

**ORDINANCE NO. XXXX-XXXX**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 156 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ESTRELLA PARKWAY AND YUMA ROAD FROM FULTON HOMES AT BALLPARK VILLAGE 1ST AMENDED PLANNED AREA DEVELOPMENT TO FULTON HOMES AT BALLPARK VILLAGE 2ND AMENDED PLANNED AREA DEVELOPMENT.

WHEREAS, the property subject to this Ordinance consists of approximately 156 acres and is located at the southeast corner of Estrella Parkway and Yuma Road (the "Property");

WHEREAS, approximately 121 acres of the Property was zoned Planned Area Development (PAD) with an underlying land use of commercial and industrial pursuant to Ordinance No. 06-1054 adopting the City Center Airpark Planned Area Development (PAD);

WHEREAS, approximately 35 acres of the Property was zoned Planned Area Development with an underlying land use of Business Park and Retail pursuant to Ordinance No.08-1119 adopting the Goodyear City Center Southeast District Final PAD;

WHEREAS, Resolution No. 2021-2198 amended the land use designation for the 35-acre portion of the Property in the Goodyear 2025 General Plan to Neighborhoods;

WHEREAS, Resolution 2022-2228 amended the land use designation in the Goodyear 2025 General Plan for the 121-acre portion of the Property from Business and Commerce to Neighborhoods;

WHEREAS, the land use designation for the Property within the City of Goodyear General Plan 2035 is Neighborhoods;

WHEREAS, the Property was conditionally rezoned from PAD to PAD on April 18, 2022, through Ordinance No.2022-1535, which conditionally approved the Fulton Homes at Ballpark Village PAD to allow for a 156-acre master planned single-family residential planned community;

WHEREAS, the Property was subsequently conditionally rezoned from PAD to PAD on January 23, 2023, through Ordinance No. 2023-1567, which conditionally approved the Fulton Homes at Ballpark Village First Amended PAD;

WHEREAS, this request is to rezone the Property to the PAD Zoning District and adopt the "Fulton Homes at Ballpark Village 2nd Amended Planned Area Development (March 2026)";

WHEREAS, city staff finds that the proposed rezoning will not adversely impact the surrounding area as the proposed land uses will allow for the orderly growth and development of a single-family master planned community;

WHEREAS, an in-person Neighborhood Meeting was conducted for this proposal and Notice of the Neighborhood Meeting was provided to 99 property owners within 500 feet of the property on March 23, 2026 and signs advertising the Neighborhood Meeting were posted to the site on March 20, 2026;

WHEREAS, the neighborhood meeting took place, in-person, on April 7, 2026;

WHEREAS, public notice that this rezoning was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on June 10, 2026 and City Council on June 22, 2026, appeared in the Arizona Business Gazette - Republic Edition on May 21, 2026; postcards were mailed to 99 adjoining owners on May 13, 2026 and signs on the site were updated on May 15, 2026 to notify residents of the scheduled public hearings;

WHEREAS, a public hearing was held before the Planning and Zoning Commission on June 10, 2026, and at that meeting the Commission voted (X-X) to recommend approval of the proposed rezoning;

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the City Council on April 18, 2022 appeared in the Arizona Republic Southwest Valley Edition March 18, 2022 and again on April 1, 2022; postcards were mailed to 99 adjoining owners on March 15, 2022 and again on March 23, 2022; and signs on the site were updated on March 21, 2022 to notify residents of the scheduled public hearing;

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City.

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

SECTION 1. ADOPTION OF FINDINGS

The above recitals set forth above are true and correct and incorporated herein by this reference as if fully set forth herein.

SECTION 2. DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map No. 26-XX", a copy of which is attached hereto as Exhibit A, is hereby declared a public record and incorporated herein by this reference.

That certain document titled "Legal Description", 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 "Fulton Homes at Ballpark Village 2nd Amended Planned Area Development" (dated March 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 3. DESCRIPTION OF PROPERTY BEING REZONED

This Ordinance No. 2026-XXXX applies to approximately 156 acres located at the southeast corner of Estrella Parkway and Yuma and legally described in that certain document titled “Legal Description,” attached hereto as Exhibit B (the “Property”) which is declared a public record herein by Section 2 of this Ordinance.

SECTION 4. REZONING

The Property is conditionally rezoned from Planned Area Development (PAD) (Fulton Homes at Ballpark Village 1st Amended) to PAD (Fulton Homes at Ballpark Village 2nd Amended Planned Area Development) attached hereto as Exhibit C, which is declared a public record herein by Section 2 of this Ordinance.

Section 5. STIPULATIONS

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

1. Except as modified by the following stipulations and conditions of approval set forth herein, development of the Property shall be in compliance with the Fulton Homes at Ballpark Village 2<sup>nd</sup> Amended PAD; and
2. Alternatives to the various requirements in Section V (Additional Design Requirements) of the Fulton Homes at Ballpark Village 2<sup>nd</sup> Amended PAD (the required Amenity Elements, the Connectivity Elements, and the Streetscape Elements collectively referred to as the “Additional Design Elements”) may be provided upon the approval of the Development Services Director or designee upon his/her determination that such alternative provides an equal or greater level of quality and functionality as the Design Element being modified; and
3. All Public Sales Reports for the 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 in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; and
  - b. The Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; and
  - c. 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; and

- d. The Property is subject to loud noises commonly associated with water campuses, well sites and other Public Facilities Districts and the like; and
- e. Public roadways adjacent to the Property are subject to road closures and community events on adjacent public rights-of-way and open spaces.
- f. The Property is within close proximity of land intended for multi-story and high-density buildings which may include a variety of office, retail, commercial, hotel, multi-family and parking uses.

All final plats and minor land divisions subdividing all or part of the Property shall include notes setting forth the foregoing requirements including the requirements that such disclosures be included within all rental agreements for the rental of any residential units within the Property; and

- 4. Signage shall be posted within all sales and rental offices identifying the location of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary. This display shall include a 24-inch x 36-inch map at the main entrance of such sales and rental offices and shall include the approximate locations of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary and all of the buildings on the Property; and
- 5. Except as otherwise provided in a development agreement approved by the City Council in its sole discretion, the portion of the Property where the 1.2-acre Park B1 (Neighborhood Park B1) is to be located shall be included in the first recorded final plat subdividing all or part of the Property and no Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for any residential structures within the Property, except for model homes, until Neighborhood Park B1 including the resident and recreational amenities set forth in the Planned Area Development have been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and
- 6. Except as otherwise provided in a development agreement approved by the City Council in its sole discretion, the portion of the Property where the approximately 4.5-acre Main Park A1 (Main Amenity A1) is to be located, shall be included in the Second recorded final plat. No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for more than 250 residential structures within the Property, except for model homes, until Main Amenity A1 including the resident and recreational amenities set

forth in the Planned Area Development have been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and

7. Except as otherwise provided in a development agreement approved by the City Council in its sole discretion, the portion of the Property where the approximately 1.8-acre Park B2 (Neighborhood Park B2) is to be located, shall be included in the Second recorded final plat. No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for more than 350 residential structures within the Property, except for model homes, until Neighborhood Park B2 including the resident and recreational amenities set forth in the Planned Area Development have been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and
8. Except as otherwise provided in a development agreement approved by the City Council in its sole discretion, the portion of the Property where the approximately .5-acre Park C2 (Neighborhood Park C2) is to be located, shall be included in the Second recorded final plat. No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for more than 457 residential structures within the Property, except for model homes, until Neighborhood Park C2 including the resident and recreational amenities set forth in the Planned Area Development have been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and
9. Except as otherwise provided in a development agreement approved by the City Council in its sole discretion, the portion of the Property where the approximately 2.3-acre Park B3 (Neighborhood Park B3) is to be located, shall be included in the Third recorded final plat. No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for more than 570 residential structures within the Property, except for model homes, until Neighborhood Park B3 including the resident and recreational amenities set forth in the Planned Area Development have been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and

10. Except as otherwise provided in a development agreement approved by the City Council in its sole discretion, the portion of the Property where the approximately 2.5-acre Park C1 (Neighborhood Park C1) is to be located, shall be included in the Third recorded final plat. No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for more than 683 residential structures within the Property, except for model homes, until Neighborhood Park C1 including the resident and recreational amenities set forth in the Planned Area Development have been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator; and
11. The Ballpark Village Gateway primary monument/mural and adjacent landscaping at the southeast corner of Estrella Parkway and Yuma Road is encouraged to incorporate the theme “Rock and Vegetation” as was envisioned in the original Goodyear City Center Southeast; and
12. The Ballpark Village Gateway monument/mural and adjacent landscaping at the southeast corner of Estrella Parkway and Yuma Road shall be included in the First Recorded Plat and No Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for any residential structures within the Property, except for model homes, until the sign is completed; and
13. Prior to the recordation of the first final plat subdividing all or part of the Property, Owner shall form a Homeowners’ Association (“HOA”) for the Property, with said HOA owning and maintaining all private open space areas; common areas, and all amenities and enhancements described above and in the Fulton Homes at Ballpark Village PAD, except that the HOA shall not own, any of the enhancements or amenities located within right-of-way conveyed to the City of Goodyear in fee, but shall be responsible for maintaining such amenities and enhancements. With respect to the paths and trails the HOA is responsible for maintaining, the HOA shall ensure that they are cleared, visible, and safely accessible to all users. The HOA shall also be responsible for maintaining all landscaping within street right-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 HOA ownership and/or maintenance responsibilities of these private tracts and public rights-of-way landscaping; and
14. Mid-block pedestrian connections, between two residential lots, are permitted within the development. The minimum width of a mid-block pedestrian connection shall be 15 feet and shall be

completely landscaped. The minimum width of the paved path, within this mid-block pedestrian connection, shall be 5 feet and shall have a minimum of 3 feet of landscaping between the path and any residential structure or privacy yard wall. The 15-foot-wide minimum width of for the mid-block pedestrian connection may be formed through a combination of Tract(s), Common Space Easement(s) (CSE), and/or similar means as shall be determined by the Zoning Administrator and or his/her designee. The mid-block pedestrian connection, including the 15-foot-wide landscaped area, shall be maintained by the HOA; and

15. Any modifications to existing private irrigation facilities as a result of this development shall be coordinated with the appropriate Irrigation District/private owner; and
16. Owner shall submit to the City for review and approval and subsequently to FEMA for review and approval, a Conditional Letter of Map Revision (CLOMR) study prior to issuance of the first construction permit for the development of any part of the Property within the Flood Plain. A CLOMR shall be submitted to and approved by the City Engineer or his/her designee prior to issuance of any construction permits within the floodplain, unless a CLOMR is not required as determined by the City Engineer or his/her designee; and
17. Owner shall, at no cost to the city, design and construct full half-street improvements for south-half of the section of W. Yuma Road along or adjacent to the frontage of the Property required for a Scenic Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed, except for the construction of  $\frac{1}{2}$  the median and  $\frac{1}{2}$  median landscaping, including, but not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Yuma Road Improvements"). If the Yuma Road Improvements have been completed or are being completed by the others when development occurs on the Property, Owner shall, remit a reimbursement payment for the costs incurred in the design and construction of the Yuma Road Improvements or the City Engineer's estimated costs of the Yuma Road Improvements if not completed (the "Yuma Road Cost Recovery Payment"). If owed, the Yuma Road Cost Recovery Payment shall be paid prior to or concurrent with the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for any work on the Property, whichever is earlier. Otherwise, the Yuma Road Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Completion or Certificate of Completion for any structure within the Property unless modified by a written phasing plan approved by the City

Engineer or his/her designee or by a development agreement approved by the City Council; and

18. Upon the request of the City Engineer or his/her designee, Owner shall construct a full median with full median landscaping within the section of W. Yuma Road along or adjacent to the frontage of the Property subject to the City's agreement to reimburse Owner for 50% of the cost of constructing the full median with full median landscaping. The reimbursements provided for herein are subject to compliance with the requirements of title 34 of the Arizona Revised Statutes governing the use of public funds for the construction or payment of public infrastructure. Unless Owner constructs the full median with full median landscaping as provided herein, Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of W. Yuma Road along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and
  
19. Owner shall, at no cost to the city, design and construct full half-street improvements for north-half of the section of W. Lower Buckeye Parkway along or adjacent to the frontage of the Property required for a Minor Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed, except for the construction of  $\frac{1}{2}$  the median and  $\frac{1}{2}$  median landscaping, including, but not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Lower Buckeye Improvements"). If the Lower Buckeye Improvements have been completed or are being completed by others when development occurs on the Property, Owner shall, remit a cost recovery reimbursement payment for the costs incurred in the design and construction of the Lower Buckeye Improvements or the City Engineer's estimated costs of the Lower Buckeye Improvements if not completed (the "Lower Buckeye Cost Recovery Payment"). If owed, the Lower Buckeye Cost Recovery Payment shall be paid prior to or concurrent with the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for any work on the Property, whichever is earlier. Otherwise, the Lower Buckeye Improvements shall be completed prior to the issuance of any Certificate of Completion,

Temporary Certificate of Completion or Certificate of Completion for any structure within the Property unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council; and

20. Upon the request of the City Engineer or his/her designee, Owner shall construct a full median with full median landscaping within the section of W. Lower Buckeye Road along or adjacent to the frontage of the Property subject to the City's agreement to reimburse Owner for 50% of the cost of constructing the full median with full median landscaping. The reimbursements provided for herein are subject to compliance with the requirements of title 34 of the Arizona Revised Statutes governing the use of public funds for the construction or payment of public infrastructure. Unless Owner constructs the full median with full median landscaping as provided herein, Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of W. Lower Buckeye Parkway along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and
  
21. Owner shall design and construct full half-street improvements required for a modified Major Arterial Road for the west half of S. Bullard Avenue within the existing S. Bullard Avenue alignment along the frontage of the Property as determined by the City Engineer or his/her designee and which may include but are not limited to: paving consisting of a minimum 5.5-foot bike lane and two 12-foot travel lanes; curb and gutter; sidewalks, which may vary in size if a transition from a bike lane is required, street frontage landscape and landscape irrigation; and street lighting (the "Bullard Avenue Improvements"); and
  
22. Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of S. Bullard Avenue along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or

designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and

23. Owner shall design and construct sidewalk improvements along the west half of S. Bullard Avenue along the frontage of the Property and within the existing S. Bullard Avenue right-of-way to the north of the Property (approximately 60 feet) to connect to the existing sidewalk; and
24. Except as otherwise provided in these stipulations or pursuant to the terms of a development agreement with the City, Owner is responsible for a proportionate share of the costs of full traffic signals at the intersections identified below. Owner shall make an in-lieu payment for the cost of traffic signal infrastructure at intersections adjacent to the Property. The in-lieu payment shall be made prior to the recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any construction permits for work within the Property, whichever is earlier, unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council. The in-lieu payment shall be based on the actual cost of the traffic signal if it has been constructed or if the payment is required before the signal is constructed it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee. The Property Owner's traffic signal obligations include, but may not be limited to:
  - a. One third (1/3) of the cost of the full traffic signal (three legs) at W. Lower Buckeye Parkway and S. Bullard Avenue.
  - b. 50% of the cost of the full traffic signal (four legs) at W. Yuma Road and S. Goodyear Boulevard East.
  - c. 25% of a full traffic signal (four legs) at W. Lower Buckeye Parkway and S. Wood Boulevard.
25. If any of the traffic signals identified above are identified in a Traffic Impact Analysis approved by the City Engineer as being warranted by the development of the Property, then upon the request of the City Engineer or his/her designee, Owner shall construct such full traffic signal(s) subject to reimbursement by the city for the proportionate share of the cost of the signal for which others are responsible (i.e. 2/3 the cost of the signal at W. Lower Buckeye Parkway and S. Bullard Avenue; and 3/4 of the cost of the full traffic signals at the intersection of W. Lower Buckeye Parkway and S. Wood Boulevard and 1/2 of the cost of the intersection of W. Yuma Road and S. Goodyear Boulevard East). The reimbursements provided for herein are subject to compliance with the requirements of title 34 of the Arizona

Revised Statutes governing the use of public funds for the construction or payment of public infrastructure; and

26. The Traffic Impact Analysis submitted with the application for rezoning is not approved. An updated Traffic Impact Analysis that complies with all of the requirements in the Engineering Design Standards and Policies Manual 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. 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; and
27. In addition to being responsible for a proportionate share of the cost of the full traffic signal at the intersection(s) identified above, Owner is also responsible for a proportionate share of the costs of additional traffic signals identified in an approved Traffic Impact Analysis/Study as being needed. If an updated Traffic Impact Analysis/Study reflects the need for any additional traffic signal at any intersection adjacent to the Property, Owner shall, at no cost to the City, convey, in fee, lien free, and free of any easements or encumbrances unless specifically agreed to by the City, any additional right-of-way needed for the construction of the portion of the traffic signal that will be located on the Property. In addition, Owner shall make an in-lieu payment to the City towards the cost of the signal. Except as provided herein, the in-lieu payment will be 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 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 approved by the City Engineer or his designee traffic signal. The dedication(s) 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, or requires connection to the intersection where the traffic signal is needed; and
28. Owner shall relocate or replace existing traffic signal

improvements (the existing pole and mast arm) to their ultimate locations at the southeast corner of the intersection of S. Estrella Parkway and W. Yuma Road and any necessary modifications to mast arm, pedestrian push button poles, ADA ramps, or other improvements impacted by widening of W. Yuma Road and S. Estrella Parkway to their ultimate configurations.

29. Unless Owner constructs a bridge or culvert over Bullard Wash on W. Yuma Road pursuant to the terms of a development agreement with the City, Owner shall pay an in-lieu payment representing 25% of the full cost of the Yuma Road Bridge. The in-lieu payment required herein shall be paid prior to the issuance of the first civil construction permit for any work within the Property. The in-lieu payment shall be based on the actual cost of the Yuma Road Bridge if it has been constructed by others, or if the payment is required before the Yuma Road Bridge has been constructed, it shall be based on the estimated cost of the Yuma Road Bridge as determined by the City Engineer or designee. Yuma Road Bridge is defined as a bridge or a culvert crossing over Bullard Wash on Yuma Road that can convey up to the 100-year peak flow under Yuma Road, that is designed to meet the minimum City standards applicable to such structures and the drainage standards in effect at the time of development; and
30. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the City of Goodyear subdivision regulations, the City of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, all Building Codes and Regulations adopted by the City of Goodyear, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and
31. Owner shall dedicate, at no cost to the city, all rights-of-way and/or easements within the boundaries of the Property that are:
  - (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property;
  - (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies;
  - (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments;
  - (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property;
  - (v) required for the construction of the

infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his 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 when requested by the City Engineer or his/her designee, whichever is earlier; and

32. If any of the infrastructure improvements Owner is required to design and construct pursuant to the terms of this Ordinance have been constructed or is to be constructed by others, Owner shall remit a payment to the city in the amount of the actual costs incurred in the design and construction such infrastructure improvements if completed or, if not completed, the payment shall be in the amount of an engineer's estimate of the costs as approved by the Goodyear City Engineer or his/her designee. The payment requirement herein shall be paid prior to or concurrent with the recordation of a final plat triggering Owner's obligation to design and construct the infrastructure improvements.

