

PLANNED AREA DEVELOPMENT
2nd AMENDMENT

Attachment C - Narrative

Fulton Homes
at
Ballpark Village

Goodyear, Arizona

December 1, 2025
Revised March 26, 2026

FULTON HOMES

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Case No. P25-00273

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I. Background

“*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 originally 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. The PAD was subsequently amended in 2023 via Ordinance No. 2023-1567 (Case No. 22-200-00017) (the “1st Amended PAD”).

Fulton Homes (“Fulton”) is the owner of *Fulton Homes at Ballpark Village*, which also has an approved Preliminary Plat (Case No. 21-500-00012) in conformance with the 1st Amended PAD. Fulton has also recently entered into an Amended & Restated Development Agreement with the City to facilitate the improvement of Yuma Road (the “Development Agreement”). 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.

II. Purpose of Request

The 1st Amended PAD contemplates four (4) underlying Land Use Districts, corresponding lot sizes, and corresponding housing product options for *Fulton Homes at Ballpark Village*, including the R35 Land Use District which provided an alley-loaded housing product. During the past 3 years since the original approval of the PAD, the housing market in the Phoenix metro area has seen some dramatic changes. Not only changes in home prices and mortgage interest rates, but changes in architectural styles, colors, and homebuyer preferences as well. *Fulton Homes at Ballpark Village* is not immune from the impacts of these changes in the market.

One significant impact has been homebuyers’ interest and ability to afford the proposed alley-loaded housing product. In 2024 Fulton introduced this same alley-loaded product in its “Prasada” community in the City of Surprise. Over the last 12 months Fulton has only sold a total of four such alley-loaded homes in that community. The young families that historically wanted this type of alley-loaded product can no longer afford it, and the single adults and empty nesters than can afford it don’t want two-story homes. Instead, they prefer a more traditional and similarly priced single-story home. This trend has caused Fulton great concern as it looks toward the introduction of this same alley-loaded product at *Fulton Homes at Ballpark Village*. Consequently, Fulton commissioned a market study from John Burns Research & Consulting to evaluate whether or not the current housing product mix contemplated for *Fulton Homes at Ballpark Village*, including the alley-loaded product, would be successful and viable under the new realities of today’s housing market (pricing, buyer preferences, etc.). Unfortunately, that market study emphatically concluded that it would not.

Consequently, in order to ensure the success of *Fulton Homes at Ballpark Village* for both Fulton and the City, Fulton needs to make certain changes to the currently approved Land Use Districts and the associated housing product mix (including the elimination of the alley-loaded product), which in turn results in certain changes to the lot layout, etc. Fulton is also proposing to upgrade the amenity package. However, the overall design approach and quality of *Fulton Homes at Ballpark Village* will remain unchanged and Fulton will deliver on its commitment to develop an exceptional community for the City.

The purpose of this application (as further outlined in the Sections below) is therefore to request a 2nd Amendment of the *Fulton Homes at Ballpark Village* PAD to modify the approved Land Use Districts, lot layout and certain related design elements (the “2nd Amended PAD”).

It should be noted that Fulton will concurrently submit a new Preliminary Plat for *Fulton Homes at Ballpark Village*.

III. Land Use Districts & Permitted Uses

Elimination of the R35 Land Use District

As noted above, the 1st Amended PAD contemplates four (4) underlying Land Use Districts, corresponding lot sizes, and corresponding housing product options for *Fulton Homes at Ballpark Village*. Fulton is now proposing to eliminate the R35 Land Use District and the associated alley-loaded lots and homes for the reasons cited in Section II above. The 2nd Amended PAD would therefore propose the development of *Fulton Homes at Ballpark Village* with three (3) total Land Use Districts.

Replacement of the R52 Land Use District with a new R60 Land Use District

Fulton is also proposing to replace the R52 Land Use District (52' x 100' minimum lots) with a new R60 Land Use District (60' x 125' minimum lots). This change will serve to better diversify the housing product mix for *Fulton Homes at Ballpark Village* in response to the elimination of the R35 Land Use District, introduces a larger “executive” lot option, and represents an overall lot size and housing product mix that Fulton believes will be successful at this location.

Notes on the R45 and R50 Land Use Districts

It should be noted that Fulton is increasing the minimum depth of the lots in the R45 Land Use District by 10 feet in order to add a 4 bedroom single-story home to accommodate the young families that used to gravitate towards alley-loaded two-story homes and still keep the single adults and empty nesters who typically gravitate to the R45 Land Use District housing product. Other young families will move up to the smaller R50 Land Use District floorplans that are more typical to the mature buyers.

Permitted Uses

These proposed modifications of the Land Use Districts will result in an overall reduction in the lot count and density for *Fulton Homes at Ballpark Village* from 796 total lots and 5.12 U/Acre to 683 total lots and 4.39 DU/Acre (see **Exhibit 2 – Illustrative Master Plan**).

Except as expressly modified in the 2nd Amended PAD, the permitted uses in the three (3) resulting Land Use Districts will be those uses allowed in the City's R1-6, R1-6 Reduced and R1-4 Reduced Single Family Residential Zoning Districts as set forth in **Table 1** on the following page and in accordance with Article 3-2 of the Zoning Ordinance. Unless explicitly modified within the 2nd Amended PAD, then the Zoning Ordinance prevails.

Table 1 – Fulton Homes at Ballpark Village Permitted Uses

Land Use Districts	Permitted Uses
R60	R1-6
R50	R1-6 Reduced
R45	R1-4 Reduced

IV. Development Standards

The proposed development standards for the 2nd PAD Amendment are based upon those of the City’s R1-6, R1-6 Reduced and R1-4 Reduced Single Family Residential Zoning Districts. No reductions are proposed to the City’s R1-6 development standards for the new R60 Land Use District (proposed development standards have actually been increased), no changes are proposed to the approved R1-6 Reduced development standards for the R50 Land Use District, and only minor changes are proposed to the approved R1-4 Reduced development standards for the R45 Land Use District (proposed development standards have actually been increased). A comparison between the approved development standards for *Fulton Homes at Ballpark Village* and those proposed with the 2nd Amended PAD are outlined in **Table 2** below (proposed changes are noted in **bold**).

Table 2 – Fulton Homes at Ballpark Village Development Standards Comparison Table

Land Use Districts ⁴	City’s R1-6	R60 (Proposed)	R50 (Existing & Proposed)	R45 (Existing)	R45 (Proposed)
Underlying Zoning Districts	R1-6	R1-6	R1-6 Reduced	R1-4 Reduced	R1-4 Reduced
Minimum Lot Area (sf)	5,500	7,500	6,000	4,050	4,500
Minimum Lot Width (ft.)	55	60	50	45	45
Minimum Lot Depth (ft)	100	125	120	90	100
Maximum Building Height (ft)	30	30	30	30	30
Maximum Building Coverage	60%	60%	60%	60%	60%
Minimum Setbacks					
Front (ft) ¹	10	10	10	10	10
Garage (ft) ²	20	20	20	20	20
Side (ft)	5	5	5	5	5
Total Sides (ft)	15	15	10	10	10
Street Side (ft) ³	10	10	10	10	10
Rear (ft)	20	20	20	20/10	15

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

² Front setback shall be measured from the back of sidewalk to face of front facing garage door.

³ 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.

⁴ 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.

The development of *Fulton Homes at Ballpark Village* will comply with all of the following:

1. Article 1, Article 2, and Article 4 of the City of Goodyear Zoning Ordinance (the “Zoning Ordinance”) and other applicable city, state, and federal requirements shall apply to the development of *Fulton Homes at Ballpark Village*.

2. The development standards outlined in **Table 2** above, which are based upon those of the City’s R1-6, R1-6 Reduced and R1-4 Reduced Single Family Residential Zoning Districts, shall apply to the development within each Land Use District.

3. A minimum of 10% of the platted lots within *Fulton Homes at Ballpark Village* shall be R60, a minimum of 30% of the platted lots within *Fulton Homes at Ballpark Village* shall be R50, and a minimum of 50% of the platted lots within *Fulton Homes at Ballpark Village* shall be R45.

4. Walls, fencing, and landscaping shall adhere to Article 5 of the Zoning Ordinance, except as expressly modified by the 2nd Amended PAD.

5. Parking shall adhere to Article 6 of the Zoning Ordinance except as expressly modified by the 2nd Amended PAD.

6. Signs shall adhere to Article 7 of the Zoning Ordinance, except as expressly modified by the 2nd Amended PAD.

7. Article 8 (General Provisions) of the Zoning Ordinance shall apply, except as expressly modified by the 2nd Amended PAD.

8. Lighting shall adhere to Article 10 of the Zoning Ordinance, except as expressly modified by the 2nd Amended PAD.

9. In the event of a conflict between the provisions of the PAD and the Zoning Ordinance, the provisions of the 2nd Amended PAD shall prevail.

V. Open Space

The 1st Amended PAD contemplates three (3) large park amenity areas to be developed within *Fulton Homes at Ballpark Village* comprising 7.75 minimum total acres. In order to both increase the overall amount of open space provided (from approximately 17% to 22%) and better distribute the park amenity areas throughout *Fulton Homes at Ballpark Village*, the 2nd Amended PAD instead proposes one (1) main park amenity area with upgraded amenity offerings and five (5) neighborhood park areas (comprising 13.0 minimum total acres) as generally depicted on **Exhibit 2 – Illustrative Master Plan** attached hereto and as more fully described below.

- “Main Park A1” (Main Amenity Area) shall be a minimum of 4.5 acres in size and shall be located near the center of the community in the general location reflected on **Exhibit 2 – Illustrative Mater Plan**. The Main Central Amenity Area shall include an aquatic center, clubhouse facility, sports complex, and an active recreation park. The aquatic center shall feature lap lanes, a kid’s pool area with aquatic play toys, restrooms, and shaded tables/lounge chair seating. The clubhouse facility shall feature a fitness center, indoor kitchen and reception hall, restrooms, and an outdoor kitchen and shaded gathering area. The sports complex shall feature pickle ball courts with shaded seating areas, a full basketball court, a multi-use turf play area, and a gathering ramada. The active recreation park shall feature a shaded tot lot, a gathering ramada (with picnic areas, game tables, ping pong table, BBQ grills, plaza area, etc.), a cornhole area, and a multi-use turf area and shall be generally consistent with **Exhibit 3 – Main Amenity Area** attached hereto.
- “Neighborhood Park B1” shall be a minimum of 1.2 acres in size and shall be located just southeast of the main entry into the community from Yuma Road in the general location reflected on **Exhibit 2 – Illustrative Master Plan**. Neighborhood Park B1 shall include a half basketball court, an event lawn turf area, a cornhole area, a gathering ramada (with picnic areas, BBQ grills, benches, etc.), and a shaded tot lot and shall be generally consistent with **Exhibit 4 – Neighborhood Park B1** attached hereto.
- “Neighborhood Park B2” shall be a minimum of 1.8 acres in size and shall be located just southwest of the main entry into the community from Yuma Road in the general location reflected on **Exhibit 2 – Illustrative Mater Plan**. Neighborhood Park B2 shall include a shaded tot lot, half basketball court, gathering ramada (with picnic areas, BBQ grills, benches, etc.), and a multi-use turf area and shall be generally consistent with **Exhibit 5 – Neighborhood Park B2**).
- “Neighborhood Park B3” shall be a minimum of 2.3 acres in size and shall be located just east of the Main Amenity Area in the general location reflected on **Exhibit 2 – Illustrative Master Plan**. Neighborhood Park B3 shall include a full basketball court, a multi-use turf area, a gathering ramada (with picnic areas, benches, etc.), a cornhole area, and a shaded tot lot and shall be generally consistent with **Exhibit 6 – Neighborhood Park B3** attached hereto.
- “Neighborhood Park C1” shall be a minimum of 2.5 acres in size and shall be located southeast of the Main Amenity Area in the general location reflected on **Exhibit 2 – Illustrative Master Plan**. Neighborhood Park C1 shall include a multi-use turf area, a gathering ramada (with picnic areas, BBQ grills, benches, etc.), and a shaded tot lot and shall be generally consistent with **Exhibit 7 – Neighborhood Park C1** attached hereto.
- “Neighborhood Park C2” shall be a minimum of 0.5 acres in size and shall be located south of the Main Amenity Area in the general location reflected on **Exhibit 2 – Illustrative Master Plan**. Neighborhood Park C2 shall include a multi-use turf area, a gathering ramada (with picnic areas, BBQ grills, benches, etc.), and a cornhole area and shall be generally consistent with **Exhibit 8 – Neighborhood Park C2** attached hereto.

Additionally, several passive open space areas shall be located throughout the community and along the perimeter, including larger areas adjacent to the community’s south entrance from Lower Buckeye Parkway and adjacent to the Bullard Wash in order to facilitate access and enjoyment of the wash corridor amenity.

VI. Additional Design Elements

In order to meet the “Reduced” comparable zoning designation and associated development standards for the Land Use Districts currently approved for *Fulton Homes at Ballpark Village*, the 1st Amended PAD identifies certain minimum additional Design Elements that would be provided as required by Section 3-2-3-D-4 of the Zoning Ordinance. Due to the changes to *Fulton Homes at Ballpark Village* proposed by the 2nd Amended PAD, some minor modifications to the provided additional Design Elements are necessary, though the required number of additional Design Elements in each category will still be provided as noted in **Table 3** on the following page.

Table 3 – *Fulton Homes at Ballpark Village* Additional Design Elements Table

Land Use District	Underlying Zoning District	Amenity Elements	Connectivity Elements	Streetscape Elements
R60	R1-6	0	0	0
R50	R1-6 Reduced	1	2	2
R45	R1-4 Reduced	2	4	4

Therefore, for the R50 and R45 Land Use Districts the 2nd Amended PAD proposes that the following minimum additional Design Elements be provided. As set forth below, certain of the Streetscape Elements described below will be considered an additional Streetscape Element for each of these Land Use Districts.

