

2026016-18-1-1--
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When recorded mail to:

City of Goodyear
City Clerk's Office
1900 N. Civic Square
Goodyear AZ 85395

ORDINANCE NO. 2026-1644

CONDITIONALLY REZONING APPROXIMATELY 66.6 ACRES OF
PROPERTY LOCATED AT THE NORTHWEST CORNER OF WEST CELEBRATE LIFE WAY
AND NORTH LITCHFIELD ROAD FROM GOODYEAR CELEBRATION PLAZA PLANNED
AREA DEVELOPMENT TO CELEBRATION PLAZA 1ST AMENDED PLANNED AREA
DEVELOPMENT (DATED JANUARY 2026); AMENDING THE ZONING MAP OF THE CITY
OF GOODYEAR.

DO NOT REMOVE

This is part of the official document

ORDINANCE NO. 2026-1644

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 66.6 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF WEST CELEBRATE LIFE WAY AND NORTH LITCHFIELD ROAD FROM GOODYEAR CELEBRATION PLAZA PLANNED AREA DEVELOPMENT TO CELEBRATION PLAZA 1ST AMENDED PLANNED AREA DEVELOPMENT (DATED JANUARY 2026); AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR.

WHEREAS, the subject property consists of approximately 66.6 acres generally located at the Northwest corner of Celebrate Life Way and North Litchfield Road, legally described in that certain legal description titled "Legal Description" which is declared a public record herein, and which is referred to and made a part hereof as if fully set forth in this Ordinance (collectively the "Property"); and,

WHEREAS, the Property is designated as "Business and Commerce" on the General Plan Land Use and Transportation Plan. This land use category provides for the growth and development of shopping, office and entertainment areas along with high-density residential and public and community facilities; and,

WHEREAS, the Property is currently zoned Goodyear Celebration Plaza Planned Area Development (PAD), known as the Celebration Plaza PAD, which was approved by Council on April 24, 2023 with the adoption of Ordinance No. 2023-1562; and,

WHEREAS, the request is to rezone the Property to PAD as set forth in the Celebration Plaza 1st Amended Planned Area Development dated January 2026 (Celebration Plaza 1st Amended PAD) which is declared a public record herein, and which is referred to and made a part hereof as if fully set forth in this Ordinance; and,

WHEREAS, the Celebration Plaza 1st Amended PAD, dated January 2026, is a restatement of the Goodyear Celebration Plaza PAD; and,

WHEREAS, the purpose of the proposed rezoning is to amend the existing PAD zoning to reduce parking requirements established in the Goodyear Zoning Ordinance for medical or dental offices from one (1) parking space per one hundred fifty (150) square feet of indoor floor area to one (1) parking space per two hundred (200) square feet of indoor floor area; and,

WHEREAS, in accordance with the city's Citizen Review Process, an alternative citizen review was sent to property owners on February 15, 2025. Notice providing information on the request and meeting details was mailed to surrounding property owners within five hundred feet (500') of the subject property. There was no opposition to the request received; and,

WHEREAS, a request to rezone property requires public review and approval by the Planning and Zoning Commission and the City Council through the public hearing process. The rezoning must be in conformance with the General Plan and should not adversely impact the surrounding area as outlined in the Zoning Ordinance; and,

WHEREAS, staff has determined that the proposed rezoning request is in conformance with the General Plan and will not adversely impact the surrounding area; and,

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on March 12, 2025 appeared in the Arizona Republic West Valley edition on February 21, 2025; 37 postcards were mailed to the adjoining owners on February 15, 2025; and signs were updated on this site to advertise the public hearing on February 20, 2025; and,

WHEREAS, a public hearing was held before the Planning and Zoning Commission on March 12, 2025, to consider this rezoning, and the Commission voted (5-0) to recommend approval of the rezoning subject to the stipulations that have been presented; and,

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 March 24, 2025 appeared in the Arizona Republic West Valley Edition February 21, 2025; 37 postcards were mailed to adjoining owners on February 15; and a sign was posted on the site on February 20, 2025; and,

WHEREAS, at the City Council meeting on March 24, 2025, the applicant chose to push the item to a later meeting date after questions and concerns were raised by the City Council; and,

WHEREAS, the applicant has submitted an amended rezoning request to the city in September 2025; and,

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on December 3, 2025 appeared in the Arizona Business Gazette - Republic Edition on November 15, 2025; 37 postcards were mailed to adjoining owners on November 5; and the signs were updated on the site with the new public hearing dates on November 17, 2025; and,

WHEREAS, a public hearing was held before the Planning and Zoning Commission on December 3, 2025, to consider this rezoning request, and the Commission voted (4-2) to recommend approval of the rezone request subject to stipulations, which included; no more than one (1) drive through restaurant is allowed through the Use Permit process and no more than one (1) convenience market/gas station is allowed through the Use Permit process; and,

WHEREAS, a stipulation limiting the Property to no more than one (1) drive through restaurant through the Use Permit process and no more than one (1) convenience market/gas station through the Use Permit process is not included because the Celebration Plaza 1st Amended PAD reflects the request by the Planning and Zoning Commission; and,

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 January 26, 2026 appeared in the Arizona Business Gazette - Republic Edition on December 17, 2025; 37 postcards were mailed to adjoining owners on December 13; and the signs were updated on the site with the new public hearing dates on December 10, 2025; and,

WHEREAS, a public hearing was held before the City Council on January 26, 2026, to consider the rezoning request, which included amendments to the medical office parking ratio of one (1) parking space per two hundred (200) square feet of indoor area and providing that no more than three (3) drive-through restaurants shall be permitted through the Use Permit process when at least one (1) of which is located on an endcap within a building designed to accommodate a minimum of three (3) tenants, including the drive-through use, and further providing that no more than one (1) convenience market/gas station shall be permitted through the Use Permit process, and the City Council voted (4-3) to approve the rezoning subject to stipulations; and

WHEREAS, based on the foregoing Recitals and the other information presented, the Mayor and Council of the city of Goodyear, Arizona find the adoption of this ordinance to be in the best interests of the public health, safety, and welfare.

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. 24-00306", 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 "Celebration Plaza 1st Amended Planned Area Development" (dated January 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 THE PROPERTY BEING REZONED

This Ordinance No. 2026-XXXX applies to approximately 66.6 acres generally located at the Northwest corner of Celebrate Life Way and North Litchfield Road as 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) (Goodyear Celebration Plaza PAD) to PAD (Celebration Plaza 1st Amended PAD), attached hereto as Exhibit C, which is declared a public record herein by Section 2 of this Ordinance.

SECTION 5. STIPULATIONS

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

1. Except as modified by the following stipulations and conditions of approval set forth herein, all development of the Property shall be in compliance with the Celebration Plaza 1st Amended Planned Area Development dated January 2026, (the "Celebration Plaza 1st Amended PAD"); and,
2. 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 residential unit within the Property shall include the following disclosures: 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 the Phoenix-Goodyear Airport. 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,
3. Signage shall be posted within all sales and rental offices selling or renting residential units that identifies the location of the Phoenix-Goodyear Airport: 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 Phoenix-Goodyear Airport: 65 LDN and higher noise contours, departure corridors, and vicinity boundary and all of the buildings on the Property; and,
4. Owner shall comply with the requirements in Article 9-1 of the city of Goodyear Zoning Ordinance and all sections therein. A sound attenuation plan that complies with the requirements of Sections 9-1-3 and 9-1-4 of the City of Goodyear Zoning Ordinance, shall be submitted with all site plans that include multi-family residential structures located completely or partially within 500 feet of the exterior edge of the I-10 right-of-way boundary. The development of the Property subject to the sound attenuation plan shall incorporate all sound attenuation measures included in sound attenuation plans as approved by the City; and,
5. The Conceptual Site Plan attached as Exhibit 2 to the Celebration Plaza 1st Amended PAD, the Pedestrian Circulation and Open Space Plan attached as Exhibit 3 to the Celebration Plaza 1st Amended PAD are not approved. All future development within the Property will be subject to site plan and design review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and,
6. The supporting documents submitted with the application and the Celebration Plaza 1st Amended PAD seeking to rezone the Property included site plan level of detail, including, but not limited to traffic impact

analysis, preliminary sewer, water, and drainage designs, representations regarding water and sewer lines that will serve the Property, representations regarding the existence of water and sewer capacity, utility layouts, phasing plans, grading and drainage plans, and circulation plans. None of the supporting documents, plans, reports, designs, utility layouts, analysis, representations regarding location of water and sewer lines that will serve the property or the existence of water and sewer capacity sufficient to serve the Property are approved. Owner must submit current reports, studies, plans, designs as required in all applicable development regulations, including the City of Goodyear Engineering Design Standards and Policies Manual at the time of site plan or preliminary plat submittal, including, but not limited to the following:

- 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 development of the Property for review and approval of both the City Engineer or his/her designee and ADOT. 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 requirements imposed by ADOT because of the Property's proximity to I-10; and
 - The Preliminary Sewer Report submitted with the application for rezoning is not approved. An updated Preliminary Sewer Report 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 Preliminary Sewer Report shall include an analysis of the existing (current conditions) of the Palm Valley Crossing Lift Station verifying that it can adequately convey the additional proposed flows generated by the development of Property as rezoned consistent with all applicable Development Regulations, including requirements in the Engineering Design Standards and Policies Manual; and,
7. No signage is approved for the Property. A Comprehensive Sign Package shall be submitted for this property in compliance with the City of Goodyear Zoning Ordinance Article 7 (Sign Regulations). Any requests for deviation from Article 7 will require the Comprehensive Sign Package to be approved by City Council; and,
8. Owner shall construct, at Owner's sole cost and expense, all infrastructure improvements determined by the City as being necessary to provide water service and wastewater service to the Property, including by way of example but not limitation, upgrades to the Palm

Valley Crossing Lift Station if needed to accommodate the additional flows generated by the development of the Property as rezoned; and,

9. Owner shall design and construct, at no cost to the City, all improvements needed for the completion of the full half-street improvements for the west half of the section of N. Litchfield Road along the frontage of the Property required for a Major Arterial as set forth in the Engineering Design Standards in effect at the time of construction, which improvements shall be determined during the site plan or platting process, but which includes, at a minimum the installation of a bike lane (the "N. Litchfield Road Improvements"). If the installation of a median is required, Owner shall construct the full median and full median landscaping. The N. Litchfield Road Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property; and,
10. The Owner shall provide for the preservation and maintenance of the existing row of mature palm trees located along the Litchfield Road frontage of the property in the preparation of site improvements. All palm trees that are removed for the purpose of locating a drive must be relocated on the site, unless the Development Services Director, or his/her designee, determines that the extended life or existing condition of the palm trees does not warrant preservation. Any palm trees that do not warrant preservation shall be replaced with new palm trees; and,
11. Owner shall design and construct, at no cost to the City, all improvements needed for the completion of full half street improvements for the north half of the section of the W. Celebrate Life Way along the frontage of the property required for a Major Collector as set forth in the Engineering Design Standards and Policies Manual in effect at the time of construction, which improvements shall be determined during the site plan or platting process (the "Celebrate Life Way Improvements"). If the installation of a median is required, Owner shall construct the full median and full median landscaping. The Celebrate Life Way Improvements shall be completed and accepted by the City Engineer or his designee, subject to completion of the warranty period, prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property; and,
12. Owner shall construct all improvements needed for the completion of full half-street improvements for the east half of the section of N. 143rd Ave. along the frontage of or within the Property required for a Minor Collector Rd. as set forth in the Engineering Design Standards in effect at the time of construction, which shall be determined during the site plan process (the "N. 143rd Ave. Improvements"). The N. 143rd Ave. Improvements shall be completed and accepted by the City Engineer or his designee subject to completion of the warranty period prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property; and,
13. Owner, at Owner's sole cost and expense, shall relocate or replace existing traffic signal improvements, as may be needed to the

accommodate access to the Property or the completion of the N. Litchfield Road Improvements. If existing traffic signal improvements have to be relocated, Owner shall, at no cost to the City, convey to the City, lien free and free of all encumbrances unless expressly agreed to by the City, the property where the relocated traffic signals are located; and,

14. Owner is responsible for a proportionate share of the costs of any new 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,
15. Prior to the issuance of the first Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property, all existing above ground utilities, except for electric lines that are 69kV or larger, located within and adjacent to the Property, including but not limited to, cable and electrical utilities, shall be placed underground at no cost to the City; and,
16. Owner shall design and construct, at no cost to the City, all infrastructure improvements required by the City of Goodyear subdivision regulations and Engineering Design Standards and Policy Manual in effect at the time of development; and,
17. No final plat shall be recorded, no site plans approved, and/or no construction permits issued until Owner has provided the City with all approvals and/or easements from jurisdictions or parties whose property interests will be impacted by the development contemplated by such final plat, site plan, and/or construction permit. All required approvals and

easements shall be in a form acceptable to the City Engineer or his/her designee; and,

18. 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 for 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 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 the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permit for work within the Property, whichever is earlier; and,
19. 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, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and,
20. If any of the infrastructure improvements required by Owner to design and construct pursuant to the terms of this Ordinance have been constructed or are to be constructed by others, then Owner shall remit an in-lieu 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 to the issuance of any Certificate of Completion, Temporary

Certificate of Occupancy or Certificate of Occupancy for any structure within the Property.

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. P24-00306, 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 8. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the city of Goodyear.

SECTION 9. CORRECTIONS

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

SECTION 10. SEVERABILITY

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

SECTION 11. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law. The provisions of the city of Goodyear Zoning Ordinance being amended by this Ordinance shall remain in full force and effect until the effective date of this Ordinance.

SECTION 12. PENALTIES

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

Section 1-2-3 Violations and Penalties

- A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped

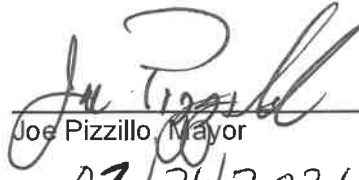
area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.

- B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.
- C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.
- D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:
 - 1. Subject to civil sanctions of not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000) per offense; or
 - 2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars (\$2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the city of Goodyear Municipal Court for violations hereunder.

SECTION 13. 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 4-3 vote, this 26th day of January, 2026.

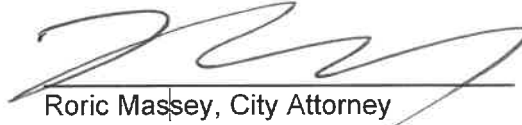

Joe Pizzillo, Mayor

Date: 07/26/2026

ATTEST:


Jasmine Pernicano, City Clerk

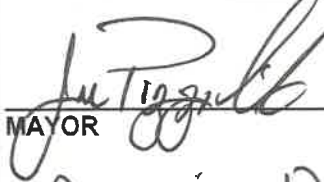
APPROVED AS TO FORM:


Roric Massey, City Attorney



OFFICIAL SUPPLEMENTARY ZONING MAP NO. P24-00306

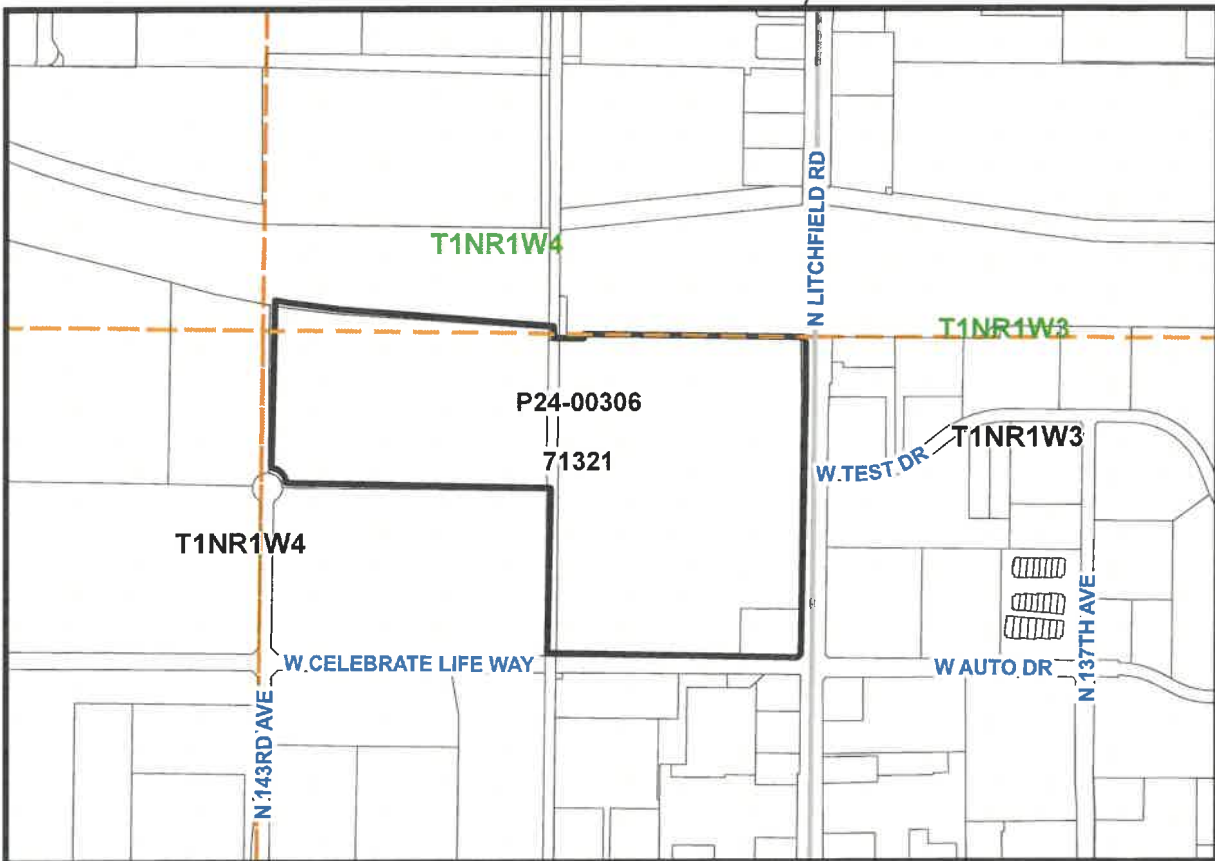
AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO.2026-1644, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS 26th DAY OF January, 2026.


MAYOR


CITY CLERK

SUBJECT PROPERTY:

A portion of the East Half Quarter Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT
A

REZONE FROM PAD TO PAD AMENDMENT

P24-00306

DATE:
February, 2025

EXHIBIT B
LEGAL DESCRIPTION

THAT PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4;

THENCE NORTH 00 DEGREES 18 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 4, SAID EAST LINE ALSO BEING THE MONUMENT LINE OF LITCHFIELD ROAD, A DISTANCE OF 1130.32 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 13 SECONDS WEST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 45 DEGREES 18 MINUTES 47 SECONDS WEST, A DISTANCE OF 22.63 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 13 SECONDS WEST, A DISTANCE OF 1189.73 FEET TO THE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, AS RECORDED IN BOOK 149 OF DEEDS, PAGE 341, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE SOUTHEAST CORNER OF LOT 3 OF AIRPORT GATEWAY AT GOODYEAR RECORDED IN BOOK 1011 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY;

THENCE NORTH 00 DEGREES 20 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 787.25 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 13 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3, DISTANCE OF 1253.90 FEET TO EASTERLY RIGHT-OF-WAY LINE OF 143RD AVENUE AS SHOWN IN MINOR LAND DIVISION RECORDED IN BOOK 1033 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWESTERLY, THE CENTER OF WHICH BEARS NORTH 89 DEGREES 30 MINUTES 13 SECONDS WEST, A DISTANCE OF 70.00 FEET;

THENCE NORTHWESTERLY ALONG THE RIGHT-OF-WAY OF SAID 143RD AVENUE, THRU A CENTRAL ANGLE OF 90 DEGREES 03 MINUTES 17 SECONDS, A CHORD BEARING NORTH 44 DEGREES 31 MINUTES 49 SECONDS WEST, CHORD LENGTH OF 99.04 FEET AND AN ARC LENGTH OF 110.02 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 32 SECONDS EAST, A DISTANCE OF 798.36 FEET TO A POINT ON THE NORTH LINE OF LOT 2A AS RECORDED IN SAID BOOK 1033 OF MAPS, PAGE 50;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 2A SOUTH 79 DEGREES 20 MINUTES 21 SECONDS EAST, A DISTANCE OF 58.61 FEET;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 2A SOUTH 83 DEGREES 26 MINUTES 32 SECONDS EAST, A DISTANCE OF 263.88 FEET;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 2A SOUTH 86 DEGREES 02 MINUTES 14 SECONDS EAST, A DISTANCE OF 1004.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A;

THENCE ALONG THE EAST LINE OF SAID LOT 2A SOUTH 00 DEGREES 20 MINUTES 50 SECONDS WEST, A DISTANCE OF 55.56 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 142.33 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE EHRENBURG-PHOENIX HIGHWAY AS RECORDED IN DOCKET 12302, PAGE 1030, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID SOUTHERN BOUNDARY SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 1047.05 FEET;

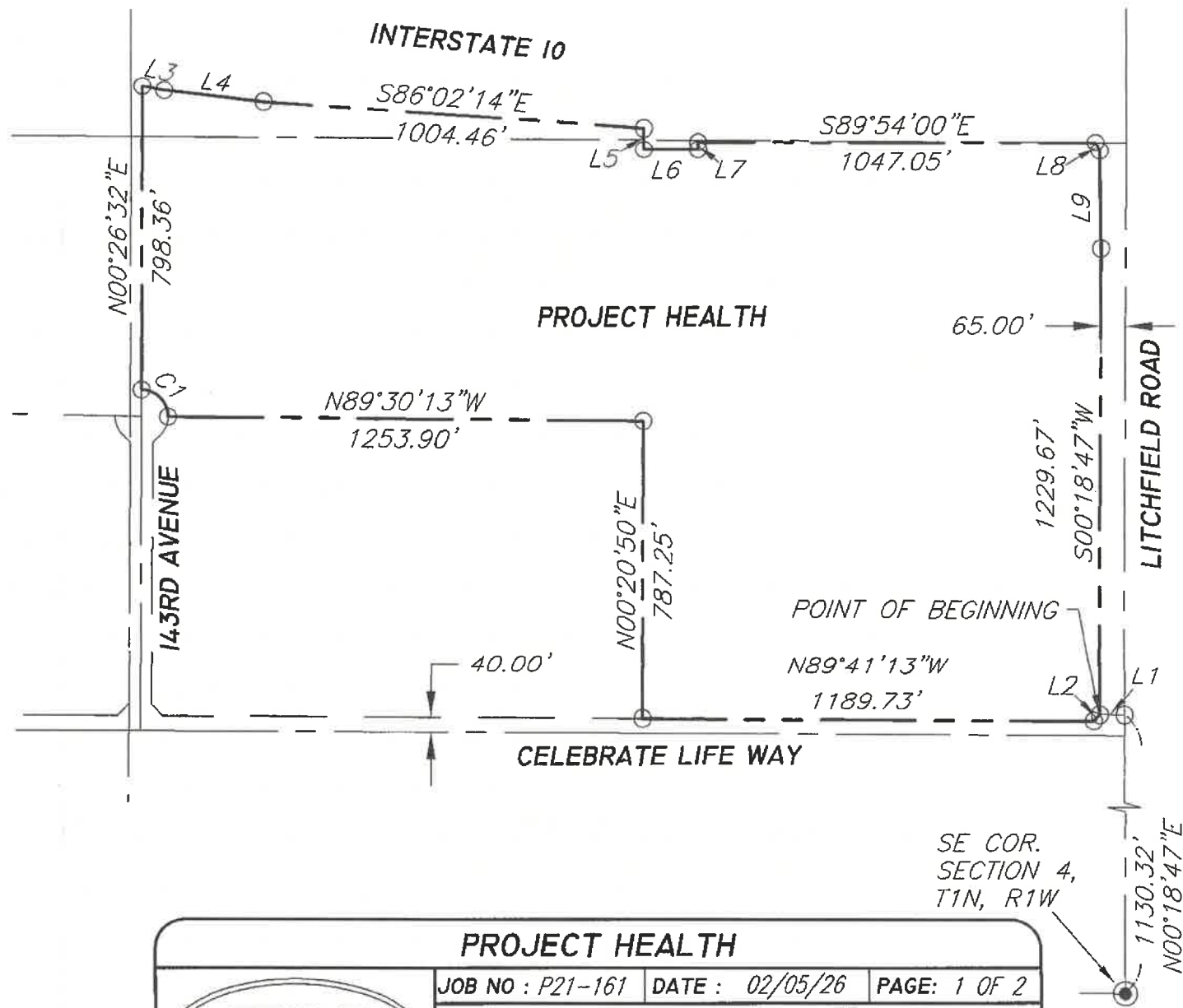
THENCE SOUTH 25 DEGREES 48 MINUTES 12 SECONDS EAST, A DISTANCE OF 24.86 FEET;