Section 6.      AMENDMENT OF ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 4 of this Ordinance by the adoption of that certain document titled, "Official Supplementary Zoning Map No. 26-XX, attached hereto as Exhibit A, which is declared a public record herein by Section 2 of this Ordinance; 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 7.      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 8.      CORRECTIONS

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

Section 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. The provisions of the city of Goodyear Zoning Ordinance being amended by this Ordinance shall remain in full force and effect until the effective date of this Ordinance.

Section 11.    PENALTIES

Any person who violates any provision of this Ordinance shall be subject to penalties set forth in Section 1-2-3 of the city of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

**Section 1-2-3 Violations and Penalties**

- A.    It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.
  
- B.    Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.
  
- C.    Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

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

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

Section 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Joe Pizzillo, Mayor

Date: \_\_\_\_\_

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Jasmine Pernicano, City Clerk

\_\_\_\_\_  
Roric Massey, City Attorney

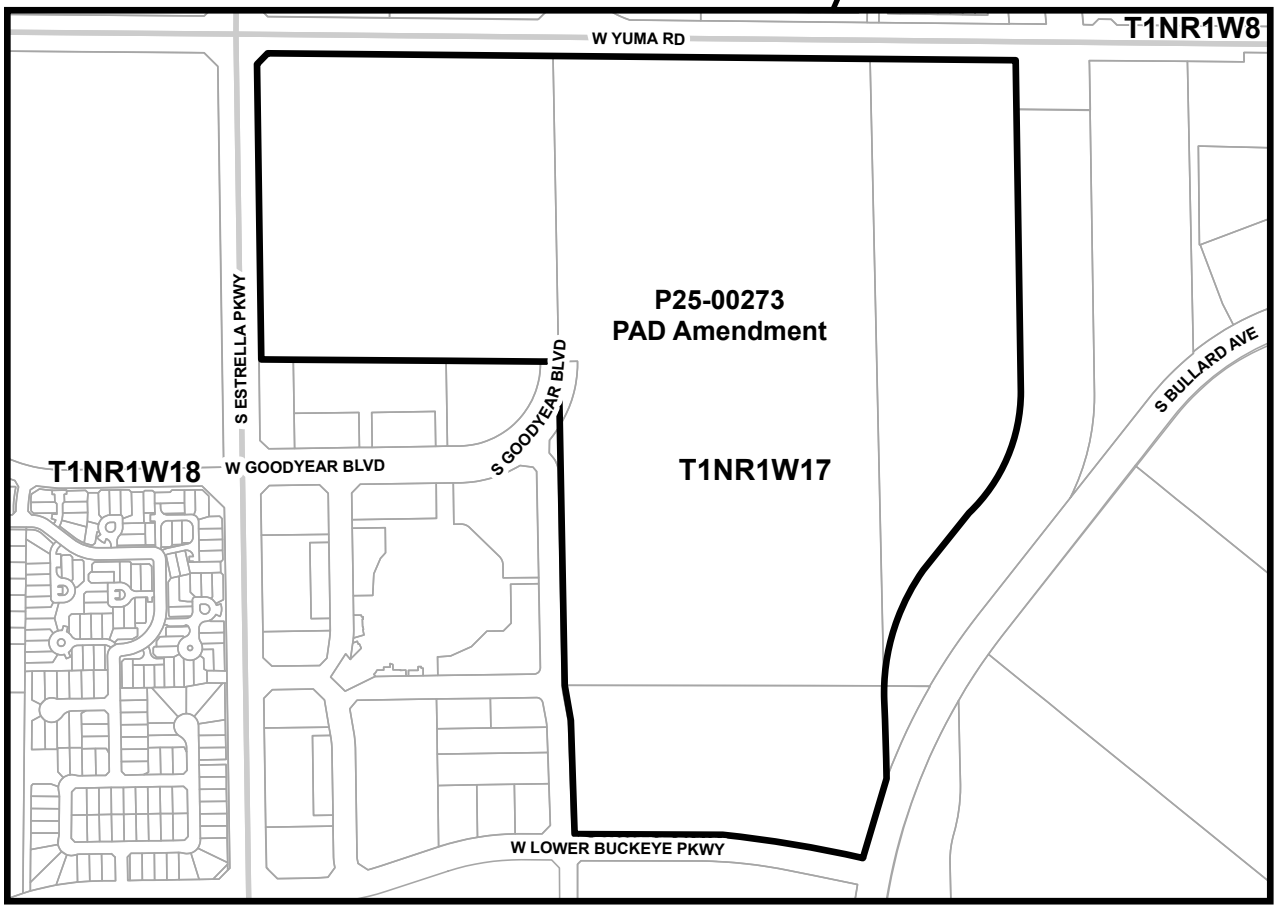
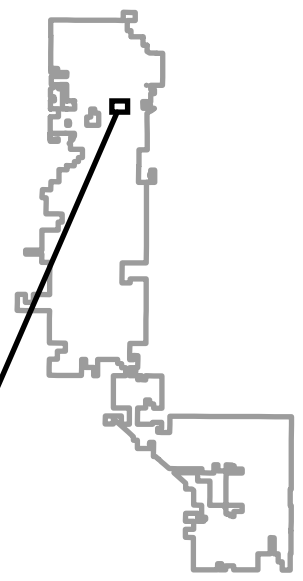
**OFFICIAL SUPPLEMENTARY ZONING MAP NO. 26-XX**  
 AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF  
 THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO. \_\_\_\_\_,  
 PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CITY CLERK

**SUBJECT PROPERTY:**

**A Portion Of Section 17 Township 1 North Range  
 1 West Of The Gila And Salt River Meridian  
 Maricopa County Arizona**



SOURCE: CITY OF GOODYEAR G.I.S.

**CITY OF GOODYEAR, AZ - REZONE CASE**

<p>EXHIBIT A</p>	<p>REZONE FROM PAD TO PAD Amendment P25-00273</p>	<p>DATE: MARCH 2026</p>
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**LEGAL DESCRIPTION  
FULTON HOMES BALLPARK VILLAGE  
ZONING**

JOB NO. 25-0188

DECEMBER 2, 2025

A PORTION OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A BRASS CAP IN A HAND HOLE AT THE WEST QUARTER CORNER OF SAID SECTION 17, FROM WHICH A BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 17, BEARS NORTH 0 DEGREES 50 MINUTES 40 SECONDS WEST, 2649.74 FEET (BASIS OF BEARING);

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 0 DEGREES 50 MINUTES 40 SECONDS WEST, 1323.01 FEET;

THENCE DEPARTING FROM SAID WEST LINE, NORTH 89 DEGREES 09 MINUTES 20 SECONDS EAST, 85.00 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG THE EAST LINE OF THE WEST 85.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 17, NORTH 0 DEGREES 50 MINUTES 40 SECONDS WEST, 1204.63 FEET;

THENCE DEPARTING FROM SAID EAST LINE, NORTH 44 DEGREES 51 MINUTES 23 SECONDS EAST, 62.86 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH 75.00 FEET OF SAID NORTHWEST QUARTER, SOUTH 89 DEGREES 26 MINUTES 33 SECONDS EAST, 2457.84 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH 75.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 17, SOUTH 89 DEGREES 26 MINUTES 27 SECONDS EAST, 593.65 FEET;

THENCE DEPARTING FROM SAID SOUTH LINE, SOUTH 00 DEGREES 56 MINUTES 01 SECONDS EAST, 1361.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 629.22 FEET;

THENCE SOUTHWESTERLY 428.93 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 39 DEGREES 03 MINUTES 27 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 39 DEGREES 03 MINUTES 21 SECONDS WEST, 347.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 50 DEGREES 59 MINUTES 30 SECONDS EAST, 883.02 FEET;

THENCE SOUTHWESTERLY 629.69 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 40 DEGREES 51 MINUTES 29 SECONDS;



THENCE ON A NON-TANGENT LINE SOUTH 01 DEGREES 18 MINUTES 08 SECONDS EAST, 316.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 69 DEGREES 41 MINUTES 24 SECONDS EAST, 2609.79 FEET;

THENCE SOUTHWESTERLY 341.93 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 7 DEGREES 30 MINUTES 24 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 78 DEGREES 26 MINUTES 45 SECONDS WEST, 284.69 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 2055.00 FEET;

THENCE NORTHWESTERLY 405.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 DEGREES 18 MINUTES 12 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 89 DEGREES 44 MINUTES 53 SECONDS WEST, 488.21 FEET;

THENCE NORTH 02 DEGREES 14 MINUTES 37 SECONDS WEST, 464.05 FEET;

THENCE NORTH 10 DEGREES 48 MINUTES 28 SECONDS WEST, 144.95 FEET;

THENCE NORTH 01 DEGREES 04 MINUTES 26 SECONDS WEST, 1321.63 FEET;

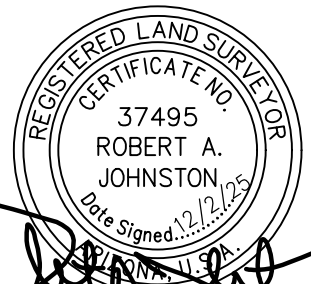
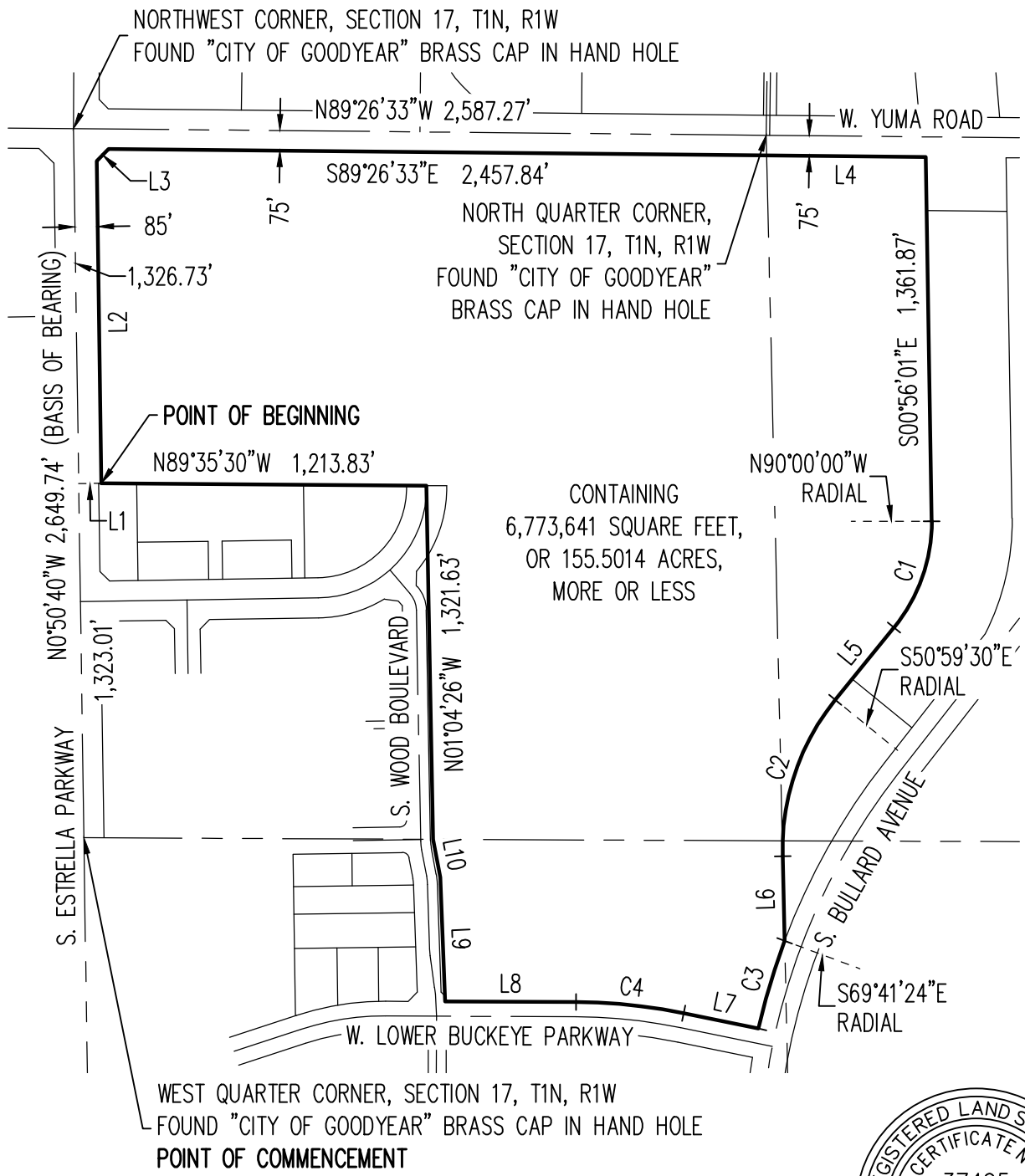
THENCE NORTH 89 DEGREES 35 MINUTES 30 SECONDS WEST, 1213.83 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING **6,773,641** SQUARE FEET, OR **155.5014** ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

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



Dec 02, 2025 5:03pm S:\Projects\2025\25-0188\Land Survey\Legals\25-0188 - FHBV Zoning\25-0188 - FHBV Zoning - Exhibit.dwg  
agross



*Robert A. Johnston*

<b>25-0188</b>	Drawn by: A.G.   Reviewed by: R.J.   Sheet Scale: 1" = 600'	Sheet No:   of 2
	<b>Fulton Homes Ballpark Village Zoning</b>	
	<b>Exhibit "A"</b>	



1130 N. Alma School Rd.  
Ste. 120 Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°09'20"E	85.00'
L2	N00°50'40"W	1204.63'
L3	N44°51'23"E	62.86'
L4	S89°26'27"E	593.65'
L5	S39°03'21"W	347.98'

LINE TABLE		
LINE	BEARING	LENGTH
L6	S01°18'08"E	316.14'
L7	N78°26'45"W	284.69'
L8	N89°44'53"W	488.21'
L9	N02°14'37"W	464.05'
L10	N10°48'28"W	144.95'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	428.93'	629.22'	39°03'27"	420.67'	S19°31'44"W
C2	629.69'	883.02'	40°51'29"	616.43'	S18°34'45"W
C3	341.93'	2609.79'	7°30'24"	341.68'	S16°33'24"W
C4	405.42'	2055.00'	11°18'12"	404.76'	N84°05'51"W

25-0188

Drawn by: A.G. | Reviewed by: R.J. | Sheet Scale: N.T.S.

Sheet No: 2 of 2

Fulton Homes Ballpark Village  
Zoning

Exhibit "A"



1130 N. Alma School Rd.  
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**Exhibit C**  
**Fulton Homes at Ballpark**  
**Village 2<sup>nd</sup> Amended**  
**Planned Area Development**  
**March 2026**

## I. Introduction

This 2<sup>nd</sup> Amendment to the Fulton Homes at Ballpark Village Planned Area Development (March 2026) (“PAD”) sets forth the allowable land uses, development standards, and regulatory zoning provisions for the development of the real property generally located at the southeast corner of Estrella Parkway and Yuma Road as more particularly described in that certain document titled Legal Description, which document was declared a public record by Resolution 2023-2283 and which is referred to, adopted and made a part hereof as if fully set forth herein (the “Property”).

## II. Permitted Uses

The Property will be developed with three different underlying land use districts (see **Exhibit 1 – Illustrative Master Plan**). Except as expressly modified in this PAD, the permitted uses in these land use districts shall be those uses allowed in the City’s R1-6, R1-6 Reduced and R1-4 Reduced Single Family Residential Zoning Districts as set forth in **Table 1** below and in accordance with Article 3-2 of the Zoning Ordinance. Unless explicitly modified within this PAD, then the Zoning Ordinance prevails.

**Table 1 – Permitted Uses**

Land Use Districts	Permitted Uses
R60	R1-6
R50	R1-6 Reduced
R45	R1-4 Reduced

## III. Development Standards

Development of the Property shall comply with all of the following:

1. Article 1, Article 2, and Article 4 of the City of Goodyear Zoning Ordinance (the “Zoning Ordinance”) and other applicable city, state, and federal requirements shall apply to the development of the Property.

2. The following development standards outlined in **Table 2** below, which are based upon those of the City’s R1-6, R1-6 Reduced and R1-4 Reduced Single Family Residential Zoning Districts, shall apply to the development within each land use district:

**Table 2 – Lot Development Standards by Land Use District**

Land Use Districts <sup>4</sup>	R60	R50	R45
Underlying Zoning Districts	R1-6	R1-6 Reduced	R1-4 Reduced
Minimum Lot Area (sf)	7,500	6,000	4,500
Minimum Lot Width (ft.)	60	50	45

Minimum Lot Depth (ft)	125	120	100
Maximum Building Height (ft)	30	30	30
Maximum Building Coverage	60%	60%	60%
Minimum Setbacks			
Front (ft) <sup>1</sup>	10	10	10
Garage (ft) <sup>2</sup>	20	20	20
Side (ft)	5	5	5
Total Sides (ft)	15	10	10
Street Side (ft) <sup>3</sup>	10	10	10
Rear (ft)	20	20	15

<sup>1</sup> Front setback shall be measured from back of sidewalk to covered porches, livable space, and side entry garages.

<sup>2</sup> Front setback shall be measured from the back of sidewalk to face of front facing garage door.

<sup>3</sup> Where a minimum 10-foot-wide landscape tract between the side lot line and back of sidewalk is provided, the typical side setbacks, rather than the Street Side setback applies.

<sup>4</sup> All contiguous single-family residential units shall be developed with the same land use district development standards set forth in Table 2 and each such set of contiguous single-family residential units shall constitute a land use district.

3. A minimum of 10% of the platted lots within the Property shall be R60, a minimum of 30% of the platted lots within the Property shall be R50, and a minimum of 50% of the platted lots within the Property shall be R45.

4. Walls, fencing, and landscaping shall adhere to Article 5 of the Zoning Ordinance, except as expressly modified by this PAD.

5. Parking shall adhere to Article 6 of the Zoning Ordinance except as expressly modified by this PAD.

6. Signs shall adhere to Article 7 of the Zoning Ordinance, except as expressly modified by this PAD.

7. Article 8 (General Provisions) of the Zoning Ordinance shall apply, except as expressly modified by this PAD.

8. Lighting shall adhere to Article 10 of the Zoning Ordinance, except as expressly modified by this PAD.

9. In the event of a conflict between the provisions of this PAD and the Zoning Ordinance, the provisions of this PAD shall prevail.

## IV. Open Space

One (1) main park amenity area and five (5) neighborhood parks areas shall be developed within the Property as generally depicted on **Exhibit 1 – Illustrative Master Plan** attached hereto and as more fully described below.