Amenity Elements

1. Adjacent to Community Amenity – Pedestrian connections to the Bullard Wash (associated trail to be constructed by the City) shall be provided and shall be in general conformance with the connections depicted on **Exhibit 9 – Pedestrian Connectivity Plan** (1 additional pedestrian connection added from 1st Amended PAD).
2. Additional Amenities – Two (2) structurally covered/shaded seating nodes, with associated trail signage, shall be provided along the Bullard Wash trail (to be constructed by the City) adjacent to *Fulton Homes at Ballpark Village* in general conformance with the locations and details depicted on **Exhibit 9 – Pedestrian Connectivity Plan** (no change from 1st Amended PAD).
3. Additional Internal Park Elements – The following Additional Internal Park Amenities shall be provided in the six (6) parks that are to be developed within *Fulton Homes at Ballpark Village*:
 - “Main Park A1” (Main Amenity Area):
 - Aquatic center with lap lanes, and a kid’s pool area with aquatic play toys (minimum pool water surface area of 4,500 SF and minimum pool deck area of 10,000 SF)
 - Restrooms
 - Shaded tables/lounge chair seating
 - Clubhouse facility with fitness center
 - Shaded tot lot
 - Gathering ramadas (with picnic areas, game tables, ping pong table, BBQ grills, plaza area, etc.)
 - Pickle ball courts
 - Cornhole area
 - Full basketball court

- Multi-use turf area
- “Neighborhood Park B1”:
- Half basketball court
 - Event lawn turf area
 - Cornhole area
 - Gathering ramada (with picnic areas, BBQ grills, benches, etc.)
 - Shaded tot lot
- “Neighborhood Park B2”:
- Shaded tot lot
 - Half basketball court
 - Gathering ramada (with picnic areas, BBQ grills, benches, etc.)
 - Multi-use turf area
- “Neighborhood Park B3”:
- Full basketball court
 - Multi-use turf area
 - Gathering ramada (with picnic areas benches, etc.)
 - Cornhole area
 - Shaded tot lot
- “Neighborhood Park C1”:
- Multi-use turf area
 - Gathering ramada (with picnic areas, BBQ grills, benches, etc.)
 - Shaded tot lot
- “Neighborhood Park C2”:
- Multi-use turf area
 - Gathering ramada (with picnic areas, BBQ grills, benches, etc.)
 - Cornhole area

Connectivity Elements

1. Limited Subdivision Perimeter Wall – Except as may be modified to comply with applicable development standards and final platting, the design of the walls and fencing installed around the perimeter of *Fulton Homes at Ballpark Village* shall be consistent with the walls and fencing reflected in **Exhibit 10 - Conceptual Wall Plan** which provides that approximately 55% of the total project perimeter is comprised of partial view wall or full view/drainage fencing (a significant increase over the 1st Amended PAD):
 - Ballpark Frontage:
 - The lots adjacent to the north and east sides of the existing ballpark shall be developed such that the majority of such lots either front or side to the ballpark and a partial view wall shall be installed along approximately 80% of the perimeter of *Fulton*

Homes at Ballpark Village adjacent to the ballpark (this is a significant increase over the 1st Amended PAD).

- Bullard Wash:
 - Approximately 79% of the perimeter of *Fulton Homes at Ballpark Village* adjacent to the Bullard Wash shall be either partial view wall or full view/drainage fencing.
- Estrella Parkway:
 - Approximately 25% of the lots adjacent to Estrella Parkway shall be developed so the lots side to this arterial street. Further, a partial view wall shall be constructed along approximately 50% of the frontage along Estrella Parkway.
- Yuma Road:
 - A partial view wall shall be constructed along approximately 22% of the frontage along Yuma Road.
- 2. Trail System Connections – *Fulton Homes at Ballpark Village* will be developed to provide pedestrian connections to the Bullard Wash and the associated trail system (to be constructed by the City) in general conformance with **Exhibit 9 – Pedestrian Connectivity Plan** (1 additional pedestrian connection added from 1st Amended PAD).
- 3. Infill Development – *Fulton Homes at Ballpark Village* is located within the City's "Ballpark Village" Growth Area as identified in the City's General Plan, and its location and numerous pedestrian connections to the exterior/perimeter of the community provide easy and quick access to nearby amenities such as schools, trails (Bullard Wash), and parks.
- 4. Additional Connectivity Elements – A minimum of 11 pedestrian connections to the exterior/perimeter of the community shall be provided as described below and as generally depicted in **Exhibit 9 – Pedestrian Connectivity Plan**. The pedestrian connections required herein may be gated to prohibit "pass-thru" pedestrian traffic from the surrounding property. Pedestrian gates built in tandem with vehicular entries shall count as one (1) pedestrian connection (1 additional pedestrian connection added from 1st Amended PAD):
 - Arterial Street (Estrella Parkway, Yuma Road, Lower Buckeye Parkway):
 - A minimum of five (5) pedestrian connections from the interior of the community out to the sidewalks along the adjacent arterial streets shall be provided.
 - Bullard Wash:
 - A minimum of four (4) pedestrian connections from the interior of the community out to the wash corridor and associated trail (to be constructed by City) shall be provided.
 - Wood Boulevard:
 - A minimum of two (2) pedestrian connections from the interior of the community out to Wood Boulevard, including connections to the existing sidewalks stubbed out to *Fulton Homes at Ballpark Village*, shall be provided.

Streetscape Elements

The specific additional Streetscape Elements required to support the reduced development standards for the R50 and R45 Land Use Districts shall be determined during the development of the subsequent new Preliminary Plat for *Fulton Homes at Ballpark Village*. At least two (2) of the following Streetscape Elements shall be incorporated into all areas of the community developed as the R50 Land Use District and at least four (4) of the following Streetscape Elements shall be incorporated into all areas of the community developed as the R45 Land Use District. The following Streetscape Elements will count as one (1) Streetscape Element for each of these Land Use Districts: (i) the construction of the entry roads and entry monument signs in conformance with the “Additional Streetscape Elements (Enhanced Entry Roads)”; (ii) the construction of the project entry monumentation and the regional Ballpark Village Entry Monumentation as described in “Additional Streetscape Elements (Ballpark Village and Regional Monumentation)”; and (iii) the development of all six (6) internal parks in conformance with the “Additional Streetscape Elements (Amenity Parks lined with Streets)”.

1. Paving Material – All driveways and sidewalks connecting the driveways to the front entrances of the homes on the R60, R50, and R45 platted lots will be constructed with decorative pavers (no change from 1st Amended PAD).
2. Additional Streetscape Elements (Ballpark Village and Regional Monumentation) - The project name is “*Fulton Homes at Ballpark Village*” which shall be reflected on all project entry monumentation in general conformance with **Exhibit 11 – Conceptual Entry Monumentation**. Entry monuments shall be installed at both main entrances into the community (the entrance from Yuma Road and the entrance from Lower Buckeye Parkway). In addition, regional “Ballpark Village” monumentation in general conformance with **Exhibit 12 – Conceptual Regional Monumentation** shall be installed at the southeast corner of Estrella Parkway and Yuma Road and the northwest corner of Lower Buckeye Parkway and Bullard Avenue (no change from 1st Amended PAD).
3. Additional Streetscape Elements (Amenity Parks Lined with Streets) - The Main Amenity Area (“Main Park A1”) and at least 3 of the 5 Neighborhood Parks shall be lined with streets on at least 3 of the 4 sides, thereby creating an enhanced open feel and streetscape around these park areas, as depicted in **Exhibit 2 – Illustrative Master Plan**.
4. Additional Streetscape Elements (Enhanced Entry Roads) – The two entrances into the community (one off of Yuma Road and the other off of Lower Buckeye Parkway) shall include enhanced entry roads with center medians and detached sidewalk parkways, featuring resort-like landscaping as depicted in **Exhibit 11 – Conceptual Entry Monumentation** (no change from 1st Amended PAD).
5. Additional Streetscape Elements (Pre-Plotted Home Elevations) - Fulton Homes will pre-plot/pre-determine the home elevation on every lot in the community to ensure the same elevations are never adjacent to, or across the street from one another (no change from 1st Amended PAD).
6. Additional Streetscape Elements – Other streetscape elements not minimally required by any other regulation, ordinance, policy, standard or master plan adopted by the City that meet the stated purpose and provide the same impact to the community as the listed elements may be approved (no change from 1st Amended PAD).

VII. Design Guidelines

The required design guidelines for *Fulton Homes at Ballpark Village* shall be in conformance with the requirements of Section 3.1 (General Guidelines for Single-Family Residential) and Section 3.2.A (Specific Single-Family Use Type Guidelines, Single-Family Detached) of the City of Goodyear Design Guidelines Manual, except as modified by the following:

Section 3.1.A.1.b – Site Design: Site Layout

- If lots are located at the end of T-intersections, driveways/garages shall be positioned on the side of the lots closest to the T-intersection. (no change from 1st Amended PAD).

Section 3.1.A.1.g – Site Design: Site Layout

- All corner lots shall be located adjacent to a minimum 10-foot-wide landscape tract (no change from 1st Amended PAD).

Section 3.1.A.3.b – Site Design: Access & Circulation

- The main collector road within *Fulton Homes at Ballpark Village* shall be exempt from the guideline discouraging long, straight local streets, with no traffic calming or stop devices, in excess of 1,320 feet. All local streets within will comply with this guideline. It should be noted however that 1 (one) traffic calming “table” will be provided on the main collector road across from Main Park A1, which represents the approximate mid-point of this main collector road through the community.

Section 3.1.A.3.c – Site Design: Access & Circulation

- The main collector road within *Fulton Homes at Ballpark Village* shall be exempt from the guideline encouraging traffic calming devices such as roundabouts, landscape islands or medians to reduce the potential speed of traffic where a signal or stop sign is not provided, with the exception of 1 (one) traffic calming “table” location across from Main Park A1. *Fulton Homes at Ballpark Village* is gated at both ends of the main collector road, thereby eliminating pass-through traffic that would increase the potential for speeding.

Section 3.1.A.3.d.v – Site Design: Access & Circulation

- *Fulton Homes at Ballpark Village* will provide the trail/pathway crossings required by this guideline, but such crossings will not include pavers, colored concrete or stamped concrete. In the event it is determined necessary for safety purposes, such crossings will be striped instead.

Section 3.1.A.5.f – Site Design: Landscaping

- The local streets within *Fulton Homes at Ballpark Village* will not provide a planter strip with detached sidewalks. However, the main collector road within *Fulton Homes at Ballpark Village* will provide this in conformance with this guideline.

Sections 3.1.A.6.b & 3.1.A.6.c – Site Design: Perimeter Walls & Fences

- Perimeter walls and fencing shall be installed adjacent to the perimeter of *Fulton Homes at Ballpark Village* in general conformance with **Exhibit 10 – Conceptual Wall Plan** (no change from 1st Amended PAD).

Section 3.1.B.1.d – Architectural & Building Design: Massing & Articulation

- The requirement that two-story single-family residential units have single-story elements closest to the front of the house and/or next to the street does not apply to the development of *Fulton Homes at Ballpark Village* (no change from 1st Amended PAD).

Section 3.2.A.1.a.iv – Single-Family Detached: Standard Plan Guidelines for Multi-Lot Development

- The housing product for *Fulton Homes at Ballpark Village* will provide three (3) roof material options, but all will be concrete tile in either a smooth flat, textured flat, or barrel/mission style.

Section 3.2.A.3.a. – Single-Family Detached: Massing & Articulation

- The housing product for *Fulton Homes at Ballpark Village* will provide usable, covered outdoor patios on the rear side of each home. The minimum dimensions will be 100 square feet, with a minimum interior dimension of eight feet (8').

VIII. Impact on Infrastructure Improvements & Permitting

With respect to the permitting and construction of *Fulton Homes at Ballpark Village*, Fulton has already secured mass grading permits from the City for the currently approved 1st Amended PAD and Preliminary Plat, supporting the substantial material import needed to elevate portions of the community. This grading complies with the Conditional Letter of Map Revision (“CLOMR”) requirements, addressing modeled flood flows from Bullard Wash crossing Lower Buckeye Parkway. The proposed 2nd Amended PAD (and subsequent new Preliminary Plat) will fully utilize the imported material.

Fulton has also secured City approval of improvement plans for offsite infrastructure improvements to Estrella Parkway, Goodyear Boulevard, Yuma Road (Phases 1 and 2), Lower Buckeye Parkway, and Bullard Avenue, which remain unaffected by the proposed 2nd Amended PAD (and subsequent new Preliminary Plat). Stand-alone improvement plans for Yuma Road Phase 2, encompassing road widening, sidewalk enhancements, and utility installations, are supported by the Development Agreement. Fulton is already mobilizing a construction team to initiate these Yuma Road Phase 2 improvements.

In order to expedite construction phasing and align with desired development schedules, and as approved by the City during the Pre-Application process for this 2nd Amended PAD, the previously approved off-site improvement plans for Estrella Parkway, Yuma Road Phase 1, Goodyear Boulevard, Lower Buckeye Parkway, and Bullard Avenue will be separated from the revised Final Plats, onsite improvement plans and associated improvements that will follow this 2nd Amended PAD. Additionally, Fulton will submit a Map of Dedication (“MOD”) to formalize minor right-of-way and utility easements for these off-site improvements, as generally depicted in the Phasing Plan including with this request (see **Exhibit 13 – Phasing Plan** attached hereto). The City has agreed that these separated plans and the

MOD will be reviewed and permitted concurrently with the 2nd PAD Amendment and subsequent new Preliminary Plat applications to expedite project delivery and minimize delays.

Finally, it should be noted that Fulton is proposing to name the main collector road through *Fulton Homes at Ballpark Village* (between the two gated access points) “Fulton Parkway”.

IX. Rezoning Evaluation Criteria

The 2nd Amended PAD 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 request is still 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. The 2nd PAD Amendment will not change the existing approved single-family residential use, only modifies two of the approved Land Use Districts within the community and provides an upgraded amenity package.

- 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. The 2nd PAD Amendment does not make any changes to the approved use, for which the subject property has been deemed suitable by the City. The 2nd PAD Amendment will not change the existing approved single-family residential use, only modifies two of the approved Land Use Districts within the community and provides an upgraded amenity package.

- 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. The 2nd PAD Amendment 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, the 2nd PAD Amendment 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 modifications to the Land Use Districts proposed with this request, including the upgraded amenity package, will make *Fulton Homes at Ballpark Village* even more attractive to today's 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, but it is reducing the approved density. Therefore, the 2nd PAD Amendment serves to reduce the project's 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 but will reduce the approved density. It is not changing 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 housing product options that are in high demand by today's homebuyers and respond to the current housing 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.

X. Conclusion

In summary, the requested 2nd Amended PAD is not changing the approved single-family residential land use, though it will reduce the approved density, thereby reducing the impacts on City infrastructure and services. It will simply modify the approved Land Use Districts, thereby allowing Fulton to provide additional housing product offerings that are in high demand and respond better to the current housing market. In consideration of this request, Fulton is enhancing the amenity package at *Fulton Homes at Ballpark Village* with upgraded amenities, additional open space and more neighborhood parks, distributed more thoughtfully throughout the community.

The 2nd Amended PAD 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.

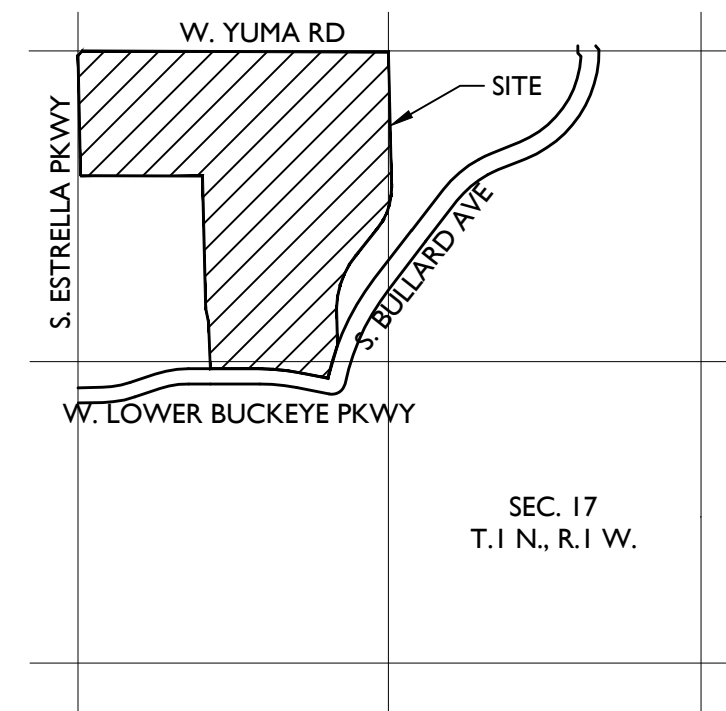
Exhibit 1 – Context Map

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

N.T.S.



