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: _____

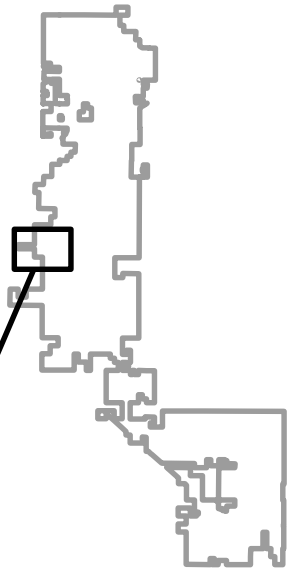
ATTEST:

_____
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.

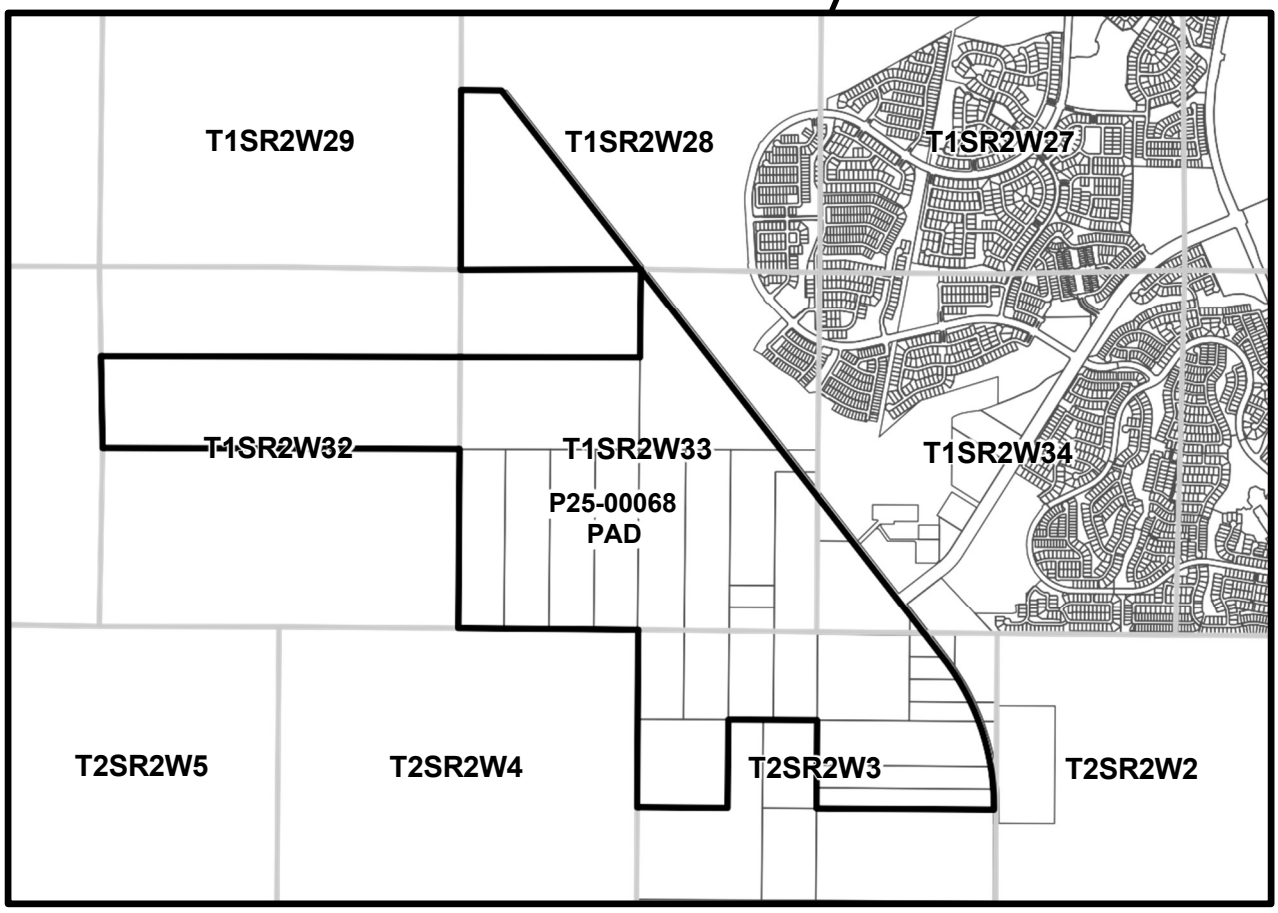


_____
MAYOR

_____
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;

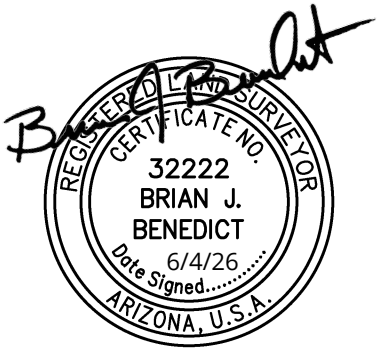
Thence southeasterly along said curve, through a central angle of 38°10'42", an arc length of 2,386.15 feet to the east line of the South Half of the Northeast Quarter of said Section 3;