- “Main Park A1” (Main Amenity Area) shall be a minimum of 4.5 acres in size and shall be located near the center of the community in the general location reflected on **Exhibit 1 – Illustrative Master Plan**. The Main Central Amenity Area shall include an aquatic center, clubhouse facility, sports complex, and an active recreation park. The aquatic center shall feature lap lanes, a kid’s pool area with aquatic play toys, restrooms, and shaded tables/lounge chair seating. The clubhouse facility shall feature a fitness center, indoor kitchen and reception hall, restrooms, and an outdoor kitchen and shaded gathering area. The sports complex shall feature pickle ball courts with shaded seating areas, a full basketball court, a multi-use turf play area, and a gathering ramada. The active recreation park shall feature a shaded tot lot, a gathering ramada (with picnic areas, game tables, ping pong table, BBQ grills, plaza area, etc.), a cornhole area, and a multi-use turf area and shall be generally consistent with **Exhibit 2 – Main Amenity Area** attached hereto.
- “Neighborhood Park B1” shall be a minimum of 1.2 acres in size and shall be located just southeast of the main entry into the community from Yuma Road in the general location reflected on **Exhibit 1 – Illustrative Master Plan**. Neighborhood Park B1 shall include a half basketball court, an event lawn turf area, a cornhole area, a gathering ramada (with picnic areas, BBQ grills, benches, etc.), and a shaded tot lot and shall be generally consistent with **Exhibit 3 – Neighborhood Park B1** attached hereto.
- “Neighborhood Park B2” shall be a minimum of 1.8 acres in size and shall be located just southwest of the main entry into the community from Yuma Road in the general location reflected on **Exhibit 1 – Illustrative Master Plan**. Neighborhood Park B2 shall include a shaded tot lot, half basketball court, gathering ramada (with picnic areas, BBQ grills, benches, etc.), and a multi-use turf area and shall be generally consistent with **Exhibit 4 – Neighborhood Park B2**.
- “Neighborhood Park B3” shall be a minimum of 2.3 acres in size and shall be located just east of the Main Amenity Area in the general location reflected on **Exhibit 1 – Illustrative Master Plan**. Neighborhood Park B3 shall include a full basketball court, a multi-use turf area, a gathering ramada (with picnic areas, benches, etc.), a cornhole area, and a shaded tot lot and shall be generally consistent with **Exhibit 5 – Neighborhood Park B3** attached hereto.
- “Neighborhood Park C1” shall be a minimum of 2.5 acres in size and shall be located southeast of the Main Amenity Area in the general location reflected on **Exhibit 1 – Illustrative Master Plan**. Neighborhood Park C1 shall include a multi-use turf area, a gathering ramada (with picnic areas, BBQ grills, benches, etc.), and a shaded tot lot and shall be generally consistent with **Exhibit 6 – Neighborhood Park C1** attached hereto.
- “Neighborhood Park C2” shall be a minimum of 0.5 acres in size and shall be located south of the Main Amenity Area in the general location reflected on **Exhibit 1 – Illustrative Master Plan**. Neighborhood Park C2 shall include a multi-use turf area, a gathering ramada (with picnic areas, BBQ grills, benches, etc.), and a cornhole area and shall be generally consistent with **Exhibit 7 – Neighborhood Park C2** attached hereto.
- Additionally, several passive open space areas shall be located throughout the community and along the perimeter, including larger areas adjacent to the community’s south entrance from Lower Buckeye Parkway and adjacent to the Bullard Wash in order to facilitate access and enjoyment of the wash corridor amenity.

## V. Additional Design Requirements

In order to meet the “Reduced” comparable zoning designation and associated development standards for the R50 and R45 Land Use Districts outlined above, the following minimum additional design elements shall be provided. As set forth below, certain of the Streetscape Elements described below will be considered an additional Streetscape Element for each of these Land Use Districts.

### Amenity Elements

- Adjacent to Community Amenity – Pedestrian connections to the Bullard Wash shall be provided and shall be in general conformance with the connections depicted on **Exhibit 8 – Pedestrian Connectivity Plan**.
- Additional Amenities – Two (2) structurally covered/shaded seating nodes, with associated trail signage, shall be provided along the Bullard Wash trail adjacent to the Property in general conformance with the locations and details depicted on **Exhibit 8 – Pedestrian Connectivity Plan**.
- Additional Internal Park Elements – The following Additional Internal Park Amenities shall be provided in the six (6) parks that are to be developed within the Property:
  - “Main Park A1” (Main Amenity Area):
    - Aquatic center with lap lanes, and a kid’s pool area with aquatic play toys (minimum pool water surface area of 4,500 SF and minimum pool deck area of 10,000 SF)
    - Restrooms
    - Shaded tables/lounge chair seating
    - Clubhouse facility with fitness center
    - Shaded tot lot
    - Gathering ramadas (with picnic areas, game tables, ping pong table, BBQ grills, plaza area, etc.)
    - Pickle ball courts
    - Cornhole area
    - Full basketball court
    - Multi-use turf area
  - “Neighborhood Park B1”:
    - Half basketball court
    - Event lawn turf area
    - Cornhole area
    - Gathering ramada (with picnic areas, BBQ grills, benches, etc.)
    - Shaded tot lot
  - “Neighborhood Park B2”:
    - Shaded tot lot
    - Half basketball court
    - Gathering ramada (with picnic areas, BBQ grills, benches, etc.)
    - Multi-use turf area

- “Neighborhood Park B3”:
  - Full basketball court
  - Multi-use turf area
  - Gathering ramada (with picnic areas, benches, etc.)
  - Cornhole area
  - Shaded tot lot
  
- “Neighborhood Park C1”:
  - Multi-use turf area
  - Gathering ramada (with picnic areas, BBQ grills, benches, etc.)
  - Shaded tot lot
  
- “Neighborhood Park C2”:
  - Multi-use turf area
  - Gathering ramada (with picnic areas, BBQ grills, benches, etc.)
  - Cornhole area

## Connectivity Elements

- Limited Subdivision Perimeter Wall – Except as may be modified to comply with applicable development standards and final platting, the design of the walls and fencing installed around the perimeter of the Property shall be consistent with the walls and fencing reflected in **Exhibit 9 - Conceptual Wall Plan** which provides that approximately 55% of the total project perimeter is comprised of partial view wall or full view/drainage fencing:
  - Ballpark Frontage:
    - The lots adjacent to the north and east sides of the existing ballpark shall be developed such that the majority of such lots either front or side to the ballpark and a partial view wall shall be installed along approximately 80% of the perimeter of the Property adjacent to the ballpark.
  
  - Bullard Wash:
    - The perimeter wall adjacent to the approximately 79% of the perimeter of the Property adjacent to Bullard Wash shall be either partial view wall or full view/drainage fencing.
  
  - Estrella Parkway:
    - Approximately 25% of the lots adjacent to Estrella Parkway shall be developed so the lots side to this arterial street. Further, a partial view wall shall be constructed along approximately 50% of the frontage along Estrella Parkway.
  
  - Yuma Road:
    - A partial view wall shall be constructed along a minimum of 22% of the frontage along Yuma Road.

- Trail System Connections – The Property will be developed to provide pedestrian connections to the Bullard Wash and the associated trail system (to be constructed by the City) in general conformance with **Exhibit 8 – Pedestrian Connectivity Plan**.
- Infill Development – The Property is located within the City’s “Ballpark Village” Growth Area as identified in the City’s General Plan, and its location and numerous pedestrian connections to the exterior/perimeter of the community provide easy and quick access to nearby amenities such as schools, trails (Bullard Wash), and parks.
- Additional Connectivity Elements – A minimum of 11 pedestrian connections to the exterior/perimeter of the community shall be provided as described below and as generally depicted in **Exhibit 8 – Pedestrian Connectivity Plan**. The pedestrian connections required herein may be gated to prohibit “pass-thru” pedestrian traffic from the surrounding property. Pedestrian gates built in tandem with vehicular entries shall count as one (1) pedestrian connection:
  - Arterial Street (Estrella Parkway, Yuma Road, Lower Buckeye Parkway):
    - A minimum of five (5) pedestrian connections from the interior of the community out to the sidewalks along the adjacent arterial streets shall be provided.
  - Bullard Wash:
    - A minimum of four (4) pedestrian connections from the interior of the community out to the wash corridor and associated trail (to be constructed by the City) shall be provided.
  - Wood Boulevard:
    - A minimum of two (2) pedestrian connections from the interior of the community out to Wood Boulevard, including connections to the existing sidewalks stubbed out to the Property, shall be provided.

## **Streetscape Elements**

The specific additional Streetscape Elements required to support the reduced development standards for the R50 and R45 Land Use Districts included within the PAD shall be determined during the development of the Preliminary Plat for the Property. At least two (2) of the following Streetscape Elements shall be incorporated into all areas of the Property developed as the R50 Land Use District and at least four (4) of the following Streetscape Elements shall be incorporated into all areas of the Property developed as the R45 Land Use District. The following Streetscape elements will count as one Streetscape Element for each of these Land Use Districts: (i) the construction of the entry roads and entry monument signs in conformance with the “Additional Streetscape Elements (Enhanced Entry Roads)”; (ii) the construction of the project entry monumentation and the regional Ballpark Village Entry Monumentation as described in “Additional Streetscape Elements (Ballpark Village and Regional Monumentation)”; and (iii) the development of all six (6) internal parks in conformance with the “Additional Streetscape Elements (Amenity Parks lined with Streets)”.

- Paving Material – All driveways and sidewalks connecting the driveways to the front entrances of the homes on the R60, R50, and R45 platted lots will be constructed with decorative pavers.

- Additional Streetscape Elements (Ballpark Village and Regional Monumentation) - The project name is “*Fulton Homes at Ballpark Village*” which shall be reflected on all project entry monumentation in general conformance with **Exhibit 10 – Conceptual Entry Monumentation**. Entry monuments shall be installed at both main entrances into the Property (the entrance from Yuma Road and the entrance from Lower Buckeye Parkway). In addition, regional “Ballpark Village” monumentation in general conformance with **Exhibit 11 – Conceptual Regional Monumentation** shall be installed at the southeast corner of Estrella Parkway and Yuma Road and the northwest corner of Lower Buckeye Parkway and Bullard Avenue.
- Additional Streetscape Elements (Amenity Parks Lined with Streets) - The Main Amenity Area (“Main Park A1”) and at least 3 of the 5 Neighborhood Parks shall be lined with streets on at least 3 of the 4 sides, thereby creating an enhanced open feel and streetscape around these park areas, as depicted in **Exhibit 1 – Illustrative Master Plan**.
- Additional Streetscape Elements (Enhanced Entry Roads) – The two entrances into the Property (one off of Yuma Road and the other off of Lower Buckeye Parkway) shall include enhanced entry roads with center medians and detached sidewalk parkways, featuring resort-like landscaping as depicted in **Exhibit 10 – Conceptual Entry Monumentation**.
- Additional Streetscape Elements (Pre-Plotted Home Elevations) - Fulton Homes will pre-plot/pre-determine the home elevation on every lot in the community to ensure the same elevations are never adjacent to, or across the street from one another.
- Additional Streetscape Elements – Other streetscape elements not minimally required by any other regulation, ordinance, policy, standard or master plan adopted by the City that meet the stated purpose and provide the same impact to the community as the listed elements may be approved.

## VI. Design Guidelines

The required design guidelines for *Fulton Homes at Ballpark Village* shall be in conformance with the requirements of Section 3.1 (General Guidelines for Single-Family Residential) and Section 3.2.A (Specific Single-Family Use Type Guidelines, Single-Family Detached) of the City of Goodyear Design Guidelines Manual, except as modified by the following:

### Section 3.1.A.1.b – Site Design: Site Layout

- The development of lots at the end of T-intersections is discouraged. If lots are located at the end of T-intersections, driveways/garages shall be positioned on the side of the lots closest to the T-intersection.

### Section 3.1.A.1.g – Site Design: Site Layout

- All corner lots shall be located adjacent to a minimum 10-foot-wide landscape tract.

### Section 3.1.A.3.b – Site Design: Access & Circulation

- The main collector road within the Property shall be exempt from the guideline discouraging long, straight local streets, with no traffic calming or stop devices, in excess of 1,320 feet. All local streets within will comply with this guideline. It should be noted however that one (1) traffic

calming “table” will be provided on the main collector road across from Main Park A1, which represents the approximate mid-point of this main collector road through the Property.

#### Section 3.1.A.3.c – Site Design: Access & Circulation

- The main collector road within the Property shall be exempt from the guideline encouraging traffic calming devices such as roundabouts, landscape islands or medians to reduce the potential speed of traffic where a signal or stop sign is not provided, with the exception of one (1) traffic calming “table” located across from Main Park A1. The Property is gated at both ends of the main collector road, thereby eliminating pass-through traffic that would introduce the potential for speeding.

#### Section 3.1.A.3.d.v – Site Design: Access & Circulation

- The Property will provide the trail/pathway crossings required by this guideline, but such crossings will not include pavers, colored concrete or stamped concrete. In the event it is determined necessary for safety purposes, such crossings will be striped instead.

#### Section 3.1.A.5.f – Site Design: Landscaping

- The local streets within the Property will not provide a planter strip with detached sidewalks. However, the main collector road within the Property will provide this in conformance with this guideline.

#### Sections 3.1.A.6.b & 3.1.A.6.c – Site Design: Perimeter Walls & Fences

- Perimeter walls and fencing shall be installed adjacent to the perimeter of the Property in general conformance with **Exhibit 9 – Conceptual Wall Plan**.

#### Section 3.1.B.1.d – Architectural & Building Design: Massing & Articulation

- The requirement that two-story single-family residential units have single-story elements closest to the front of the house and/or next to the street does not apply to the development of the Property.

#### Section 3.2.A.1.a.iv – Single-Family Detached: Standard Plan Guidelines for Multi-Lot Development

- The housing product for the Property will provide three (3) roof material options, but all will be concrete tile in either a smooth flat, textured flat, or barrel/mission style.

#### Section 3.2.A.3.a. – Single-Family Detached: Massing & Articulation

- All R60, R50 and R45 platted lots shall contain homes with a usable, covered outdoor patio on the rear side of each home. The minimum dimensions will be 100 square feet, with a minimum interior dimension of eight feet (8’).

## **VII. Walls, Monuments & Signage**

The main entrances to the community (one off of Yuma Road and one off of Lower Buckeye Parkway) shall feature large lushly landscaped medians with tree-lined streets and adjacent turf areas and shall

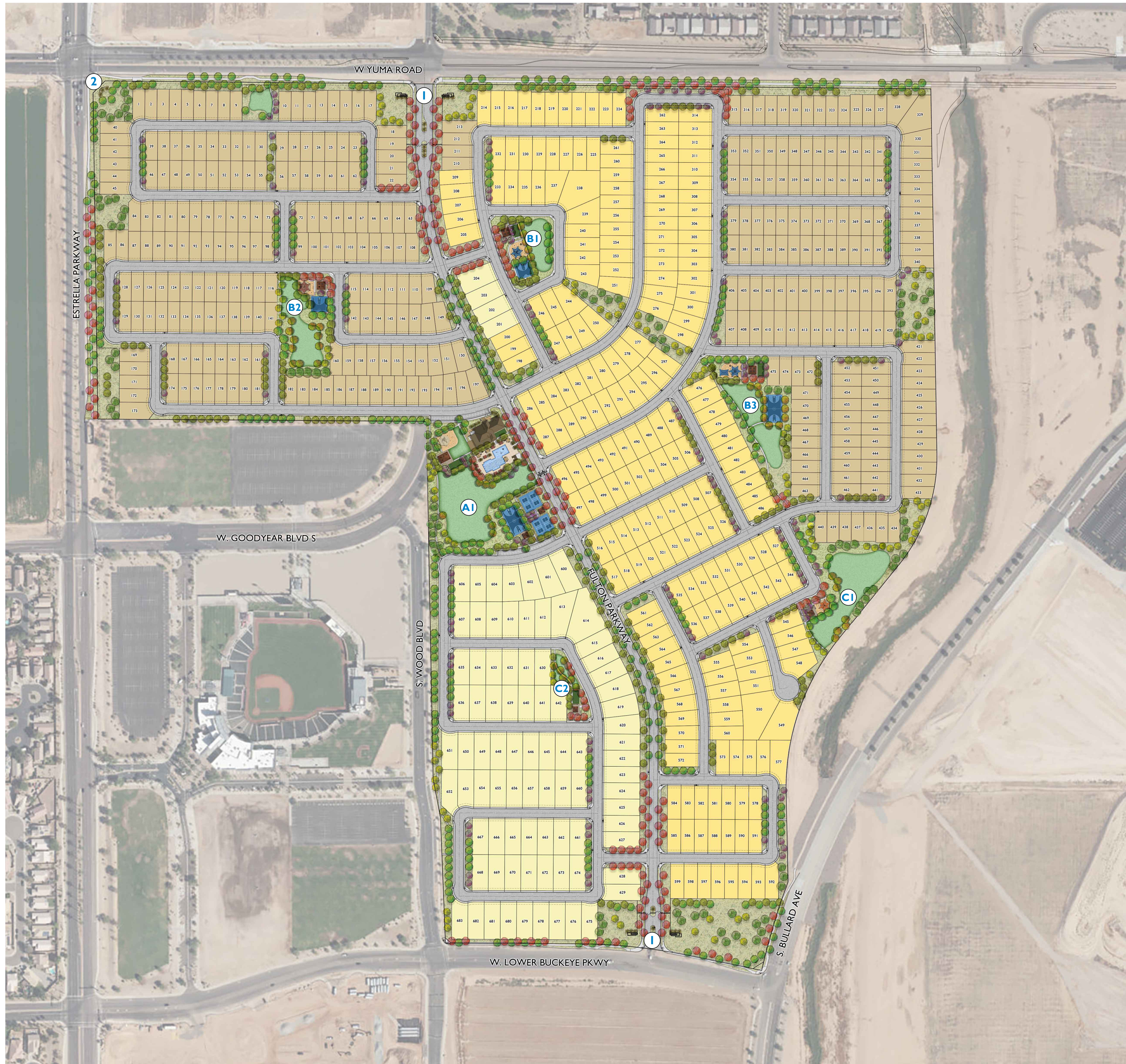
include a primary entry monument with surrounding planters and a complimentary decorative wall (with surrounding planters) on each side of the entrance. If there is a gated entrance, a sign wall may be incorporated into the gated entrance, set further back from the street. The entry monument structures shall not exceed 10' in height and will be comprised of a combination of honed and founders finish CMU block, with brushed nickel metal banding and pre-cast concrete caps. The associated sign walls will feature porcelain tile sign faces with mounted, metal halo-illuminated lettering. All entry monumentation shall be substantially in conformance with the design and location shown on **Exhibit 10 – Conceptual Entry Monumentation**.

Additionally, regional “Ballpark Village” monumentation shall be installed at the southeast corner of Estrella Parkway and Yuma Road and at the northwest corner of Lower Buckeye Parkway and Bullard Avenue. This regional “Ballpark Village” monumentation shall be substantially in conformance with the design and locations shown on **Exhibit 11 – Conceptual Regional Monumentation**).

