
AVION at BALLPARK VILLAGE

PLANNED AREA DEVELOPMENT (OCTOBER 2020) DEVELOPMENT REGULATIONS

1 PERMITTED USES

The Development is divided into eight Parcels as seen in Exhibit A. The permitted uses are those uses allowed in R1-6 Reduced, R1-4 Reduced, R1-A and R1-C Single Family Residential Zoning Districts as set forth in Table 1 below and in accordance with Article 3-2 of the City of Goodyear Zoning Ordinance. Unless explicitly modified within this PAD, then Goodyear Zoning Ordinance prevails.

Exhibit A – Parcel Boundary Plan

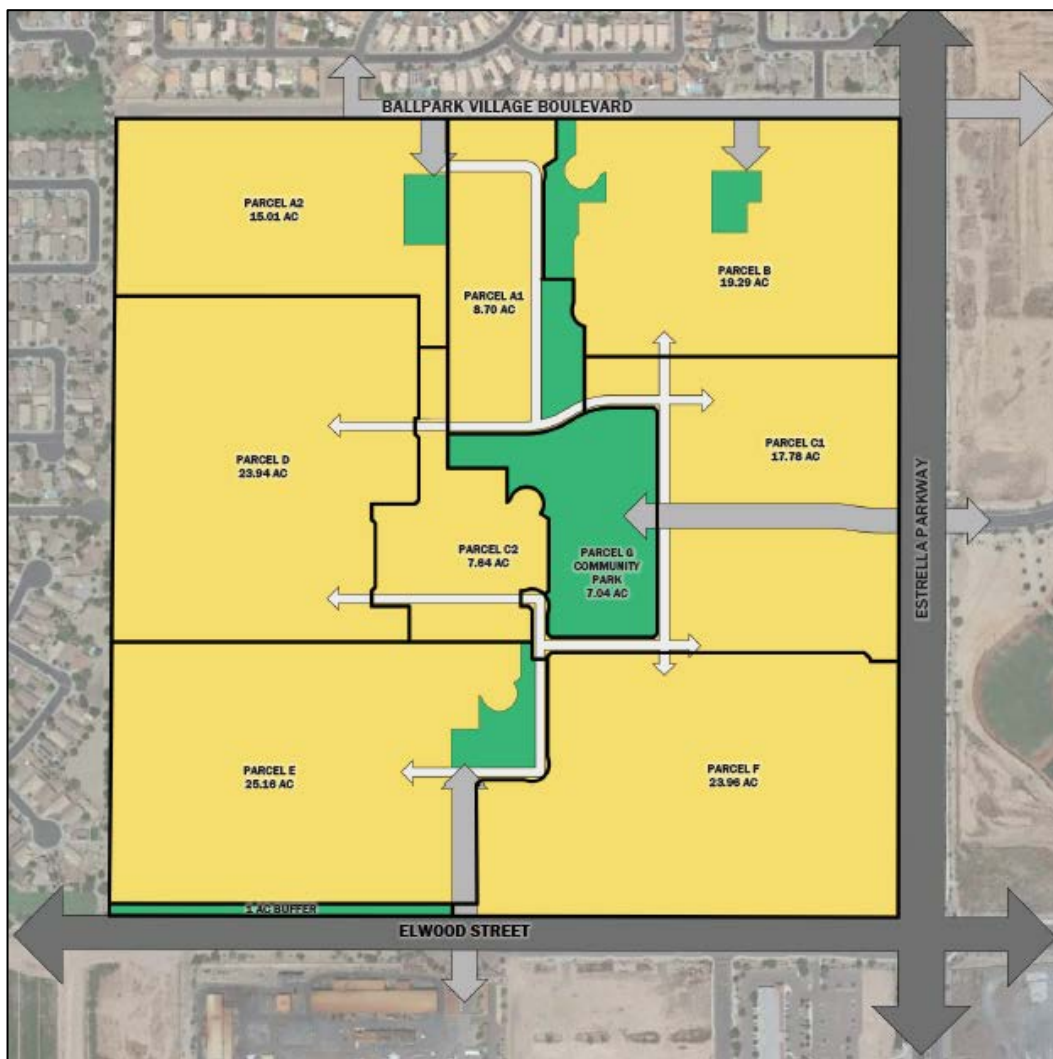


Table 1 – Parcels and Permitted Uses

Parcel	Approximate Gross Acres	Permitted Uses
Parcel A1 & A2	23.69	R1-6 Reduced
Parcel B	19.42	R1-4 Reduced
Parcel C1 & C2	25.94	R1-4 Reduced
Parcel D	24.03	R1-6 Reduced
Parcel E	25.38	R1-4 Reduced
Parcel F	23.45	R1-4-Reduced or R1-A or R1-C*
Community Park	7.06	--
Elwood Buffer	1.00	--
Arterial ROW	3.69	--
TOTALS	153.66	

**The R1-4, R1-A and R1-C Zoning Standards in Parcel F cannot be combined on a single lot. The specific Zoning District applicable to particular lots will be designated on the Preliminary Plat.*

2 DEVELOPMENT STANDARDS

Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance. The development standards for each Parcel shall be the development standards for the underlying Zoning District of the Parcel in accordance with the City of Goodyear Zoning Ordinance, except as modified below:

Standard	R1-6 Reduced	R1-4 Reduced
Lot Standards		
Minimum Lot Area (sf)	5,000	3,500 sf in Parcel F only
Minimum Lot Depth (ft)	100	90 ft in Parcel F only
Building Form and Location		
Maximum Building Coverage	60%	65%
Minimum Setbacks (ft)		
Front (other than front facing garage)	8	8
Street Side	5 (where a minimum 8 foot wide landscape tract is provided)	5 (where a minimum 8 foot wide landscape tract is provided)
Rear	15 to living (Rear setbacks may be reduced to 10 for single-story elevations only.); 10 to covered patios for single-story elevations only.	15 to living (Rear setbacks may be reduced to 10 for single-story elevations only.); 5 to covered patios for single-story elevations only.

Additional Development Regulations:

1. Driveways for rear-loaded garage shall start a minimum of 18 feet from alley if surface parking is provided between garage and alley, stub street or motor court. If no surface parking is provided, then the maximum driveway length will be 3 feet. Garages may have living space above the garage at the same driveway depth as the garage.