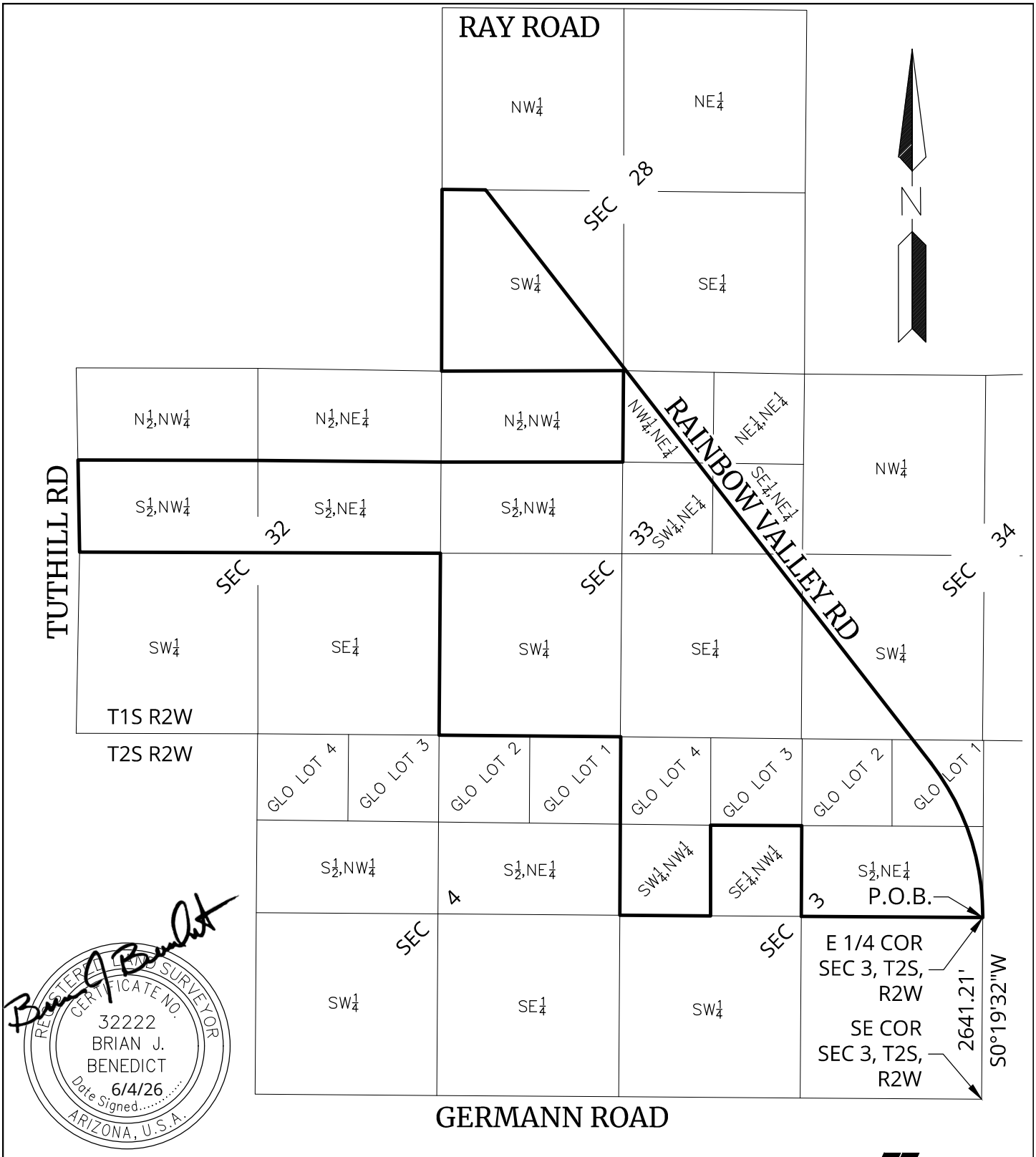
Thence South 00°19’57” West, 29.02 feet along said east line to the **POINT OF BEGINNING**;

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

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PLANNED AREA DEVELOPMENT REGULATIONS
CASE# P25-00068

PUBLIC HEARING DRAFT: AUGUST 2026

EXHIBIT C





TERRASANTE

INTENTIONALLY
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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.

