESIDENTIAL
TMF-24	MF-24	MULTI-FAMILY RESIDENTIAL
TC	C-2	GENERAL COMMERCIAL, RETAIL & MEDICAL
TPF	PFD	PUBLIC FACILITIES
TOS	OS*	PARKS & OPEN SPACE

* The TOS (Open Space) District is unique to TerraSante as the City of Goodyear does not have an underlying Zoning District for parks & open space.

FIGURE 1 | TERRASANTE ZONING DISTRICT PLAN

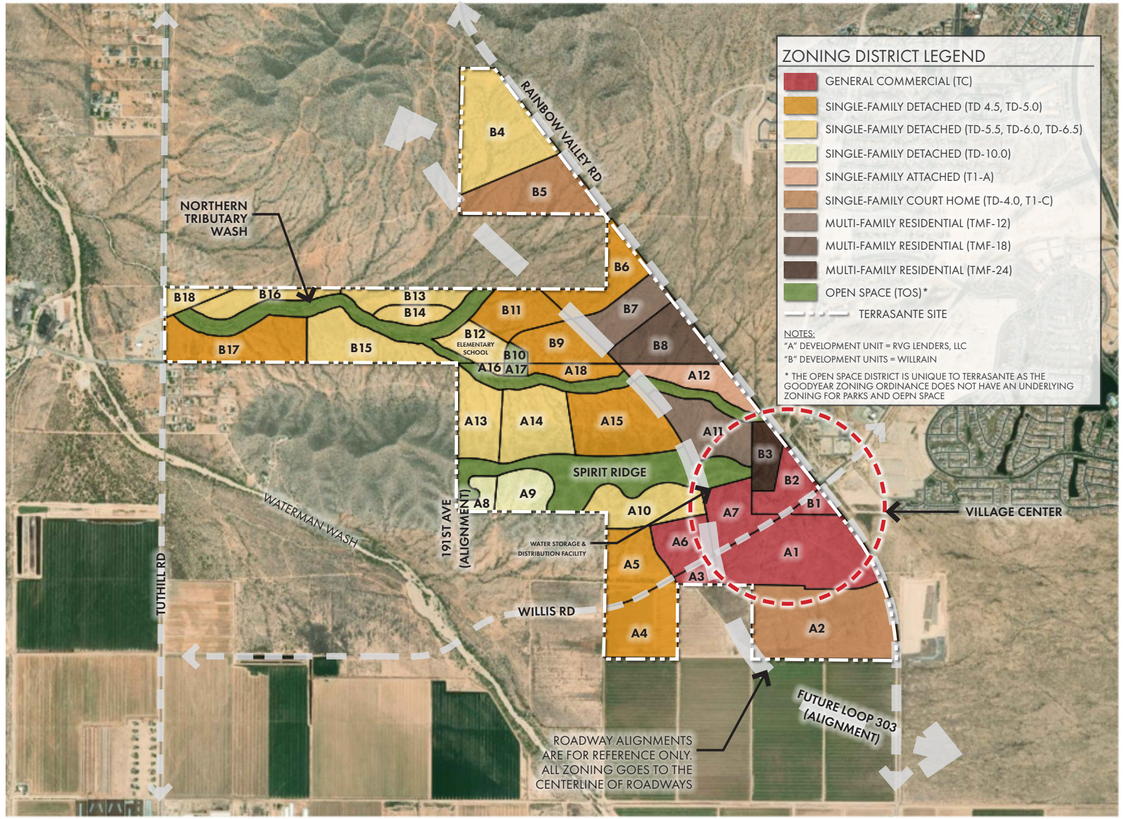


TABLE 2 | DEVELOPMENT PROGRAM

DEVELOPMENT UNIT	TERRASANTE ZONE	LAND USE	GROSS AC
A1[4]	TC	COMMERCIAL	69.4
A2	T1-C	SINGLE-FAMILY DETACHED	76.1
A3	TC	COMMERCIAL	6.2
A4	TD-4.5	SINGLE-FAMILY DETACHED	33.9
A5	TD-5.0	SINGLE-FAMILY DETACHED	28.3
A6	TC	COMMERCIAL	20.2
A7[4]	TC	COMMERCIAL	22.7
A8	TD-10.0	SINGLE-FAMILY DETACHED	7.0
A9	TD-10.0	SINGLE-FAMILY DETACHED	16.4
A10	TD-6.5	SINGLE-FAMILY DETACHED	29
A11	TMF-12	SINGLE-FAMILY DETACHED	31.9
A12[2]	T1-A	SINGLE-FAMILY ATTACHED	21.2
A13	TD-6.0	SINGLE-FAMILY DETACHED	25.3
A14	TD-5.5	SINGLE-FAMILY DETACHED	35.7
A15	TD-4.5	SINGLE-FAMILY DETACHED	45.9
A16	TD-6.0	SINGLE-FAMILY DETACHED	1.6
A17	TOS[1]	OPEN SPACE	2.2
A18	TD-4.5	SINGLE-FAMILY DETACHED	9.9
B1[4]	TC	COMMERCIAL	5.5
B2[4]	TC	COMMERCIAL	17.8
B3	TMF-24	MULTI-FAMILY RESIDENTIAL	13.6
B4	TD-6.0	SINGLE-FAMILY DETACHED	58.7
B5	TD-4.0	SINGLE-FAMILY DETACHED	41.6
B6	TD-4.5	SINGLE-FAMILY DETACHED	26.3

TABLE 2 | DEVELOPMENT PROGRAM (CONTINUED)

DEVELOPMENT UNIT	TERRASANTE ZONE	LAND USE	GROSS AC
B7[3]	TMF-12	MULTI-FAMILY RESIDENTIAL	24.1
B8[3]	TMF-18	MULTI-FAMILY RESIDENTIAL	30.4
B9	TD-4.5	SINGLE-FAMILY DETACHED	22.1
B10	TOS[1]	OPEN SPACE	2.8
B11	TD-4.5	SINGLE-FAMILY DETACHED	23.7
B12	TD-6.0	SINGLE-FAMILY DETACHED	13.6
B13	TD-5.5	SINGLE-FAMILY DETACHED	15.8
B14	TD-5.5	SINGLE-FAMILY DETACHED	9.2
B15	TD-6.0	SINGLE-FAMILY DETACHED	33.8
B16	TD-6.0	SINGLE-FAMILY DETACHED	16.4
B17	TD-5.0	SINGLE-FAMILY DETACHED	39.4
B18	TD-6.0	SINGLE-FAMILY DETACHED	8.3
SPIRIT RIDGE	TOS[1]	OPEN SPACE	64.4
WASHES	TOS[1]	OPEN SPACE	69.2
TOTAL	**PAD**	**-**	**1019.5**

1. The TOS (Open Space) District is unique to TerraSante as the City of Goodyear does not have an underlying Zoning District for parks & open space.
2. Attached housing is encouraged on A12, while detached product is also permissible.
3. Within the TMF-18 zoning district (development unit B8), product types of lower density (e.g., TMF-12, T1-A, and T1-C) are permitted, provided they comply with the applicable declared district standards. Within the TMF-12 zoning district (development unit B7) product types with lower density (e.g. T1-A, T1-C, and TD-4.0) are permitted, provided they comply with the applicable declared district standards. The district shall be declared, by the Applicant, at the time of Site Plan or Preliminary Plat Review.
4. A maximum of 30 acres within these Development Units may be collectively developed at TMF-24 subject to the provisions in TC on page 09.

PERMITTED USES

The uses identified for each development unit of TerraSante correlate to the designated Goodyear underlying zoning districts. Uses are either principal permitted uses, conditional uses or not allowed within the specific base zoning district. Generally, permitted uses are consistent with underlying zoning district's permitted uses, with exceptions noted below.

RESIDENTIAL DISTRICTS

In addition to all exceptions noted below, the following uses are permitted in all residential districts:

- Public utility facility to serve immediate area, excluding office facilities and maintenance yards
- Facilities owned, leased or operated by City, County, State, United States government or school districts, including but not limited to offices, courts, schools, libraries, public assembly buildings, athletic and play fields, parking lots and structures and public utility facilities.

All residential development units adjacent to the Loop 303 Corridor are subject to Freeway Buffer Zone performance standards.

T1-A

Uses within T1-A shall match the principal permitted and conditional uses as defined within the City of Goodyear Underlying Zoning Designation R1-A.

T1-C

Uses within T1-C shall match the principal permitted and conditional uses as defined within the City of Goodyear Underlying Zoning Designation R1-C .

TD-4.5 & TD-4.0

Uses within TD-4.0 & TD-4.5 shall match the principal permitted and conditional uses as defined within the City of Goodyear underlying Zoning Designation Reduced R1-4.

TD-5.0, TD-5.5, TD-6.0 & TD-6.5

Uses within TD-5.0, TD-5.5, TD-6.0 & TD-6.5 shall match the principal permitted and conditional uses as defined within the City of Goodyear underlying Zoning Designation Reduced R1-6.

TD-10.0

Uses within TD-10.0 shall match the principal permitted and conditional uses as defined within the City of Goodyear underlying Zoning Designation R1-10.

TMF-12

Uses within TMF-12 shall match the principal permitted and conditional uses as defined within the City of Goodyear Underlying Zoning Designation MF-12.

TMF-18

Uses within TMF-18 shall match the principal permitted and conditional uses as defined within the City of Goodyear Underlying Zoning Designation MF-18.

TMF-24

Uses within TMF-24 shall match the principal permitted and conditional uses as defined within the City of Goodyear Underlying Zoning Designation MF-24.

NONRESIDENTIAL DISTRICT

TC

Uses within TC shall match the principal permitted and conditional uses as defined within the City of Goodyear Underlying C-2 General Commercial Zoning Designation, with the following exceptions:

- Adult bookstore, adult novelty store and adult theater: Not Permitted
- Convenience Use: Subject to a conditional use permit
- Cultural facilities for the arts, such as dance, theater, art, music: Permitted
- Governmental offices, libraries, auditoriums, museums and amphitheaters: Permitted
- Hospitals: Permitted

  Hospitals shall be subject to the following performance standards:

  Helipad or heliport: Use Permit required.

  A hospital shall maintain a minimum 100-foot building setback from the perimeter of any residentially entitled parcel.

  Primary ambulance access shall be oriented to Willis Road or Rainbow Valley Road and away from residential uses to minimize traffic impacts on the internal streets and adjacent residential uses.
- Assisted living, memory care and skilled nursing: Permitted if Accessory to a Hospital
- Assisted living, memory care and skilled nursing: Use Permit
- Limited outdoor display of nursery stock, lawn furniture, garden supplies and outdoor accessory items, in conjunction with a primary retail use, when not in conflict with pedestrian and/or traffic movement or established parking areas: Permitted
- Medical offices or clinics: Permitted
- Medical laboratories, excluding animal research: Permitted
- Mobile Home Sales: Not Permitted
- Multi-Family Residential: Permitted at development units within the Village Center (Subject to MF–24 Development Standards)

  A maximum of 30 total acres within parcels B1, B2, A1, and/or A7 may be permitted to be developed as TMF-24 in order to create an urban and vibrant activity center subject to the following standards:

  All TMF-24 residential developed within the Activity Center shall be integrated with TC commerical uses inclusive of design consideration of the following:

  - Site wall styles shall complement existing walls and materials used within the TerraSante Activity Center.
  - If walls or fencing are constructed within a residential community within the Activity Center, full view fencing shall be used between the multi-family residential and public roadways, except where screening of mechanical equipment and trash enclosures are necessary.
  - Ground floor patios of units that are located adjacent to the arterial roadways shall have gates and sidewalks/paths to provide direct access, pedestrian connections, to adjacent public roadways.[
  - Pedestrian connectivity between residential and commercial uses should be a design priority; a minimum of one (1) pedestrian connection from the residential community should be provided between the residential use and any property line side that is adjacent to commercial uses including keyed and gated connection locations.
  - Site lighting, pavers, landscaping, signage design, and other community features shall complement the character and themes established within the TerraSante Acivity Center.
  - The multi-family residential development shall bear the name of the master plan such as "<Multi-family Project Name> at TerraSante."
  - Multi-family residential development shall have building orientation that responds to development integration with commercial uses in the Activity Center. Residential units should be designed with façade glazing that encourages "eyes on commercial areas." Site planning shall avoid any "back of house" type features such as largely walled-off patios, service areas, or garage-dominated frontages along commercial or street-facing edges.

    All residential buildings, including carriage units, shall be designed with 360-degree architecture, ensuring that all visible facades are articulated and contribute to the overall character of the development. Building access should be provided from both sides of each unit where feasible, to activate both internal and external frontages and avoid exposing blank walls or service areas to commercial frontages or public spaces.
  - At least one (1) of the multi-family residential buildings, within the multi-family developments shall be oriented to the commercial zoning district and provide visual and pedestrian connectivity to the commercial center.
- Pawn Shop: Not Permitted
- Second hand stores: Use Permit
- Taxidermist: Not Permitted
- Veterinary Hospitals, provided such facilities are constructed to prevent objectionable noises and odors outside the walls of the office. Keeping or boarding of animals shall not occupy more than twenty-five percent of the gross area of the office. There shall be no outdoor kennels or runs and there shall be no direct outside existing from any room containing kennels. If the Veterinary Hospitals proposes an outdoor kennel, the kennel must be located a minimum of 300 feet from any residential property line. The outdoor kennel shall be screened with a minimum 6-foot wall : Use Permit

TOS

The TOS zoning district is unique to TerraSante as the Goodyear Zoning Ordinance does not have an existing district specific to parks and open space. Uses permitted within the TerraSante TOS district shall include the following:

- Parks, playgrounds and other recreational facilities including accessory eating and drinking establishments which may not be located closer than 100 feet to any adjacent residential use or district: Permitted
- Community and public facilities, including libraries, public assembly buildings, athletic and play fields, parking lots and structures: Permitted
- Natural open space: Permitted

PERMITTED USES IN ALL ZONING DISTRICTS

- Potable Water Campus and Storage Tanks
- Raw Water Campus and Storage Tanks
- Sewer Lift Stations, not including sewer treatment plants
- Lift stations facilities shall be located a minimum of 250 feet from any single-family or multi-family residential property line.
- The Setbacks, and building/structure heights shall conform with standard defined by follow those listed in the underlying zoning district.





Images are for conceptual purposes only.

TABLE 3 | PERMITTED USES

TERRASANTE ZONE	TERRSANTE PERMITTED USES	APPLICABLE DEVELOPMENT UNITS	ACREAGE (GROSS)
SINGLE-FAMILY RESIDENITAL			
T1-A	ATTACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 25'	A12	21.2
T1-C, TMF-12, TD-4.0	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 40'	A2, A11, B5	149.6
TD-4.5, TD-5.0, TD-4.5, TD-5.0	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 45'	A4, A5, A15, A18, B6, B9, B17	205.6
TD-4.5, TD-5.5, TD-6.0, TD-6.5,	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 55'	A10, A13, A14, A16, B4, B11, B12, B13, B14, B15, B16, B18	270.3
TD-10.0	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 100'	A8, A9	23.4
TOTAL SINGLE FAMILY RESIDENTIAL			671.0
MULTI-FAMILY RESIDENTIAL			
TMF-12	MULTI-FAMILY RESIDENTIAL, DUPLEX	B-7	24.1
TMF-18	MULTI-FAMILY RESIDENTIAL	B-8	30.4
TMF-24	MULTI-FAMILY RESIDENTIAL	B-3	13.6
TOTAL MULTI-FAMILY RESIDENTIAL			68.1
COMMERCIAL			
TC	GENERAL RETAIL USES (GOODYEAR ZONING ORDINANCE 3-3-3.A), MEDICAL OFFICE, MEDICAL CAMPUS, HOSPITAL	A1, A3, A6, A7, B1, B2	141.8
TOTAL COMMERCIAL			141.8
PUBLIC FACILITIES & OPEN SPACE			
TOS*	PARKS & OPEN SPACE	A17, B10, SPIRIT RIDGE, WASHES	138.6
TOTAL PUBLIC FACIULITES & OPEN SPACE			138.6

* The TOS (Open Space) District is unique to TerraSante as the City of Goodyear does not have an underlying Zoning District for parks & open space.

PERFORMANCE STANDARDS

RESIDENTIAL - FREEWAY BUFFER ZONE

When adjacent to the Loop 303 Corridor, all TerraSante single-family and multifamily residential developments are subject to the following performance standards:

- An eighty foot (80') "Freeway Buffer" zone shall be provided adjacent to the freeway edge with a minimum thirty-five foot (35') landscape tract.
- The Freeway Buffer on the west and east side of Loop 303 shall contain an 8-foot decomposed granite path and include at least one (1) pedestrian connections to each residential development unit.
- If the development is constructed prior to the construction of the Loop 303, the eighty foot (80') buffer zone shall be offset from the TerraSante PAD anticipated Loop 303 Corridor alignment.
- Local streets and retention shall be permitted within the Freeway Buffer
- Noise mitigation design and development techniques, such as the following, shall be provided:
  - Avoidance of balconies orientated towards the freeway
  - Materials such as double pane windows and foam insulation
  - Building orientation is to be directed away from the freeway corridor in such a way it creates a noise buffer condition
  - Development within 500 feet of a proposed freeway corridor, including the proposed Loop 303 corridor, shall comply with the City of Goodyear Zoning Ordinance Article 9-1 (Freeway Development Overlay District), except as modified below:
    a. Lots within TerraSante District parcels shall be a minimum distance of 80 feet from LOOP 303 freeway right-of -way. This area will include a minimum 35-foot landscape tract and may include local streets as depicted in Figure 2 and Figure 3, Loop 303 Freeway Cross Section.
    b. The landscape tract shall be planted with trees a minimum of 24-inch box in size spaced 15 feet on center along the entire length of the buffer. Trees may be clustered and/or space to maximize survivability.
    c. Sound attenuation shall be provided in conformance with the findings of a sound study. If development is constructed prior to the freeway, ADOT will be responsible for the sound wall. If freeway is constructed prior to Project development, developer will be responsible for the sound wall.

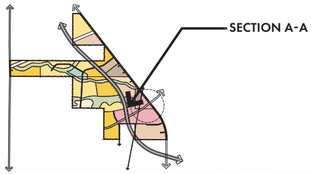
COMMERCIAL - FREEWAY BUFFER ZONE

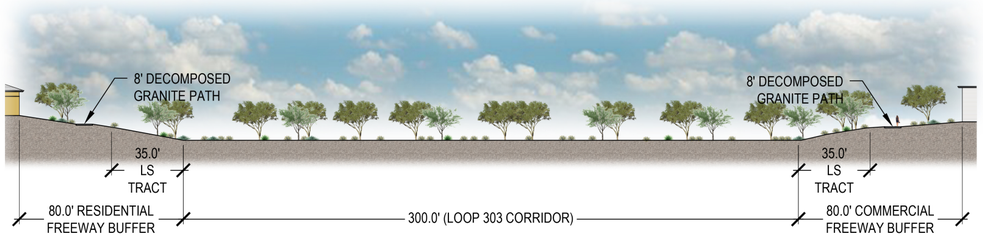
When adjacent to the Loop 303 Corridor, all TerraSante commercial developments are subject to the following performance standards:

- An eighty foot (80') "Freeway Buffer" zone shall be provided adjacent to the freeway edge with a minimum thirty-five foot (35') landscape tract.
- The Freeway Buffer on the west and east side of Loop 303 shall contain an 8-foot decomposed granite path and include at least one (1) pedestrian connections to each commercial development unit.
- If the development is constructed prior to the construction of the Loop 303, the eighty foot (80') buffer zone shall be offset from the TerraSante PAD anticipated Loop 303 Corridor alignment.
- Parking and retention shall be permitted within the 80' Freeway Buffer
- Noise mitigation design and development techniques, such as the following, shall be provided:
  - Materials such as double pane windows and foam insulation.
  - Building orientation is to be directed away from the freeway corridor in such a way it creates a noise buffer condition.
  - Sound attenuation shall be provided in conformance with the findings of a sound study. If development is constructed prior to the freeway construction, ADOT will be responsible for the sound study and mitigating sound walls. If the freeway is constructed prior to TerraSante commercial development, the commercial development will be responsible for the sound study and the mitigation wall.

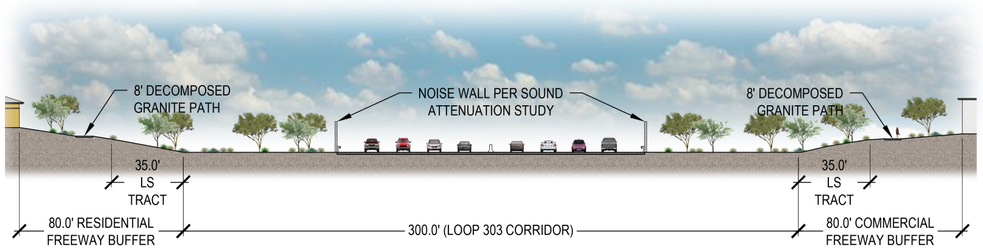
Figures 2, and 3 on the following pages reflect the anticipated cross sections at two locations along the Loop 303 corridor. Both the anticipated before condition (treatment of the corridor prior to freeway construction) and after condition (the built condition following the development of the freeway) are depicted in cross sections. See the key mapping regarding the locations of the two cross section cut locations.

FIGURE 2 | COMMERCIAL FREEWAY BUFFER ZONE



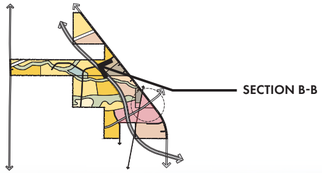


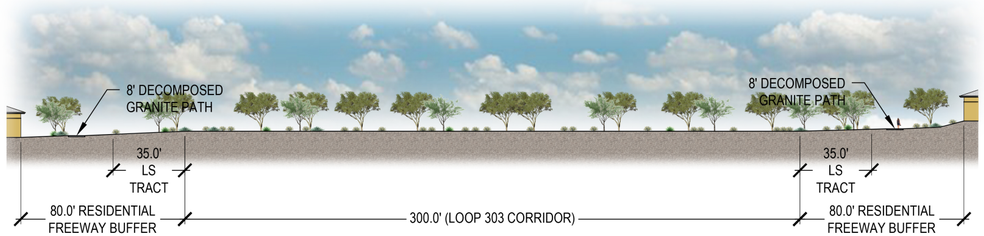
Anticipated Before Condition - Section A - A



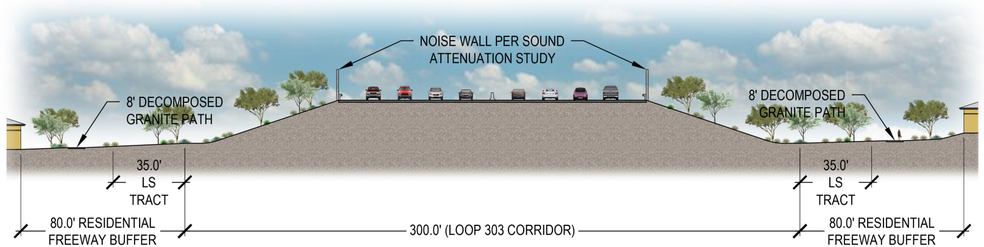
Anticipated After Condition - Section A - A

FIGURE 3 | RESIDENTIAL FREEWAY BUFFER ZONE





Anticipated Before Condition - Section B-B



Anticipated After Condition - Section B-B

DEVELOPMENT STANDARDS





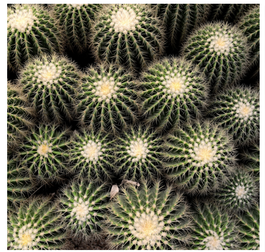
3

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS OVERVIEW

To create a cohesive community, the zoning for TerraSante will utilize Goodyear base zoning districts that provide flexibility and accommodate current residential product offerings and market demand. Residential lot widths, building heights, and other standards have been carefully analyzed to meet the needs of today's homebuyer. Residential development standards follow the standards of the City zoning district, except as modified below.Nonresidential development standards follow the standards of Goodyear zoning districts C-2 and PFD, with the exception of standards shown in bold.

All development units within TerraSante follow the permitted uses, development standards and other requirements of their respective TerraSante PAD base zoning districts. Development standards for each zoning district within the PAD are noted in Tables 3,4 & 6 based off the development standards of the City of Goodyear. Standards shown in bold deviate from the underlying City zoning district, with justification provided following each table. Standards shown as bold and blue also deviate from the underlying zoning district, but indicate and increase in the district standard is more restrictive.



Images are for conceptual purposes only.

TABLE 4 | SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICTS	TD 10.0	TD-6.5	TD-6.0	TD-5.5	TD-5.0	TD-4.5	TD-4.0	T1-C	T1-A
LOT STANDARDS									
MINIMUM LOT AREA (SQ.FT.)	14,000	6,500	6,000	5,500	5,000 (1)	4,500 (1)	3,000	3,000	1,600 12
MINIMUM LOT WIDTH (FT.)	100	65 (2)	60 (2)	55 (2)	50 (2)	45 (2)	40	40	25
MINIMUM LOT DEPTH (FT.)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BUILDING FORM AND LOCATION									
MAXIMUM HEIGHT (FT.)	30	30	30	30	30	30	30	30	30
MAXIMUM BUILDING COVERAGE	40%	60%	60%	60%	60%	60%	60%	60%	80%
MINIMUM SETBACKS (FT)									
FRONT (3)	20	10	10	10	10	10	5 (4)	5 (4)	3 (5)
FRONT FACING GARAGE (7)	20	20	20	20	20	20	20	20	3
SIDE	10	5	5	5	5	5	0	0	0 (6)
TOTAL BOTH SIDES	20	10	10	10	10	10	5	5	0 (6)
STREET SIDE (8)	10	10	10	10	10	10	10	10	10
REAR	20	15	15	15	15	15	10	10	10
DEVELOPMENT STANDARDS									
OPEN SPACE % (OF NET AREA)	0%	18%	18%	18%	18%	18%	18%	18%	18%

Notes:

(1) Lot area may be reduced to 4,200 if lot width is reduced by five feet (5') administratively as provided in Section 3-2-3-D of the Zoning Ordinance

(2) Lot width may be reduced by five feet (5') subject to the requirements as provided in Section 3-2-3-D of the Zoning Ordinance and subject to Table 8 within this PAD.

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

(4) Setback from a public or private street that is not providing direct vehicular access to homes shall be ten feet (10').

(5) Front setback from a public or private street may be reduced to three feet (3') from a property line and five feet (5') from back of a sidewalk.

(6) Attached side setbacks may be zero feet (0'), whereas building separation shall be a minimum of five feet (5').

(7) Garage setback is from back of sidewalk to face of garage door.

(8) The side street setback may be satisfied with a combination of common tract dimension and a side lot setback.

(9) If homes face toward a collector street, front porches may face out towards the street so long as a minimum distance of 10 feet is provided between the sidewalk and the porch and no vehicular access shall be allowed from/to the collector street to individual lots. Walls within the front setback shall be no greater than 4 feet in height and parallel walls shall be located no closer than 14 feet face to face. Patios shall be minimum of 6 feet deep and a minimum of 66 square feet.

(10) If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches.

(11) Where a rear facing garage is provided with access via a private alley tract, the rear setback for the entire building shall be reduced to 0 feet, provided fire separation requirements can be met.

(12) The minimum lot size may be reduced to 1,250 if the lot is located adjacent a tract that provides common access and common utility easements to the platted properties.

DESIGN REQUIREMENTS FOR SINGLE FAMILY DISTRICTS

Table 5 prescribes the minimum number, and types, of Design Elements for residential units within TerraSante. The TerraSante residential zoning districts propose reductions in development standards such as lot area, lot width, and setbacks. To offset these reductions, the developer proposes additional design elements set forth in Table 5. Descriptions of the Design Elements for each category are provided in the city's Zoning Ordinance and additional options are provided in this Section of the PAD.

STREETSCAPE ELEMENTS FOR SUBDIVIDED PARCELS WITHIN THE TD-5.0, TD-4.5, and TD-4.0 DISTRICTS SHALL INLCUDE AT LEAST ONE OF THE FOLLOWING:

a. Cluster Driveways[2].

b. Decorative paving material for all horizontal paved surfaces between the house and sidewalk[2].

c. Detached sidewalk with a planter strip that is a minimum of five and one-half (5.5) feet wide. Planter strips shall be planted, irrigated, and maintained with live plant materials by the Home Owner's Association[2].

d. Enhanced front yard landscaping, including additional street trees, layered plantings, or accent landscape features that exceed minimum requirements[2].

e. Porches, courtyards or entry features facing the street on all the homes, with at least 50% of the homes having a covered front porch that is at least 48 square feet, designed as architectural focal points that promote pedestrian interaction and streetscape activation[2].

The specific streetscape elements to be used will be determined at the time of Final Platting.

STREETSCAPE ELEMENTS FOR SUBDIVIDED PARCELS WITHIN THE T1-C, AND T1-A SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

a. Non-standard significantly different home garage door styles, such as

TABLE 5 | DESIGN ELEMENTS

TERRASANTE DISTRICT	ZONING DESIGNATION	AMENITY ELEMENTS	CONNECTIVITY ELEMENTS	STREETSCAPE ELEMENTS
TD 10.0	R1-10	1[3]	1[3]	1[3]
TD-5.5, TD-6.0, TD-6.5	R1-6	**1**	**2**	**2**
TD-5.0	REDUCED R1-6	1	2	**3**
TD-4.5	R1-4	1	2	**4**
TD-4.0	REDUCED R1-4	2	4	**5**
T1-A	R1-A	**2**[4]	2	2[1]
T1-C	R1-C	**2**	2	**2**

Notes:

1. Three (3) Streetscape Elements shall be required for Lots between twenty (20) and thirty (30) feet in width.All residential lots developed with a width between twenty (20) and thirty (30) feet shall be developed as Alley-Loaded Residential and one (1) of the required streetscape elements shall be the Alley-Loaded Residential Streetscape Element described in this Section. Where a rear facing garage is provided with access via a private alley tract, the rear setback shall be reduced to zero (0) feet, provided fire separation requirements can be met.
2. Bold numerics represent residential deviations and associated design elements.
3. One design element is required and may be satisfied in any of the element categories.
4. Two (2) Amenity Elements shall be required for all lots.For developments with more than fifty (50) Alley-Loaded Residential units planned, which have minimum widths less than thirty (30) feet, at least one (1) of the two (2) Amenity Elements shall be either a pool, splash pad, or similar recreational infrastructure or a clubhouse, community room, or similar passive recreational gathering space.

window, pattern, and material styles[2].

b. A front building setback stagger of 4 feet minimum shall apply to every third lot (minimum)[2].

c. Decorative paving material for all horizontal paved surfaces between the house and sidewalk[2].

d. Shared open-space–oriented homes[2].

e. Garages are prohibited from orienting toward a public street or a Private street and shall instead be oriented to a Private alley for auto court cluster residential development. Homes shall maintain primary front entries oriented toward the public street or Private street for units adjacent to one of these streets, with enhanced building elevations to minimize the visual dominance of parking and garages and to reinforce a pedestrian-friendly streetscape and sense of community[2].

The specific streetscape elements to be used will be determined at the time of Final Platting.

CONNECTIVITY ELEMENTS

The elements are intended to provide multiple layers of connectivity, including pedestrian, bicycle, recreational, environmental, and social connections consistent with the intent and requirements of the city's Zoning Ordinance . The elements listed are not limited to this menu, and alternative or innovative elements that meet the same intent and provide equal or greater community benefit may be approved by the City.

a. Multi-use paths or shared-use trails or trail connections[2].

b. Direct pedestrian and bicycle connections linking neighborhoods, parks, schools, and community amenities, including pedestrian bridges over drainage washes to maintain continuous connectivity that exceed minimum requirements[2].

c. Structurally Shaded seating areas, picnic areas, or small gathering nodes located along trails or open spaces. See Page 22 for shaded seating conceptual image for references[2].

d. Flexible open spaces suitable for community events, fitness activities, or in formal recreation but not used for retention[1].

e. Tree canopies along publicly accessible trails[2].

f. Smaller blocks shall be incorporated to create a more walkable community and encourage neighborhood interaction. Block layouts shall reduce excessive street lengths, with maximum block lengths limited to six hundred sixty (660) feet. No more than three continuous blocks with side yards facing the street shall be permitted. Block design should include homes facing side streets and/or staggered arrangements to create visual variation and improve streetscape character[2].

AMENITY ELEMENTS

The purpose of providing amenity elements is to create diverse, meaningful places within the TerraSante development that are accessible to surrounding residents and serve as community gathering spaces to meet recreational, social, and quality-of-life needs, in compliance with the intent of the city's Zoning Ordinance

The amenity elements listed below are intended to satisfy applicable zoning standards and City policies. These elements are not limited to this menu, and alternative or innovative amenities that meet the same intent and provide equal or greater community benefit may be approved by the City.

a. Adjacency to a regional open space, wash corridor, community park, Neighborhood Parkettes, Specialty Parks and Linear Parks/Greenways[2].

b. Community pool designed as a shared gathering space for residents and guests[1].

c. Splash pad, or similar active recreational infrastructure[1].

d. Clubhouse or, community room[1].

e. Active recreation facilities beyond minimum requirements, such as Pickleball courts, Basketball courts, Soccer or multi-use fields[2].

f. Enhanced social amenities, such as: Outdoor fireplaces with integrated seating, Group picnic areas with shade structures, Fitness stations or outdoor exercise zones[2].

g. Integrated commercial amenities, including neighborhood-serving cafés, small markets, or service-oriented uses, designed as walkable gathering places with direct pedestrian access from residential areas[2].

h. Landscape and environmental amenities, including tree-lined parks and open spaces, enhanced landscaping within amenity and gathering areas, and water-efficient landscape features that provide shade, comfort, and visual continuity[2].

i. A community congregation pavilion/meditation facility with a minimum area of 600 SF [1].

Notes:

(1) Amenity qualifies as one element for all Terrasante Development Units.

(2) Amenity qualifies as one element for each individual Development Unit that proposes the amenity or has immediate adjacency to the defined element.

TABLE 6 | MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICTS	TMF-12	TMF-18	TMF-24
LOT STANDARDS			
MAXIMUM DENSITY IN DU/AC	12	18	24
MINIMUM LOT WIDTH (FT.)	200	200	100
MINIMUM LOT DEPTH (FT.)	N/A	N/A	N/A
BUILDING FORM AND LOCATION			
MAXIMUM HEIGHT (FT.)	25	30' FOR FLAT ROOF & 36' FOR GABLE/HIP ROOF FORM	40' FOR FLAT ROOF &46' FOR GABLE/HIP ROOF FORM
MAXIMUM BUILDING COVERAGE	50%	50%	50%
MINIMUM SETBACKS (FT)			
FRONT [(1)]	30	30	30
STREET SIDE	20	30	30
SIDE EXCEPT FOR STREET SIDE	20	30	20
TOTAL BOTH SIDES	40	60	40
REAR	30	30	30
MINIMUM SETBACK FROM SFR ZONING (BUILDING HEIGHT 20' OR LESS)	30	30	30
MINIMUM SETBACK FROM SFR ZONING (BUILDING HEIGHT BETWEEN 20' AND 30')	50	50	50
MINIMUM SETBACK FROM SFR ZONING (BUILDING HEIGHT GREATER THAN 30')	N/A	50'+5' FOR EVERY FOOT OVER 30'	50'+5' FOR EVERY FOOT OVER 30'
DEVELOPMENT STANDARDS			
MINIMUM RECREATIONAL OPEN SPACE (SQ. FT./D.U.)	400	400	400
MINIMUM PRIVATE OUTDOOR OPEN SPACE (SQ. FT./D.U.)	200	60	60

Notes:

1. Front setback shall be measured to patios, livable space and side entry garages.

TABLE 7 | NON-RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICTS	TC	TOS
LOT STANDARDS		
MINIMUM NET SITE AREA (SQ. FT.)	10,000 [2]	NONE
MINIMUM LOT WIDTH (FT.)	150 [2]	150
BUILDING FORM AND LOCATION		
MAXIMUM HEIGHT (FT.)[4]	56 (120[6])	40
MAXIMUM BUILDING COVERAGE	50%	50%
MINIMUM SETBACKS		
FRONT	30 [1][3][7][8]	20 [1]
SIDE	N/A	20
REAR	N/A	20
STREET SIDE	30 [7][8]	20 [1]
MINIMUM SETBACKS BY PLANNED BUILDING HEIGHT (FT.)		
20 FEET OR LESS		
ADJACENT TO SF OR TWO-FAMILY RES. USE OR DISTRICT	30	20
ADJACENT TO MF RESIDENTIAL USE OR DISTRICT	30	20
21 FEET TO 30 FEET		
ADJACENT TO SF OR TWO-FAMILY RES. USE OR DISTRICT	50	30
ADJACENT TO MF RESIDENTIAL USE OR DISTRICT	50	30
GREATER THAN 30 FEET		
ADJACENT TO SF OR TWO-FAMILY RES. USE OR DISTRICT	[5]	[5]
ADJACENT TO MF RESIDENTIAL USE OR DISTRICT	50	50

Notes:

(1) Buildings with heights in excess of thirty feet (30') shall provide an additional setback with one foot (1') of additional height permitted for each foot of additional setback for all height over thirty feet (30').

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

(3) Except as provided herein, the setback for lots within a unified commercial development, which is intended for three (3) or more businesses with permanent cross access and shared parking easements, shall be measured from the nearest public streets. If there are conflicts between this exception and other requirements in the Zoning Ordinance pursuant to which a site would be required to meet or exceed the minimum setbacks, this exception shall not apply.

(4) For the purposes of this section, building height shall be measured exclusive of the height of any architectural elements or parapet walls permitted by Article 8-3, Sections B and C of the Zoning Ordinance.

(5) Fifty feet plus one foot (50' + 1') of additional setback for each foot of building height over thirty feet (30') at the point where such additional height occurs. Setback provisions shall only apply when the proposed commercial or mixed-use development is adjacent to a Single-Family (SF) zoning district.

(6) Building heights above 56 feet are permitted only for a regional medical facility (hospital building).

(7) The minimum 30-foot building setback may be reduced to 20 feet when design elements that enhance the urban and pedestrian experience are provided, including pedestrian-oriented plazas or patios, street-oriented building placement with active uses at the frontage, retail-first orientation along primary streets, pedestrian connectivity between multifamily and commercial parcels, and enhanced streetscape improvements such as shade, seating, and lighting. A drive-through facility or parking field shall not qualify as a design element for a reduced setback.

(8) Front and Side yard building setbacks may be reduced within the TC District to encourage the implementation of the Activity Center defined by the General Plan if the reduced building setback promotes a building forward condition with proximity to the adjacent street. This provision applies to buildings only and does not apply to reducing setbacks for parking uses.

PARKS & OPEN SPACE STANDARDS

TerraSante draws inspiration from the natural terrain of the Sonoran Desert and the enhancement of the unique ridgeline crossing through the community, known as Spirit Ridge. In order to create a sense of connectivity and community, TerraSante incorporates a number of parks, open spaces, and pathways throughout the residential neighborhoods. Parks of varying scales will offer age-appropriate and diverse facilities for residents within each neighborhood, incorporating both active recreational amenities and passive spaces consistent with the tranquility desired in this spirited sanctuary. A combination of Amenity Nodes, Neighborhood Parkettes, Neighborhood Parks, Specialty Parks, and Linear Parks/Greenways throughout TerraSante will provide residents with programmed active and passive spaces to enjoy.

A minimum of one Neighborhood Park and twelve Neighborhood Parkettes shall be provided within the TerraSante development, as illustrated in Figure 14 in TerraSante Planned Area Development Narrative document . In addition to these required park elements, two Specialty Parks shall be incorporated to offer passive recreational opportunities and nature-oriented visual experiences for residents.

The open space framework shall include a combination of Amenity Nodes, Neighborhood Parkettes, Specialty Parks, and Linear Parks/ Greenways. These open space components shall be distributed throughout the development and interconnected via a network of pedestrian pathways and multi-use trails designed to accommodate varied terrain conditions.

Neighborhood Parkettes and Neighborhood Parks shall be sited in areas with relatively flat topography to support active recreational amenities, including play areas, sports fields, and community gathering spaces. Amenity Nodes, Specialty Parks, and Linear Parks/Greenways shall be located in areas with steeper grades to minimize grading impacts and preserve the natural landform.

The proposed open space strategy shall result in a cumulative open space allocation that exceeds the minimum requirements for residential districts as specified in Section 3-2-3-C of the City of Goodyear Zoning Ordinance. Subsequent sections of this document shall define the location criteria, frequency standards, and amenity requirements applicable to each open space typology within the TerraSante development.

Linear Parks/Greenways, Specialty Parks and the Neighborhood Parks within TerraSante shall follow the Goodyear Parks and Recreation standards and align with the Goodyear Parks and Recration Master Plan. Neighborhood Parkettes and Amenity Nodes are unique to TerraSante and shall follow the standards set forth within the PAD. Please refer Table 8 for the descriptions and locations of the hierarchy of park types throughout TerraSante.

SPECIALTY PARK REQUIREMENTS

TerraSante incorporates Specialty Parks that serve the larger community. Specialty Parks serve a different purpose than other parks and open spaces. The Specialty Parks within TerraSante will generally serve those residences within a quarter-mile, and will provide residents with a space in which they can escape and connect to the natural landscape.

Amenities provided within the **Specialty Parks must include at least two** of the following amenities:

- Walking Paths (See Figure 11)
- Shaded Seating Area
- Ramadas
- Picnic Tables
- BBQ Grills- Minimum of Two
- Pollination / Hummingbird Gardens
- Water Features
- Public Art / Sculptures
- Landmark Features
- Holiday Luminaire Demarcation
- Enhanced Architectural Shade Pavilion
- Amenity Nodes (see description below)
- Wildlife Viewing- (Drinking Station, Benches, Informational Plaques)

SPECIALTY PARK AT SPIRIT RIDGE REQUIREMENTS

As described above, Spirit Ridge will be improved with a series of Amenity Nodes, as well as a programmed path along the highest point of the ridge, known as Spirit Ridge Path. Spirit Ridge Path, which will be enhanced by accent planting and other decorative features, will guide future residents to a tranquil meditation space, known as the Meditation Icon (See Figure 4 on page 24 and Figures17 to 19 in the TerraSante Planned Area Development Narrative document). The icon will sit at the highest point of Spirit Ridge and have two components—a tall, illuminated artistic landmark structure that will be seen from Rainbow Valley Road and throughout TerraSante; and a meditation space that blends into the landscape by using the natural slope, creative architecture, and enhanced native landscape to create a space where residents can have a safe space to think, breathe, give thanks, watch the sunset, and admire the landscape of the Sonoran Desert.