PROJECT TEAM

DEVELOPER:
FULTON HOMES
9140 S. KYRENE ROAD, SUITE 202
TEMPE, AZ 85284
TEL: (480)-753-6789
CONTACT: NORM NICHOLLS
NNicholls@fultonhomes.com

ENGINEER:
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Brian.Nicholls@epsgruoinc.com

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7144 E STETSON DRIVE, SUITE 300
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CWebb@roselawgroup.com

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josh.hannon@epsgruoinc.com

LANDSCAPE ARCHITECT:
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1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: ALIZA SABIN, RLA
Aliza.Sabin@epsgruoinc.com

PROJECT DATA

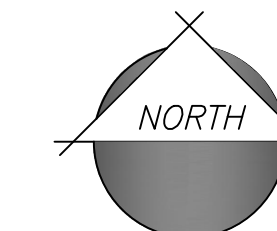
A.P.N.

PROPOSED GENERAL PLAN:
EXISTING ZONING:

GROSS AREA:

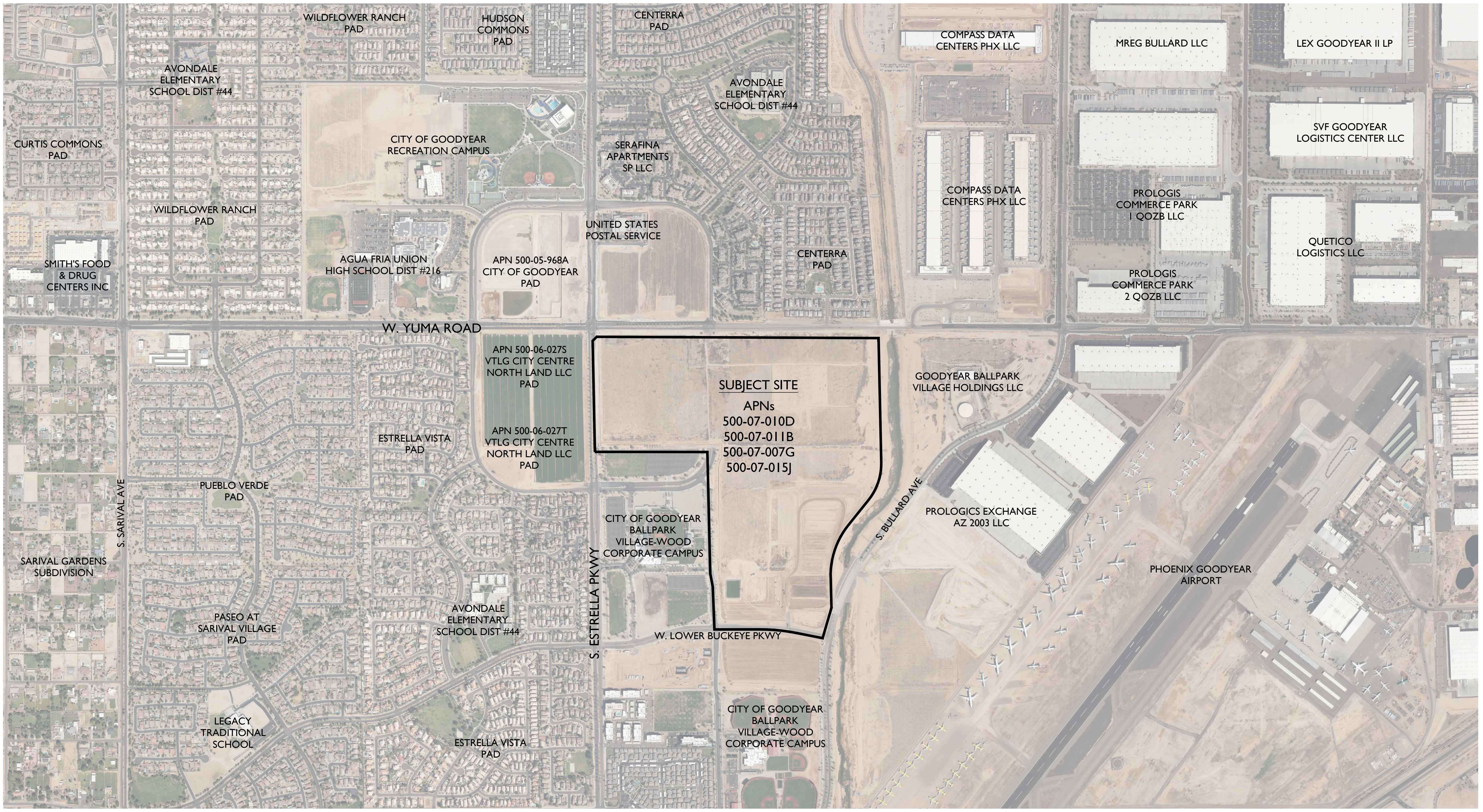
500-07-010D, 500-07-011B, 500-07-007G,
500-07-015J
NEIGHBORHOOD
PAD

± 156 ACRES



25-1088 - Fulton Homes at Ballpark Village

Aug 22, 2025 4:55pm S:\Projects\2025-0188\Planning\Drawings\Exhibits\25-1088 - Context Map.dwg



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com

Fulton Homes at
Ballpark Village
Goodyear, AZ

Context Map

Project:

Revisions:

No.	Description

AUGUST 26, 2025 - PRE-APPLICATION SUB.

Call or text at least two full working days before you begin work.

Designer: JH
Drawn by: JAJ

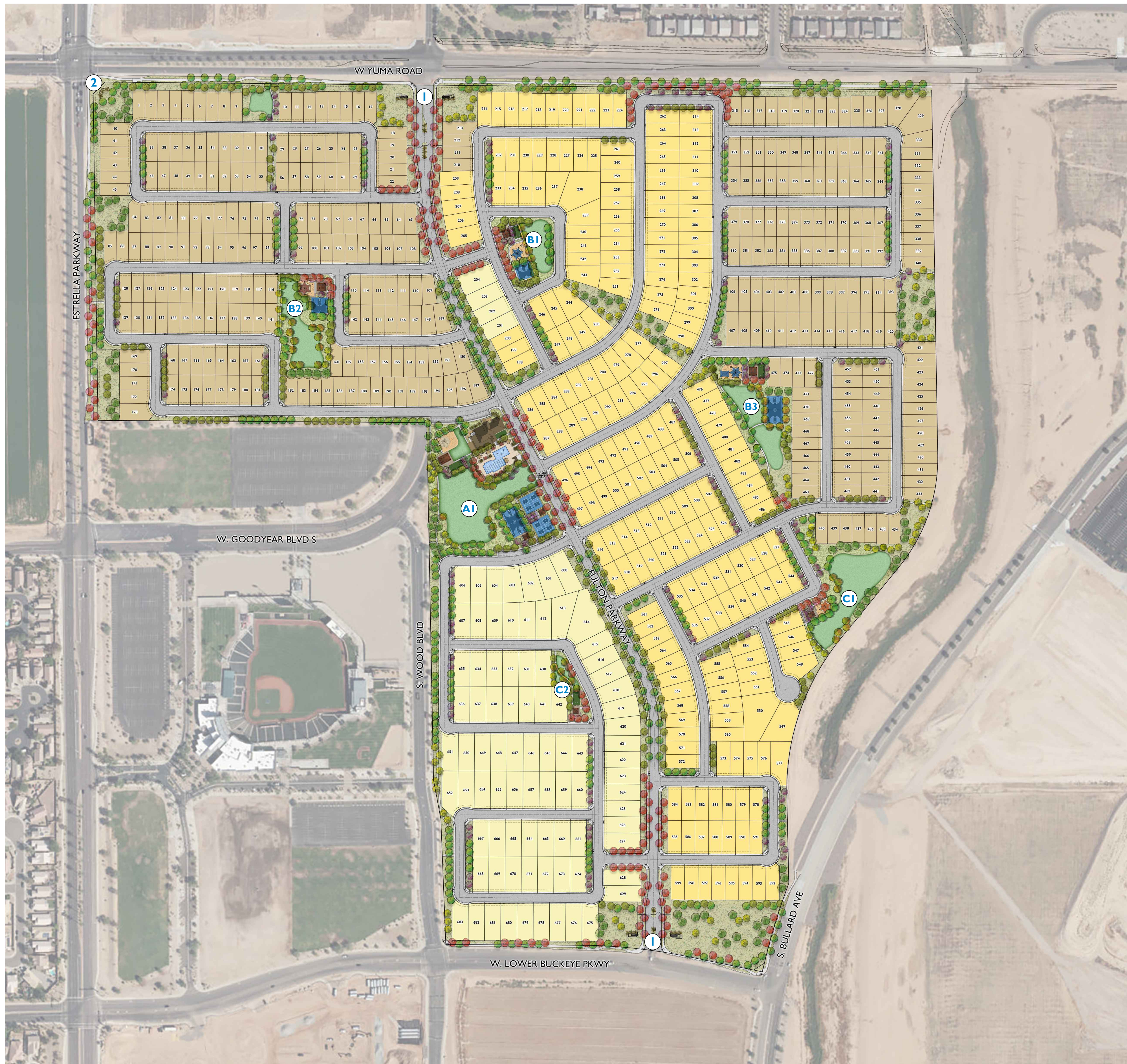
Preliminary
Not For
Construction
Or
Recording

Job No.
25-1088

CONTEXT

Sheet No.
1
of 1

Exhibit 2 – Illustrative Master Plan



PROJECT DATA

A.P.N.	500-07-01D, 500-07-01B, 500-07-007G, 500-07-01J
EXISTING GENERAL PLAN:	NEIGHBORHOOD PAD
EXISTING ZONING:	
GROSS AREA:	± 164.92 ACRES
NET AREA:	± 155.50 ACRES
NET DENSITY:	4.4 DU/AC
NO. OF LOTS:	
45' x 105'	362 53%
50' x 120'	233 34%
60' x 130'	88 13%
TOTAL	683 100%
MIN. LOT AREA:	5,055 SQ FT
MAX. LOT AREA:	18,697 SQ FT
OPEN SPACE:	± 35.36 ACRES (22.7% OF NET)

AMENITY LEGEND

MAIN AMENITY

- | | |
|--|---|
| <p>A1 AQUATIC CENTER</p> <ul style="list-style-type: none"> KID'S POOL PLAY AREA LAP LANES POOL LOUNGE AREA RESTROOMS SHADED LOUNGE SEATING SHADED TABLES AND CHAIRS <p>CLUBHOUSE</p> <ul style="list-style-type: none"> FITNESS CENTER KITCHEN AND RECEPTION HALL RESTROOMS OUTDOOR KITCHEN OUTDOOR SHADED SEATING EXPANDED PLAZA | <p>ACTIVE RECREATION</p> <ul style="list-style-type: none"> EVENT LAWN/ACTIVE TURF AREA LARGE SHADED TOT LOT WITH SWINGS AND BENCHES 30 x 40 GATHERING RAMADA WITH PICNIC TABLES, CHESS TABLE, PING PONG TABLE, AND EXTENDED PLAZA CORNHOLE PLAZA <p>SPORT COMPLEX</p> <ul style="list-style-type: none"> 4 PICKLEBALL COURTS 20 x 20 PICKLEBALL RAMADA WITH SEATING FULL BASKETBALL COURT 20 x 20 GATHERING RAMADA WITH PICNIC TABLES, AND BENCHES WITH EXPANDED PLAZA MULTI-USE/ACTIVE TURF AREA |
|--|---|

NEIGHBORHOOD PARKS

- | | |
|--|--|
| <p>B1 ACTIVE RECREATION</p> <ul style="list-style-type: none"> 30 x 30 GATHERING RAMADA WITH PICNIC TABLES, BBQ GRILLS, AND BENCHES MEDIUM SHADED TOT LOT HALF BASKETBALL COURT CORNHOLE PLAZA EVENT LAWN/ACTIVE TURF AREA <p>B2 ACTIVE RECREATION</p> <ul style="list-style-type: none"> 30 x 30 GATHERING RAMADA WITH PICNIC TABLES, BBQ GRILLS, AND BENCHES MEDIUM SHADED TOT LOT HALF BASKETBALL COURT MULTI-USE ACTIVE TURF AREA <p>C1 ACTIVE RECREATION</p> <ul style="list-style-type: none"> 20 x 20 GATHERING RAMADA WITH PICNIC TABLES, BBQ GRILLS, AND BENCHES SMALL SHADED TOT LOT MULTI-USE ACTIVE TURF AREA | <p>B3 ACTIVE RECREATION</p> <ul style="list-style-type: none"> 30 x 30 GATHERING RAMADA WITH PICNIC TABLES, EXPANDED PLAZA, AND BENCHES MEDIUM SHADED TOT LOT WITH SWINGS FULL BASKETBALL COURT MULTI-USE ACTIVE TURF AREA CORNHOLE PLAZA <p>C2 ACTIVE RECREATION</p> <ul style="list-style-type: none"> 20 x 20 GATHERING RAMADA WITH PICNIC TABLES, BBQ GRILLS, AND BENCHES CORNHOLE AREA ACTIVE TURF AREA |
|--|--|

KEYNOTES

- 1 GATED ENTRY & MONUMENT SIGNAGE
- 2 PRIMARY REGIONAL MONUMENT
- 3 SECONDARY REGIONAL MONUMENT

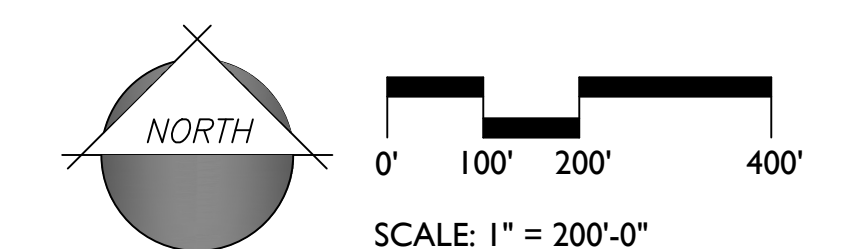


Exhibit 3 – Main Amenity Area



KEYNOTES

- ① POOL
- ② CLUBHOUSE WITH FITNESS CENTER
- ③ PEDESTRIAN GATE
- ④ RESTROOM & POOL EQUIPMENT ENCLOSURE
- ⑤ AQUATIC CENTER MONUMENT SIGN
- ⑥ AQUATIC PLAY TOYS
- ⑦ LAP LANES
- ⑧ POOL SHADE UMBRELLA
- ⑨ 30' X 40' RAMADA (WITH PICNIC TABLES, CHESS TABLE AND PING PONG TABLE)
- ⑩ 20' X 20' RAMADA (WITH PICNIC TABLES)
- ⑪ SHADED PLAYGROUND AREA
- ⑫ CORNHOLE
- ⑬ PICKEBALL COURTS
- ⑭ BASKETBALL COURT (FULL SIZE)
- ⑮ LANDSCAPE BENCH
- ⑯ BBQ GRILL
- ⑰ BIKE RACK
- ⑱ GARDEN WALL
- ⑲ ACTIVE TURF
- ⑳ TRASH RECEPTACLE
- ㉑ CONCRETE SIDEWALK
- ㉒ TRAFFIC CALMING TABLE PEDESTRIAN CROSSING