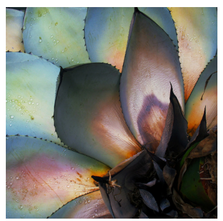


Images are for conceptual purposes only.

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

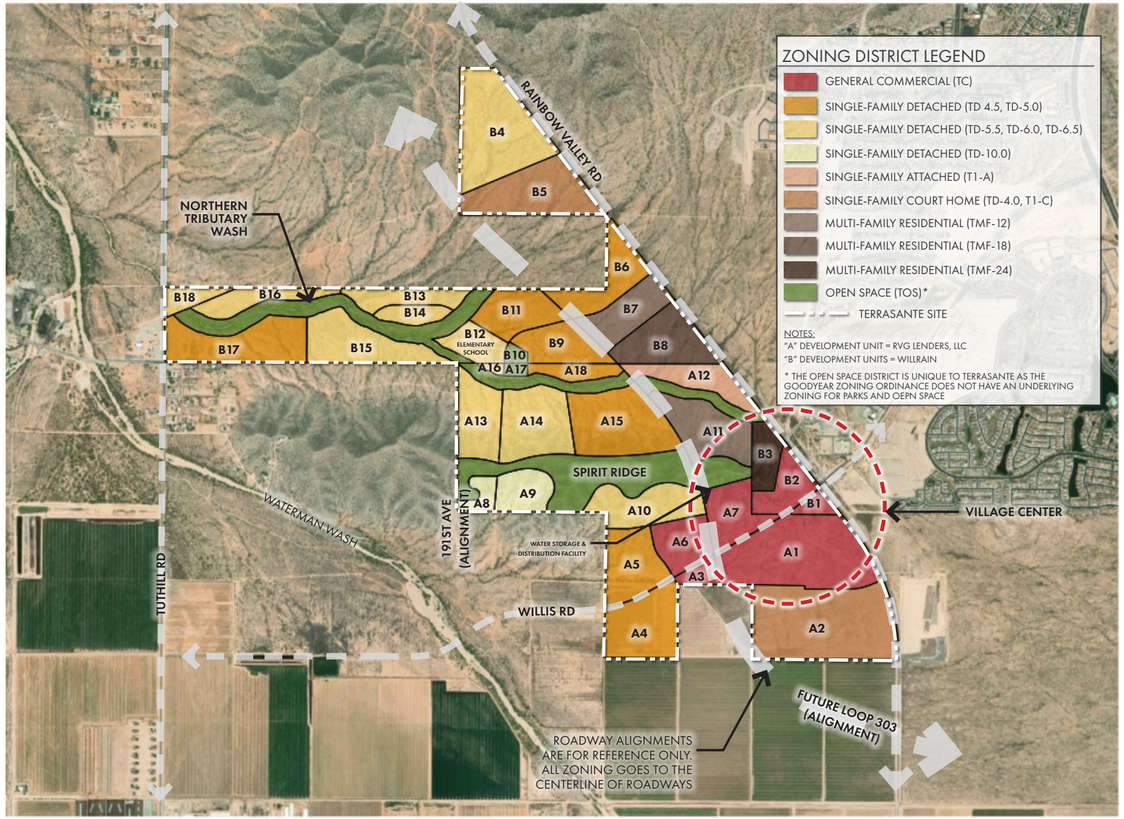


TABLE 2 | DEVELOPMENT PROGRAM

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.

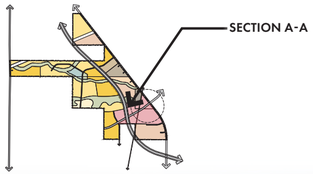
COMMERCIAL - FREEWAY BUFFER ZONE

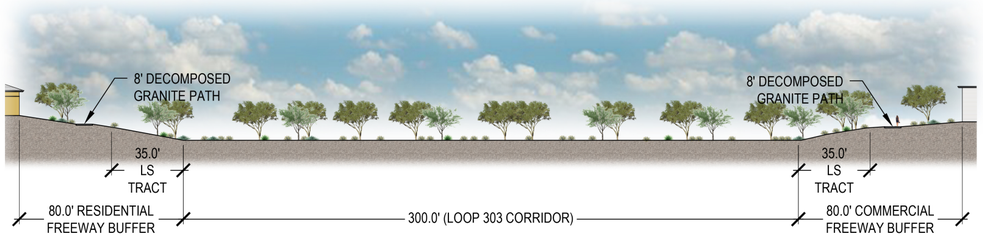
When adjacent to the Loop 303 Corridor, all TerraSante commercial developments are subject to the following performance standards:

- 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.