LINEAR AND GREENWAYS AT NORTHERN TRIBUTARY WASH REQUIREMENTS

Given the physical and topographic constraints associated with the Northern Tributary Wash, the Specialty Park at the Northern Tributary Wash is anticipated to function as a passive nature park. Amenities affiliated with the **Northern Tributary Wash will include at least two** of the following:

- Shaded Seating
- Wildlife Watering Station
- Decompose Granite Path
- Pedestrian Bridge Crossing of the Wash

NEIGHBORHOOD PARK REQUIREMENTS

The Neighborhood Parks shall be a minimum of five acres. The Neighborhood Park is located within Development Units A17/B10. The Neighborhood Park shall have minimum of one shaded play structure & a minimum of ten (10) parking spaces and include at least two active element defined within the list below:

- Community Pool - Minimum 3,000 SF
- Sand Volleyball Court
- Basketball Court
- Tennis/Pickleball Court
- Multi-Purpose Diamond Field
- Multi-Purpose Practice Field

In addition to the above, the Neighborhood Park within TerraSante shall include at least three of the following supporting amenity items:

- Dog Park
- Skate Park
- Shaded Seating Area
- Ramada
- Game Lawn
- Picnic Tables
- Grill Station
- Exercise Station
- Public Art
- Pollination
- Water Play / Splash Pad
- Community Clubhouse / Recreation Center
- BMX / Pump Track

PEDESTRIAN BRIDGE & SHADED SEATING CONCEPTUAL IMAGE



FIGURE 4 | OPEN SPACE & PATHS PLAN

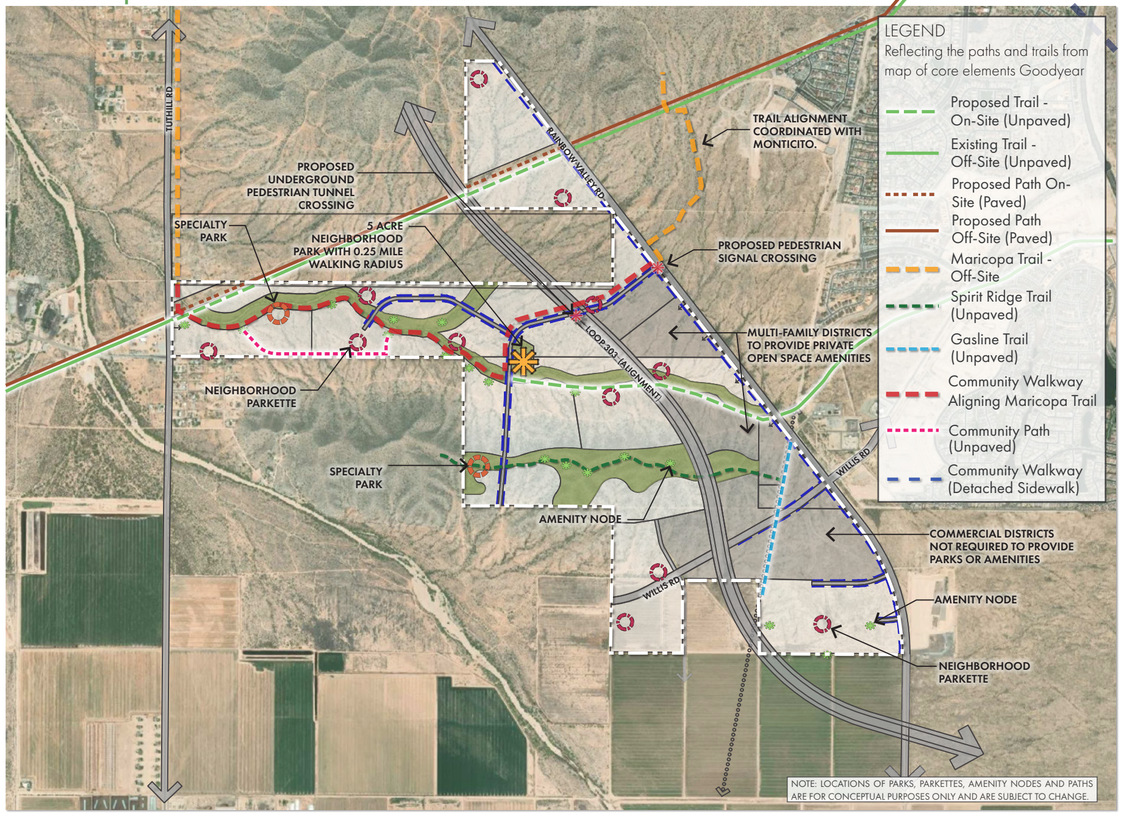


FIGURE 5 | CONCEPTUAL NEIGHBORHOOD PARK AMENITIES



FIGURE 6 | SPIRIT RIDGE CONCEPTUAL PLAN

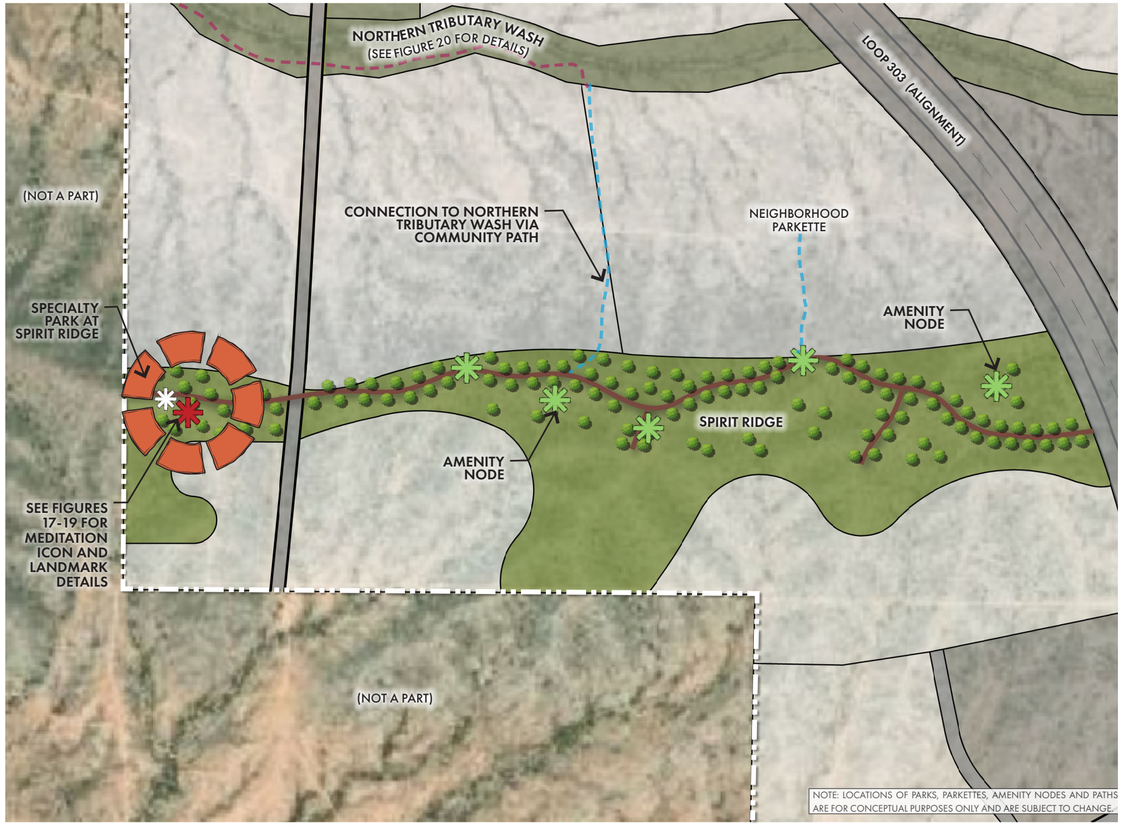


FIGURE 7 | SPIRIT RIDGE PATH WITH MEDITATION ICON



FIGURE 8 | MEDITATION ICON



FIGURE 9 | SPECIALITY PARK AT SPIRIT RIDGE



FIGURE 10 | NORTHERN TRIBUTARY WASH CONCEPTUAL PLAN

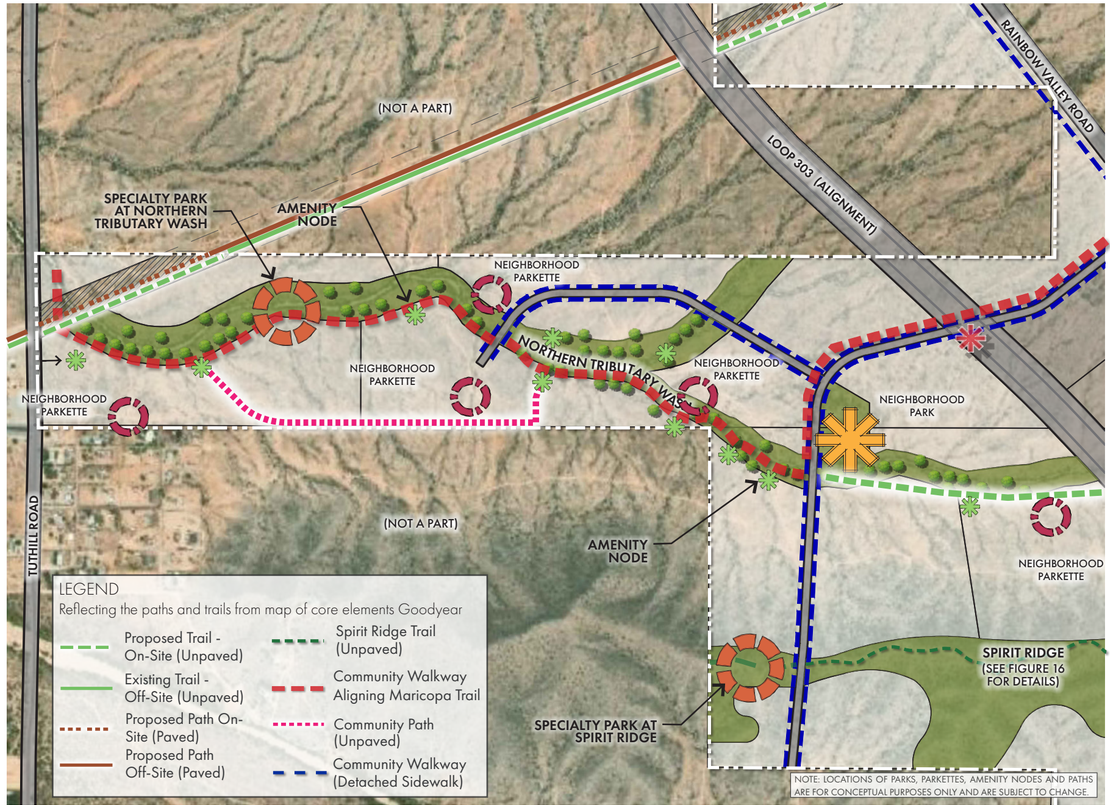
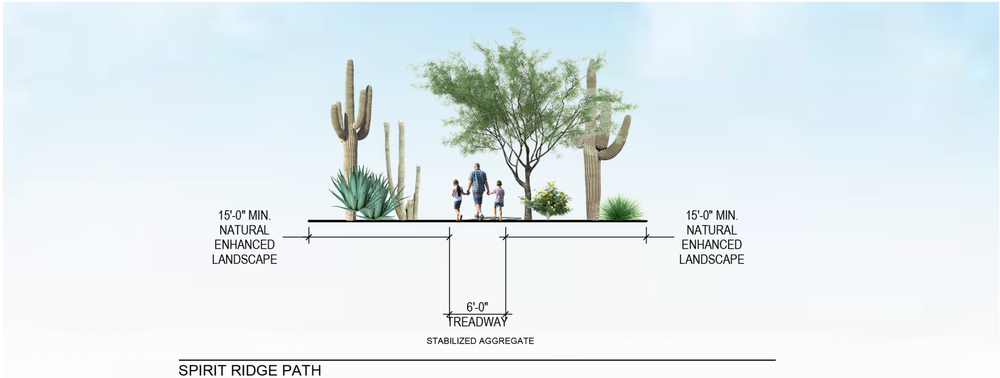
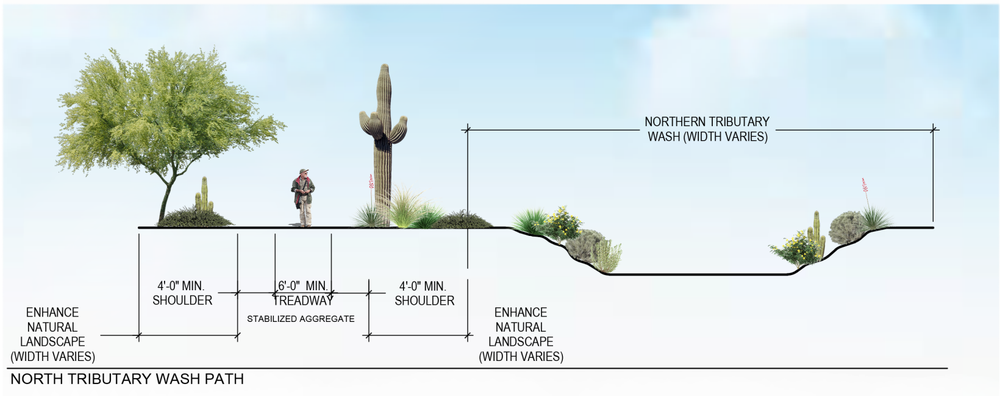


FIGURE 11 | PATH CROSS SECTION





TRAIL IMPROVEMENT STANDARD

NEIGHBORHOOD PARKETTE

Due to the unique site and topographic constraints associated with TerraSante, smaller parks, or Neighborhood Parkettes, with a minimum size of two acres will be provided throughout TerraSante to supplement the Neighborhood Parks. A Neighborhood Parkette shall include a minimum of two features from any of the Neighborhood Park amenity lists (i.e., Community Pool and Dog Park, etc.). Neighborhood Parkettes shall be designed to connect to the nearest Neighborhood Park, or another Parkette, through the use of a community path or walkway. These connections to and from each Parkette are a key element of these spaces.

AMENITY NODE

Amenity Nodes are intended to activate pockets of open space throughout the Linear Parks/Greenways, or other uniquely constrained areas of the community. These nodes will be strategically placed along the Spirit Ridge Path, Northern Tributary Wash Path, and community paths. Along the Spirit Ridge Path and Northern Tributary Wash Path, Amenity Nodes shall be located at least every quarter-mile from another Amenity Node or Specialty Park.

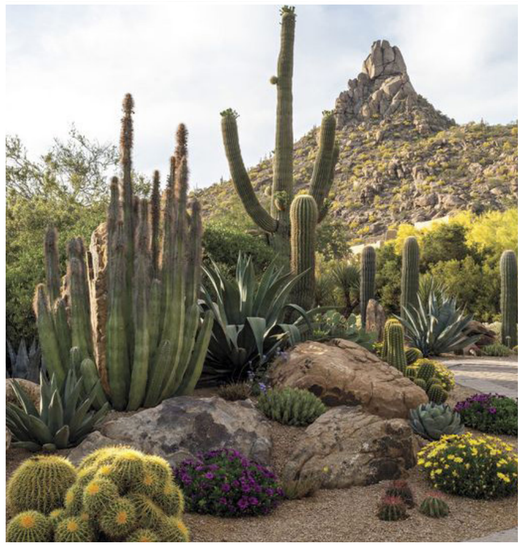
Amenity Nodes must include at least one amenity identified in the list below, or any amenity elements identified under Neighborhood Parks and Specialty Parks:

- Sculpture Gardens
- Archways or other architectural features
- Labyrinths
- Stargazing Features
- Passive Seating
- Unique Lighting

PATHWAYS

TerraSante is a special place where nature is crucial, and connecting residents to the land is equally important. Each Development Unit will be able to connect to the various Amenity Nodes, Neighborhood Parkettes, Neighborhood Parks, and/or Specialty Parks through the use of community walkways and paths. The extensive pathway and trails system throughout TerraSante will provide connections and accessibility for residents to walk or hike from one point of TerraSante to another. This system is not only intended to serve as a connection to amenities for residents, but also to encourage residents to be active and create a sense of community. See Figure 5 for cross-sections of the proposed Spirit Ridge Path and Northern Tributary Wash Path.





Images are for conceptual purposes only.

TABLE 8 | TERRASANTE PARK CLASIFICATIONS

PARK CLASSIFICATION	DESCRIPTION
LINEAR PARKS / GREENWAYS	LINEAR PARKS AND LINKAGES ARE BUILT CONNECTIONS OR NATURAL CORRIDORS THAT LINK PARKS TOGETHER. TYPICALLY, THE LINEAR PARK IS DEVELOPED FOR ONE OR MORE MODES OF RECREATIONAL TRAVEL SUCH AS WALKING, JOGGING, BIKING, IN-LINE SKATING, HIKING, HORSEBACK RIDING, AND CANOEING. LINEAR PARKS MAY INCLUDE ACTIVE PLAY AREAS. MULTI-USE TRAILS ALSO OFFER A SAFE FORM OF TRANSPORTATION; PROVIDE SUBSTANTIAL HEALTH BENEFITS; HABITAT ENHANCEMENTS FOR PLANTS AND WILDLIFE; AND OTHER UNIQUE OPPORTUNITIES FOR OUTDOOR EDUCATION AND CULTURAL INTERPRETATION. *EXAMPLES: SPIRIT RIDGE, NORTHERN TRIBUTARY WASH, ETC.*
SPECIALTY PARK	SPECIALTY PARKS ARE UNIQUE FACILITIES DESIGNED AROUND A SPECIFIC FUNCTION OR ECOLOGICAL ASSET. THE CITY CURRENTLY OWNS AND MAINTAINS THREE SPECIALTY PARKS. A MAJOR DIFFERENCE BETWEEN A SPECIALTY PARK AND OTHER PARKS IS THAT THEY USUALLY SERVE A SINGLE PURPOSE WHEREAS OTHER PARK CLASSIFICATIONS ARE DESIGNED TO OFFER MULTIPLE RECREATION OPPORTUNITIES. A SPECIALTY PARK CAN BE LOCATED INSIDE ANOTHER PARK. SPECIALTY PARKS MAY REQUIRE A USER FEE. *EXAMPLES: SPECIALTY PARK AT SPIRIT RIDGE, SPECIALTY PARK AT NORTHERN TRIBUTARY WASH, ETC.*
NEIGHBHORHOOD PARK	THESE PARKS ARE OFTEN THE MOST USED ON A DAY-TO-DAY BASIS AS THEY OFFER A VARIETY OF RECREATIONAL AND COMMUNITY OPPORTUNITIES CLOSE TO NEIGHBORHOODS IN WHICH PEOPLE WORK AND PLAY. THESE PARKS ARE INTEGRATED INTO THE PATTERN OF THE COMMUNITY, OFTEN HAVING LITTLE TO NO PARKING TO PROMOTE WALKABLE COMMUNITIES, ARE DESIGNED TO PROVIDE SERVICES TO THE CONNECTING NEIGHBORHOOD, AND PROVIDE IMPORTANT NODES WITHIN THE LARGER OPEN SPACE PATTERN. THE NEIGHBORHOOD PARK INCLUDES AREAS FOR ACTIVE RECREATION ACTIVITIES SUCH AS FIELD GAMES, COURT GAMES, PLAYGROUNDS, ETC. PASSIVE RECREATION ACTIVITIES MAY INCLUDE WALKING, VIEWING, SITTING, AND PICNICKING. IN ACCORDANCE WITH THE PARKS AND RECREATION MASTER PLAN (APPENDIX C), NEIGHBORHOOD PARKS WILL PROVIDE UP TO TEN (10) PARKING STALLS, EITHER ON-STREET OR ON-SITE. *EXAMPLES: DEVELOPMENT UNIT A2 NEIGHBORHOOD PARK DEVELOPMENT UNIT A17/B10 NEIGHBORHOOD PARK, ETC.*
NEIGHBORHOOD PARKETTE	NEIGHBORHOOD PARKETTES ARE INTENDED TO SUPPLEMENT THE NEIGHBORHOOD PARKS WITHIN TERRASANTE. NEIGHBORHOOD PARKETTES OFFER INTIMATE RECREATIONAL AND COMMUNITY OPPORTUNITIES WITHIN THE RESIDENTIAL NEIGHBORHOODS OF TERRASANTE. SIMILAR TO NEIGHBORHOOD PARKS, THESE PARKS ARE INTEGRATED INTO THE PATTERN OF THE COMMUNITY, OFTEN HAVING LITTLE TO NO PARKING TO PROMOTE WALKABLE COMMUNITIES, ARE DESIGNED TO PROVIDE SERVICES TO THE CONNECTING NEIGHBORHOOD, AND PROVIDE IMPORTANT NODES WITHIN THE LARGER OPEN SPACE PATTERN. THE AMENITIES WITHIN EACH NEIGHBORHOOD PARKETTE WILL VARY, PROVIDING COMMUNITY MEMBERS WITH A VARIETY OF PLAY OPTIONS ACCESSIBLE BY A NETWORK OF PLANNED ROUTES AND CONNECTIONS. *EXAMPLES: DEVELOPMENT UNIT A15 NEIGHBORHOOD PARKETTE, DEVELOPMENT UNIT B12 NEIGHBORHOOD PARKETTE, ETC.*
AMENITY NODE	ACTIVATED SPACES AND AMENITIES BRING RESIDENTS OF ALL AGES AND BACKGROUNDS TOGETHER TO CREATE A VIBRANT COMMUNITY. AMENITY NODES ARE INTENDED TO ACTIVATE POCKETS OF OPEN SPACE THROUGHOUT THE LINEAR PARKS/ GREENWAYS, OR OTHER UNIQUELY CONSTRAINED AREAS OF THE COMMUNITY. THESE NODES WILL BE STRATEGICALLY PLACED ALONG THE SPIRIT RIDGE PATH, NORTHERN TRIBUTARY WASH PATH, AND COMMUNITY PATHS. ALONG THE SPIRIT RIDGE PATH AND NORTHERN TRIBUTARY WASH PATH, AMENITY NODES SHALL BE LOCATED AT LEAST EVERY QUARTER-MILE FROM ANOTHER AMENITY NODE OR SPECIALTY PARK. *EXAMPLES: AMENITY NODES AT SPIRIT RIDGE, AMENITY NODES AT NORTHERN TRIBUTARY WASH, ETC.*

PARKING & LOADING STANDARDS

The parking and loading standards for TerraSante shall be as established in Off-Street Parking and Loading of the Goodyear Zoning Ordinance.

WALLS & FENCES

WALL SEPARATION

All retaining walls shall be separated by one foot (1') horizontal distance for each one foot (1') vertical height of the wall downslope, with a minimum separation of three feet (3'). The area between retaining walls shall be improved with hardscape or landscaping, including irrigation, as approved by the Development Services Department.

MAXIMUM HEIGHT

A. The maximum height of any privacy wall, excluding retaining wall, shall not exceed seven feet (7') adjacent to collector streets and eight feet (8') adjacent to arterial streets, parkway, or freeway. The maximum height, inclusive of the privacy wall and any required retaining wall, shall not exceed eight feet (8') adjacent to collector streets and nine feet (9') adjacent to arterial streets, parkway, or freeway, except as outlined in item C of this section.

B. Retaining walls on non-hillside lots may be constructed with a combination of walls to a maximum height of three feet four-inches (3'-4") per wall as measured from adjacent finish grade to top of wall. Retaining walls on hillside lots may be constructed with a combination of walls to a maximum height of six feet (6') per wall as measured from adjacent finish grade to top of wall. Retaining walls shall be no higher than necessary to retain earth.

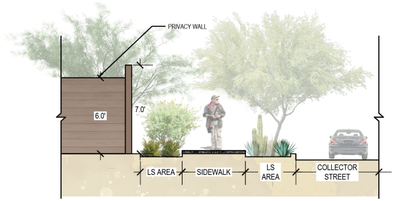
C. Walls incorporating a combination of retaining and privacy are combination walls. Combination walls shall not exceed 9 feet 4 inches in non-hillside conditions and shall not exceed 12 feet in hillside conditions. If additional heights are required to manage grades, the wall separation standards shall be used to promote the stepping of walls to manage grades. Open view fencing is permitted within wall combinations and fences are not to contribute to the maximum height standards. See Figure 6 for depictions of wall inclusive of privacy, retaining, and combination.



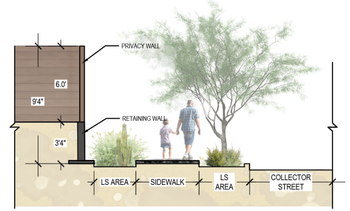


Images are for conceptual purposes only.

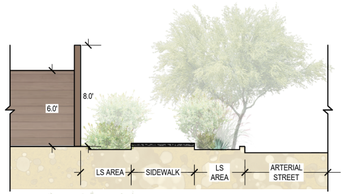
FIGURE 6 | TERRASANTE WALL SECTIONS



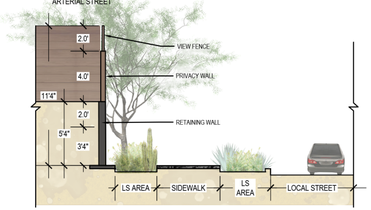
PRIVACY WALL EXCLUDING RETAINING WALL ADJACENT TO COLLECTOR STREET



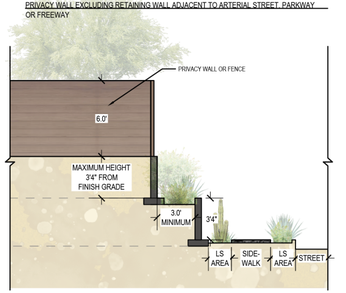
PRIVACY WALL INCLUSIVE OF RETAINING WALL ADJACENT TO COLLECTOR STREET OR ARTERIAL STREET



PRIVACY WALL EXCLUDING RETAINING WALL ADJACENT TO ARTERIAL STREET, PARKWAY OR FREEWAY

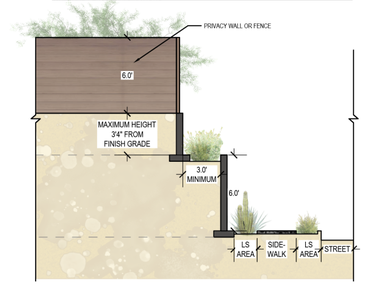


WALL AND FENCE COMBINATIONS



RETAINING WALL ON NON HILLSIDE

NOTE:
1. ALL RETAINING WALLS SHALL BE SEPARATED BY ONE FOOT (1') HORIZONTAL DISTANCE FOR EACH ONE FOOT (1') VERTICAL HEIGHT OF THE WALL DOWNSLOPE, WITH A MINIMUM SEPARATION OF THREE FEET (3').
2. DETAILS ARE SHOWN FOR REFERENCE ONLY. FOR RETAINING WALL DESIGN, SEE CIVIL AND STRUCTURAL ENGINEER.



RETAINING WALL ON HILLSIDE LOT

NOTE:
1. ALL RETAINING WALLS SHALL BE SEPARATED BY ONE FOOT (1') HORIZONTAL DISTANCE FOR EACH ONE FOOT (1') VERTICAL HEIGHT OF THE WALL DOWNSLOPE, WITH A MINIMUM SEPARATION OF THREE FEET (3').

HILLSIDE STANDARDS

PURPOSE

The purpose of this section is to establish regulations for the development of hillside areas with special considerations related to the slope of the land. These considerations include, but are not limited to, increased hazards to development from rock falls, stormwater runoff, geologic hazards, increased limitations on vehicular travel, and increased difficulties in providing public services. In addition, steeply sloped lands introduce design limitations to roadways, cuts and fills, and building sites.

These Hillside Standards shall apply to all land wherever the natural terrain of any lot or parcel or any portion thereof has a slope of ten percent or greater, with exceptions as noted in Table 9.

SLOPE DETERMINATION

A Slope Category Determination Study shall be submitted to the Development Services Department prior to the initiation of any Site Disturbance Activities for all land located north of Willis Road and east of Waterman Wash, and shall be prepared pursuant to the requirements of this section.

A property owner, or its designee(s), shall prepare a Slope Category Determination Study utilizing one of the two methodologies outlined in this section. A property owner, or its designee(s), shall submit a Slope Category Determination Study, or request for a waiver from such, to the Zoning Administrator for review, as follows:

1. Concurrently with a rezoning application,
2. Concurrently with a preliminary plat or site plan, or
3. If a plat, site plan, or minor land division is not required, prior to the issuance of any building permit

To determine parcel density, and the location and extent of slope categories, a property owner, or its designee, shall carry out one of the following procedures to prepare a Sloe Category Determination Study:

1. Manual Slope Determination Method
    a. Utilize a topographic map at a scale of 1" = 200' or less and with contours shown at two-foot intervals. An Applicant may utilize maps containing contours at five-foot intervals for grades of more than 20 percent. All contour lines shall be extended onto adjacent properties to a distance that establishes the overall slope of the land but in no case shall they be extended less than 50 feet onto the adjacent properties.
    b. The Hillside Development Area shall commence at the midpoint of the 100-foot horizontal dimensions used to determine the slope. The 100-foot slope determination lines shall be located perpendicular to the site or property contour bands. Those properties containing multiple slope planes should provide slope information for all such planes.
    c. To determine those locations where slopes of ten percent, 15 percent, and 25 percent and above exist, begin by the application of 100-foot straight lines that fall within each category. The 100-foot slope determination lines shall be extended onto adjacent properties to a distance that establishes the overall slope of the land but in no case shall they be extended less than 50-feet onto the adjacent properties.
    d. Connect the midpoints of each series of 100-foot lines of the same slope category to establish the limits of that slope category. Measure the areas resulting between each series of straight lines to determine the areas in each slope category.
2. Computer Generated Slope Determination Method
    a. Utilize digital topographic information with contours shown at a maximum of two-foot intervals, except as established herein. Areas known or shown to contain slopes of more than 20 percent may utilize digital topographic information with contours shown at five-foot intervals.
    b. Computer generated slope analyses shall be prepared utilizing the following modeling parameters:
        i. Maximum two-foot slope contour intervals for slopes less than 20 percent;
        ii. Maximum five-foot slope contour intervals for slopes more than 20 percent;
        iii. The slope analysis shall utilize the above noted slope contour intervals through the modeling basis of grid evaluation to determine slope facets or contours; and
        iv. The analysis shall utilize a 25-foot grid system.
    c. All data generated through the use of a computer-generated slope determination shall be presented in both chart and graphical formats. The presentation of all graphical slope information shall be presented in a clear and easily understandable format.
    d. The final map shall be plotted at 1" = 200' and submitted to the Zoning Administrator for review. If the Zoning Administrator finds the analysis acceptable, the final slope determination map shall be approved. The Zoning Administrator may reject the analysis and require correction(s) to the digitized slope category lines to more accurately reflect the generalized slope conditions of the property or other revisions necessary to ensure compliance with this Article. Appeals from the decision of the Zoning Administrator may be filed for disposition by the Planning and Zoning Commission pursuant to Section 1-4-4 of the Zoning Ordinance.

Applicants may prepare a Slope Category Determination Study utilizing a methodology differing from those outlined in this section (above), if authorized by the Zoning Administrator. Applicants seeking to utilize an alternative methodology shall provide both a written explanation of the proposed alternative methodology and a graphical example of its use. If, upon review of the proposed alternative Slope Category Determination Study by the Zoning Administrator, the slope analysis is not acceptable, the Applicant shall utilize one of the adopted methodologies contained herein. Decisions made by the Zoning Administrator pursuant to this paragraph may be appealed to the Planning and Zoning Commission subject to the provisions of Section 1-4-4 of the Zoning Ordinance.

Applicants may request a waiver of the requirements for a Slope Category Determination Study by the Zoning Administrator. A written waiver request shall be submitted to the Zoning Administrator with an explanation of why a waiver is warranted and shall include such supporting materials as site photographs, site specific topography information, and all other such information which may provide information on the request. The Zoning Administrator may approve or deny an application as submitted or may request additional information if necessary. It shall be the sole burden of the Applicant requesting such a waiver to show that the subject property does not qualify as a Hillside Development Area. The Zoning Administrator may grant the requested waiver upon a finding that reasonable evidence exists that the subject site does not contain potential slope area that would qualify as a Hillside Development Area. Decisions made by the Zoning Administrator pursuant to this paragraph may be appealed to the Planning and Zoning Commission subject to the provisions of Section 1-4-4 of the Zoning Ordinance.

TABLE 9 | HILLSIDE DETERMINATION

SLOPE	DETERMINATION
< 10% SLOPE	NON-HILLSIDE
≥ 10% SLOPE	HILLSIDE
< 5 ACRES WITH 50% OR MORE OF THE SITE IN HILLSIDE	HILLSIDE
≥ 5 ACRES WITH LESS THAN 50% OF THE SITE IN HILLSIDE	ONLY AREAS GREATER THAN 10% CONSIDERED HILLSIDE







Images are for conceptual purposes only.

DENSITY

A. For all residential developments, the maximum number of residential lots or units permitted within Hillside Development Areas shall be the sum of the number of lots allowed by the zoning district, or the sum of the number of lots allowed in each slope category of land as shown in Table 10 below, whichever is the lesser number.

TABLE 10 | DENSITY ALLOCATION

SLOPE CATEGORY	MAXIMUM NUMBER OF UNITS PER GROSS ACRE
10% TO 15% (LOWER TRANSITIONAL)	1.5
OVER 15% TO 20% (UPPER TRANSITIONAL)	1
OVER 20% (UPLANDS)	0





Images are for conceptual purposes only.

GENERAL PROVISIONS FOR HILLSIDE LOTS

A. Minimum lot sizes in hillside areas shall be limited as shown in Table 11 below. The minimum lot sizes indicated in the fifteen percent (15%) and higher categories supersede lot sizes from the underlying zoning requirements. If less than fifty percent (50%) of a proposed lot falls within a steeper regulated slope category, while more than fifty percent (50%) of the lot falls within a lesser regulated or non-hillside slope category, the entire lot is considered to be within the lesser slope category for purposes of determining minimum lot size and hillside development regulations for that lot.

B. The front lot width of all flag lots shall be measured from the point at which the drive access intersects with the main body of the lot or at a point not to exceed two hundred and fifty feet (250') from the front lot line of the flag lot

C. Building setbacks shall be as required by the zoning district.

D. All development parcels shall conform to the disturbance and open space requirements of Table 12.

E. No building shall exceed thirty feet (30') above the newly established or finished grade of the land at any section through the structure and thirty-six feet (36') for commercial.

F. Development Units A8 and A9 have been designated to attract the development of Executive Housing in TerraSante. In addition to the development standards provided by this Section, standards of development are found in Table 4.

G. Slopes >20% shall be 100% preserved

TABLE 11 |LOT SIZE BY SLOPE CATEGORY

SLOPE CATEGORY	MINIMUM LOT SIZE
10% TO 15% (LOWER TRANSITIONAL)	PER UNDERLYING ZONING DISTRICT
OVER 15% TO 20% (UPPER TRANSITIONAL)	8,000 SQUARE FEET
OVER 20% (UPLANDS)	N/A

TABLE 12 |MAXIMUM DISTURBED AREAS

LAND FORM CATEGORY	SLOPE CATEGORY AREA	MAXIMUM DISTURBED AREA	MAXIMUM LOT COVERAGE	MINIMUM REQUIRED OPEN SPACE PER DEVELOPMENT UNIT
LOWER TRANSITIONAL	10% TO 15%	90% DISTURBANCE / 90% AVAILABLE FOR MASS GRADING	PER UNDERLYING ZONING	20% NON-NATURAL OR NATURAL[1]
UPPER TRANSITIONAL	15% TO 20%	80% DISTURBANCE / 75% AVAILABLE FOR CLUSTER OR MASS GRADING	PER UNDERLYING ZONING	25% NATURAL OR NON-NATURAL (25% OF TOTAL AREA MUST BE RESTORED TO LOOK NATURAL)[1]
UPLANDS	20% +	ZERO DISTURBANCE IN UPLANDS	ZERO COVERAGE IN UPLANDS	UPLANDS SLOPED AREAS ARE TO BE MAINTAINED IN A NATURAL CONDITION AND A PART OF THE COMMUNITY OPEN SPACE.

Notes:

(1) Common areas that are disturbed within Hillside Development areas shall be revegetated with plant materials common to the Sonoran Desert and in quantities consistent with Article 5, Section 5-1-4 of the Zoning Ordinance.

SIGNAGE & MONUMENTATION

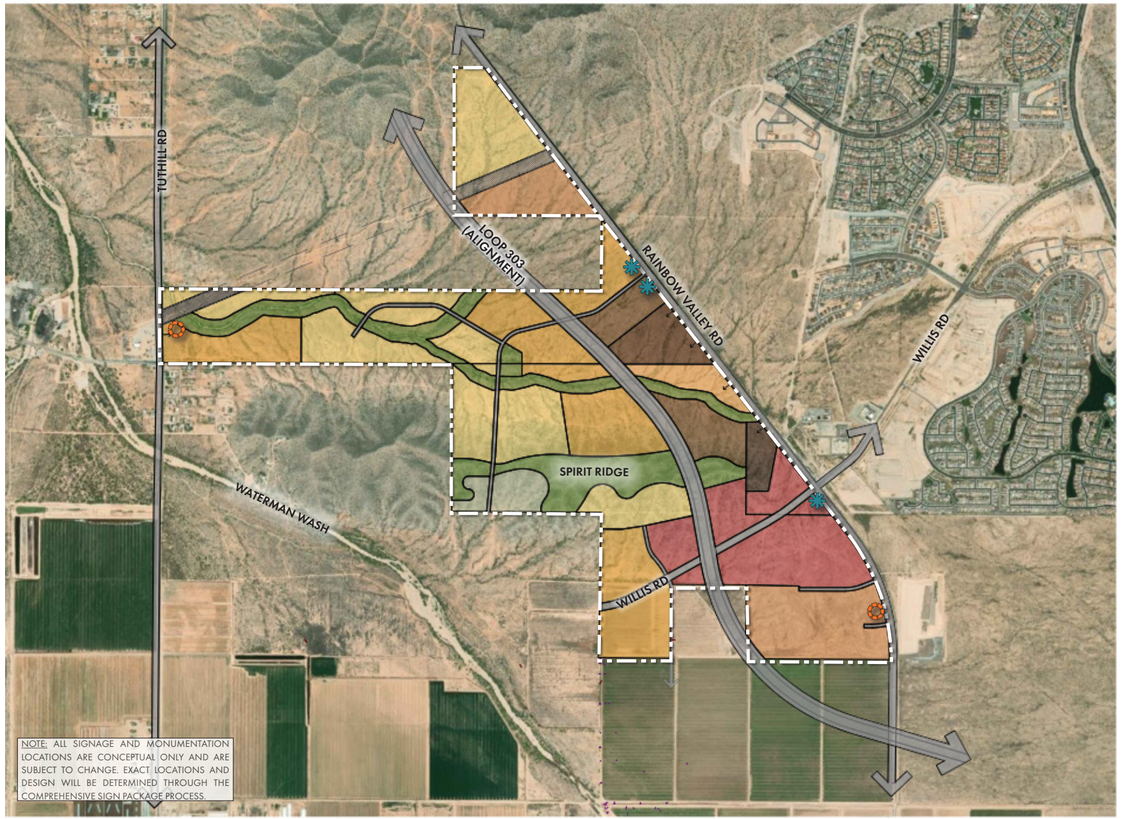
All signage and monumentation within the TerraSante development shall be designed to reinforce the thematic identity of the "Spirited Sonoran Sanctuary." Signage and monumentation elements are encouraged to include both two-dimensional and three-dimensional forms. Except as noted in this section, all signage is to comply with the Sign Regulations of the City of Goodyear Zoning Ordinance.

TerraSante entry monument signs within TerraSante may have an increased square foot area up to 40 square feet for Primary Monument signs and 25 square feet for Secondary monument signs. Primary Monument signs may have an increased sign height of 12 feet and secondary sign 8 feet. Please see Figure 7 on the next page for conceptual sign locations of Primary and Secondary signs.

Signage and monumentation shall utilize materials, colors, and finishes that are contextually appropriate and visually cohesive with the surrounding desert landscape and native vegetation. Adequate contrast between sign lettering and background surfaces is required to ensure legibility. Accent features that reference the Sonoran Desert environment, such as natural textures, indigenous motifs, or landscape-integrated elements, are encouraged, provided they do not obstruct visibility or conflict with public safety standards.



FIGURE 7 | CONCEPTUAL ENTRY MONUMENTATION PLAN



DEFINITIONS

The terms used within this PAD are defined below. These definitions are intended to provide regulatory guidance in the implementation of the TerraSante master plan and other documents contained within this PAD. In the event a term is not specifically defined within this document, the definition contained within the Goodyear Zoning Ordinance shall apply.

- Amenity Node: Pockets of open space that activate spaces throughout the linear parks/greenways, or other uniquely constrained areas of the community.
- Buffer Zone: The preservation of open space and enhanced landscape between the Loop 303 Freeway Corridor and residential development in order to lessen the impact of undesirable noise and sights.
- Cluster Grading: A grading technique used to arrange graded lots in groupings, altering the landforms, including "flattening" of an area, or group of lots, for the purpose of creating developable pads while working to avoid areas with high preservation value inclusive of drainage ways, rock outcroppings or areas of significant vegetation.
- Custom Lot: A lot which can be irregular in shape and size and gives the lot owner the ability to design a completely unique home.
- Cut: The land surface which is shaped through the removal of soil, rock, or other materials.
- Development Unit: A subarea of the PAD development plan identified by number and containing multiple development parcels.
- Disturbed Area: That area of natural ground that has been or is proposed to be altered through limited grading, cut and fill, removal of natural vegetation, placement of material, trenching, or by any means that causes a change in the undisturbed natural surface of the land or natural vegetation.
- Dwelling, Single-Family Attached: A building containing multiple dwelling units, each of which has primary ground floor access to the outside and which are attached to each other by party walls without openings in compliance with building codes. The term is intended to apply to townhomes.
- Dwelling, Single-Family Detached: A building containing only one dwelling unit entirely separated from buildings on adjoining lots or building sites.
- Dwelling, Two Family: A building containing two dwelling units, each of which has primary ground floor access to the outside and which are attached to each other by party walls without openings in compliance with building codes. The term is intended to apply to duplexes.
- Dwelling, Multiple: A building or group of buildings serving as attached living units typically for lease (apartments) but may be provided for sale (condominium or timeshare). This term is intended to apply to the combination of residential units.
- Fill: The deposit of soil, rock, or other materials within a slope or retaining condition.
- Finished Grade or Newly Established Grade: The final grade and elevation of the ground surface after grading is completed.
- Freeway Corridor: The anticipated right-of-way area extending from the north boundary to the southeast edge of TerraSante. The corridor is reserved for the Arizona State Route Loop 303 alignment as anticipated within the TerraSante PAD or provided by ADOT.
- Grading: Any excavating, or filling or combination thereof, including the conditions resulting from any excavation or fill.
- Hillside Development Area: Building areas, other than sloped areas within washes and rivers, with a building site slope of ten percent (10%) or greater, measured as a vertical rise of ten feet (10') in a horizontal distance of one hundred feet (100').
- Loop 303: Arizona State Route Loop 303.
- Mass Grading: A technique used to significantly alter the landforms, including "flattening" of a relatively large area, for the purpose of creating developable pads.
- Master Planned Community: A form of development envisioned and delivered as a self-contained, unified community, with clear boundaries and a full range of land uses, employment opportunities and public facilities and services.
- Natural Open Space: Areas dedicated for public ownership or retained in private ownership containing naturally occurring conservation features and accreted Sonoran Desert that have not been altered except to allow trails (private or public), roadways and utility easements as necessary.
- Open Space: Space which can be enjoyed by people and / or areas of preserved natural desert. This could include landscaped plazas, active or passive turf areas, fountains areas, sitting areas, recreational amenity areas landscaped tract areas adjacent to arterial and collector streets and similar areas devoted to landscape preservation and enhancement. Open Space does not include parking areas, vacant or undeveloped lots or any other space which does not contribute to the quality of the environment.
- Parkette: Spaces that supplement the neighborhood parks that offer intimate recreational and community opportunities within residential neghborhoods. They have little to no parking to promote walkable communities and are designed to provide services to the connecting neighborhood.
- Performance Standards: Conditions of development required for specific uses when certain circumstances are present.
- Project: TerraSante master planned community.
- Private Street: A privately owned and maintained circulation area that functions as a primary access, emergency response, refuse collection, public utility, and pedestrian-oriented frontage for residential units. A private street provides access to building entries and common open spaces and is intended to emphasize walkability, architectural frontage, and community interaction. Vehicular access and garage access are discouraged or prohibited along private accessways in order to minimize the visual dominance of parking and to support a pedestrian-friendly streetscape.

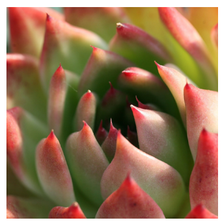


- Private Alley: A privately owned and maintained shared driveway, managed by a homeowners association, that provides vehicular access to garages and parking areas serving auto court cluster residential development. Private alley are intended to consolidate vehicle access for multiple homes, reduce the number of individual driveways, and limit the visual impact of garages and parking along public streets and private street.



- Ridgeline: A line formed along the highest points of a mountain ridge.
- Site Disturbance Activity: Any action which results in a cutting of the natural soil grade, creation of an un-natural soil fill or movement of a significant natural landscape feature. A Site Disturbance Activity may include, but not be limited to the following activities: digging, trenching, filling, drilling, grading or clearing.
- Slope: A calculation that provides the projected net units permitted within each defined slope category through the application of slope category area, multiplied by the hillside density provisions of this PAD.
- Slope Category Determination Study: A detailed study of the topography and slope of a development site, parcel or property. The study shall include a detailed graphic showing all slope areas on the site utilizing the methodologies established in this Article and shall be composed of both graphical, numerical and textual information.
- TerraSante: Sacred Earth.
- Wildlife Viewing: Wildlife viewing is anticipated to focus on small mammals and species typical of the region, including but not limited to birds, butterflies, bees, insects, desert hare, javelina, and coyotes. Potential amenities may include seating areas, pollinator planting beds, and small wildlife drinking stations intended to enhance habitat value while minimizing disturbance to wildlife.
- Zoning District: An area of land delineated on the Zoning District Plan in which requirements for the use of land, the building and development standards are prescribed. TerraSante prescribes zoning districts based on the City of Goodyear's zoning districts.

APPENDICES





4

APPENDICES

LEGAL DESCRIPTION

This page is reserved for the Phase I legal description, which will be provided prior to the public hearing process.

The gross land area for this Planned Area Development is 1019.46 acres.

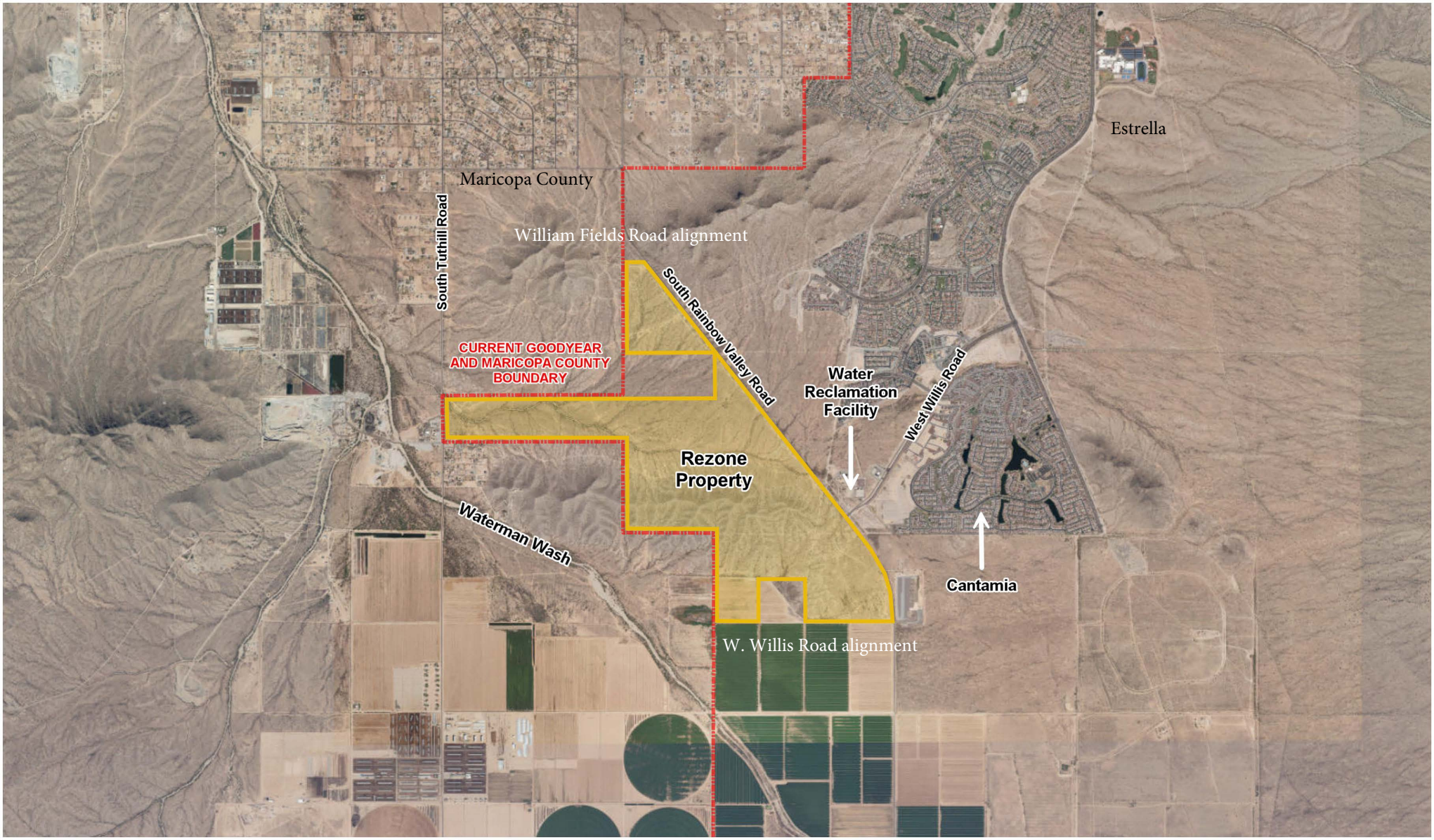
PAD ADOPTION ORDINANCE

This page is reserved for the addition of the City of Goodyear Ordinance approval letter affiliated with the TerraSante PAD. Once obtained, this approval letter will be placed in this location.

INTENTIONALLY
LEFT BLANK

PLANNED AREA DEVELOPMENT REGULATIONS

NORRIS DESIGN
PEOPLE + PLACEMAKING



P25-00068 TerraSante Rezone

South of William Fields alignment
West of S. Rainbow Valley Road
East of S. Tuthill Road
North of W. Willis Road alignment

Attachment B - Aerial Photo

TERRASANTE





PLANNED AREA DEVELOPMENT NARRATIVE

CASE#P25-00068

PUBLIC HEARING DRAFT: AUGUST 25, 2026

INTENTIONALLY
LEFT BLANK

PROPERTY OWNER

RVG Lender LLC
Joel Kramer
1600 W. Broadway Rd.
Tempe, AZ 85282
602.697.6257
jkramer@associatedasset.com

PROPERTY OWNER

WillRain 526 LLC
Gerald Webner
222 W Linger Ln.
Phoenix, AZ 85021
602.943.7775
gwebner@cox.net

DEVELOPER

Ward Real Estate Development
Scott Ward
600 W. Chandler Blvd. Suite 3
Chandler, AZ 85225
480.899.4330
warddevelopment@yahoo.com

PLANNING + LANDSCAPE + BRANDING

Norris Design
Alan Beaudoin
901 E. Madison St.
Phoenix, Arizona 85034
602.254.9600
abeaudoin@norris-design.com

ZONING ATTORNEY

Gilbert Blilie PLLC
Jeffrey Blilie
701 N 44th St.
Phoenix, Arizona 85008
623.606.0532
jblilie@gilbertblilie.com

WATER ATTORNEY

Fennemore
Robert D. Anderson
2394 E Camelback Rd. Suite 600
Phoenix, Arizona 85016
602.916.5455
randerson@fennemorelaw.com

CIVIL ENGINEER

Hilgart Wilson
Aubrey Thomas & Mark Ipson
2141 E. Highland Ave. Suite 250
Phoenix, Arizona 85016
602.490.0535
athomas@hilgartwilson.com or
mipson@hilgartwilson.com

TRAFFIC ENGINEER

CivTech Inc.
Dawn Cartier
10605 N. Hayden Rd. Suite 140
Scottsdale, Arizona 85260
480.659.4250
dcartier@civtech.com

WATER ENGINEER

Matrix New World
Nathan Miller & DeAnn Hauver
3033 N 44th St. Suite 270
Phoenix, AZ 85018
602.955.5547
nmiller@mnwe.com
dhauver@mnwe.com

WELCOME TO TERRASANTE!

A COMMUNITY OF PEACE, LOVE, RESPECT AND WISDOM.

Imagine a place that makes you feel grounded yet ready to soar. A place that connects you to your neighbors, nature and the world around you. Making you feel more alive, more hopeful, kinder and full of love. That's the vision for **TerraSante**. An **exceptional master planned community** in the heart of the high Sonoran Desert with an enchanting view of the Estrella Mountains.

This awe-inspiring piece of Sacred Earth provides residents with a modern-day land of enlightenment where holy ground is preserved and celebrated together. A place where the mountainous landscape and the sky produce sunsets that take your breath away and peaceful open space and paths are there to help you catch it once more. It will be a harmoniously connected community with a world class trail system that links Waterman Wash to Spirit Ridge, bringing people of all ages, backgrounds and beliefs together to reconnect with nature and each other.

At TerraSante, you'll find your well-being, live your best life and share in the positive energy of the world around you.