All additional signage installed within the Property shall be in conformance with the requirements of the Zoning Ordinance.

# **EXHIBIT 1**

## **Illustrative Master Plan**



## PROJECT DATA

A.P.N.	500-07-01D, 500-07-01B, 500-07-007G, 500-07-01J
EXISTING GENERAL PLAN:	NEIGHBORHOOD PAD
EXISTING ZONING:	
GROSS AREA:	± 164.92 ACRES
NET AREA:	± 155.50 ACRES
NET DENSITY:	4.4 DU/AC
NO. OF LOTS:	
45' x 105'	362 53%
50' x 120'	233 34%
60' x 130'	88 13%
TOTAL	683 100%
MIN. LOT AREA:	5,055 SQ FT
MAX. LOT AREA:	18,697 SQ FT
OPEN SPACE:	± 35.36 ACRES (22.7% OF NET)

## AMENITY LEGEND

### MAIN AMENITY

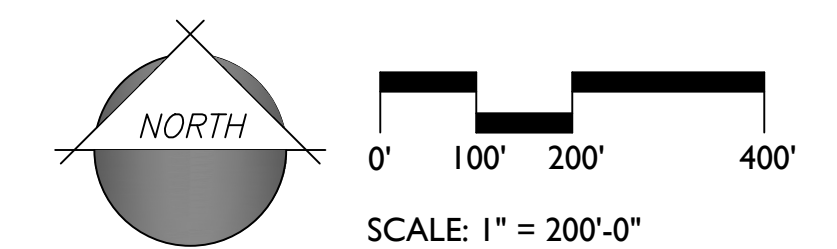
- |  |   |
|--|---|
| <p><b>A1</b> AQUATIC CENTER</p> <ul style="list-style-type: none"> <li>KID'S POOL PLAY AREA</li> <li>LAP LANES</li> <li>POOL LOUNGE AREA</li> <li>RESTROOMS</li> <li>SHADED LOUNGE SEATING</li> <li>SHADED TABLES AND CHAIRS</li> </ul> <p><b>CLUBHOUSE</b></p> <ul style="list-style-type: none"> <li>FITNESS CENTER</li> <li>KITCHEN AND RECEPTION HALL</li> <li>RESTROOMS</li> <li>OUTDOOR KITCHEN</li> <li>OUTDOOR SHADED SEATING</li> <li>EXPANDED PLAZA</li> </ul> | <p><b>ACTIVE RECREATION</b></p> <ul style="list-style-type: none"> <li>EVENT LAWN/ACTIVE TURF AREA</li> <li>LARGE SHADED TOT LOT WITH SWINGS AND BENCHES</li> <li>30 x 40 GATHERING RAMADA WITH PICNIC TABLES, CHESS TABLE, PING PONG TABLE, AND EXTENDED PLAZA</li> <li>CORNHOLE PLAZA</li> </ul> <p><b>SPORT COMPLEX</b></p> <ul style="list-style-type: none"> <li>4 PICKLEBALL COURTS</li> <li>20 x 20 PICKLEBALL RAMADA WITH SEATING</li> <li>FULL BASKETBALL COURT</li> <li>20 x 20 GATHERING RAMADA WITH PICNIC TABLES, AND BENCHES WITH EXPANDED PLAZA</li> <li>MULTI-USE/ACTIVE TURF AREA</li> </ul> |
|--|---|

### NEIGHBORHOOD PARKS

- |  |  |
|--|--|
| <p><b>B1</b> ACTIVE RECREATION</p> <ul style="list-style-type: none"> <li>30 x 30 GATHERING RAMADA WITH PICNIC TABLES, BBQ GRILLS, AND BENCHES</li> <li>MEDIUM SHADED TOT LOT</li> <li>HALF BASKETBALL COURT</li> <li>CORNHOLE PLAZA</li> <li>EVENT LAWN/ACTIVE TURF AREA</li> </ul> <p><b>B2</b> ACTIVE RECREATION</p> <ul style="list-style-type: none"> <li>30 x 30 GATHERING RAMADA WITH PICNIC TABLES, BBQ GRILLS, AND BENCHES</li> <li>MEDIUM SHADED TOT LOT</li> <li>HALF BASKETBALL COURT</li> <li>MULTI-USE ACTIVE TURF AREA</li> </ul> <p><b>C1</b> ACTIVE RECREATION</p> <ul style="list-style-type: none"> <li>20 x 20 GATHERING RAMADA WITH PICNIC TABLES, BBQ GRILLS, AND BENCHES</li> <li>SMALL SHADED TOT LOT</li> <li>MULTI-USE ACTIVE TURF AREA</li> </ul> | <p><b>B3</b> ACTIVE RECREATION</p> <ul style="list-style-type: none"> <li>30 x 30 GATHERING RAMADA WITH PICNIC TABLES, EXPANDED PLAZA, AND BENCHES</li> <li>MEDIUM SHADED TOT LOT WITH SWINGS</li> <li>FULL BASKETBALL COURT</li> <li>MULTI-USE ACTIVE TURF AREA</li> <li>CORNHOLE PLAZA</li> </ul> <p><b>C2</b> ACTIVE RECREATION</p> <ul style="list-style-type: none"> <li>20 x 20 GATHERING RAMADA WITH PICNIC TABLES, BBQ GRILLS, AND BENCHES</li> <li>CORNHOLE AREA</li> <li>ACTIVE TURF AREA</li> </ul> |
|--|--|

## KEYNOTES

- 1 GATED ENTRY & MONUMENT SIGNAGE
- 2 PRIMARY REGIONAL MONUMENT
- 3 SECONDARY REGIONAL MONUMENT



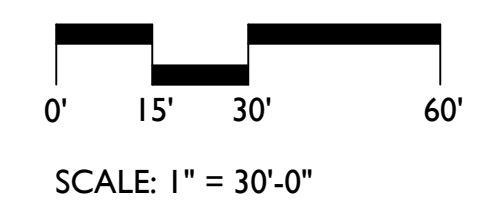
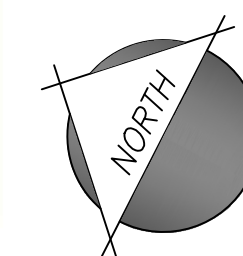
# **EXHIBIT 2**

## **Main Amenity Area**



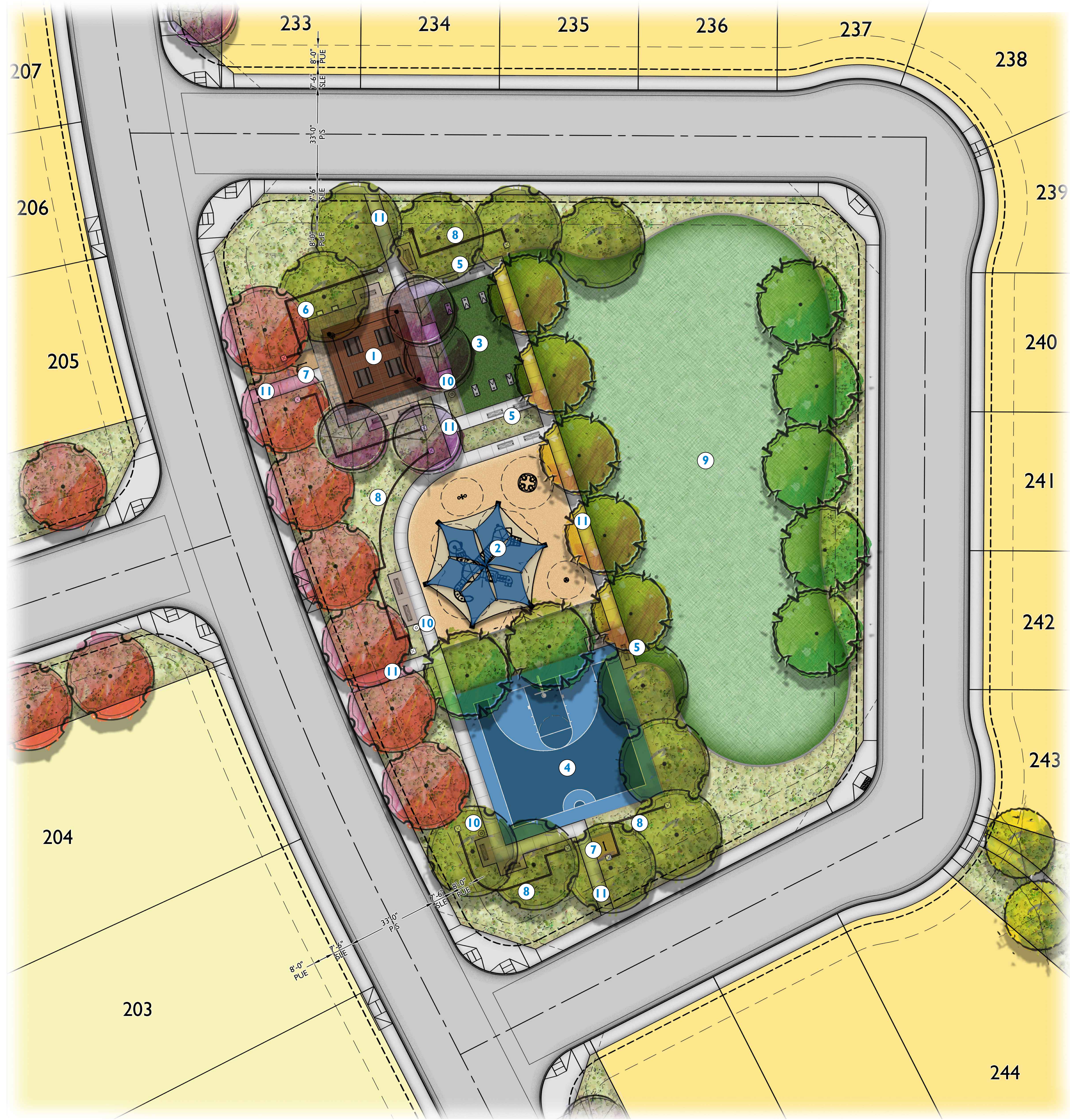
**KEYNOTES**

- ① POOL
- ② CLUBHOUSE WITH FITNESS CENTER
- ③ PEDESTRIAN GATE
- ④ RESTROOM & POOL EQUIPMENT ENCLOSURE
- ⑤ AQUATIC CENTER MONUMENT SIGN
- ⑥ AQUATIC PLAY TOYS
- ⑦ LAP LANES
- ⑧ POOL SHADE UMBRELLA
- ⑨ 30' X 40' RAMADA (WITH PICNIC TABLES, CHESS TABLE AND PING PONG TABLE)
- ⑩ 20' X 20' RAMADA (WITH PICNIC TABLES)
- ⑪ SHADED PLAYGROUND AREA
- ⑫ CORNHOLE
- ⑬ PICKLEBALL COURTS
- ⑭ BASKETBALL COURT (FULL SIZE)
- ⑮ LANDSCAPE BENCH
- ⑯ BBQ GRILL
- ⑰ BIKE RACK
- ⑱ GARDEN WALL
- ⑲ ACTIVE TURF
- ⑳ TRASH RECEPTACLE
- ㉑ CONCRETE SIDEWALK
- ㉒ TRAFFIC CALMING TABLE PEDESTRIAN CROSSING



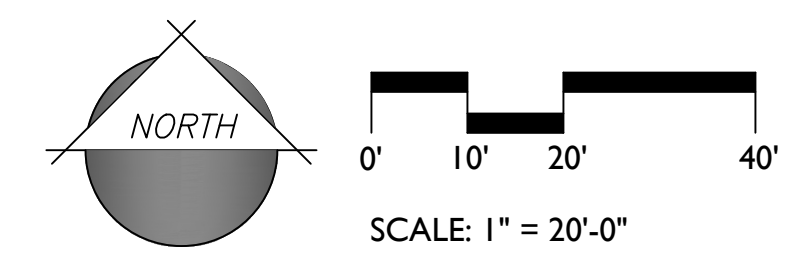
# **EXHIBIT 3**

## **Neighborhood Park B1**



**KEYNOTES**

- ① 30' X 30' RAMADA (WITH PICNIC TABLES)
- ② SHADED PLAYGROUND AREA
- ③ CORNHOLE
- ④ BASKETBALL COURT (HALF SIZE)
- ⑤ LANDSCAPE BENCH
- ⑥ BBQ GRILL
- ⑦ BIKE RACK
- ⑧ GARDEN WALL
- ⑨ ACTIVE TURF
- ⑩ TRASH RECEPTACLE
- ⑪ SIDEWALK



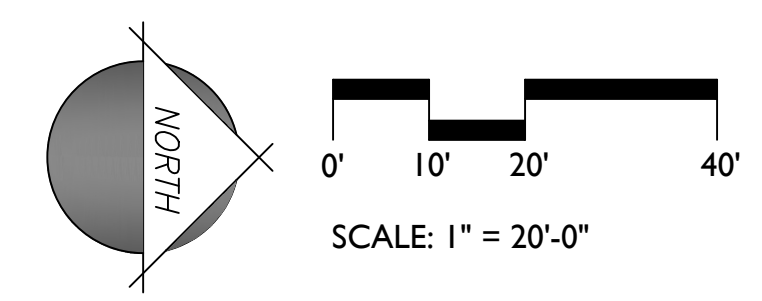
# **EXHIBIT 4**

## **Neighborhood Park B2**



**KEYNOTES**

- ① 30' X 30' RAMADA (WITH PICNIC TABLES)
- ② SHADED PLAYGROUND AREA
- ③ LANDSCAPE BENCH
- ④ BBQ GRILL
- ⑤ BIKE RACK
- ⑥ GARDEN WALL
- ⑦ ACTIVE TURF
- ⑧ TRASH RECEPTACLE
- ⑨ SIDEWALK
- ⑩ BASKETBALL COURT (HALF SIZE)



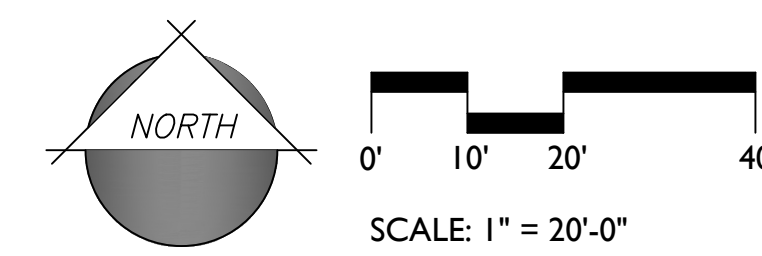
# **EXHIBIT 5**

## **Neighborhood Park B3**



**KEYNOTES**

- ① 30' X 30' RAMADA (WITH PICNIC TABLES)
- ② SHADED PLAYGROUND AREA (WITH SWING SET)
- ③ CORNHOLE
- ④ BASKETBALL COURT (FULL SIZE)
- ⑤ LANDSCAPE BENCH
- ⑥ BBQ GRILL
- ⑦ BIKE RACK
- ⑧ GARDEN WALL
- ⑨ ACTIVE TURF
- ⑩ TRASH RECEPTACLE
- ⑪ SIDEWALK



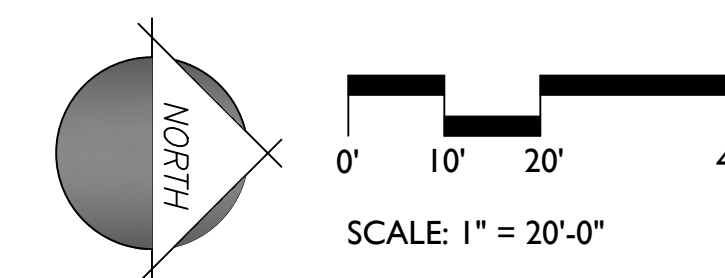
# **EXHIBIT 6**

## **Neighborhood Park C1**



**KEYNOTES**

- ① 20' X 20' RAMADA (WITH PICNIC TABLE)
- ② SHADED PLAYGROUND AREA (WITH SWING SET)
- ③ LANDSCAPE BENCH
- ④ BBQ GRILL
- ⑤ BIKE RACK
- ⑥ GARDEN WALL
- ⑦ ACTIVE TURF
- ⑧ TRASH RECEPTACLE
- ⑨ SIDEWALK