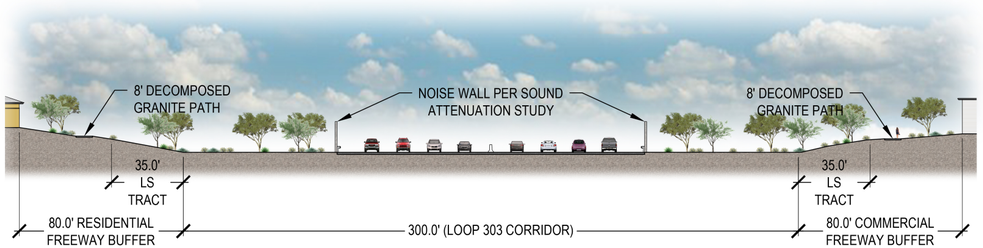
Figures 2, and 3 on the following pages reflect the anticipated cross sections at two locations along the Loop 303 corridor. Both the anticipated before condition (treatment of the corridor prior to freeway construction) and after condition (the built condition following the development of the freeway) 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



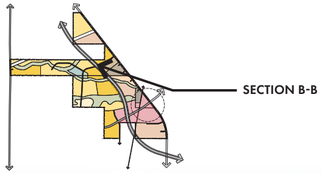


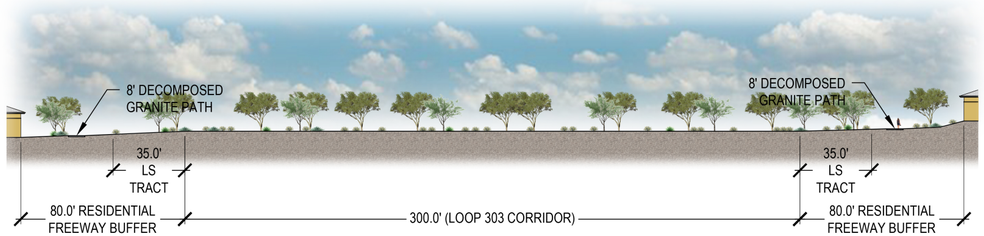
Anticipated Before Condition - Section A - A



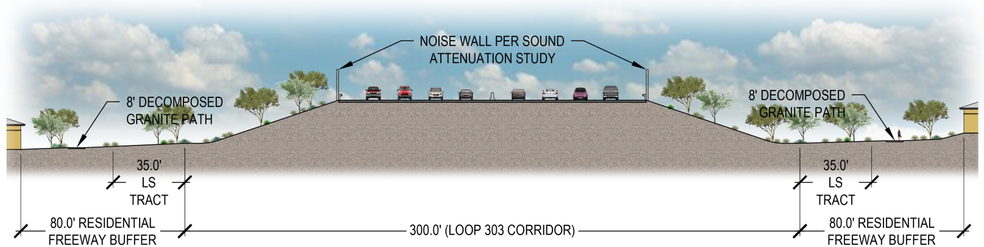
Anticipated After Condition - Section A - A

