

PLANNED AREA DEVELOPMENT AMENDMENT

Narrative

Fulton Homes
at
Ballpark Village

Goodyear, Arizona

August 18, 2022

FULTON HOMES

9140 S. Kyrene Road, Suite 202
Tempe, AZ 85284

Development Team

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Engineering & Design

I. Purpose of Request

“*Fulton Homes at Ballpark Village*” is a proposed single-family, detached residential community on an approximately 156-acre vacant parcel of relatively unimproved agricultural land located at the SEC of Estrella Parkway and Yuma Road in the City of Goodyear (the “City”) (see **Exhibit 1 – Context Map** attached hereto). The *Fulton Homes at Ballpark Village* Planned Area Development (“PAD”) was approved by the City in 2022 via Ordinance No. 2022-1535 (Case No. 21-200-00013) which gave the subject property its current “PAD” zoning.

Fulton Homes (“Fulton”) is the owner of *Fulton Homes at Ballpark Village*, which is currently going through the City’s Preliminary Plat process in conformance with the *Fulton Homes at Ballpark Village* PAD. Fulton has years of experience building new home communities throughout the Phoenix metro area and is excited to bring this new, high-quality residential community to the City.

The *Fulton Homes at Ballpark Village* PAD established the governing lot development standards for project. As Fulton has worked to refine the proposed housing product offerings for *Fulton Homes at Ballpark Village* to meet current homebuyer demands, Fulton now desires to introduce some one-story floorplan options for the lots in the R45 land use district (45’ wide lots). Fulton had previously intended to offer only two-story homes for the lots in the R45 land use district and the applicable 20’ rear setback was established accordingly in the *Fulton Homes at Ballpark Village* PAD. Unfortunately, this 20’ rear setback is too restrictive to accommodate the one-story floorplan options Fulton would like to offer in order to provide a greater diversity of housing product options for homebuyers.

Therefore, the purpose of this PAD Amendment application (as further outlined in Section II below) is to request an Amendment of the *Fulton Homes at Ballpark Village* PAD to modify the rear setback for the R45 land use district from 20’ for all homes to 20’ for two-story homes and 10’ for one-story homes.

II. Description of Proposed PAD Amendment

Amended Rear Setback for R45 Land Use District

The Property is currently zoned “PAD” per the *Fulton Homes at Ballpark Village* PAD, approved by the City in 2022 as Case No. 21-200-00013. As indicated above, the *Fulton Homes at Ballpark Village* PAD established the governing lot development standards for the project.

As Fulton has worked to refine the proposed housing product offerings for *Fulton Homes at Ballpark Village* to meet current homebuyer demands by introducing some one-story floorplan options for the lots in the R45 land use district, it has become clear that the 20’ rear setback established by the *Fulton Homes at Ballpark Village* PAD is too restrictive. Fulton is therefore proposing to amend the *Fulton Homes at Ballpark Village* PAD to modify the rear setback for the R45 land use district from 20’ for all homes to 20’ for two-story homes and 10’ for one-story homes. All other lot development standards will remain unchanged. The R45 land use district lots (45’ wide lots) are shown in tan on **Exhibit 2 – PAD Illustrative Master Plan**). This amendment will allow Fulton to provide a greater diversity of housing product options for homebuyers. The resulting lot development standards would be as outlined in **Table 1** below (changes to the approved *Fulton Homes at Ballpark Village* PAD lot development standards are noted in **bold**):

Table 1 – *Fulton Homes at Ballpark Village* Development Standards Table

Land Use Districts⁶	R50	R52	R45	R35⁵
Underlying Zoning Districts	R1-6 Reduced	R1-6 Reduced	R1-4 Reduced	R1-C
Minimum Lot Area (sf)	6,000	5,500	4,050	4,000
Minimum Lot Width (ft.)	50	52	45	35
Minimum Lot Depth (ft)	120	100	90	110
Maximum Building Height (ft)	30	30	30	30
Maximum Building Coverage	60%	60%	60%	60%
Minimum Setbacks				
Front (ft) ¹	10	10	10	10
Garage (ft) ²	20	20	20	20
Side (ft)	5	5	5	5 ³
Total Sides (ft)	10	10	10	10 ³
Street Side (ft) ⁴	10	10	10	10
Rear (ft)	20	20	20/10⁷	15

¹ Front setback shall be measured from back of sidewalk to covered patios, livable space, and side entry garages.

² Front setback shall be measured from the back of sidewalk to face of front facing garage door. Front setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet measured from back of sidewalk to covered patios and livable space.

³ Side setbacks shall be 5' on each side with a 5' Use & Benefit Easement on the non-courtyard side of the lot.

⁴ 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.

⁵ All single-family residential units within the R35 land use district shall be alley-loaded and, unless otherwise agreed to by the Zoning Administrator in his sole discretion, pavers/decorative concrete shall be installed within the entrances into the alleys except for curbing and gutters.

⁶ 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.