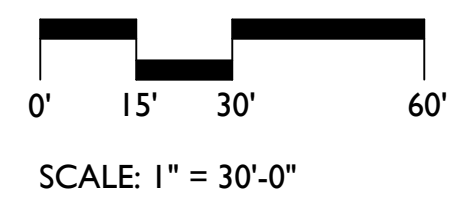
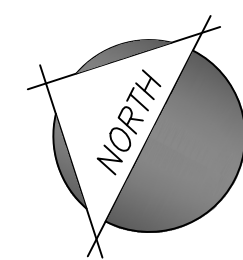
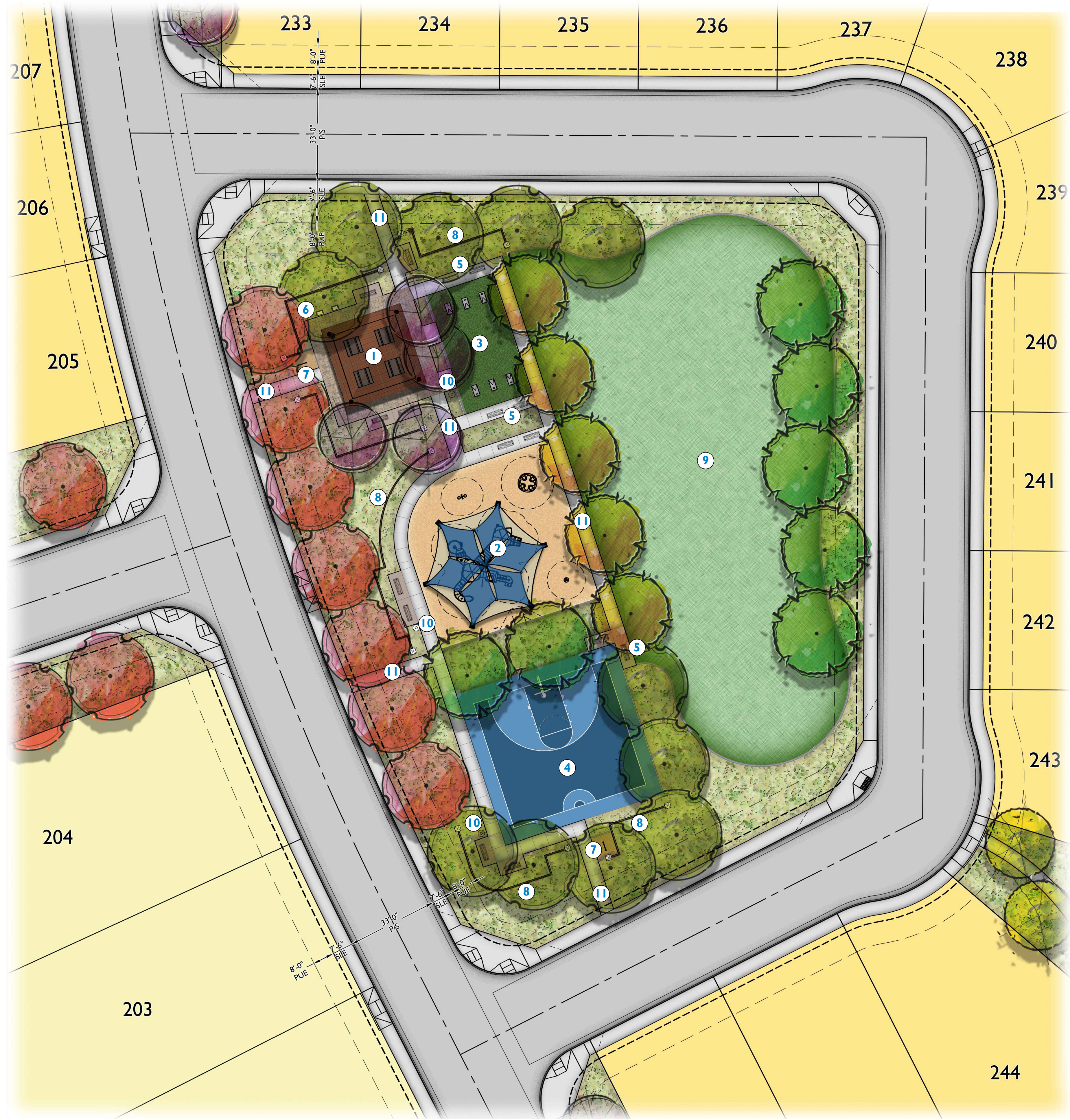


Exhibit 4 – Neighborhood Park B1



KEYNOTES

- ① 30' X 30' RAMADA (WITH PICNIC TABLES)
- ② SHADED PLAYGROUND AREA
- ③ CORNHOLE
- ④ BASKETBALL COURT (HALF SIZE)
- ⑤ LANDSCAPE BENCH
- ⑥ BBQ GRILL
- ⑦ BIKE RACK
- ⑧ GARDEN WALL
- ⑨ ACTIVE TURF
- ⑩ TRASH RECEPTACLE
- ⑪ SIDEWALK

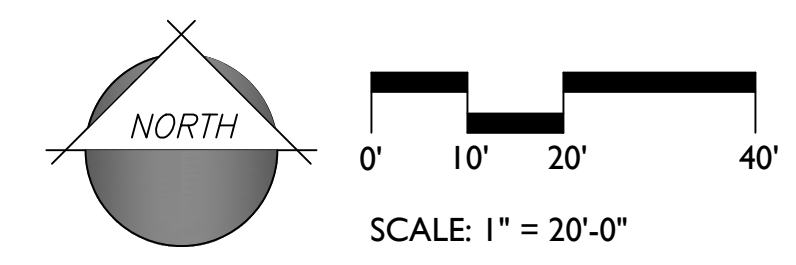


Exhibit 5 – Neighborhood Park B2



KEYNOTES

- ① 30' X 30' RAMADA (WITH PICNIC TABLES)
- ② SHADED PLAYGROUND AREA (WITH SWING SET)
- ③ CORNHOLE
- ④ BASKETBALL COURT (FULL SIZE)
- ⑤ LANDSCAPE BENCH
- ⑥ BBQ GRILL
- ⑦ BIKE RACK
- ⑧ GARDEN WALL
- ⑨ ACTIVE TURF
- ⑩ TRASH RECEPTACLE
- ⑪ SIDEWALK

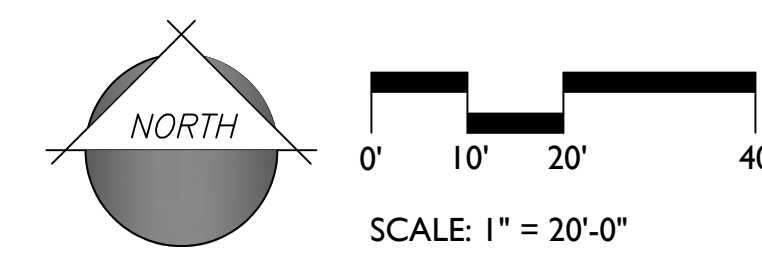
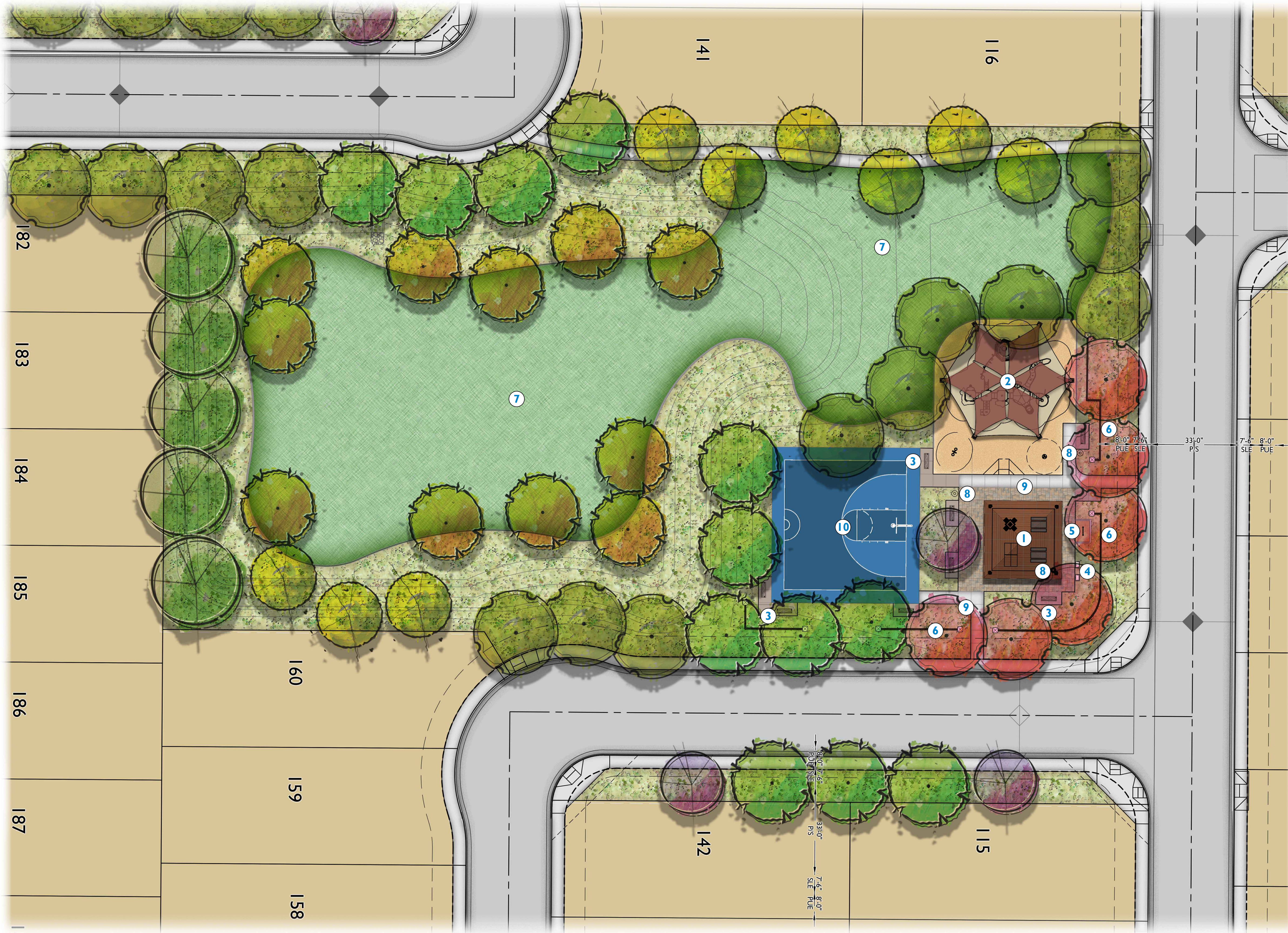


Exhibit 6 – Neighborhood Park B3



KEYNOTES

- ① 30' X 30' RAMADA (WITH PICNIC TABLES)
- ② SHADED PLAYGROUND AREA
- ③ LANDSCAPE BENCH
- ④ BBQ GRILL
- ⑤ BIKE RACK
- ⑥ GARDEN WALL
- ⑦ ACTIVE TURF
- ⑧ TRASH RECEPTACLE
- ⑨ SIDEWALK
- ⑩ BASKETBALL COURT (HALF SIZE)

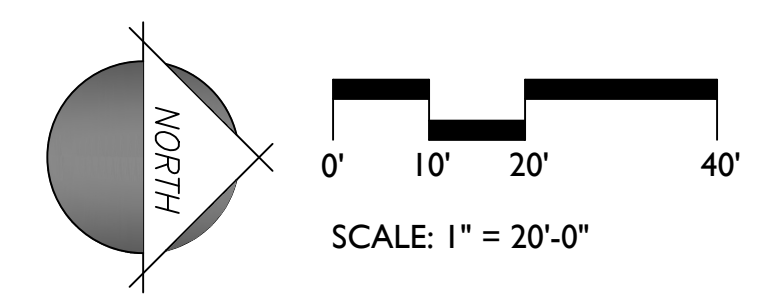


Exhibit 7 – Neighborhood Park C1



KEYNOTES

- ① 20' X 20' RAMADA (WITH PICNIC TABLE)
- ② SHADED PLAYGROUND AREA (WITH SWING SET)
- ③ LANDSCAPE BENCH
- ④ BBQ GRILL
- ⑤ BIKE RACK
- ⑥ GARDEN WALL
- ⑦ ACTIVE TURF
- ⑧ TRASH RECEPTACLE
- ⑨ SIDEWALK