THENCE SOUTH 00 DEGREES 42 MINUTES 38 SECONDS EAST, A DISTANCE 257.48 FEET TO A POINT 65 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 4;

THENCE SOUTH 00 DEGREES 18 MINUTES 47 SECONDS WEST, ALONG A LINE 65.00 FEET WESTERLY AND PARALLEL WITH THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1229.67 TO THE POINT OF BEGINNING.

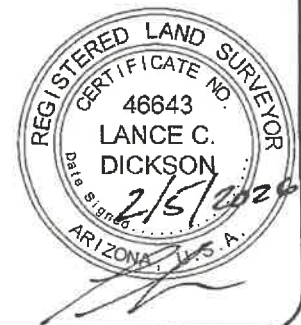
PARCEL CONTAINING 2,902,001 SQUARE FEET OR 66.62 ACRES MORE OR LESS.





NOT TO SCALE

PROJECT HEALTH		
JOB NO : P21-161	DATE : 02/05/26	PAGE: 1 OF 2
Arizona Surveying and Mapping P.O. BOX 35455 2440 W. MISSION LANE, SUITE 4, PHOENIX, AZ 85069 TEL (602) 246-9919 FAX (602) 246-9944 INFO@ASAM.COM		



LINE TABLE		
LINE	LENGTH	BEARING
L1	65.00	N89°41'13"W
L2	22.63	S45°18'47"W
L3	58.61	S79°20'21"E
L4	263.88	S83°26'32"E
L5	55.56	S00°20'50"W
L6	142.33	S89°54'00"E
L7	20.00	N00°06'00"E
L8	24.86	S25°48'12"E
L9	257.58	S00°42'38"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD D	CHORD L
C1	110.02	70.00	90°03'17"	N44°31'49"W	99.04

PROJECT HEALTH



JOB NO : P21-161 DATE : 02/05/26 PAGE: 2 OF 2

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Replacement Page

Exhibit 'C'

Celebration Plaza 1st Amended Planned Area Development”
Dated January 2026

Page 18 of 46

On File at the Goodyear City Clerk's Office
1900 N. Civic Square
Goodyear, AZ 85395
623-882-7830

CELEBRATION PLAZA 1st Amended

PLANNED AREA DEVELOPMENT

January 2026



PRESENTED BY:



Goodyear Celebration Plaza

Planned Area Development Standards and Guidelines (January 2026)

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Exhibits

Exhibit 1 – Underlying Zoning Districts

Exhibit 2 – Conceptual Site Plan

Exhibit 3 - Pedestrian Circulation and Open Space Plan

Exhibit 4 - Architectural Character Imagery

Exhibit 5 – Multi-Family Color Palette

1. Introduction

This rezoning to a PAD to be named Goodyear Celebration Plaza rezones approximately 66.6 acres legally described in that certain document titled Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2022-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the “Property”) from the existing PAD zoning providing for a Mixed-Use Commercial development to a PAD the provides for a combination of retail/commercial uses, medical office uses, and multi-family residential uses

2. Property Description

The Property is approximately 66.6 acres in size

1. The uses surrounding the Property include the following:

- North: The Property is bounded by Interstate-10 freeway on the north. The uses north of the freeway include large-scale retail and restaurant uses, vacant land and warehouse/distribution uses.
- East: The Property is bounded by Litchfield Road on the east, which is a major arterial road. The uses east of Litchfield Road include retail and restaurant uses, auto dealership, and office uses.
- South: A portion of the Property is bounded by CTCA on the south and another portion of the Property is bounded by Celebrate Life Way on the south, which is a collector road. The uses south of Celebrate Life Way include large-scale retail and restaurant uses, a hotel, self-storage facility, vacant land, some back office and an AZDOT testing center.
- West: A portion of the Property is bounded by CTCA on the west and another portion of the Property is bounded by vacant land included within the Airport Gateway PAD.

3. Land Use Plan/Underlying Zoning

There are four distinct zoning districts created in this PAD, which include C-2 General Commercial, CO Commercial Office, MF-24 Multi-Family and MF-12 Multi-Family and one hybrid district that will permit the development of either MF-24 Multi-Family or CO Commercial Office, with a restriction that for the first 24 months after City Council approves the zoning, the property must be developed using the CO district. After 24 months, either district can be used by right for all or any portion of the parcel. See **Exhibit 1 Underlying Zoning Districts**.

C-2 General Commercial

The C-2 commercial uses are proposed along Litchfield Road where the highest level of access and visibility are provided. This zoning district will support various retail, hotel, and service-based uses to complement all the adjacent retail uses in the area, support the proposed residential and office uses on the subject site and the continued growth in the vicinity. There are no deviations to the C-2 General Commercial development standards.

CO Commercial Office

Further west and immediately north of the Cancer Treatment Centers of America’s Goodyear Hospital, is a 15.5-acre medical office campus with an underlying zoning district of CO Commercial Office. This is planned as an integrated medical office campus with a walkable and connected complex of office buildings focused on support uses for the hospital and other office needs in the area.

MF-24 & MF-12 Multi-Family

Immediately west of the commercial uses along Litchfield Road are multi-family residential parcels with a proposed density range of approximately 10-30 du/ac with a minimum overall average density of 18 net du/ac for all residential parcels. The residential development parcels will provide needed housing options for the growing population in Goodyear and will provide opportunities for residents to live near where they work as there are significant employment opportunities within the immediate vicinity of the site.

Unless otherwise specified herein, all applicable standards or regulations identified within the City of Goodyear Zoning Ordinance or other applicable regulatory documents shall apply to development within the Property.

4. Zoning Districts

A. C-2 General Commercial Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as C-2 General Commercial Zoning District in that certain document Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the C-2 Property), shall comply with the requirements in the City of Goodyear Zoning Ordinance, applicable to development in the C-2 General Commercial Zoning District. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3, the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

Except as modified below, the uses allowed to be developed in the C-2 Property are those uses, principal and special uses, permitted within property zoned C-2 General Commercial Zoning District as set forth in the City of Goodyear Zoning Ordinance.

1. Prohibited Principal Uses. The following uses identified in Section 3-3-3(A) of the Goodyear Zoning Ordinance as Principal Permitted Uses are expressly prohibited:

- Adult bookstore, adult novelty store and adult theater
- Automotive repair and upholstery.
- Bus terminals.
- Cleaning and dying plants.
- Express office, including railway.
- Frozen food lockers
- Funeral home.
- Fur cleaning and storage.
- Mobile Home Storage.
- Parking lots.
- Pawn shop.
- Public utility facilities and offices including facilities to serve the immediate area, but not including outside storage or maintenance yards for public utility use.
- Seed and feed, retail and sales office.
- Sign painting shop.
- Smoke and vape shop
- Taxidermist.