⁷ **Rear setback for the R45 land use district shall be 20' for two-story homes and 10' for one-story homes.**

Justification

The requested rear setback modification for the R45 land use district is justified for the following reasons:

1. Fulton had previously intended to offer four two-story floorplans in the R45 land use district and zero one-story floorplans. The proposed addition of two one-story floorplan offerings will serve

to increase the diversity of housing options for homebuyers, which is a benefit to the City and its residents. These one-story floorplans will still provide homebuyers with very usable rear yard space, as the rear covered patios are recessed from the livable area of the home by approximately 5' (see **Exhibit 3 – Example One-Story Floorplans**). Fulton estimates that approximately 40-50% of its homebuyers in the R45 land use district will select the one-story floorplan offerings.

2. The aquatic center that will be constructed for the project as required by the *Fulton Homes at Ballpark Village* PAD has been sized and designed to adequately serve any and all homeowners who are unable to construct their own pools, including any of the R45 land use district lots that may now be constructed with one-story floorplans and may not have sufficient rear yard space for their own pool. Pursuant to this PAD Amendment, Fulton is committing to construct the aquatic center with a minimum pool water surface area of 7,000 SF and minimum pool deck area of 10,000 SF. The total occupancy of this aquatic center would be 810 people, which far exceeds the actual anticipated use.
3. Fulton is working with the City to add some structurally covered/shaded seating nodes and associated trail signage along the Bullard Wash trail adjacent to *Fulton Homes at Ballpark Village* as described in more detail in Section III below. This will further enhance the Bullard Wash trail amenity for the community and the City.

III. Bullard Wash Trail Seating Nodes & Signage

Fulton will add two (2) structurally covered/shaded seating nodes, with associated trail signage along the Bullard Wash trail adjacent to the project in the approximately locations shown on **Exhibit 4 – Updated Pedestrian Connectivity Plan** attached hereto. The City's "theme" for this section of the Bullard Wash trail corridor is "Ballpark". Consequently, the signage, benches, and shade covers will be designed to incorporate the same "Ballpark" theming already planned for *Fulton Homes at Ballpark Village* (see **Exhibit 4 – Updated Pedestrian Connectivity Plan** attached hereto). These upgrades and additions to the Bullard Wash trail corridor will enhance the amenity and use experience for residents of both *Fulton Homes at Ballpark Village* and the City as a whole.

IV. Rezoning Evaluation Criteria

This PAD Amendment request for *Fulton Homes at Ballpark Village* responds to the rezoning evaluation criteria outlined in Section 1-3-1.D.3 of the City's Zoning Ordinance:

- a. *Consistency with the goals, objectives, policies, and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;*

This PAD Amendment request is consistent with the goals, objectives, policies, and development standards of the General Plan, as well as *Fulton Homes at Ballpark Village's* existing "Neighborhood" General Plan land use designation. It should be noted that the only change to the *Fulton Homes at Ballpark Village* PAD that will occur with this request is a slight modification of the rear setback in one of the four land use districts and only for one-story homes.

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

Fulton Homes at Ballpark Village is zoned PAD and already approved for single-family residential development. This request does not make any changes to the approved use, for which the subject property has been deemed suitable by the City. No significant changes have occurred to the existing conditions of the subject property since the original PAD approval.

- c. *Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;*

As previously indicated, *Fulton Homes at Ballpark Village* is zoned PAD and already approved for single-family residential development. This request does not make any changes to the approved use, which the City has already deemed to be compatible with the surrounding uses and zoning.

- d. *Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning;*

As previously indicated, this request does not change the subject property's existing PAD zoning or the approved single-family residential land use. This use is consistent and compatible with the other uses in the surrounding area.

- e. *Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;*

As previously indicated, this request does not change the subject property's existing PAD zoning or the approved single-family residential land use. There is a very high demand in the market currently for this use and not enough supply to satisfy that demand. The rear setback modification proposed with this request will make *Fulton Homes at Ballpark Village* even more attractive to homebuyers and provide additional housing option diversity for the City.

- f. *Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools, and emergency services facilities and equipment;*

This request is not changing the approved single-family land use nor the approved density. Therefore, this request has no additional impact on public infrastructure, water and wastewater facilities, schools, police, fire, or other emergency services.

- g. *Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;*

Much of the infrastructure and utilities required for the development of *Fulton Homes at Ballpark Village* are already in place and the City is already providing the required public services in the surrounding area. Again, this request will not change the approved single-family land use, the

approved density, or the new infrastructure required to serve the project (which will be constructed by Fulton).

h. General public's concerns;

As of the submittal of this application, Fulton is not aware of any public concerns. It is however understood that the City will route this application to various stakeholders and the adjacent property owners will be notified. Fulton will therefore work to resolve any concerns that may arise.

i. Whether the amendment promotes orderly growth and development; and

This request will help promote orderly growth and development by allowing Fulton to offer additional housing product options that are in high demand by today's homebuyers in this market. As noted previously, this amendment has no impact at all on the infrastructure that Fulton will be constructing to support the project.

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

This request will have no adverse impact on the health, safety, or welfare of the citizens of the City or the general public.

