

DATE: 06-10-2026

AI-#: 3324

CASE #: P25-00273



PLANNING AND ZONING COMMISSION ACTION REPORT

**SUBJECT: REZONE APPROXIMATELY 156 ACRES LOCATED ON THE
SOUTHEAST CORNER OF WEST YUMA ROAD AND SOUTH ESTRELLA
PARKWAY, KNOWN AS FULTON HOMES AT BALLPARK VILLAGE,
FROM PLANNED AREA DEVELOPMENT TO PLANNED AREA
DEVELOPMENT AMENDMENT**

STAFF PRESENTER(S): Justin Gabrielson, Senior Planner

SUMMARY:

This is a Public Hearing for consideration of the rezoning of approximately 156 acres generally located at the Southeast Corner of West Yuma Road and South Estrella Parkway from Fulton Homes at Ballpark Village 1st Amended Planned Area Development to Fulton Homes at Ballpark Village 2nd Amended Planned Area Development

RECOMMENDATION:

1. Conduct a public hearing to consider a request to rezone approximately 156 acres (the "Property") from Fulton Homes at Ballpark Village 1st Amended Planned Area Development to Fulton Homes at Ballpark Village 2nd Amended Planned Area Development.
2. Recommend approval of the request to rezone approximately 156 acres from Fulton Homes at Ballpark Village 1st Amended Planned Area Development to Fulton Homes at Ballpark Village 2nd Amended Planned Area Development (March 2026), as set forth in the draft of Ordinance No. 2026-XXXX (Justin Gabrielson, Senior Planner)

STIPULATIONS:

See Draft Ordinance No. 2026-XXXX (Attachment A).

FISCAL IMPACT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for

the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS:

The Property is located at the southeast corner of West Yuma Road and South Estrella Parkway (Attachment B)

The Goodyear General Plan 2035 designates the subject property as Neighborhoods.

The property was originally rezoned to Planned Area Development (PAD) on December 4, 2006, through Ordinance No. 2006-1054 for a development known as City Center Airpark.

The property was subsequently rezoned from PAD to PAD through Ordinance No. 2022-1535, modifying the development to Fulton Homes at Ballpark Village and establishing development standards for a single-family residential community.

On January 23, 2023, the City Council approved Ordinance No. 2023-1567, representing the first amendment to the Fulton Homes at Ballpark Village PAD. This amendment modified rear yard setbacks for the R45 land use district, added enhanced amenity requirements, and established minimum size standards for certain planned amenities.

STAFF ANALYSIS:

Current Policy:

A rezoning request requires public review and recommendation by the Planning and Zoning Commission and review and approval by the City Council. The proposed rezoning must be in conformance with the General Plan and should not adversely impact the surrounding area.

Summary of the Rezoning Request:

The applicant request (Attachment C) proposes additional amendments to the approved PAD. Specifically, the applicant proposes to eliminate the R35 alley-loaded product. The request proposes replacing the R-52 district with the R-60 district, thereby increasing minimum lot dimensions from 52 feet by 100 feet to 60 feet by 125 feet. This change does not introduce a new product type but instead establishes larger minimum lot sizes and results in reduced residential density.

Additionally, the proposal includes increasing minimum lot depths within the R45 land use district to accommodate a wider variety of home products.

Finally, the amendment revises the amenity framework by replacing three large amenity areas with six distributed amenity areas of varying sizes, increasing the variety and accessibility of recreational opportunities for residents.

Additional information on the request can be found within the Details of the Request (Attachment D), and additional details on the city evaluation criteria can be found within the Detailed Evaluation Criteria (Attachment E).

ATTACHMENTS:

Attachment A – Draft Ordinance No. 2026-XXXX

Attachment B – Aerial Photo

Attachment C – Project Narrative
Attachment D – Details of the Request
Attachment E – Detailed Evaluation Criteria