2. Use Benefit Easements (U.B.E.) can be utilized on adjacent properties for establishing private yards spaces.
3. A minimum of 50% of all homes on Parcels A1 & A2, B, C1 & C2, D, and E, (and F if developed as R1-4 Reduced) respectively shall have either a front courtyard or covered front porch.
4. Lots in Parcel F developed under the R1-4 Reduced Zoning Designation will have a maximum building footprint width of 30 feet.
5. In R1-6 Reduced and R1-4 Reduced zoning districts at least 80% of all landscape tracts between a corner lot and the street will be a minimum of 10 feet in width.

OPEN SPACE

The Avion open space and trails plan creates an interconnected neighborhood with a pedestrian focused, walkable and bicycle friendly community with a variety of opportunities for active and passive recreation as well as an efficient and integrated drainage system.

The parks have been designed with numerous amenities that attract multi-generation interest. At the core of the Development is a 7+ acre Community Park, which includes a large resort style multi-function pool with an adjacent recreation center facility along with both active and passive recreation features including a shaded play structure, ramadas, pickleball courts, BBQ grills, benches and a large open field for a variety of sports activities. In addition to the Community Park, each parcel is planned to contain neighborhood park elements with a mix of passive and active features, including shaded play structures, ramadas, and benches. Please see Exhibit B – Conceptual Community Park Plan.

The trails network is a series of walking trails throughout and around the Avion community. The interior trail network highlights the open residential vistas, creating a sense of depth and flow throughout the community. Connecting Avion to surrounding communities and neighboring facilities will be a trail network utilizing an 8-foot stabilized aggregate trail within and surrounding the community. Please see Exhibit C – Conceptual Open Space, Parks, and Trails Plan.

This Development will provide approximately 25.46 acres, of open space. The minimum open space required is 15% of the residential area or 23.04 acres. In addition to community park features, the southern boundary (west of the 156th Ave entrance on Elwood Street) includes a 1-acre landscape buffer.