V. Conclusion

In summary, the requested Amendment to the *Fulton Homes at Ballpark Village* PAD is not changing the approved single-family residential land use or the approved density. It will simply modify the rear setback for any one-story homes constructed in the R45 land use district, thereby allowing Fulton to provide additional housing product offerings that are in high-demand and short supply in the current housing market. In consideration of this request, Fulton is enhancing the amenity package at *Fulton Homes at Ballpark Village* through the addition of covered seating nodes and associated trail signage along the Bullard Wash trail, and committing to a minimum pool size for the planned aquatic center to ensure it has adequate capacity for all future residents of *Fulton Homes at Ballpark Village* that wish to use it.

The PAD Amendment proposed with this request is compatible and appropriate for this location and is consistent with the subject property's existing "Neighborhood" General Plan land use designation, as well as the overall goals, policies, and development standards of the General Plan.

Exhibit 1 – Context Map

CONTEXT MAP EXHIBIT

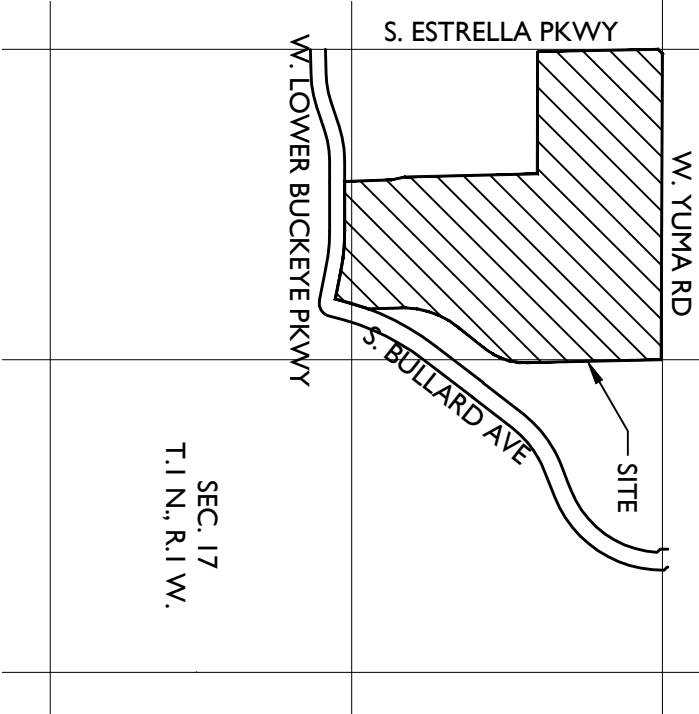
FOR

FULTON HOMES AT
BALLPARK VILLAGE

A PORTION OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP

NTS.