DOCUMENT CONTENTS

SECTION 1 — 1

INTRODUCTION

- Project Overview
- History
- Site and Area Analysis
  - Site Location
    - Table 1 | Surrounding Context
    - Figure 1 | Regional Vicinity Map
    - Figure 2 | Site Context Map
  - General Plan Land Use
    - Figure 3 | Existing & Proposed General Plan Land Use
  - Zoning
    - Figure 4 | Existing & PAD Zoning
  - Accessibility & Transportation
    - Figure 5 | Existing Accessibility & Transportation
  - Topography & Drainage
    - Figure 6 | Existing Topography & Physical Features
  - Existing Water, Wastewater & Gas Infrastructure
  - Existing Public Safety Services
  - Existing Public Schools
    - Figure 7 | Existing Water, Wastewater & Gas Infrastructure
    - Figure 8 | Existing Public Facilities

SECTION 2
DEVELOPMENT PROGRAM 15

Land Use & Zoning
Figure 9 | TerraSante Zoning District Plan
Land Uses
Table 2 | Development Program
Planned Zoning Districts
Development Phasing
Table 3 | Zoning Districts & Permitted Uses
Table 4 | Residential Zoning With City Comparision
Table 5 | Residential Deviation Justification
Figure 10 | Development Unit Phasing Plan
Figure 11 | Infrastructure Phasing Plan
Conformance to the Goodyear 2035 General Plan 34

SECTION 3
COMMUNITY CHARACTER

Vision & Theme Statement
Signage & Monumentation
Figure 12 | Conceptual Entry Monumentation Plan
Figure 13 | Conceptual Entry Monumentation
Parks, Open Space & Paths
Table 6| Terrasante Park Classifications
Linear Parks / Greenways
Specialty Park
Neighborhood Park
Neighborhood Parkette
Amenity Note
Pathways
Hillside
Figure 14 | Open Space & Paths Plan
Figure 15 | Conceptual Neighborhood Park Amenities
Figure 16 | Spirit Ridge Conceptual Plan
Figure 17 | Spirit Ridge Path with Meditation Icon
Figure 18 | Meditation Icon
Figure 19 | Meditation Icon & Landmark
Figure 20 | Northern Tributary Wash Conceptual Plan
Figure 21 | Path Cross Sections 55

SECTION 4
INFRASTRUCTURE & FACILITIES

Circulation
Figure 22 | Circulation Plan
Utilities
Drainage
Water
Wastewater
Public Facilities
Schools
Table 7 | School Demand Calculations
Fire Response
Public Safety
Maintenance of Streets & Common Areas
Figure 23 | Public Facilities Map
Figure 24 | Fire Response Distances 64

SECTION 5
APPENDICES

Project Legal Description
Traffic Impact Analysis
Master Drainage Plan & Report
Master Water Plan & Report
Master Wastewater Plan & Report

INTENTIONALLY
LEFT BLANK

INTRODUCTION





1

INTRODUCTION

PROJECT OVERVIEW

TerraSante is a Planned Area Development (PAD) within the City of Goodyear designed to bring modern amenities into harmony with the beautiful Sonoran Desert setting. Its name means “Holy Ground” and its vision aims to honor the sacred Earth it sits on by creating a unique master planned community that provides a wholesome, peaceful existence for residents, workers and visitors alike. Imagined with reverence for all the things we hold most sacred – faith, friends and family.

The community is a thoughtful next step in Goodyear’s development, an evolution from nearby quality master planned communities. Destined to be home to individuals and families who love the outdoors and who also desire easy access to shopping and services, TerraSante’s neighborhoods will inspire, enliven and invigorate those who live and work there. With reverence given to the high desert, the Spirit Ridge Path, native desert washes and other inviting open spaces, TerraSante will bring people together in a welcoming natural setting. The planned regional medical center and its neighboring commercial properties will consciously integrate desirable urban amenities within the refined, desert lifestyle. Words such as “Vivid,” “Peace,” “Family,” “Serene,” “Moving” and “Wisdom” begin to capture the spirit of the community that will be a unique and extraordinary place.

With convenient access to the future Loop 303, TerraSante is certain to become a significant gateway to the growing area of Rainbow Valley. This modern master planned community presents the City with a mix of medical, residential, retail and natural open spaces that will set the standard for development in this part of Goodyear. The mix of residential product types is anticipated to fill a variety of housing needs – apartments, townhomes, single-family residential, active adult and detached rentals – for people in all stages of life. Respectful of its Sonoran Desert environment, TerraSante will provide view lots and trail connections in key corridors so that residents can enjoy the beautiful natural environment with excellent jobs and services conveniently nearby. When complete, TerraSante will support a population base of approximately 10,000 residents in up to 3,595 dwelling units, and approximately 1,500,000 square feet of commercial, medical and retail space on approximately 140 gross acres, plus over 100 acres of open space, parks and trails.





Images are for conceptual purposes only.

HISTORY

Historic aerial photos from 1953 show the Rainbow Valley area to be mostly untouched up until approximately 1976 when agricultural fields began to be developed adjacent to the TerraSante boundary, but not within the current 1,019.5-acre phase. The property has remained in its natural desert state, preserving Spirit Ridge for spectacular views and meditation.

SITE & AREA ANALYSIS

SITE LOCATION

TerraSante is located in Rainbow Valley straddling a natural ridgeline, Spirit Ridge, and is generally bounded by the Williams Field Road alignment on the north, Rainbow Valley Road on the east, a dirt road alignment 1/2 mile north of Germann Road on the south and Tuthill Road to the west, as shown on Figures 1 and 2. All +/- 1,019.5 acres are located in the City’s incorporated area.

The most predominant natural views from the property are the Estrella Mountains to the east, with heights reaching over 4,500 feet. Other views, best seen from Spirit Ridge running across a portion of the TerraSante property, include formations like Margies Peak and Sheep Mountain in the North Maricopa Mountains Wilderness area to the south and west.

TABLE 1 | SURROUNDING CONTEXT

DIRECTION	LAND USE	ZONING
NORTH	UNDEVELOPED DESERT (STATE TRUST LAND)	GOODYEAR AU AGRICULTURAL/URBAN & MARICOPA COUNTY RU-43
EAST	ESTRELLA	GOODYEAR PAD
SOUTH	AGRICULTURE (RAINBOW VALLEY PAD & ESTRELLA HIGHLANDS PAD)	GOODYEAR PAD & MARICOPA COUNTY RU-43
WEST	AGRICULTURE / UNDEVELOPED DESERT	MARICOPA COUNTY RU-43







Images are for conceptual purposes only.

FIGURE 1 | REGIONAL VICINITY MAP

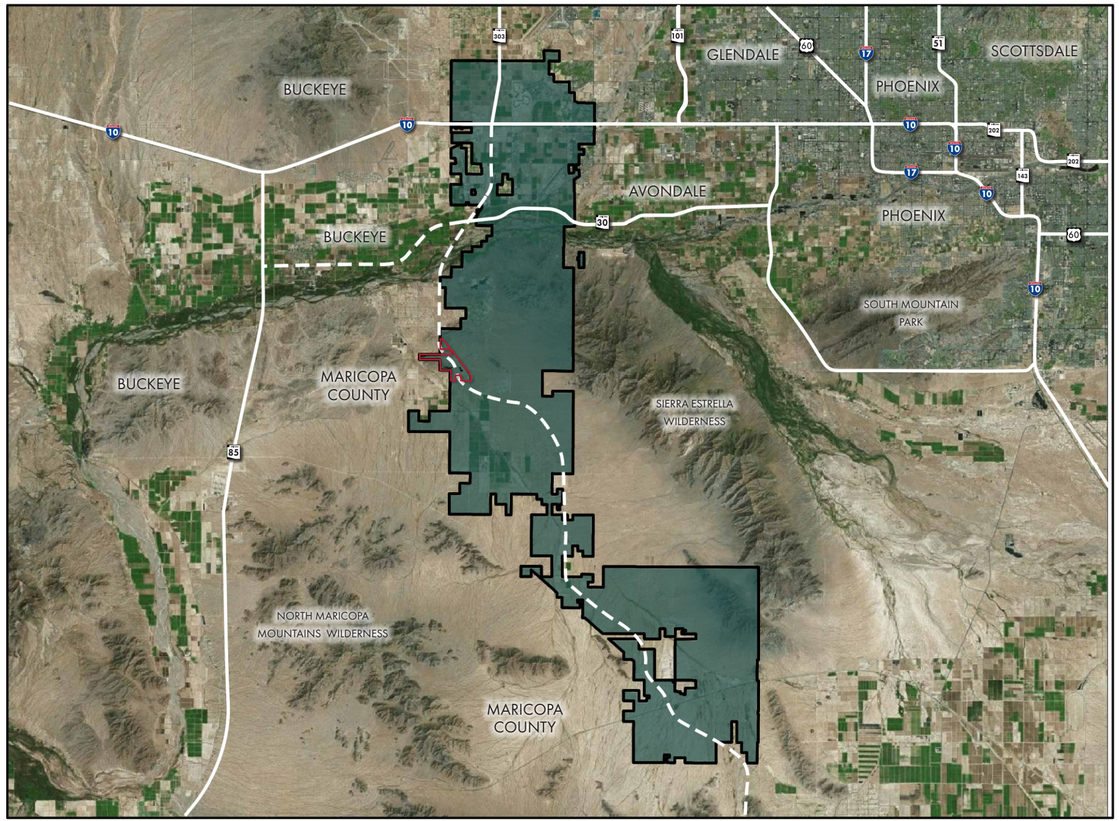
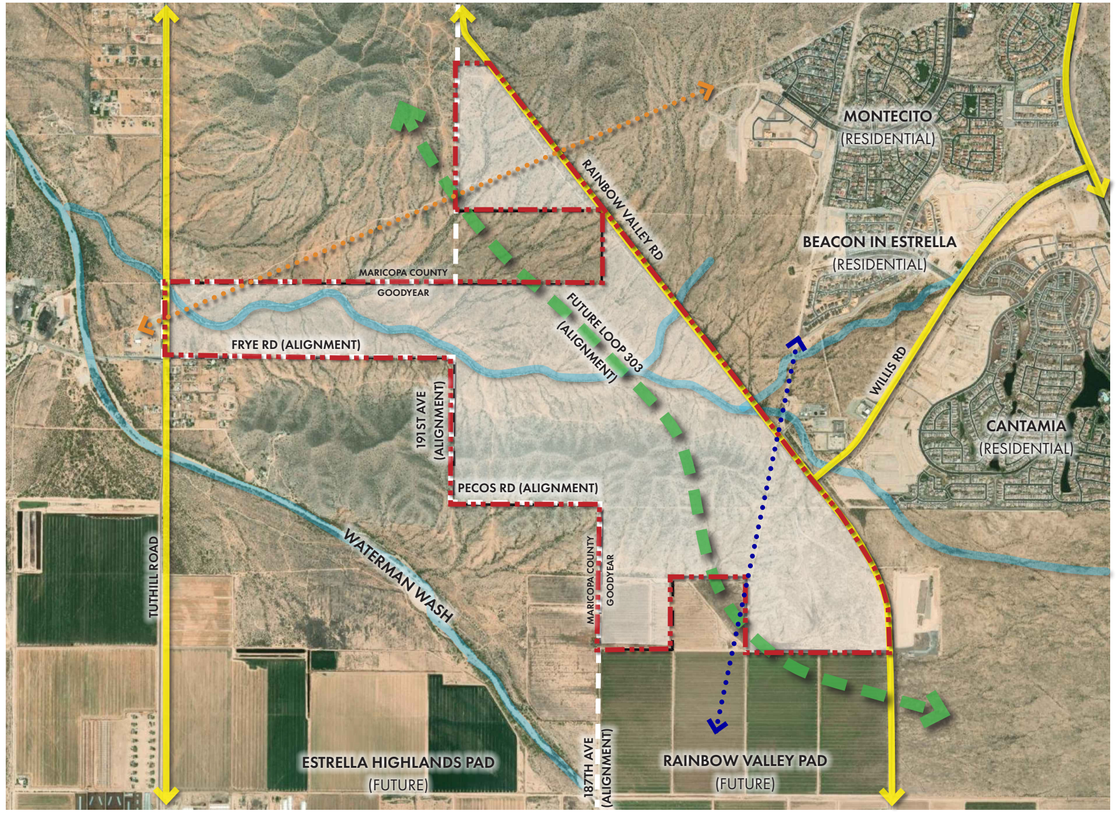


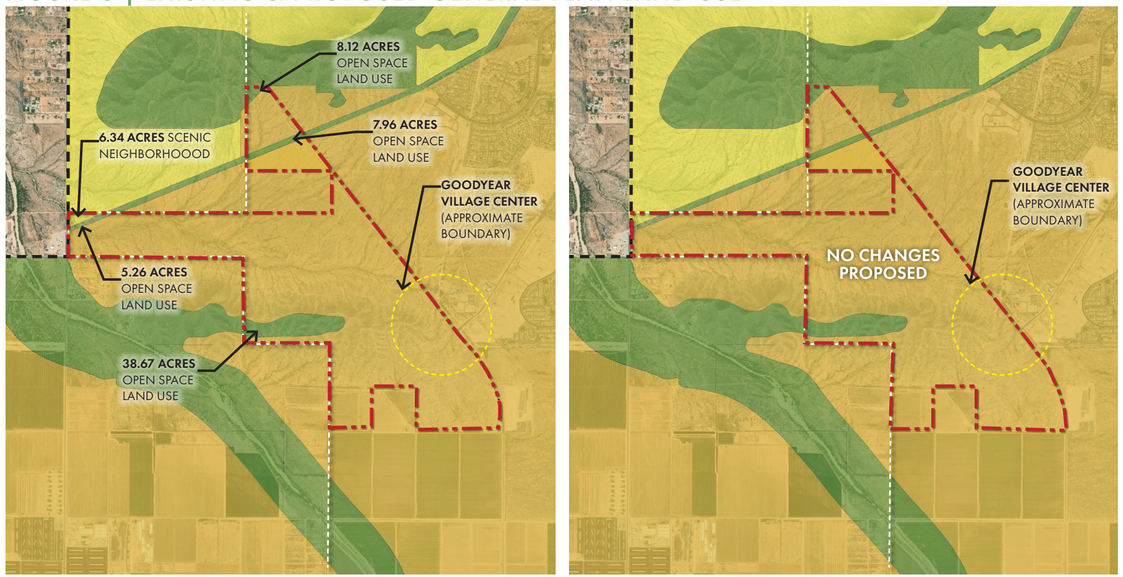
FIGURE 2 | SITE CONTEXT MAP



GENERAL PLAN LAND USE

The existing land use designations of TerraSante based on the Goodyear General Plan 2025 include Neighborhoods (+/- 951 acres), Scenic Neighborhood (+/- 6 acres) and Open Space (+/- 60 acres), as shown on Figure 3. The property is also designated with a Goodyear Village Center designation generally in the vicinity of Rainbow Valley Road and Willis Road. The proposed uses within TerraSante are consistent with the land use designations, so no General Plan Amendments are being sought at this time.

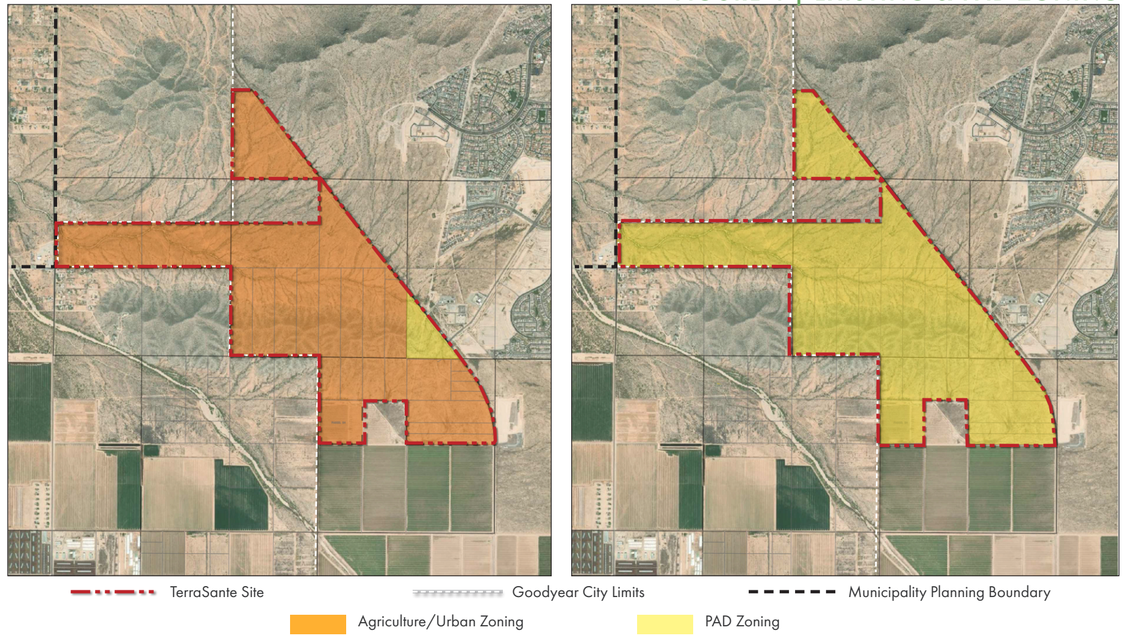
FIGURE 3 | EXISTING & PROPOSED GENERAL PLAN LAND USE



ZONING

The existing zoning pattern of the project area within the City of Goodyear is composed of +/- 977 acres of land which are zoned Agricultural/Urban (A/U) and +/- 40 acres of land zoned PAD (Estrella Mountain Ranch Phase II). With this request, City of Goodyear PAD base district zoning is being sought on the entire property to accommodate a variety of uses under a single vision and a consistent set of standards (Figure 4).

FIGURE 4 | EXISTING & PAD ZONING



ACCESSIBILITY & TRANSPORTATION

CURRENT CONDITIONS

The Rainbow Valley area, including TerraSante, is accessed from northern Goodyear primarily via crossings over the Gila River at Cotton Lane and Estrella Parkway (Tuthill Road also provides dry access). The existing transportation system and main access near TerraSante includes Rainbow Valley Road, which is a two lane, paved roadway that predominately borders the east side of the project area and has an existing dedicated Maricopa County right-of-way of 80 feet. Willis Road runs from northeast to southwest from Estrella Parkway to Rainbow Valley Road, just shy of the TerraSante area. Other regionally important roads include Jackrabbit Trail/Tuthill Road, which is a two-lane road that is paved slightly north of the Pecos alignment. To the south, dirt roads on the Germann Road and Queen Creek Road alignments provide east-west unpaved connectivity between Tuthill Road (195th Avenue) and Rainbow Valley Road, although the roadways do not appear to have been dedicated. See Figure 5 for Existing Accessibility and Transportation.

FUTURE PLANS

The Goodyear General Plan 2035 and the Goodyear Transportation Master Plan designates both Rainbow Valley Road as a proposed major arterial roadway with 130 feet of right-of-way, four to six traffic lanes, two bicycle lanes, detached sidewalks and a raised landscape median. Willis Road is identified as a proposed major arterial. This major arterial will provide access to the future Arizona State Route 303 Loop (Loop 303) for TerraSante residents and other existing and future development in south Goodyear. The future alignment of the Arizona State Route Loop 303 (Loop 303) will run north/south and is expected to pass through the eastern portion of the TerraSante project area, alleviating the need for disjointed improvements to Rainbow Valley Road. An alignment for this major transportation facility is preserved, as depicted on the TerraSante Zoning District Plan (Figure 9).

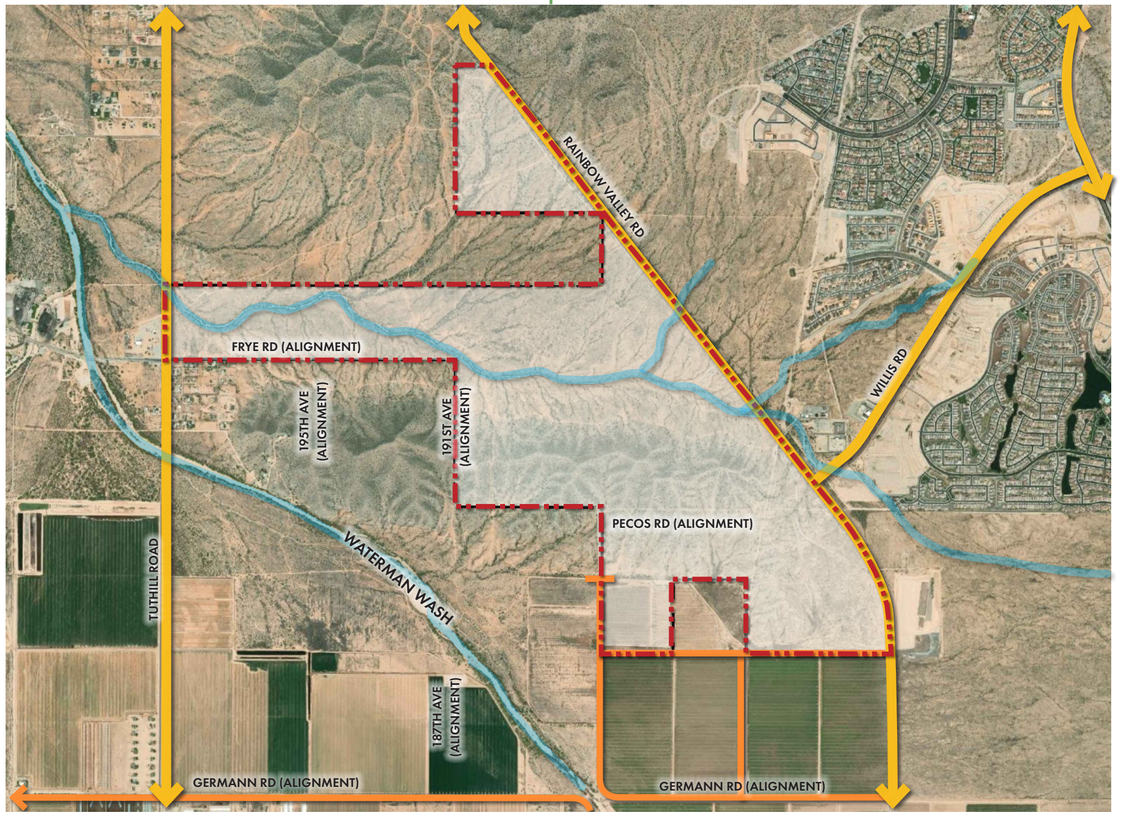


Image 1: Existing Loop 303 (for conceptual purposes only)



Image 2: Intersection of Willis Road and Rainbow Valley Road

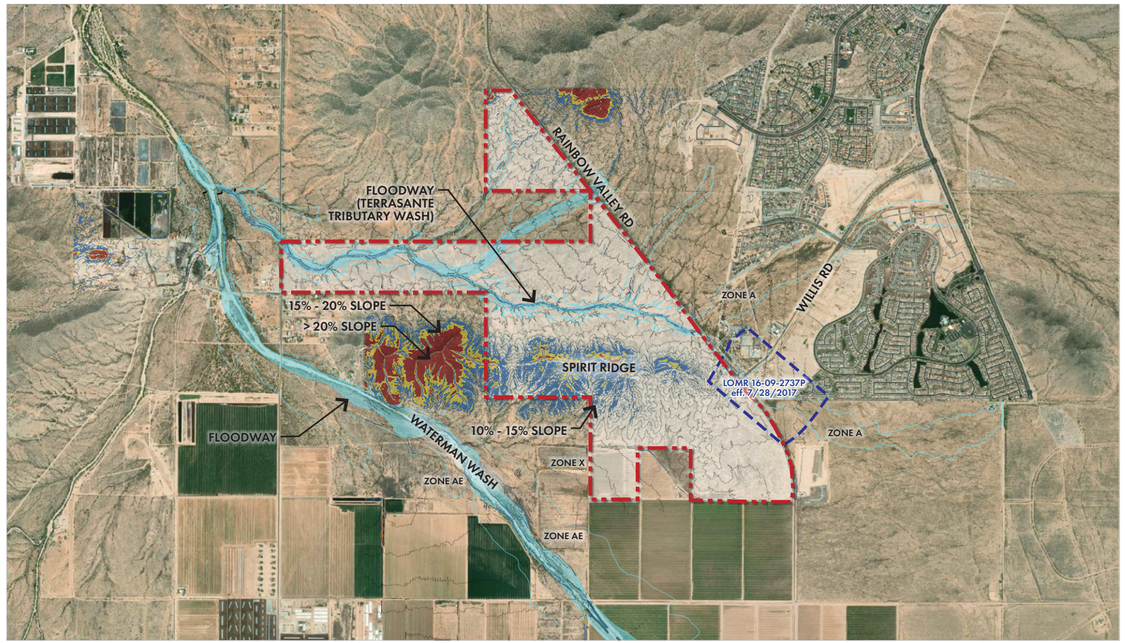
FIGURE 5 | EXISTING ACCESSIBILITY & TRANSPORTATION



TOPOGRAPHY & DRAINAGE

In existing conditions, the project is predominantly undeveloped native desert land and mountain ranges (see Figure 6). Three significant drainage ways extend through the site. Near the northern boundary, Tributary Washes T1S-R2W-S21B (I70) and T1S-R2W-S32A (I63) on the Master Drainage Plan cross the site from east to west. Wash T1S-R2W-S33 (I66) approaches the project site from the north and converges with Wash 170. All of these washes have FEMA Special Flood Hazard Area floodplains associated with them. These washes were studied in detail in the Rainbow Valley Area Master Drainage Plan (ADMP) prepared by URS on behalf of the Flood Control District of Maricopa County (FDCMC) in 2011.

FIGURE 6 | EXISTING TOPOGRAPHY & PHYSICAL FEATURES



There is a ridgeline ("Spirit Ridge") running along the boundary of the project site. The north half of the ridgeline slopes toward the Northern Tributary Wash (Wash I70) at an average slope of 4.5%. The southern portion of the ridgeline slopes to the southwest toward Waterman Wash at slopes ranging from 5% to 0.5%. Under existing conditions, stormwater is conveyed through the washes; however, due to agricultural grading surrounding the property, the surrounding natural drainage patterns have been altered.

EXISTING WATER, WASTEWATER & GAS INFRASTRUCTURE

There is no existing water infrastructure within TerraSante. The City of Goodyear operates the Rainbow Valley Water Storage Facility just east of TerraSante near the intersection of Rainbow Valley Road and Willis Road, for which capacity is reserved for Harvard-Toll properties. Please see the Infrastructure section for information on how TerraSante will be served.

There is also no existing wastewater infrastructure within TerraSante. The nearest City facility is the 0.75 MGD (million gallons per day) Rainbow Valley Water Reclamation Facility located east of the project near the intersection of Rainbow Valley Road and Willis Road. Existing capacity at this facility is reserved for Harvard- Toll properties. Again, please see the Infrastructure section for information on how TerraSante will be served.

An existing Southwest Gas line crosses over the eastern portion of the site, running northeast to southwest (shown on Figure 7). Future development will need to respond to the location of the line and keep it intact, but the presence of the gas line is an asset in terms of existing site infrastructure for heating, restaurants, etc.

EXISTING PUBLIC SAFETY SERVICES

The City of Goodyear recently opened Fire Station #186 north of the northeast corner of Rainbow Valley Road and Willis Road. The service area for the station is anticipated to be approximately 9,759 acres, including the area of TerraSante. Due to its proximity to the new station, response times throughout TerraSante should fall within City of Goodyear fire service standards.

The nearest Goodyear Police Department location is at the Estrella Public Safety Facility at 10701 S Estrella Parkway, about 5 miles away from TerraSante.

Please see Figure 8, Existing Public Facilities, for the location of nearby public facilities.

EXISTING PUBLIC SCHOOLS

TerraSante is located within the attendance boundaries of Liberty Elementary School District, specifically for Rainbow Valley Elementary School, located approximately 3.5 miles north on Narramore Road. It has a capacity* of 802 students and has 577 students enrolled** in the 2023-2024 school year. Westar Elementary is also approximately 3.5 miles away in Estrella. With 791 students enrolled** in 2023-2024, it is below its capacity* of 799 students.

The nearest high school in Buckeye Union High School District (BUHSD) to TerraSante is Estrella Foothills High School, located approximately three miles northeast of the project. It has 1,457 students enrolled** in 2023-2024 and has an estimated capacity*** of 1,700 students.

Please see the Public Facilities discussion within the Infrastructure section for a discussion of projected student generation and how they will be served. Please see Figure 8, Existing Public Facilities, for the location of nearby educational public facilities.

* Capacity figures obtained from School Facilities Board, Annual Demographic Report, July 24, 2024.

** Enrollment figures (October 1, 2021) obtained from Arizona Department of Education, Accountability and Research Data

***Capacity estimate obtained from the BUHSD CAFR, FY 2020-2021.

FIGURE 7 | EXISTING WATER, WASTEWATER & GAS INFRASTRUCTURE



Goodyear City Limits
TerraSante Site
Southwest Gas Line
Water Tank & Booster Site
Water Reclamation Site

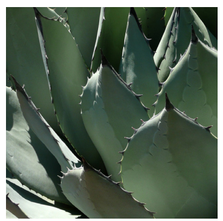
FIGURE 8 | EXISTING PUBLIC FACILITIES



TerraSante Site

INTENTIONALLY
LEFT BLANK

DEVELOPMENT PROGRAM





2

DEVELOPMENT PROGRAM

LAND USE & ZONING

TerraSante will provide a broad mix of land uses to capitalize on its location at a crossroads in Rainbow Valley and to add residential vibrancy and economic vitality to the area. The intersection of Willis Road with Rainbow Valley Road (and later with the Loop 303) will become one of the primary entries to TerraSante and will be the setting for job-generating commercial activity in the area. Commercial land uses including a potential approximately 300-bed regional medical facility and support services will anchor this Village Center for TerraSante. Currently, there is no regional hospital or trauma center to serve the approximately 22,000 residents south of the Gila River. In addition, retail centers such as a grocer and home improvement store may be developed to serve TerraSante and all adjacent residential communities, which lack these essential services.

In total, 3,595 residential units are anticipated within the development limits of TerraSante. Each development unit has been studied to predict how many units will come to fruition; however, in the event that one development unit provides a unit count that is less than the anticipated amount, those remaining units may be transferred to any development unit within TerraSante. Residential land uses will include a mix of traditional for-sale single-family lots of varying sizes and multi-family communities to serve individuals and families from all walks of life. It is anticipated that some of the single-family residential development units will be targeted as Active Adult communities for individuals that are age 55 plus.

Other land uses include a location for a potential elementary school (if needed), over 100 acres of open space to provide residents with recreation opportunities and property set aside for the public infrastructure facilities needed to support the community. See Table 2 and Figure 9 for the development program and zoning plan.











Images are for conceptual purposes only.

FIGURE 9 | TERRASANTE ZONING DISTRICT PLAN

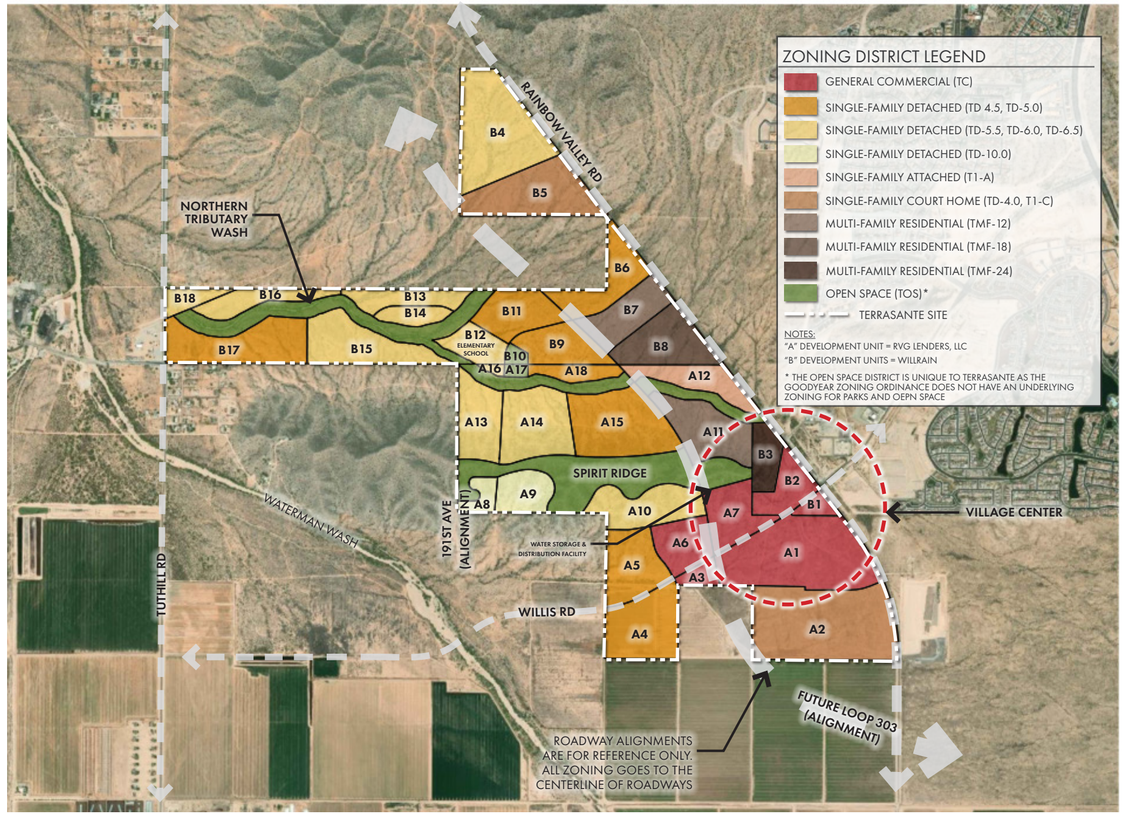


TABLE 2 | DEVELOPMENT PROGRAM

DEVELOPMENT UNIT	TERRASANTE ZONE	LAND USE	GROSS AC
A1[4]	TC	COMMERCIAL	69.4
A2	T1-C	SINGLE-FAMILY DETACHED	76.1
A3	TC	COMMERCIAL	6.2
A4	TD-4.5	SINGLE-FAMILY DETACHED	33.9
A5	TD-5.0	SINGLE-FAMILY DETACHED	28.3
A6	TC	COMMERCIAL	20.2
A7[4]	TC	COMMERCIAL	22.7
A8	TD-10.0	SINGLE-FAMILY DETACHED	7.0
A9	TD-10.0	SINGLE-FAMILY DETACHED	16.4
A10	TD-6.5	SINGLE-FAMILY DETACHED	29
A11	TMF-12	SINGLE-FAMILY DETACHED	31.9
A12[2]	T1-A	SINGLE-FAMILY ATTACHED	21.2
A13	TD-6.0	SINGLE-FAMILY DETACHED	25.3
A14	TD-5.5	SINGLE-FAMILY DETACHED	35.7
A15	TD-4.5	SINGLE-FAMILY DETACHED	45.9
A16	TD-6.0	SINGLE-FAMILY DETACHED	1.6
A17	TOS[1]	OPEN SPACE	2.2
A18	TD-4.5	SINGLE-FAMILY DETACHED	9.9
B1[4]	TC	COMMERCIAL	5.5
B2[4]	TC	COMMERCIAL	17.8
B3	TMF-24	MULTI-FAMILY RESIDENTIAL	13.6
B4	TD-6.0	SINGLE-FAMILY DETACHED	58.7
B5	TD-4.0	SINGLE-FAMILY DETACHED	41.6
B6	TD-4.5	SINGLE-FAMILY DETACHED	26.3

TABLE 2 | DEVELOPMENT PROGRAM (CONTINUED)

DEVELOPMENT UNIT	TERRASANTE ZONE	LAND USE	GROSS AC
B7[3]	TMF-12	MULTI-FAMILY RESIDENTIAL	24.1
B8[3]	TMF-18	MULTI-FAMILY RESIDENTIAL	30.4
B9	TD-4.5	SINGLE-FAMILY DETACHED	22.1
B10	TOS[1]	OPEN SPACE	2.8
B11	TD-4.5	SINGLE-FAMILY DETACHED	23.7
B12	TD-6.0	SINGLE-FAMILY DETACHED	13.6
B13	TD-5.5	SINGLE-FAMILY DETACHED	15.8
B14	TD-5.5	SINGLE-FAMILY DETACHED	9.2
B15	TD-6.0	SINGLE-FAMILY DETACHED	33.8
B16	TD-6.0	SINGLE-FAMILY DETACHED	16.4
B17	TD-5.0	SINGLE-FAMILY DETACHED	39.4
B18	TD-6.0	SINGLE-FAMILY DETACHED	8.3
SPIRIT RIDGE	TOS[1]	OPEN SPACE	64.4
WASHES	TOS[1]	OPEN SPACE	69.2
TOTAL	**PAD**	**-**	**1019.5**

1. The TOS (Open Space) District is unique to TerraSante as the City of Goodyear does not have an underlying Zoning District for parks & open space.
2. Attached housing is encouraged on A12, while detached product is also permissible.
3. Within the TMF-18 zoning district (development unit B8), product types of lower density (e.g., TMF-12, T1-A, and T1-C) are permitted, provided they comply with the applicable declared district standards. Within the TMF-12 zoning district (development unit B7) product types with lower density (e.g. T1-A, T1-C, and TD-4.0) are permitted, provided they comply with the applicable declared district standards. The district shall be declared, by the Applicant, at the time of Site Plan or Subdivision Review.
4. A maximum of 30 acres within these Development Units may be collectively developed at TMF-24 subject to the provisions in TC on page 09 in PAD Regulation documents.

PLANNED ZONING DISTRICTS

TerraSante is planned to provide an overlay zoning district of PAD while each individual development unit has a City of Goodyear underlying zoning district, as seen in Figure 9, TerraSante Zoning District Plan. Each development unit has been strategically designated as various residential, commercial, open space and public facility zoning designations to provide a diverse mixture of uses throughout the overall community. All residential and commercial districts refer to an existing City of Goodyear underlying zoning while the open space (OS) district is unique to TerraSante as the existing Goodyear Zoning Code does not provide a district that resembles open space. The open Space (OS) district is crucial to the development of TerraSante as the preservation and enhancement of the ridgeline and washes will connect the future residents to their surrounding environment of the sacred earth.

Table 3 depicts the underlying zoning categories of TerraSante, permitted uses and development units where each of these districts take place. Please refer to the TerraSante PAD Regulations for more information about the underlying zoning.

DEVELOPMENT PHASING

Development phasing will be determined by infrastructure availability and natural constraints like washes and Spirit Ridge. Initial phases of residential development will occur first and will generate demand for the commercial development which will follow. Infrastructure development will generally follow the same pattern, in-line with the related development phase. Phasing will also be influenced by market conditions, so the following summary and exhibits are illustrative and subject to change. The developer shall ultimately determine the development phasing for the project.

TerraSante is anticipated to develop in approximately eight or more phases, beginning with the proposed water campus (north of development unit A7) and the southeasternmost portion of the community. Residential phasing will generally begin at the southern portion of TerraSante and gradually develop heading north.

The wastewater reclamation facility may be phased to accommodate increased demand as additional development occurs over time. All non-residential development units will be developed according to market conditions and are not currently assigned a specific phase. An initial phase of the medical center may be built prior to the full build out of TerraSante and the future freeway, which would then be fully built out following ADOT's construction of the Loop 303 extension. Please refer to Figures 10 and 11 for an illustrative view of anticipated phasing.







Images are for conceptual purposes only.

TABLE 3 | ZONING DISTRICTS & PERMITTED USES

TERRASANTE ZONE	TERRASANTE PERMITTED USES	APPLICABLE DEVELOPMENT UNITS	ACREAGE (GROSS)
SINGLE-FAMILY RESIDENTIAL			
T1-A	ATTACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 25'	A12	21.2
T1-C, TMF-12, TD-4.0	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 40'	A2, A11, B5	149.6
TD-4.5, TD-5.0, TD-4.5, TD-5.0	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 45'	A4, A5, A15, A18, B6, B9, B17	205.6
TD-4.5, TD-5.5, TD-6.0, TD-6.5,	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 55'	A10, A13, A14, A16, B4, B11, B12, B13, B14, B15, B16, B18	270.3
TD-10.0	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 100'	A8, A9	23.4
TOTAL SINGLE FAMILY RESIDENTIAL			**671.0**
MULTI-FAMILY RESIDENTIAL			
TMF-12	MULTI-FAMILY RESIDENTIAL, DUPLEX	B-7	24.1
TMF-18	MULTI-FAMILY RESIDENTIAL	B-8	30.4
TMF-24	MULTI-FAMILY RESIDENTIAL	B-3	13.6
TOTAL MULTI-FAMILY RESIDENTIAL			**68.1**
COMMERCIAL			
TC	GENERAL RETAIL USES (GOODYEAR ZONING ORDINANCE 3-3-3.A), MEDICAL OFFICE, MEDICAL CAMPUS, HOSPITAL	A1, A3, A6, A7, B1, B2	141.8
TOTAL COMMERCIAL			**141.8**
PUBLIC FACILITIES & OPEN SPACE			
TOS*	PARKS & OPEN SPACE	A17, B10, SPIRIT RIDGE, WASHES	138.6
TOTAL PUBLIC FACILITIES & OPEN SPACE			**138.6**

* The TOS (Open Space) District is unique to TerraSante as the City of Goodyear does not have an underlying Zoning District for parks & open space.

TABLE 4 | RESIDENTIAL ZONING WITH CITY COMPARISION

	CITY ZONING DISTRICT STANDARDS	TERRASANTE PAD	CITY ZONING DISTRICT STANDARDS	TERRASANTE PAD				CITY ZONING DISTRICT STANDARDS	TERRASANTE PAD		CITY ZONING DISTRICT STANDARDS	TERRASANTE PAD	CITY ZONING DISTRICT STANDARDS	TERRASANTE PAD
DISTRICTS	**R1-10.0**	**TD-10.0**	**R1-6**	**TD-6.5**	**TD-6.0**	**TD-5.5**	**TD-5.0**	**R1-4**	**TD-4.5**	**TD-4.0**	**R1-C**	**T1-C**	**R1-A**	**T1-A**
LOT STANDARDS														
MINIMUM LOT AREA (SQ.FT.)	10,000	**14,000**	5,500	6,500	6,000	5,500	5,000	4,500	4,500	**3,000**	3,200	**3,000**	2800	**1,600**
MINIMUM LOT WIDTH (FT.)	80	**100**	55	65	60	55	50	45	45	40	40	40	35	**25**
MINIMUM LOT DEPTH (FT.)	125	**N/A**	100	**N/A**	**N/A**	**N/A**	**N/A**	100	**N/A**	**N/A**	80	**N/A**	80	**N/A**
BUILDING FORM AND LOCATION														
MAXIMUM HEIGHT (FT.)	30	30	30	30	30	30	30	30	30	30	30	30	30	30
MAXIMUM BUILDING COVERAGE	40%	40%	45%	60%	60%	60%	60%	60%	60%	60%	60%	60%	75%	75%
MINIMUM SETBACKS (FT)														
FRONT	10	**20**	10	10	10	10	10	10	10	5	5	5	10	**3**
FRONT FACING GARAGE	20	20	20	20	20	20	20	20	20	20	20	20	20	**3**
SIDE	10	5	5	5	5	5	5	5	5	0	0	0	0	0
TOTAL BOTH SIDES	20	20	15	**10**	**10**	**10**	**10**	15	**10**	**5**	10	**5**	0	0
STREET SIDE	20	**10**	10	10	10	10	10	10	10	10	10	10	10	10
REAR	30	**20**	20	**15**	**15**	**15**	**15**	20	**15**	**10**	15	**10**	15	**10**
DEVELOPMENT STANDARDS														
OPEN SPACE % (OF NET AREA)	10%	-	15%	18%	18%	18%	18%	15%	18%	18%	15%	18%	15%	18%

RESIDENTIAL DEVIATIONS JUSTIFICATION

Master Planned Communities, by their very nature, include an elevated level of community planning by incorporating layered planning for a collection of development units and supporting integrated systems of infrastructure and connectivity. In support of the planned community approach, the planning of TerraSante has carefully considered "placemaking" inclusive of the creation of a special place on "sacred ground" (aka TerraSante). Our team has proposed a vision for this community that considers the future residents and their collective quality of life. This, in itself, should promote an element of justification for the requested deviations within the Development Standards.

The residential districts within TerraSante are based on the City's residential zoning districts, with appropriate modifications to lot standards, building form and location and minimum setbacks. Deviations are noted in bold in Tables 4 above. All revised standards are designed to-

- Encourages a diverse housing mix
- Align with current homebuilding market trends

To highlight these refinements more clearly, the approach emphasizes:Minimum lot areas and lot widths are given to accommodate everything from attached townhomes or cottage dwellings on small lots to single family detached homes on large lots with potentially challenging adjacent topography. Minimum lot depths have been eliminated for design flexibility. Many setback standards across all residential districts have been modified slightly to allow for a wider range of product types. Instead of a ten foot (10') front setback, a three foot (3') front setback is provided for T1-A, which is typical to current townhome community designs.

TerraSante employs a concentration higher-density approach by locating the higher density residential uses adjacent to Rainbow Valley Road and east of the Loop 303 corridor. Although zoning districts T1-A and T1-C are considered single family residential districts, they are more compatible with adjacent multi-family districts compared to detached residential districts (TD-7.0, TD-6.0 and TD-4.0).

The higher density residential between the Loop 303 Corridor and Rainbow Valley Road is appropriately placed adjacent to major transportation corridor, and will serve the anticipated housing needs of future medical campus workers and other future employers. Specifically, this placement:

- Places density strategically near employment and transportation
- Leverages buffers, open space, and pathways to ensure livability

It is important to note that the density proposed for B3 is particularly appropriate due to its location within the Village Center Overlay. The combination of freeway buffer zone performance standards and the sophisticated parks, open space and pathway system for the overall project will help ensure future multifamily develops into a high-quality and well-connected development.

Maximum building height has been increased in the TMF 18 and TMF-24 districts to accommodate the range of residential product types desired for these districts (e.g. three-story garden apartment product type for TMF-18 & TMF-24). The increase in height will allow for enhanced and varied roofline designs, elevating the architectural quality of potential apartment-style products. In summary, this adjustment:

- Allows three-story housing formats and greater product variety
- Enhances design flexibility with more varied rooflines
- Height deviations respond to the General Plan designated Activity Center.

Open space minimums have been preserved in all single family residential districts. Required open space per dwelling unit (private outdoor and recreational) are provided for multi-family development.Key outcomes include

- Safeguards open space in single-family areas, ensuring stability, livability, and neighborhood character
- Offsets reductions by delivering amenitized, well-designed shared spaces that prioritize quality, recreation, and community health

Table 5 identifies specific deviations from underlying City development standards within each TerraSante zoning district and illustrates them through examples and reference imagery.

In addition to adjustments to lot standards and setbacks, TerraSante has been carefully planned to create a layered and interconnected trail system that supports recreation, daily mobility, and regional integration. As shown in Figure 14 | Open Space & Paths Plan in the TerraSante PAD Narrative: the trail network extends beyond the project boundaries to connect with the Maricopa Trail and the future off-site trail proposed in the City of Goodyear Parks and Recreation Master Plan (p. 149, Map of Core Elements: Goodyear Paths and Trails – North), positioning TerraSante to accommodate a segment of these regional connections while serving as both a gateway to county-wide outdoor resources and a community with its own distinct recreational identity.Within the community, trails are diversified to serve a range of users: paved community paths for all-weather walking, jogging, and cycling; detached sidewalks for safe movement in higher traffic areas; and natural

trails such as the Spirit Ridge for a more rustic hiking experience. To ensure safety and continuity, the plan incorporates controlled crossings including a signalized crossing, preventing major roads like Willis Road and Loop 303 from becoming barriers. Connections are intentionally woven into all districts. Multi-family housing is linked from private open spaces to public corridors, while commercial areas, though not required to provide amenities, remain accessible by foot and bike through surrounding trail loops. These alignments ensure that trails function not only as recreation but also as everyday infrastructure, supporting errands, commuting, and neighborhood cohesion.In summary, this trail framework:

- Establishes regional connections through links to the Maricopa Trail and citywide paths
- Provides a variety of safe, user-friendly trail types to support recreation and daily mobility
- Integrates trails into all districts as functional infrastructure connecting homes, open spaces, and commercial areas.

TerraSante is a **master-planned community** in Goodyear envisioned as **"Holy Ground"** — honoring the sacred Earth while blending modern amenities with the Sonoran Desert's open spaces. It promises an active outdoor lifestyle with convenient access to jobs, retail, and a regional medical center, while serving as a gateway to Rainbow Valley via the future Loop 303.

Planned for ~10,000 residents in up to 3,595 homes, TerraSante provides a strong family component with **diverse housing** for all stages of life. Anchored by ~1.5M sq ft of commercial, medical, and retail uses, it will be a major employment and service hub. With 100+ acres of parks and trails, open space serves as the armature—integrating neighborhoods, multifamily, and commercial areas through safe, connected paths that reduce vehicle reliance, promote healthy lifestyles, and link to regional systems like the Maricopa Trail.

