



# PAD Second Amendment Fulton Homes at Ballpark Village





## Location

**Southeast Corner of West Yuma Road and South Estrella Parkway**

156 Acre Site

Planned Area  
Development with  
underlying residential  
zoning districts





## Surrounding Area

### Ballpark Village

North: Centerra

East: Phoenix Goodyear Airport

South: Goodyear Ballpark

West: Ballpark & VLUX



# Proposed Amendments

- Elimination of alley loaded product
- Amending lot dimensions of existing Districts
- Introducing new district
- Amenity framework



# Layout & Park Framework

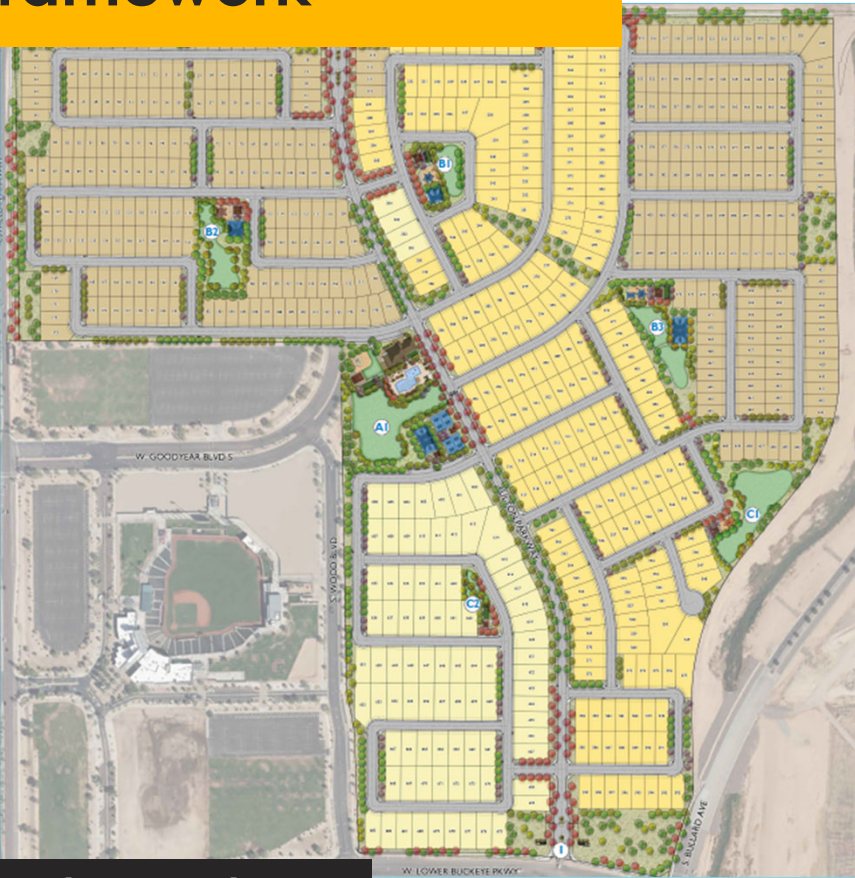


Previously Approved

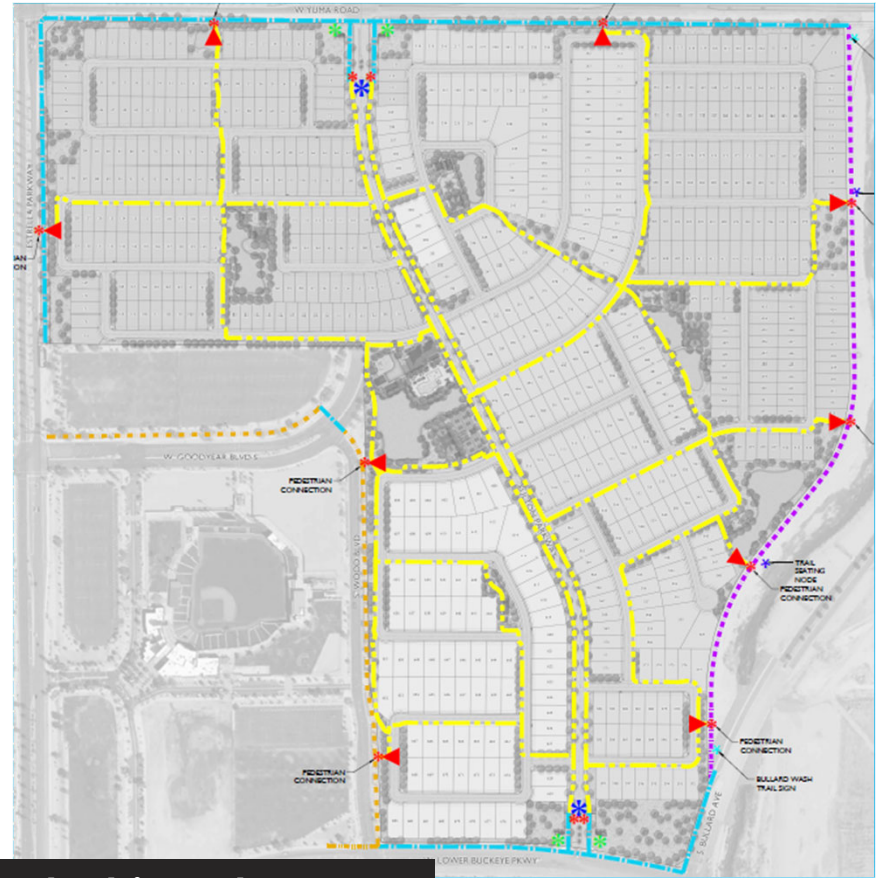


Proposed Amendment

# Layout & Park Framework



Development Plan



Pedestrian Plan



## Fulton Homes at Ballpark Village Second Amended

### Public Participation

- Neighborhood Meeting
- No Inquiries





## Recommendation

# Fulton Homes at Ballpark Village Second Amended

Recommend approval subject to stipulations