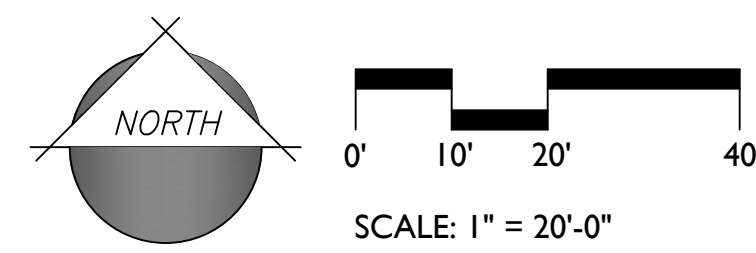
# **EXHIBIT 7**

## **Neighborhood Park C2**



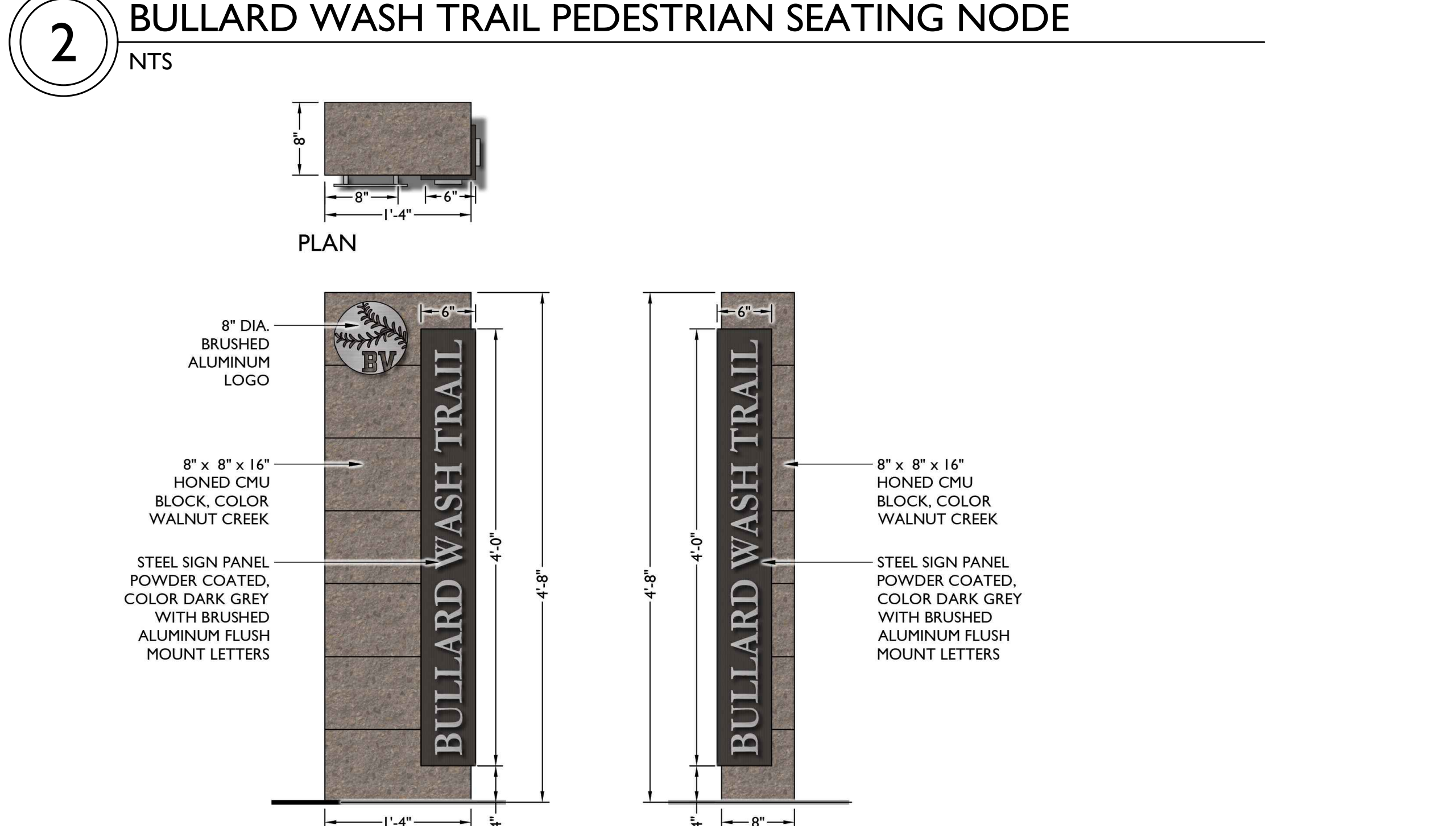
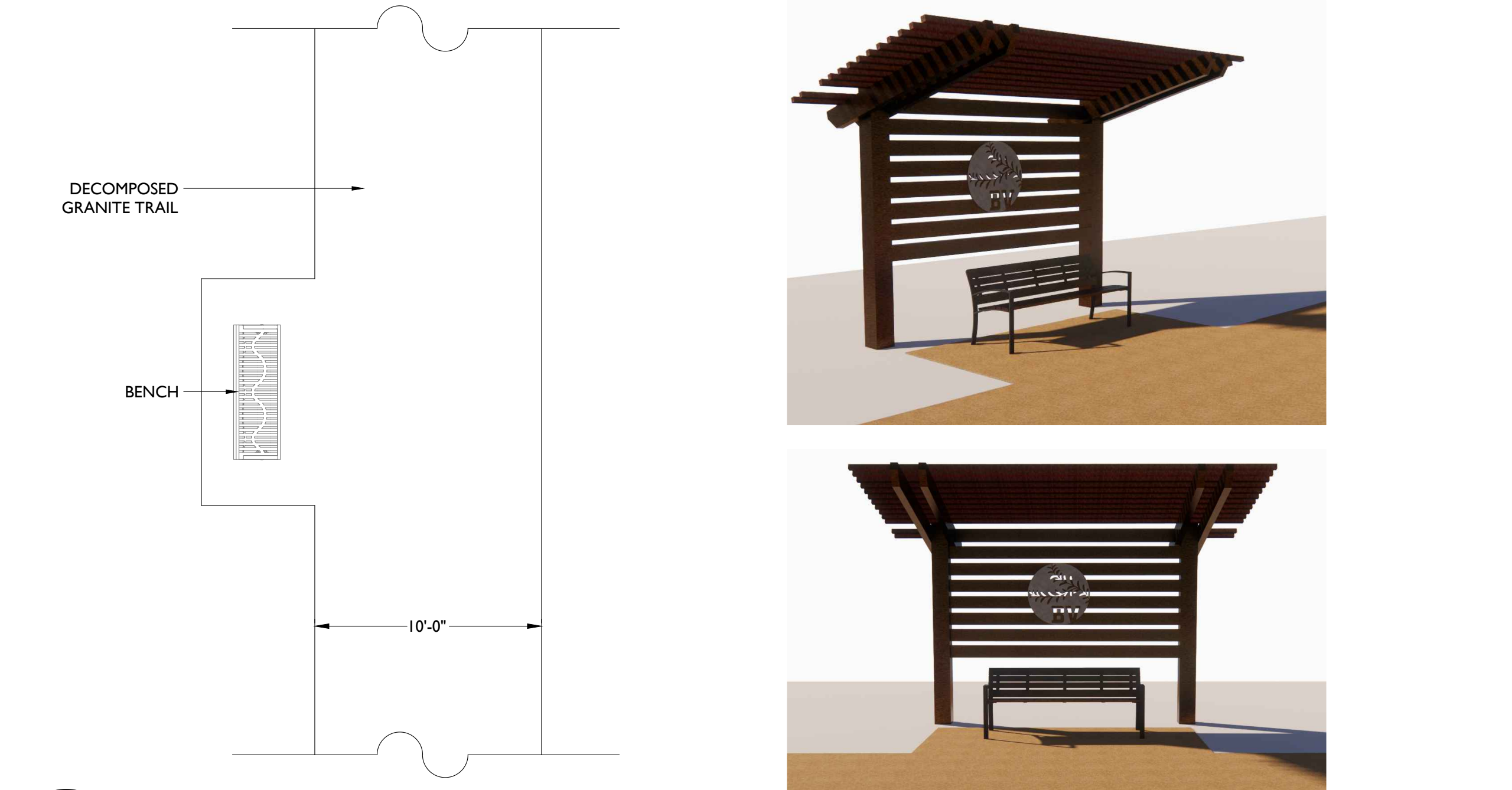
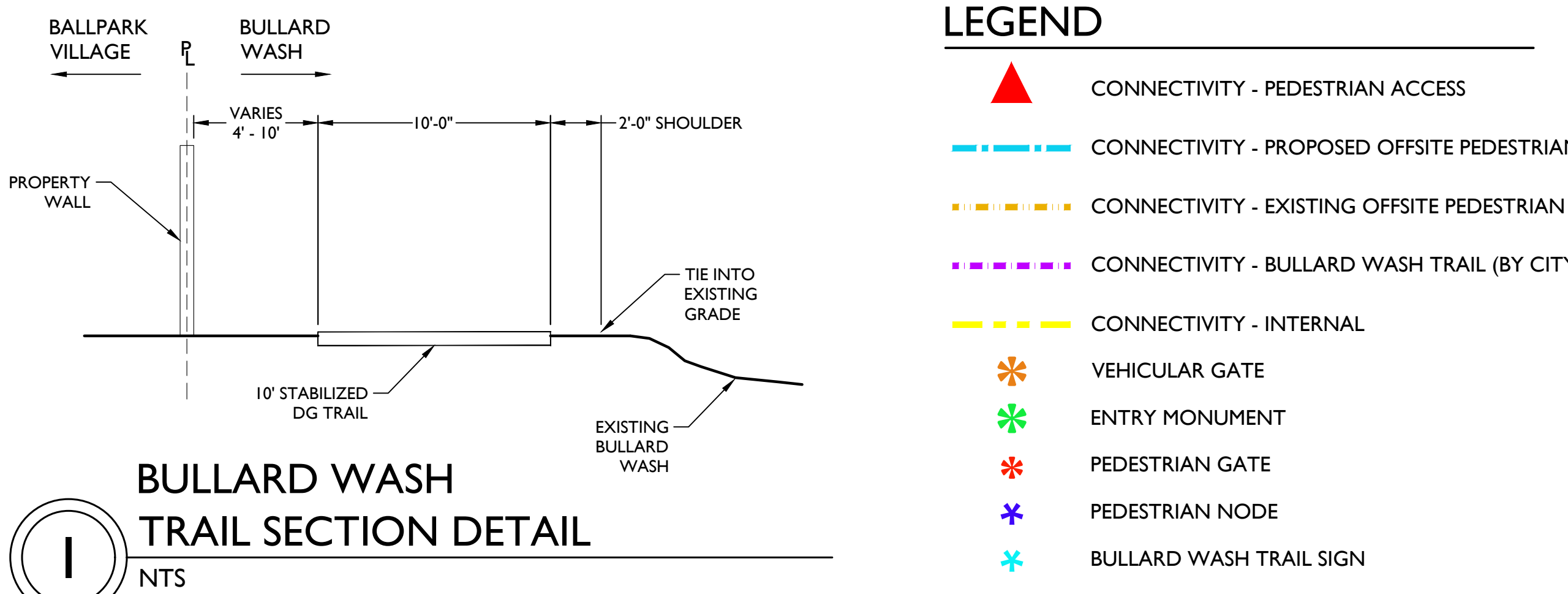
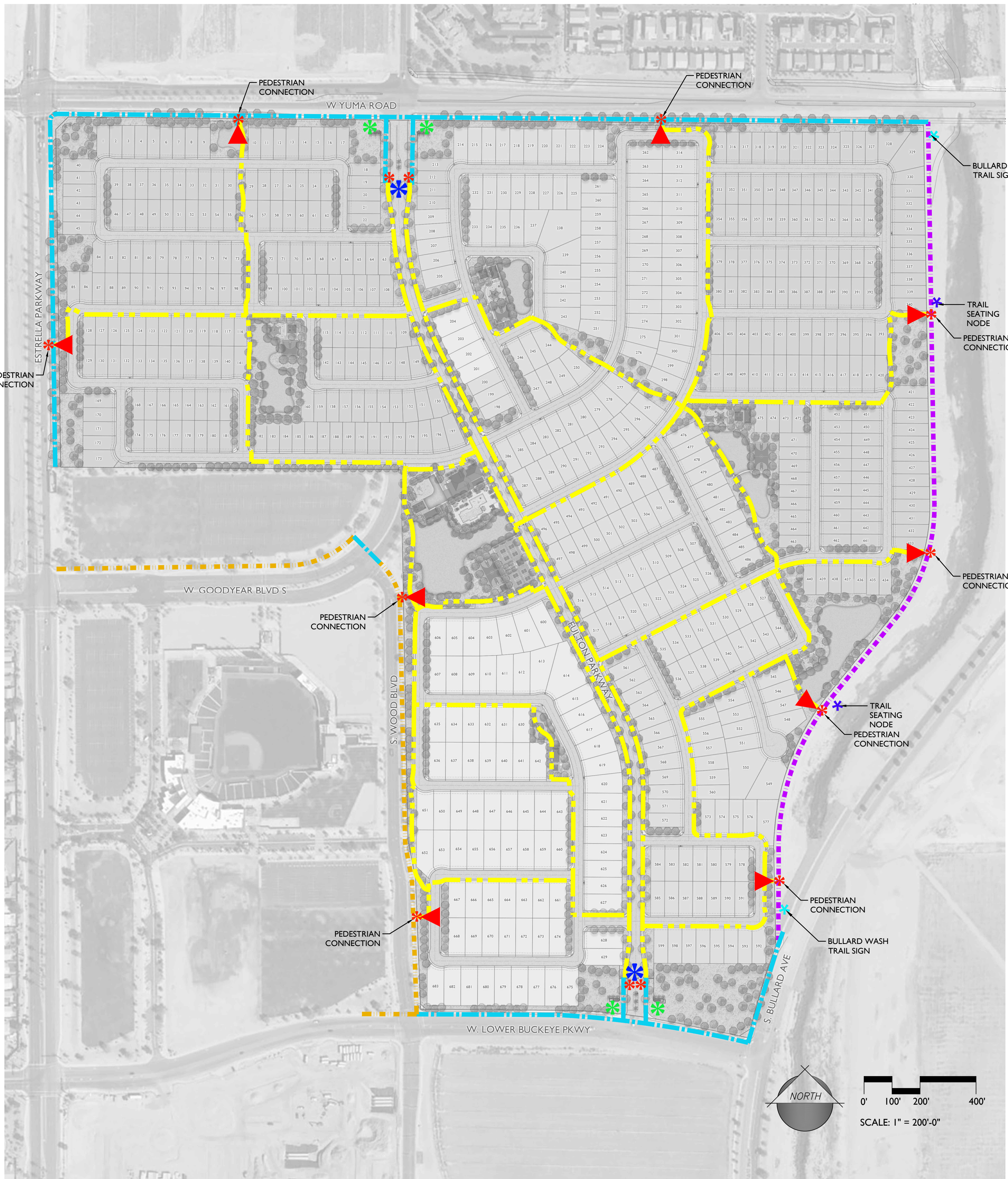
**KEYNOTES**

- ① 20' X 20' RAMADA (WITH PICNIC TABLE)
- ② CORNHOLE
- ③ LANDSCAPE BENCH
- ④ BBQ GRILL
- ⑤ BIKE RACK
- ⑥ GARDEN WALL
- ⑦ ACTIVE TURF
- ⑧ TRASH RECEPTACLE
- ⑨ SIDEWALK



# **EXHIBIT 8**

## **Pedestrian Connectivity Plan**

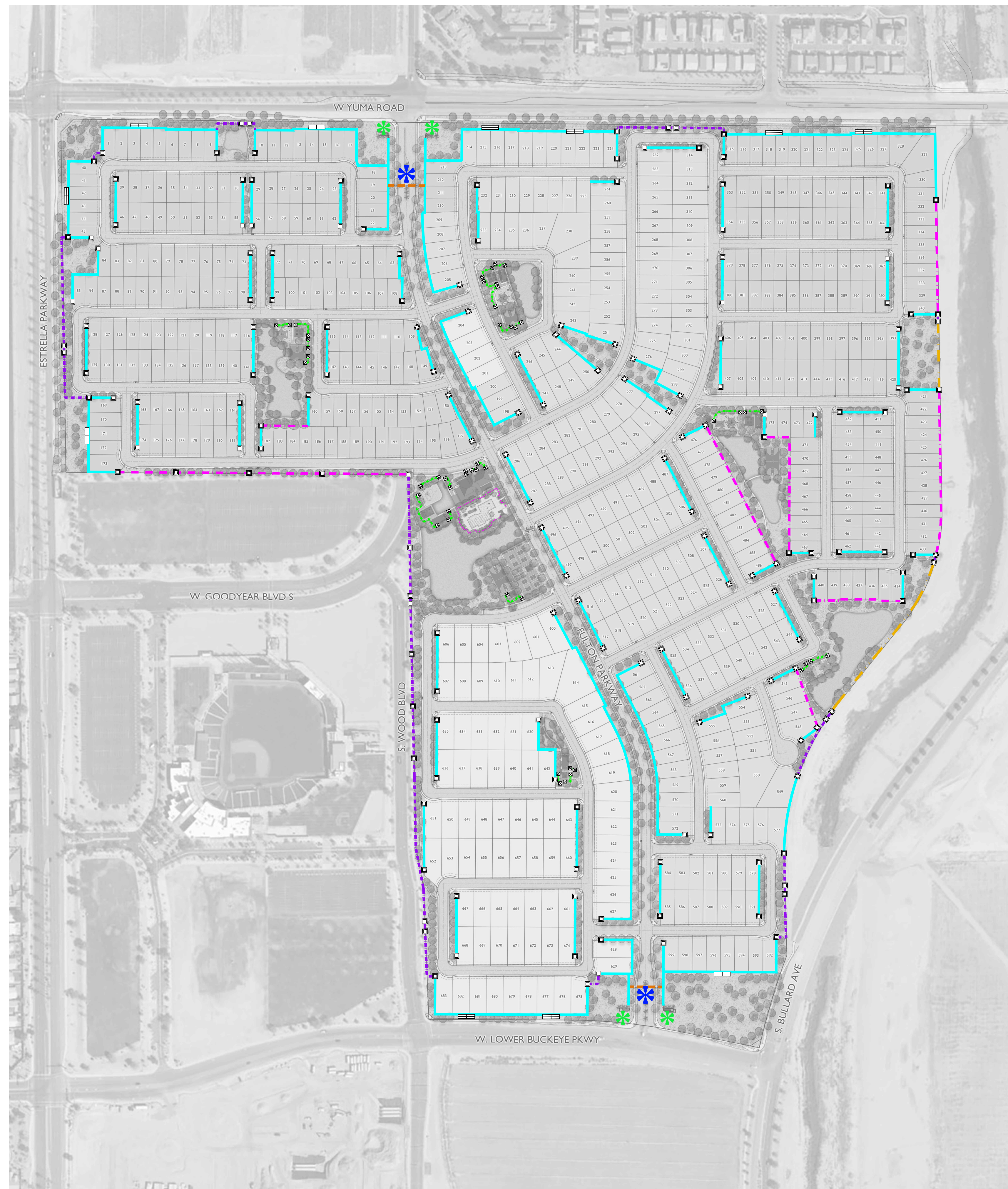


- LEGEND**
- ▲ CONNECTIVITY - PEDESTRIAN ACCESS
  - - - CONNECTIVITY - PROPOSED OFFSITE PEDESTRIAN
  - - - CONNECTIVITY - EXISTING OFFSITE PEDESTRIAN
  - - - CONNECTIVITY - BULLARD WASH TRAIL (BY CITY)
  - CONNECTIVITY - INTERNAL
  - ✱ VEHICULAR GATE
  - ✱ ENTRY MONUMENT
  - ✱ PEDESTRIAN GATE
  - ✱ PEDESTRIAN NODE
  - ✱ BULLARD WASH TRAIL SIGN