Beyond meeting zoning standards, the deliberate integration of trails and open space connections across this 1,019.5-acre subdivision reflects a forward-looking approach to community building. Rather than treating individual districts as isolated pods, the interconnected network ensures that residential, multifamily, and commercial areas function as parts of a cohesive whole. These connections provide tangible benefits: residents can safely and conveniently walk or bike to daily needs, reducing vehicle reliance; the layered system of community paths, sidewalks, and natural trails fosters healthy lifestyles and neighborhood interaction; and connections to regional systems such as the Maricopa Trail help position TerraSante as a hub within the **county-wide recreation network.**

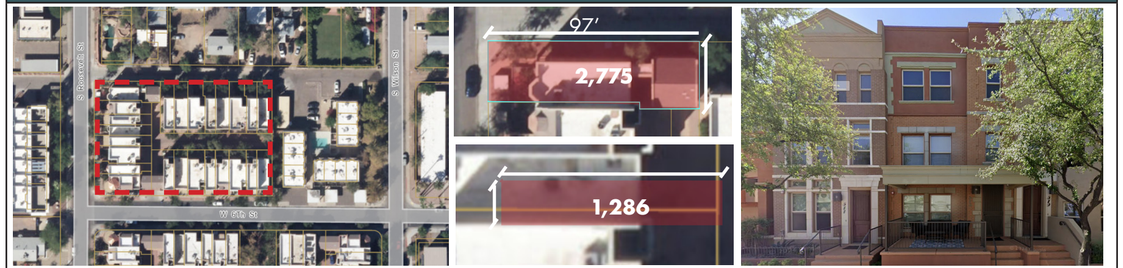
This approach transforms the subdivision from a collection of lots into a **well-integrated community,** where mobility, recreation, and quality of life are prioritized alongside responsible growth and design flexibility. TerraSante is designed for outdoor-oriented families, multi-generational households, active adults, and professionals seeking **balance between modern living and the desert landscape.**

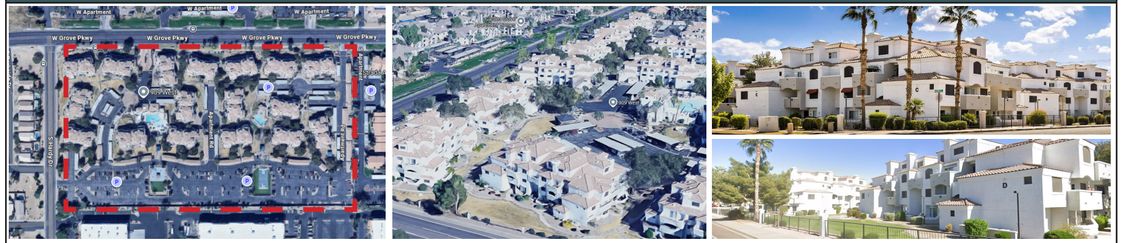
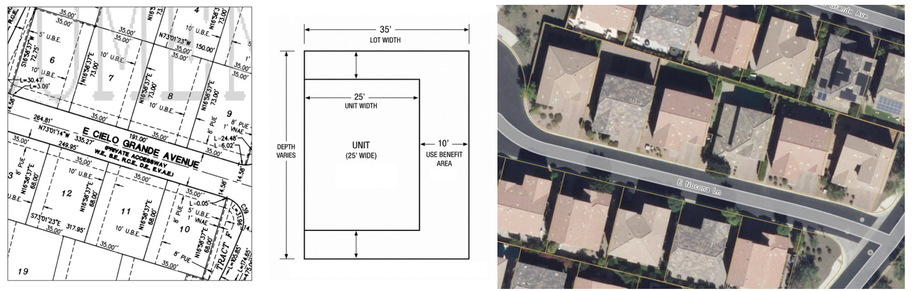
TABLE 5 | RESIDENTIAL DEVIATION JUSTIFICATION

TERRASANTE ZONE	DEVIATION FROM STANDARDS	JUSTIFICATION FOR DEVIATION
SINGLE-FAMILY RESIDENTIAL		
TD-6.5, TD-6.0, TD-5.5, TD-5.0	Total Both Side Setbacks reduced from 15 FT to 10 FT	• Reduced setbacks are offset through enhanced design elements, including amenities, connectivity, and streetscape standards, in accordance with Table 5 of the PAD Regulation Documents.
TD-6.5, TD-6.0, TD-5.5, TD-5.0	Rear Setback reduced from 20 FT to 15 FT	
TD-4.5	Total Both Side Setbacks reduced from 15 FT to 10 FT Rear Setback reduced from 20 FT to 15 FT	
TD-4.0	Minimum Lot Area reduced from 4,500 SF to 3,000 SF Front Setback reduced from 10 FT to 5 FT Total Both Side Setbacks reduced from 15 FT to 5 FT Rear Setback reduced from 20 FT to 10 FT	
T1-C	Minimum Lot Area reduced from 3,200 SF to 3,000 SF Front Setback reduced from 10 FT to 5 FT Total Both Side Setbacks reduced from 10 FT to 5 FT Rear Setback reduced from 15–20 FT to 10 FT	• The cluster-home configuration is intended to promote a flexible housing option, higher-density residential approach while preserving functional open space, pedestrian connectivity, and cohesive architectural character throughout the community.

REFRENCE IMAGE OF T1-C -AUTO COURT CLUSTER HOMES
APN: 212-47-472 I LOT SIZE: 2160 SF - 2635 SF



TERRASANTE ZONE	DEVIATION FROM STANDARDS	JUSTIFICATION FOR DEVIATION
T1-A	Minimum Lot Area reduced from 2,800 SF to 1,600 SF Minimum Lot Width reduced from 35 FT to 25 FT Front Setback reduced from 10 FT to 3 FT Rear Setback reduced from 15 FT to 10 FT Front Facing Garage Setback reduced from 20 FT to 3 FT	• The modified development standards are intended to facilitate flexible townhome configurations, promote housing diversity and attainable housing opportunities, and support an efficient, pedestrian-oriented urban residential form adjacent to major transportation corridors and employment centers.
REFRENCE IMAGE OF T1-A -TOWN HOME PRODUCT DESIGN APN:124-33-326 I LOT SIZE:ELOW 3200 SF		
		
TD-10.0, TD-6.5, TD-6.0, TD-5.5, TD-5.0, TD-4.5, TD-4.0, T1-C, T1-A	Minimum Lot Depth eliminated from City standard to N/A	
MULTIFAMILY RESIDENTIAL		
TMF-18 AND TMF-24	Maximum Building Height	• The proposed height increase supports contemporary garden apartment product types consistent with existing multifamily developments throughout the Phoenix metropolitan area. • The height increase will promote greater deviation of roof types by allowing pitched roof forms. • The proposed deviation allows flexibility for varied roofline treatments, articulated building massing, and integrated amenity spaces while supporting efficient land planning adjacent to the Loop 303 corridor and future employment areas

TERRASANTE ZONE	DEVIATION FROM STANDARDS	JUSTIFICATION FOR DEVIATION
REFRENCE IMAGE OF GARDEN APARTMENT PRODUCT		
		
PERMITTED USES IN TERRSANTE ZONING DISTRICT		
T1A	Dwelling, One Single Family Detached: Permitted	• The inclusion of cumulative zoning within the T1-A & TMF-18 district provides flexibility to accommodate a broader range of residential product types while maintaining compatibility with the overall TerraSante master-planned community vision. Zoning for the development units B8 and A12 with alternatives is locked in when a preliminary plat or site plan is approved.
TMF-18	Dwelling, One Single Family Detached: Permitted Dwelling, One Single Family Attached: Permitted	
REFERENCE IMAGE FOR SINGLE FAMILY DETACHED PRODUCT ON T1 A ZONING DISTRICT		
		

NON-RESIDENTIAL DEVIATIONS JUSTIFICATION

The non-residential districts within TerraSante are based on the City's C-2 and PFD districts, with appropriate minor modifications to minimum lot widths and setbacks to suit a range of desired commercial end users. Deviations are noted in bold in Table 6 in PAD Regulation document.

To support the minor deviations defined within Table 6 in PAD Regulation document, the intended deviations are intended for development within a General Plan Designated Activity Center. Within the Activity Center, as suggested by Goodyear General Plan, the Planned Area Development envisions higher land use intensity and development moving from a suburban character to an urban character form. Additional building height is intended for a specific use, regional medical center.

FIGURE 10 | DEVELOPMENT UNIT PHASING PLAN

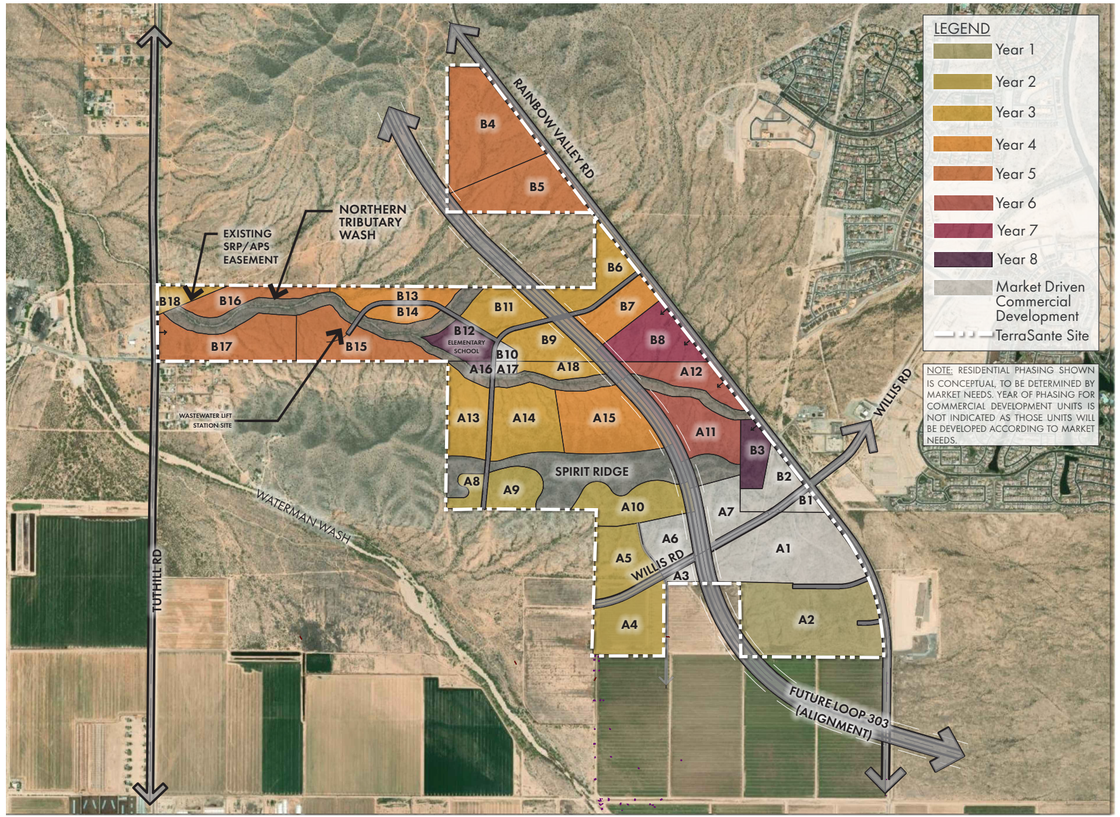
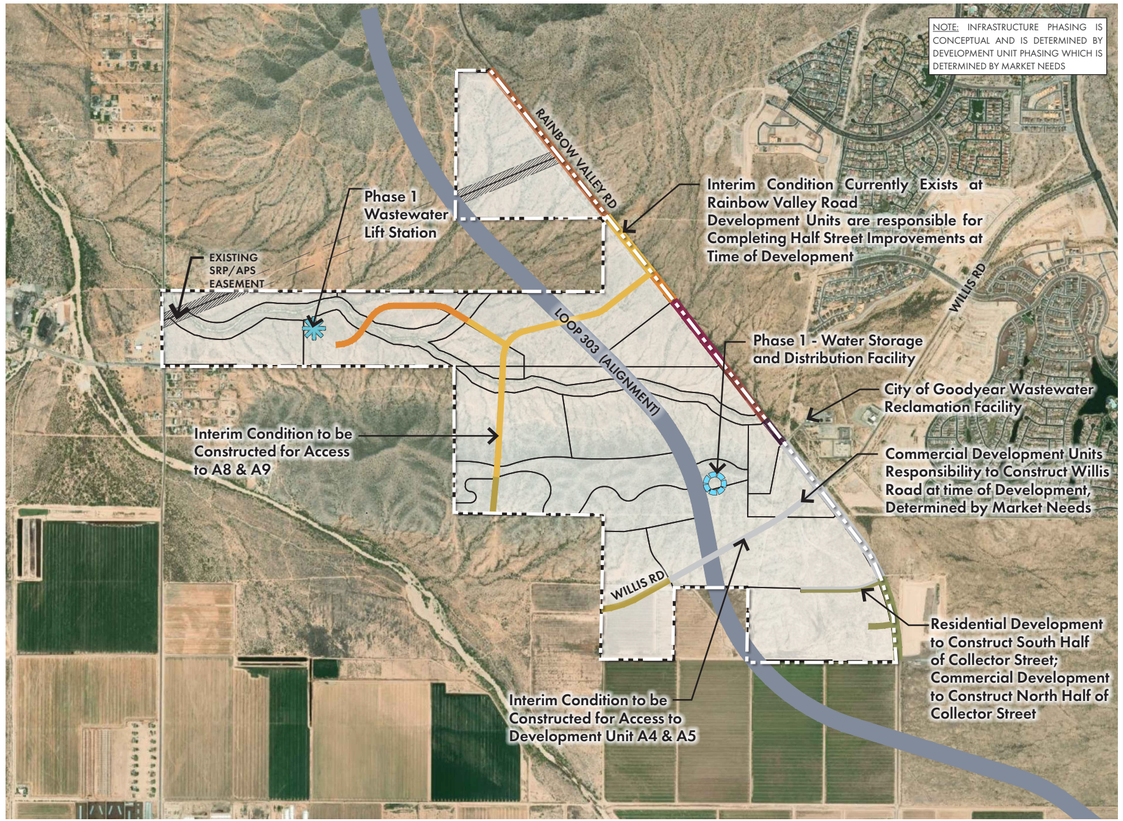


FIGURE 11 | INFRASTRUCTURE PHASING PLAN



CONFORMANCE TO THE GOODYEAR 2035 GENERAL PLAN

A separate letter to City Staff detailing TerraSante's conformance with the Goodyear 2035 General Plan has been submitted concurrently with this request. The TerraSante PAD is in alignment with the vision of the City of Goodyear's 2035 General Plan and will aid in furthering the City's vision and goals for growth and development within the city.

A summary of key conformance elements has been included below:

Goal LC-5. A community that distinguishes itself through its high-quality character and design (Page 68)

Applicant Response: TerraSante will continue the history of excellence in Goodyear by providing another high-quality master plan that provides diverse housing options at all financial levels and new employment opportunities in an extraordinary natural setting that will be attractive to current and future Goodyear residents and visitors alike. Ridgelines and washes will be preserved as open space within the community are celebrated as a way to connect with nature both physically and spiritually.

Goal LC-6. A connected community with a multimodal transportation system that meets the needs of its residents, workforce, and visitors (Page 69).

Applicant Response: TerraSante will honor, embrace and celebrate the natural environment. The natural features such as the washes and the preserved ridgeline (Spirit Ridge) will remain as open space within the community and will provide opportunities for exploration and recreation. The very setting of the TerraSante master plan will encourage an active lifestyle that is in tune with the Sonoran Desert. Trails/paths, sidewalks and recreational amenity areas will contribute to the health and healing which residents will feel as they enjoy the outdoors with family and friends.

Goal ID-2. A range of housing types, price points, and sizes meet the needs of all ages, incomes, and lifestyles (Page 80).

Applicant Response: A variety of housing types are proposed for TerraSante including, but not limited to, traditional single-family detached, single-family attached, detached cottages, courtyard homes, townhomes, apartments and assisted living. In addition to the variety of housing products, placement and location of each housing type was thoughtfully planned to provide higher residential densities in proximity to the future Loop 303 alignment and commercial uses, while lower residential densities will be located adjacent to the preserved open space corridors. The housing options provided will meet the needs of a diverse population of residents and allow residents to remain and move within the community through different life stages, if they choose.

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 (Page 98).

Applicant Response: TerraSante is envisioned as a community that connects neighbors with nature and each other. The natural open space and community amenities play a large role in this synergy and is the guiding element for the design of the community. Provisions and development standards have been included within this PAD for parks and open space amenities to guarantee that this initial vision is implemented with the development of the community.

In addition to preserved open space and amenities, such as parks, parkettes, passive nature parks and amenity nodes offering a variety of active and passive recreation opportunities, an extensive path/trail system is planned. Within TerraSante, there will be numerous path/trail opportunities connecting residents to the natural environment, whether it be the wash corridors, the Spirit Ridge Path or other open space corridors. Where possible, these paths/trails will connect with other areas of the Goodyear trail system, including the potential trail corridors shown in the City of Goodyear Parks, Recreation, Trails and Open Space Master Plan.

Goal HS-5. A community that advances environmental stewardship and taking care of our natural resources (Page 103).

Applicant Response: TerraSante's Spirit Ridge and wash corridors are special natural resource opportunities that are intended to be preserved and celebrated to demonstrate the inherent wonder of the Sonoran Desert landscape. These natural features will be incorporated into the overall open space and trail network, creating places for active and passive recreation, and promoting connectivity throughout the masterplan. The community will feature a network of trails/pathways and sidewalks designed to help people easily access the natural environment so they can find peace and refreshed energy from their surroundings.

Residential neighborhoods will be thoughtfully designed to appropriately

interface with the natural features of the property, allowing the desert environment to become an impactful community amenity for residents and visitors. Provisions have been included in the PAD Regulations document for hillside development to guide the design of any lot or parcel or any portion thereof that has a slope of 10% or greater, respecting the Spirit Ridge amenity and allowing it to remain an amenity for all to enjoy.

Goal PI-1. A resilient and diversified economy (Page 126).

Applicant Response: TerraSante will provide a broad mix of land uses to capitalize on its location as a crossroads in Rainbow Valley and to add residential vibrancy and economic vitality to the area. The intersection of Rainbow Valley Road and Willis Road is noted in the General Plan as a Village Center Overlay District, which will serve as a center and destination for neighborhoods. TerraSante envisions this area as a viable location for a regional medical center with supporting services, specialized care and assisted living, which will add new jobs and multiplier effects within the Rainbow Valley area and beyond.

Although zoning does not guarantee specific commercial users, this PAD creates the framework for commercial and medical campus development adjacent to the future Loop 303, Willis Road and Rainbow Valley Road. The PAD Regulations document outlines the land uses allowed within the proposed TC (TerraSante Commercial) district, which encourages a variety of employment and service opportunities such as, but not limited to, community retail, general office and healthcare related services. The businesses that locate in TerraSante will broaden the tax base and support the City's economic development goals while also providing ample retail, services and jobs close to the residential neighborhoods in TerraSante and the surrounding communities.

INTENTIONALLY
LEFT BLANK

COMMUNITY CHARACTER





3

COMMUNITY CHARACTER

VISION & THEME STATEMENT

TerraSante is envisioned as a "Spirited Sonoran Sanctuary," a community that connects neighbors with nature and offers soulful views of the Sonoran Desert and the Estrella Mountains. This master planned community will provide a world class trail/path system with pockets of respite and reflection, activating the mind, body and spirit. This community will be characterized by design elements that make our world richer and more harmonious. It honors the unaltered land below, looks to the sky above for comfort and celebrates the desert's ability to take our breath away. Here, visitors and residents will find their wellbeing, live their best lives and share in the positive energy of the world around them.

SIGNAGE & MONUMENTATION

Residents and visitors to TerraSante will be welcomed by community entry monumentation along Rainbow Valley Road, shown on Figures 12 and 13. The monument will capture the essence of the "Spirited Sonoran Sanctuary," from which all individual residential development units and/or neighborhood signage and monumentation elements will draw inspiration, creating a unified community and sense of place spanning the entirety of the project. Additional themed commercial entry signage placed strategically along Willis Road and Rainbow Valley Road, along with freeway pylon signage adjacent to the future Loop 303, will attract visitors and provide valuable wayfinding to essential services within TerraSante, including potential emergency medical care.

Unless otherwise modified by the provisions of this PAD or through the future Comprehensive Sign Package process, signage shall be in conformance with the requirements of the City of Goodyear Zoning Ordinance.





Images are for conceptual purposes only.

FIGURE 12 | CONCEPTUAL ENTRY MONUMENTATION PLAN

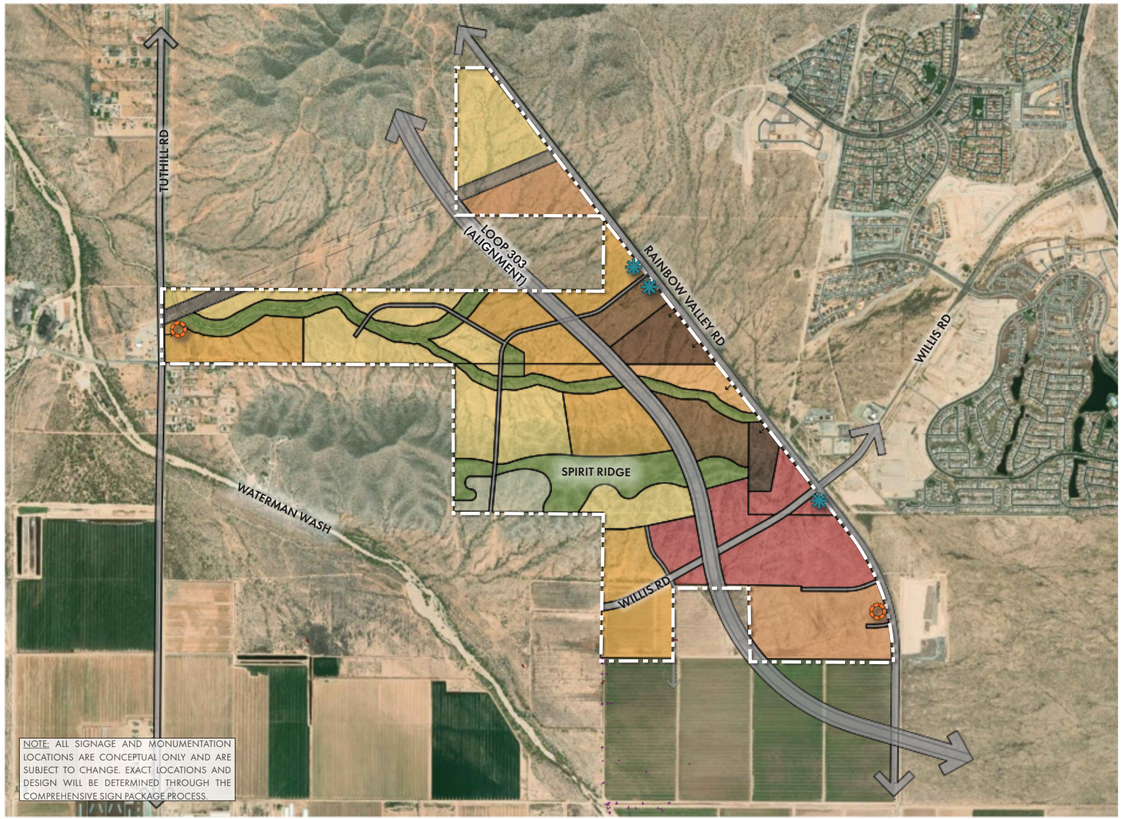


FIGURE 13 | CONCEPTUAL ENTRY MONUMENTATION



PARKS, OPEN SPACE & PATHS

TerraSante draws inspiration from the natural terrain of the Sonoran Desert and the enhancement of the unique ridgeline crossing through the community, known as Spirit Ridge. In order to create a sense of connectivity and community, TerraSante incorporates a number of parks, open spaces, and pathways throughout the residential neighborhoods. These areas of both passive and programmed open space will encourage users to engage with the natural beauty around them while "disconnecting" from the daily stresses of everyday life.

In addition to Spirit Ridge, each residential development will provide designated open space and paths for residents to enjoy and connect with their neighbors. Parks of varying scales will offer age-appropriate and diverse facilities for residents within each neighborhood, incorporating both active recreational amenities and passive spaces consistent with the tranquility desired in this spirited sanctuary. A combination of Amenity Nodes, Neighborhood Parkettes, Neighborhood Parks, Specialty Parks, and Linear Parks/Greenways throughout TerraSante will provide residents with programmed active and passive spaces to enjoy. See Table 5 for brief descriptions of each.

One (1) Neighborhood Parks and 12 Neighborhood Parkettes have been identified within TerraSante. See Figure 14 for conceptual locations. In addition to the 12 Parkettes and one Neighborhood Park, two Specialty Parks will be designed to provide residents with an opportunity for nature-centric views and unique passive amenities. The dispersed variety of passive and active parks throughout TerraSante will be connected by a series of paths so the community may easily access all amenities and open space, as described in the following sections.

Due to the varied terrain throughout the community, limited natural flat land is available for Neighborhood Parks greater than five acres. Because of this, Amenity Nodes, Neighborhood Parkettes, Specialty Parks, and Linear Parks/Greenways are also located throughout TerraSante, and interconnected by a network of varied pathways. Neighborhood Parkettes and Parks are strategically located where the natural terrain is primarily flat and where optimal conditions are present to allow for plenty of space for amenities, fields, and play areas. Alternatively, Amenity Nodes, Specialty Parks, and Linear Parks/Greenways are primarily located where terrain is rough in order to avoid heavy grading and to respect the natural contours of the land.

This approach towards parks and open space will result in a total percentage of open space within TerraSante that exceeds development standards minimums required for all residential districts while meeting the overall intent of the requirements outlined under Section 3-2-3-C of the City of Goodyear Zoning Ordinance. The following sections provide an overview of the Amenity Nodes, Neighborhood Parkettes, Neighborhood Parks, Specialty Parks, and Linear Parks/Greenways throughout TerraSante, including the required frequency and amenities for each.

It is the intent of TerraSante to follow the Goodyear Parks and Recreation Master Plan standards for Linear Parks/Greenways, Specialty Parks and Neighbrohood Parks. The Neihgborhood Parkettes and Amenity Nodes are unique to TerraSante and shall follow the standards setforth within the PAD. Please refer to Table 5 and Exhibit 14 for the descriptions and locations of the hierarchy of park types throughout TerraSante.

TABLE 6 | TERRASANTE PARK CLASSIFICATIONS

PARK CLASSIFICATION	DESCRIPTION
LINEAR PARKS / GREENWAYS	LINEAR PARKS AND LINKAGES ARE BUILT CONNECTIONS OR NATURAL CORRIDORS THAT LINK PARKS TOGETHER. TYPICALLY, THE LINEAR PARK IS DEVELOPED FOR ONE OR MORE MODES OF RECREATIONAL TRAVEL SUCH AS WALKING, JOGGING, BIKING, IN-LINE SKATING, HIKING, HORSEBACK RIDING, AND CANOEING. LINEAR PARKS MAY INCLUDE ACTIVE PLAY AREAS. MULTI-USE TRAILS ALSO OFFER A SAFE FORM OF TRANSPORTATION; PROVIDE SUBSTANTIAL HEALTH BENEFITS; HABITAT ENHANCEMENTS FOR PLANTS AND WILDLIFE; AND OTHER UNIQUE OPPORTUNITIES FOR OUTDOOR EDUCATION AND CULTURAL INTERPRETATION. *EXAMPLES: SPIRIT RIDGE, NORTHERN TRIBUTARY WASH, ETC.*
SPECIALTY PARK	SPECIALTY PARKS ARE UNIQUE FACILITIES DESIGNED AROUND A SPECIFIC FUNCTION OR ECOLOGICAL ASSET. THE CITY CURRENTLY OWNS AND MAINTAINS THREE SPECIALTY PARKS. A MAJOR DIFFERENCE BETWEEN A SPECIALTY PARK AND OTHER PARKS IS THAT THEY USUALLY SERVE A SINGLE PURPOSE WHEREAS OTHER PARK CLASSIFICATIONS ARE DESIGNED TO OFFER MULTIPLE RECREATION OPPORTUNITIES. A SPECIALTY PARK CAN BE LOCATED INSIDE ANOTHER PARK. SPECIALTY PARKS MAY REQUIRE A USER FEE. *EXAMPLES: SPECIALTY PARK AT SPIRIT RIDGE, SPECIALTY PARK AT NORTHERN TRIBUTARY WASH, ETC.*
NEIGHBHORHOOD PARK	THESE PARKS ARE OFTEN THE MOST USED ON A DAY-TO-DAY BASIS AS THEY OFFER A VARIETY OF RECREATIONAL AND COMMUNITY OPPORTUNITIES CLOSE TO NEIGHBORHOODS IN WHICH PEOPLE WORK AND PLAY. THESE PARKS ARE INTEGRATED INTO THE PATTERN OF THE COMMUNITY, OFTEN HAVING LITTLE TO NO PARKING TO PROMOTE WALKABLE COMMUNITIES, ARE DESIGNED TO PROVIDE SERVICES TO THE CONNECTING NEIGHBORHOOD, AND PROVIDE IMPORTANT NODES WITHIN THE LARGER OPEN SPACE PATTERN. THE NEIGHBORHOOD PARK INCLUDES AREAS FOR ACTIVE RECREATION ACTIVITIES SUCH AS FIELD GAMES, COURT GAMES, PLAYGROUNDS, ETC. PASSIVE RECREATION ACTIVITIES MAY INCLUDE WALKING, VIEWING, SITTING, AND PICNICKING. IN ACCORDANCE WITH THE PARKS AND RECREATION MASTER PLAN (APPENDIX C), NEIGHBORHOOD PARKS WILL PROVIDE UP TO TEN (10) PARKING STALLS, EITHER ON-STREET OR ON-SITE. *EXAMPLES: DEVELOPMENT UNIT A2 NEIGHBORHOOD PARK DEVELOPMENT UNIT A17/B10 NEIGHBORHOOD PARK, ETC.*
NEIGHBORHOOD PARKETTE	NEIGHBORHOOD PARKETTES ARE INTENDED TO SUPPLEMENT THE NEIGHBORHOOD PARKS WITHIN TERRASANTE. NEIGHBORHOOD PARKETTES OFFER INTIMATE RECREATIONAL AND COMMUNITY OPPORTUNITIES WITHIN THE RESIDENTIAL NEIGHBORHOODS OF TERRASANTE. SIMILAR TO NEIGHBORHOOD PARKS, THESE PARKS ARE INTEGRATED INTO THE PATTERN OF THE COMMUNITY, OFTEN HAVING LITTLE TO NO PARKING TO PROMOTE WALKABLE COMMUNITIES, ARE DESIGNED TO PROVIDE SERVICES TO THE CONNECTING NEIGHBORHOOD, AND PROVIDE IMPORTANT NODES WITHIN THE LARGER OPEN SPACE PATTERN. THE AMENITIES WITHIN EACH NEIGHBORHOOD PARKETTE WILL VARY, PROVIDING COMMUNITY MEMBERS WITH A VARIETY OF PLAY OPTIONS ACCESSIBLE BY A NETWORK OF PLANNED ROUTES AND CONNECTIONS. *EXAMPLES: DEVELOPMENT UNIT A15 NEIGHBORHOOD PARKETTE, DEVELOPMENT UNIT B12 NEIGHBORHOOD PARKETTE, ETC.*
AMENITY NODE	ACTIVATED SPACES AND AMENITIES BRING RESIDENTS OF ALL AGES AND BACKGROUNDS TOGETHER TO CREATE A VIBRANT COMMUNITY. AMENITY NODES ARE INTENDED TO ACTIVATE POCKETS OF OPEN SPACE THROUGHOUT THE LINEAR PARKS/ GREENWAYS, OR OTHER UNIQUELY CONSTRAINED AREAS OF THE COMMUNITY. THESE NODES WILL BE STRATEGICALLY PLACED ALONG THE SPIRIT RIDGE PATH, NORTHERN TRIBUTARY WASH PATH, AND COMMUNITY PATHS. ALONG THE SPIRIT RIDGE PATH AND NORTHERN TRIBUTARY WASH PATH, AMENITY NODES SHALL BE LOCATED AT LEAST EVERY QUARTER-MILE FROM ANOTHER AMENITY NODE OR SPECIALTY PARK. *EXAMPLES: AMENITY NODES AT SPIRIT RIDGE, AMENITY NODES AT NORTHERN TRIBUTARY WASH, ETC.*

LINEAR PARKS / GREENWAYS

As described in Table 4, Linear Parks are built connections or natural corridors that link parks together via one or more modes of recreational travel, including walking, jogging, biking, in-line skating or hiking. TerraSante includes two Linear Parks—Spirit Ridge and the Northern Tributary Wash. Given the extensive trail network and various amenities, including Specialty Parks and Amenity Nodes (described below), proposed within these two Linear Parks, Spirit Ridge and the Northern Tributary Wash serve those residences within a quarter-mile.

SPIRIT RIDGE

TerraSante draws inspiration from the natural terrain of the Sonoran Desert, including the unique ridgeline crossing through the community, known as Spirit Ridge (see Figure 16). Spirit Ridge, a Linear Park running west to east in the southern portion of the site, will include a series of Amenity Nodes, which create spaces for trail walkers to sit in peace, recharge, and connect with fellow community members and the natural surroundings. These Amenity Nodes may include elements such as shade canopies, seating, kinetic wind art, metal sculptures, labyrinths, enhanced natural landscapes, fountains, arches, lantern lit paths, community book gardens, and butterfly or pollinator gardens. Please see the following sections for more information regarding the Amenity Nodes and their requirements. A programmed path running along the highest point of the ridge, known as Spirit Ridge Path, will be inclusive to all residents within the TerraSante community, offering a combination of rugged terrain for advanced hikers and stabilized decomposed granite paths for beginners or those with accessibility needs. Please see the following sections for more information regarding the pathway and walkway networks within TerraSante. Diverse inspirational quotes scattered along the pathway system and shade trees will enhance the spirituality of the experience.

NORTHERN TRIBUTARY WASH

In addition to Spirit Ridge, there are physical constraints associated with the natural drainage patterns within the larger surrounding area that shape the landscape and drainage patterns of TerraSante. The Northern Tributary Wash (Wash 170) is a significant watercourse that passes through the interior of TerraSante. Please see the Drainage section of this PAD for more information. As a natural corridor throughout most of TerraSante, the Northern Tributary Wash will improve connectivity throughout the community while also providing unique opportunities for outdoor recreation and community connection. Similar to Spirit Ridge, the Northern Tributary Wash will be improved with a programmed path, known as the Northern Tributary Wash Path, that provides connectivity to several Amenity Nodes throughout the linear space. Please see Figure 20 for an illustration of the Northern Tributary Wash.

SPECIALTY PARK

Within the Linear Parks / Greenways, TerraSante incorporates Specialty Parks that serve the larger community. These parks are strategically placed in areas of the community that are typically considered constrained land. Specifically, the Specialty Parks are located along Spirit Ridge and the Northern Tributary Wash (see Figures 16 and 20). Due to the unique topography and natural features, it is envisioned for these parks to be preserved and enhanced in their natural form. As described in Table 4, Specialty Parks serve a different purpose than other parks and open spaces. The Specialty Parks within TerraSante will generally serve those residences within a quarter-mile, and will provide residents with a space in which they can escape and connect to the natural landscape.

In order to achieve this, amenities provided within the Specialty Parks must include at least two of the following amenities:

- Walking Paths (See Figure 21)
- Shaded Seating Area
- Ramadas
- Picnic Tables
- BBQ Grills- Minimum of Two
- Pollination / Hummingbird Gardens
- Water Features
- Public Art / Sculptures
- Landmark Features
- Holiday Luminaire Demarcation
- Enhanced Architectural Shade Pavilion
- Amenity Nodes (see description below)
- Wildlife Viewing- (Drinking Station, Benches, Informational Plaques)

SPECIALTY PARK AT SPIRIT RIDGE

As described above, Spirit Ridge will be improved with a series of Amenity Nodes, as well as a programmed path along the highest point of the ridge, known as Spirit Ridge Path. Spirit Ridge Path, which will be enhanced by accent planting and other decorative features, will guide future residents to a tranquil meditation space, known as the Meditation Icon (see Figures 17 to 19). People from all backgrounds and faiths can visit this icon and find a sense of peace within themselves and their community. The icon will sit at the highest point of Spirit Ridge and have two components—a tall, illuminated artistic landmark structure that will be seen from Rainbow Valley Road and throughout TerraSante; and a meditation space that blends into the landscape by using the natural slope, creative architecture, and enhanced native landscape to create a space where residents can have a safe space to think, breathe, give thanks, watch the sunset, and admire the landscape of the Sonoran Desert.

SPECIALTY PARK AT NORTHERN TRIBUTARY WASH

Given the physical and topographic constraints associated with the Northern Tributary Wash, the Specialty Park at the Northern Tributary Wash is anticipated to function as a passive nature park. Conceptual amenities may include shaded seating areas, wildlife watering stations, pollinator planting beds, ramadas, and enhanced trail/pathway system. However, the final design and programming of the Specialty Park and Northern Tributary Wash will occur at a future date.

NEIGHBORHOOD PARK

Neighborhood Parks within TerraSante are intended to provide the community with open space and amenities for families, children and community members to have fun and play (see Figure 15). Neighborhood Parks primarily serve residences within walking distance, or one-quarter of a mile, and may vary in size, with a minimum of five acres. Neighborhood Parks are conceptually located within Development Units A17/B10. Neighborhood Parks may have varying amenities; however, at least one play structure shall be provided per park, or in age-restricted communities a recreation element of similar scope. In additional, all Neighborhood Parks shall include active recreation facilities. Active recreation facilities may include, but shall not be limited to:

- Community Pool- Minimum 3,000 SF
- Sand Volleyball Court
- Basketball Court
- Tennis/Pickleball Court
- Multi-Purpose Diamond Field
- Multi-Purpose Practice Field

In addition to the above, each Neighborhood Park within TerraSante shall include at least three of the following amenity items:

- Dog Park
- Skate Park
- Shaded Seating Area
- Ramadas
- Game Lawn
- Tot Lot Play Equipment
- Picnic Tables
- BBQ
- Exercise Station
- Public Art / Sculptures
- Pollination / Hummingbird Gardens
- Water Play / Splash Pad
- Community Clubhouse / Recreation Center
- BMX / Pump Track

NEIGHBORHOOD PARKETTE

Due to the unique site and topographic constraints associated with TerraSante, smaller parks, or Neighborhood Parkettes, with a minimum size of two acres will be provided throughout TerraSante to supplement the Neighborhood Parks. Given the smaller scale, Neighborhood Parkettes are intended to serve those residents within 660 feet. The amenities from each Neighborhood Parkette will vary, providing community members with a variety of play options accessible by a network of planned routes and connections. A Neighborhood Parkette will include a minimum of two features from any of the Neighborhood Park amenity lists (i.e., Community Pool and Dog Park, etc.). Neighborhood Parkettes shall be designed to connect to the nearest Neighborhood Park, or another Parkette, through the use of a community path or walkway. These connections to and from each Parkette are a key element of these spaces.

AMENITY NODE

Activated spaces and amenities bring residents of all ages and backgrounds together to create a vibrant community. Amenity Nodes are intended to activate pockets of open space throughout the Linear Parks/Greenways, or other uniquely constrained areas of the community. These nodes will be strategically placed along the Spirit Ridge Path, Northern Tributary Wash Path, and community paths. Along the Spirit Ridge Path and Northern Tributary Wash Path, Amenity Nodes shall be located at least every quarter-mile from another Amenity Node or Specialty Park.

Amenity Nodes must include at least one amenity identified in the list below, or any amenity elements identified under Neighborhood Parks and Specialty Parks:

- Sculpture Gardens
- Archways or other architectural features
- Labyrinths
- Stargazing Features
- Passive Seating
- Unique Lighting

PATHWAYS

TerraSante is a special place where nature is crucial, and connecting residents to the land is equally important. Each Development Unit will be able to connect to the various Amenity Nodes, Neighborhood Parkettes, Neighborhood Parks, and/or Specialty Parks through the use of community walkways and paths. The extensive pathway and trails system throughout TerraSante will provide connections and accessibility for residents to walk or hike from one point of TerraSante to another. This system is not only intended to serve as a connection to amenities for residents, but also to encourage residents to be active and create a sense of community. See Figure 21 for cross-sections of the proposed Spirit Ridge Path and Northern Tributary Wash Path.

HILLSIDE

TerraSante's natural topography is a key feature to this unique site. Spirit Ridge is planned to enhance the natural topography and landscape for all residents and pedestrians to enjoy. The preservation of nature is crucial to the ambiance of the overall community which is envisioned to connect people with the land. Due to the range in slopes throughout TerraSante, specifically on Spirit Ridge, the open space has been designated as its own zoning district for the purpose of preserving and enhancing the natural topography and environment. Slopes greater than 20% shall be 100% preserved. Please see the PAD Regulations for more detailed requirements for hillside standards.













Images are for conceptual purposes only.



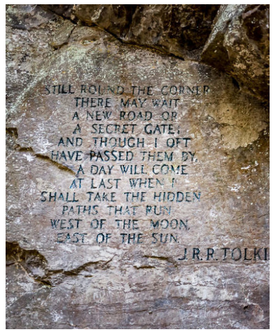














Images are for conceptual purposes only.

FIGURE 14 | OPEN SPACE & PATHS PLAN

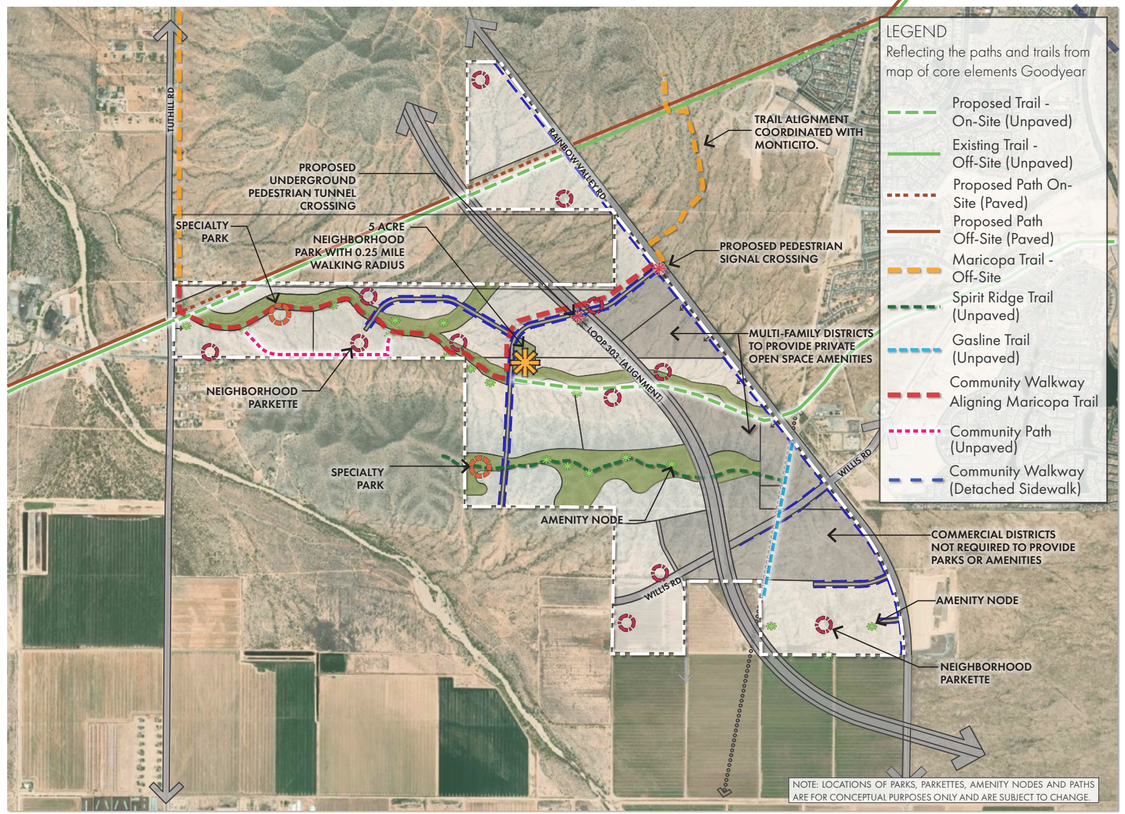


FIGURE 15 | CONCEPTUAL NEIGHBORHOOD PARK AMENITIES









FIGURE 16 | SPIRIT RIDGE CONCEPTUAL PLAN

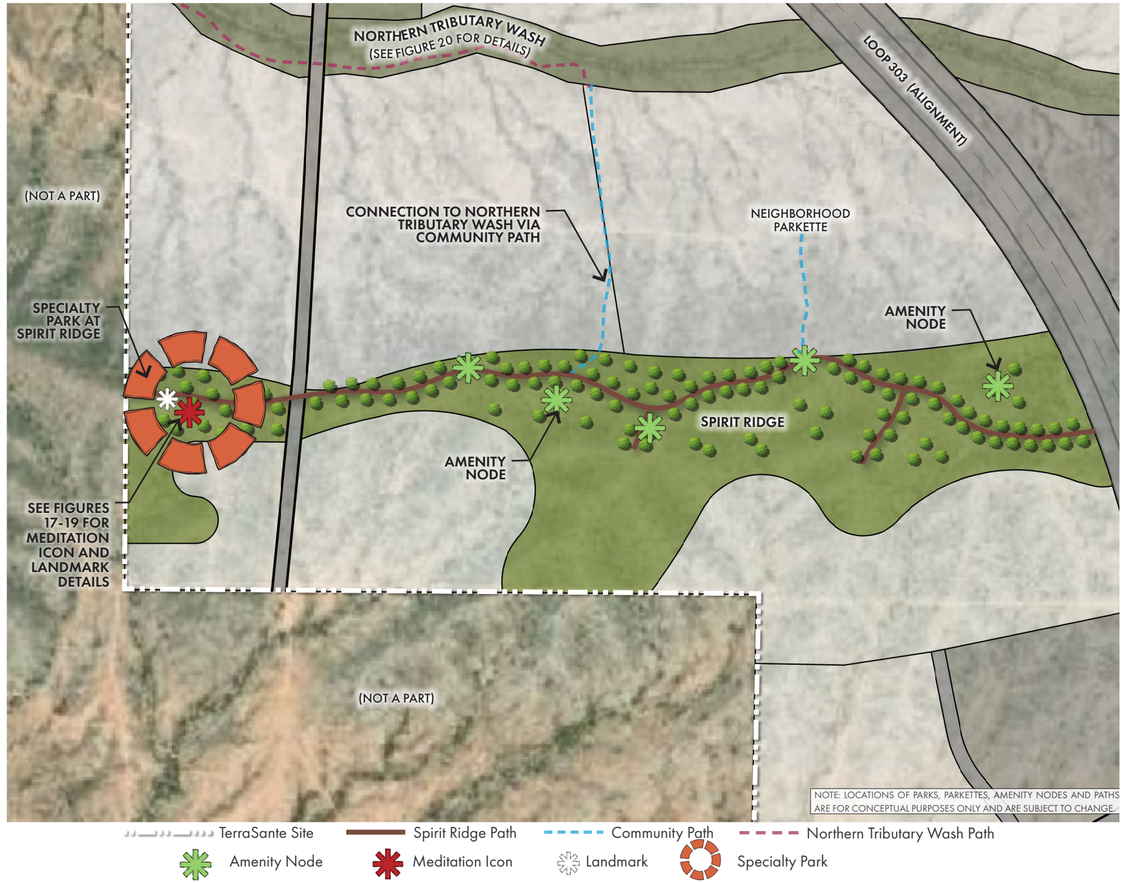


FIGURE 17 | SPIRIT RIDGE PATH WITH MEDITATION ICON



FIGURE 18 | MEDITATION ICON



FIGURE 19 | MEDITATION ICON & LANDMARK



FIGURE 20 | NORTHERN TRIBUTARY WASH CONCEPTUAL PLAN

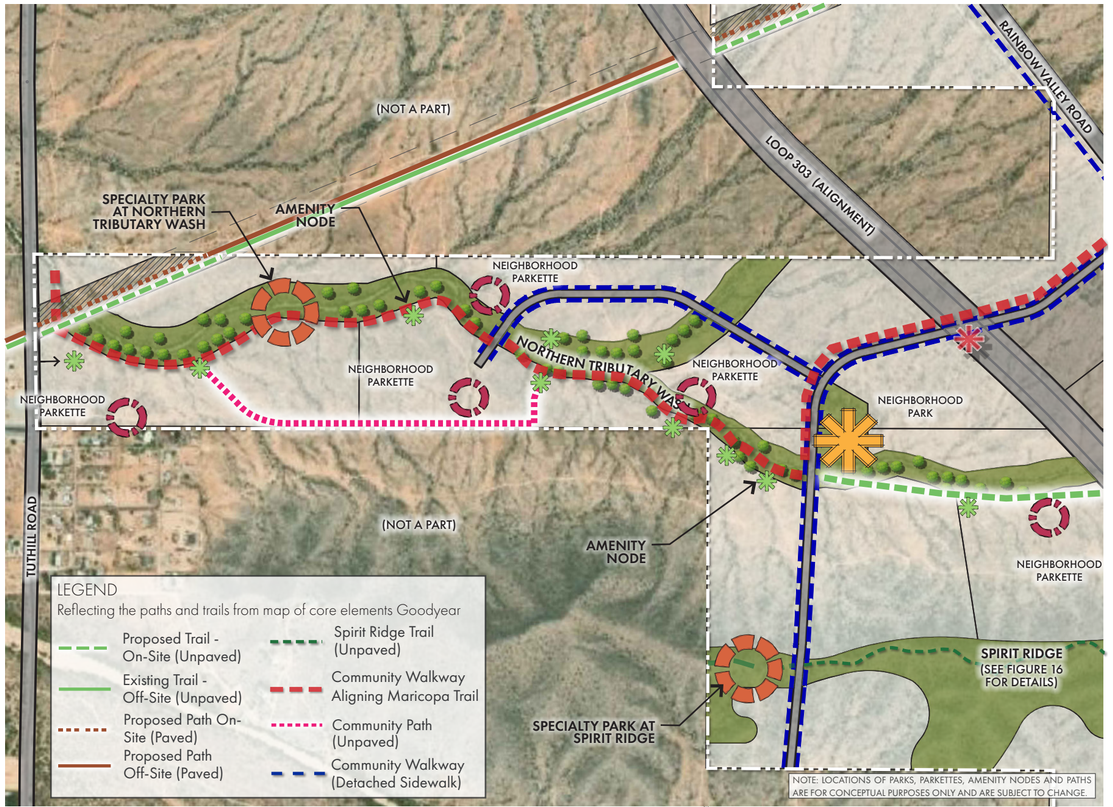
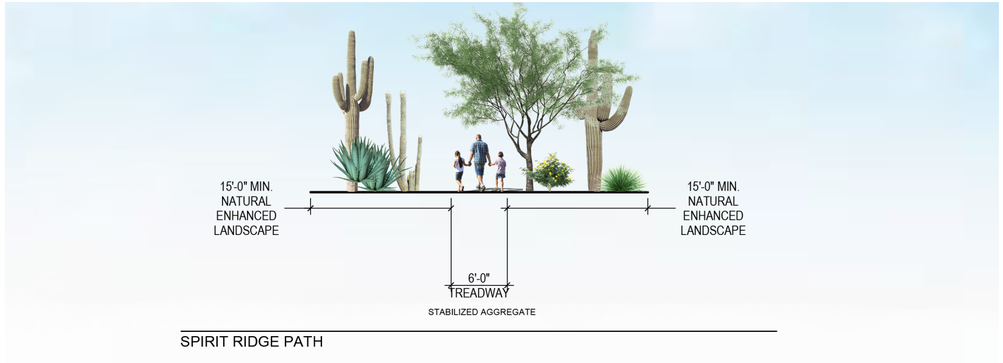
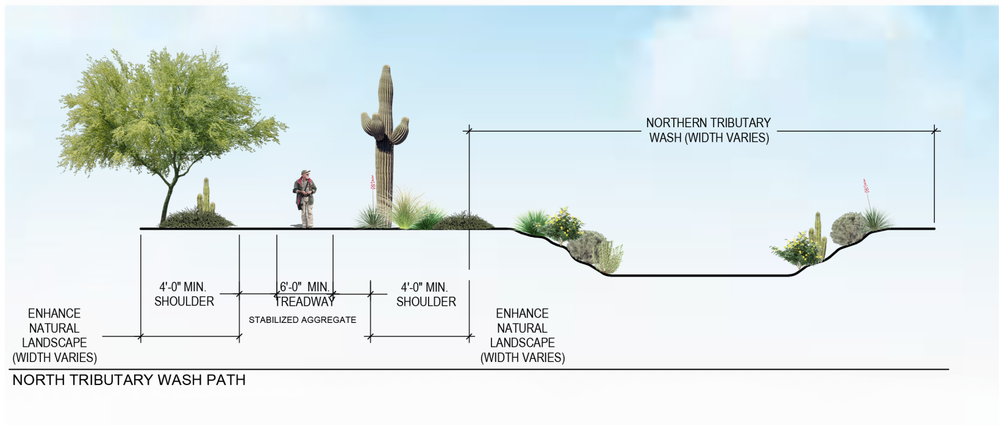


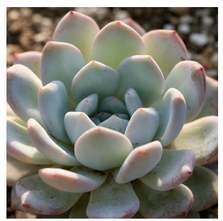
FIGURE 21 | PATH CROSS SECTIONS





INTENTIONALLY
LEFT BLANK

INFRASTRUCTURE & FACILITIES





4

INFRASTRUCTURE & FACILITIES

A key component of any master planned community is quality planned infrastructure to meet the needs of the community at all phases of development. A network of planned arterial, collector and local streets will support the circulation needs of the community with the eventual Loop 303 alignment providing greater regional connectivity to TerraSante. Utilities, available water sources and potential wastewater treatment solutions are addressed in the following section and supplement reports. Public facility demand considerations – particularly regarding anticipated student generation from the project – have been included, with future coordination with local school districts planned as the project progresses.