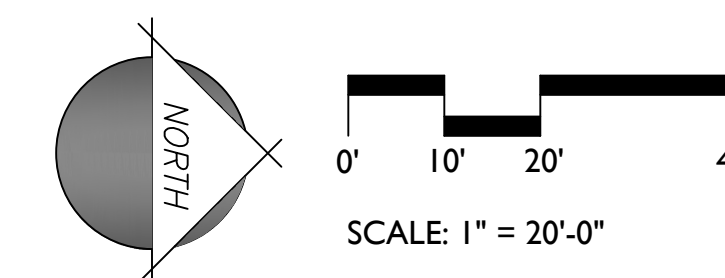


Exhibit 8 – Neighborhood Park C2

Exhibit 9 – Pedestrian Connectivity Plan

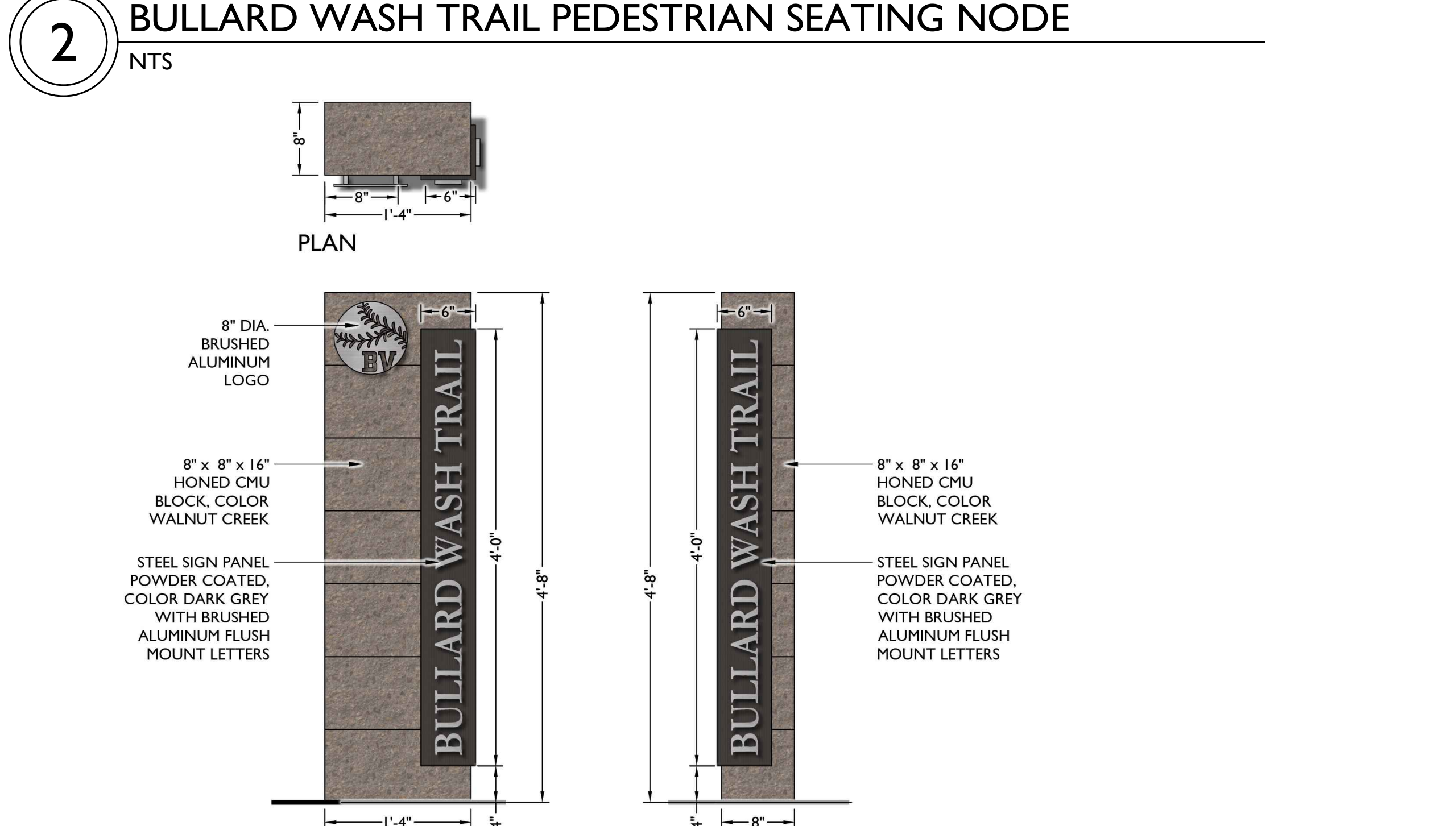
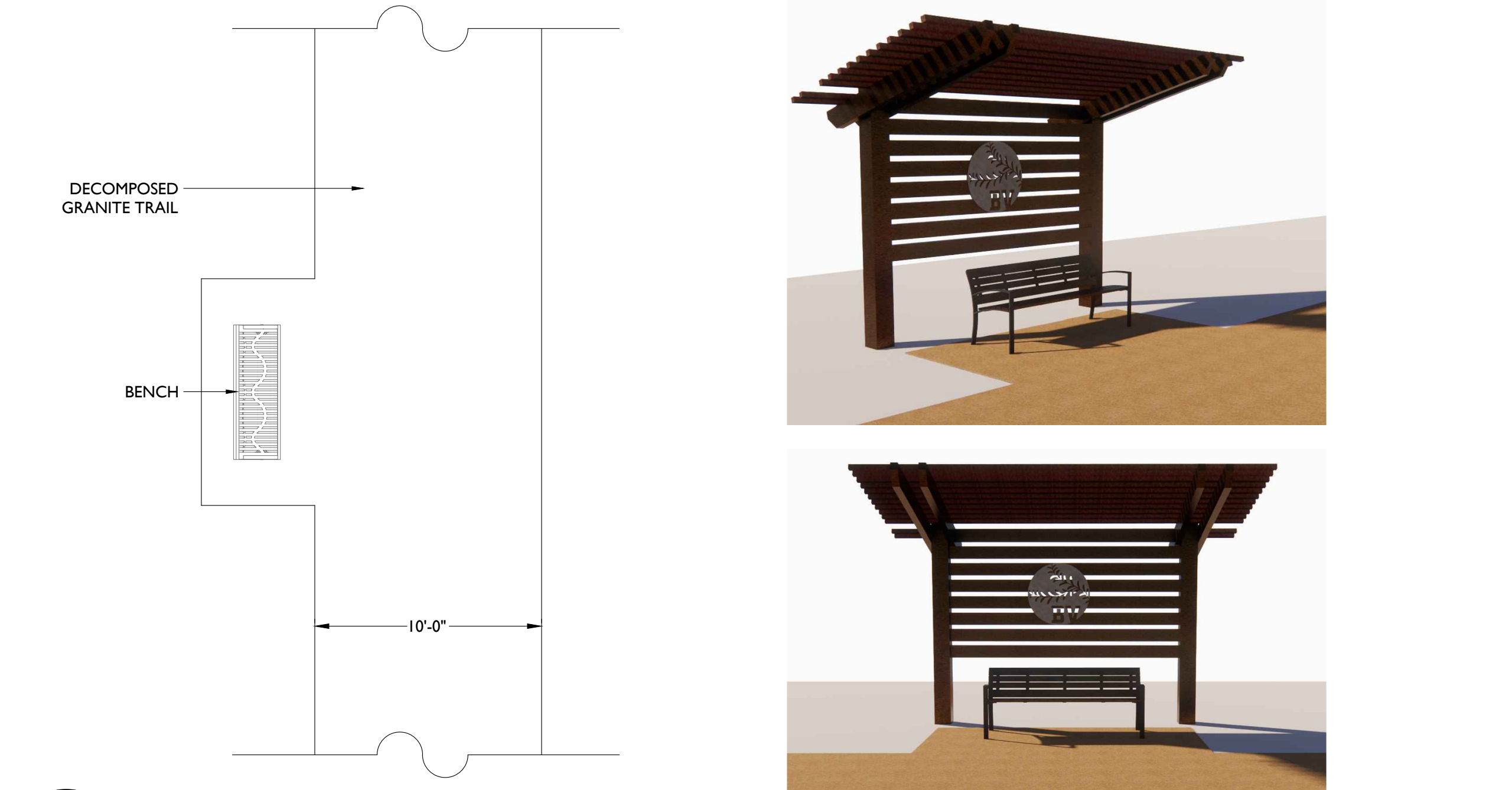
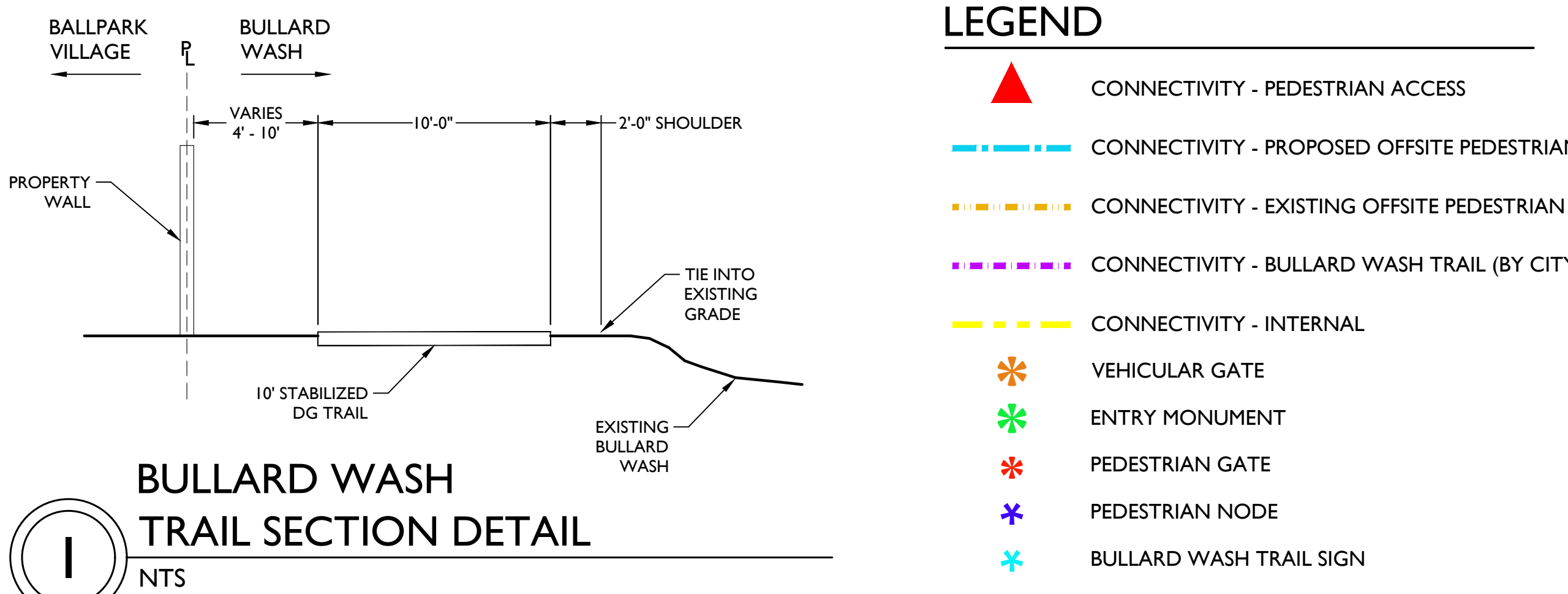
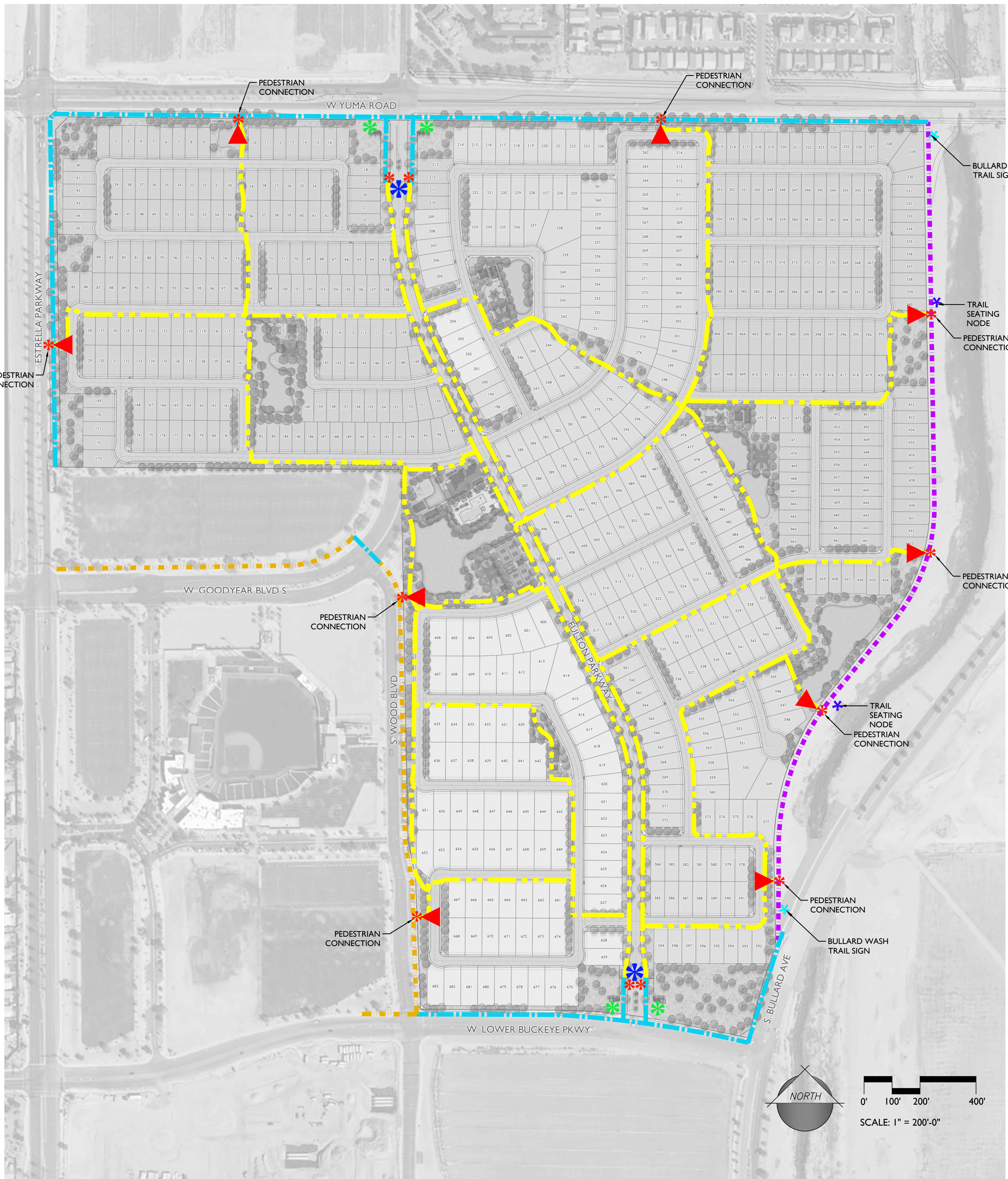
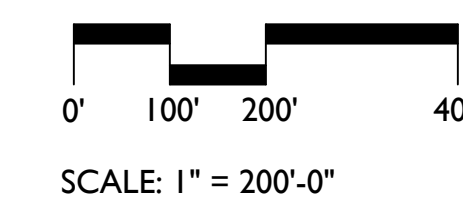
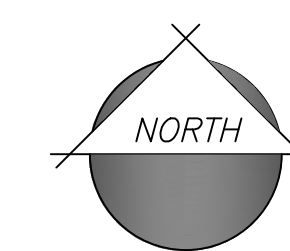
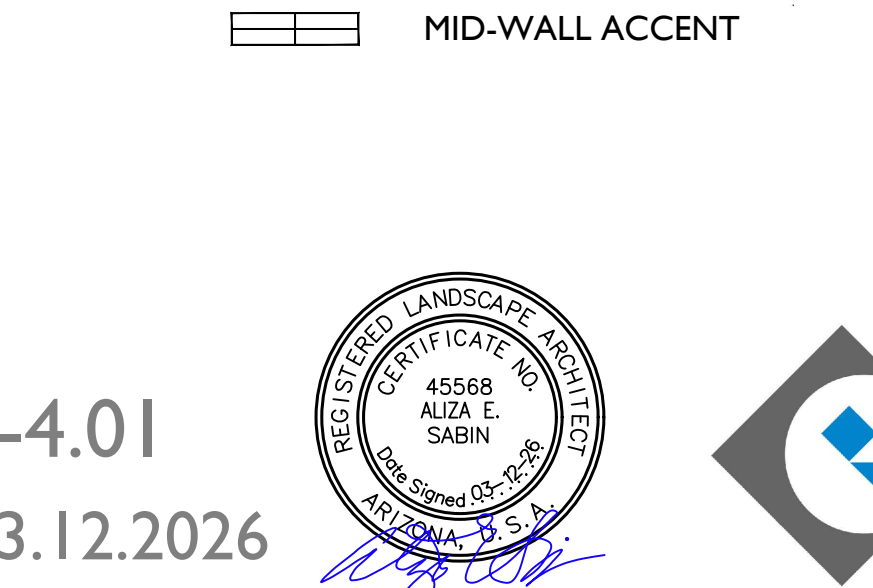
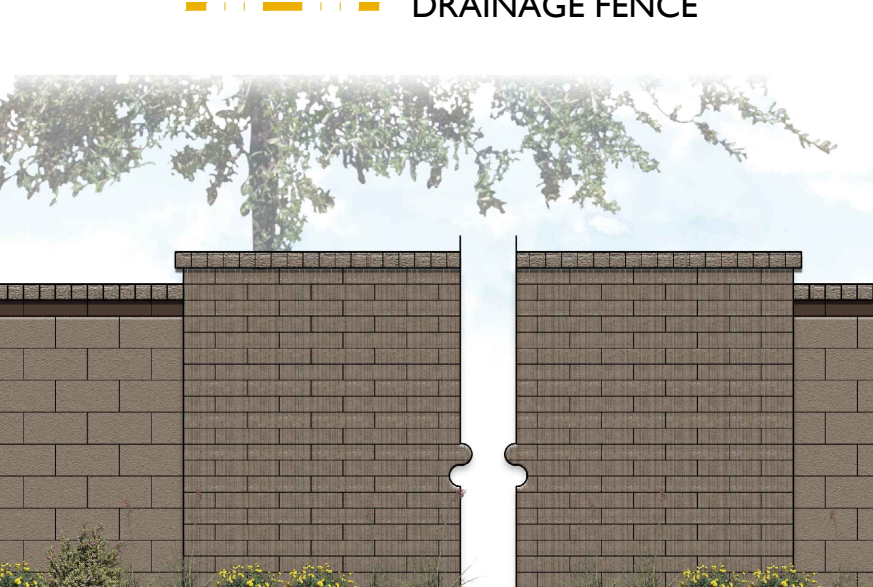
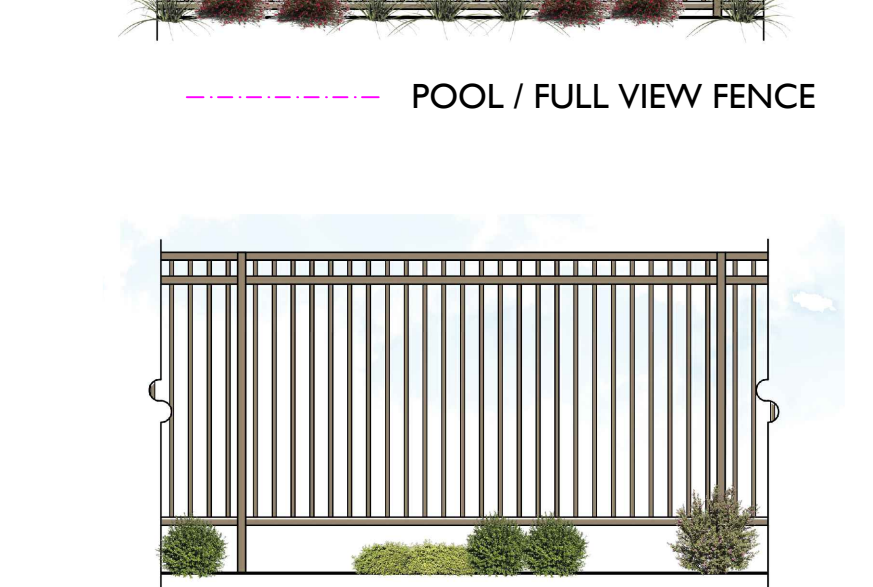
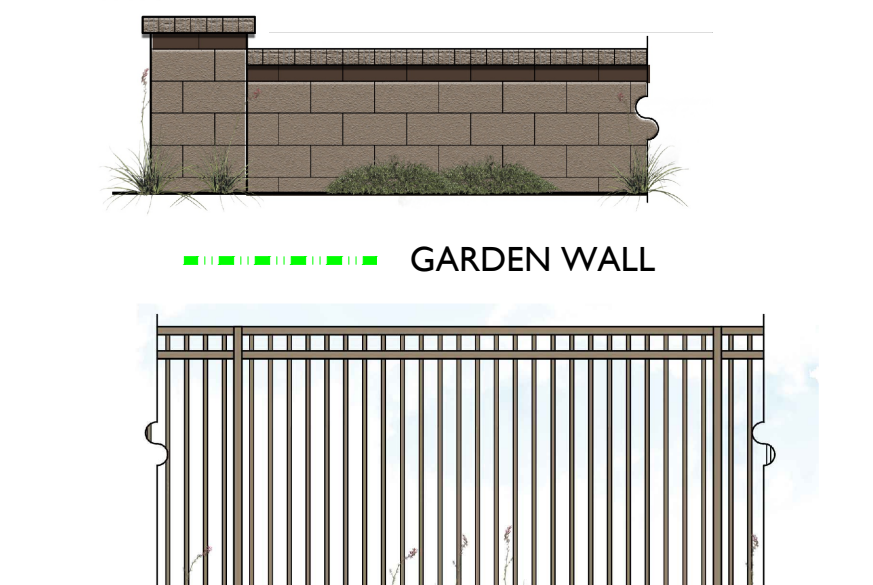