PROJECT TEAM

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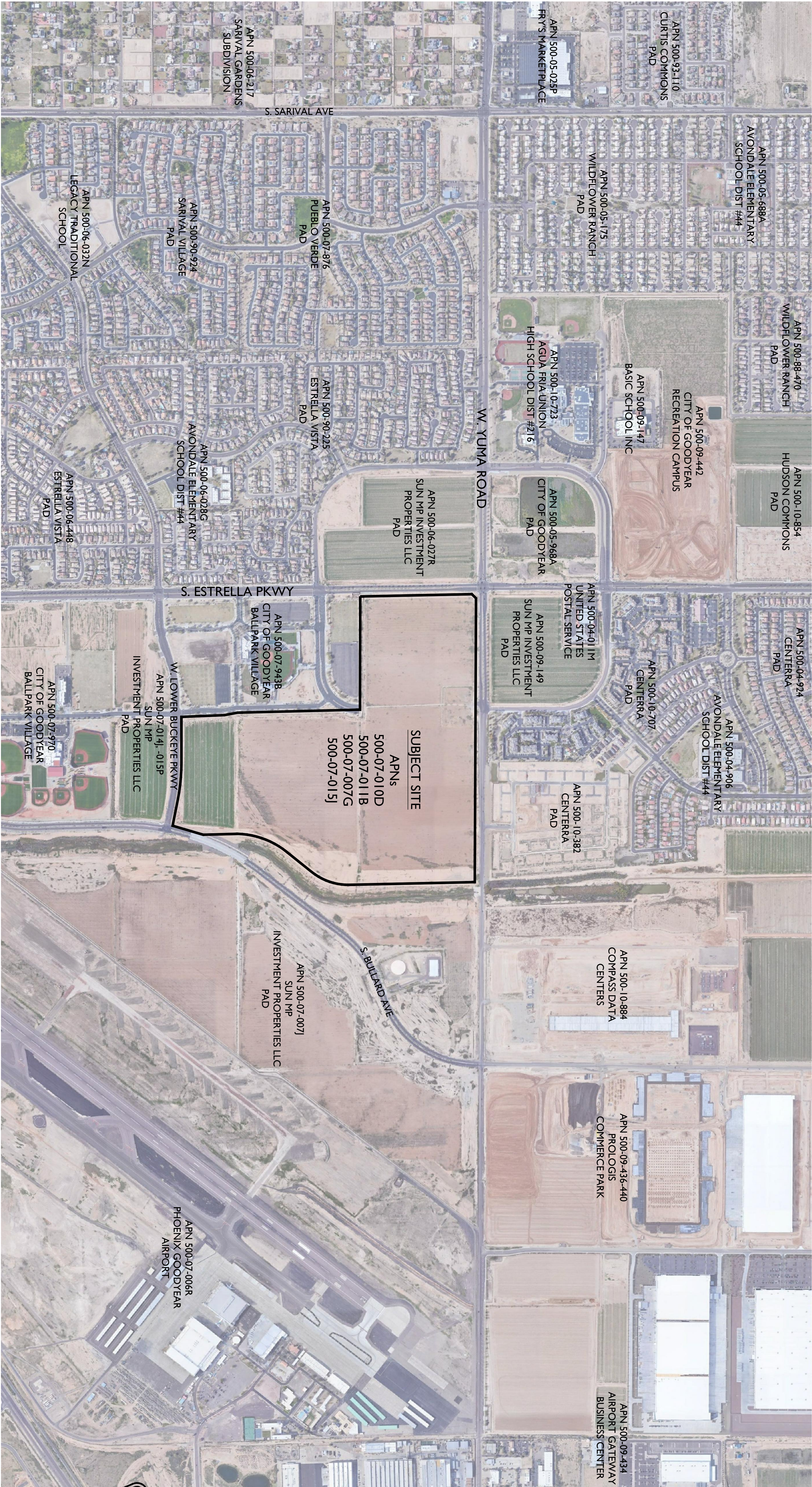
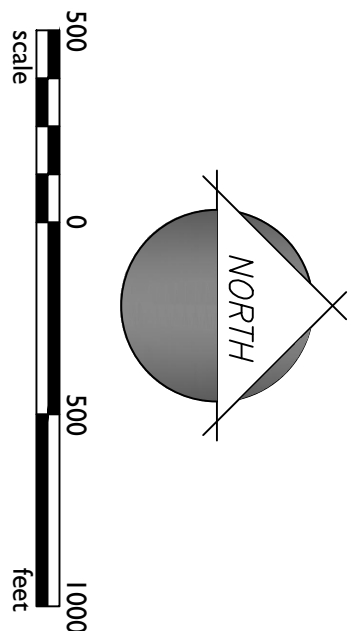
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PRELIMINARY
Not For Construction
10/26/2021

Job No.
20-1537

CONTEXT

Sheet No.
1
of 1

DESIGNED BY: JH	DRAWN BY: JH
DATE: FEBRUARY 10, 2021 - 1ST PRELIMINARY PLAT SUB.	
REVISIONS:	

Project:
**Fulton Homes at
Ballpark Village**
Goodyear, AZ

Exhibit I - Context Map

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Exhibit 2 – PAD Illustrative Master Plan

PROJECT DATA

A.P.N.	500-07-010, 500-07-011B, 500-07-007G, 500-07-015
CURRENT LAND USE	AG
EXISTING GENERAL PLAN:	RESIDENTIAL
EXISTING ZONING:	750D
GROSS AREA:	± 164.92 ACRES
NET AREA:	± 155.50 ACRES
NET DENSITY:	5.12 DU/AC
NO. OF LOTS:	344
(BROWN)	258
(GREEN)	258
(YELLOW)	154
(CREAM)	140
TOTAL	796
MIN. LOT AREA:	3,040 SQ FT
MAX. LOT AREA:	6,580 SQ FT
OPEN SPACE:	± 26.83 ACRES (17% OF NET)

AMENITY LEGEND

- PARK A - MAIN AMENITY**

 - A1** AQUATIC CENTER
 - POOL BUILDING WITH LUNGEON AND RAMADA
 - SHADED KIDS POOL, PLAY AREA
 - LAP LANES
 - POOL LOUNGE AREA
 - SHADED LOUNGE SEATING
 - A2** TOT LOT PARK
 - LARGE SHADED TOT LOT
 - PICNIC TABLES, BBQ GRILLS, BENCHES, AND EXPANDED PLAZA
 - BOCCO COURTS
 - CORNHOLE PLAZA
 - MULTI-USE TURF AREA
- PARK B - NEIGHBORHOOD PARK**

 - B** SPORT COMPLEX
 - (2) 30 x 30 GATHERING RAMADAS WITH PICNIC TABLES, BBQ GRILLS, BENCHES, AND EXPANDED PLAZA
 - CORNHOLE PLAZA
 - BOCCO COURTS
 - B** SAND VOLLEYBALL COURT
 - B** FULL BASKETBALL COURT
 - B** EVENT LAWN
 - B** MULTI-USE TURF AREA
- PARK C - NEIGHBORHOOD PARK**