CIRCULATION

The land plan provides for appropriately-sized, safe and visually pleasing traffic corridors which connect each development unit of the plan, responding to both natural features and the proposed Loop 303 alignment. Refer to Figure 22 for proposed freeway, arterial and collector roadway alignments within the project area. A traffic interchange is planned at the intersection of Loop 303 and Willis Road.

A corridor has been reserved for Loop 303, which includes 300 feet for freeway right-of-way with an 80 foot buffer area on both the north and south side of the freeway. The two intersections (Rainbow Valley Road and the main collector roadway (TerraSante Boulevard), and Rainbow Valley Road and Willis Road) will serve as the primary access to the community. The developer will construct the west half-street improvements of Rainbow Valley Road (future major arterial classification) from the northern project boundary to the southern project boundary.

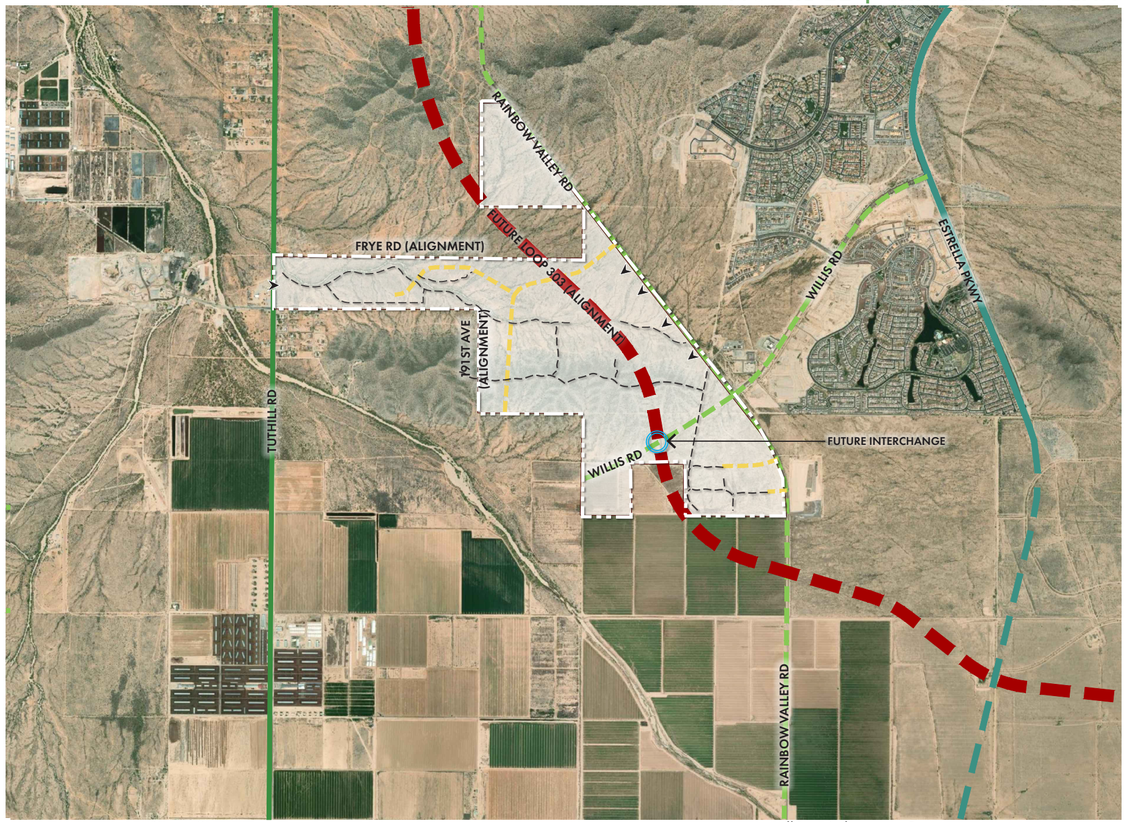
Each arterial and collector within the project area will meet Goodyear City standards. All TerraSante street classifications are identified below:

- Rainbow Valley Road:
  - ◊ Major Arterial
- Willis Road:
  - ◊ Major Arterial
- Tuthill Road:
  - ◊ Major Arterial
- All Collectors within project area:
  - ◊ Not shown on General Plan street classification map
  - ◊ Will comply with Goodyear Standard Detail G-3124-1 (Minor Collector)

Internal local streets with fifty feet (50') of right-of-way for public streets, and a modified section for private streets, will be designed to convey traffic to collector and arterial streets, where appropriate.

Design standards and vehicular circulation for each roadway classification are based on City details and standards, Chapter 15 of the Subdivision Regulations, Article 15-4 and/or the American Association of State Highway and Transportation Officials (AASHTO) for roadway construction. Roadway classifications are per the General Plan. Refer to the Technical Reports for the Traffic Impact Analysis and conclusions.

FIGURE 22 | CIRCULATION PLAN



UTILITIES

Water and wastewater services will be provided to TerraSante as described below and in the accompanying Master Water Report and Master Wastewater Report.

DRAINAGE

As depicted within the Master Drainage Plan, there are physical constraints associated with the natural drainage patterns within this area that provide unique challenges related to the ability to design new drainage facilities. The primary physical constraints include Wash 166/170 and offsite upstream flow impacts from various washes and localized drainage areas, which will be conveyed across the property.

The Northern Tributary Wash (Wash 170) is the most significant watercourse that passes through the interior of the project, which acts as the hydrologic outfall. Portions of the floodplain associated with this wash, as well as Wash 166, will be mitigated by the placement of fill to sufficiently elevate the building finished floors above the 100-year water surface elevation and remove the affected area from the floodplain. The CLOMR/LOMR process will be completed to effectively remove a portion of the site from the regulatory floodplains. Lateral erosion caused by previous major storm events may have to be managed using erosion protection, such as bank stabilization and/or scour walls.

Per the ADMP, regional offsite flows generated east of the site concentrate along Rainbow Valley Road near the southeast corner of the site and enter the site. The runoff will be conveyed through and out of the site via a system of engineered channels. Smaller offsite flows impact the project site along the perimeter. Under proposed conditions, these offsite flows will be collected and conveyed through the site via engineered drainage channels. The water surface elevation in the channels will be set to provide requisite freeboard to adjacent properties. These channels will discharge flows to the Northern Tributary Wash at various points within the property, mimicking historic conditions. Spreader basins will be utilized for all channels that do not have a direct outfall to the washes to slow down and spread flows. The Master Drainage Plan shows existing drainage patterns as well as the proposed offsite drainage management.

Adequate storage capacity will be provided for onsite drainage areas so that peak flows and volumes will not be increased as a result of development. Developed areas that drain offsite will provide retention to limit the post-development peak discharge using City approved retention design criteria.

Retention basins are designed so runoff is disposed of within thirty-six (36) hours either by percolation, drywells, or bleed-off connections into approved drainage ways. Flows from basins shall be in the location and direction of the historic flows.

WATER

The water to serve the project will be sourced from proposed on-site wells with capacity design based on the City of Goodyear Integrated Water Master Plan (2016). This will involve constructing new wells to the southwest of the Project area. The number, location and design of the wells will be determined in future stages of the Project. A 24-hour maximum day demand (MDD) of Project Building MDD =1814.3 gpm will be the minimum well capacity required for TerraSante. The average day, maximum day and peak hour demands for TerraSante are:

- Avg Day = 1,653,732 gpd // 1,148.4 gpm
- MDD = 2,612,614 gpd // 1,814.3 gpm
- Peak HR = 4,256,412 gpd // 2,955.8 gpm, respectively.

The proposed water system layout for TerraSante is designed using development unit boundaries, proposed collector roadway alignments, potential local roadway alignments and recent survey data. TerraSante will be served by a network of looped 8-inch, 12-inch and 16-inch water lines. The proposed water campus is located north of Development Unit A7 and will distribute the water as one pressure zone. This water campus will include a storage tank and booster pump station. The total firm pumping capacity required to serve TerraSante is 5,326 gpm.

The proposed system for the Project can provide the required fire flow of 1,500 gpm to all residential land uses and 3,500 gpm to all non-residential land uses while maintaining the minimum required residual pressure of 20 psi and a maximum velocity of less than 10 feet per second.

WASTEWATER

As shown in Figure 23 and the accompanying Mater Wastewater report, new wastewater infrastructure is required to serve the project. The existing Rainbow Velley Water Reclamation Facility located to the east of the project area will treat in the TerraSante Master Planned Community wastewater flow. The projected average daily flow, peak flow, and peak capacity generated by the project area is approximately 579,980 gpd (402.7 gpm), 1676,143 gpd (1,1164.00 gpm), and 3919,796 gpd (2,722.1 gpm), respectively.

The proposed onsite wastewater collection system consists of 8-inch to 24-inch gravity sewer lines that generally flow west and southwest to two (2) larger fit stations; one located within development unit B17 and the other (referenced as the Regional Lift Station) located adjacent to Development Unit A4. These larger fit stations will outflow directly to the Rainbow Valley Water Reclamation Facility. The two smaller lift stations will service smaller areas and outflow to the larger two lift stations individually. The wastewater collection system for TerraSante is designed to meet the City of Goodyear Engineering Design Standards and Policies Manual (2017). A total of four (4) lift stations are proposed for the Project due to the existing topography.

PUBLIC FACILITIES

SCHOOLS

TerraSante is located within the Liberty Elementary School District (LESD) and the Buckeye Union High School District (BUHSD). As shown in Table 5, the TerraSante Land Use Program suggests that future growth could generate demand for at least one new elementary school, depending on other development activity within the area. It is worth noting that TerrraSante envisions providing several neighborhoods that are marketed towards residents aged 55 plus for Active Adult communities, which will not generate any students in these age targeted neighborhoods. Table 7 indicated the projected student count based on the land use, not the demographic of residents. TerraSante will provide the necessary amount of schools needed as the development gets built out and based on the true student demand, excluding any future Active Adult developments. The demand created for additional high school facilities is a small fraction needed to support the development of an additional high school.

ELEMENTARY SCHOOL DISTRICT

One (1) +/- 15-acre elementary school site has been reserved in the land plan, north of the tributary wash along the main collector roadway, in case the LESD decides it is needed (development units A16 and B12). The applicant will work with the LESD to finalize the details of the elementary school site and any agreement(s) that may be warranted.

HIGH SCHOOL

The nearest high school to TerraSante is Estrella Foothills High School, located approximately three (3) miles northeast of the project. It is reasonable to assume that the BUHSD will acquire a closer high school site in the Rainbow Valley area in the future when sufficient demand exists.

TABLE 7 | SCHOOL DEMAND CALCULATIONS

	ANTICIPATED NUMBER OF RESIDENTIAL UNITS	STUDENT GENERATION RATE	STUDENT PROJECTIONS	MEDIAN CAPACITY PER SCHOOL	NUMBER OF SCHOOLS NEEDED
ELEMENTARY					
SINGLE-FAMILY	2,568	0.35	898.8	800	-
MULTI-FAMILY	1,027	0.15	154.1	800	-
TOTAL	3,595	-	1,052.9 [1]	800	1.32
HIGH SCHOOL					
SINGLE-FAMILY	2,568	0.15	385.2	1,400	-
MULTI-FAMILY	1,027	0.05	51.4	1,400	-
TOTAL	3,595	-	436.6	1,400	0.31

(1) During build out, student projections will be reduced as several development units are anticipated to be marketed towards residents aged 55 plus, which will not generate a demand for students

FIRE RESPONSE

In 2021, the City of Goodyear opened Fire Station #186 north of the northeast corner of Rainbow Valley Road and Willis Road. The service area for the station is anticipated to be approximately 9,759 acres, including the area of TerraSante. Response times throughout TerraSante should be within City of Goodyear fire service standards (see Figure 24).

PUBLIC SAFETY

It is anticipated that TerraSante will be served by the nearest Goodyear Police Department location, which is at the Estrella Public Safety Facility at 10701 S Estrella Parkway, about five (5) miles away.

MAINTENANCE OF STREETS & COMMON AREAS

It is anticipated that all development will be serviced by public streets, which will be maintained by the City of Goodyear upon construction. Gated single or multi-family communities may propose private internal streets, which would be maintained by the homeowners' association or project owner (in the case of multi-family developments). All common areas will be maintained by their respective homeowners' association upon construction or dedication.

FIGURE 23 | PUBLIC FACILITIES MAP

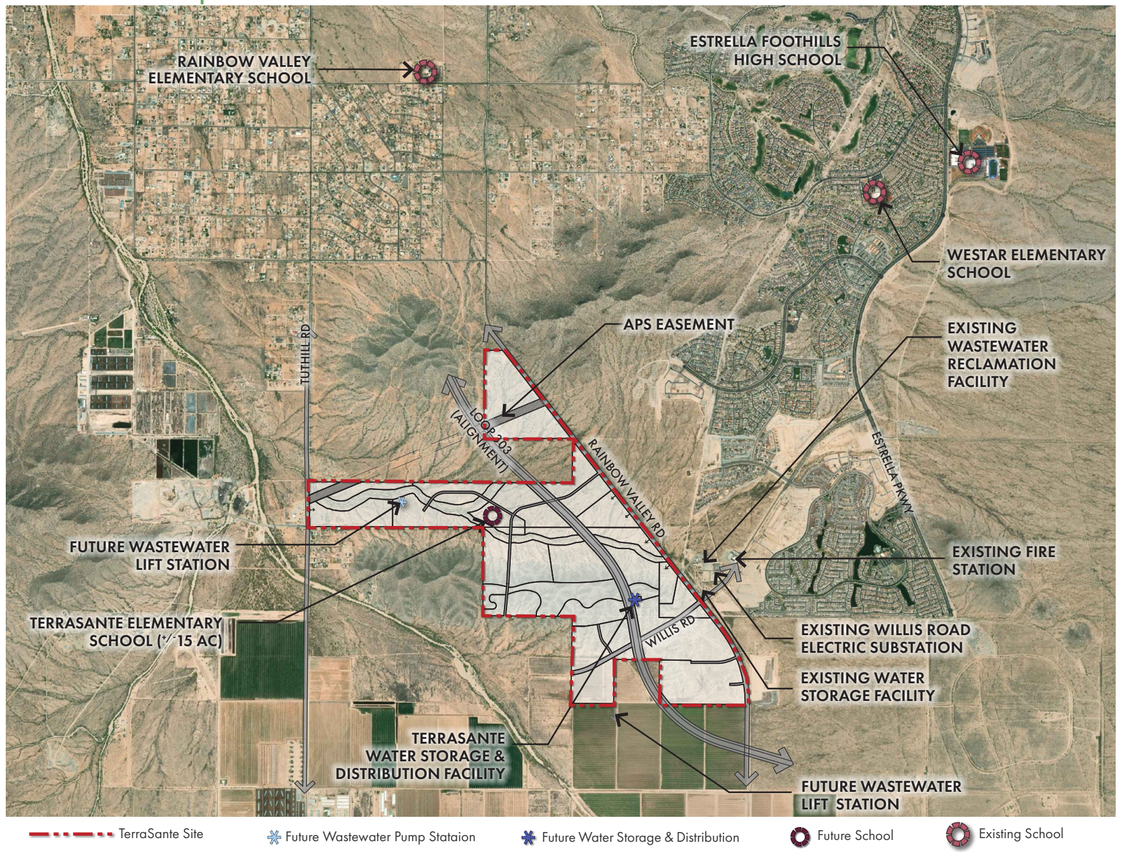
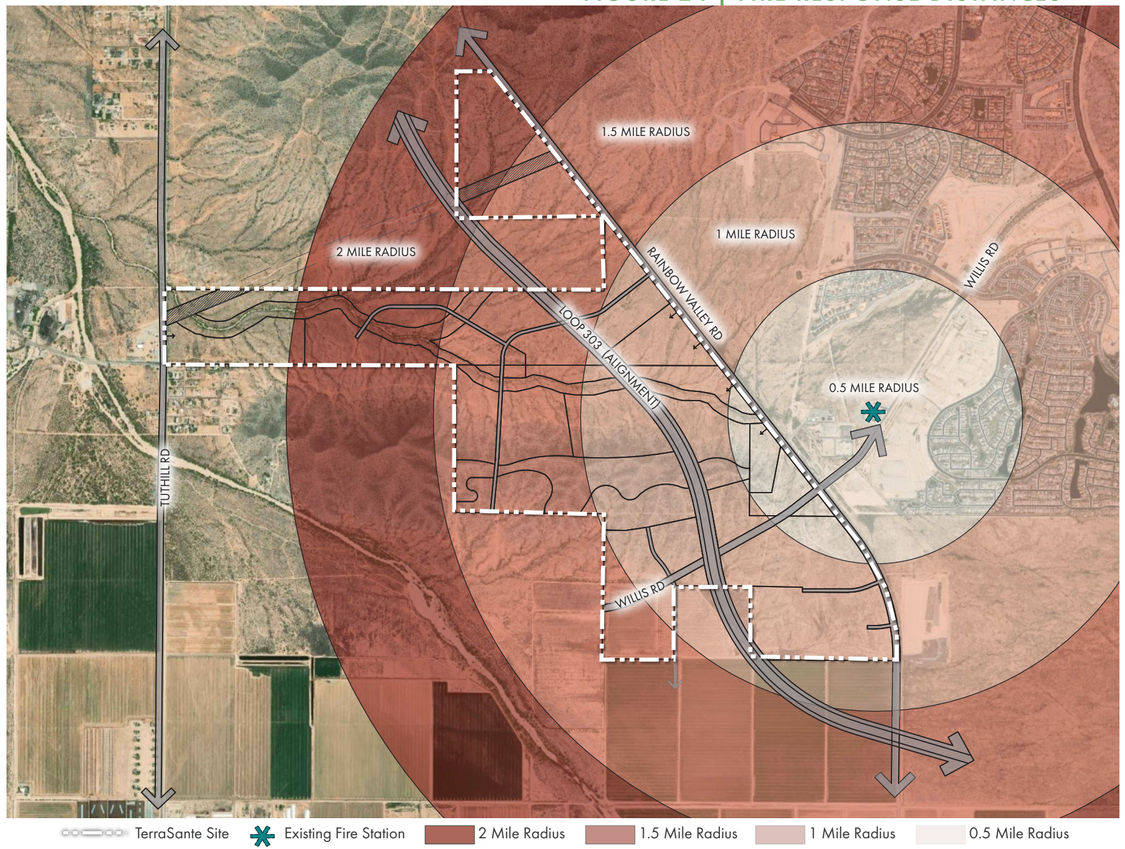


FIGURE 24 | FIRE RESPONSE DISTANCES



INTENTIONALLY
LEFT BLANK

APPENDICES





5

APPENDICES

PROJECT LEGAL DESCRIPTION

This page is reserved for the project legal description, which will be provided prior to the public hearing process.

TRAFFIC IMPACT ANALYSIS

A Traffic Impact Analysis (TIA), dated May 2026, has been prepared by CivTech.

MASTER DRAINAGE PLAN & REPORT

A Drainage Report, dated January 2026, has been prepared by Colliers Engineering.

MASTER WATER PLAN & REPORT

A Master Water Report, dated January 2026, has been prepared by Colliers Engineering.

MASTER WASTEWATER PLAN & REPORT

A Master Wastewater Report, dated January 2026, has been prepared by Colliers Engineering.

PLANNED AREA DEVELOPMENT

NORRIS DESIGN
PEOPLE + PLACEMAKING

Attachment D

Evaluation Criteria

Per the city of Goodyear Zoning Ordinance, the city's review and recommendation zoning amendment is to be guided by the following criteria:

1. *Consistency with the General Plan.*

   A majority of the subject Property is located within the Neighborhood Land Use Category within the city's 2035 General Plan, there is ±952 acres located within this category. The Neighborhoods Land Use Category is intended to provide areas for growth and development of "complete" neighborhoods with a wide range of residential housing densities and include schools, community facilities, and commercial uses to serve these neighborhoods. Additionally, there are ±6 acres located within the Scenic Neighborhoods Land Use Category. This category is for lower density residential neighborhoods with larger lots. Generally, areas with more open space and more rural in character. The remaining ±61 acres of the Property are located within the Open Space Land Use Category. Property with this category is intended for land to be preserved for conservation or recreational purposes. The rezone request to Planned Area Development (PAD) to facilitate a mix of residential, commercial, and open space land uses is consistent with the General Plan.

   Moreover, the rezone proposal supports the Inclusive and Diverse Goal ID-2: A range of housing types, price points, and sizes to meet the needs of all ages, incomes, and lifestyles. The PAD would allow the Property to be developed with a wide range of housing types and sizes including attached townhomes with minimum lot sizes of 1,600 square feet and detached single-family homes with lot sizes up to or greater than 14,000 square feet. The proposal also includes multi-family development located in closer proximity to arterial roadways, commercial centers and mixed-use Village Centers.

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

   The Property is generally flat with the exception of the ridgeline intended to be preserved as open space and is known as Spirit Ridge. In addition, there is a Southwest gas line that crosses the property on its eastern side and which the PAD shows an unpaved trail through for additional connectivity and open space in TerraSante.

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

   Current and future uses and development of the properties surrounding the subject property include:

   - *North* – North of the project boundary is land held by the Arizona State Land Department, both within the City of Goodyear and unincorporated Maricopa County.
   - *East* – East and across S. Rainbow Valley Road is the city's Rainbow Valley Water Reclamation Facility and the CantaMia community within Estrella.

- *South* – South of the project boundary is the future Rainbow Valley master planned community which has received entitlements within the City.
- *West* – The project's western boundary is the city's jurisdictional boundary line with Maricopa County. The land across the boundary line is largely undeveloped land with a few residences to the southwest.

4. *Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district would be better suited to the subject property than the uses allowed under the current zoning*
   Approximately 317.92 acres of the Property have had Preliminary PAD zoning since 1987. Preliminary PAD zoning does not provide development rights and rezoning of this portion of the property is necessary for development. The remainder of the Property, approximately 701.58 acres, has been zoned Agricultural Urban (AU) since annexation in the 1980s. With AU zoning the property can develop as low-density residential, however, this zoning district is considered a holding district and is generally expected to be rezoned to a combination of low, medium and high-density residential as well as commercial and other uses. The proposed TerraSante PAD proposes residential, commercial, and open space uses which are consistent with the uses approved within the neighboring Rainbow Valley master planned community to the south and the existing Estrella development to the northeast.

5. *Demand for the types of uses permitted in the proposed zoning district in relation to the amount of land currently zoned and available to accommodate the demand.*
   The applicant has indicated they are responding to market conditions. They anticipate demand for a variety of land uses in the greater Rainbow Valley area of Goodyear including residential and commercial uses.

   Furthermore, 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 housing stock to keep pace with growth to prevent overcrowding and to maintain affordability. The approximate 3,395 residential units expected to be developed in TerraSante will help the city meet the demand for additional residential units. In total, the applicant estimates that 63% of the units will be single-family units, and 37% will be multi-family units.

6. *Demands for public services that will be generated by the uses permitted in the proposed zoning district.*
   <u>School Districts:</u>
   The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District. The applicant is in communication with the School Districts and has committed approximately 15 acres to the Liberty Elementary School District for the construction of an elementary school in TerraSante.

   <u>Fire Response:</u>

Nearest Goodyear Fire Station	Shortest path		2nd Nearest Goodyear Fire Station	Shortest path	
	Mins	Miles		Mins	Miles
Fire Station #186	.62	.31	Fire Station #182	9.36	4.66

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

Streets and Transportation:
The Property will be largely accessed from S. Rainbow Valley Road and W. Willis Road. Stipulations have been created to address traffic requirements applicable to this development. Those stipulations include roadway and traffic signal improvements, which may include improvements along S. Rainbow Valley Road and W. Willis Road as well as contributions towards a traffic signal at S. Rainbow Valley Road and W. Willis Road.

Water/Wastewater:
The subject property is located within the City of Goodyear water service area. The maximum amount of water resources the City shall allocate to the Property is 274 acre-feet per year, however, the amount shall increase to 1,160 acre-feet per year upon the approval of the city's pending Designation of Assured Water Supply (DAWS). Furthermore, this water allocation is restricted to the portion of the Property located within the Water Planning Area 3 (WPA 3), as depicted on the 2024 Integrated Water Master Plan (IWMP).

The Property's is located within the City of Goodyear Wastewater Service Area. The wastewater treatment facilities within the city have sufficient capacity, however the developer would be responsible for the construction of wastewater lines and other necessary infrastructure such as lift stations to service the property.

7. *Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.*
The developer will be responsible for extending service infrastructure needed to support the property and will pay their proportionate share of impact fees for regional growth.

8. *General public concerns.*

In compliance with the Zoning Ordinance's Citizen Review requirements, a neighborhood meeting was held on February 26, 2026, at the Goodyear City Hall, Canyon Trails conference rooms. The meeting was led by the applicant and development team. Seven nearby residents attended the meeting. At the meeting, the attendees, Maricopa County residents, living south of the western portion of TerraSante, learned about the project from the applicant's team and expressed various concerns including existing and future traffic at Tuthill Road, potential impacts of development on their water wells, and existing wash conditions and flooding north of their neighborhood on Tuthill Road and outside TerraSante project boundary. In response to these concerns, the applicant indicated that the development's traffic study considered existing and future traffic conditions and would continue to work with the City of Goodyear, Arizona Department of Transportation, and the Maricopa County Department of Transportation to ensure appropriate road design and improvements are constructed. Regarding water and wells, the applicant's team ensured the neighboring residents, TerraSante's water system would comply with city and state water standards and requirements with consideration of impacts to surrounding properties. Regarding the wash condition and flooding, the developer met residents on-site and connected residents to the county's Flood Control District to continue discussions on the issue pertaining to existing regional drainage and flooding concerns.

It is important to note that, at the time the neighborhood meeting was conducted, the 1999 Zoning Ordinance was still in effect. Under that ordinance, notice for a rezoning application was required to be provided to property owners within 500 feet of the subject property.

Prior to the public hearings, however, the new Zoning Ordinance became effective on August 5, 2026. The updated ordinance requires notice to property owners within 1,200 feet of the subject property for a Planned Area Development (PAD) rezoning application.

Staff has complied with the current noticing requirements and provided notice to all property owners within 1,200 feet of the subject property in advance of the public hearings.

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

The subject Property is in proximity to existing development, City services, and infrastructure. The TerraSante developer would be responsible for the construction of any connecting service lines and road improvements necessary to service the property. In addition, the proposed zoning for the Property is consistent with approved zoning and existing uses in the vicinity.

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

    The proposed rezone from Estrella Phase II Preliminary PAD and AU zoning district to the TerraSante PAD for the development of a master planned community with underlying residential, commercial, and open space uses allows the Property to develop in a way that supports the current market housing and commercial space demands and in a way that is consistent with nearby existing development at the Estrella master planned community and the approved Rainbow Valley master planned community.

AGENDA ITEM #: 3.
DATE: November 4, 2026
CAR #:
CASE #: {Case#}

Planning & Zoning Commission ACTION REPORT

SUBJECT: **REZONE APPROXIMATELY 1,019.5 ACRES FROM AU AND PRELIMINARY PAD TO TERRASANTE PAD**

STAFF PRESENTER(S): Guadalupe Ortiz Cortez, Principal Planner

OTHER PRESENTER(S):
Alan Beaudoin, Norris Design

SUMMARY:
Public hearing for a request to rezone approximately 1,019.5 acres generally located west of S. Rainbow Valley Road, east of S. Tuthill Road, south of the Williams Field Road alignment and north of the Willis Road alignment from Estrella Mountain Ranch Phase II Preliminary Planned Area Development (PAD) and Agricultural Urban (AU) to TerraSante PAD to allow for a master planned community with residential, commercial and open space land uses.

RECOMMENDATION:
RECOMMENDATION
1. Conduct a public hearing to consider a rezone of approximately 1,019.5 acres of property generally located west of S. Rainbow Valley Road, east of S. Tuthill Road, south of the Williams Field Road alignment and north of the W. Willis Road alignment from Estrella Mountain Ranch Phase II Preliminary Planned Area Development (PAD) and Agricultural Urban (AU) to TerraSante PAD (dated August 2026).

2. Recommend approval of the request to rezone approximately 1,019.5 acres of property generally located west of S. Rainbow Valley Road, east of S. Tuthill Road, south of the Williams Field Road alignment and north of the Willis Road alignment from Estrella Mountain Ranch Phase II Preliminary PAD and AU to TerraSante PAD (dated August 2026) as set forth in the draft of Ordinance. (Guadalupe Ortiz Cortez, Principal Planner)

STIPULATIONS:
See Attachment A (Draft Ordinance)

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.

English

BACKGROUND AND PREVIOUS ACTIONS:

The Property subject to the rezone request is approximately 1,019.5 acres generally located west of S. Rainbow Valley Road, east of S. Tuthill Road, south of the Williams Field Road alignment and north of Willis Road alignment (the “Property”), aerial photo of the site is provided as Attachment B.

Approximately 317.92 acres of the Property are currently zoned Preliminary PAD under the Estrella Mountain Ranch Phase II Preliminary PAD, approved by City Council by Ordinance No. 1987-0217 on June 22, 1987. Approximately 701.58 acres of the Property are currently zoned AU and have not been rezoned since the approval of each annexation by Ordinance No. 86-191 approved on August 13, 1986, Ordinance No. 87-197 approved on January 11, 1987, Ordinance No. 88-234 approved on February 24, 1988, and Ordinance No. 88-247 approved on June 11, 1988.

STAFF ANALYSIS

Current Policy

A rezone 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 Request

The applicant seeks to rezone the Property to a master planned community known as TerraSante further described in the Project Narrative available in Attachment C.

The TerraSante rezone proposal includes:

- Approximately 671 acres of single-family residential zoning through various zoning districts specific to TerraSante. TerraSante utilized the city’s single-family residential zoning districts as a base for their customized zoning districts, however, the applicant’s submittal deviates from the city’s districts in lot sizes and setbacks, see Table 4 Residential Zoning with City Comparison in the TerraSante Project Narrative (Attachment C). To balance the deviations, the applicant has proposed additional Amenity, Connectivity, and Streetscape Community Elements for the broader community and residential areas requesting deviations. The applicant anticipates TerraSante will support approximately 3,395 residential units, which includes both single-family and multi-family units; the development could support approximately 10,000 residents at build-out. Furthermore, to support this population, the applicant has committed approximately 15 acres (Units A16 and B12) to the Liberty Elementary School District for the development of an elementary school. If the elementary school site is not desired by the school district, the developer may alternatively develop additional single-family residential units.

- Approximately 141.8 acres of commercially zoned land and 68 acres of multi-family zoned land. The applicant has requested the flexibility to develop an additional 30 acres of multi-family out of the proposed 141.8 acres of commercial land, specifically located within the General Plan designated Village Center Overlay and located at the intersection of S. Rainbow Valley Road and W. Willis Road. To support the integration of multi-family in a commercial area, the applicant will incorporate additional design elements to support a vibrant urban and pedestrian friendly environment between the two uses. Additionally, one of the modifications to the TerraSante commercial district is that a hospital would be permitted with conditions.

- Approximately 138.6 acres of open space, including a mountain ridgeline known as Spirit Ridge and a tributary wash known as Northern Tributary Wash. Both will have amenity nodes throughout the trails and a Specialty Park. Moreover, the master planned community will include one five-acre park at the center of

the community and twelve two-acre neighborhood parkettes spread out through the community. There are also various trail connections to regional trails including the Maricopa Trail.

English

The application meets the Evaluation Criteria for rezones established in the Zoning Ordinance and has met noticing requirements. A detailed description of the Evaluation Criteria and noticing can be found in Attachment D.

STAFF FINDINGS

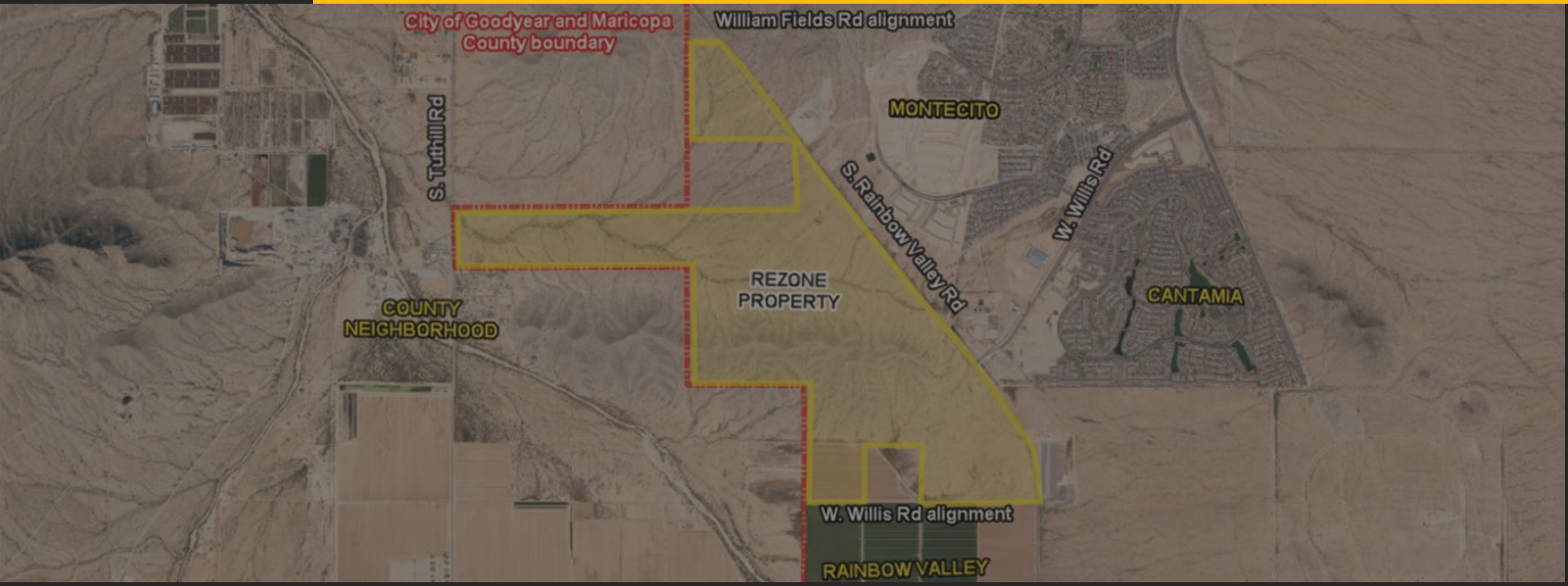
As outlined herein, staff finds the proposed rezone request to further the vision of the City of Goodyear and to be in compliance with the General Plan's fundamental strategies, goals and policies, and does not alter the existing character of the area or diminish the environmental quality of the air, water, land, or cultural resources. Draft Ordinance No. 2026-XXXX, if approved by the Mayor and City Council would make the rezone proposal effective, as directed by law, is included as Attachment A.

Attachments

Attachment A - Draft Ordinance
Attachment B - Aerial Photo
Attachment C - TerraSante Project Narrative
Attachment D - Evaluation Criteria

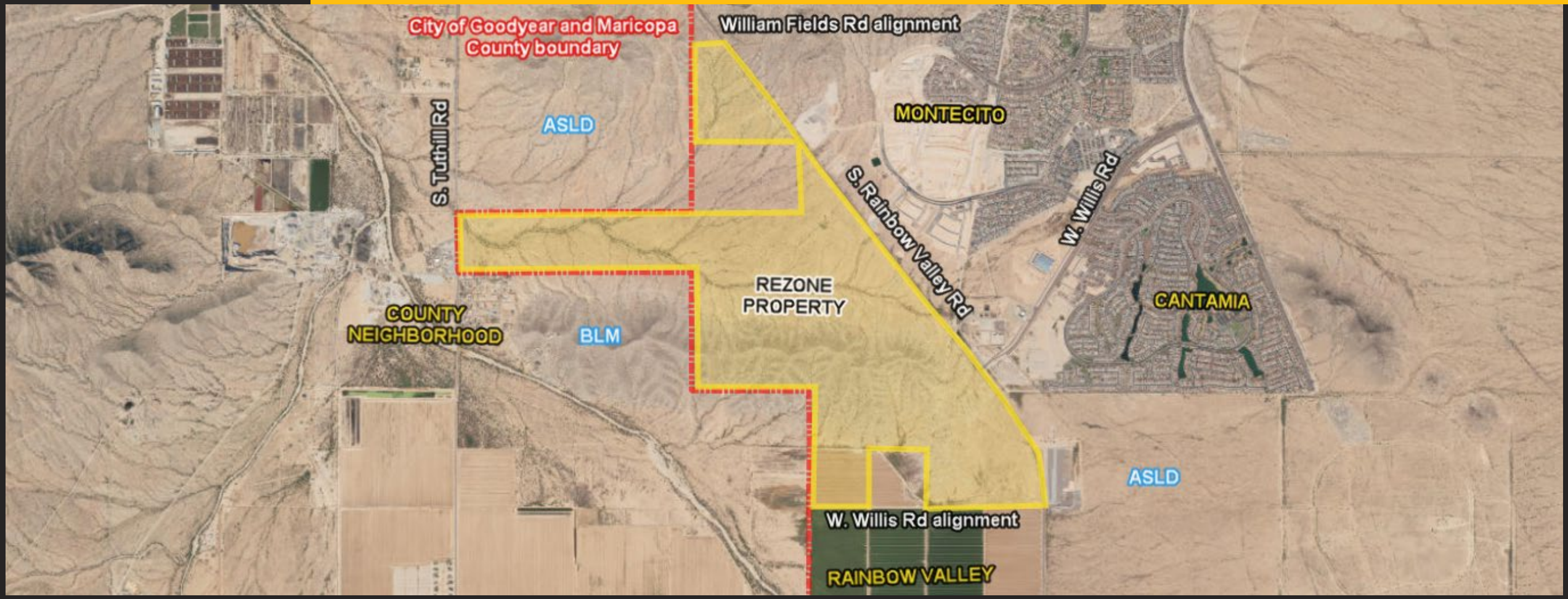
It's a Great time to be in Goodyear.

REZONE
TERRASANTE



It's a Great time to be in Goodyear.

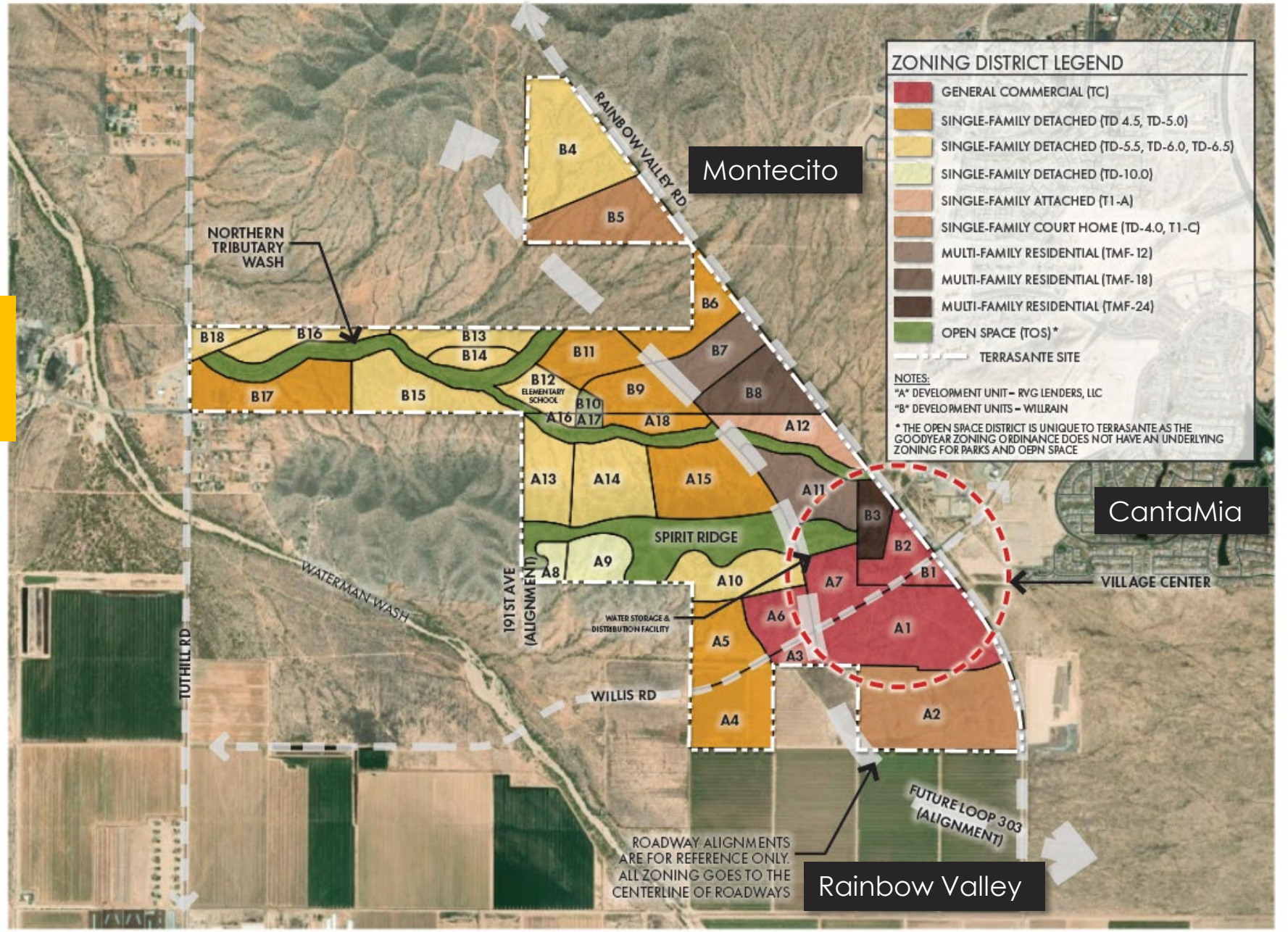
Location
TERRASANTE



It's a Great time to be in Goodyear.

TerraSante – Land Use Map

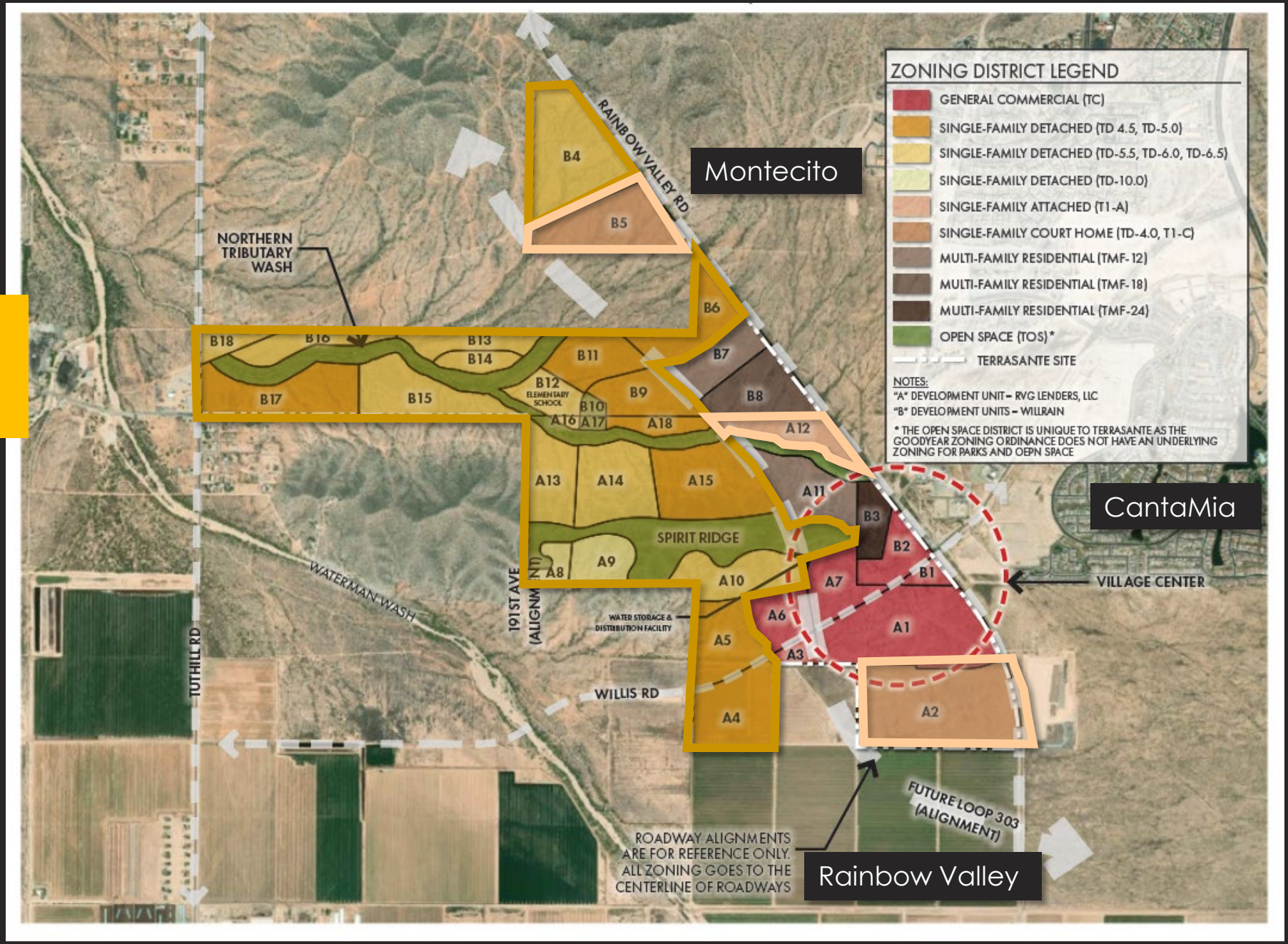
1,019.5 acres



It's a Great time to be in Goodyear.