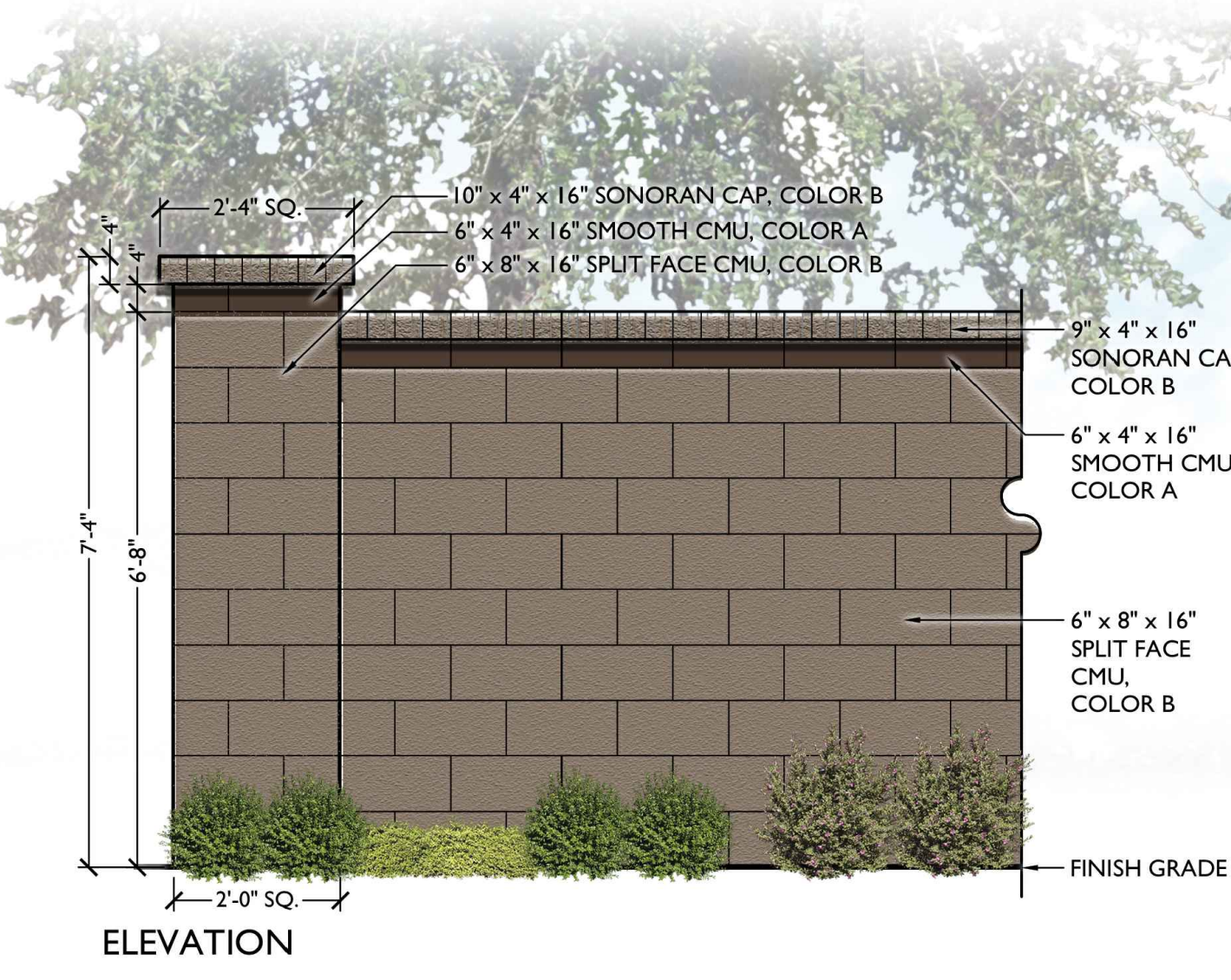
Exhibit 10 – Conceptual Wall Plan



LEGEND

- THEME WALL
- PARTIAL VIEW WALL TYPE 1
- PARTIAL VIEW WALL TYPE 2
- GARDEN WALL
- POOL FENCE
- DRAINAGE FENCE
- ENTRY MONUMENT / GATE WALL
- GATED ENTRY
- ENTRY MONUMENT
- DECORATIVE COLUMN
- GARDEN WALL COLUMN
- MID-WALL ACCENT





1 **THEME WALL**
Scale: 1/2" = 1'-0"



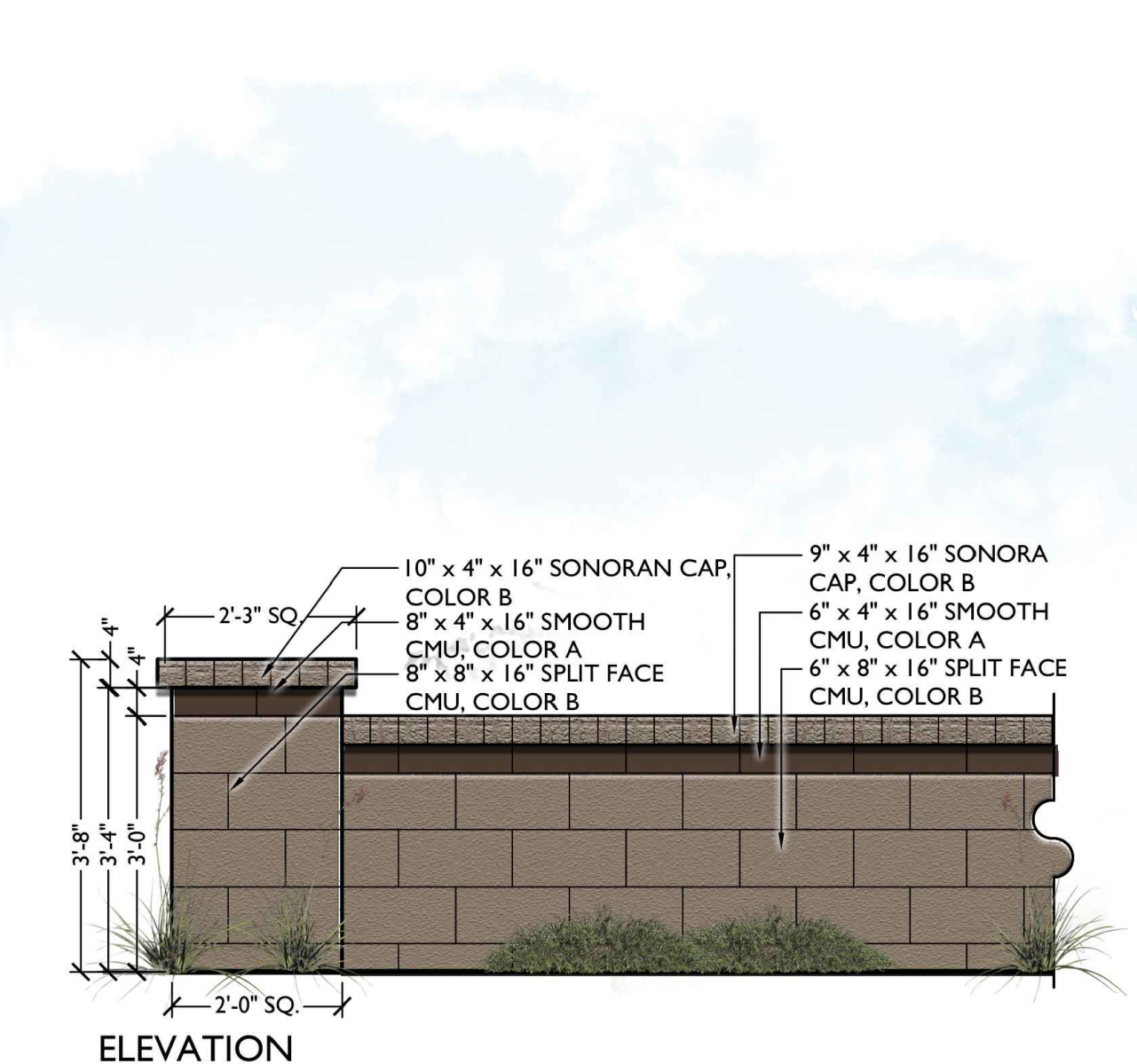
2 **PARTIAL VIEW WALL - TYPE 1**
Scale: 1/2" = 1'-0"



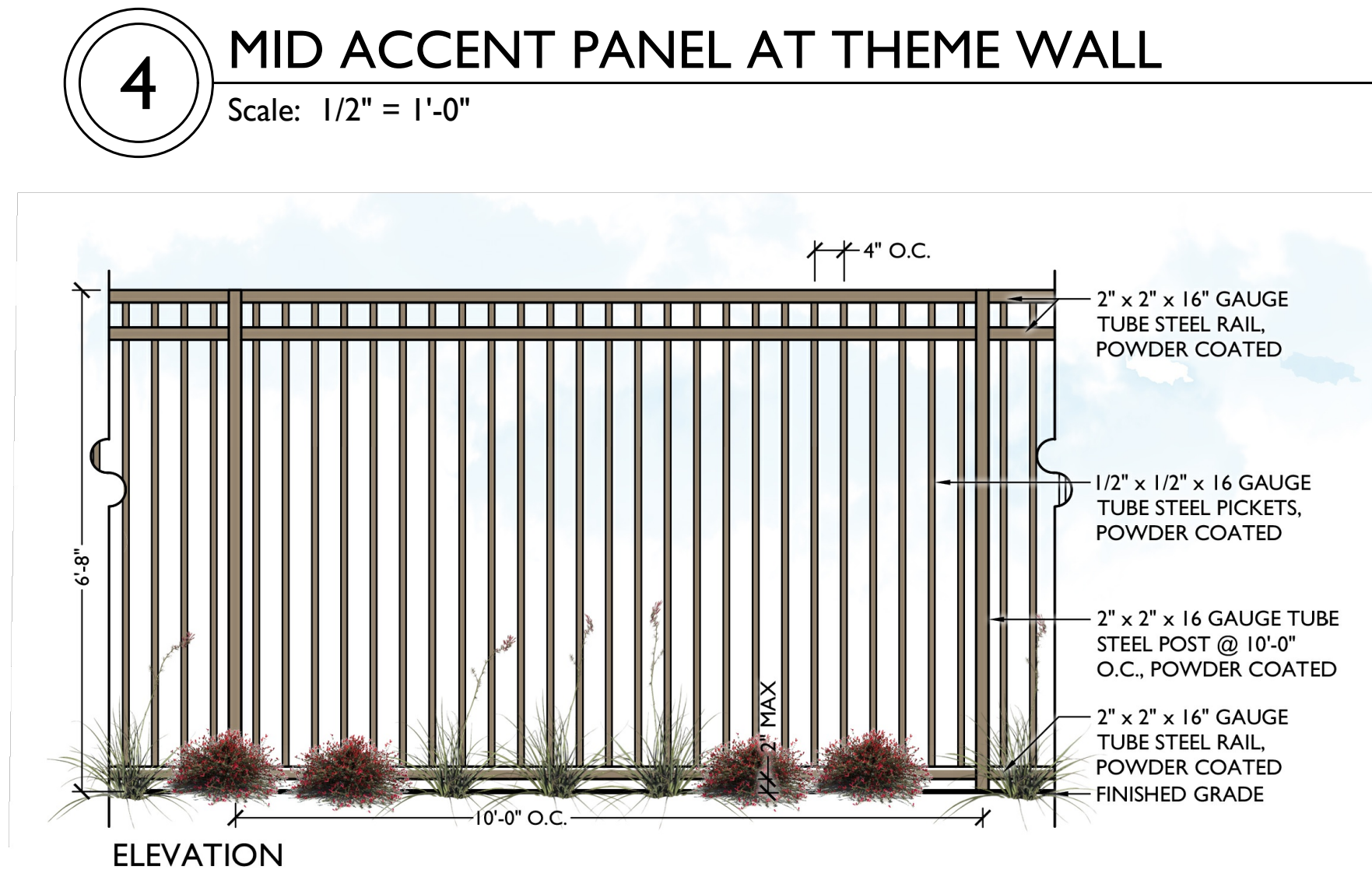
3 **PARTIAL VIEW WALL - TYPE 2**
Scale: 1/2" = 1'-0"