 - C1** TOT LOT
 - LARGE SHADED TOT LOT
 - 30x30 GATHERING RAMADA WITH EXPANDED PLAZA, PICNIC TABLES, BBQ GRILLS, SEATING
 - CORNHOLE PLAZA
 - C2** ACTIVE RECREATION
 - 30x30 GATHERING RAMADA WITH PICNIC AREAS, BBQ GRILLS, BENCHES, AND EXPANDED PLAZA
 - HAIF BASKETBALL COURT
 - MULTI-USE TURF AREA
- KEYNOTES**

 - 1** SUBDIVISION PRIMARY ENTRY MONUMENT
 - 2** SUBDIVISION SECONDARY ENTRY MONUMENT
 - 3** PRIMARY REGIONAL MONUMENT
 - 4** SECONDARY REGIONAL MONUMENT

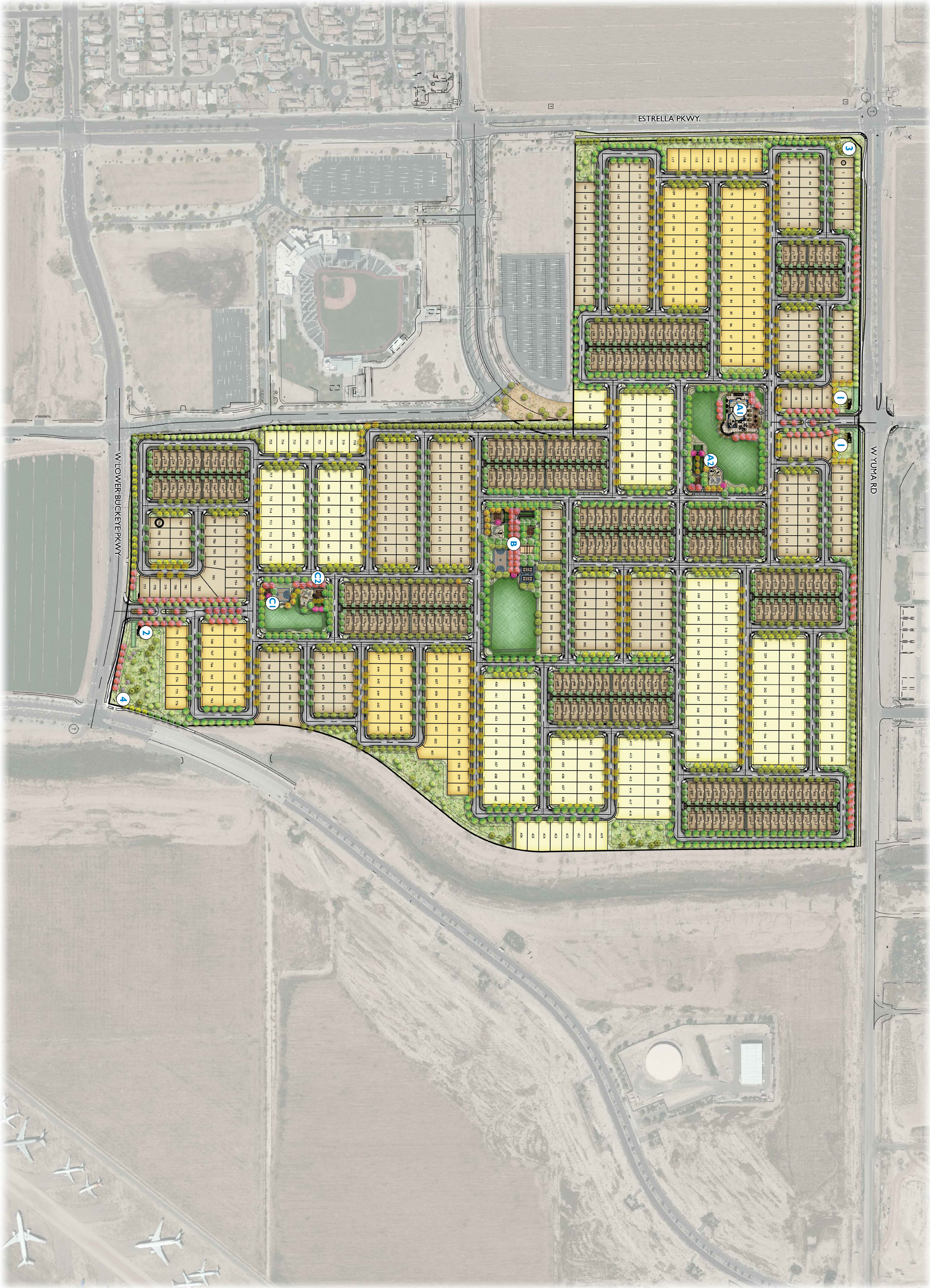
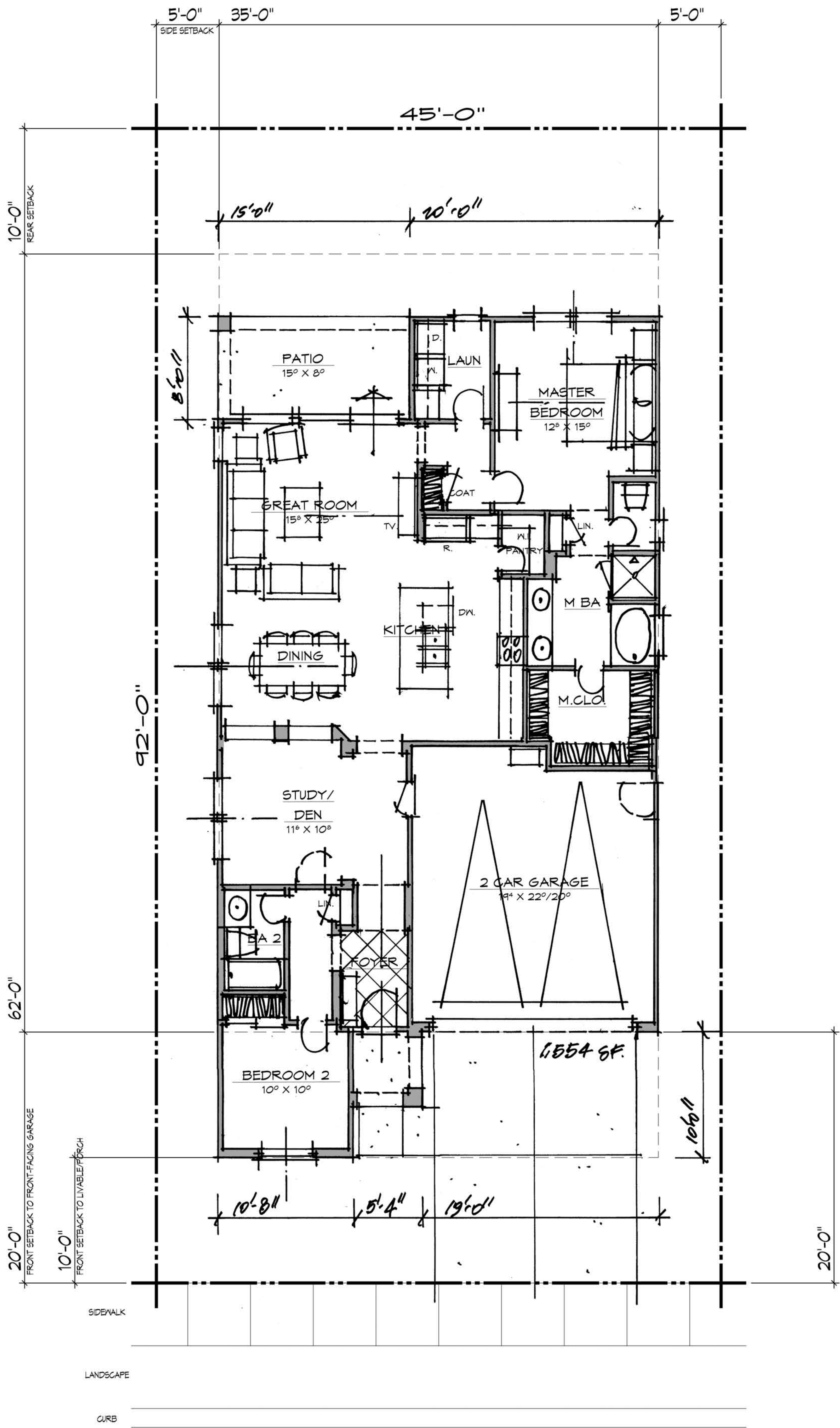