TerraSante – Land Use Map

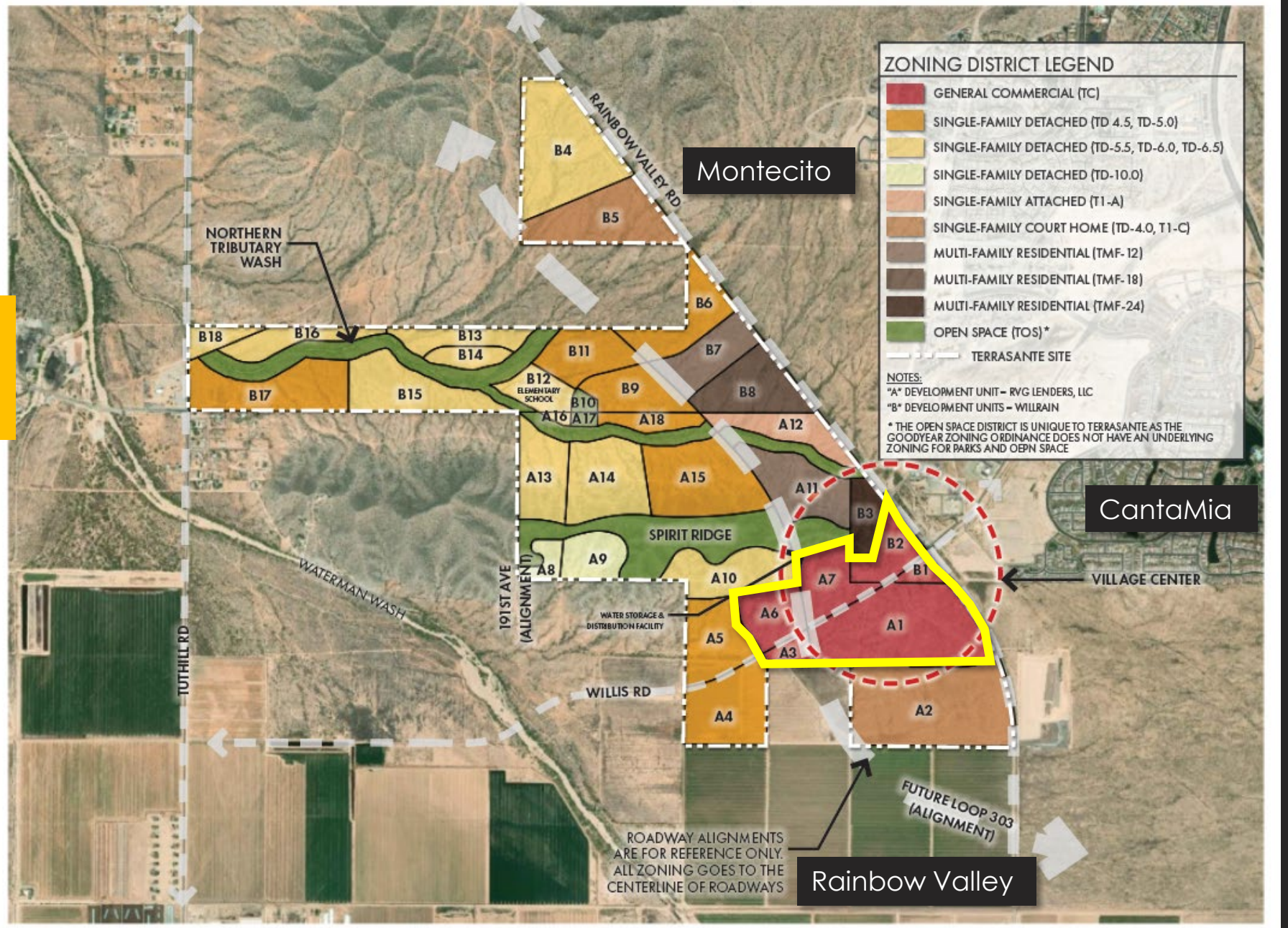
Approx. 671 acres of single-family residential



It's a Great time to be in Goodyear.

TerraSante – Land Use Map

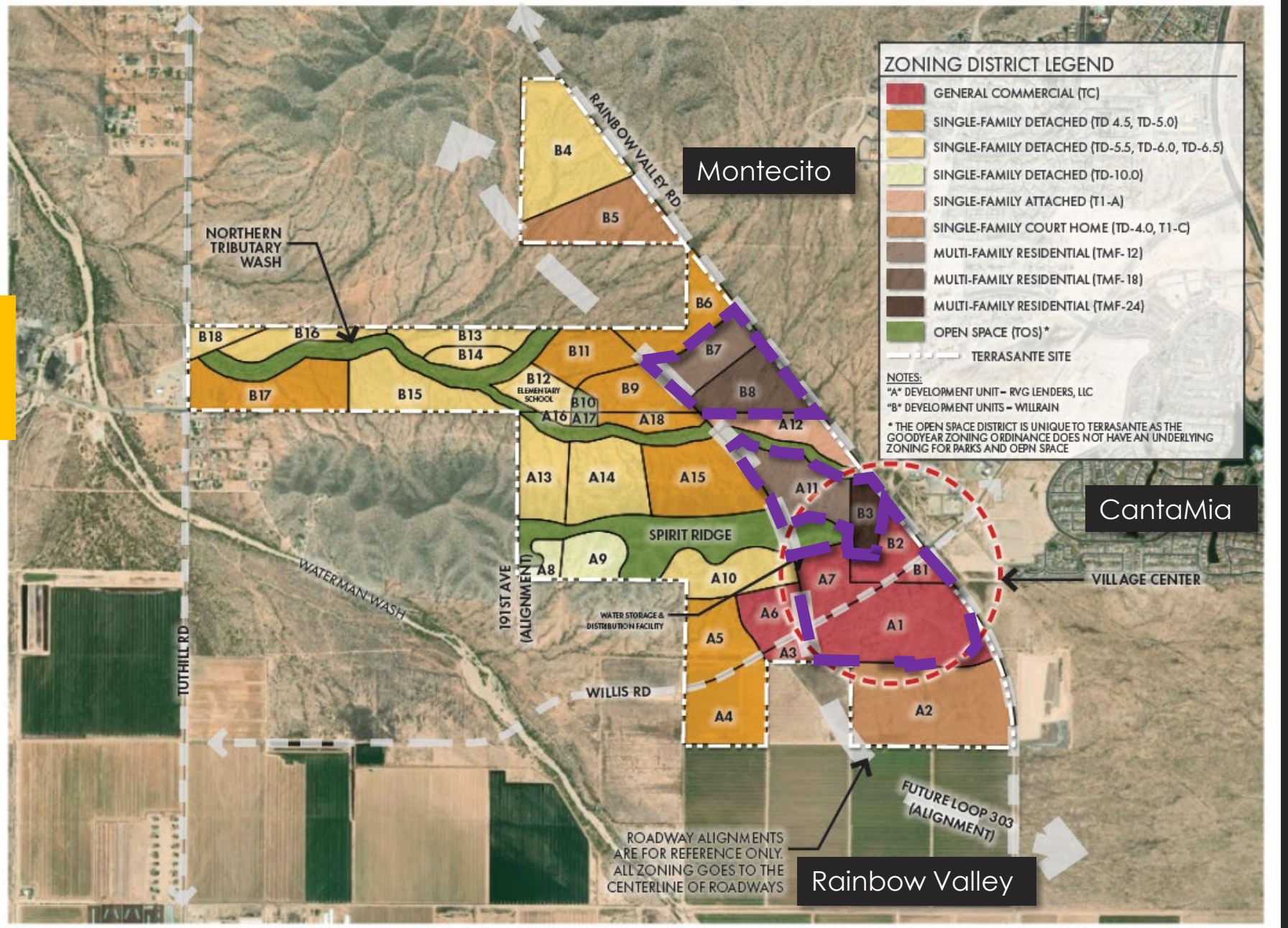
Approx. 142 acres of commercial



It's a Great time to be in Goodyear.

TerraSante – Land Use Map

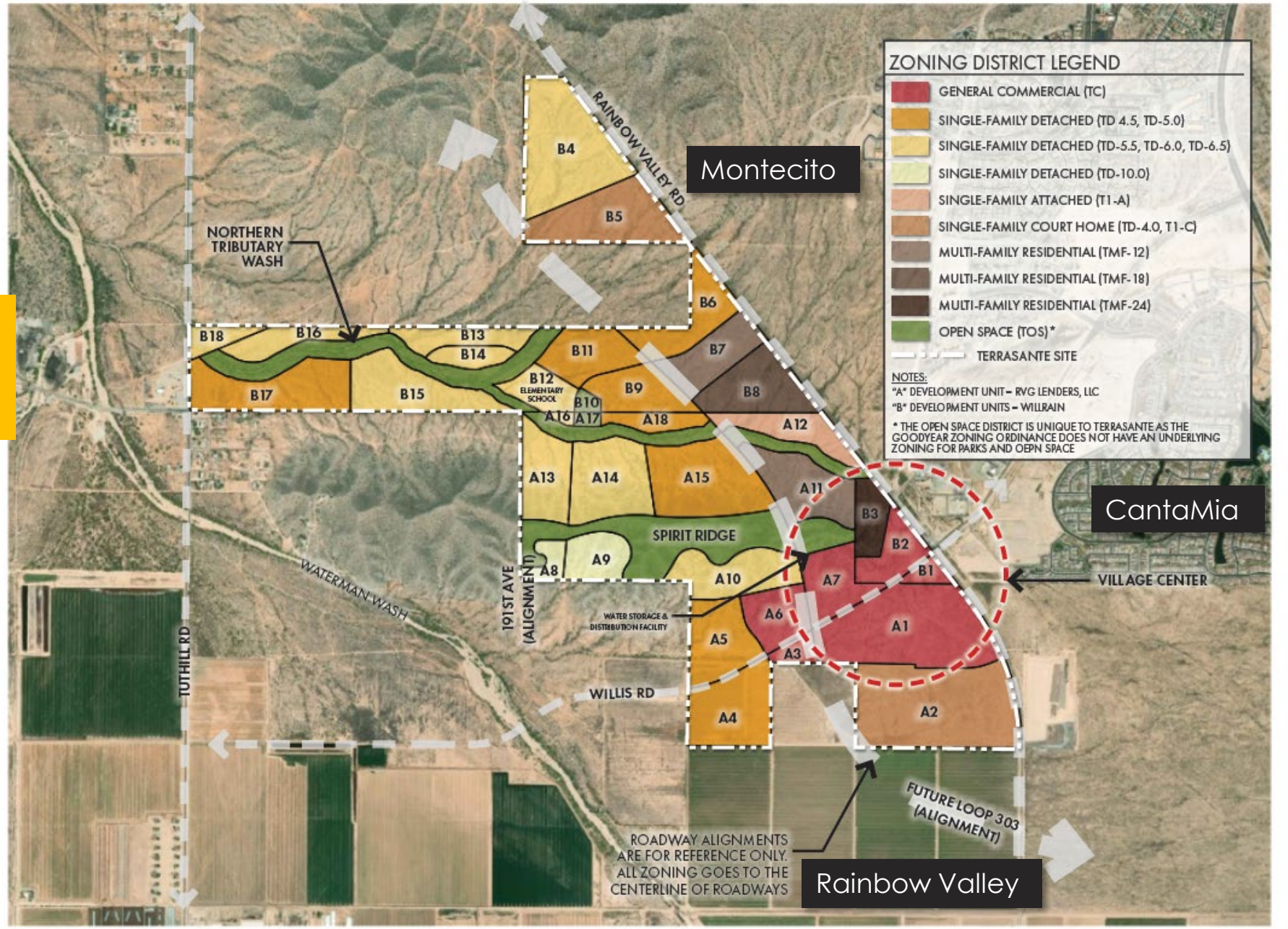
Approx. 68 acres of multi-family



It's a Great time to be in Goodyear.

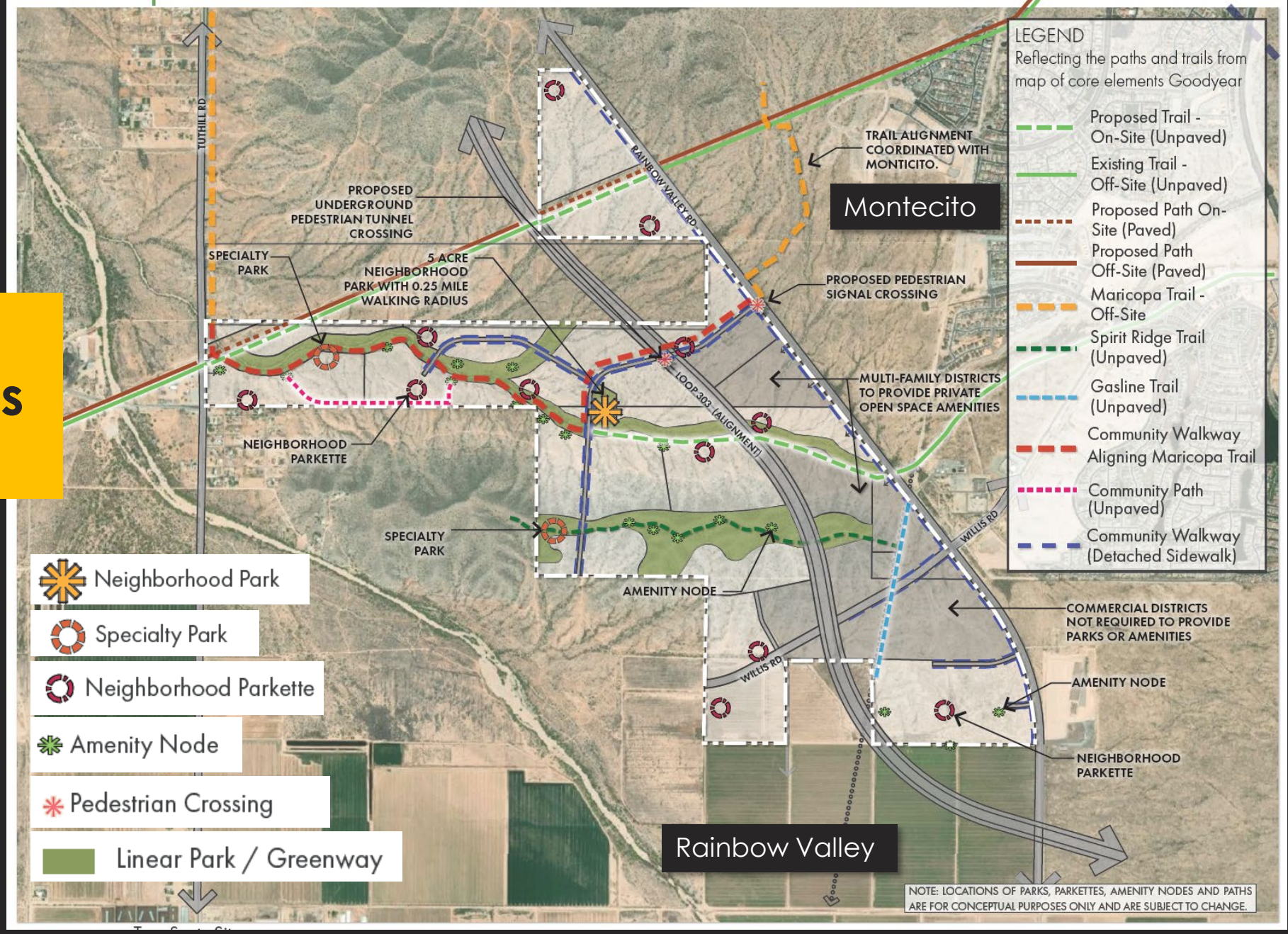
TerraSante – Land Use Map

Approx. 139 acres of open space



It's a Great time to be in Goodyear.

TerraSante – Open Space & Paths Plan



It's a Great time to be in Goodyear.

TerraSante









TERRASANTE REZONE

PUBLIC PARTICIPATION

- **Neighborhood meeting**
  - **February 26, 2026**

- **Planning and Zoning Commission**
  - **November 4, 2026**

TERRASANTE REZONE
RECOMMENDATION

Recommend approval of Ordinance No. 2026-1655

Questions?

Thank you!

ITEM #: 5.
DATE: 11/16/2026
AI #:3540

CITY COUNCIL ACTION REPORT

SUBJECT: ORDINANCE REZONING APPROXIMATELY 137.77 ACRES FROM PALM VALLEY CROSSING 5TH AMENDED & RESTATED PAD TO PALM VALLEY CROSSING 6TH AMENDED & RESTATED PAD

STAFF PRESENTER(S): Ann Dolmage, Principal Planner

OTHER PRESENTER(S):

Madison Leake, Burch & Cracchiolo

SUMMARY

This is a public hearing to request a rezone of approximately 137.77 acres, generally located at the northeast corner of West Van Buren Street and North Litchfield Road, from Planned Area Development (PAD) to PAD with multiple underlying zoning districts. The proposed PAD will be known as the Palm Valley Crossing 6th Amended and Restated PAD. Details about the project are provided in the attached Ordinance No. 2026-1656 (Attachment A), Aerial Photo (Attachment B), Details of Request (Attachment C), Project Narrative (Attachment D), and Evaluation Criteria (Attachment E).

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Adopt Ordinance No. 2026-1656 conditionally rezoning approximately 137.77 gross acres located at the northeast corner of Van Buren Street and Litchfield Road to Palm Valley Crossing 6th Amended and Restated Planned Area Development. (Ann Dolmage, Principal Planner)

STIPULATIONS

The complete list of stipulations is contained within Ordinance No. 2026-1656, 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 November 4, 2026, the Planning and Zoning (P&Z) Commission held a public hearing for this item. After the staff presentation and applicant presentation, one (1) speaker who represented New Life Center (a domestic violence shelter affiliated with Hope's Closet, a thrift shop adjacent to Pam Valley Church) expressed concerns that construction of the new hotel could affect traffic on Auto Drive and deter people from making donations to Hope's Closet, which in turn would impact New Life Center. The applicant and speaker agreed to connect after the meeting to discuss these concerns in more detail. At the conclusion of the public hearing, the P&Z Commission voted 6-0 to recommend approval, subject to the proposed stipulations which are reflected in the Ordinance, included as Attachment A.

A Public Hearing notice for the City Council Meeting was published in the Arizona Business Gazette - Republic Edition on October 16, 2026, at least fifteen (15) days prior to the meeting; postcards were mailed to 135 property owners located within the PAD boundaries and/or within 1,200 feet of all parcels within the PAD that have underlying C-2 zoning, on October 10, 2026; and a sign was posted on the site on October 19, 2026.

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

STAFF ANALYSIS

Staff recommends that the City Council adopt the Ordinance No. 2026-1656, consistent with the P&Z Commission recommendation.

Attachments

Attachment A - Ordinance 2026-1656 with Exhibits

Attachment B - Aerial Photo

Attachment C - Details of Request

Attachment D - Project Narrative

Attachment E - Detailed Evaluation Criteria

Attachment F - Planning & Zoning Commission Staff Report

Staff Presentation

ORDINANCE NO. 2026-1656

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 137.77 GROSS ACRES LOCATED AT THE NORTHEAST CORNER OF VAN BUREN STREET AND LITCHFIELD ROAD TO PALM VALLEY CROSSING 6TH AMENDED AND RESTATED PLANNED AREA DEVELOPMENT.

WHEREAS, the property subject to this ordinance is located at the northeast corner of Litchfield and Van Buren, and is currently known as Palm Valley Crossing and as further described in Exhibit B attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, the Property was first rezoned to PAD by the City Council on March 28, 1995, with the adoption of Ordinance No. 95-523, which adopted the Palm Valley Metroplex PAD;

WHEREAS, the PAD zoning for the Property has been previously modified since the adoption of Ordinance No. 95-523, and the name of the PAD zoning was subsequently changed to "Palm Valley Crossing", which is the current PAD naming convention and is used throughout this Ordinance;

WHEREAS, on November 22, 2004, the City Council adopted Ordinance No. 04-924 which Amended the Palm Valley Crossing PAD to allow the development of Palm Gate Storage, located on Van Buren Road west of Litchfield Road, this amendment effectively removed this property from the Palm Valley Crossing PAD;

WHEREAS, the City Council Adopted Ordinance No. 07-1058 on February 2, 2007, which modified standards on Lots 6 through 13, Lot 15, Lots 18 through 20 and a portion of Lot 21;

WHEREAS, portions of property within the original Palm Valley Metroplex PAD located west of Litchfield Road were removed from the PAD zoning by Ordinance 2008-1153 which was adopted by Council on December 14, 2008, and rezoned this property to the PAD zoning district and adopted the Goodyear Palms Plaza Final PAD;

WHEREAS, on July 11, 2011, the City Council adopted Ordinance No. 11-1244 which modified standards on Lots 1 through 4 and Lots 5a, 5b, 5c, 11, 15a, 15b, 15c and 16 and adopted an amendment to the Palm Valley Crossing PAD;

WHEREAS, on July 19, 2021, the City Council adopted Ordinance No. 2021-1510 which modified standards on Lot 19 to allow the added use of an indoor shooting range on Lot 19;

WHEREAS, on February 26, 2024, the City Council adopted Ordinance No. 2024-1599 to adopt the "Palm Valley Crossing 5th Amended and Restated Planned Area Development" which amended and restated the Palm Valley Crossing PAD and incorporated the various PAD amendments adopted by Council into a single document; modified the zoning designation of Lot 3 from ARC/C-2 (Automotive Related Commercial and General Commercial) to ARC/C-2 and SC (Automotive Related Commercial and General Commercial and Service Commercial/Commerce); resolved inconsistences created by the prior adoption of land use maps that referred to portions of the Property to be developed for commercial uses as Regional Shopping Center and Retail; and rectified the lack of development standards for such uses by amending the land use map to identify all of those lots as C-2 (General Commercial), allowing all uses permitted in C-1 (Neighborhood Commercial) and C-2 (General Commercial) to be developed on the lots identified as C-2 subject to the development standards applicable to the C-2 (General Commercial) zoning district in the City of Goodyear Zoning Ordinance;

WHEREAS, the purpose of this proposed zoning is to amend and restate the Palm Valley Crossing PAD; to modify the zoning designation of Lot 18 from ARC/SC (Automotive Related Commercial and General Commercial) to C-2 (General Commercial); to modify the minimum landscape setback for interior side property lines for all lots in the PAD that have the zoning designation of C-2 when those side property lines are shared with other C-2 lots; and to re-establish development standards that were inadvertently omitted in previous amendments for Lots 6 through 13, Lot 15a, Lots 18 through 21, and Lot 21b;

WHEREAS, the General Plan Land Use Plan designates the Property as 'Business & Commerce';

WHEREAS, this rezoning request is consistent with the designation of the Property in the General Plan as 'Business & Commerce' and will not adversely impact the surrounding area;

WHEREAS, City staff finds that the proposal to amend and restate the Palm Valley Crossing PAD will not adversely impact the surrounding area and the uses proposed on Lot 18 are currently allowed elsewhere within the Property;

WHEREAS, a request to rezone property requires public review by the Planning and Zoning Commission and public review and approval by the City Council;

WHEREAS, public notice that this rezoning request was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on November 4, 2026 appeared in the Arizona Business Gazette- Republic Edition on October 16, 2026; postcards were mailed to all owners within the PAD as well as all owners within 1,200 feet of the lots within the PAD that have the C-2 zoning designation on October 10, 2026; and signs were posted on the site to advertise the public hearing on October 19, 2026;

WHEREAS, a public hearing was held before the Planning and Zoning Commission on November 4, 2026, to consider the rezoning of the Property, and the Commission voted (6-0) to recommend approval of the proposed rezoning;

WHEREAS, public notice that this rezoning request is to be considered and reviewed at a public hearing held before the City Council on November 16, 2026 appeared in the Arizona Business Gazette- Republic Edition on October 16, 2026; postcards were mailed to all owners within the PAD as well as all owners within 1,200 feet of the lots within the PAD that have the C-2 zoning designation on October 10, 2026; and signs were posted on the site to advertise the public hearing on October 19, 2026; 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 of Goodyear.

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. 26-26", 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 "Palm Valley Crossing Legal Description," 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 “Palm Valley Crossing Lot 18 Legal Description”, a copy of which is attached hereto as Exhibit C, is hereby declared a public record and incorporated herein by this reference.

That certain document titled “Palm Valley Crossing 6th Amended and Restated Planned Area Development”, dated October 2026, a copy of which is attached hereto as Exhibit D, is hereby declared a public record and incorporated herein by this reference.

Either three paper copies or one paper copy and one electronic copy maintainedin compliance with section A.R.S 44-7041 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

SECTION 2. DESCRIPTION OF THE PROPERTY BEING REZONED

This Ordinance No. 2026-1656 applies to that parcel of land in Goodyear, Maricopa County, Arizona, generally located approximately at the northeast corner of Litchfield Road and Van Buren Street more particularly described in that certain document titled “Palm Valley Crossing Legal Description,” 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 3. REZONE

The Property is conditionally rezoned from the Planned Area Development (PAD (PAD) District to Planned Area Development (PAD) District by the adoption of the Palm Valley Crossing 6th Amended and Restated Planned Area Development (October 2026) attached hereto as Exhibit D (the “6th Amended PAD”) and which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance and the Property shall be developed in conformance with the 6th Amended PAD subject to the conditions of approval set forth below.

SECTION 4. CONDITIONS OF REZONING

The rezoning of the Property is subject to the following conditions of approval (“Stipulations”):

1. The Property shall be developed in conformance with the 6th Amended PAD subject to and except as modified by: the conditions/stipulations of approval set forth in Ordinance No. 95-523 (on Lots 1-28); the

conditions/stipulations of approval set forth in Ordinance No. 07-1058 (on Lots 6-13, 15, 18-20 and parts of Lot 21); the conditions/stipulations of approval set forth in Ordinance No. 11-1244 (on Lots 1-4, 5a, 5b, 5c, 11, 15a, 15b, 15c and 16); the stipulations/conditions of approval set forth in Ordinance No. 2021-1510 (on Lot 19); the stipulations/conditions of approval set forth in Ordinance No. 2024-1599 (on Lots 1-28); and as further modified by this Ordinance and the stipulations herein. In the event of any conflict between this Ordinance and the conditions and stipulations of either Ordinance No. 95-523; and/or Ordinance No. 07-1058 and/or Ordinance No. 11-4664 and/or Ordinance No. 2021-1510 and/or Ordinance No. 2024-1599, the conditions and stipulations of this Ordinance shall apply; and,

2. The Use Permit for a sign recorded with Ordinance No. 17-1361 shall remain in effect unless subsequently modified, amended or terminated; and,

3. Except as otherwise provided by any of the conditions and stipulations set forth in Section 4 of this Ordinance, the development of the Property shall be in conformance with the 6th Amended PAD, including the land uses and development standards contained therein; and,

4. The provisions of the City of Goodyear Zoning Ordinance shall apply to the development of the Property except as modified by the 6th Amended PAD as further modified by any conditions and/or stipulations in this Ordinance or in any of the ordinances described in paragraph 1 of Section 4 of this Ordinance; and,

5. The following additional stipulations and conditions of approval apply to the portion of the Property identified in the 6th Amended PAD as Lot 18 as more particularly described in “Palm Valley Crossing Lot 18 Legal Description” attached hereto as Exhibit C (“Lot 18”), which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance:

    a. Approval of the rezoning does not constitute approval of any site plan for development within Lot 18. All future development of Lot 18 will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and

    b. The references in this Ordinance and the 6th Amended PAD to specific obligations that are addressed in various Development Regulations, which include but are not limited to, the requirements in the City of Goodyear Engineering Design Standards and Policies Manual (the “EDS&PM”), the City of Goodyear Subdivision Regulations, the City of Goodyear Zoning Ordinance, and Building

Codes adopted by the City of Goodyear, do not relieve Owner of complying with all other applicable Development Regulations; and

c. All Public Sales Reports for the Property, all final plats and minor land divisions subdividing all or part of the Property shall include a disclosure that the Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; and

d. If development of Lot 18 will require the use of construction cranes, a "no hazard" determination from the FAA (i.e. a 7460 review) shall be obtained prior to issuance of any building permits.

SECTION 5. AMENDMENT OF ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning of the Property provided for herein by that certain document titled "Official Supplementary Zoning Map No. 26-26" attached hereto as Exhibit A and declared a public record herein, which is referred to and made a part hereof as if fully set forth in this Ordinance.

SECTION 6. ABRIDGEMENT 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 7. CORRECTIONS

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

SECTION 8. SEVERABILITY

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

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

SECTION 10. PENALTIES

Any person who violates 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

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

SECTION 11. This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a_____vote, this 16th day of November, 2026.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

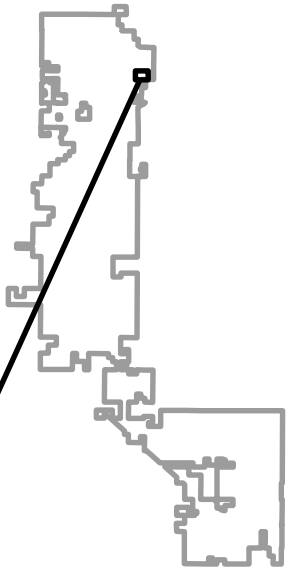
_____
Jasmine Pernicano, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 26-26

AMENDING AMENDING SECTION 2-1-2 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO. 2026-1656, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS 16TH DAY OF NOVEMBER, 2026.



_____

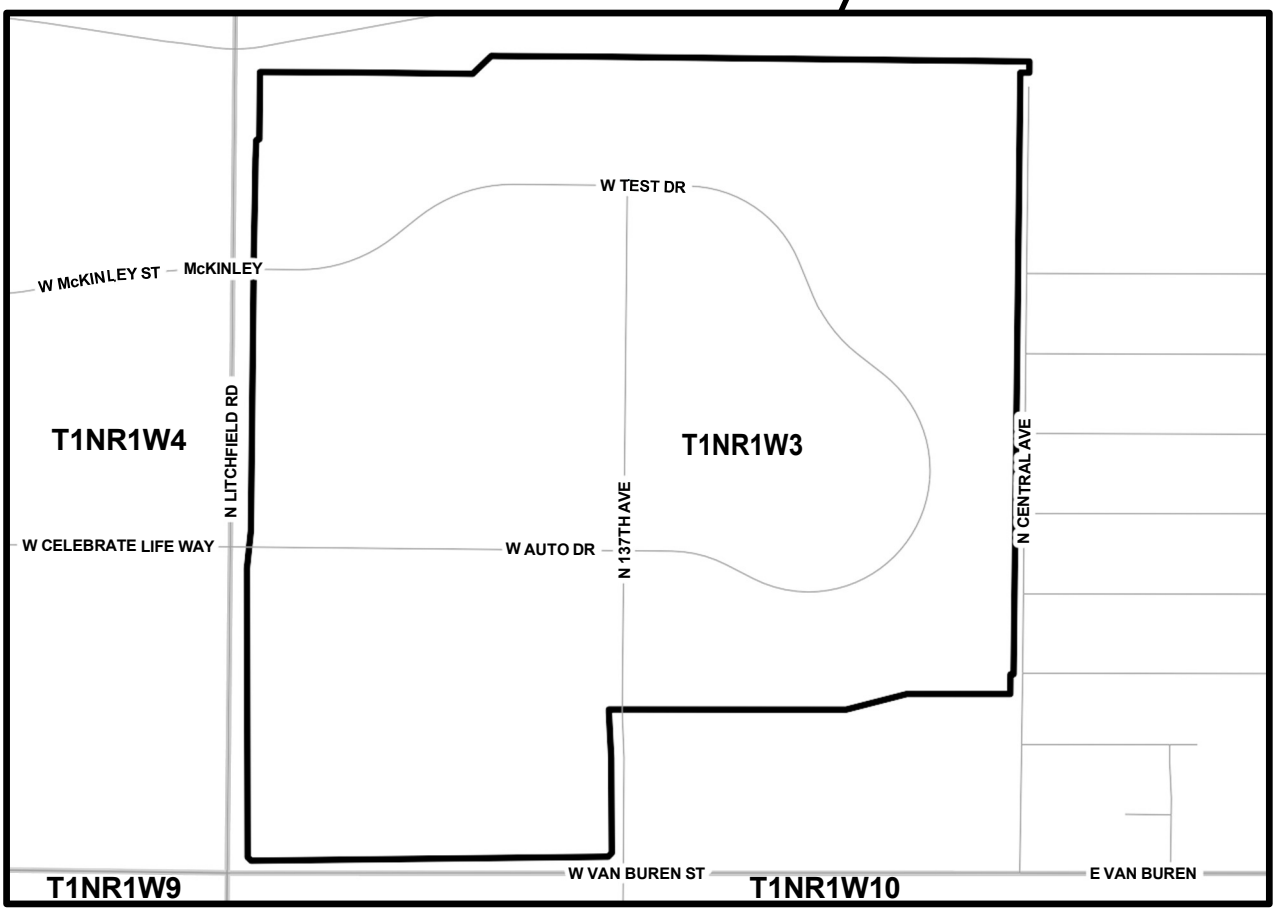
MAYOR

_____

CITY CLERK

SUBJECT PROPERTY:

A Portion of the West Half of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona



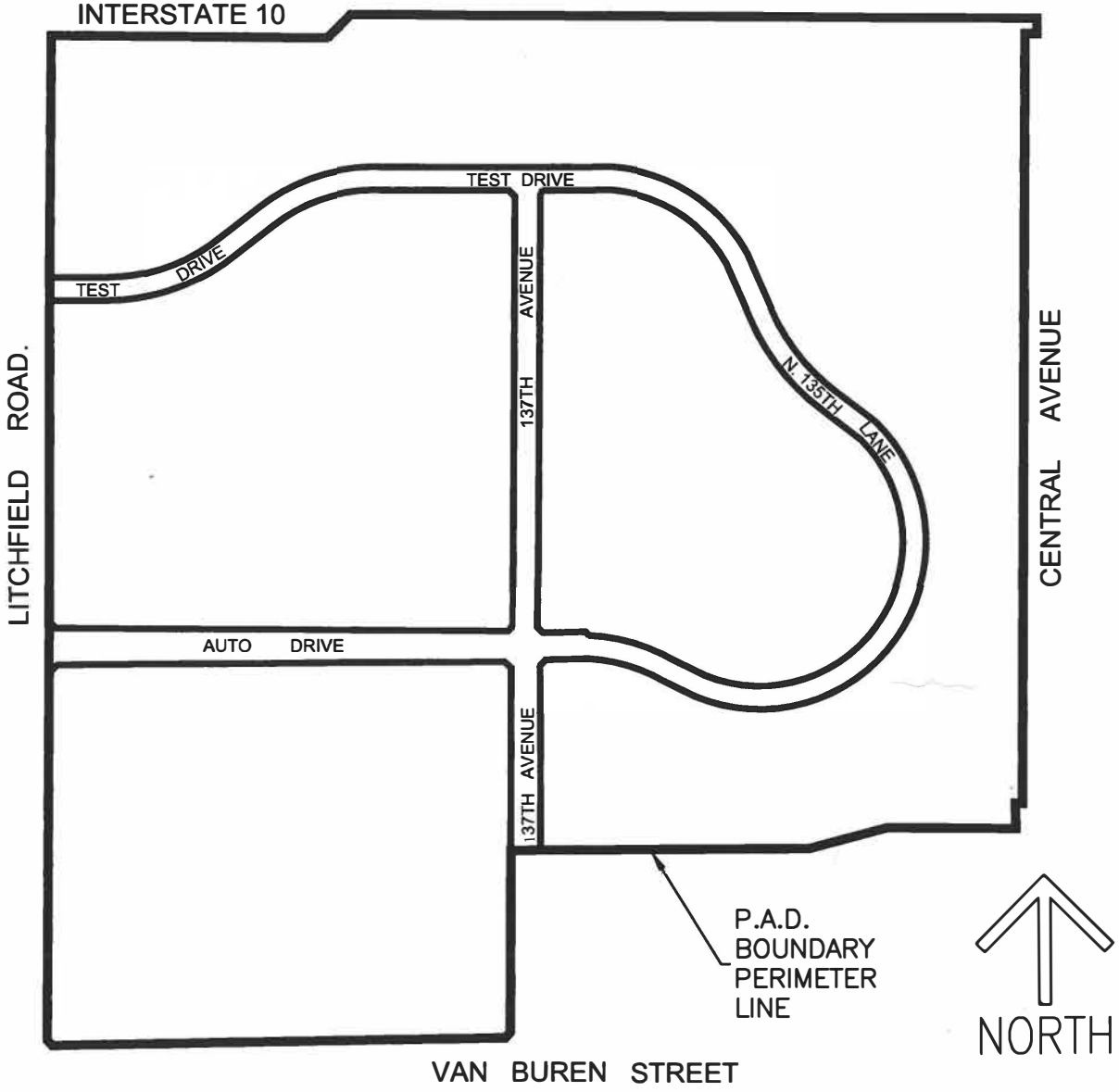
3

SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT			DATE:
A	Rezone from PAD to PAD P26-00126	P26-00126	October 2026

EXHIBIT 'B'
PALM VALLEY CROSSING LEGAL DESCRIPTION



A PORTION OF THE WEST HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANCH 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA, BEING LOTS 1 THRU 28 OF PALM VALLEY CROSSING, ACCORDING TO BOOK 424 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA
TOGETHER WITH A REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET, ACCORDING TO BOOK 541 OF MAPS, PAGE 39.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
34081
NATHAN J
COTTRELL
02/08/24
Date Signed
ARIZONA, U.S.A.

KAEKO	PALM VALLEY CROSSING OVERALL P.A.D. EXHIBIT	PROJECT #: 7023034	
		DATE: 02/08/24	
		SHEET OF 1 1	EXH. B

EXHIBIT "C"
PALM VALLEY CROSSING LOT 18
LEGAL DESCRIPTION

LOT 18A- CHURCH PARKING SITE

LOT 18, OF PALM VALLEY CROSSING, ACCORDING TO BOOK 424 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION OF SAID LOT 18, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18, BEING MONUMENTED BY A FOUND PK NAIL WITH WASHER STAMPED "RLS 32222", FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 18, BEING MONUMENTED BY A FOUND PK NAIL WITH WASHER STAMPED "RLS 35832" BEARS SOUTH 89 DEGREES 41 MINUTES 11 SECONDS EAST, A DISTANCE OF 375.71 FEET (MEASURED), 375.91 FEET (RECORD);

THENCE SOUTH 89 DEGREES 41 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 208.70 FEET;

THENCE LEAVING SAID SOUTH LINE NORTH 00 DEGREES 19 MINUTES 46 SECONDS EAST, A DISTANCE OF 65.28 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHWESTERLY, A DISTANCE OF 30.15 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 44.00 FEET, THROUGH A CENTRAL ANGLE OF 39 DEGREES 15 MINUTES 25 SECONDS TO THE BEGINNING OF A REVERSE CURVE;

THENCE NORTHWESTERLY, A DISTANCE OF 21.89 FEET ALONG THE ARC OF SAID REVERSE CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 32.00 FEET, THROUGH A CENTRAL ANGLE OF 39 DEGREES 11 MINUTES 07 SECONDS;

THENCE NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, A DISTANCE OF 412.07 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 18;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 37 MINUTES 25 SECONDS EAST (CALCULATED), SOUTH 89 DEGREES 41 MINUTES 11 SECONDS EAST (RECORD), A DISTANCE OF 226.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 18;

THENCE ALONG THE EAST LINE OF SAID LOT 18, SOUTH 01 DEGREES 19 MINUTES 46 SECONDS WEST (MEASURED), SOUTH 01 DEGREES 18 MINUTES 49 SECONDS WEST (RECORD), A DISTANCE OF 525.13 FEET (MEASURED), 525.81 FEET (RECORD) TO THE POINT OF BEGINNING.

EXCEPT ALL ORES, MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED IN DOCKET 5783, PAGE 229, RECORDS OF MARICOPA COUNTY, ARIZONA

SAID PARCEL CONTAINS 80,373 SQUARE FEET OR 1.845 ACRES, MORE OR LESS



LOT 18B- HOTEL SITE

THAT PORTION OF LOT 18, OF PALM VALLEY CROSSING, ACCORDING TO BOOK 424 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18, BEING MONUMENTED BY A FOUND PK NAIL WITH WASHER STAMPED "RLS 32222", FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 18, BEING MONUMENTED BY A FOUND PK NAIL WITH WASHER STAMPED "RLS 35832" BEARS SOUTH 89 DEGREES 41 MINUTES 11 SECONDS EAST, A DISTANCE OF 375.71 FEET (MEASURED), 375.91 FEET (RECORD);

THENCE SOUTH 89 DEGREES 41 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 208.70 FEET;

THENCE LEAVING SAID SOUTH LINE NORTH 00 DEGREES 19 MINUTES 46 SECONDS EAST, A DISTANCE OF 65.28 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHWESTERLY, A DISTANCE OF 30.15 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 44.00 FEET, THROUGH A CENTRAL ANGLE OF 39 DEGREES 15 MINUTES 25 SECONDS TO THE BEGINNING OF A REVERSE CURVE;

THENCE NORTHWESTERLY, A DISTANCE OF 21.89 FEET ALONG THE ARC OF SAID REVERSE CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 32.00 FEET, THROUGH A CENTRAL ANGLE OF 39 DEGREES 11 MINUTES 07 SECONDS;

THENCE NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, A DISTANCE OF 412.07 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 18;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 37 MINUTES 25 SECONDS EAST (CALCULATED), SOUTH 89 DEGREES 41 MINUTES 11 SECONDS EAST (RECORD), A DISTANCE OF 226.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 18;

THENCE ALONG THE EAST LINE OF SAID LOT 18, SOUTH 01 DEGREES 19 MINUTES 46 SECONDS WEST (MEASURED), SOUTH 01 DEGREES 18 MINUTES 49 SECONDS WEST (RECORD), A DISTANCE OF 525.13 FEET (MEASURED), 525.81 FEET (RECORD) TO THE POINT OF BEGINNING.

EXCEPT ALL ORES, MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED IN DOCKET 5783, PAGE 229, RECORDS OF MARICOPA COUNTY, ARIZONA

SAID PARCEL CONTAINS 117,183 SQUARE FEET OR 2.690 ACRES, MORE OR LESS



Exhibit D – PAD Regulatory Document

PALM VALLEY CROSSING

6th Amended and Restated
Planned Area Development
October 2026



Table of
Contents

Introduction	3
Amended and Restated	3
Land Use	3
Description of Uses	4
Summary	4
Exhibit A (PAD Amendment Boundary)	5
EXHIBIT B (Permitted Uses)	
Permitted Use (General Commercial (C-2))	6
Permitted Use (General Commercial Within ARC/C-2)	6
Permitted Use (Automotive and Related Commercial (ARC))	8
Permitted Use (Service Commercial/Commerce (SC))	9
Development Standards	12

1. INTRODUCTION

Palm Valley Crossing is an approximately 138-acre master planned development initially approved in 1995.

2. AMENDED AND RESTATED

This document shall serve as the Amended and Restated Planned Area Development booklet for the development boundaries contained within Ordinance No. 202X-XXXX, unless otherwise amended subsequent to the approval of that Ordinance.

3. LAND USE

The intent of the PAD is to amend and restate the prevailing PAD Specific information as to modify the designation of Lot 18 and modify certain development standards.

Activities within each land use, as well as the architectural design, signage, lighting, and landscaping, will complement the existing development in the area. Design guidelines and CC&R's are in place to assure a high-quality development.

4. DESCRIPTION OF USES

General Commercial District (C-2)

The intent of this area is to allow the C-2 uses as stated herein. For lots where the C-2 zoning designation is paired with the Automotive and Related Commercial (ARC) designation, as identified by the label "ARC/C-2" or "ARC/C-2 and SC", a modified list of C-2 uses is applicable as described in Exhibit B of this document. For lots where C-2 is the only zoning designation, the General Commercial (C-2) and Neighborhood Commercial (C-1) uses designated within the City of Goodyear Zoning Ordinance are applicable. This amendment expands the C-2 designation to Lot 18.

Automotive and Related Commercial (ARC)

The intent of this area is to provide sites for automotive sales and for related services on parcels that do not all have major street frontage. Specific uses are noted in the Permitted Uses section of Exhibit B at the end of this document.

Service Commercial/Commerce (SC)

The intent of this land use designation is to provide service-oriented and employment-related uses necessary to serve the needs of the community and regional area.

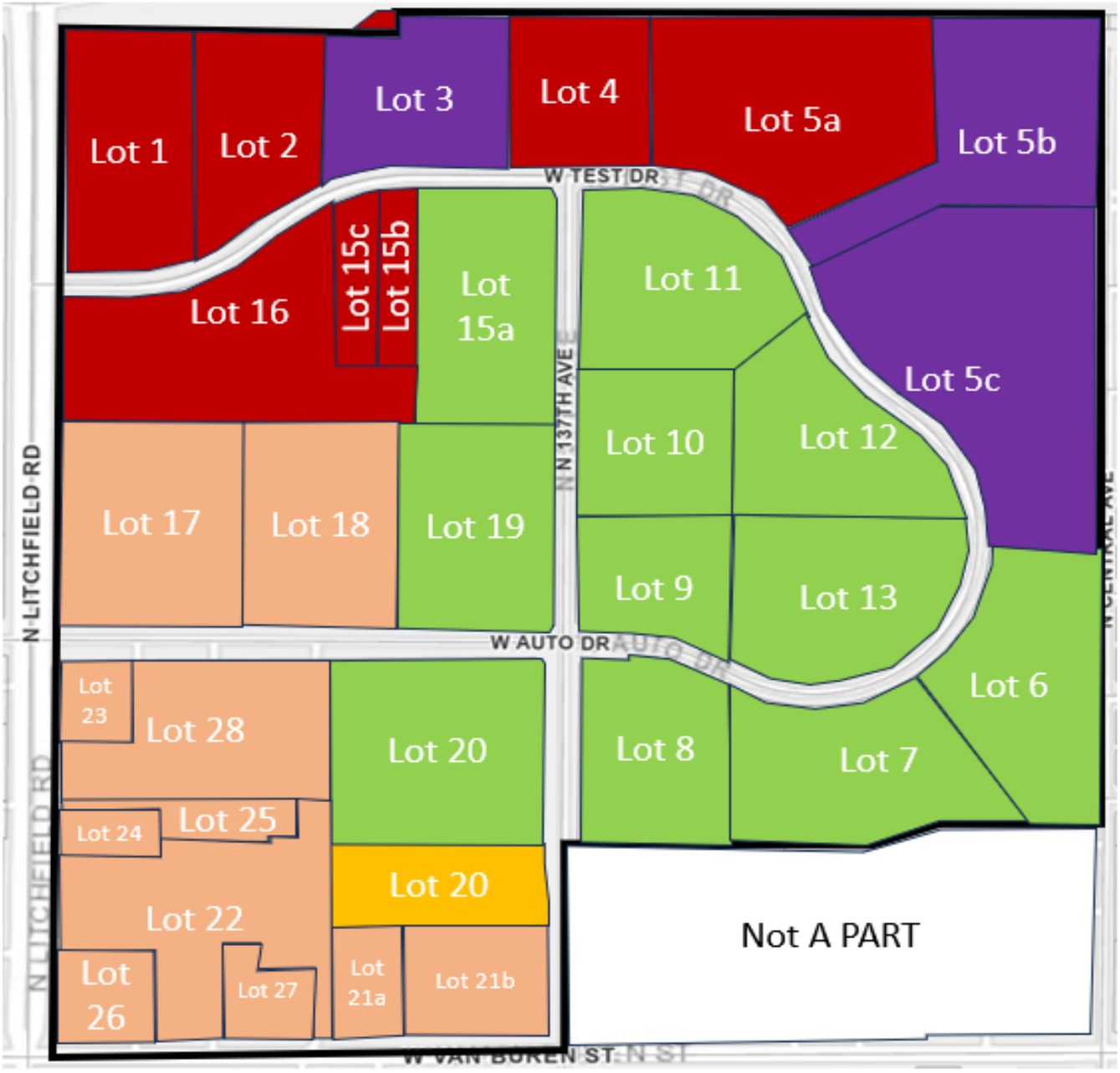
The list of permitted uses will allow small manufacturing, repair, research and development, office, research, testing, development and manufacturing of small products, and wholesaling. Portions of this property may be developed with large single users or consolidated complexes, while other parts may be subdivided to provide multi-tenant buildings or small single-user buildings and parcels.