Open Space Property Data

	Provided	Required
Gross Site Area	153.66 ac	N/A
Open Space	25.46 ac (16.57%)	23.04 ac (15.00%)
Active Open Space	13.45 ac	N/A
Passive Open Space	12.01 ac	N/A

3 DESIGN GUIDELINES

Design Guidelines shall be in conformance with the single-family residential requirements of Chapter 2 of the City of Goodyear Design Guidelines, except as modified by the following guidelines:

3.1 SINGLE-FAMILY DESIGN STANDARDS - LOT AND TRACT DESIGN

A. Clustering homes and/or the use of zero lot lines may be developed in Parcels B and F only. Parcel B will have shallower lots (100 feet in depth) and Parcel F will allow for a mix of small lot and/or clustered and/or attached lots which are well suited for home clustering or zero lot line arrangements.

B. Parcels/Subdivisions with Lots under the R1-A or R1-C zoning districts will be designed and platted to accommodate the following layout and parking standards:

1. There shall be one (0.5) guest parking space provided, per platted lot subject to the following:
 - a. The guest parking space may be accommodated via on-street parking or in a guest parking space located on an alley, HOA maintained tract, or parking lot so long as it is no more than 225 feet away from platted lot to the parking lot, parking field or street side parking.
 - b. If guest parking is provided for within an HOA maintained alley, tract, parking field or parking lot the spaces must be striped
2. No lots shall be platted in a manner which cause the primary ingress/egress from the rear loaded garage to occur through the navigation of two (2) or more alley's in order to reach a public roadway (or private roadway built to public road standards) subject to the following:
 - a. An alley shall be defined as a motor court or tract that serves direct access to a series of garages on the rear side of R1-C and R1-A lots
 - b. The entry drive to an alley, measured at 200 feet or less from the right of way edge corner-to-corner OR private street, which intersects with an alley at a T-intersection or L-intersection AND serves as an access point to an alley, from the street, shall not be counted as one of the alleys

3. As measured from the front porch setback or front building setback, the front setback shall not be located within 30 feet of a solid subdivision perimeter wall or backyard property wall that exceed 3' in height (adjacent homes within the required lot setbacks are not included within this regulation).
4. An alley serving multiple rear garages shall not exceed 450' unless the fronts of lots being served by the alley are fronting along a public street (or private street built to public street standards) OR lots adjacent to the alley's entrance provide street frontage along the public street (or private street built to public street standards) in which the alley intersects. Any portion of the alley adjacent to common area open space tracts will not count towards the 450' alley length.
5. Maximum block lengths shall be no more than 660 feet.

C. The Property shall be developed with limited cul-de-sacs. When used, all cul-de-sacs will border open space, have view corridors, or abut neighborhood parks. When adjacent to another street a connection point will be provided to allow pedestrian access and travel.

D. Avion will offer a variety of lot sizes which will encourage an array of home sizes and styles.

E. To allow sanitation services to be provided by the City of Goodyear or its contractors, the Property shall be designed so that sanitation trucks can access and provide sanitation services to each lot within the Property without the trucks having to back-up.

3.2 SINGLE-FAMILY DESIGN STANDARDS — ARCHITECTURAL FORM

A. Garage doors facing street frontages shall include enhanced features to reduce the monotony of conventional garage doors. The enhanced features shall be varied and shall be determined during design review and shall include such things as use of accent colors, decorative windows, faux handles, ornate treatments, carriage style elements, and the like.

B. For Zoning Districts R1-A and R1-C driveways for rear-loaded garages shall start a minimum of 18 feet from alley if surface parking is provided between garage and alley, stub street or motor court. If no surface parking is provided, then the maximum driveway length will be 3 feet. Driveways cannot be between 3 feet and 18 feet. Garages may have living space above the garage at the same driveway depth as the garage.

C. A useable covered outdoor patio at least 100 square feet with a minimum interior dimension of ten feet (10') shall be provided on the rear side of each unit except in Parcel B and F. In Parcels B and F, a covered patio shall be provided either on the rear side or front side of each unit or on the side of each unit.

3.3 ADDITIONAL DESIGN REQUIREMENTS

In order to meet the "Reduced" zoning designation, the following Additional Design Requirements will be applied.