- Window glass installation shop.
- Non-Chartered financial institutions.

2. Prohibited Use Permit Uses. The following uses identified in Section 3-3-3(C) of the Goodyear Zoning Ordinance as Use Permit Uses are expressly prohibited:

- Automobile service stations.
- Car wash (hand or automatic).
- Storage buildings consisting of individually rented storage rooms which are independently accessed and locked and are used for dead storage purposes.
- Mobile home sales.

3. Restricted Use Permit Uses. The following use identified in Section 3-3-3(C) of the Goodyear Zoning Ordinance as a Use Permit Use is restricted as follows:

- Drive-Through Restaurants: A maximum of three (3) drive-through restaurants may be approved through the Use Permit process when at least one (1) drive-through restaurant is located on an endcap within a building that accommodates at least three (3) separate tenants, including the drive-through use. In all other circumstances only two (2) drive-through restaurants may be approved through the Use Permit process.
- Convenience Market/Gas Station: Only one (1) convenience market or gas station may be approved through the Use Permit process.

B. CO Commercial Office Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as CO Commercial Office Zoning District in that certain document Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the CO Property), shall comply with the requirements in the City of Goodyear Zoning Ordinance, applicable to development in the CO – Commercial Office Zoning District. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3, the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

C. MF-24 Multi-Family Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as MF-24 Multi-Family Residential Zoning District in that certain document Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the MF-24 Property), shall comply with the requirements in the City of Goodyear Zoning Ordinance, applicable to development in the CO – Commercial Office Zoning District. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3, the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for

evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

D. MF-12 Multi-Family Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as MF-12 Multi-Family Residential Zoning District in that certain document Legal Description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the MF-12 Property), shall comply with the requirements in the City of Goodyear Zoning Ordinance, applicable to development in the CO – Commercial Office Zoning District. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3, the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

E. MF-24/CO Commercial Office Hybrid Zoning District

Except as expressly modified in this document, all development within the portion of the Property legally described and identified as MF-24/CO Commercial Office Hybrid Zoning District in that certain document Legal description Goodyear Celebration Plaza PAD, which document was declared a public record by Resolution 2023-2279 and which is referred to, adopted and made a part hereof as if fully set forth herein (the Hybrid Property), shall be developed either as MF-24 Multi-Family Residential or CO Commercial Office. If the Hybrid Property is developed as MF-24 Multi-Family Residential, the development of the Hybrid Property shall comply with the requirements for the development of the MF-24 Property set forth herein and if the Hybrid Property is developed as CO-Commercial Office, the development of the Hybrid Property shall comply with the requirements for the CO Property set forth herein.

5. Development Standards

The development standards applicable to each of the Property zoning districts shall be those established in the City of Goodyear Zoning Ordinance for that respective zoning district, except as modified herein by this PAD Overlay. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3, the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

Development standards applicable to each zoning district are provided in the following sections, with modified standards designated by **bold** text:

A. C-2 General Commercial and CO Commercial Office Zoning Districts

Except as expressly modified in this document, all development within the CO Property shall

comply with the requirements in the City of Goodyear Zoning Ordinance applicable to development within the CO-Commercial Office Zoning District, including but not limited to, the requirements in in Section 3-3-6 (Commercial District Standards), and all development within the C-2 Property shall comply with the requirements in the City of Goodyear Zoning Ordinance applicable to development within the C-2-General Commercial Zoning District, including but not limited to, the requirements in in Section 3-3-6 (Commercial District Standards).

Development Standard	CO	C-2
Minimum Net Site Area ³	6,000	10,000
Minimum Lot Width ³	60 ft	150 ft
Maximum Height ²	56 ft	56 ft
Maximum Building Coverage	50%	50%
Minimum Setbacks		
Front	30 ft	30 ft ^{2 4}
Side	20ft ¹	N/A ¹
Rear	20 ft ¹	N/A ¹
Street Side	30 ft	30 ft ²

1. Buildings adjacent to any residential use or district are subject to the requirements in Section 3-3-6(B) of the Goodyear Zoning Ordinance, including the minimum building setbacks set forth in Section 3-3-6 (B)(6)(c).

2. Buildings with heights in excess of 30 ft. shall provide 1 foot of additional setback for each foot of building height over 30 ft.

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

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

Parking Requirements

Except as expressly modified in this document, all off-street parking and loading requirements

shall comply with the requirements established in the City of Goodyear Zoning Ordinance Article 6. The following revision to the parking requirements established in Zoning Ordinance Section 6-4-2 (I) shall apply for medical or dental office and out-patient uses: 1 space per 200 sq. ft. indoor area.

B. MF-24 Multi-Family Residential District

Except as expressly modified in this document, all development within the MF-24 Property shall comply with the requirements in the City of Goodyear Zoning Ordinance applicable to development within the MF-24 Multi-Family Residential Zoning District, including but not limited to, the requirements in in Section 3-2-5 (Development Standards for the Multi-Family District).

Districts	MF-24
Maximum Density in Du/Ac	30
Minimum lot Width	100
Minimum lot depth	N/A
Maximum Height (ft.)	56
Accessory building (ft.)	12
Maximum Building coverage	50%
Minimum Perimeter Setbacks	
Front (ft.)	30
Street Side (ft.)	30
Side except for Street Side (ft.)	20
Total Both Sides (ft.)	40
Rear (ft.)	30
Minimum Setback from single-family residential zoning	
Building Height 20 feet or less (ft.)	30
Building Height between 20 and 30 feet (ft.)	50
Building Height greater than 30 feet (ft.)	50 feet +5 feet for every foot over 30'
Recreational Open Space (sq. ft./d.u.)	400
Private Outdoor Open Space (sq. ft./d.u.)	60

C. MF-12 Multi-Family Residential District

Except as expressly modified in this document, all development within the MF-12 Property shall comply with the requirements in the City of Goodyear Zoning Ordinance applicable to development within the MF-12 Multi-Family Residential Zoning District, including but not limited to, the requirements in in Section 3-2-5 (Development Standards for the Multi-Family District).

The following table replaces Table 3-2-5 in Section 3-2-5 (Development Standards for Multi-Family District) and provides development standards for the MF-12 Property. This table provides for two sets of development standards, one for a single-lot unsubdivided development such as an apartment complex or condo-type development, and a subdivided option for developments that include individual lots, such as townhomes or small-lot development.

District	MF-12 Unsubdivided	MF-12 Subdivided
Minimum/Maximum Net Density in Du/Ac¹	10/15	10/15
Minimum lot Width	200'	22'
Minimum Lot Depth	N/A	50'
Maximum Height (ft.) ⁷	30	30
Minimum # of Stories (no single-story permitted)	2	2
Accessory building Max. Height (ft.)	12	12
Maximum Building coverage	75%	75%
Perimeter Setbacks (Perimeter of MF-12 District)		
Front (Southern Boundary) (ft.)	30	30
Side (Eastern and Western Boundaries) (ft.)	10	10
Rear (Northern Boundary) (ft.)	20	20
Interior Setbacks (for Subdivided Product Only)		
Front (ft.) ²	N/A	3
Front facing garage (ft.)	N/A ³	20³
Side (ft.) (to allow for zero lot line development)	N/A	0
Total both sides (ft.) ⁴	N/A	6
Street Side (ft.) ⁵	N/A	10
Rear (ft.)	N/A	3
Minimum Setback from single-family residential zoning		
Building Height 20 feet or less (ft.)	30	30
Building Height between 20 and 30 feet (ft.)	50	50
Building Height greater than 30 feet (ft.)	50 feet +5 feet for every foot over 30'	50 feet +5 feet for every foot over 30'
Recreational Open Space (sq. ft./d.u.) ⁶ (6)	400	400
Private Outdoor Open Space (sq. ft./d.u.)	200	200

(1) Net density shall exclude the designated park parcel because this parcel will be available for use by all development parcels.