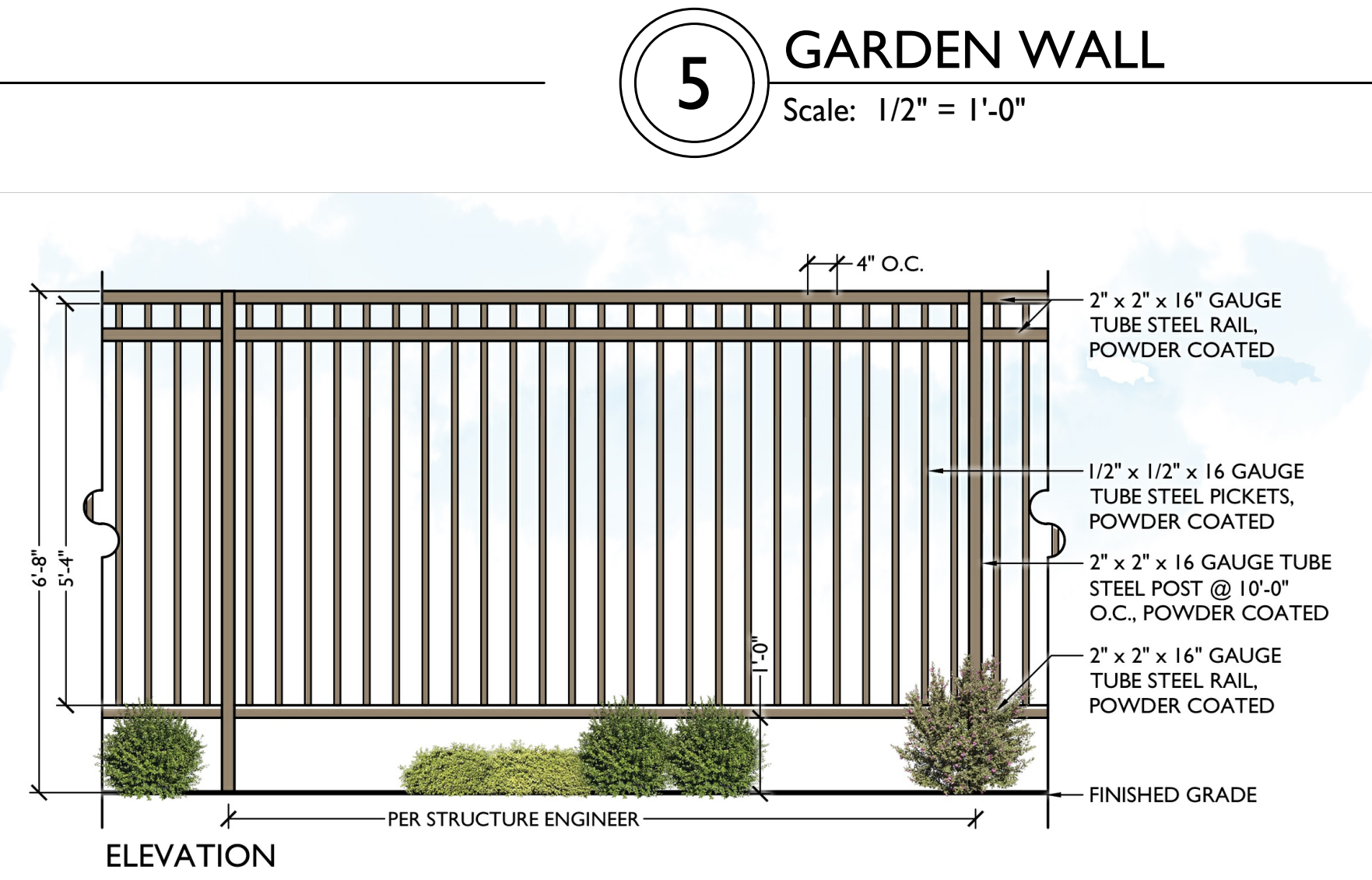
4 **MID ACCENT PANEL AT THEME WALL**
Scale: 1/2" = 1'-0"



5 **GARDEN WALL**
Scale: 1/2" = 1'-0"



6 **POOL / FULL VIEW FENCE**
Scale: 1/2" = 1'-0"



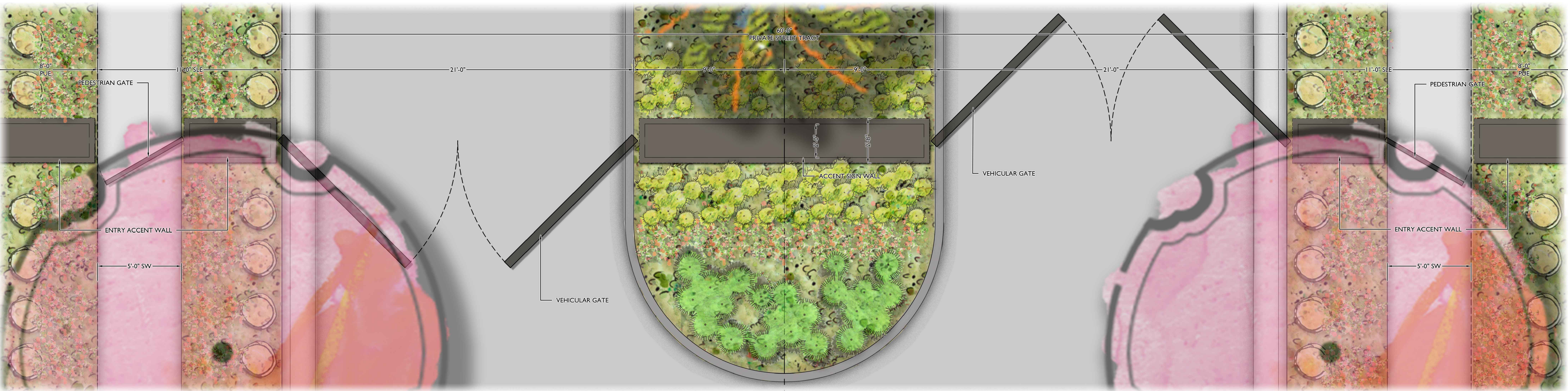
7 **DRAINAGE FULL VIEW FENCE**
Scale: 1/2" = 1'-0"



8 **PEDESTRIAN GATE**
Scale: 1/2" = 1'-0"

METAL POWDERCOATED Grey Beige RAL 1019 OAE	SMOOTH CMU BLOCK COLOR A: SW 9183 Dark Clove by Sherwin Williams, OAE
SPLIT FACE CMU BLOCK COLOR B: SW 7039 Virtual Taupe by Sherwin Williams, OAE	SONORAN CMU CAP COLOR B: SW 7039 Virtual Taupe by Superlite OAE
FOUNDERS FINISH CMU BLOCK INTEGRAL COLOR C: Desert Blend by Superlite OAE	SONORAN CMU CAP INTEGRAL COLOR C: Desert Blend by Superlite OAE

Exhibit 11 – Conceptual Entry Monumentation

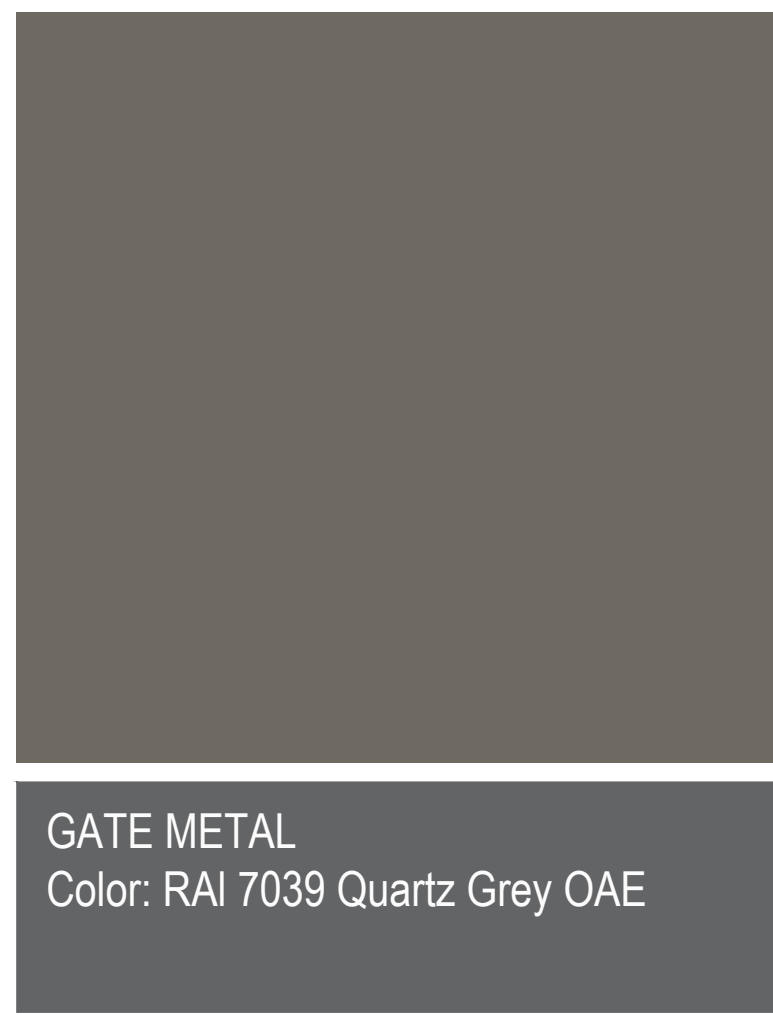


1 SOUTH ENTRY GATE PLAN
Scale: 3/8" = 1'-0"

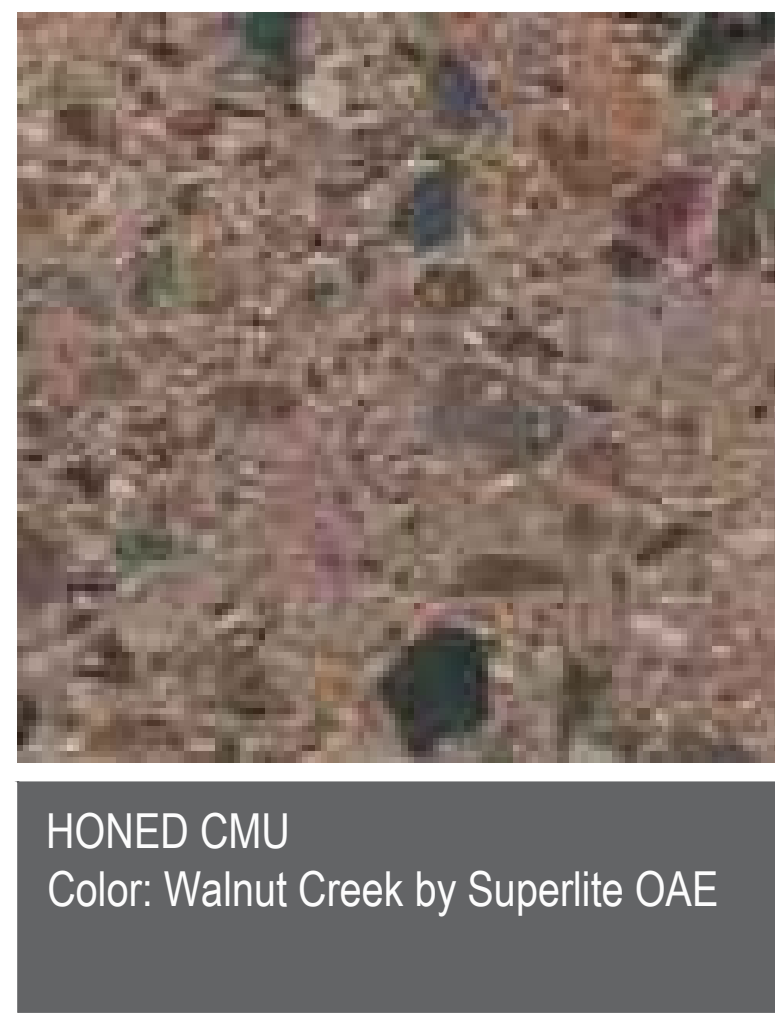
- NOTE:
1. ALL GATES INSTALLED ACROSS A FIRE APPARATUS ACCESS ROAD WILL REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
 2. ALL GATES WILL REQUIRE A TRAFFIC PRE-EMPTION DEVICE AND A KNOX KEY SWITCH.