	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F*	Parcel F*
Zoning Designation	R1-6 Reduced	R1-4 Reduced	R1-4 Reduced	R1-6 Reduced	R1-4 Reduced	R1-4 Reduced	R1-A or R1-C
Amenity Elements (Required)	(2)	(2)	(2)	(2)	(2)	(2)	(1)
Additional Park Space	Y	Y	Y	Y	Y	Y	Y
Additional Internal Park Amenities	Y	Y	Y	Y	Y	Y	Y
Connectivity Elements (Required)	(2)	(4)	(4)	(2)	(4)	(4)	(2)
Infill Development	Y	Y	Y	Y	Y	Y	Y
Trail System	Y	Y	Y	Y	Y	Y	Y
Limited Subdivision Perimeter Walls	Y	Y	Y	Y	Y	Y	Y
Additional Connectivity Elements	Y	Y	Y	Y	Y	Y	Y
Streetscapes (Required Elements)	(2)	(4)	(4)	(2)	(4)	(4)	(1)
Detached Sidewalks	Y	Y	Y	Y	Y	Y	
Community Entrances	Y	Y	Y	Y	Y	Y	Y
Porches & Courtyards	Y	Y	Y	Y	Y	Y	
Paving Materials		Y	Y		Y	Y	Y

*The zoning designation applicable to particular lots will be designated on the Preliminary Plat. That zoning designation will determine which Additional Design Requirements will apply.

Amenity Elements

Parcels A, B, C, D, E, & F [Zoning Districts R1-6 Reduced, R1-4 Reduced, R1-A, and R1-C]

- Additional Park Space – Avion shall have an approximately 7.06-acre Community Park as the central feature of the community, which is 40% larger than the 5-acre minimum size required. Additional park space including pocket parks, with a mix of ramadas, tot lots and rest areas shall be provided as reflected in the Conceptual Open Space Parks and Trail Plan attached hereto as Exhibit C and in the Conceptual Master Wall Plan attached hereto as Exhibit D.
- The following Additional Internal Park Amenities shall be constructed within the 7.06-acre Community Park as reflected in the Conceptual Community Park Plan attached hereto as Exhibit B:
 - A resort style pool that is large enough to provide swimming lanes for exercise while also including a shaded kids play area with a walk-in edge and baja-style shelf area for lounging.
 - A spa (hot tub) area for relaxing.
 - A large open-air rec center adjacent to the pool used for community gatherings (birthday parties, play dates, and get-togethers).
 - Private restroom facilities.
 - Pickleball courts for use by all age groups within the community.
 - A tot lot play area.
 - Barbeque area and built-in equipment to encourage community gatherings.

- Bike racks so residents can bike to the community using the internal trail systems.
- An active recreation field that is large enough to host at least two soccer games.

Connectivity Elements

Parcels A, B, C, D, E, & F [Zoning Districts R1-6 Reduced, R1-4 Reduced, R1-A, and R1-C]

- Infill Development – Avion is adjacent to the Goodyear Ballpark and Ballpark Village. Further, the community will use the name Avion at Ballpark Village to link it to the current and future mixed-use entertainment features of the Goodyear Ballpark and Ballpark Village.
- Trail Systems – An approximately 2-mile trail shall be constructed around the community with the pedestrian connections as reflected in the Conceptual Open Space Parks and Trail Plan attached hereto as Exhibit C. An additional 8' wide trail system going through the community shall be comprised of an 8' stabilized granite trail network running north-south and east-west through the heart of the community linking residents to both the exterior trail system and the centralized community amenity as reflected in the Conceptual Open Space Parks and Trail Plan attached hereto as Exhibit C. The trail will connect with neighboring Sarival Village community to the west through connection points at Pioneer Street and the western end of W. Lower Buckeye. (For purposes of determining the satisfaction of connectivity elements justifying the modified development standards, the various pedestrian connections reflected in the Conceptual Open Space Parks and Trail Plan attached hereto as Exhibit C are considered "Additional Connectivity Elements".)
- Limited Subdivision Perimeter Wall – Except as may be modified to comply with applicable development standards, the design of the fencing and walls installed around the perimeter of the property shall be consistent with the walls and fencing reflected in the Conceptual Wall Designs attached hereto as Exhibit E and such fencing and walls shall be installed in accordance with the Conceptual Master Wall Plan attached hereto as Exhibit D. The community land plan for the lots within Parcel B adjacent to Estrella Parkway shall be designed so that the sides of the lots face Estrella Parkway. The community land plan for the lots within Parcel F adjacent to Elwood Street and Estrella Parkway shall be designed so that the sides of the lots face Estrella Parkway and Elwood Street. View fencing shall be installed adjacent to the side lots facing Estrella Parkway and Elwood Street as reflected in the Conceptual Master Wall Plan attached hereto as Exhibit D.