FIGURE 3 | RESIDENTIAL FREEWAY BUFFER ZONE





Anticipated Before Condition - Section B-B



Anticipated After Condition - Section B-B

DEVELOPMENT STANDARDS





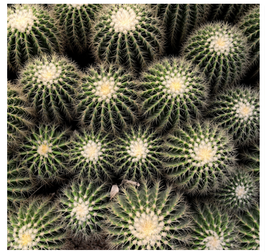
3

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

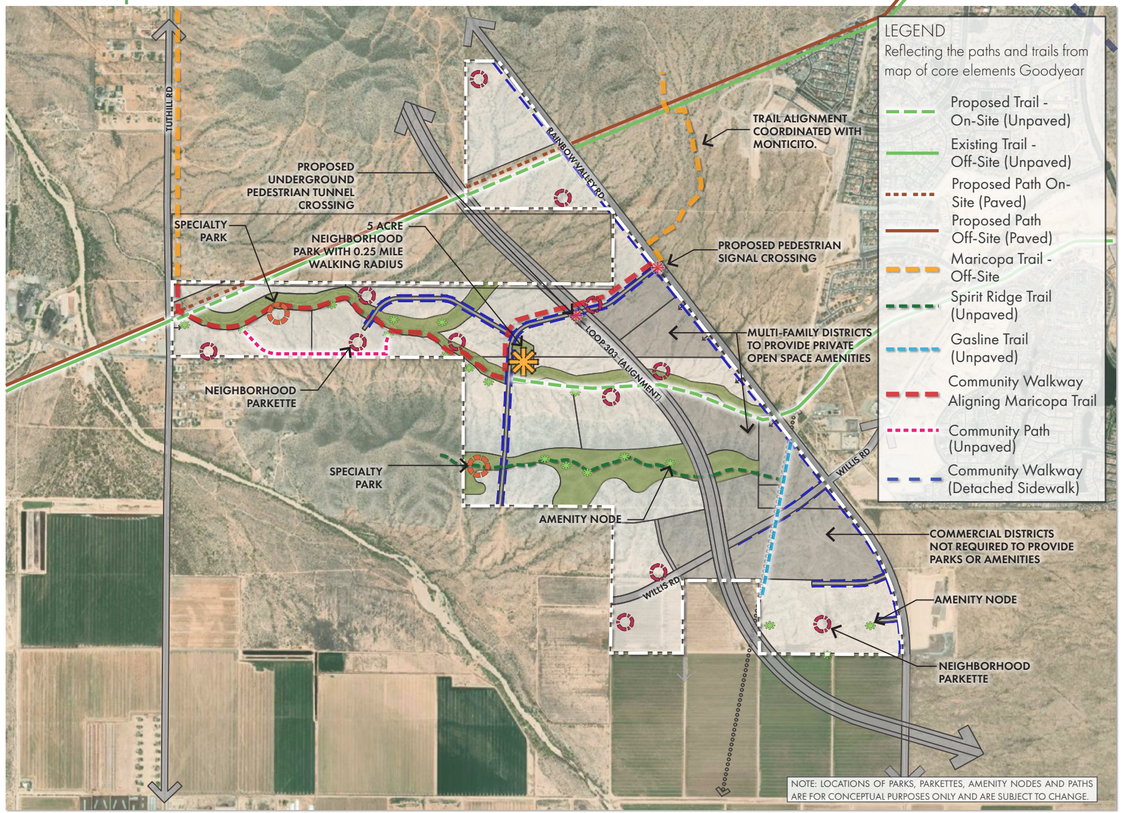


FIGURE 5 | CONCEPTUAL NEIGHBORHOOD PARK AMENITIES