**3 BULLARD WASH TRAIL SIGN**  
NTS

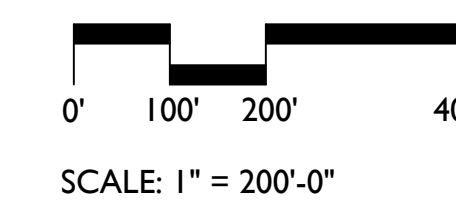
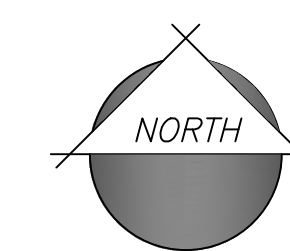
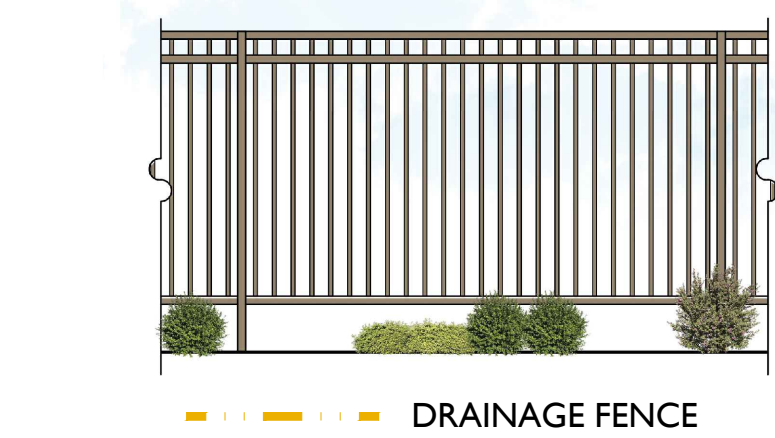
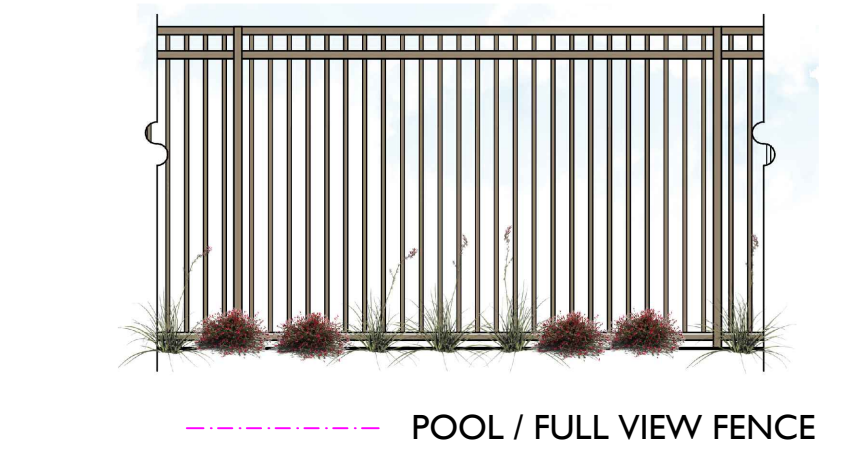
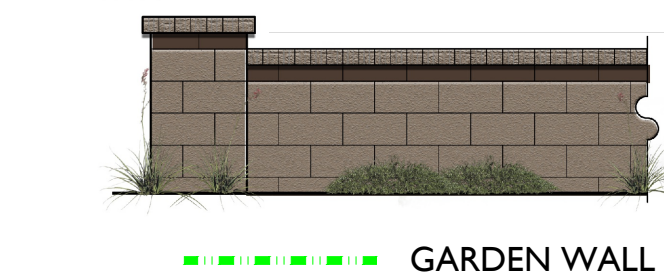
# **EXHIBIT 9**

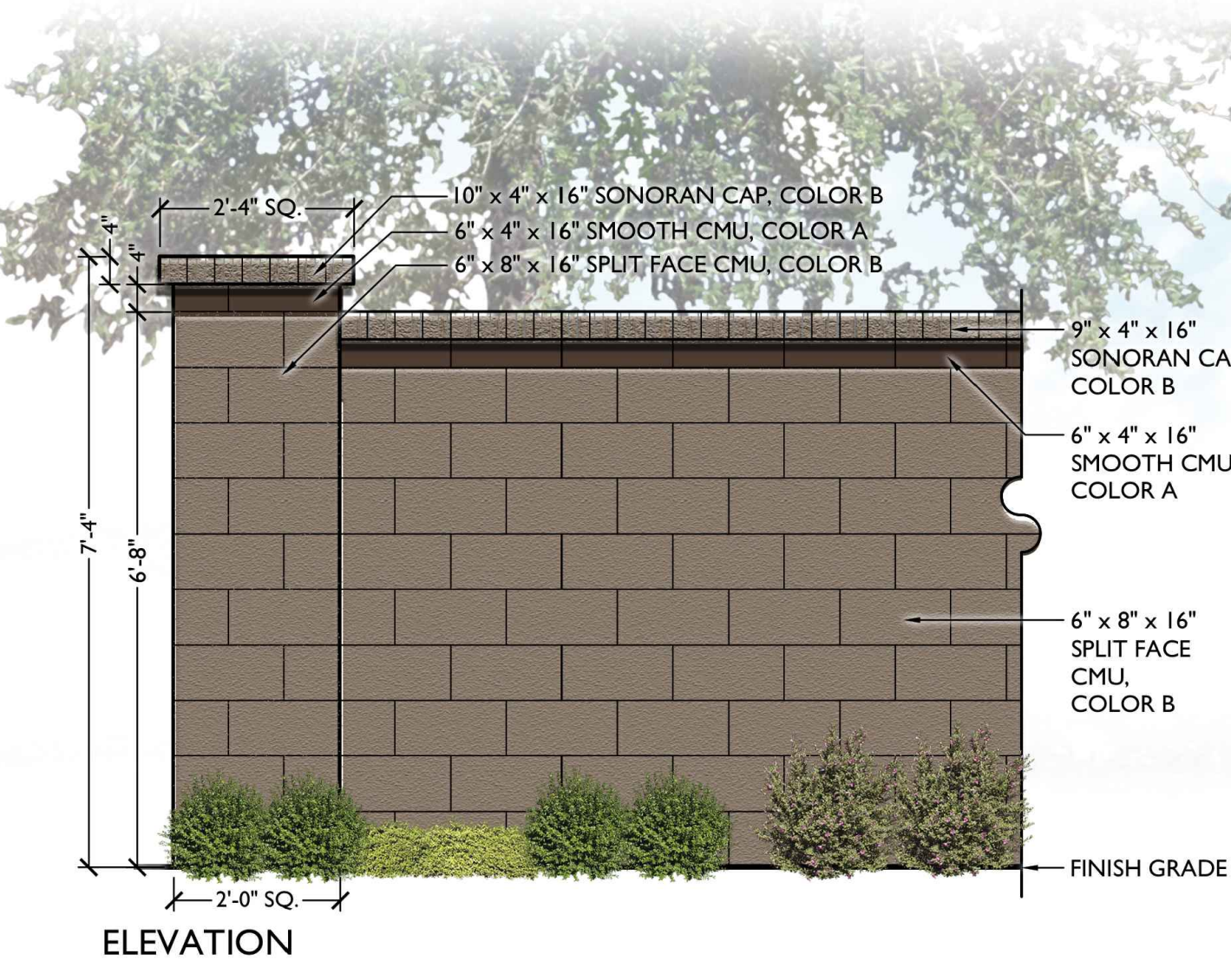
## **Conceptual Wall Plan**



**LEGEND**

- THEME WALL
- PARTIAL VIEW WALL TYPE 1
- PARTIAL VIEW WALL TYPE 2
- GARDEN WALL
- POOL FENCE
- DRAINAGE FENCE
- ENTRY MONUMENT / GATE WALL
- GATED ENTRY
- ENTRY MONUMENT
- DECORATIVE COLUMN
- GARDEN WALL COLUMN
- MID-WALL ACCENT





**1** **THEME WALL**  
Scale: 1/2" = 1'-0"



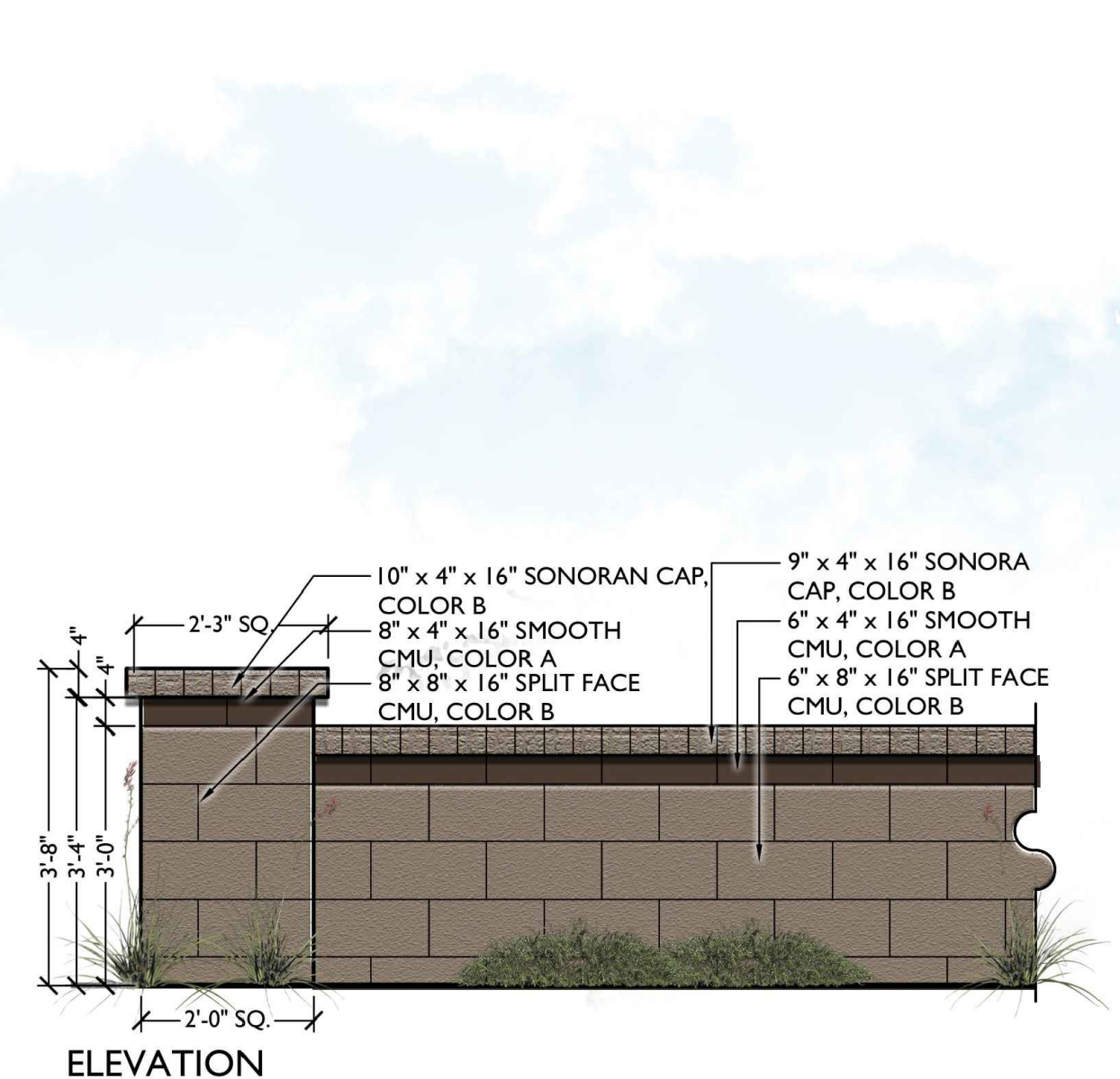
**2** **PARTIAL VIEW WALL - TYPE 1**  
Scale: 1/2" = 1'-0"



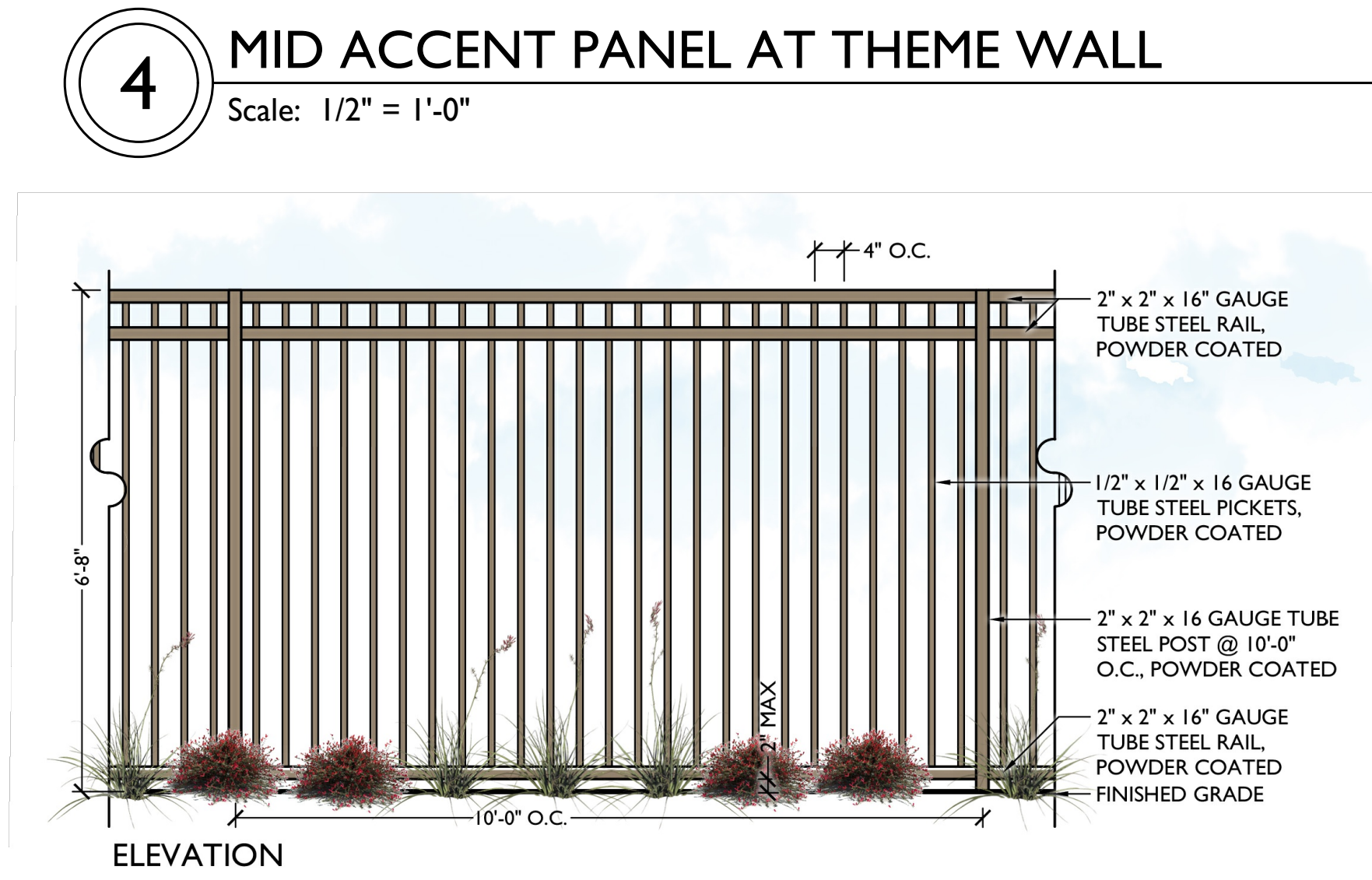
**3** **PARTIAL VIEW WALL - TYPE 2**  
Scale: 1/2" = 1'-0"



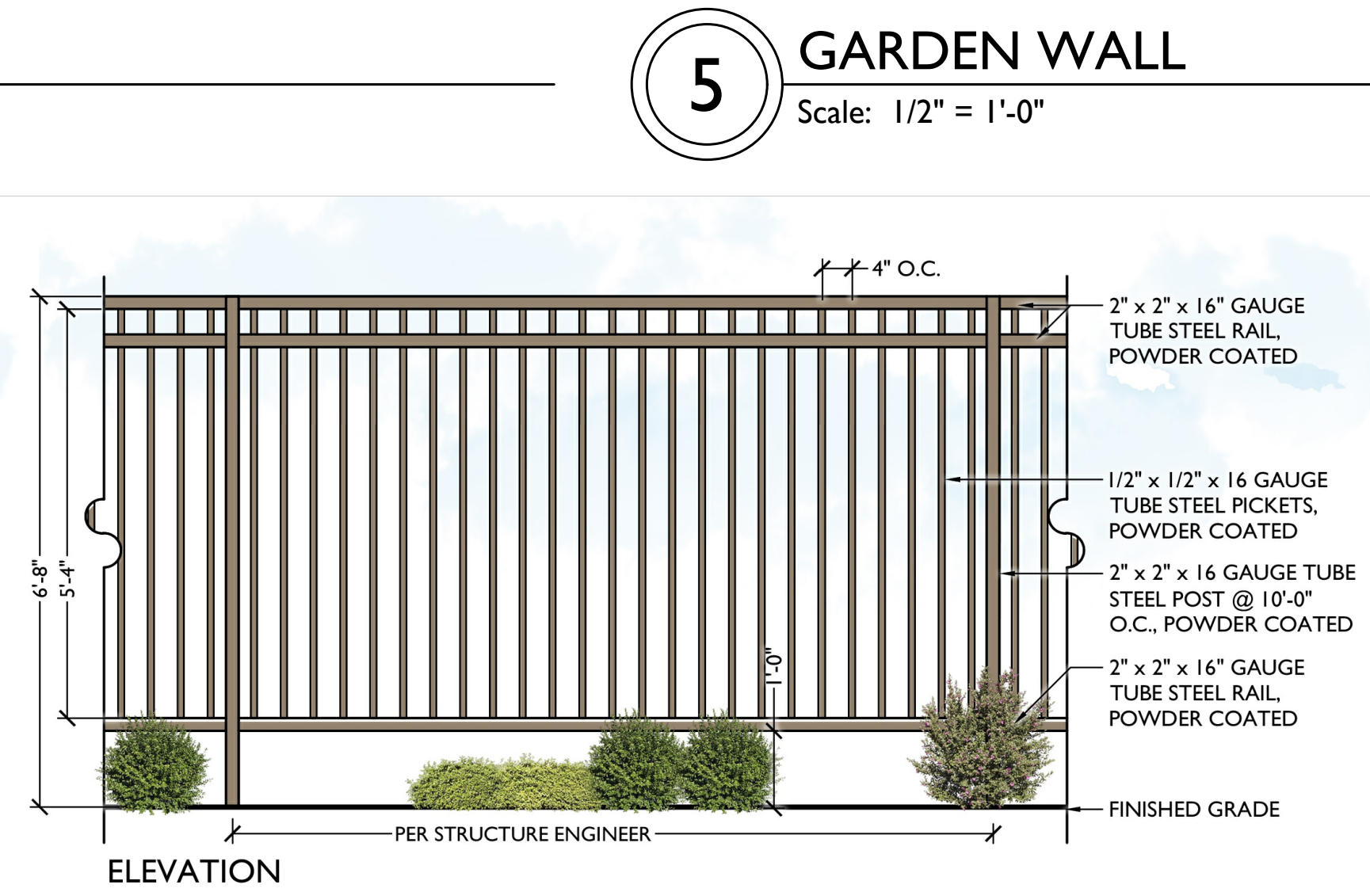
**4** **MID ACCENT PANEL AT THEME WALL**  
Scale: 1/2" = 1'-0"