Streetscape Elements

Parcels A, B, C, D, E & F [Zoning Districts R1-6 Reduced and R1-4 Reduced]

- Detached Sidewalks – Except as otherwise provided herein, detached sidewalks with a five foot (5') landscape buffer shall be installed along all streets fronting lots within Parcels A, B, C, D, E and F the Property. CC&Rs applicable to the Property shall require that the HOA formed for the Property maintain the landscaping within the landscape buffer. Detached sidewalks shall not be required in Parcel F if Parcel F is developed as the R1-A or R1-C zoning district.
- Community Entrances – Each entrance to Avion will incorporate landscaped medians and detached sidewalks. Further, entry monumentation will incorporate a mix of board formed concrete or similar cladding material, metal posts, stone work and laser cut metal signage.
- Porches and Courtyards – A minimum of 50% of the homes within each Parcel must have a front courtyard or covered front porch that is at least 48 square feet. Covered porch can

include a slatted roof or other design alternative, if it is an integrated, significant architectural feature with columns that are complimentary to the style of the home.

Parcels B, C, E, & F [Zoning District R1-4 Reduced]

- Paving Material – decorative paving will be utilized for all horizontal paved surfaces in the front yard and visible from the public/private street.

Parcel F [Zoning Districts R1-A and R1-C]

- Detached Sidewalks – If Parcel F is developed as the R1-A or R1-C zoning district, detached sidewalks with a five foot (5') landscape buffer OR an attached sidewalk shall be installed along all streets fronting lots within Parcel F. If an attached sidewalk is installed, trees shall be installed within the adjacent lots that are close enough to the sidewalk to provide shade and treelined streets. CC&Rs applicable to the Property shall require that the HOA formed for the Property maintain the landscaping within the landscape buffer if detached sidewalks are installed. If attached sidewalks are installed, CC&Rs applicable to the Property shall require that the HOA maintain the trees installed pursuant to the requirements herein, including requirements for the removal and replacement of any damaged trees.
- Shared or Clustered Driveways – For cluster or alley loaded products, driveways will be paired so that there is a single curb cut on to a public street with sidewalks providing access to two houses minimum and the total width of the paired driveway is not greater than 20-feet.
- Alley Loaded – alley loaded housing product types will utilize alley loaded garages.
- Community Entrances – Each entrance to Avion will incorporate landscaped medians and detached sidewalks. Further, entry monumentation will incorporate a mix of board formed concrete or similar cladding material, metal posts, stone work and laser cut metal signage.

The Design Guidelines listed herein are intended to implement desirable design concepts for land planning of all residential parcels and meet the criteria for “modified” SFD standards.

3.4 THEME WALLS & ENTRY MONUMENTATION

Primary Entry Monuments that substantially conform to the design reflected in the Conceptual Primary Entry Monument attached hereto as Exhibit F-1 shall be installed in the locations identified as Primary Entry Monument in the Conceptual Master Wall Plan attached here as Exhibit D. Secondary Entry Monuments that substantially conform to the design reflected in the Conceptual Secondary Entry and Wall Monuments attached hereto as Exhibit F-2 shall be installed in the locations identified as Secondary Entry Monument in the Conceptual Master Wall Plan attached here as Exhibit D.

4 SIGNAGE

Signage shall be in conformance with the requirements of the City of Goodyear Zoning Ordinance.