FIGURE 6 | SPIRIT RIDGE CONCEPTUAL PLAN

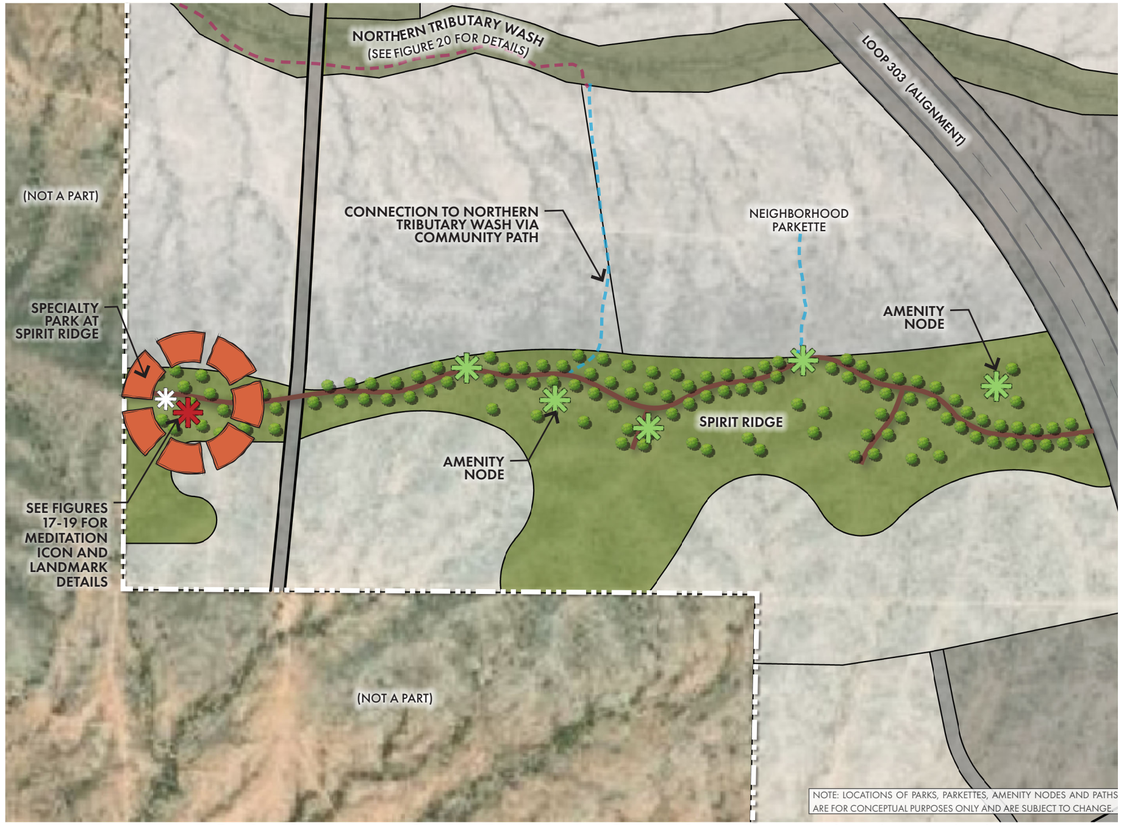


FIGURE 7 | SPIRIT RIDGE PATH WITH MEDITATION ICON



FIGURE 8 | MEDITATION ICON



FIGURE 9 | SPECIALITY PARK AT SPIRIT RIDGE



FIGURE 10 | NORTHERN TRIBUTARY WASH CONCEPTUAL PLAN

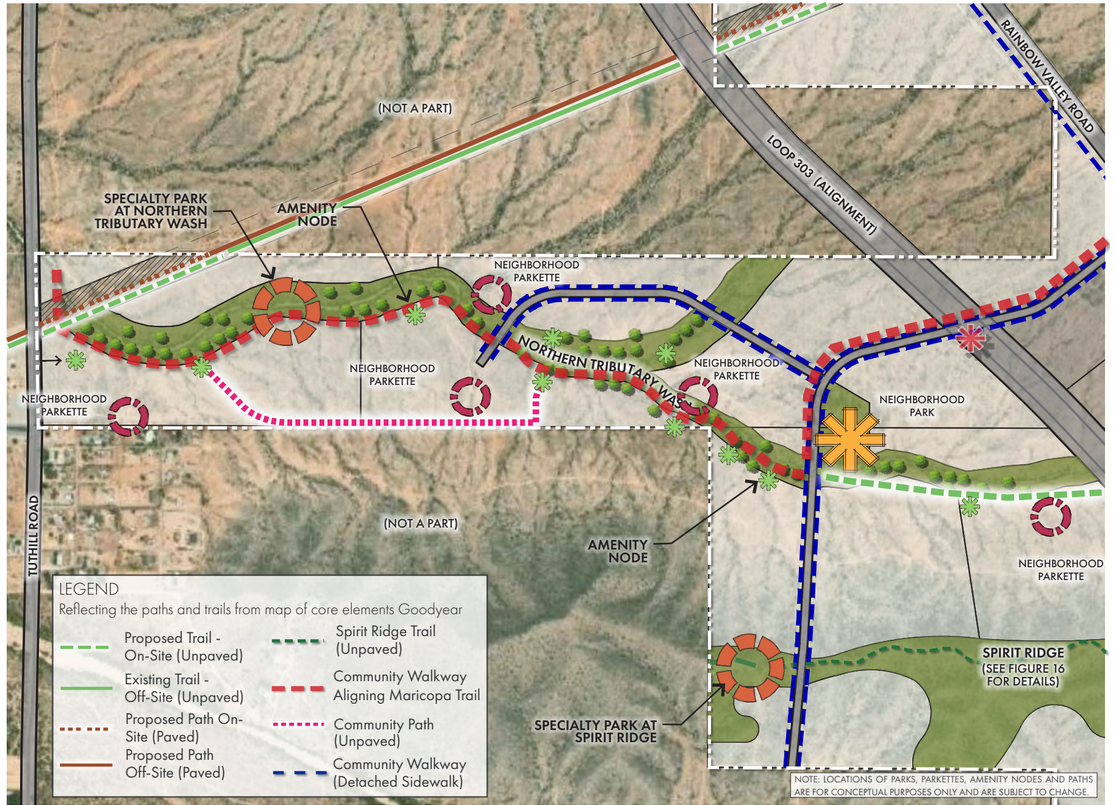
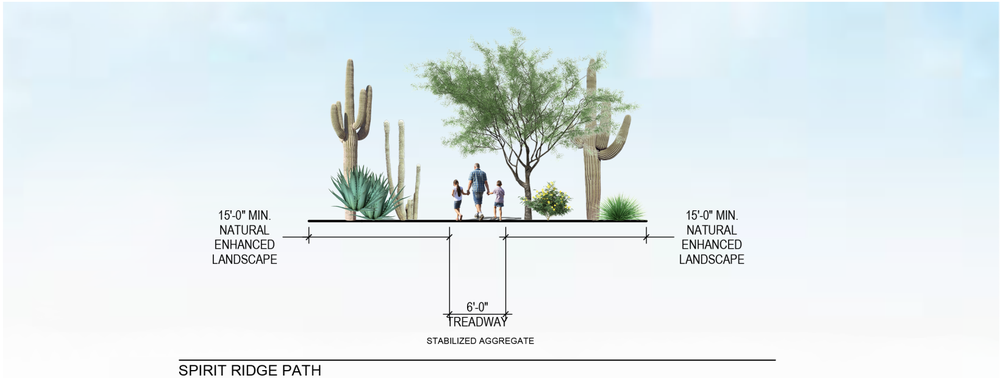
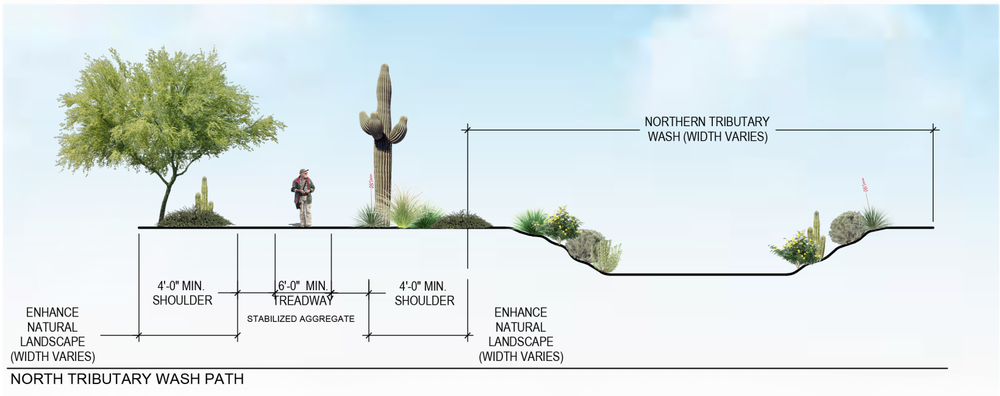