Direct access to Central Avenue and the existing residential area to the east is not permitted. Appropriate buffering with the use of landscaping will help mitigate any adverse impacts to the residential areas.

5. SUMMARY

The goal for Palm Valley Crossing is the creation of a harmonious development which will preserve and enhance long term property values and provide a quality business and employment environment. This amendment will designate lot 18 for C-2 uses and facilitate the development of an underutilized site.

Exhibit A: PAD Amendment Boundary and Permitted Uses Category



C-2	C-2 General Commercial Uses
SC	Service Commercial/Commerce
ARC/SC	Automotive Related Commercial and Service Commercial/Commerce
ARC/C-2	Automotive Related Commercial and General Commercial
ARC/C-2 and SC	Automotive Related Commercial and General Commercial and Service Commercial/Commerce

Note, PAD parcels may not line up with current Tax Parcels.

EXHIBIT B
PERMITTED USES

General Commercial Uses - (C-2)

The permitted uses for Lots designated C-2 General Commercial are those uses allowed in the C-2 General Commercial Zoning District and C-1 Neighborhood Commercial zoning District of the City of Goodyear Zoning Ordinance, which include, but are not limited to, hotels/motels and parking lots.

General Commercial Uses within ARC/C-2 – (ARC/C-2)

General retail, service and office uses are provided for in the ARC/C-2 District, as well as encouragement of master-planned retail shopping centers to respond to community and regional area demand for goods and services. Combined, multiple-use developments with shared access, parking, design themes and amenities are particularly intended.

A. PRINCIPAL PERMITTED USES. Only listed use of structures or land shall be permitted.

1. Automotive repair and upholstering.

2. Banks and financial institutions.

3. Business and professional offices.

4. Bar/cocktail lounge/night club subject to the following conditions or limitations:

    a) Bar/cocktail lounge/night club shall be prohibited as a stand-alone use on Lots 5b and 5c. A bar may be permitted on these lots if it is located inside of a hotel.

    b) Music or entertainment shall be limited to recorded music or one entertainer or venue only if the facility is located a minimum of five hundred feet (500') from the property line of any residentially zoned or designated property. The area within the facility designated for music or entertainment activities shall not exceed a maximum of 5,000 square feet.

    c) The area devoted to patron dancing shall not exceed twenty-five percent (25%) of the total floor area.

    d) The area devoted to a microbrewery component of such a facility shall not exceed twenty-five percent (25%) of the total floor area.

5. Drive-through windows and outdoor teller facilities.

6. Employment agency.

7. Entertainment establishments, general, including: athletic facilities, bowling alleys, electronic game centers and arcades, ice and roller rinks, miniature golf, performing arts centers, pool halls and theaters.

8. Fine arts studios.

9. Health club.

10. Hotels and motels.

11. Large Retail User, subject to the provisions of Article 4-2-7 of the Goodyear Zoning Ordinance (the "Code").

12. Private business, professional, and trade schools.

13. Restaurant, excluding drive-in and drive-through facilities, subject to the following conditions or limitations:

    a) Music or entertainment shall be limited to recorded music or one entertainer or venue only if the facility is located a minimum of five hundred feet (500') from the property line of any residentially zoned or designated property. The area within the facility designated for music or entertainment activities shall not exceed a maximum of 5,000 square feet.

    b) The area devoted to patron dancing shall not exceed twenty-five percent (25%) of the total floor area

14. Retail stores with sales only, excluding drive-through facilities and convenience uses as defined in Article 4 of the Code.

15. Day care (elderly and youth)

16. Frozen food lockers

17. Personal and household services, such as barber and hair styling shops, beauty salons, clothing alterations, dry cleaning shops, furniture and appliance repair, copying services, self-service laundry, shoe repair shops (but excluding drive- through facilities).

18. Second hand stores

19. Taxidermist

20. Travel bureaus

21. Typewriter and business machine sales and repair

22. Veterinary Offices 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.

23. Also any other similar approved PAD uses as determined by the Community Development Director and all uses found below in ARC.

B. PERMITTED ACCESSORY USES.

1. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

2. Signs, on-site, as provided in Article 7 of the Code.

3. Portable Storage Containers, subject to Article 8-2 of the Code.

C. USE PERMIT USES. The following uses may be approved by Use Permit:

1. Automobile service stations, subject to the provisions of Article 4 of the Code.

2. Car wash (hand or automatic), subject to the provisions of Article 4 of the Code.

3. Convenience use subject to the provisions of Article 4 of the Code.

4. Self-storage warehouse, as provided in section 3-3-3 (C) (6) of the Code.

Automotive and Related Commercial (ARC)

1. Automotive, heavy truck, and recreational vehicle sales and repair, new and used
2. Motorcycle sales and repair, new and used

3. Boat, retail sales (along with trailers, parts, supplies, equipment, apparel, and other items related to the foregoing), and the repair, maintenance, and servicing of the foregoing in connection with a franchise, dealership or other business operation selling all or any such items.
4. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles body and fender work
5. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles rental and leasing
6. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles seat covers and trim shop
7. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles repair and upholstering

Service Commercial/Commerce (SC)

Permitted uses include: Manufacturing and assembly of products such as those listed but do not include I-2 uses: Wholesale activities and warehousing such as those listed but do not include I-2 uses; and Retail sales (only those listed):

1. Auto parts and supplies – retail sales – for motorcycles, boats, trucks, and recreational vehicles
2. Awnings, custom fabrication – manufacturing and retail sales
3. Bakers and baked goods – manufacturing and wholesale
4. Bathroom accessories and display – wholesale and retail sales
5. Bicycle wholesale, rental and repair
6. Blueprinting and reproduction
7. Building materials – wholesale and retail sales
8. Burglar alarm equipment – wholesale and retail sales
9. Burglar alarm service and monitoring
10. Business machine wholesale and repair
11. Cabinet wholesale and showroom
12. Candy – wholesale
13. Carpet and rug cleaning services
14. Carpet and tile flooring – wholesale and retail sales
15. Commercial trade schools and business colleges
16. Contractors' office with inside storage of materials only
17. Costume rentals
18. Custom closet – wholesale and manufacturing
19. Dance studio/Karate/Gymnastics
20. Dental supplies – wholesale and retail sales
21. Door and window – wholesale and manufacturing
22. Electric equipment – wholesale and retail sales
23. Equipment rental

24. Fire protection equipment and service – wholesale and retail sales
25. Floor covering – wholesale and retail sales
26. Florist – wholesale and retail sales
27. Furniture and art sales – manufacturing and wholesale
28. Furniture cleaner, furniture and appliance repair
29. Garage equipment – wholesale and retail sales
30. Glass shops, custom
31. Granite and tile flooring – wholesale
32. Guns – wholesale, retail sales, and gun range
33. Gymnasiums, private or commercial
34. Hardware and specialty items – wholesale and retail sales
35. Health Club
36. Health/fitness studio
37. Home appliance – wholesales and retail sales
38. Home décor accessories – wholesale and retail sales
39. Home electronics/security/music – wholesale and retail sales
40. Hospital supplies
41. Hotel equipment and supplies – wholesale and retail sales
42. Import accessories – wholesale and retail sales
43. Janitors' supplies – wholesale
44. Key and lock service
45. Lawn furniture, new – wholesale and retail sales
46. Lawn mower repair shops
47. Lighting fixture, fans, etc. – wholesale and retail sales
48. Machinery dealers – wholesale, retail sales and showrooms
49. Machinery rental
50. Medical supplies, retail sales and rental
51. Medical/dental laboratory
52. Milling equipment – wholesale and retail sales
53. Monuments – wholesale and retail sales
54. Office building
55. Paint and wallpaper – wholesale
56. Photographic developing and printing
57. Physical therapy equipment – wholesale
58. Playground equipment – wholesale and retail sales
59. Plumbing shop, fixtures and supplies, showroom and wholesale
60. Pool, spa – wholesale and retail sales
61. Processing and compounding of previously prepared materials
62. Radio repair and installation
63. Refrigeration equipment – wholesale and retail sales

64. Restaurant, excluding drive-in and drive-through facilities and entertainment, limited to 2,000 s.f.
65. Safes– wholesale and retail sales
66. Scientific or research laboratories
67. Sign painting shop
68. Signs – wholesale and manufacturing, not neon sign fabrication
69. Sound systems and equipment – wholesale and retail sales
70. Sound systems rentals and repairs
71. Sporting goods and fitness – wholesale and retail sales
72. Venetian blinds, custom – manufacturing and cleaning
73. Window cleaners' service
74. Window coverings, shutters – wholesale and manufacturing
75. Window display installations, studio and shops
76. Window glass installation shops

Uses are allowed on lots according to their land use designation pursuant to the list above, except for the following uses which are not allowed on Lot 6:

1. Auto sales, new and used
2. Motorcycle sales
3. Boats retail sales
4. Auto body and fender work
5. Auto rental and leasing
6. Automotive repair and upholstering
7. Bicycle sales, rentals and repair
8. Costume rentals
9. Gymnasiums, commercial
10. Health club
11. Lawn mower repair shops
12. Medical supplies, retail sales
13. Plumbing shop sales
14. Restaurants
15. The following retail stores:

- Bathroom accessories
- Building materials
- Electric equipment
- Fire protection equipment and supplies
- Garage equipment
- Guns
- Hotel equipment
- Machinery dealers
- Monuments

DEVELOPMENT STANDARDS

All provisions of the City of Goodyear Zoning Ordinance and the General Commercial (C-2) Zoning District shall apply to development in Palm Valley Crossing except those portions amended and restated below:

Area, setback, height, and landscape related dimensional requirements shall be as set forth below:

Minimum Net Site Area	10,000 s.f.
Maximum Height	56 feet; with an additional 10' for architectural elements
Maximum Building Coverage	60%
Minimum Setbacks	Front and street side - 20 feet (1) Interior side – 10 feet (except where a connected building crosses a property line, in that case 0 feet (2) Rear – 10 feet for buildings 30 feet in height or less except for Lots 5b, 5c, and 6 which shall provide a 30 foot building setback (2)
Minimum Landscape Widths	Front and street side - 20 feet Interior side – 0 feet where a C-2 designated property is adjacent to a C-2 designated property, otherwise 10 feet.

	Rear – 0 feet except that Lots 5b, 5c, and 6 shall provide a 10 foot landscape buffer

(1) Buildings with heights in excess of 30 feet shall provide 1 foot of additional setback for each foot of building height over 30 feet. Applies to front and street side setbacks only.

(2) Buildings adjacent to any residential use or district are subject to additional minimum building setbacks as defined in the Commercial District Standards of the City's Zoning Ordinance. Applies to interior side and rear setbacks only.

The following additional Development Standards are applicable to Palm Valley Crossing Lots 6, 7, 8, 9, 10, 11, 12, 13, 15a, 18, 19, 20, 21 and 21b:

1. All development shall conform to the Palm Valley Crossing Development Guidelines and the City's Design Guidelines for Commercial and Business Park Development.

2. Outdoor storage of materials is permitted if materials are fully concealed by a screen wall. A use permit is required for materials that are not fully concealed by a screen wall.

3. A Comprehensive Sign Package is required for sites having three (3) or more businesses. The sign package is to be approved by Planning & Zoning Staff as long as the Zoning Ordinance sign standards are met. No off-premise signs are allowed in Palm Valley Crossing.

4. Parking for new uses not presently listed in the Zoning Ordinance is required pursuant to standards as clarified in Table A (see next page). Multi-tenant shell buildings with more than two (2) tenant spaces shall be parked at 75% warehouse and 25% office/retail.

5. No drive-throughs are permitted in Palm Valley Crossing.

6. All development shall conform to City of Goodyear outdoor lighting requirements.

TABLE A
Parking Standards

NOTE: Multi-use shell buildings shall be parked at	*75% warehouse and 25% office retail.*
High schools, academies, colleges, universities, trade or vocational schools • **Commercial trade schools and business colleges.**	**1 space per 200 sq.ft indoor floor area**
<u>Service Commercial:</u> • **Bicycle sales and rentals** • **Blueprinting and reproduction** • **Burglar alarm watching service** • **Cabinet sales/showroom** • **Carpet and rug cleaning services** • **Costume rentals.** • **Equipment rental.** • **Furniture cleaner, furniture and appliance repair** • **Glass shops, custom** • **Hospital supplies.** • **Key and lock service** • **Lawn mower repair shops** • **Medical supplies, retail sales and rental** • **Machinery rental** • **Photographic developing and printing** • **Plumbing fixture showroom, sales, storage** • **Plumbing fixtures and supplies, display and retail sales** • **Plumbing shop** • **Radio repair shop** • **Retail stores with sales only, excluding drive-through facilities and convenience uses, such as:** **Automobile parts and supplies** **Bathroom accessories, display and retail sales only** **Building materials, retail sales only** **Burglar alarm equipment sales and service** **Carpet, v tile flooring** **Electric equipment, retail sales and repair** **Fire protection equipment and supplies, retail sales and service** **Garage equipment, retail sales** **Guns, retail sales and/or repairs** **Hardware and specialty items** **Home appliance service, sales, repair** **Home décor accessories** **Home electronics/security-music** **Hotel equipment, supplies and retail sales** **Import accessories sales and storage** **Lawn furniture, new, sales** **Lighting fixtures, fans, etc. sales, service, showroom** **Machinery dealers, retail sales and showrooms**	**1 space per 300 sq.ft. floor area**

Milling equipment, showrooms, retail sales Monuments, retail sales and display Playground equipment sales Pool, spa sales and service Refrigeration equipment, repairs and sales Safes, repairing and sales Sound systems and equipment sales Sporting goods and fitness sales • Sign painting shop • Sound systems rentals and repairs • Business machine sales and repair • Window cleaners' service • Window display installations, studio and shops • Window glass installation shops	
<u>Independent Commercial Buildings and Uses:</u> General offices/retail and services • Contractors' office with inside storage of materials only • Office buildings	1 space per 300 sq.ft. floor area
General auto repair - garage, service station, car wash and drive-through lubrication shops • Auto body and fender work • Auto seat covers and trim shop • Automotive repair and upholstering	1 space per 300 sq.ft. floor area, including service bays, wash tunnels and retail areas
Restaurant, Bar / Cocktail Lounge, Bar / Microbrewery (part of a larger center where shared parking and restrooms, cross access agreements exist) • Restaurant, excluding drive-in and drive-through facilities and entertainment limited to 2,000 s.f.	1 space per 50 sq.ft. floor area, excluding hallways, restrooms, storage areas, equipment rooms, kitchens, and outdoor seating areas. 1 space per 150 sq.ft. kitchen and employee service areas 1 space per 150 sq.ft. outdoor seating area
Outdoor sales and service areas (car lots, building supplies, and the like as permitted) • Auto sales, new and used • Motorcycles, repairing and sales • Boats, retail sales • Auto rental and leasing	1 space per 375 sq.ft. indoor floor area, of sales and service building, but not less than 4 spaces per use

Health spas/clubs, gyms & tennis, handball, racquetball courts/clubs • **Dance studio** • **Gymnasiums, private or commercial** • **Health club.** • **Health/fitness studio**	**1 space per 100 sq.ft. indoor floor area, excluding courts, which require 2 spaces per court**
<u>Industrial Buildings and Uses:</u> **Industrial Buildings and Uses** • **Medical/dental laboratory** • **Processing and compounding of previously prepared materials** • **Scientific or research laboratories.**	**2 spaces for every 3 employees on the shift with the greatest number of employees**
<u>Independent Industrial Buildings and Uses:</u> **Warehouses** • **Wholesale activities and warehousing, such as:** **Candy, wholesale distribution** **Dental supplies, retail and wholesale** **Floor covering, retail and wholesale** **Florist, retail and wholesale** **Granite and tile flooring, sales and warehouse** **Janitors' supplies, storage and warehouse** **Paint and wallpaper, sales and warehouse** **Physical therapy equipment, retail and wholesale** **Wholesale to consumer and the trades**	**1 space per 900 sq.ft. floor area**
Manufacturing • **Manufacturing and assembly of products, such as:** **Awnings, custom fabrication and sales** **Bakers and baked goods, manufacturing wholesale and storage** **Custom closet sales and manufacturing** **Door and window sales, manufacturing, warehousing** **Furniture and art sales, manufacturing, sales, warehouse** **Sign manufacturing and sales, not neon sign fabrication** **Venetian blinds, custom manufacturing and cleaning** **Window coverings, shutters sales, manufacturing, warehouse**	**1 space per 600 sq.ft. floor area**

Attachment B

Aerial Photo Exhibit
Case No. P26-00126
Palm Valley Crossing - 6th Amended & Restated PAD



Details of the Request:

Palm Valley Crossing (see Attachment B) is currently zoned Planned Area Development (PAD) under the Palm Valley Crossing 5th Amended and Restated PAD, approved by City Council on February 26, 2024, under Ordinance 2024-1599. The applicant requests a rezone to amend the PAD (see Exhibit D to Attachment A). The new amendment will be referred to as the Palm Valley Crossing 6th Amended and Restated PAD.

The purposes of the amended and restated PAD are as follows:

1. Modify the underlying zoning of a 4.5-acre parcel within the PAD, known as Lot 18. This parcel is located on the north side of West Auto Drive, approximately 432 feet east of the intersection of Auto Drive and North Litchfield Road. It is currently undeveloped.

   The current underlying zoning district for Lot 18 is Automotive Related Commercial and Service Commercial/Commerce, noted as ARC/SC. This zoning district permits a mix of uses pertaining to automobiles, motorcycles, boats, and recreational vehicles, such as sales, rentals, body work, repairs, and upholstering. It also permits a mix of service and light industrial uses, such as manufacturing and assembly uses, warehouses, and wholesale or retail sales of certain products.

   The proposed underlying zoning district for Lot 18 is General Commercial or C-2, which permits all C-2 and Neighborhood Commercial (C-1) uses listed in the city of Goodyear Zoning Ordinance. This modification would facilitate the development of Lot 18 with two new uses: an overflow parking lot for the adjacent Palm Valley Church (to be built on the west side of Lot 18), and a 112-room, four-story hotel (to be built on the east side of Lot 18). A Minor Land Division is in process, which will split Lot 18 into two new parcels, so that each use will be on its own parcel. A Site Plan application is also required per a proposed stipulation of the Rezone.

2. Modify a landscape setback requirement for interior side property lines, for certain parcels within the PAD. Currently, the PAD requires a minimum ten (10)-foot landscape setback along interior side property lines for all parcels within the PAD. The proposed modification would reduce this to zero (0) feet for all parcels within the PAD with underlying C-2 zoning, for side property lines that are shared with another C-2 parcel. The modification would enable the owner/developer of Lot 18 to construct the overflow parking lot and the hotel as one contiguous project even though they will be on separate parcels, with a drive aisle instead of a landscape strip along the shared interior property line. The modification will also ensure that all C-2 properties within the PAD are in compliance with the PAD's development standards, as there are some C-2 properties (such as those within the Palm Valley Crossing shopping center at the southeast corner of Auto Drive and Litchfield Road) that currently are not providing a landscape buffer along their interior side property lines.

3. Reassert and restate the development standards for Lots 6, 7, 8, 9, 10, 11, 12, 13,

15a, 18, 19, 20, 21 and 21b of the PAD. These standards were originally established in the 2007 amendment to the PAD but were inadvertently omitted in the 2011 amendment. When the 2024 amendment was then approved to restate and amend all prior amendments into one document, these standards were again left out of the document, causing confusion as to whether they were still in effect. An Administrative Determination completed by staff in September 2025 upheld the applicability of the standards, but this rezone proposes to include them in the PAD regulatory document for clarity.

Palm Valley Crossing

6th Amended and Restated Planned Area Development

Project Narrative

A MIXED USE

PLANNED AREA DEVELOPMENT

IN GOODYEAR, ARIZONA

Case No. P26-00126

Submitted: 6/15/2026

Second Submittal: 8/28/2026

INTRODUCTION

Palm Valley Crossing is an approximately 175-acre master planned development initially approved in 1995—at that time called "Palm Valley Metroplex" (the "PAD"). Since the 1995 approval, five prior amendments have been requested and granted to modify permitted uses, development standards, etc. as is appropriate for the market and development conditions at the time.

The overall PAD area is generally bounded by I-10 on the north, Van Buren Street on the south, the Southern Pacific railroad tracks on the west, and Central Avenue on the east. The PAD has always allowed for an appropriate mixture of commercial, automotive, and office/light industrial uses.

This amendment request pertains to an approximate 4.5±-acre site (the "Site") located east of the northeastern corner of Litchfield Road and Auto Drive. The Site is vacant and is surrounded by an Amazon corporate office to the immediate west, a GMC car dealership to the north, office and a shooting range to the east, and Palm Valley Church and light commercial uses to the south (across W. Auto Drive). This amendment will also modify landscape buffers along interior side property lines for all properties within the PAD that have underlying C-2 zoning.

The intent of this PAD is to allow a parking lot to serve the existing adjacent Palm Valley Church and to facilitate the development of a hotel. Both uses are appropriate for the area, surrounding uses, and the overall intent of the PAD.

EXISTING AND PROPOSED LAND USES

The Site is currently designated as "Lot 18" under the PAD which allows "Automotive Related Commercial and Service Commercial/Commerce" (ARC/SC). This amendment requests Lot 18 be designated for General Commercial Uses (C-2), as other adjacent sites within the PAD are designated.

SITE LAYOUT

The Site is proposed to feature a hotel on the eastern portion of the Site. The hotel is planned to be approximately 112 rooms and consists of approximately 4 stories. The church parking lot on the western portion of the Site is proposed to have approximately 125 additional parking spaces primarily for the use of church employees and volunteers.

DEVELOPMENT STANDARDS

All provisions of the City of Goodyear Zoning Ordinance and the General Commercial (C-2) Zoning District shall apply to development in Palm Valley Crossing except those portions amended and restated below:

Area, setback, height, and landscape related dimensional requirements shall be as set forth below:

Minimum Net Site Area	10,000 s.f.
Maximum Height	56 feet; with an additional 10' for architectural elements
Maximum Building Coverage	60%
Minimum Setbacks	Front and street side - 20 feet (1) Interior side – 10 feet (expect where a connected building crosses a property line, in that case 0 feet) Rear – 10 feet for buildings 30 feet in height or less except for Lots 5b, 5c, and 6 which shall provide a 30 foot building setback (2)
Minimum Landscape Widths	Front and street side - 20 feet Interior side – 0 feet where a C-2 designated property is adjacent to a C-2 designated property, otherwise 10 feet. Rear – 0 feet except that Lots 5b, 5c, and 6 shall provide a 10 foot landscape buffer

(1) Buildings adjacent to any residential use or district are subject to additional minimum building setbacks as defined in the Commercial District Standards of the City's Zoning Ordinance. Applies to interior side and rear setbacks only.

(2) Buildings with heights in excess of 30 feet shall provide 1 foot of additional setback for each foot of building height over 30 feet. Applies to front and street side setbacks only.

Justification for Interior Side Setback

Adjusting the interior landscape setbacks is appropriate where two C-2 designated properties are adjacent to one another. There would be no negative impact to streetscapes or passers-by because only interior landscape setbacks are impacted. Lot and all other setbacks provided for by the PAD would remain in place, ensuring ample setbacks and landscape setbacks are present.

REZONING CRITERIA

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

The City of Goodyear's General Plan Land Use Map designates the Site as Business & Commerce. The requested C-2 land uses are appropriate for that designation and are consistent with the General Plan's vision for the Site. The current ARC/SC designation is targeted toward automotive uses. While other automotive uses have developed in the PAD area on adjacent sites, this Site remains vacant and has failed to develop under its current designation. This proposed amendment will allow this underutilized infill site to be developed with sensible land uses that are appropriate and will support nearby uses.

Since the most recent PAD amendment regarding Lot 18 in 2006, this area and the City of Goodyear as a whole has experienced significant growth. In 2006, much of the land adjacent to this Site was still vacant. As surrounding sites have developed, it has left this relatively small site (when considering permitted automotive related uses) vacant. On the other hand, the growth of the area and the City, including nearby Civic Square, create demand for additional nearby hotels and commercial uses as would be allowed under this amendment. The church parking lot is also fitting for the area and a good use of a currently underutilized site.

There is adequate infrastructure surrounding the Site to serve the needs for this proposed development. The proposed uses for the Site will enhance the area.

Further, this proposed PAD amendment is consistent with numerous applicable goals, objectives and policies of the City's General Plan, such as:

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.

Goal LC-2, A stable approach to growth that is well managed and distributed to meet or exceed the quality of existing development and equitability addresses the needs of existing and future residents, businesses and visitors.

Goal PI-1, A resilient and diversified economy.

Goal PI-4, a destination for tourism in the region and beyond.

The proposed hotel provides a compatible visitor-serving land use that complements surrounding development while contributing to a high-quality and distinctive built environment. This proposed development represents a well-managed and orderly form of growth that supports the City's long-term planning framework, efficiently utilizes existing infrastructure, and equitably serves residents, businesses, and visitors. By expanding lodging options and generating ongoing employment and economic activity, the development contributes to a more resilient and diversified local economy. In addition, the proposed hotel strengthens the City's role as a regional destination by supporting tourism, business travel, and visitor-oriented activity, thereby enhancing the City's appeal and supporting sustained economic vitality. The addition of the church parking lot is necessary to support the adjacent use and will be an appropriate addition to this site.

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

This vacant Site is adequately sized and prepared for development. The Site has access streets that are appropriately sized and designed to carry the traffic generated by the proposed mixed-use development and is readily accessible to I-10.

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.

This PAD amendment is consistent and compatible with surrounding land uses and development patterns. The Site is located within a highly trafficked area and is nearby to the Goodyear Civic Square, where a mix of civic, commercial, residential, and visitor-serving uses is intended and anticipated. The PAD intended for a mixture of uses and flexibility. Given that our request is to modify the designation to a different designation also permitted under the PAD, it is clear that the proposed permitted uses are suitable for this area and are still fitting with the overall vision of the PAD. The C-2 uses requested for this Site are appropriate for the site and area. This proposed amendment will not have any negative impacts on the area.

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

Given that the Site has not developed under its current PAD designation, while a robust variety of commercial uses have developed on nearby sites with similar access and visibility, the proposed PAD amendment to allow C-2 will allow the site to develop. The amendment allows the Site to better compete with and complement surrounding development without increasing the overall amount of land available for commercial uses beyond what is needed to accommodate that demand. Regarding the revisions to development standards for C-2 parcels, these minor modifications will increase flexibility for commercial developments and bring properties into conformance that may currently not be meeting interior landscape standards.

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

There is existing infrastructure adequate to serve the Site. This amendment should not require a significantly different amount of services compared to the uses previous permitted.

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

This is an infill Site that is located near existing public services. We do not anticipate any adverse fiscal impacts resulting from development of this Site.

g. General public's concerns.

No public comments have been received at this time. A public review process will be held in accordance with comments received from Staff at the 12/11/2025 Pre-App meeting and the Citizen Review Process requirement in Goodyear's Zoning Ordinance.

h. Whether the amendment promotes orderly growth and development.

This PAD amendment is consistent with the City's General Plan, compatible with the surrounding area, and promotes orderly growth and development in a key area of the City. The PAD will allow development on the Site that will become a positive asset to the area and Goodyear overall.

i. 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.

Developing this Site will have a positive impact on the general health, safety, and welfare of the citizens of the City and the general public by providing a sustainable a safe and well-designed mix of commercial, employment entertainment, hospitality, and residential uses within a pedestrian friendly environment that will provide numerous economic development benefits to the Community.

CONCLUSION

The PAD amendment is consistent with the intent of the City's PAD Zoning District to accommodate, encourage, and promote innovative design that results in an attractive and harmonious development within the community. The PAD includes development standards, design guidelines and form-based zoning principles to create the framework for an innovative mixed-use development.

Per the city of Goodyear Zoning Ordinance, the city's review and recommendation on a zoning amendment is to be guided by the following criteria:

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

The Property is located within the Business and Commerce land use category of the city's 2035 General Plan. The Business & Commerce category provides areas for the growth and development of Goodyear's economic base, including areas for shopping and entertainment. This category includes uses such as community-level retail, entertainment, and service-oriented businesses that are regionally significant. Business & Commerce includes uses such as, but not limited to, business parks, offices, warehouses, regional hospitals, high density residential that supports the area, light industrial uses, and public/community facilities.

The proposed rezone meets the intent of the Business & Commerce category, as it will facilitate development of Lot 18 with a hotel that serves the southwest valley trade area, as well as an offsite parking lot for an existing church. Additionally, Lot 18 is located within a large established business park.

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

Lot 18 is currently undeveloped land with no special natural features. The proposed PAD Amendment is consistent with the current suitability of the subject property's physical and natural features for the uses permitted within the PAD.

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

All properties directly surrounding Lot 18 are zoned within and subject to the same PAD (Palm Valley Crossing). Their uses and underlying zoning are as follows:

- North – Yates Buick & GMC; underlying zoning of ARC/C-2 (Automotive Related Commercial and General Commercial).
- West – Amazon Global Security Operations center; underlying zoning of C-2 (General Commercial).
- East – Goodyear Business Center (a business center with multiple tenants); underlying zoning of ARC/SC (Automotive Related Commercial and Service Commercial/Commerce).
- South (opposite side of West Auto Drive) – Palm Valley Crossing (a shopping center with multiple tenants, including Palm Valley Church); underlying zoning of C-2 (General Commercial).

This proposal would change the underlying zoning of Lot 18 from ARC/C-2 to C-2. Lot 18 is directly adjacent to other C-2 properties (the Amazon building to the west and the Palm

Valley Crossing shopping center to the south), so the proposal would simply expand the existing C-2 area within the PAD instead of creating an island of non-compatible zoning.

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

As explained under #3, the proposal would expand an existing area of C-2 zoning within the Palm Valley Crossing PAD and would not create an island of incompatible zoning within the PAD or establish new zoning districts that do not already exist within the PAD. Lot 18 was assigned the underlying zoning district of ARC/SC starting with the 2007 amendment of the PAD, and in this time, no development proposals have moved forward for the site, indicating that the uses permitted under ARC/SC may not be the highest and best uses for the site. The rezone of Lot 18 to C-2 would accommodate a planned development on the site that will include a hotel as well as an overflow parking lot for another existing use within the same PAD (Palm Valley Church).

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

The request to change the underlying zoning of Lot 18 from ARC/C-2 to C-2 would be in conformance with the General Plan as well as this PAD as mentioned above.

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

Demands for public services will be identified and further reviewed during site plan and construction plan review process. The property owner/developer will need to demonstrate public services are available to serve the Property at the time of development. However, preliminary findings on the availability of public services are provided in the following sections.

<u>Fire Response:</u>
The subject property will continue to be served by Fire Station No. 181 and No. 183.

Nearest Goodyear Fire Station	Minutes	Miles
181	1.38	0.69

2nd nearest Fire Station	Minutes	Miles
183	4.44	2.22

<u>Police Response:</u>

The property is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property as proposed. This proposed rezone does not impact the ability of the department to serve the property.

Streets/Transportation:
The final location of any proposed access points will be determined during plat and/or site plan review and approval and will require approval by City of Goodyear.

Water/Wastewater:
With this rezone request, the subject property will be served by the city of Goodyear. All infrastructure necessary to serve the subject property will be required to be installed by the property owner and/or developer.

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

The subject property is in an area where typical public services are currently provided. If the extension or upsizing of any utility lines is needed to serve the Property, then the extension or upsizing will be the responsibility of the owner/developer as part of the development process.

8. General public concerns.

In accordance with the city's Citizen Review Process, an alternative citizen review process was used. Notification was mailed on September 23, 2026, to property owners within the Palm Valley Crossing PAD, as well as property owners within 1,200 feet of all parcels within the PAD that have underlying C-2 zoning, to inform them of the application to amend the Palm Valley Crossing PAD. To date, staff have not received any public inquiries in response to this notice.

Notice for the public hearings before the Planning and Zoning Commission and City Council on November 4, 2026, and November 16, 2026, respectively, included a postcard mailed to the same property owners on October 10, 2026; a legal notice published in the Arizona Business Gazette- Republic Edition on October 16, 2026; and a sign posted on the property on October 19, 2026. Information on the rezone request and these public hearings was also posted on the city's website. To date, staff have not received any public inquiries in response to these notices.

9. Whether the amendment promotes orderly growth and development.

The proposal to modify the underlying zoning of Lot 18 from ARC/SC to C-2 will promote continued orderly growth and development in conformance with the city's Zoning Ordinance, Design Guidelines, and Engineering Standards. As described above, Lot 18 is directly adjacent to other parcels in the PAD with underlying C-2 zoning, so this modification will not create any islands of C-2 zoning.

The proposal to modify a landscape setback requirement from ten (10) feet to zero 0) feet for parcels with underlying C-2 zoning would not present any compatibility issues, as it would affect only the interior side property lines of these parcels, and only in situations where a C-2 lot is adjacent to another C-2 lot. Modification of this standard promotes multiple-lot commercial centers as contiguous developments. without “breaks” for required landscaping. Furthermore, there are parcels within the PAD with underlying C-2 zoning that do not meet the ten 10)-foot landscape setback requirement (such as the parcels within the Palm Valley Crossing shopping center at the southeast corner of Auto Drive and Litchfield Road). Modification of this standard will bring those properties into compliance with the PAD.

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 proposal to modify the underlying zoning of Lot 18 from ARC/SC to C-2 will continue to promote the general health, safety, and welfare of the city, as stipulated within the attached draft ordinance.

ITEM #: 4.
DATE: November 4, 2026

BOARDS, COMMISSIONS AND COMMITTEES STAFF REPORT

SUBJECT: REZONE APPROXIMATELY 137.77 ACRES FROM PALM VALLEY CROSSING 5TH AMENDED & RESTATED PAD TO PALM VALLEY CROSSING 6TH AMENDED & RESTATED PAD

STAFF PRESENTER(S): Ann Dolmage, Principal Planner

OTHER PRESENTER(S):
Ed Bull, Burch & Cracchiolo

SUMMARY

This is a public hearing to request a rezone of approximately 137.77 acres, generally located at the northeast corner of West Van Buren Street and North Litchfield Road, from Planned Area Development (PAD) to PAD with multiple underlying zoning districts. The proposed PAD will be known as the Palm Valley Crossing 6th Amended and Restated PAD.

RECOMMENDATION

1. Conduct a public hearing to consider a rezone of approximately 137.77 acres generally located at the northeast corner of West Van Buren Street and North Litchfield Road, from PAD to PAD (the Palm Valley Crossing 6th Amended and Restated PAD), with multiple underlying districts.

2. Recommend approval of the request to rezone approximately 137.77 acres generally located at the northeast corner of West Van Buren Street and North Litchfield Road, from PAD to PAD (the Palm Valley Crossing 6th Amended and Restated PAD), with multiple underlying districts, as set forth in the draft of Ordinance. (Ann Dolmage, Principal Planner).

STIPULATIONS

See Attachment A (Draft Ordinance)

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 March 28, 1995, the City Council approved a rezone of 192.53 acres from I-1 (Light Industrial) and R1-7 (Single-Family Residential) to the Palm Valley Metroplex Planned Area Development (PAD). The PAD included areas on both sides of Litchfield Road, south of I-10, and permitted a range of commercial and industrial uses, as well as an entertainment district. A development agreement for Palm Valley Metroplex was approved in June and amended in August of the same year. At the time of the development agreement amendment, the name of the PAD changed to Palm Valley Crossing.

The original rezone was followed by amendments in 2004, 2007, 2008, 2011, and 2021, all of which affected only portions of the original PAD area. The 2008 amendment removed forty (40) acres from Palm Valley Metroplex and created a new mixed-use commercial PAD known as Goodyear Palms Plaza, on the west side of Litchfield Road, immediately south of I-10. (This area is now known as Celebration Plaza.)

The most recent amendment for Palm Valley Crossing was approved in 2024. This amendment modified the underlying zoning of Lot 3 to allow service uses to permit an office/warehouse building on that lot. It also resolved inconsistencies in land use maps approved under previous versions of the PAD by changing areas described as Regional Shopping Center and Retail to General Commercial (C-2). Finally, it restated the unchanged parts of the PAD, so that guidelines and policies for the full Palm Valley Crossing PAD could be found within a single document, known as “Palm Valley Crossing 5th Amended and Restated Planned Area Development (February 2024)”.

On September 13, 2005, a Site Plan was approved for two connected buildings at the north end of the Palm Valley Crossing shopping center, south of Auto Drive and east of Litchfield Road: a 30,500-square-foot building and a 11,500-square-foot building. The Site Plan assumed that the entire space would be used for retail, with a parking requirement of 141 spaces (one space per 300 square feet of floor area). A parking supply of 162 spaces was proposed for that Site Plan, giving the combined buildings a surplus of 21 spaces.

After approval of this Site Plan, Palm Valley Church took occupancy for both spaces. Per the Zoning Ordinance, places of worship require more parking than retail space, since any areas used for assembly must be parked at a rate of one space per 75 square feet, while non-assembly areas are parked at a rate of one space per 300 square feet. It is not clear if a new parking analysis was conducted for the church to ensure that there would be adequate on-site parking for that use.

Palm Valley Church has identified a need for additional parking and wishes to establish an off-site parking lot for staff and volunteers on the west half of a 4.5-acre parcel on the north side of Auto Drive (Assessor’s Parcel Number 500-03-355, known as Lot 18 in the existing PAD). A hotel with 112 guest rooms is planned for the east half of Lot 18.

The purpose of the rezone is as follows:

- Change the underlying zoning of Lot 18 in Palm Valley Crossing PAD from ARC/SC to C-2, which will facilitate the development of a hotel on one side of Lot 18 and an overflow parking lot for Palm Valley Church on the other side (a Minor Land Division is currently underway to split the parcel).

- Reduce the minimum landscape setback along interior side property lines between adjacent C-2 lots, from ten (10) feet to zero (0) feet. This will enable the hotel and church parking lot to locate an access drive along their shared interior property line so that both new parcels can be developed as one contiguous project. This will also bring other C-2 lots within the PAD that are not meeting this requirement into conformity with the PAD.

- Re-establish development standards for certain lots within the PAD (Lots 6, 7, 8, 9, 10, 11, 12, 13, 15a, 18, 19, 20, 21 and 21b). These standards were originally established in the 2007 amendment to the PAD but were inadvertently omitted in later amendments. An Administrative Determination completed by staff in September 2025 identified and corrected the issue, but including the standards in

the PAD as well will keep all information in one place.

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:
See Attachment B (Aerial Photo), Attachment C (Details of the Request) and Attachment D (Project Narrative).

Summary of Compliance with Rezoning Evaluation Criteria:
See Attachment E (Detailed Evaluation Criteria).

Attachments

Attachment A - Ordinance 2026-XXXX
Attachment B - Aerial Photo
Attachment C - Details of Request
Attachment D - Project Narrative
Attachment E - Detailed Evaluation Criteria

It's a Great time to be in Goodyear.

PALM VALLEY CROSSING
6TH AMENDED & RESTATED PAD



PALM VALLEY CROSSING
6TH AMENDED & RESTATED PAD

PAD History

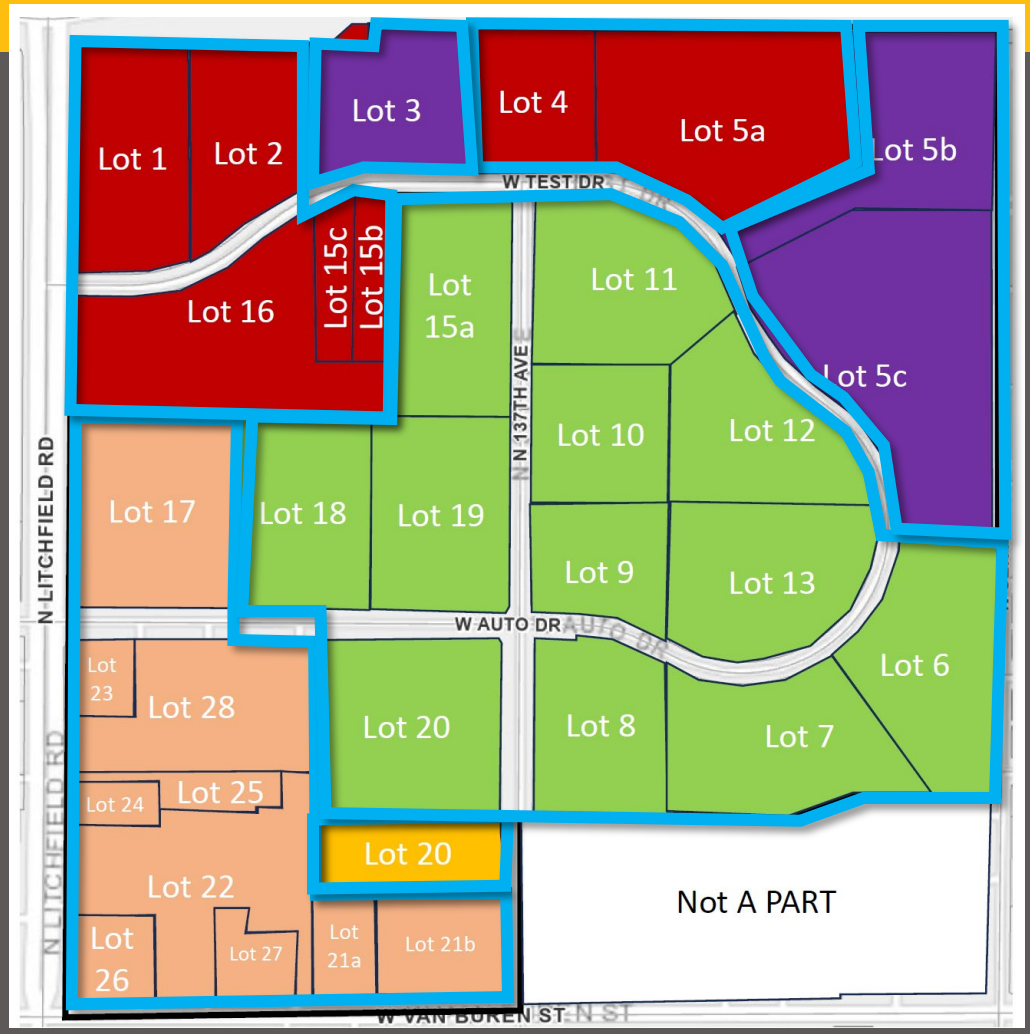
- Established 1995 as Palm Valley Metroplex
- Multiple amendments between 2004 and 2024
- Current area of PAD = approx. 138 acres

PALM VALLEY CROSSING
6TH AMENDED & RESTATED PAD

Current PAD

Zoning Designations

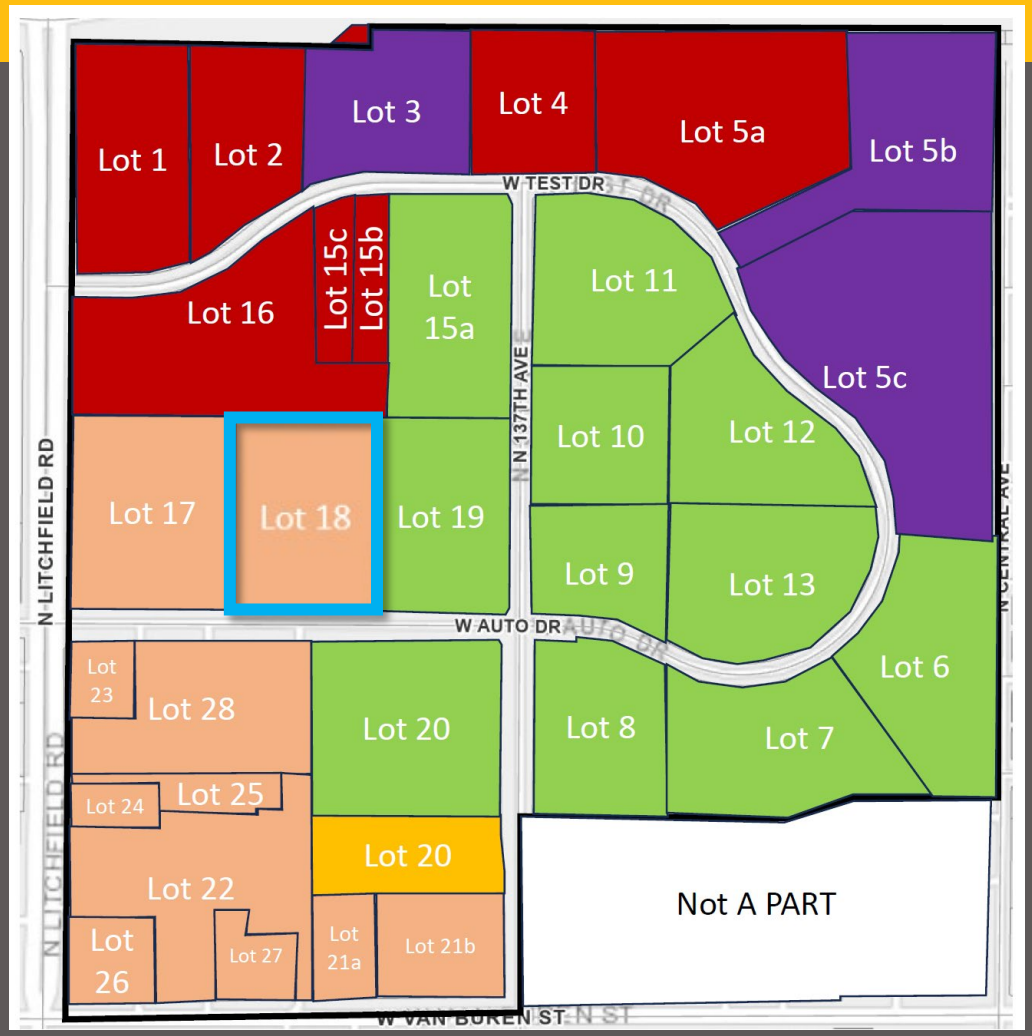
- C-2 (tan)
- SC (yellow)
- ARC/C-2 (red)
- ARC/SC (green)
- ARC/C-2 & SC (purple)



PALM VALLEY CROSSING
6TH AMENDED & RESTATED PAD

Proposed PAD

Amend zoning of Lot 18 from ARC/SC to C-2

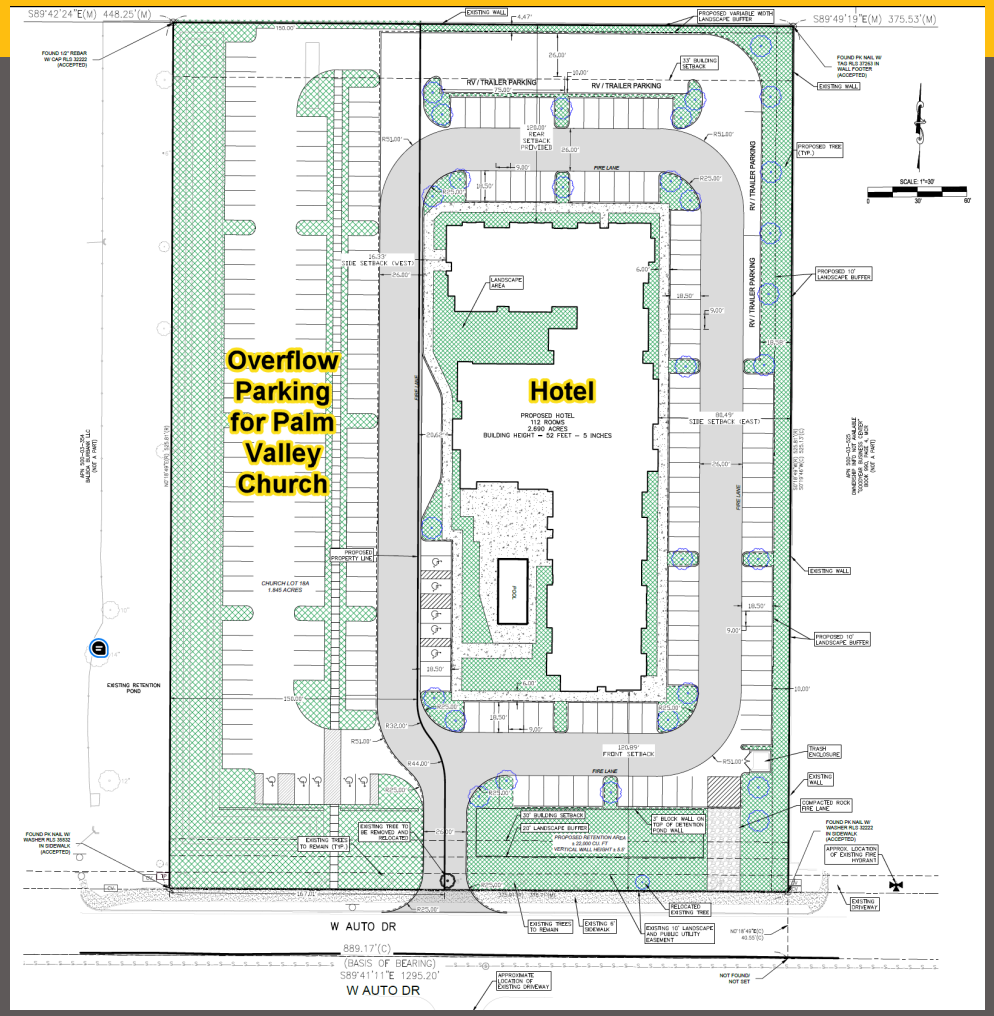


It's a Great time to be in Goodyear.