**5** **GARDEN WALL**  
Scale: 1/2" = 1'-0"



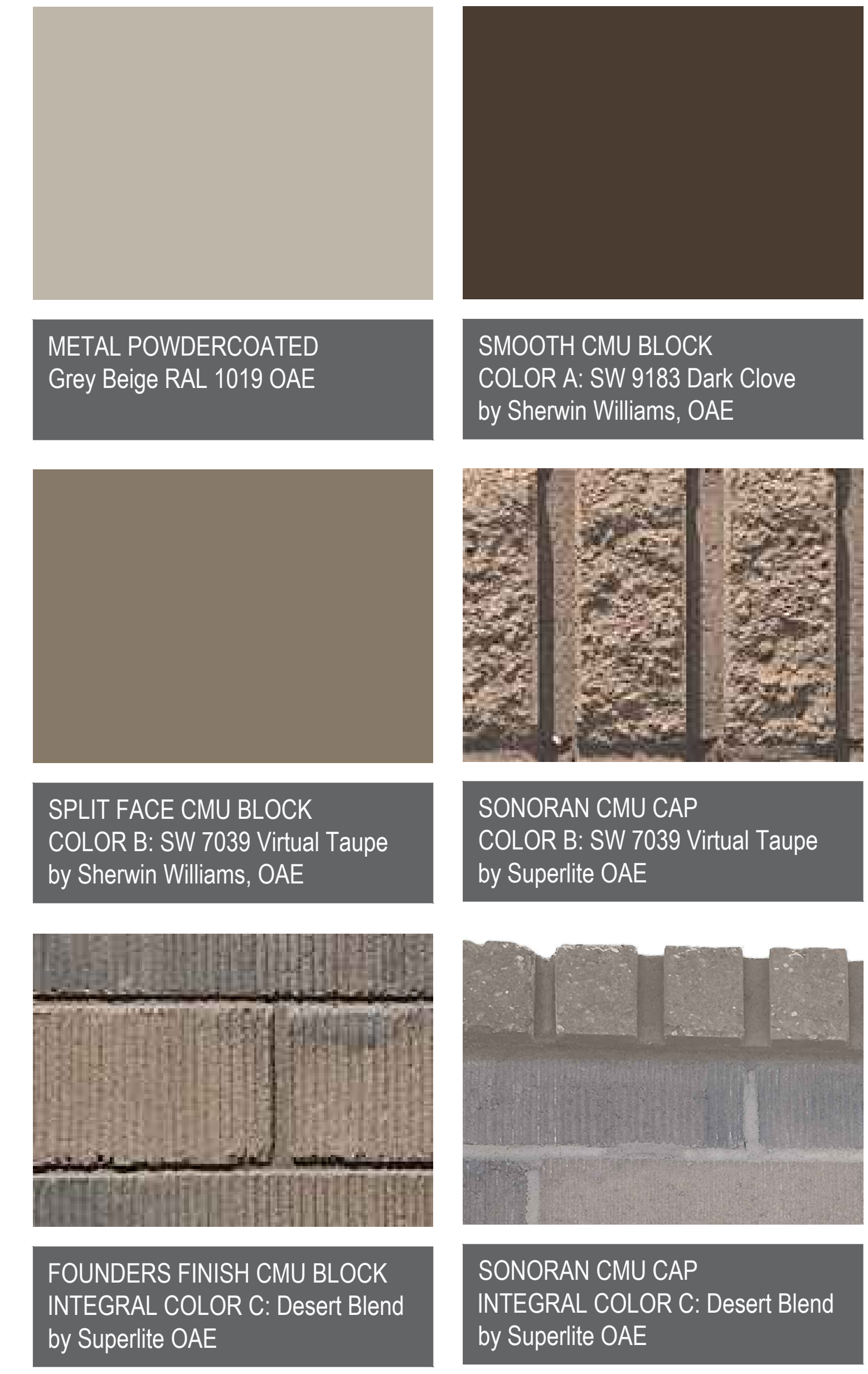
**6** **POOL / FULL VIEW FENCE**  
Scale: 1/2" = 1'-0"



**7** **DRAINAGE FULL VIEW FENCE**  
Scale: 1/2" = 1'-0"

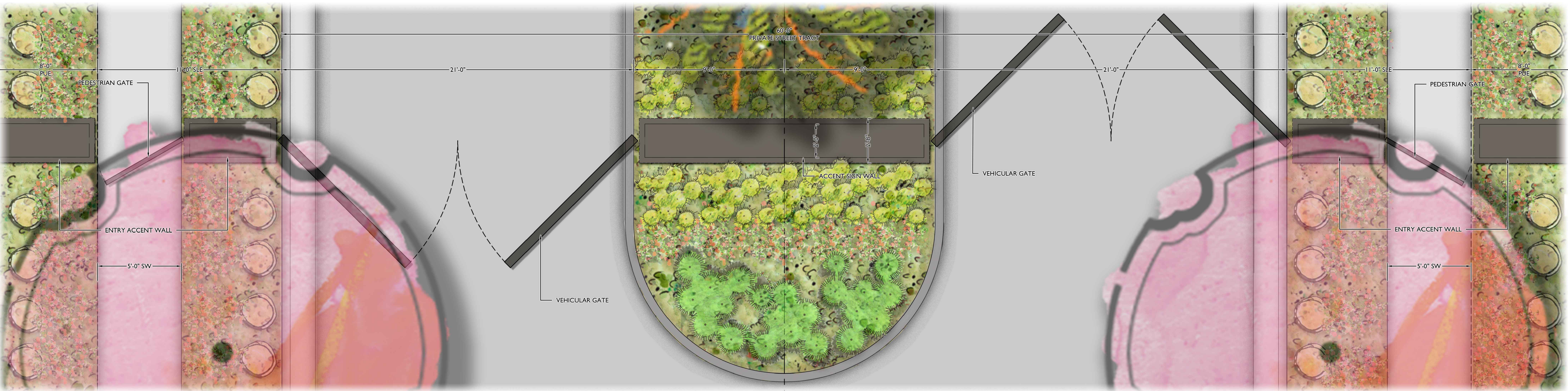


**8** **PEDESTRIAN GATE**  
Scale: 1/2" = 1'-0"



# **EXHIBIT 10**

## **Conceptual Entry Monumentation**

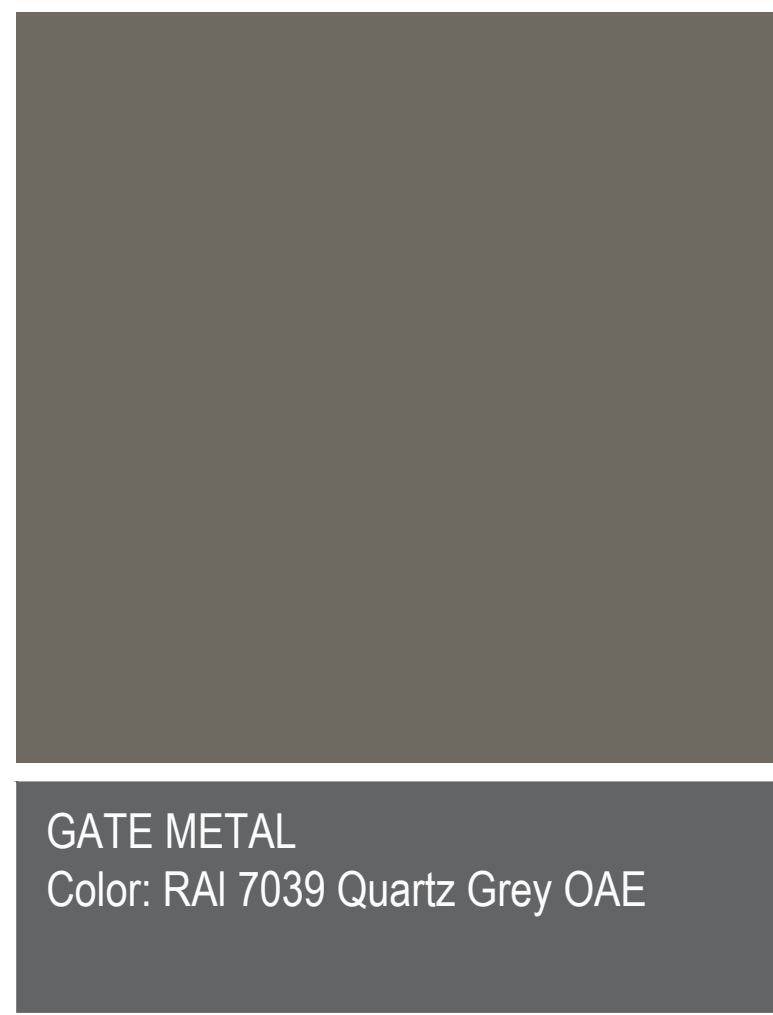


**1 SOUTH ENTRY GATE PLAN**  
Scale: 3/8" = 1'-0"

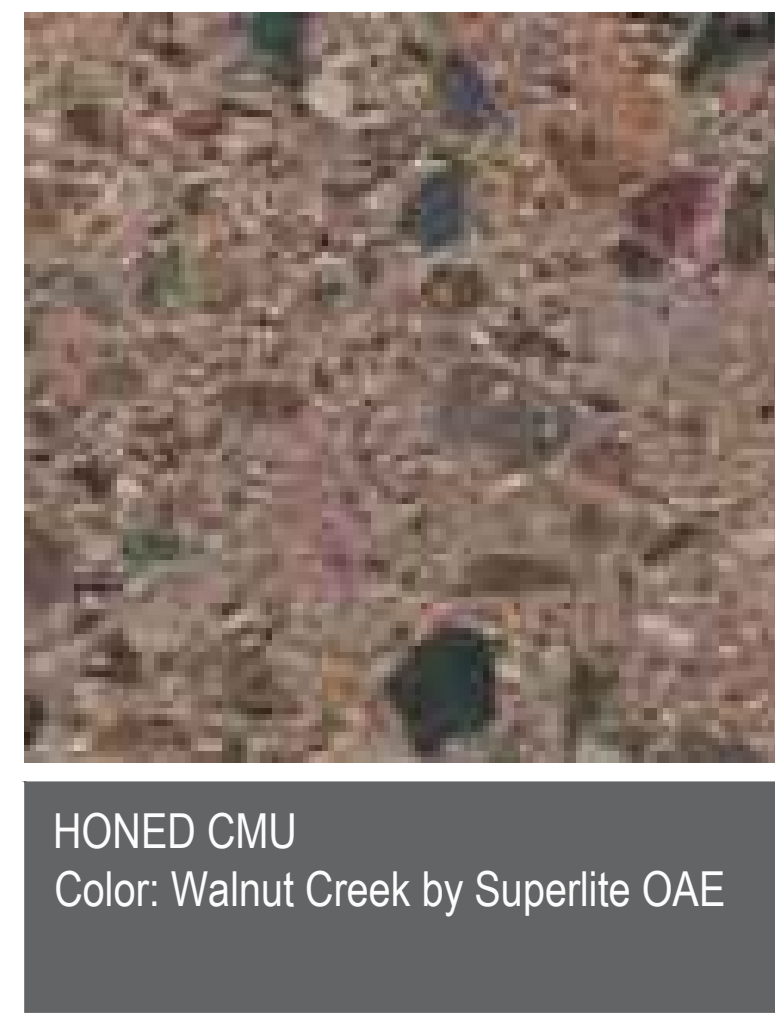
- NOTE:
1. ALL GATES INSTALLED ACROSS A FIRE APPARATUS ACCESS ROAD WILL REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
  2. ALL GATES WILL REQUIRE A TRAFFIC PRE-EMPTION DEVICE AND A KNOX KEY SWITCH.



**2 SOUTH ENTRY GATE ELEVATION**  
Scale: 3/8" = 1'-0"



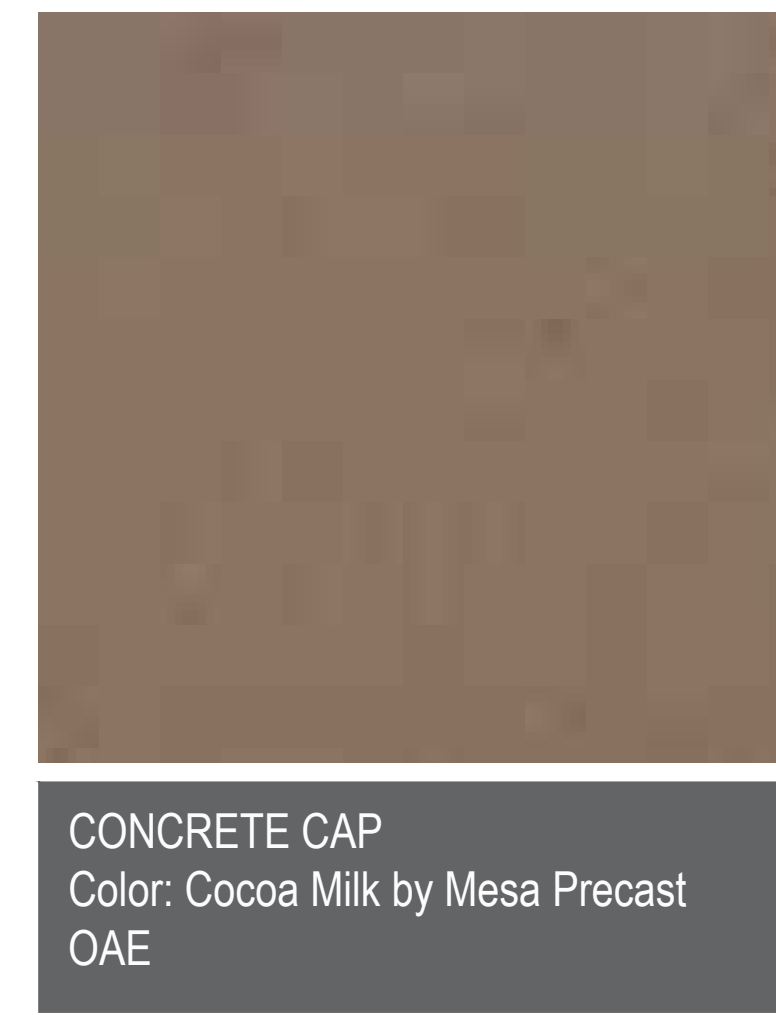
GATE METAL  
Color: RAI 7039 Quartz Grey OAE



HONED CMU  
Color: Walnut Creek by Superlite OAE



TILE (12" x 24")  
Color: Modern Text White MT 50 by Daltile OAE



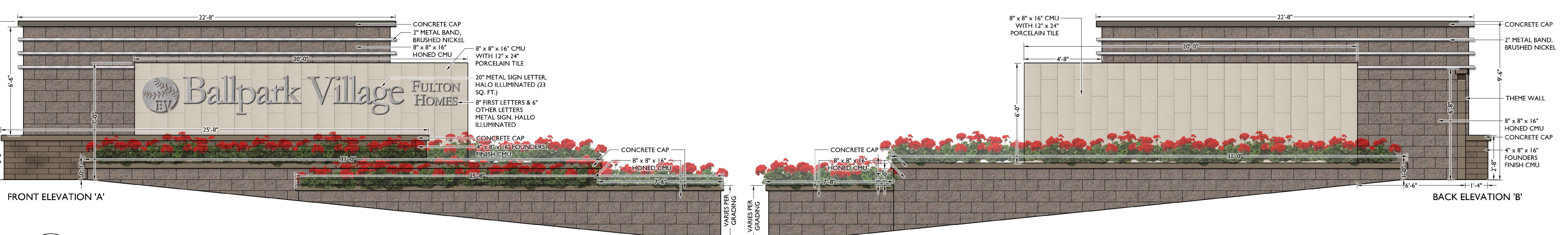
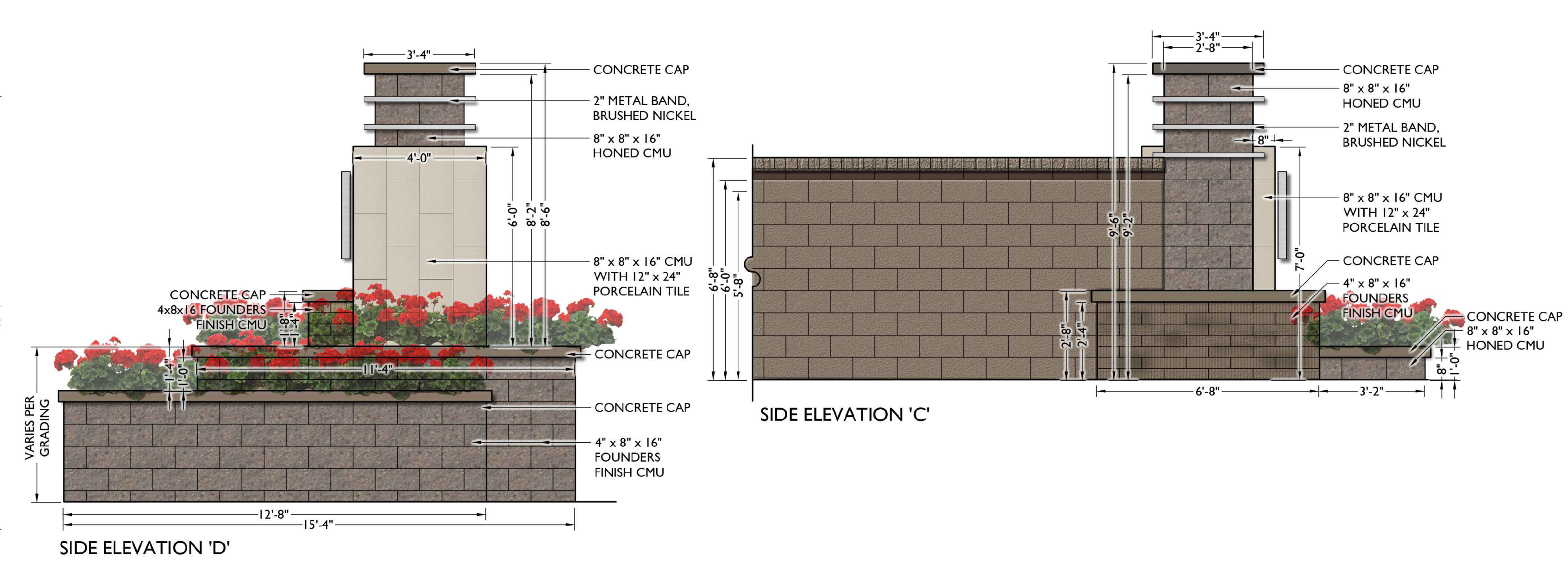
CONCRETE CAP  
Color: Cocoa Milk by Mesa Precast OAE



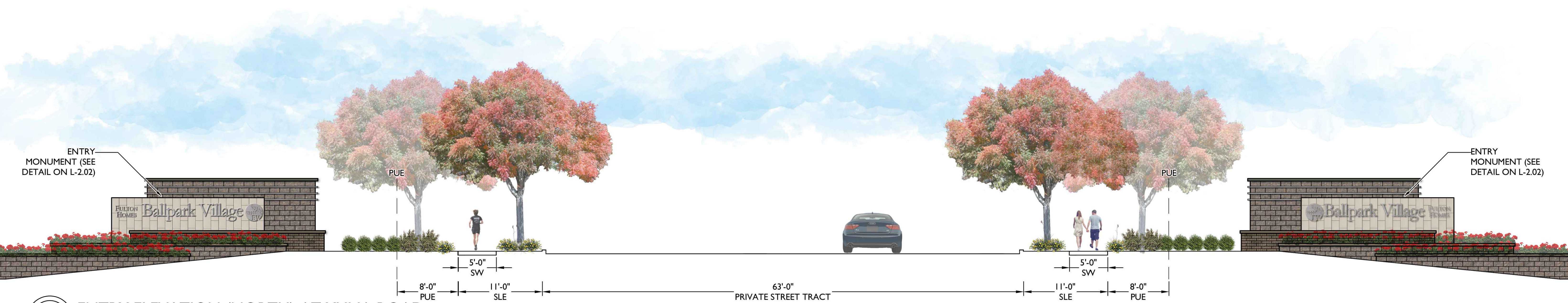
FOUNDERS FINISH  
Color: Desert Blend by Superlite OAE