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

(3) If garages with driveways are provided, driveways must be less than 5' deep or a minimum of 20' deep to avoid cars overhanging into the street, sidewalk or drive aisle.

(4) For attached product, there is no side setback between attached units, but a minimum building separation of 6 feet is required.

(5) Where a minimum 10-foot-wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies.

(6) Recreational open space for the MF-12 Property shall be calculated using all of the MF-12-PAD Property, including the park parcel in accordance with 3-2-5 (B) of the Goodyear Zoning Ordinance.

(7) All residential structures within the MF-12 Property shall be a minimum of two stories.

D. General Development Standards

1. Unless otherwise modified herein and as referenced below, all other applicable development standards shall comply with the City of Goodyear Zoning Ordinance. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3, the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.
2. **Minimum Densities** In addition to the individual minimum / maximum densities applied to the portions of the Property developed as MF-12 and MF-24, a combined minimum net density for all of the Property developed as MF-12 and MF-24 shall be no less than 18.0 net du/ac.

6. Site Plan

The Conceptual Site Plan attached hereto as **Exhibit 2** conveys a potential development plan for the Property but is illustrative only.

7. Pedestrian Circulation and Open Space Plan

Public Trails and Private Trails shall be constructed through-out the Property to provide connectivity throughout the entire Property at the level and intensity generally reflected in the Conceptual Pedestrian Circulation and Open Space Plan, attached hereto as **Exhibit 3**.

Specific trail locations and details will be determined during the site plan review process, in conformance with the following:

- a. Public trails shall consist of concrete or other hard surface material with a minimum width of eight feet for trails around the perimeter of the Property and a minimum width of five feet for trails within the Property.
- b. Private Trails shall consist of concrete or other hard surface material with a minimum width of five feet.
- c. Public trails shall be accessible and open to all residents, employees, and visitors of any of the developments within the Property, Cancer Treatment Center of America hospital and adjacent developments.
- d. A Public Trail shall be provided around the perimeter of the Subject Site;
- e. Trail connections shall be provided between the various developments within the Property either by open connections and/or gated connections;
- f. Where trail connections cross a private road or drive aisle, an enhanced, decorative surface shall be provided for the crossing;
- g. Shading shall be provided along the trails by trees, buildings and/or shade structures.
- h. Public Trails along the perimeter of the Property shall be constructed outside of any perimeter walls installed along the boundaries of the Property so they are accessible and open to all residents, employees, and visitors of any of the developments within the Property, Cancer Treatment Center of

America hospital and adjacent developments.

A park that is at least 1.5 acres in size containing the following minimum amenities: landscaping including shade trees, turf (live or artificial), shaded play areas, gazebo with picnic tables, seating, and connections to the overall pedestrian circulation system shall be developed at the north west corner of the MF-12 Property, as generally reflected in the Conceptual Pedestrian Circulation and Open Space Plan, attached hereto as **Exhibit 3**. The park shall be available for use by residents, employees, and visitors of any of the developments within the Property and for use by employees and visitors from Cancer Treatment Center of America hospital. If the MF-12 Property is subdivided, the park shall be maintained by a Homeowner's Association or Property Owner's Association. If the MF-12 Property is not subdivided, the park shall be maintained by the property owner. The park shall be completed with the first phase of development within the Property.

8. Design Guidelines

Except as otherwise provided herein, the Property shall be developed in conformance with the City of Goodyear Design Guides Manual.

Buildings and other structures constructed on the Property shall also be in conformance with the character elements as shown on the Architectural Character Imagery, attached hereto as **Exhibit 4**, and the following additional standards:

Architectural and Building Standards

1. Color schemes for development within the MF-12 Property, the MF-24 Property and the Hybrid Property if developed as MF-24 shall add interest and variation to buildings on the site. Base colors of white and grey tones are discouraged and should only be used as accent colors to complement the primary colors.
2. A color palette has been provided as **Exhibit 5**, which provides a general guide to various color options to be considered for the residential development. While these colors provide a guide for developers, other similar or accent color options can be provided as reviewed and approved through the formal site plan/design review process.
 - If the MF-12 Property, or the MF-24 Property or the Hybrid Property are developed as one large multi-family development, at least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of colors and accent colors/materials shall be used in a manner which creates a minimum of four (4) unique building schemes throughout the site. A variation in rooflines is encouraged.
 - i. A minimum of two (2) distinctive roof styles/elevations and heights shall be utilized across the site.
 - If the MF-12 Property, or the MF-24 Property, or the Hybrid Property are developed as two or more separate multi-family developments, at least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of base colors and accent colors/materials shall be used in a manner which creates a minimum of two (2) unique building schemes

throughout the site. A variation of roof lines is encouraged.

- i. A minimum of two (2) distinctive roof styles/elevations and heights shall be utilized across the site.
3. All multi-family residential buildings shall incorporate 4-sided architecture.
4. Ground floor residential facades facing Celebrate Life Way or adjacent to the commercial center shall not extend more than thirty (30) feet without being interrupted by a change in color, material, texture, or an architectural feature such as, but not limited to, a window, shade awning, or pop-out.
5. As multi-family residential parcels interface with the commercial center, it should not be fronted with “back of house” type features such as carriage garages or largely non-articulated walled off patios. It should be pedestrian oriented or fronted by the narrowest section of the apartment buildings or ground level pedestrian accessible patios thus providing gaps in which residents of the multi-family development can traverse between the two parcels at keyed and gates access points.
6. At least one (1) of the multi-family residential buildings developed in the MF-24 Property AND one (1) multi-family residential building developed in the MF-12 Property shall front or side the eastern perimeter of the development located adjacent to the C-2 Property to provide visual and pedestrian connectivity to the commercial center.
7. Architectural elements on all multi-family residential buildings shall include at least six (6) of the following features, or other similar enhancement features:
 - Articulated parapet line including variation in height;
 - Expressed window heads and/or sills;
 - Variation of stucco patterning (horizontal and vertical);
 - Shading elements and/or awnings;
 - Variety of window articulation;
 - Stepped cornice detailing;
 - Celebrated entries;
 - Complimentary color palette;
 - Decorative accent detailing where appropriate.
8. The same level of detail and articulation for the front elevations of buildings in the C-2 Property that are closest to I-10, shall apply to the rear of the buildings facing I-10.

Perimeter/Security Fencing & Walls

9. Except as provided herein, no perimeter screening, fencing or walls are required.
 - If parking is provided adjacent to Litchfield Road, Celebrate Life Way or Interstate 10, parking areas shall be screened with a minimum of 36-inch decorative screen wall.
 - If perimeter fencing or walls are to be constructing such walls and fencing shall be open view fencing except solid fences/walls may be used for appropriate screening, privacy, safety, noise and security reasons.
10. If walls or fencing is constructed between the residential and commercial development parcels, view fencing is encouraged in areas where residential privacy or required screening of equipment such as trash enclosures or mechanical equipment is not impacted. A combination of view fencing and solid walls is encouraged in these areas as appropriate.
11. Ground floor patios of units that are located adjacent to and facing Celebrate Life Way shall have gates and sidewalks/paths to provide direct access to the sidewalk along

Celebrate Life Way.