FIGURE 11 | PATH CROSS SECTION





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.

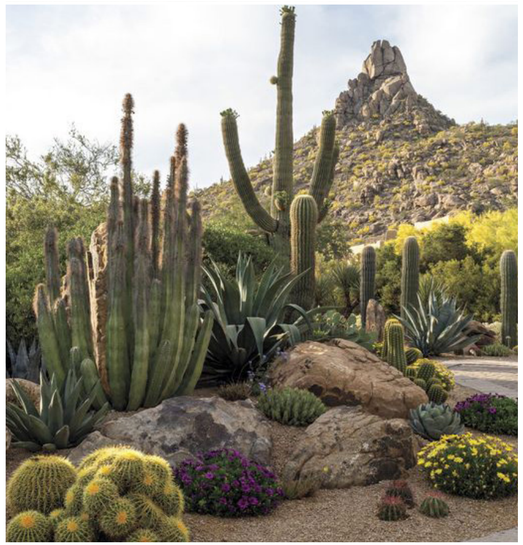
Amenity Nodes must include at least one amenity identified in the list below, or any amenity elements identified under Neighborhood Parks and Specialty Parks:

- 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.

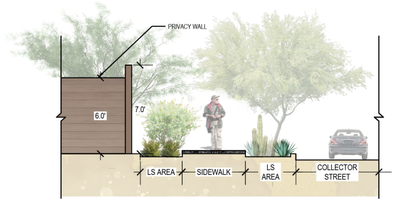
C. Walls incorporating a combination of retaining and privacy are combination walls. Combination walls shall not exceed 9 feet 4 inches in non-hillside conditions and shall not exceed 12 feet in hillside conditions. If additional heights are required to manage grades, the wall separation standards shall 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.



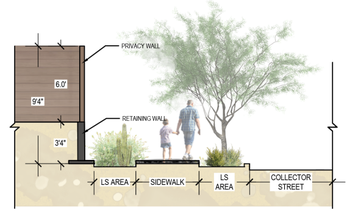


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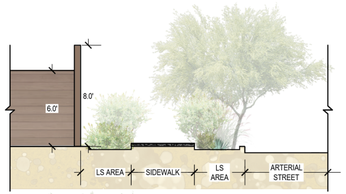
FIGURE 6 | TERRASANTE WALL SECTIONS



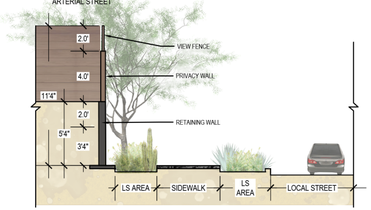
PRIVACY WALL EXCLUDING RETAINING WALL ADJACENT TO COLLECTOR STREET



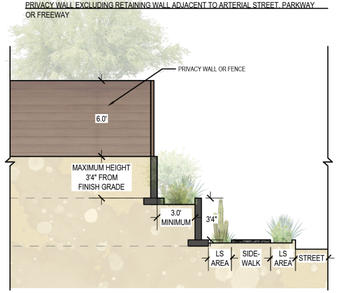
PRIVACY WALL INCLUSIVE OF RETAINING WALL ADJACENT TO COLLECTOR STREET OR ARTERIAL STREET