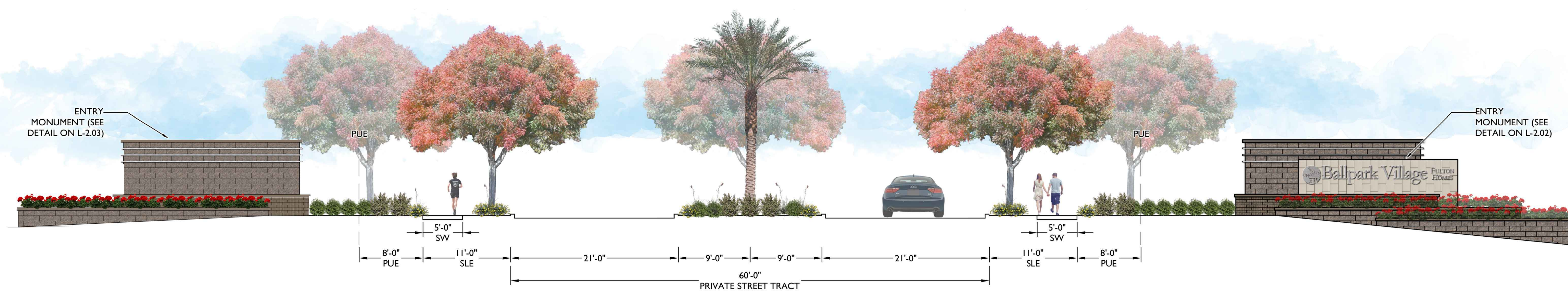
BRUSHED ALUMINUM



**I** ENTRY MONUMENT  
Scale: 3/8" = 1'-0"



**1** ENTRY ELEVATION (NORTH) AT YUMA ROAD  
NTS

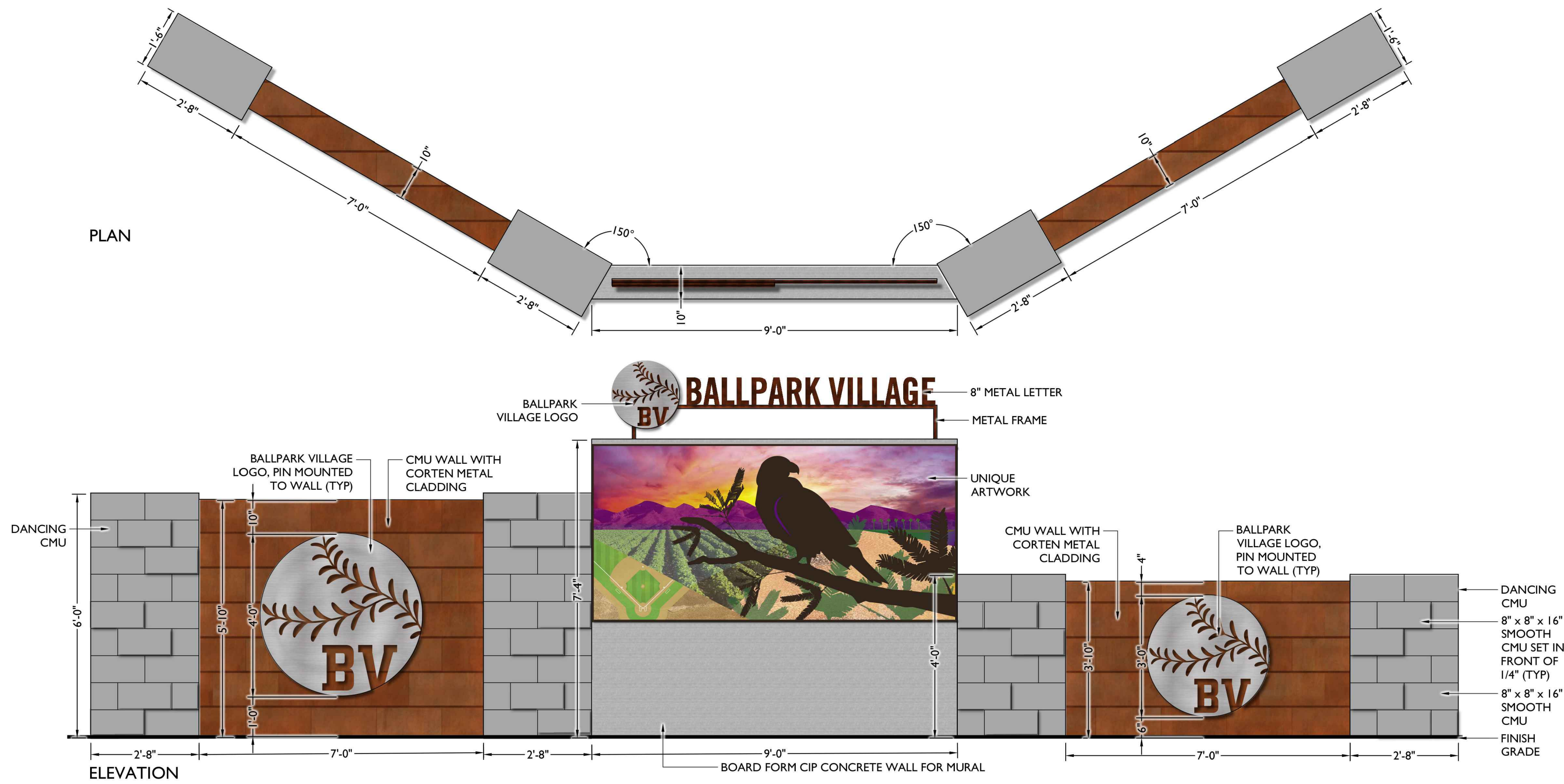


**2** ENTRY ELEVATION (SOUTH) AT LOWER BUCKEYE PARKWAY  
NTS

25-0188

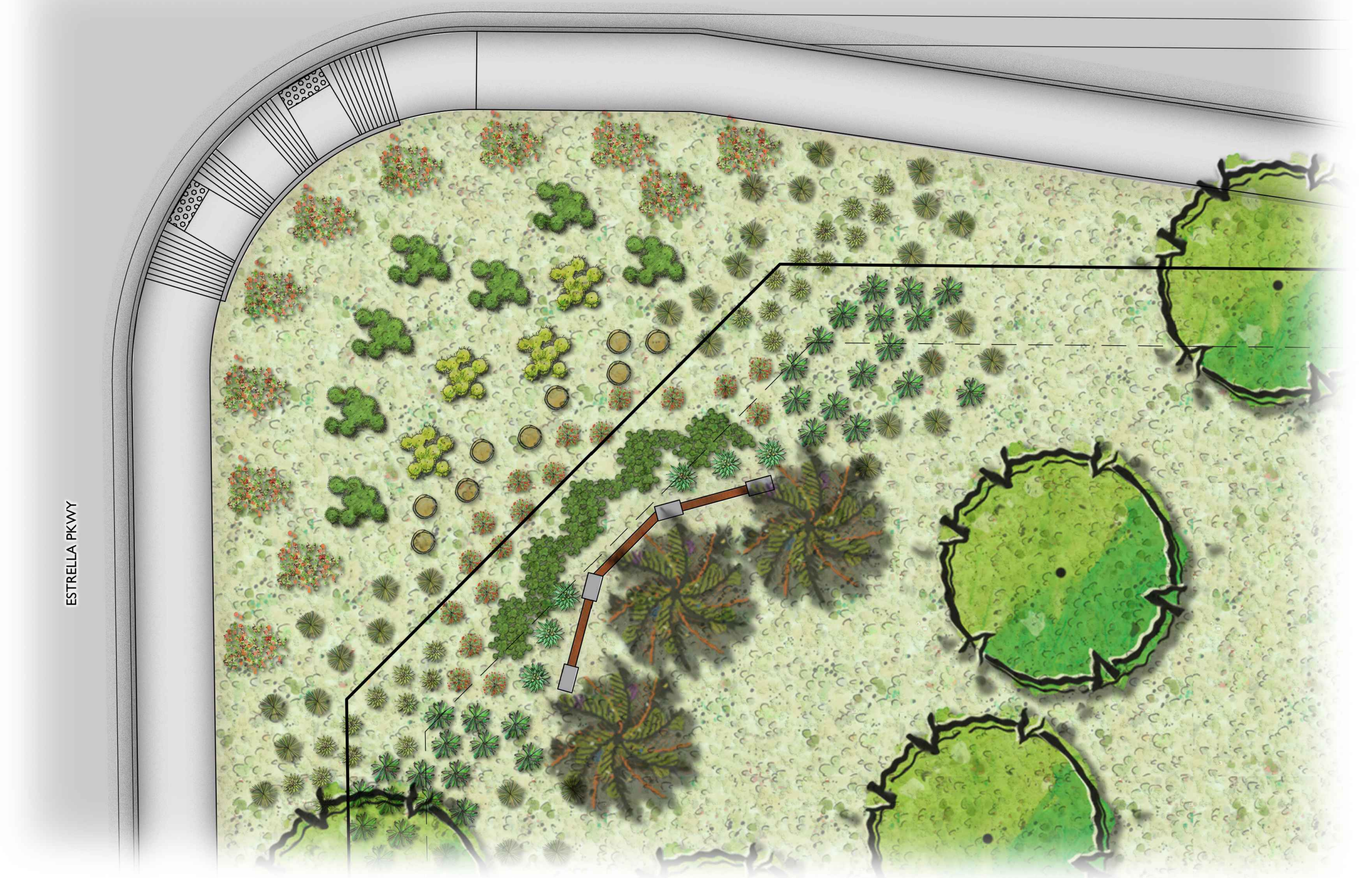
# **EXHIBIT 11**

## **Conceptual Regional Monumentation**



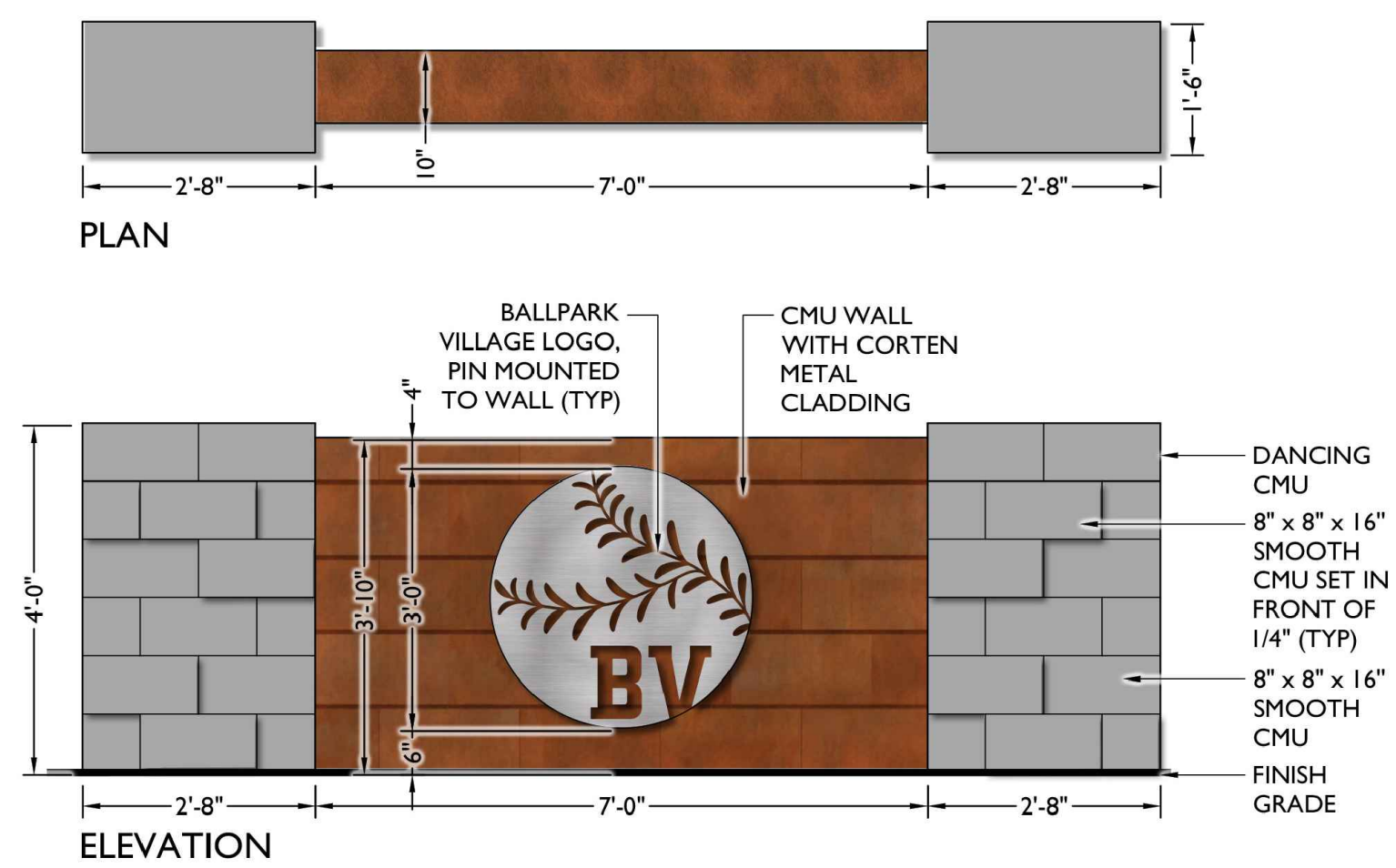
**1** PRIMARY REGIONAL MONUMENT ELEVATION

Scale: 1/2" = 1'-0"



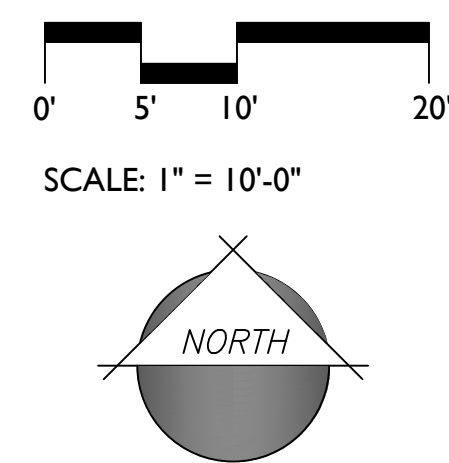
**2** PRIMARY REGIONAL MONUMENT PLAN

Scale: 1/2" = 1'-0"

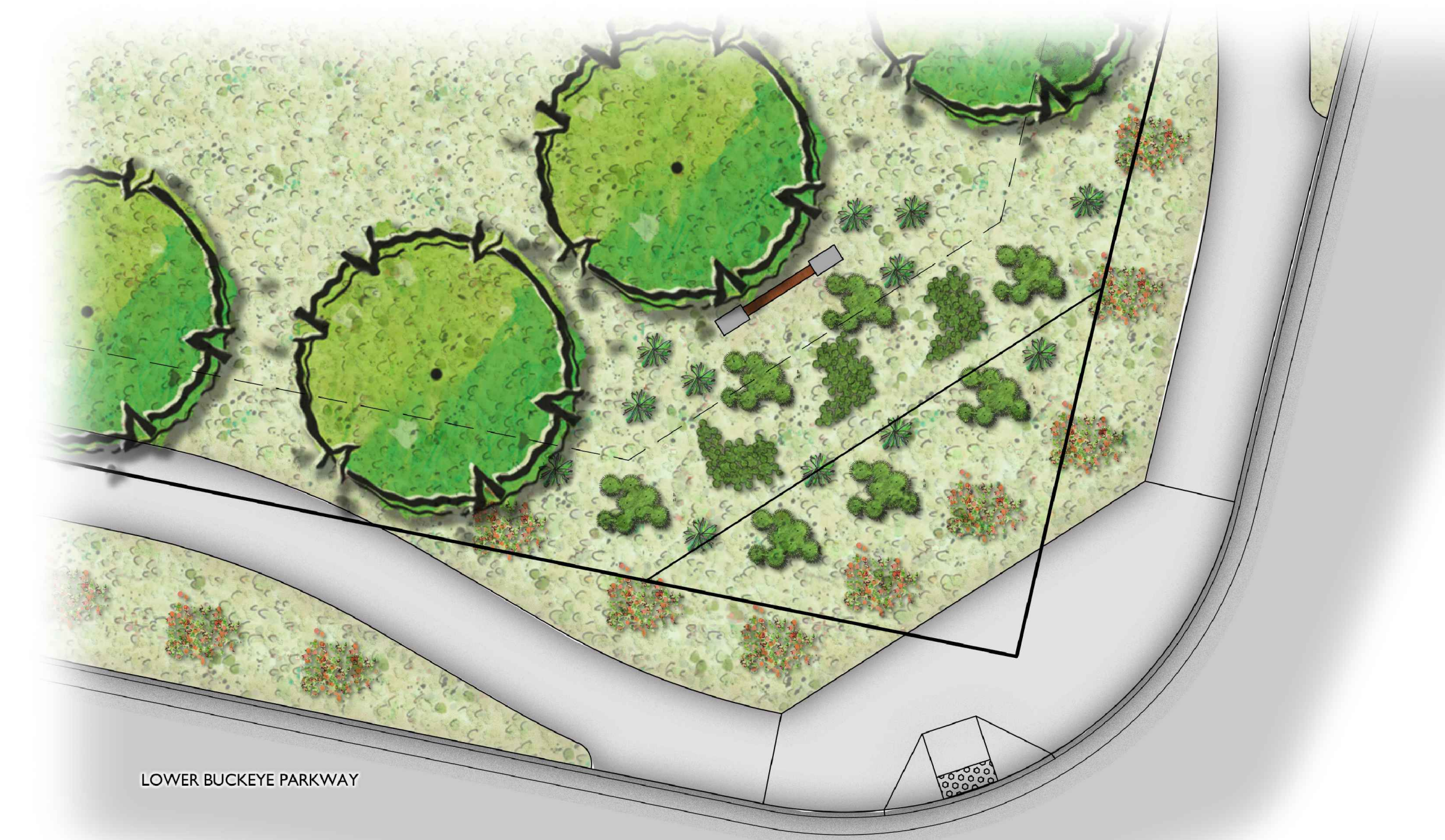


**3** SECONDARY REGIONAL MONUMENT ELEVATION

Scale: 1/2" = 1'-0"



SCALE: 1" = 10'-0"



**4** SECONDARY REGIONAL MONUMENT PLAN

Scale: 1" = 10'-0"