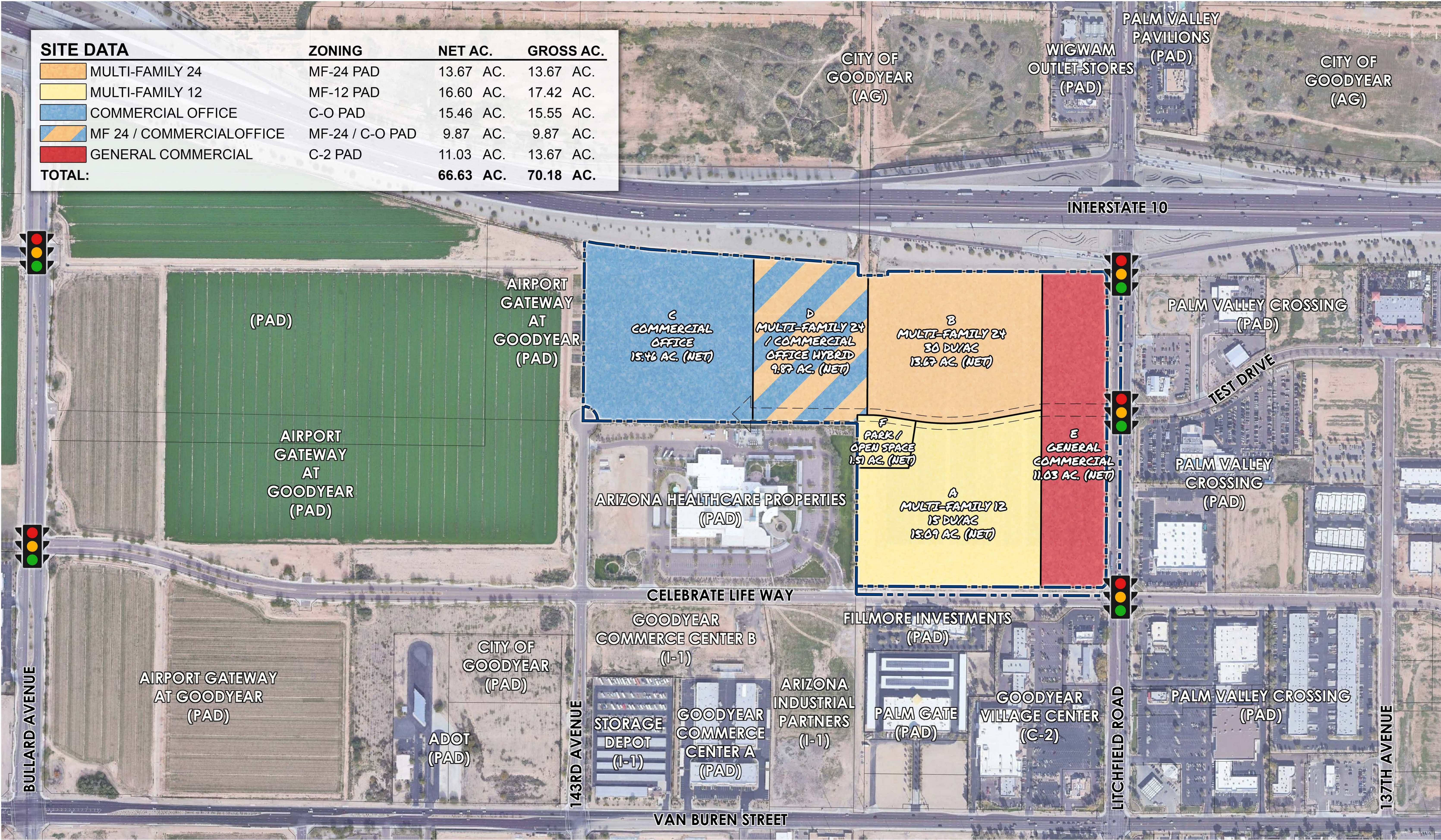
12. Pedestrian gate connections and sidewalk paths shall be provided as needed to provide at least two (2) points of access to the sidewalk along Celebrate Life Way one of which is generally located in the location of the Private Trail between the northern and southern boundaries of the MF-12 Property as reflected in the Conceptual Pedestrian Circulation and Open Space Plan, attached hereto as **Exhibit 3** and the other of which is generally located between the boundary between the MF-12 Property and the C-2 Property as reflected in the Conceptual Pedestrian Circulation and Open Space Plan, attached hereto as **Exhibit 3**.
13. Walls and fencing installed within the Property shall complement existing walls and materials used within the Celebration Plaza area.
14. Trash enclosures shall be fully screened from the perimeter of the development and from individual units with a fully enclosed screen wall and opaque gates, and shall not be located immediately adjacent to the front door of a residential unit.

Pedestrian Connectivity and Site Design

15. Pedestrian connectivity through parking areas and drive aisles shall be clearly marked with enhanced paving such as pavers, colored concrete or other approved materials.
16. Each multi-family residential building shall provide a minimum of one (1) pedestrian connection from the building to an adjacent sidewalk or major pedestrian connection.
17. Site lighting, pavers, landscaping, signage design, and other community features shall complement the existing improvements and themes established within the Celebration Plaza area.
18. Signage for the property shall be coordinated through the approval of a Comprehensive Sign Package.

Exhibit 1

Underlying Zoning Districts



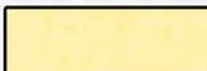
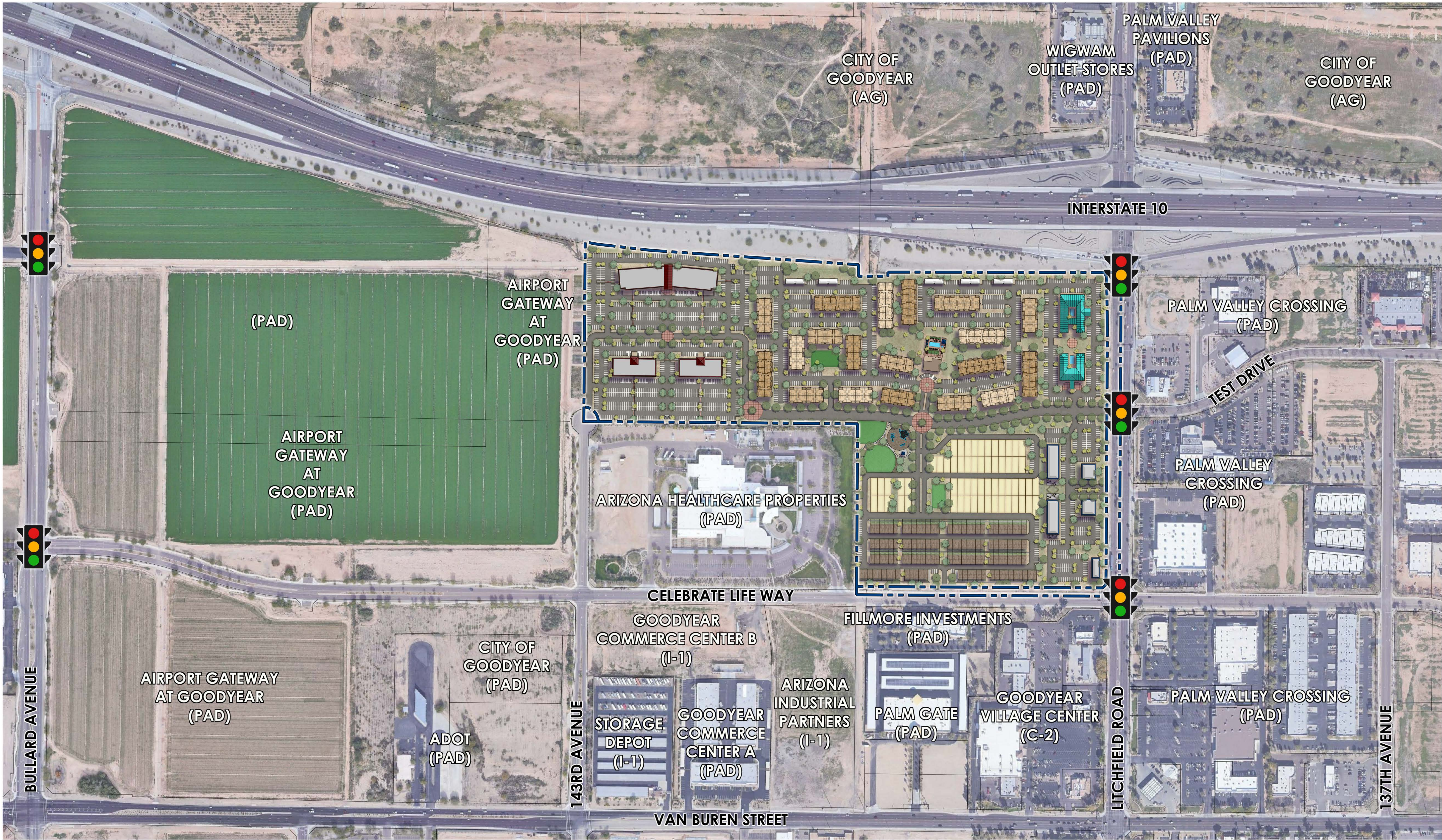
SITE DATA		ZONING	NET AC.	GROSS AC.
	MULTI-FAMILY 24	MF-24 PAD	13.67 AC.	13.67 AC.
	MULTI-FAMILY 12	MF-12 PAD	16.60 AC.	17.42 AC.
	COMMERCIAL OFFICE	C-O PAD	15.46 AC.	15.55 AC.
	MF 24 / COMMERCIAL OFFICE	MF-24 / C-O PAD	9.87 AC.	9.87 AC.
	GENERAL COMMERCIAL	C-2 PAD	11.03 AC.	13.67 AC.
TOTAL:			66.63 AC.	70.18 AC.