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

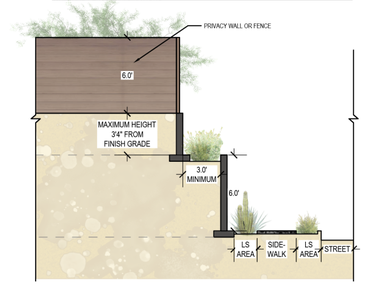


WALL AND FENCE COMBINATIONS



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

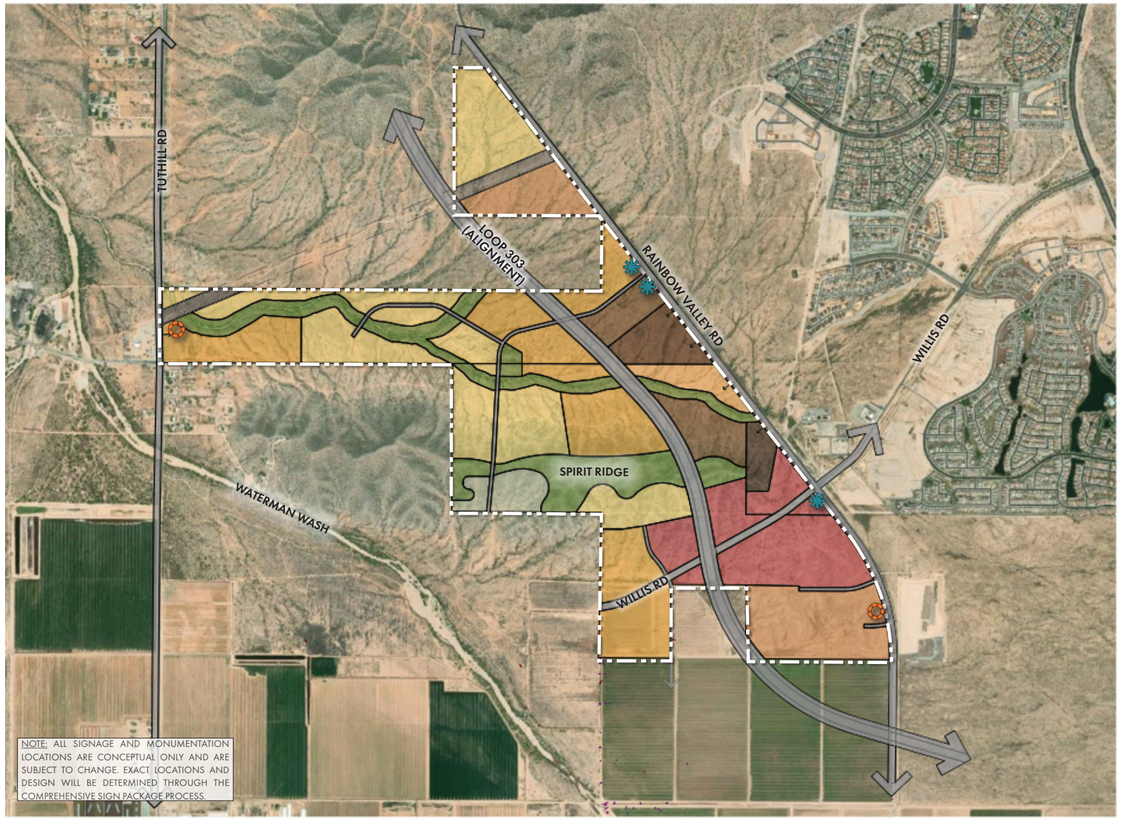
All signage and monumentation within the TerraSante development shall be designed to reinforce the thematic identity of the "Spirited Sonoran Sanctuary." Signage and monumentation elements are encouraged to include both two-dimensional and three-dimensional forms. Except as noted in this section, all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

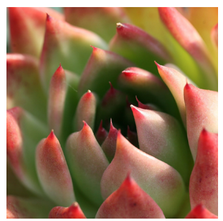


- Private Alley: A privately owned and maintained shared driveway, managed by a homeowners association, that provides vehicular access to garages and parking areas serving auto court cluster residential development. Private alley are intended to consolidate vehicle access for multiple homes, reduce the 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.

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PLANNED AREA DEVELOPMENT REGULATIONS

NORRIS DESIGN
PEOPLE + PLACEMAKING