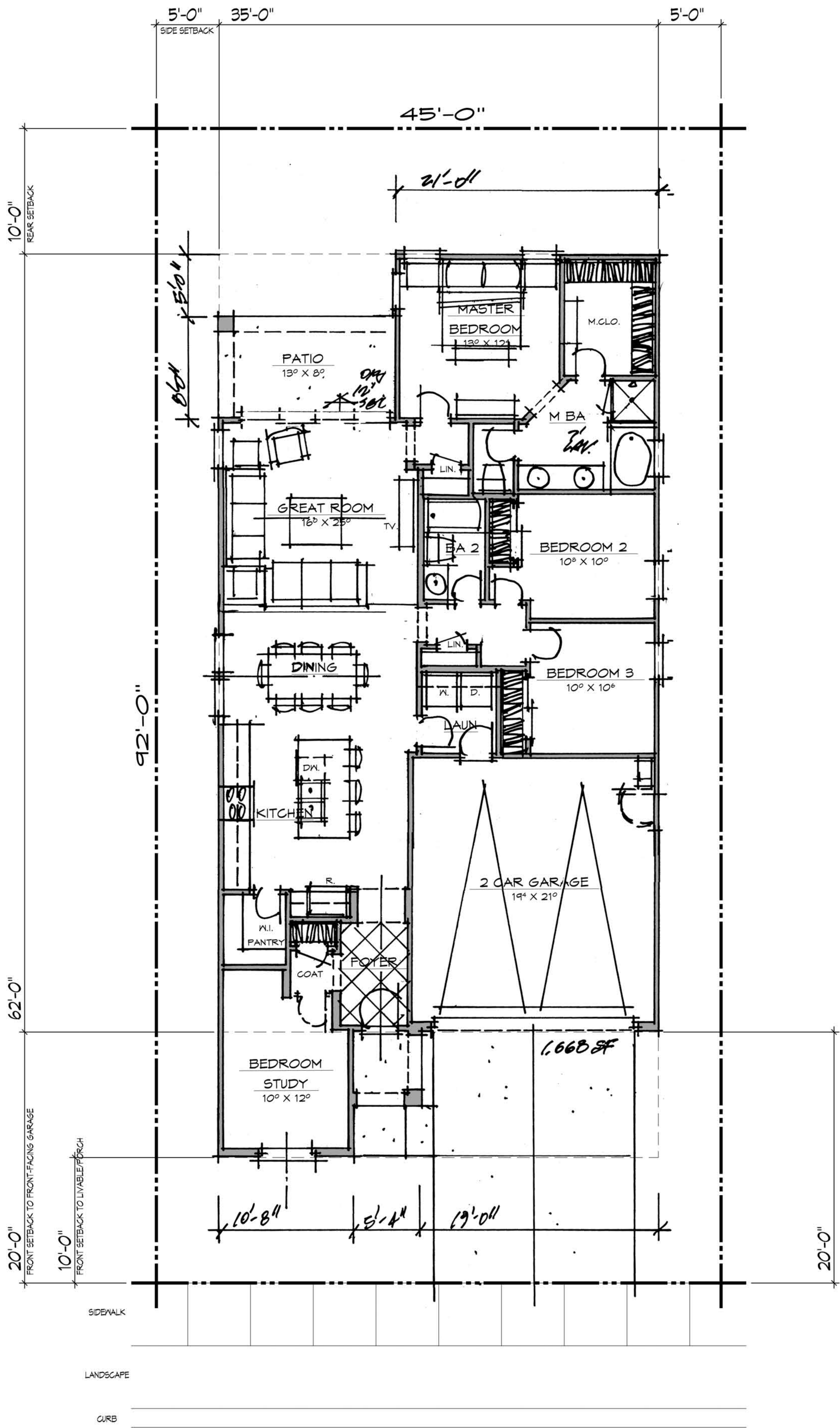
Exhibit 3 – Example One-Story Floorplans