Exhibit 2

Conceptual Site Plan



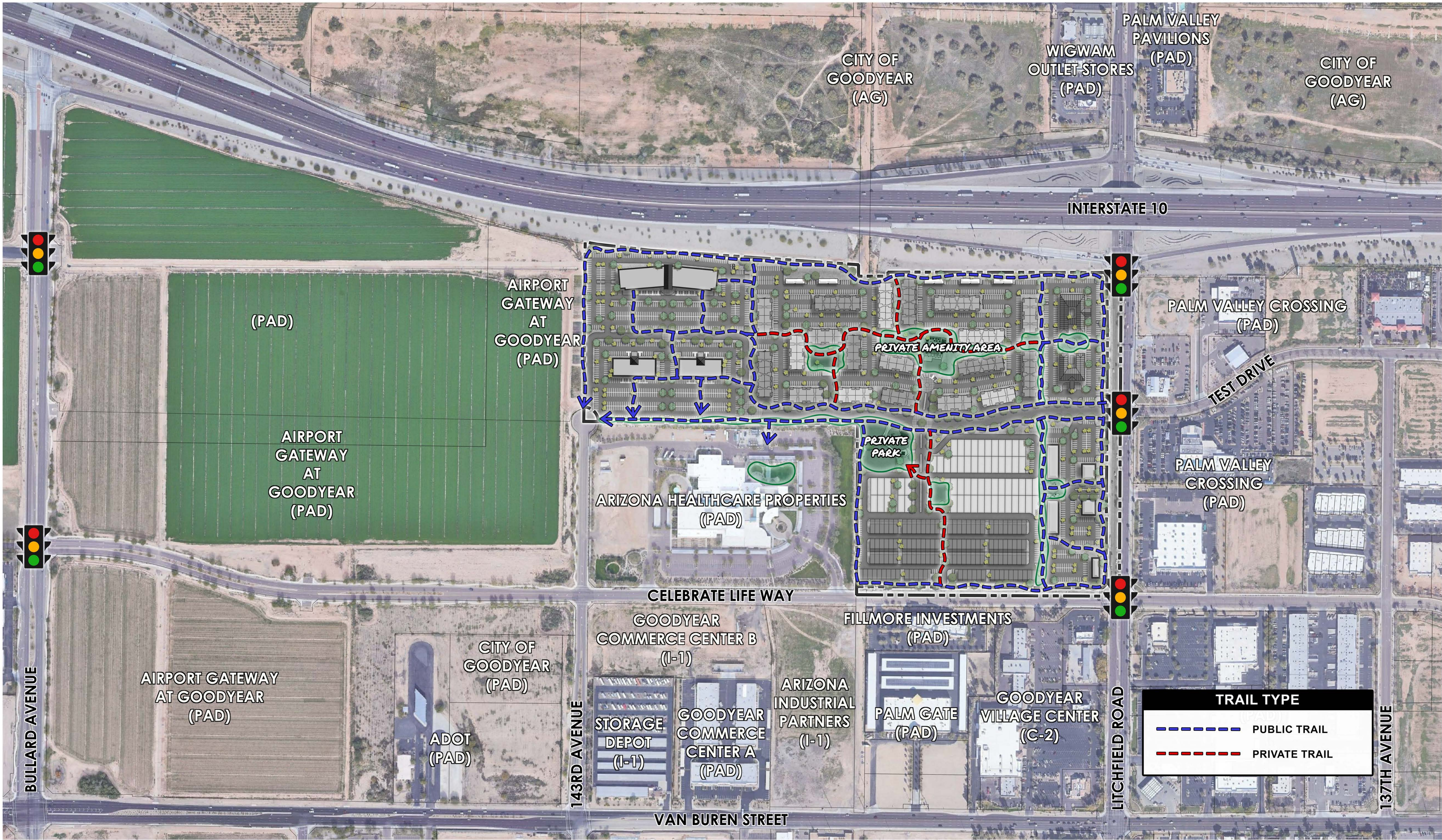
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CELEBRATION PLAZA • CONCEPTUAL SITE PLAN

📍 GOODYEAR, AZ
📅 2022-08-25
210002020
👤

Exhibit 3

Conceptual Pedestrian Circulation & Open Space Plan



CELEBRATION PLAZA • PEDESTRIAN CIRCULATION AND OPEN SPACE PLAN

📍 GOODYEAR, AZ
📅 2022-08-25
210002020
👤

Exhibit 4

Architectural Character Imagery



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CELEBRATION PLAZA • ARCHITECTURAL CHARACTER IMAGERY: COMMERCIAL CHARACTER

GOODYEAR, AZ
 2022-08-25
 # 210002020

Beus
 Gilbert
 McGroder
 PLLC

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CELEBRATION PLAZA • ARCHITECTURAL CHARACTER IMAGERY: MEDICAL OFFICE CHARACTER

📍 GOODYEAR, AZ
 📅 2022-08-25
 # 210002020
 👤



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CELEBRATION PLAZA • ARCHITECTURAL CHARACTER IMAGERY: MULTI-FAMILY 24

📍 GOODYEAR, AZ
📅 2022-08-25
210002020
👤

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Gilbert
McGroder
PLLC

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CONCEPTUAL 5 UNIT BUILDING - FRONT



CONCEPTUAL 5 UNIT BUILDING - REAR



CONCEPTUAL STREET SIDE



CONCEPTUAL COURTYARD SIDE



CONCEPTUAL 6 UNIT BUILDING - FRONT



CONCEPTUAL 6 UNIT BUILDING - REAR



CONCEPTUAL STREET SIDE



CONCEPTUAL COURTYARD SIDE



CONCEPTUAL 6 UNIT BUILDING - FRONT



CONCEPTUAL 6 UNIT BUILDING - REAR



CONCEPTUAL STREET SIDE



CONCEPTUAL COURTYARD SIDE

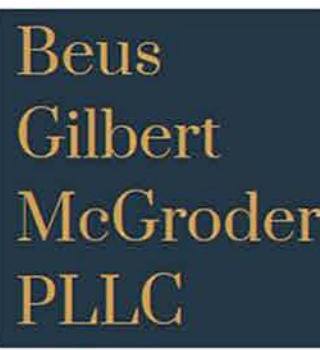


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CELEBRATION PLAZA • ARCHITECTURAL CHARACTER IMAGERY: MULTI-FAMILY 12

📍 GOODYEAR, AZ
📅 2022-08-25
210002020
👤



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Exhibit 5

Multi-Family Color Palette

COLOR PALETTE:

To bring the community to life, a variety of colors and materials are encouraged throughout Celebration Plaza. The color palette shown below represent a selection of appropriate colors inspired by the natural context of the land and the nearby mountains. The use of gray and white tones are strongly discouraged as the primary and dominant color of buildings and shall be limited to accent elements only.

INSPIRATIONAL

LAND

MOUNTAIN

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