PALM VALLEY CROSSING
6TH AMENDED & RESTATED PAD

Will allow a hotel and an overflow parking lot on Lot 18

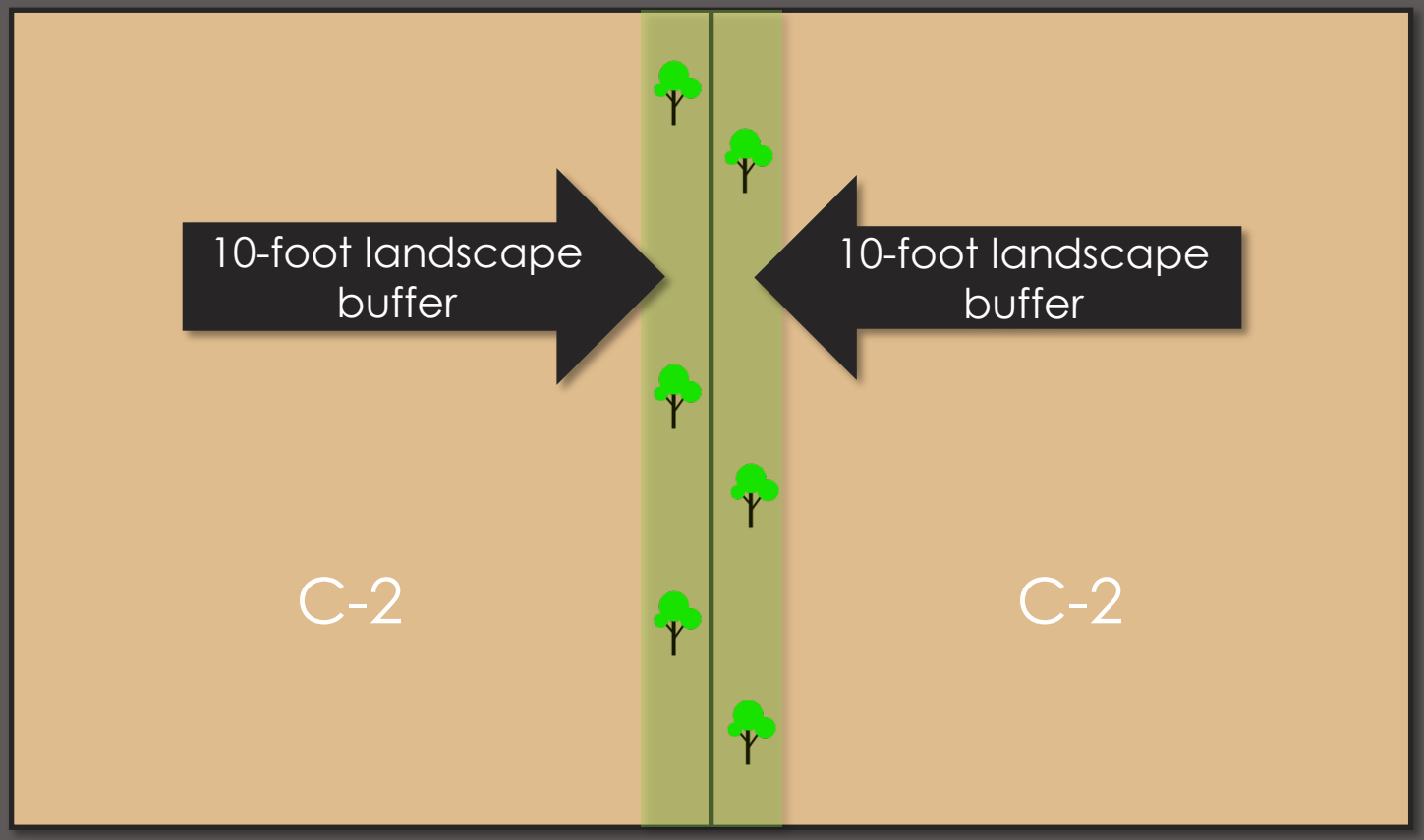
(Subject to Site Plan review and approval)



PALM VALLEY CROSSING
6TH AMENDED & RESTATED PAD

Additional Objectives

- Modify landscape buffer requirement for C-2 lots
- Re-establish development standards for certain lots



PALM VALLEY CROSSING
6TH AMENDED & RESTATED PAD

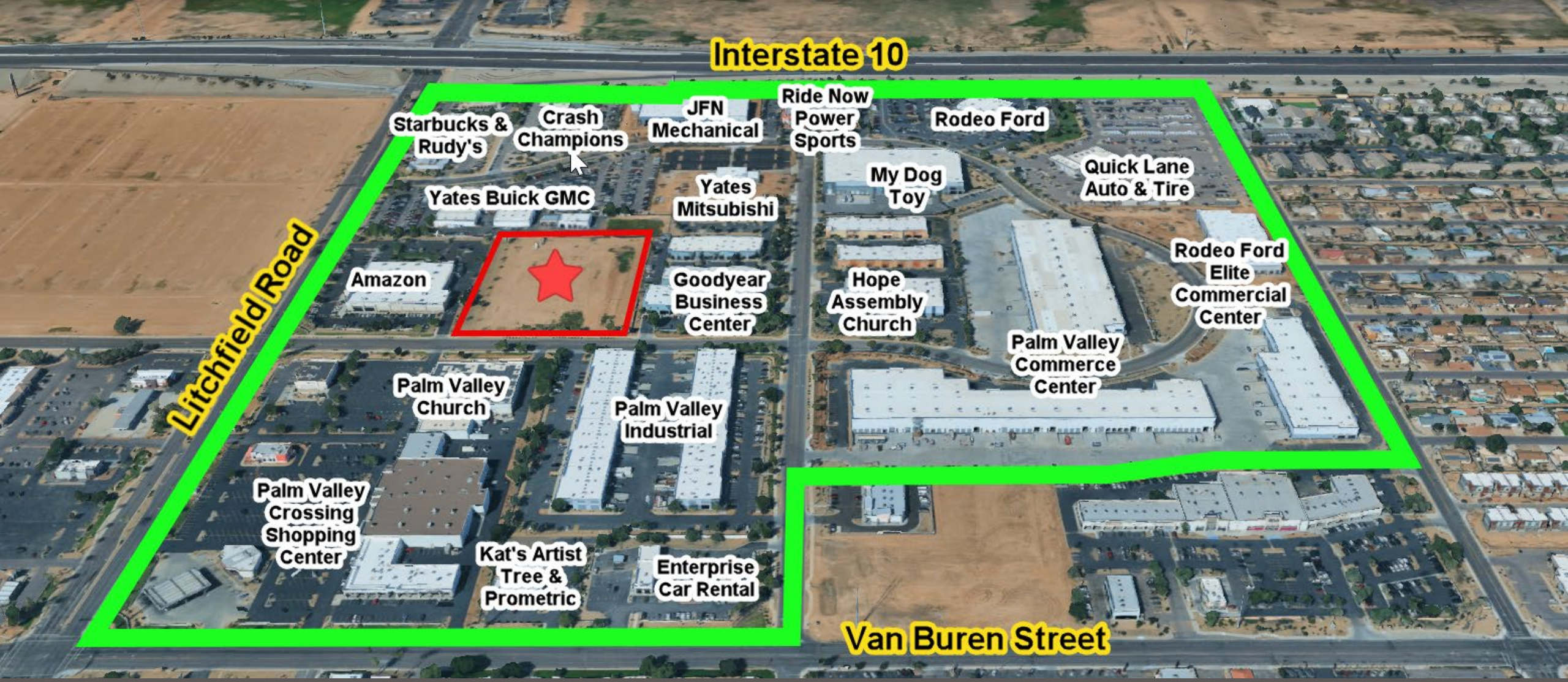
Public Participation

- Alternative Citizen Review Postcards mailed September 23
  - All properties within the PAD
  - All properties within 1,200 feet of C-2 zoned lots
- ADOT & PHX-Goodyear Airport notified
- Planning & Zoning Commission hearing – November 4

PALM VALLEY CROSSING
6TH AMENDED & RESTATED PAD

Recommendation

Approve the Rezone from the Palm Valley Crossing 5th Amended & Restated(PAD) to the Palm Valley Crossing 6th Amended & Restated PAD, subject to stipulations


Interstate 10
Litchfield Road
Van Buren Street
Starbucks & Rudy's
Crash Champions
JFN Mechanical
Ride Now Power Sports
Rodeo Ford
My Dog Toy
Quick Lane Auto & Tire
Yates Buick GMC
Yates Mitsubishi
Amazon
Goodyear Business Center
Hope Assembly Church
Rodeo Ford Elite Commercial Center
Palm Valley Commerce Center
Palm Valley Church
Palm Valley Industrial
Palm Valley Crossing Shopping Center
Kat's Artist Tree & Prometric
Enterprise Car Rental

ITEM #: 6.
DATE: 11/16/2026
AI #:3420

CITY COUNCIL ACTION REPORT

SUBJECT: RESOLUTION ADOPTING THE CITY OF GOODYEAR FISCAL YEAR (FY) 2027-2030 STRATEGIC PLAN

STAFF PRESENTER(S): Jenna Goad, Strategic Planning & Organizational Performance Manager

SUMMARY

Each fall, the Council considers updates to the City's Strategic Plan. The attached City of Goodyear FY2027-2030 Strategic Plan incorporates the updates discussed at the City Council Retreat. The Strategic Plan ensures alignment between Council and staff, guides and prioritizes staff's efforts, and is used in developing the city manager's recommended budget.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Adopt Resolution No. 2026-2541 adopting the City of Goodyear FY2027-2030 Strategic Plan. (Jenna Goad, Strategic Planning & Organizational Performance Manager)

FISCAL IMPACT

There is no direct budget impact from this planning item. Future expenditure requests associated with projects proposed in the plan will be discussed during the annual budget development process.

BACKGROUND AND PREVIOUS ACTIONS

Council adopted the FY2026-2029 Strategic Plan in November 2025. The plan outlines the City’s focus areas, guiding principles, and specific goals established by the Council which guide and prioritize staff’s efforts during the years of the plan.

In preparation for the annual update of the Strategic Plan, Council provided feedback on priorities through a survey in August 2026. The leadership team took that feedback and developed a draft of the proposed plan update which was presented at the City Council

Retreat on October 27, 2026. Council provided consensus on the proposed draft at the work session, with a few changes that have been incorporated into this final version.

STAFF ANALYSIS

The City of Goodyear FY2027-2030 Strategic Plan represents substantial coordinated effort on the part of City Council and leadership team to develop a plan that represents City Council's goals and priorities. Staff will provide quarterly updates on the status of the action items. In recognition that priorities change, the plan will be reviewed annually at the City Council Retreat to consider, and modify if needed, the action items for upcoming fiscal years based on changing priorities. Staff is recommending to adopt Resolution No. 2026-2541 adopting the City of Goodyear FY2027-2030 Strategic Plan, included as Attachment A. A work plan with additional details on each action item's project type and intended deliverable is also included as Attachment B.

Attachments

Attachment A - Resolution No. 2026-2541 with Attachment

Attachment B - FY2027 - 2030 Action Items Work Plan

Staff Presentation

RESOLUTION NO. 2026-2541

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, ADOPTING THE CITY OF GOODYEAR FY2027-2030 STRATEGIC PLAN.

WHEREAS, the City Council, in its role as the policy-making body for the City of Goodyear, has established the long-term vision for the city of Goodyear;

WHEREAS, pursuant to this direction from the City Council, a collaborative effort has been completed to define strategic focus areas, guiding principles, and proposed projects over a four-year period that best progress the city toward this vision;

WHEREAS, these priorities will be utilized to develop budget priorities and establish department operational plans; and

WHEREAS, the City Council has reviewed and considered the plan and will review the plan annually.

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

SECTION 1. The City Council formally adopts the City of Goodyear FY2027-2030 Strategic Plan attached hereto and incorporated herein by this reference and its strategic focus areas, guiding principles, and proposed action items.

SECTION 2. Resolution No. 2026-2541 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 16th day of November, 2026.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

_____
Jasmine Pernicano, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney



FY2027-2030

STRATEGIC PLAN


CITY OF
Goodyear
GOODYEAR

The City of Goodyear is committed to providing an exceptional quality of life for our residents and building a community they are proud to call home.

As Goodyear continues to grow, thoughtful planning is essential to anticipating future needs and maintaining the high standards of service our residents expect. Our Strategic Plan provides a clear direction for the organization, aligning our efforts with a shared vision and priorities that reflect the needs of our community.

Shaped by community and employee surveys, along with strategic planning discussions with City Council and city leadership, the plan establishes the goals that will guide our work over the next several years. These priorities include planning and investing in infrastructure, enhancing parks and recreation services, supporting economic growth, and fostering a culture of excellence. Together, they provide a framework for making informed decisions, directing resources, and preparing for continued growth.

Ultimately, the success of this plan will be measured by the results we deliver. City staff will provide quarterly updates to City Council to track progress, evaluate outcomes, and ensure we remain focused on our priorities and accountable to the community we serve.

The plan will focus on the following areas:

- Innovative & High Performing Organization
- Fiscal & Resource Management
- Economic Vitality
- Safe &Vibrant Community
- Infrastructure

Each of these focus areas have guiding principles and specific, measurable activities to be completed within the next four fiscal years (FY) 2027-2030. For more information about these initiatives visit **goodyearaz.gov/advancinggoodyear**.

It's a *Great* time to be in Goodyear.



Bryan Langley

GOODYEAR CITY MANAGER

> *"The plan will guide how we invest and focus both our fiscal resources and staff's time, ensuring the city stays on track by making deliberate, smart, and sustainable choices for the future of Goodyear."*

I am pleased to present the FY2027-2030 City of Goodyear Strategic Plan that can be tracked and monitored by Council, residents, and staff to ensure we meet our goals and achieve our mission of enhancing our community's prosperity.


CITY OF
Goodyear



TABLE OF CONTENTS

2 LETTER FROM THE CITY MANAGER

5 GOODYEAR VISION AND MISSION STATEMENTS

6 GOODYEAR VALUES

7 INNOVATIVE & HIGH PERFORMING ORGANIZATION

10 FISCAL & RESOURCE MANAGEMENT

13 ECONOMIC VITALITY

16 SAFE & VIBRANT COMMUNITY

19 INFRASTRUCTURE

GOODYEAR VISION

The city of Goodyear will be

- a great place to live, work and raise a family;
- a growing community that provides quality economic and social opportunities, recreational activities, and options for healthy living.

We will be known as

- a destination place for regional shopping, dining, and entertainment;
- a destination for higher education designed for workforce needs;
- a place for diverse job opportunities and an inventory of industries;
- an incubator for entrepreneurs;
- a hub of sports, tourism, arts, and culture in the West Valley.

GOODYEAR MISSION

The city of Goodyear will provide the finest municipal services and quality of life to enhance our community's prosperity through citizen and employee participation. We are committed to the stewardship of resources and fulfillment of the public trust.

Our Purpose

Goodyear is on the leading edge of tremendous growth and quality economic and development opportunities. By eliminating barriers and staying adaptable, we will take calculated risks to maximize the community's potential. With a strong team approach that includes unified leadership, a talented workforce, and an involved citizenry, we deliver services to meet the needs of our city so that Goodyear continues to be a thriving sustainable community for all.

GOODYEAR VALUES

The city of Goodyear and its employees serve residents according to SIX core values.

We Care, We Achieve, *We Celebrate*

Empathy
Be respectful, kind and aware

Optimism
Be hopeful, resilient and positive

Integrity
Be consistent, trustworthy and transparent

Innovation
Be resourceful, progressive and curious

Adaptability
Be a champion, purposeful and connected

Initiative
Be a leader, proactive and a problem solver

INNOVATIVE & HIGH PERFORMING ORGANIZATION

The city of Goodyear strives to be a preferred employer by fostering an inclusive culture and a safe working environment that attracts and retains a highly performing and engaged workforce. The city is committed to providing outstanding service to the community at an exceptional value.

01 GUIDING PRINCIPLE

Prioritize the well-being and safety of every team member by fostering a culture that promotes holistic well-being and creates a respectful and supportive environment for all to thrive.

02 GUIDING PRINCIPLE

Foster a culture of recognition that actively acknowledges and celebrates hard work, dedication and achievements while creating an environment where every individual is valued, respected and recognized for their unique contributions and perspectives.

03 GUIDING PRINCIPLE

Create and maintain a culture of ownership by empowering employees to make decisions. Ensure employees have the necessary resources to perform their roles and provide excellent customer service efficiently and effectively.

04 GUIDING PRINCIPLE

Foster opportunities and programs that support professional development and employee engagement for continuous learning and growth.

05 GUIDING PRINCIPLE

Implement initiatives that enhance communication, cross-departmental collaboration and transparency for city employees.

06 GUIDING PRINCIPLE

Establish clear expectations for all employees and volunteers of the city.

INNOVATIVE & HIGH PERFORMING ORGANIZATION

ACTION ITEM	DESCRIPTION	RESPONSIBILITY	TIMEFRAME
Culture of Performance	Continue to innovate and improve upon the existing successes, tying culture initiatives to performance excellence	CMO / CSI / HR	ON-GOING
Succession Planning	Develop and implement industry best practice-based planning	HR	FY27
Open Data Portal	Evaluate and implement changes to the "open data" process	IT / CLERK	FY27
Board/Commission Orientation	Create orientation/onboarding program for new board, committee, and commission members	CLERK	FY27
Fire Department Accreditation	Achieve accreditation through the Center of Public Safety Excellence	FIRE	FY27
AI Initiative	Develop strategy to leverage technology to improve service delivery and maximize operational efficiencies	CMO / IT / CSI	FY27
Public Works Accreditation	Evaluate the feasibility of pursuing accreditation through the American Public Works Association	PW	FY28
Continuous Improvement Program	Implement Continuous Improvement Program and evaluate results	CSI	FY28
Structured Internship Program	Expand internship program to additional departments	HR	FY28
Department Strategic Plans	Create department-level strategic plans in alignment with citywide strategic plan	CSI / CMO	FY28
Goodyear Real-Time Intelligence and Tactical Center (GRIT) Phase 2	Leverage technology to decrease police response times, improve crime prevention, increase criminal investigation solvability rates, and enhance officer safety, while boosting the capabilities of the center with a Drone as First Responder (DFR) program	PD / IT	FY28
Customer Service Enhancements & Centralized 311 System	Implement enhancements to customer service including contact methods, translation services, and innovative solutions	CSI / CMO / IT	FY28

INNOVATIVE & HIGH PERFORMING ORGANIZATION

ACTION ITEM	DESCRIPTION	RESPONSIBILITY	TIMEFRAME
Strategic Performance Measures	Develop performance measures to evaluate success in achieving the goals outlined in the Strategic Plan Guiding Principles	CSI / IT	FY28
Performance Excellence Certification	Pursue certification/accreditation as a highly performing organization	CSI / CMO	FY29
CAD/RMS Replacement	Implement new Computer Aided & Dispatch (CAD)/Records Management System (RMS) to improve service delivery and data-driven policing	PD / IT	FY29



FISCAL & RESOURCE MANAGEMENT

The city of Goodyear will maintain a transparent, adaptable, and forward-looking fiscal position that aligns with community priorities to provide an outstanding quality of life for our residents. The city will implement innovative, efficient and responsible policies and financially sustainable business practices to effectively manage its fiscal and human resources.

01 GUIDING PRINCIPLE

Demonstrate fiscal responsibility through established financial policies, budgeting practices and financial standards that meet the requirements and benchmarks for financial reporting established by the Governmental Finance Officer Association (GFOA) and the Government Accounting Standards Board (GASB).

02 GUIDING PRINCIPLE

Implement business processes and operational efficiencies to streamline the provision of government services, including the identification of cost of services and cost recovery policies.

03 GUIDING PRINCIPLE

Implement fiscally sustainable initiatives that allow the city to proactively plan, recruit, maximize and retain top human resources.

04 GUIDING PRINCIPLE

Implement innovative and integrated technology initiatives to support city business processes and customer service.

05 GUIDING PRINCIPLE

Create, pursue and maintain collaborative partnerships to maximize and leverage city resources.

06 GUIDING PRINCIPLE

Enhance and protect existing revenue sources while seeking new diverse revenue sources to ensure the city can adapt to changing economic conditions.

FISCAL & RESOURCE MANAGEMENT

ACTION ITEM	DESCRIPTION	RESPONSIBILITY	TIMEFRAME
Departmental Staffing Plans	Evaluate the 2-3 year staffing needs in all departments, in coordination with the Facilities Master Plan (FMP) update	HR	FY27
Strategy for Public Feedback	Develop strategy to increase collection of public feedback and public participation in decision making, including expanded use of focus groups and surveys	CSI / COMMS / IT	FY27
Investment Policy	Update Council-adopted city investment policy to incorporate the latest best practices	FIN	FY27
Long Term Capital Funding Strategy	Develop long term capital investment and prioritization framework to provide more holistic decision making	FIN / CMO	FY27
New HRIS System	Implement new Human Resource Information System (HRIS) to streamline and reduce errors in onboarding, timekeeping, and payroll	HR / FIN / IT	FY28
Initial Review of City Codes and Ordinances	Complete an initial review/inventory of city codes and ordinances to identify conflicts, gaps, and necessary updates	CLERK / CMO / LEGAL / DSD	FY28
Public Art Program	Evaluate scope and funding level of the Public Art Program	PARKS / FIN	FY28
2030 Census	Prepare extensive public outreach plan to maximize participation in 2030 Census	CMO	FY29
ERP System Evaluation	Evaluate city needs and gather information necessary to make a recommendation about implementing a new Enterprise Resource Planning (ERP) system	FIN / IT	FY29
Funding for New Water Sources	Create a financial strategy and funding mechanism for new water sources	WATER / FIN	FY29
Potential Bond Election	Evaluate potential projects and timing for a future bond election, create citizen committee, and work with committee to develop recommendations for a November 2029 election	FIN	FY29

FISCAL & RESOURCE MANAGEMENT

ACTION ITEM	DESCRIPTION	RESPONSIBILITY	TIMEFRAME
Franchise Agreements	Prepare for election for renewal of franchise agreements with Southwest Gas and Arizona Public Service in November 2029	CLERK / LEGAL	FY29
Update IIP	Update Infrastructure Improvements Plan (IIP)	FIN / DSD / WATER / PW	FY29
Utility Rates	Evaluate water, wastewater, and solid waste rates and present recommendations to City Council	FIN / WATER / PW	FY30
Update City Codes and Ordinances	Draft and implement changes to city codes and ordinances based on identified conflicts, gaps, and necessary updates	CLERK / CMO / LEGAL / DSD	FY30



ECONOMIC VITALITY

The city of Goodyear will maintain its unique character while seeking diverse and high-quality development that supports the community's economic sustainability. The city will foster economic development strategies that invest in public amenities and infrastructure to enhance our community.

01 GUIDING PRINCIPLE

Ensure city services are continually streamlined, efficient, customer focused and responsive to support residential and business growth, and the long-term success of existing local businesses and residents.

02 GUIDING PRINCIPLE

Continually update and refine long-range plans that incorporate resident and stakeholder input to provide a road map for community design, strategic economic development and infrastructure investments.

03 GUIDING PRINCIPLE

Focus on strategic and targeted economic development pursuits that increase high quality employment and amenities, encourage tourism and generate additional revenues.

04 GUIDING PRINCIPLE

Nurture and support existing businesses and entrepreneurial efforts in the city.

05 GUIDING PRINCIPLE

Foster business investment through streamlined processes, innovation and ongoing partnerships.

06 GUIDING PRINCIPLE

Employ balanced housing strategies that target a wide variety of options (e.g., types, price ranges, sizes, ownership/rental and styles) through strategic partnerships and enhanced ordinances/policies.

ECONOMIC VITALITY

ACTION ITEM	DESCRIPTION	RESPONSIBILITY	TIMEFRAME
Economic Development Vision	Develop and implement a branding and marketing strategy for Economic Development and the Office of Tourism that incorporates a high quality of life, excellent employment opportunities, and a thriving tourism sector	ECDEV / COMMS / PARKS	FY27
Housing Diversity	Evaluate development incentives for custom homes in targeted areas, affordable homes, owner occupied projects, and first-time homebuyers	DSD / PARKS / CMO / ECDEV	FY27
Small Business Program	Develop enhanced small business program to better engage, grow, and support small businesses and entrepreneurial activities	ECDEV	FY28
Real Estate Strategy	Develop strategy for land within the city's planning area addressing state trust land, unincorporated land in South Goodyear, and land required for future city needs and economic development strategies, in alignment with Economic Development Vision and updated Facilities Master Plan	DSD / ECDEV / CMO	FY28
Estrella Mountain Regional Park	Explore options for future collaboration, partnership, and/or ownership of Estrella Mountain Regional Park including strategies to preserve wildlife corridors/trails	PARKS	FY28
Economic Development Competitiveness	Explore opportunities to streamline development, support key public infrastructure, and work with development partners and utility providers to encourage continued economic growth	ECDEV / DSD	FY28
SR-30 Corridor Vision	Create plan/vision for development along State Route 30 corridor	DSD / ECDEV	FY28
Goodyear Ballpark Development	Develop a plan/vision for development around the Ballpark	CMO / ECDEV / PARKS	FY28
Economic Amenities & Events	Evaluate feasibility and partnerships for venues including a conference center, performing arts center, and large outdoor events/festivals including potential locations and analysis of logistics and public safety needs	PARKS / ECDEV	FY28

ECONOMIC VITALITY

ACTION ITEM	DESCRIPTION	RESPONSIBILITY	TIMEFRAME
Explore Options for Phoenix Goodyear Airport	Explore economic development and investment opportunities and develop options for future collaboration, partnership, and/or ownership of the Airport	CMO / ECDEV	FY29
Beautification & Branding Projects	Evaluate options for streetscape beautification projects and enhanced design standards in residential and commercial areas, including consideration of trees and shade	DSD / ENG / ECDEV / PARKS	FY29
Spring Training Agreement Extensions	Negotiate extensions to the Guardians and Reds team use agreements, including identifying necessary financial resources, and evaluating economic impacts and financial/operational needs	PARKS / CMO / ECDEV	FY29



SAFE & VIBRANT COMMUNITY

The city of Goodyear will provide programs, gathering places and events where the community can come together to participate in opportunities for an engaged, healthy, safe and active lifestyle.

01 GUIDING PRINCIPLE

Promote public safety services, community relationships and innovative programs that ensure a safe community.

02 GUIDING PRINCIPLE

Develop and enhance the parks, trails, community facilities and public art programs and amenities within our community to further the quality of life.

03 GUIDING PRINCIPLE

Support and create partnerships with public/private educational institutions and other community organizations.

04 GUIDING PRINCIPLE

Ensure community engagement through continuous focused outreach and strategic utilization of various communication methods.

05 GUIDING PRINCIPLE

Foster citywide initiatives, policies and city codes that support a clean, well-maintained and sustainable community.

06 GUIDING PRINCIPLE

Provide diverse arts and culture, recreational programs, events and library services that serve all ages, abilities and interests.

SAFE & VIBRANT COMMUNITY

ACTION ITEM	DESCRIPTION	RESPONSIBILITY	TIMEFRAME
Use of Energy Efficient Technology	Evaluate and implement proven sustainable technologies in city facilities	PW	FY27
Ambulance Service	Implement and fund remaining phases of staffing plan	FIRE	FY27
Increase City Non-Potable Water Uses	Develop strategies to transition Parks and Recreation Department's water usage to non-potable sources where possible	WATER / PARKS	FY27
Regional Public Safety Training Facility	Explore and evaluate regional partnerships for a training center BOND DEPENDANT	FIRE	FY27
Regional Jail Study	Study and evaluate potential partnerships for a regional jail facility	PD	FY27
Reduce Speeding	Develop strategy to reduce speeding including education, enforcement, infrastructure improvements, and assessments of current speed limits and fine structure	CMO	FY27
Quality Neighborhoods	Evaluate programs or organizational changes that focus on preserving safe, well-maintained, code-compliant, quality neighborhoods and neighborhood beautification programs	DSD / CMO	FY28
Fire Strategic Plan	Develop a Strategic Plan for the Fire Department to ensure that decisions are driven by well-planned strategies	FIRE	FY28
Library Service Expansion	Develop a plan for implementing expanded library services as outlined in the Library Master Plan	PARKS	FY28
Property and Evidence Facility & Crime Lab	Explore justification and need for Police Property & Evidence Facility and Crime Laboratory (either locally or regionally)	PD	FY28
Senior Services	Evaluate options to provide improved and expanded senior services to Goodyear residents	PARKS	FY28

SAFE & VIBRANT COMMUNITY

ACTION ITEM	DESCRIPTION	RESPONSIBILITY	TIMEFRAME
Cultural & Historical Preservation	Develop strategy to maintain the city's culture, character, and quality of life through programs, projects, and events, including the addition of a Memorial Day event	PARKS / ECDEV / CMO	FY29
Evaluate Heat Mitigation and Shade Initiative	Evaluate options to develop goals and associated strategies related to heat mitigation and shade	PARKS / DSD / ENG PW / CMO	FY29
Neighborhood & Community Services	Evaluate options to provide improved and expanded neighborhood and community services to Goodyear residents and businesses	CMO / PARKS	FY29



INFRASTRUCTURE

The city of Goodyear will strategically plan, implement and maintain current and future infrastructure and facilities to support the community's quality of life, economic viability and protection of the environment.

01 GUIDING PRINCIPLE

Follow industry best practices to maintain the efficiency and operability of current underground and aboveground infrastructure and facilities.

02 GUIDING PRINCIPLE

Identify programs, technologies or resources to optimize current practices that ensure the sustainability of existing infrastructure and facilities.

03 GUIDING PRINCIPLE

Establish long-term planning, prioritization and investment strategies for future infrastructure and facilities that improve the quality of life.

04 GUIDING PRINCIPLE

Promote and implement sustainable water management policies and practices.

INFRASTRUCTURE

ACTION ITEM	DESCRIPTION	RESPONSIBILITY	TIMEFRAME
I-10 Interchanges	Evaluate options for reconfiguration of I-10 interchanges to determine timing and cost of future CIP projects	ENG	FY27
Update Facilities Master Plan	Update Facilities Master Plan, including review of land/property and buildings, in coordination with the department staffing plans	PW	FY27
Municipal Court Facility	Conduct a space planning study to determine future needs of the Municipal Court	COURT	FY27
Municipal Operations Complex Next Steps	Seek Council direction on next steps in the potential development of a Municipal Operations Complex	PW	FY27
Update Parks & Recreation Master Plan	Update the Parks and Recreation Master Plan, including an evaluation of trails and bicycle and pedestrian connectivity (off-road), in conjunction with the Transportation Master Plan update (on-road)	PARKS / ENG / DSD	FY28
IT Disaster Recovery Plan	Develop plan that addresses need for network redundancy and backup data center	IT	FY29
Update Transportation Master Plan	Update the Transportation Master Plan (TMP) to include roadway, transit, and bike/ped priorities, and including a plan for transportation south of MC-85 in anticipation of future development with a possible additional bridge crossing of the Gila River	ENG	FY29
SR-30 Interchanges	Evaluate interchanges and other roadway improvements needed along State Route 30 corridor	ENG	FY29
Roadway Safety Action Plan Implementation	When adopted by Council, utilize the City's new Roadway Safety Action Plan (RSAP) to identify key roadway safety improvement projects and initiatives for the next 2-3 years for implementation.	ENG	FY30
IWMP Update	Update the Integrated Water Master Plan (IWMP) to plan for future water resource and infrastructure needs	WATER	FY30

CITY OF Goodyear



FY2027-2030

STRATEGIC PLAN

FY2027-2030 Action Items Work Plan

Innovative & High Performing Organization						
Type	**Action Item**	**Description**	**Dept(s)**	**Deliverable**	**FY**	**Notes**
Operational	Culture of Performance	Continue to innovate and improve upon the existing successes, tying culture initiatives to performance excellence	CMO CSI HR	Periodic updates to Council	On-going	Expanding focus to connect culture with performance
Operational	Succession Planning	Develop and implement industry best practice-based planning	HR	Update to Council once implemented	FY27	N/A
Operational	Open Data Portal	Evaluate and implement changes to the "open data" process	IT Clerk	Update to Council once implemented	FY27	N/A
Operational	Board/ Commission Orientation	Create orientation/onboarding program for new board, committee, and commission members	Clerk	Update to Council once implemented	FY27	N/A
Operational	Fire Department Accreditation	Achieve accreditation through the Center of Public Safety Excellence	Fire	Update to Council once accreditation is achieved	FY27	N/A
Council Discussion	AI Initiative	Develop strategy to leverage technology to improve service delivery and maximize operational efficiencies	CMO IT CSI	Work Session on recommendations	FY27	Adding new department
Operational	Public Works Accreditation	Evaluate the feasibility of pursuing accreditation through the American Public Works Association	PW	Update to Council on results of evaluation	FY28	Clarifying intent

FY2027-2030 Action Items Work Plan

Operational	Continuous Improvement Program	Implement Continuous Improvement Program and evaluate results	CSI	Periodic updates to Council	FY28	Adding new department and focusing on results from CI Program
Operational	Structured Internship Program	Expand internship program to additional departments	HR	Update to Council once completed	FY28	N/A
Operational	Department Strategic Plans	Create department-level strategic plans in alignment with citywide strategic plan	CSI CMO	Update to Council once completed	FY28	Adding new department
Council Discussion	Goodyear Real-Time Intelligence and Tactical Center (GRIT) Phase 2	Leverage technology to decrease police response times, improve crime prevention, increase criminal investigation solvability rates, and enhance officer safety, while boosting the capabilities of the center with a Drone as First Responder (DFR) program	PD IT	Work Session on recommendations	FY28	New Item
Council Discussion	Customer Service Enhancements & Centralized 311 System	Implement enhancements to customer service including contact methods, translation services, and innovative solutions	CSI CMO IT	Work Session on recommendations	FY28	Moving up and clarifying that improvements should be implemented
Official Action	Strategic Performance Measures	Develop performance measures to evaluate success in achieving the	CSI IT	Measures incorporated into	FY28	New Item

FY2027-2030 Action Items Work Plan

		goals outlined in the Strategic Plan Guiding Principles		Fall 2027 strategic plan update		
Operational	Performance Excellence Certification	Pursue certification/accreditation as a highly performing organization	CSI CMO	Periodic updates to Council	FY29	Clarifying that certification will be pursued
Operational	CAD/RMS Replacement	Implement new Computer Aided & Dispatch (CAD)/Records Management System (RMS) to improve service delivery and data-driven policing	PD IT	Periodic updates to Council	FY29	New Item

Project Types

Operational = Keep Council Informed

Council Discussion = Policy/Budget Direction Needed

Official Action = Council Vote Needed

FY2027-2030 Action Items Work Plan

Fiscal & Resource Management						
Type	**Action Item**	**Description**	**Dept(s)**	**Deliverable**	**FY**	**Notes**
Council Discussion	Departmental Staffing Plans	Evaluate the 2-3 year staffing needs in all departments, in coordination with the Facilities Master Plan (FMP) update	HR	Work Session with overview of Plans	FY27	Moving back in alignment with FMP update
Council Discussion	Strategy for Public Feedback	Develop strategy to increase collection of public feedback and public participation in decision making, including expanded use of focus groups and surveys	CSI Comms IT	Work Session on recommendations	FY27	Adding new department
Official Action	Investment Policy	Update Council-adopted city investment policy to incorporate the latest best practices	Finance	Council adoption of updated policies	FY27	N/A
Council Discussion	Long Term Capital Funding Strategy	Develop long term capital investment and prioritization framework to provide more holistic decision making	FIN CMO	Incorporate into budget/project discussions	FY27	New Item
Operational	New HRIS System	Implement new Human Resource Information System (HRIS) to streamline and reduce errors in onboarding, timekeeping, and payroll	HR Finance IT	Periodic updates to Council or Audit Committee	FY28	New Item

FY2027-2030 Action Items Work Plan

Operational	Initial Review of City Codes and Ordinances	Complete an initial review/inventory of city codes and ordinances to identify conflicts, gaps, and necessary updates	Clerk CMO Legal DSD	Update to Council on findings of initial review	FY28	New Item
Council Discussion	Public Art Program	Evaluate scope and funding level of the Public Art Program	Parks Finance	Work Session on recommendations	FY28	New Item
Operational	2030 Census	Prepare extensive public outreach plan to maximize participation in 2030 Census	CMO	Periodic updates to Council	FY29	N/A
Council Discussion	ERP System Evaluation	Evaluate city needs and gather information necessary to make a recommendation about implementing a new Enterprise Resource Planning (ERP) system	Finance IT	Work Session on recommendations	FY29	New Item
Council Discussion	Funding for New Water Sources	Create a financial strategy and funding mechanism for new water sources	Water Finance	Work Session on recommendations	FY29	New Item
Official Action	Potential Bond Election	Evaluate potential projects and timing for a future bond election, create citizen committee, and work with committee to develop recommendations for a November 2029 election	Finance	Council Call for Election	FY29	Expanded description for additional clarity
Official Action	Franchise Agreements	Prepare for election for renewal of franchise agreements with Southwest Gas and Arizona Public Service in November 2029	Clerk Legal	Council Call for Election	FY29	Expanded description for additional clarity

FY2027-2030 Action Items Work Plan

Official Action	Update IIP	Update Infrastructure Improvements Plan (IIP)	Finance DSD Water PW	Council adoption of updated IIP	FY29	New Item
Official Action	Utility Rates	Evaluate water, wastewater, and solid waste rates and present recommendations to City Council	Finance Water PW	Council adoption of new rates	FY30	New Item
Official Action	Update City Codes and Ordinances	Draft and implement changes to city codes and ordinances based on identified conflicts, gaps, and necessary updates	Clerk CMO Legal DSD	Council action (as needed)	FY30	New Item

FY2027-2030 Action Items Work Plan

Economic Vitality						
Type	**Action Item**	**Description**	**Dept(s)**	**Deliverable**	**FY**	**Notes**
Council Discussion	Economic Development Vision	Develop and implement a branding and marketing strategy for Economic Development and the Office of Tourism that incorporates a high quality of life, excellent employment opportunities, and a thriving tourism sector	EcDev Comms Parks	Work Session on recommendations	FY27	Moving up and focusing on developing a wholistic strategy for economic development
Council Discussion	Housing Diversity	Evaluate development incentives for custom homes in targeted areas, affordable homes, owner occupied projects, and first-time homebuyers	DSD Parks CMO EcDev	Work Session on recommendations	FY27	Adding additional department
Operational	Small Business Program	Develop enhanced small business program to better engage, grow, and support small businesses and entrepreneurial activities	EcDev	Update to Council once completed	FY28	New Item
Council Discussion	Real Estate Strategy	Develop strategy for land within the city's planning area addressing state trust land, unincorporated land in South Goodyear, and land required for future city needs and economic development strategies,	DSD EcDev CMO	Work Session on recommendations	FY28	Moving back to be informed by FY27 projects

		in alignment with Economic Development Vision and updated Facilities Master Plan				
Council Discussion	Estrella Mountain Regional Park	Explore options for future collaboration, partnership, and/or ownership of Estrella Mountain Regional Park including strategies to preserve wildlife corridors/trails	Parks	Work Session on recommendations	FY28	Moving up and expanding scope to reflect wholistic evaluation of EMRP
Council Discussion	Economic Development Competitiveness	Explore opportunities to streamline development, support key public infrastructure, and work with development partners and utility providers to encourage continued economic growth	EcDev DSD	Work Session on recommendations	FY28	New Item
Council Discussion	SR-30 Corridor Vision	Create plan/vision for development along State Route 30 corridor	DSD EcDev	Work Session on recommendations	FY28	New Item
Council Discussion	Goodyear Ballpark Development	Develop a plan/vision for development around the Ballpark	CMO EcDev Parks	Work Session on recommendations	FY28	Moving back to be informed by Economic Development Strategy
Council Discussion	Economic Amenities & Events	Evaluate feasibility and partnerships for venues including a conference center, performing arts center, and large outdoor	Parks EcDev	Work Session on recommendations	FY28	Moving up and clarifying to focus on economic

		events/festivals including potential locations and analysis of logistics and public safety needs				development and tourism
Council Discussion	Explore Options for Phoenix Goodyear Airport	Explore economic development and investment opportunities and develop options for future collaboration, partnership, and/or ownership of the Airport	CMO EcDev	Work Session on recommendations	FY29	Expanding scope to reflect wholistic evaluation of airport
Council Discussion	Beautification & Branding Projects	Evaluate options for streetscape beautification projects and enhanced design standards in residential and commercial areas, including consideration of trees and shade	DSD ENG EcDev Parks	Work Session on recommendations	FY29	New Item
Official Action	Spring Training Agreement Extensions	Negotiate extensions to the Guardians and Reds team use agreements, including identifying necessary financial resources, and evaluating economic impacts and financial/operational needs	Parks CMO EcDev	Council approval of agreement extensions	FY29	Expanding scope and aligning with agreement timelines

FY2027-2030 Action Items Work Plan

Safe & Vibrant Community						
Type	**Action Item**	**Description**	**Dept(s)**	**Deliverable**	**FY**	**Notes**
Operational	Use of Energy Efficient Technology	Evaluate and implement proven sustainable technologies in city facilities	PW	Update to Council on implementations	FY27	N/A
Operational	Ambulance Service	Implement and fund remaining phases of staffing plan	Fire	Update to Council once completed	FY27	N/A
Council Discussion	Increase City Non-Potable Water Uses	Develop strategies to transition Parks and Recreation Department's water usage to non-potable sources where possible	Water Parks	Work Session on recommendations	FY27	N/A
Council Discussion	Regional Public Safety Training Facility	Explore and evaluate regional partnerships for a training center BOND DEPENDANT	Fire	Work Session on recommendations	FY27	N/A
Council Discussion	Regional Jail Study	Study and evaluate potential partnerships for a regional jail facility	PD	Work Session on recommendations	FY27	N/A
Official Action	Reduce Speeding	Develop strategy to reduce speeding including education, enforcement, infrastructure improvements, and assessments of current speed limits and fine structure	CMO	Council adoption of Road Safety Action Plan	FY27	N/A
Council Discussion	Quality Neighborhoods	Evaluate programs or organizational changes that focus	DSD CMO	Work Session on recommendations	FY28	N/A

		on preserving safe, well-maintained, code-compliant, quality neighborhoods and neighborhood beautification programs				
Council Discussion	Fire Strategic Plan	Develop a Strategic Plan for the Fire Department to ensure that decisions are driven by well-planned strategies	Fire	Work Session on recommendations	FY28	N/A
Council Discussion	Library Service Expansion	Develop a plan for implementing expanded library services as outlined in the Library Master Plan	Parks	Work Session on recommendations	FY28	N/A
Council Discussion	Property and Evidence Facility & Crime Lab	Explore justification and need for Police Property & Evidence Facility and Crime Laboratory (either locally or regionally)	PD	Work Session on recommendations	FY28	New Item
Council Discussion	Senior Services	Evaluate options to provide improved and expanded senior services to Goodyear residents	Parks	Work Session on recommendations	FY28	New Item
Council Discussion	Cultural & Historical Preservation	Develop strategy to maintain the city's culture, character, and quality of life through programs, projects, and events, including the addition of a Memorial Day event	Parks EcDev CMO	Work Session on recommendations	FY29	Adding additional departments
Council Discussion	Evaluate Heat Mitigation and Shade Initiative	Evaluate options to develop goals and associated strategies related to heat mitigation and shade	Parks DSD ENG	Work Session on options and recommendations	FY29	New Item

FY2027-2030 Action Items Work Plan

			PW CMO			
Council Discussion	Neighborhood & Community Services	Evaluate options to provide improved and expanded neighborhood and community services to Goodyear residents and businesses	CMO Parks	Work Session on recommendations	FY30	New Item

FY2027-2030 Action Items Work Plan

Infrastructure						
Type	**Action Item**	**Description**	**Dept(s)**	**Deliverable**	**FY**	**Notes**
Operational	I-10 Interchanges	Evaluate options for reconfiguration of I-10 interchanges to determine timing and cost of future CIP projects	ENG	Update to Council based on Design Concept Report	FY27	N/A
Council Discussion	Update Facilities Master Plan	Update Facilities Master Plan, including review of land/property and buildings, in coordination with the department staffing plans	PW	Work Session on recommendations	FY27	Moving up in alignment with staffing plans
Council Discussion	Municipal Court Facility	Conduct a space planning study to determine future needs of the Municipal Court	Court	Work Session on recommendations	FY27	N/A
Council Discussion	Municipal Operations Complex Next Steps	Seek Council direction on next steps in the potential development of a Municipal Operations Complex	PW	Work Session on recommendations	FY27	N/A
Official Action	Update Parks & Recreation Master Plan	Update the Parks and Recreation Master Plan, including an evaluation of trails and bicycle and pedestrian connectivity (off-road), in conjunction with the Transportation Master Plan update (on-road)	Parks ENG DSD	Council adoption of updated Parks & Rec Master Plan	FY28	Expanding scope to include a wholistic update of P&R Master Plan including an

						emphasis on trails and paths
Operational	IT Disaster Recovery Plan	Develop plan that addresses need for network redundancy and backup data center	IT	Update to Council on implementation	FY29	N/A
Official Action	Update Transportation Master Plan	Update the Transportation Master Plan (TMP) to include roadway, transit, and bike/ped priorities, and including a plan for transportation south of MC-85 in anticipation of future development with a possible additional bridge crossing of the Gila River	ENG	Council adoption of updated TMP	FY29	Expanding scope to include a wholistic update of the TMP including an emphasis on South Goodyear
Council Discussion	SR-30 Interchanges	Evaluate interchanges and other roadway improvements needed along State Route 30 corridor	ENG	Work Session on recommendations	FY29	New Item
Operational	Roadway Safety Action Plan Implementation	When adopted by Council, utilize the City's new Roadway Safety Action Plan (RSAP) to identify key roadway safety improvement projects and initiatives for the next 2-3 years for implementation.	ENG	Update to Council on RSAP implementation	FY30	New Item
Official Action	IWMP Update	Update the Integrated Water Master Plan (IWMP) to plan for future water resource and infrastructure needs	Water	Council adoption of IWMP update	FY30	New Item

FY2027-2030 Action Items Work Plan

It's a Great time to be in Goodyear.

FY2027-2030 Strategic Plan



Focus Areas


Fiscal & Resource Management
Infrastructure
Economic Vitality
Innovative & High Performing Organization
Safe & Vibrant Community



FY26 Successes

15 Projects Completed!!!

Annual Update Process

- Leadership Team & Council Surveys
- Leadership Team & Council Retreats



Updated Action Items

- Periodic updates on IT projects
- Added item on long term capital funding strategy
- Office of Tourism reflected in EcDev Vision item
- Trees and shade added to Beautification & Branding
- Added item on SR-30 corridor roadway improvements

Other Topics of Interest

- WeRide and Community Funding Program
- Potential Charter Amendments Election
- Fallen Service Member Memorial
- Shade at Recreation Facilities/Fields
- Artificial Turf at GSQ



Recommendation

Adopt resolution for FY2027-FY2030 Strategic Plan