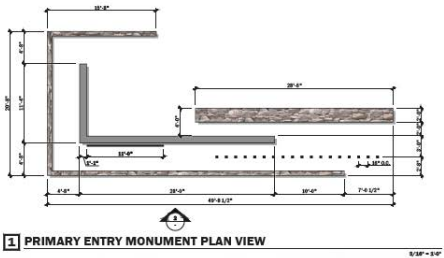
Exhibit C – Conceptual Open Space, Parks, and Trail Plan



 	 <p>SEAL</p> <p>EXPIRES 12/31/22</p>	<table border="1"> <tr> <td data-bbox="1292 226 1315 636"> <p>PROJECT</p> </td> <td data-bbox="1292 636 1315 1902"> <p>AVION AT BALLPARK VILLAGE GOODYEAR, ARIZONA</p> </td> </tr> <tr> <td data-bbox="1315 226 1338 636"> <p>EXHIBIT</p> </td> <td data-bbox="1315 636 1338 1902"> <p>CONCEPTUAL OPEN SPACE, PARKS AND TRAIL PLAN</p> </td> </tr> <tr> <td data-bbox="1338 226 1360 636"> <p>EXHIBIT #</p> </td> <td data-bbox="1338 636 1360 1902"> <p>EX C</p> </td> </tr> </table>	<p>PROJECT</p>	<p>AVION AT BALLPARK VILLAGE GOODYEAR, ARIZONA</p>	<p>EXHIBIT</p>	<p>CONCEPTUAL OPEN SPACE, PARKS AND TRAIL PLAN</p>	<p>EXHIBIT #</p>	<p>EX C</p>
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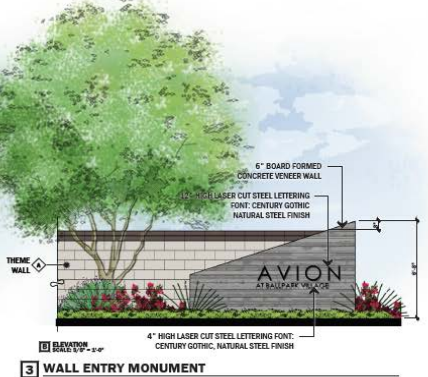
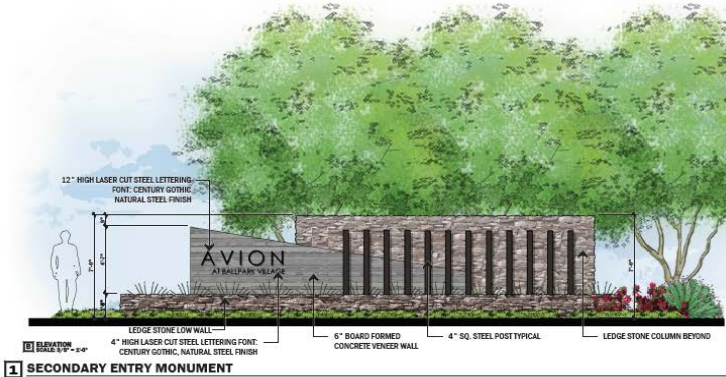
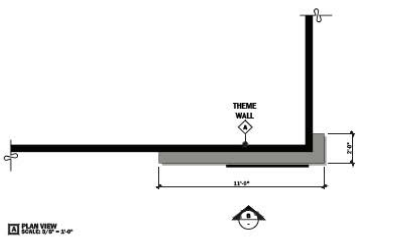
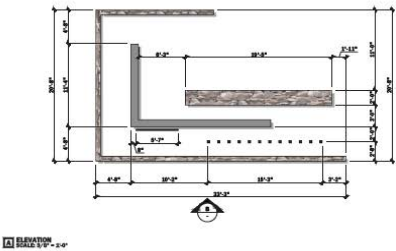
Exhibits F1 & F2 – Conceptual Primary and Secondary Entry Monuments



PROJECT
AVION
AT BALLPARK VILLAGE
GOODYEAR, ARIZONA

EXHIBIT
CONCEPTUAL
PRIMARY
ENTRY MONUMENT

EXHIBIT #
Ex F1



PROJECT
AVION
AT BALLPARK VILLAGE
GOODYEAR, ARIZONA

EXHIBIT
CONCEPTUAL
SECONDARY & WALL
ENTRY MONUMENTS

EXHIBIT #
Ex F2