PLAN 1

1,554 SF
LOT COVERAGE: 51.5 %





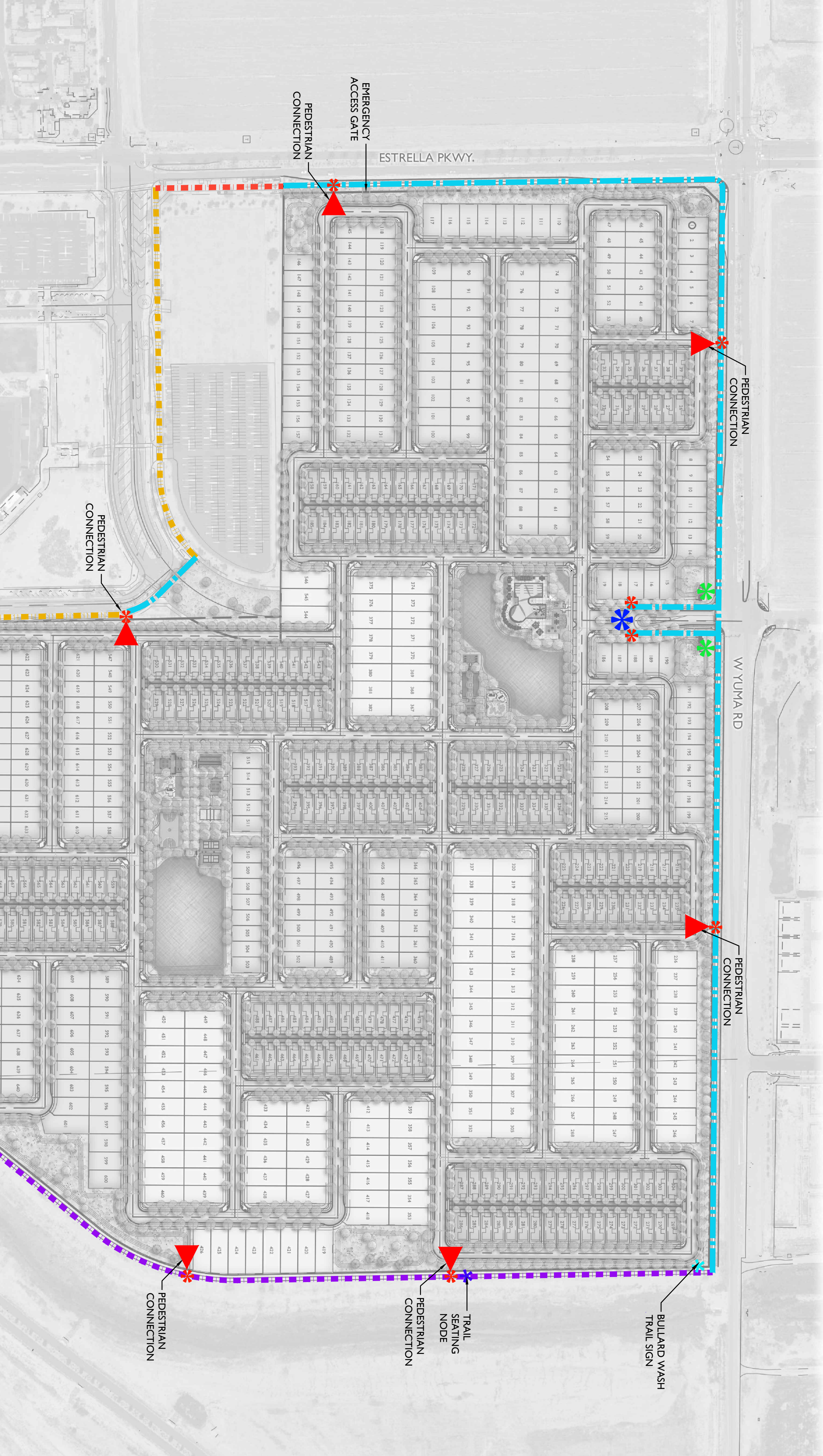
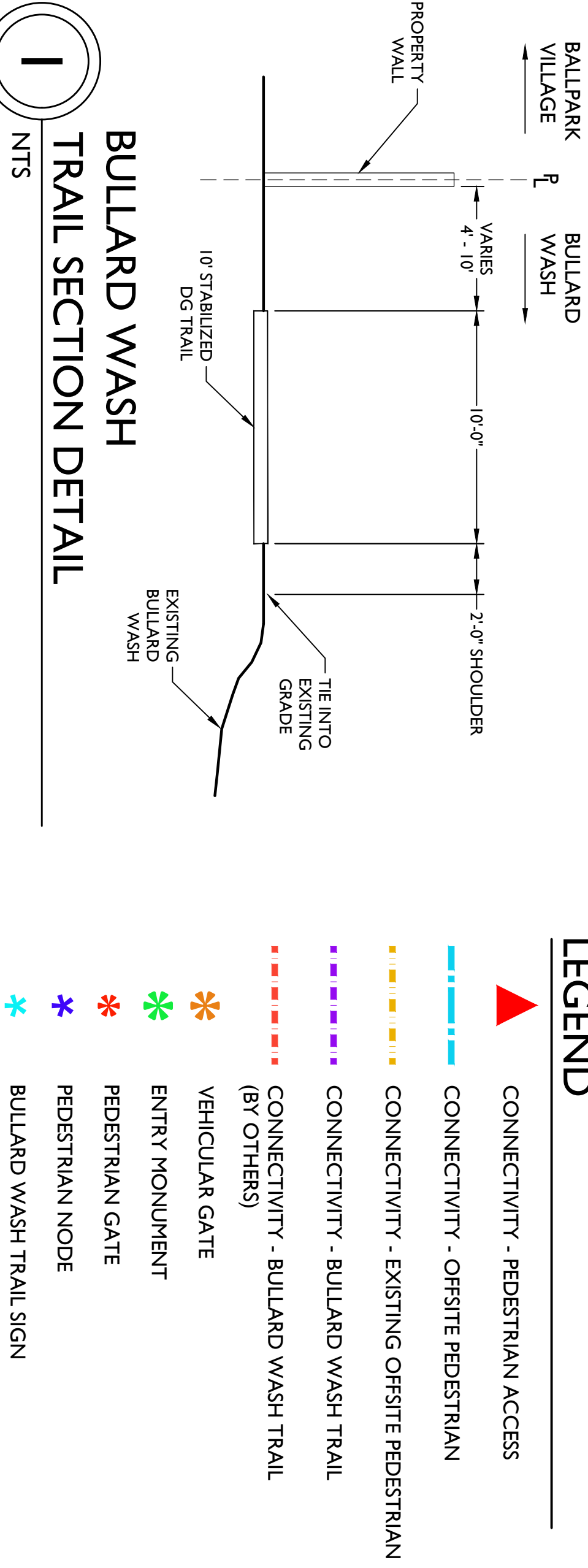
PLAN 2

1,668 SF
LOT COVERAGE: 55.2 %



Exhibit 4 – Updated Pedestrian Connectivity Plan

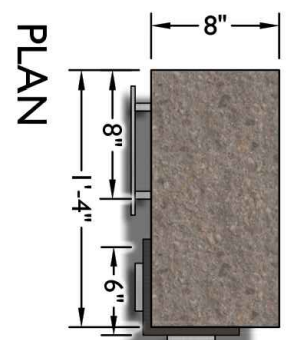
LEGEND



2

NTS

BULLARD WASH TRAIL PEDESTRIAN SEATING NODE



3

NTS

BULLARD WASH TRAIL SIGN