2 SOUTH ENTRY GATE ELEVATION
Scale: 3/8" = 1'-0"



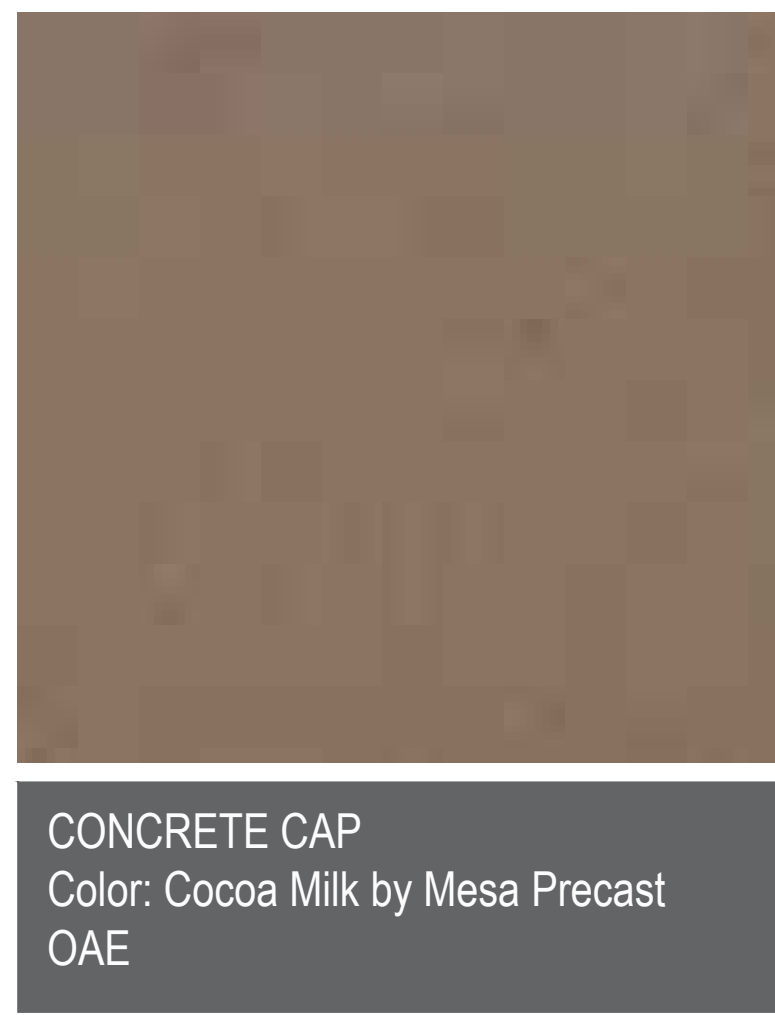
GATE METAL
Color: RAI 7039 Quartz Grey OAE



HONED CMU
Color: Walnut Creek by Superlite OAE



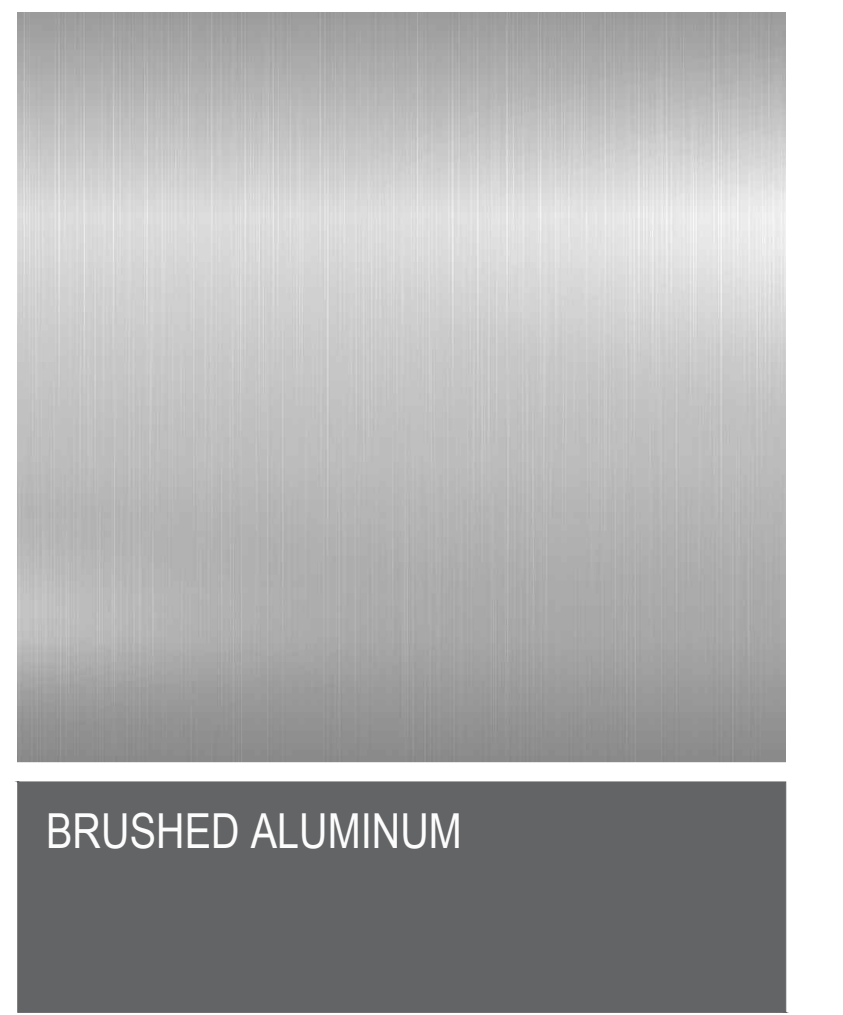
TILE (12" x 24")
Color: Modern Text White MT 50 by Daltile OAE



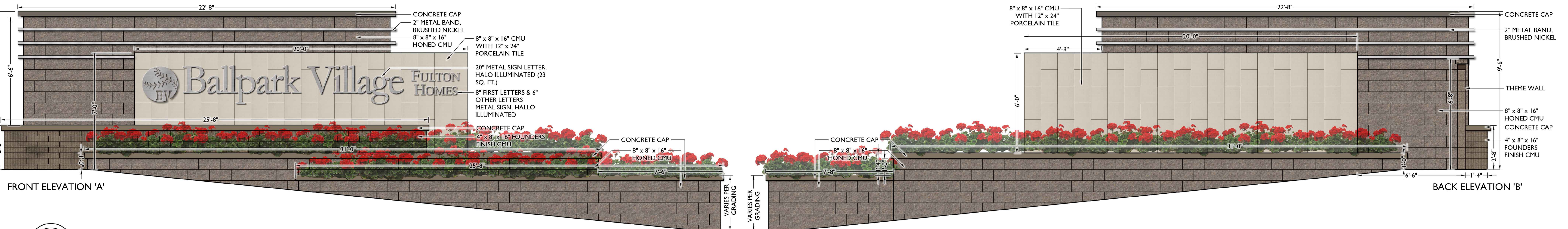
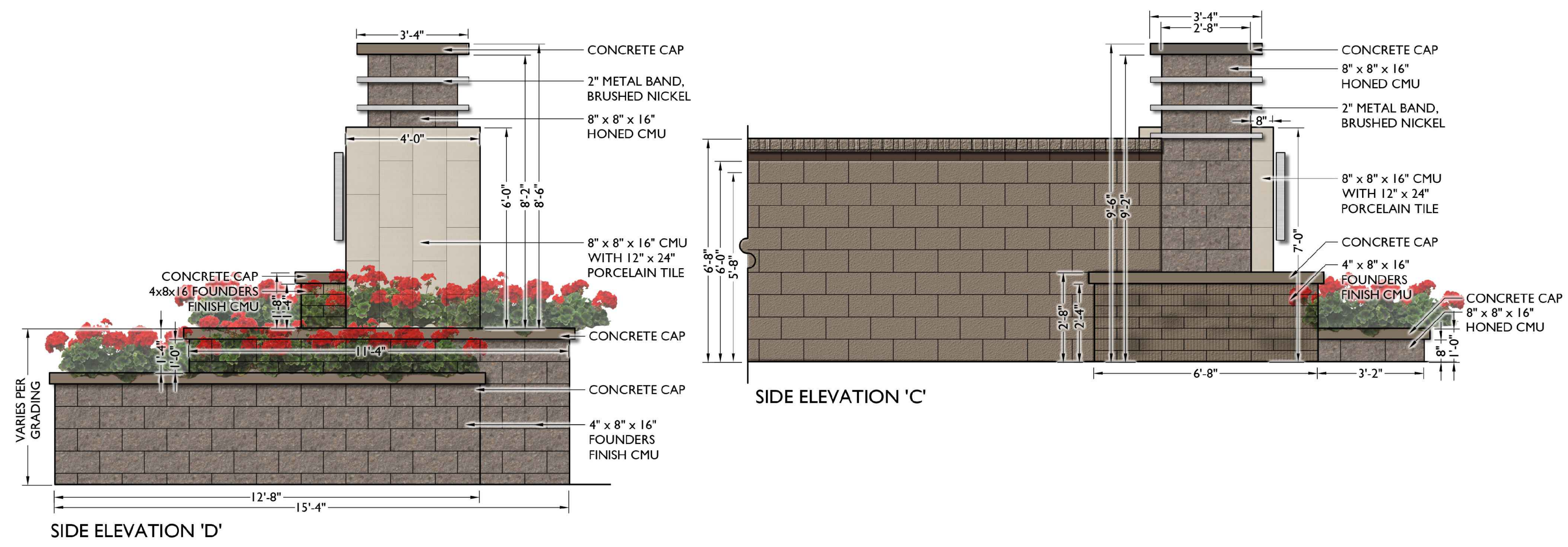
CONCRETE CAP
Color: Cocoa Milk by Mesa Precast OAE



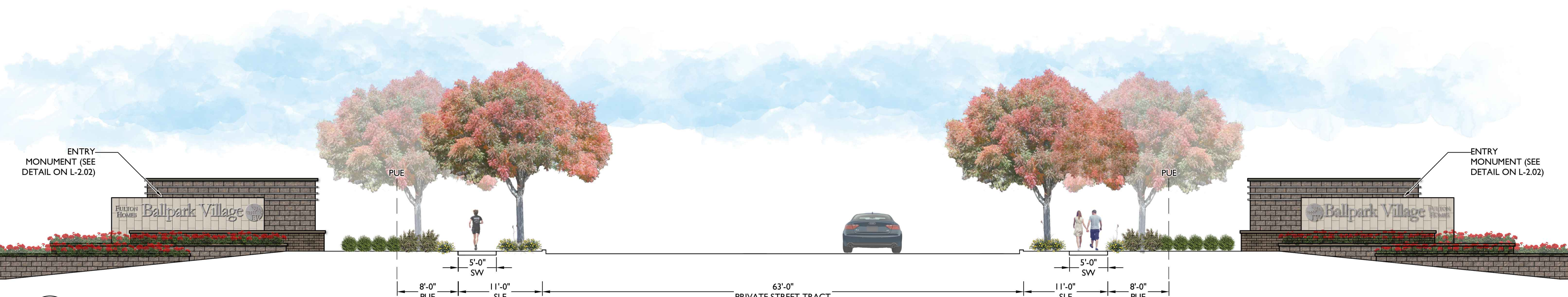
FOUNDERS FINISH
Color: Desert Blend by Superlite OAE



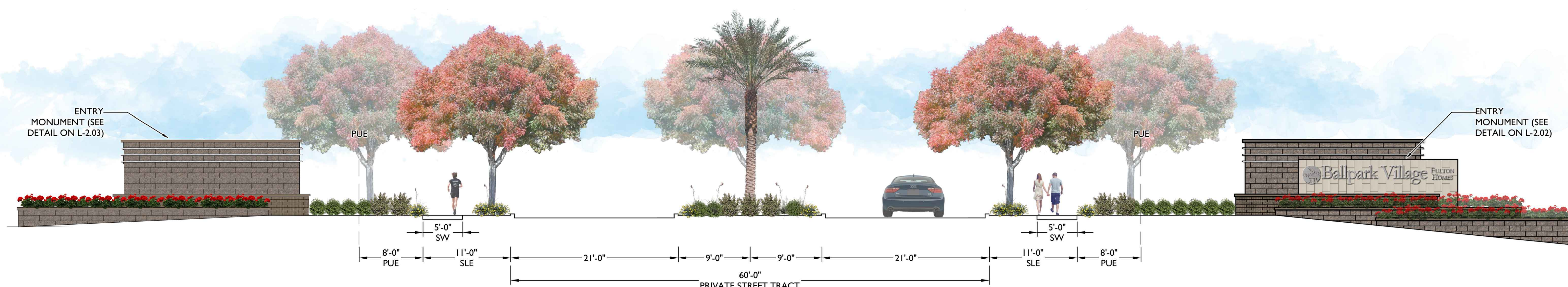
BRUSHED ALUMINUM



I ENTRY MONUMENT
Scale: 3/8" = 1'-0"

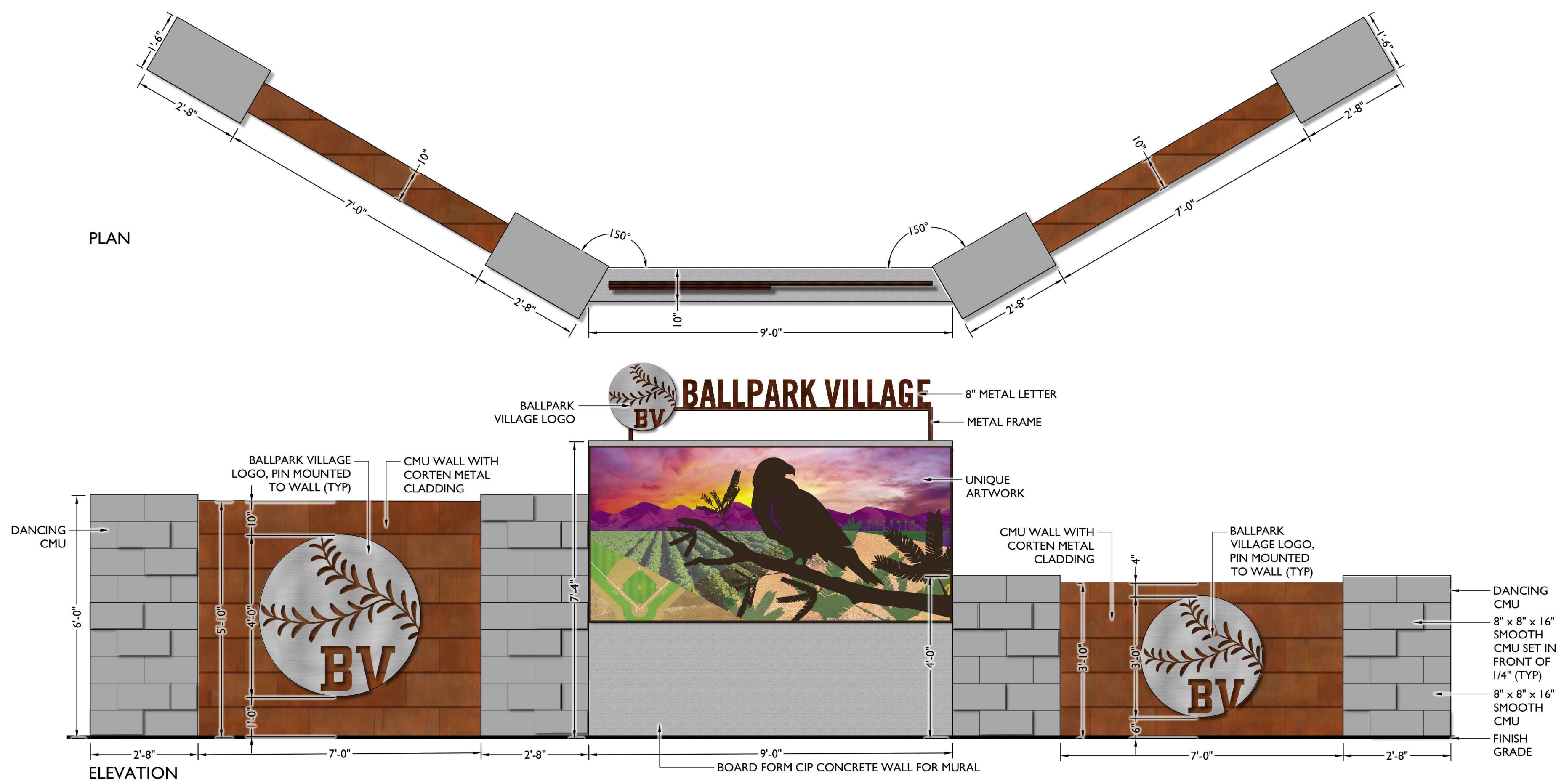


1 ENTRY ELEVATION (NORTH) AT YUMA ROAD
NTS

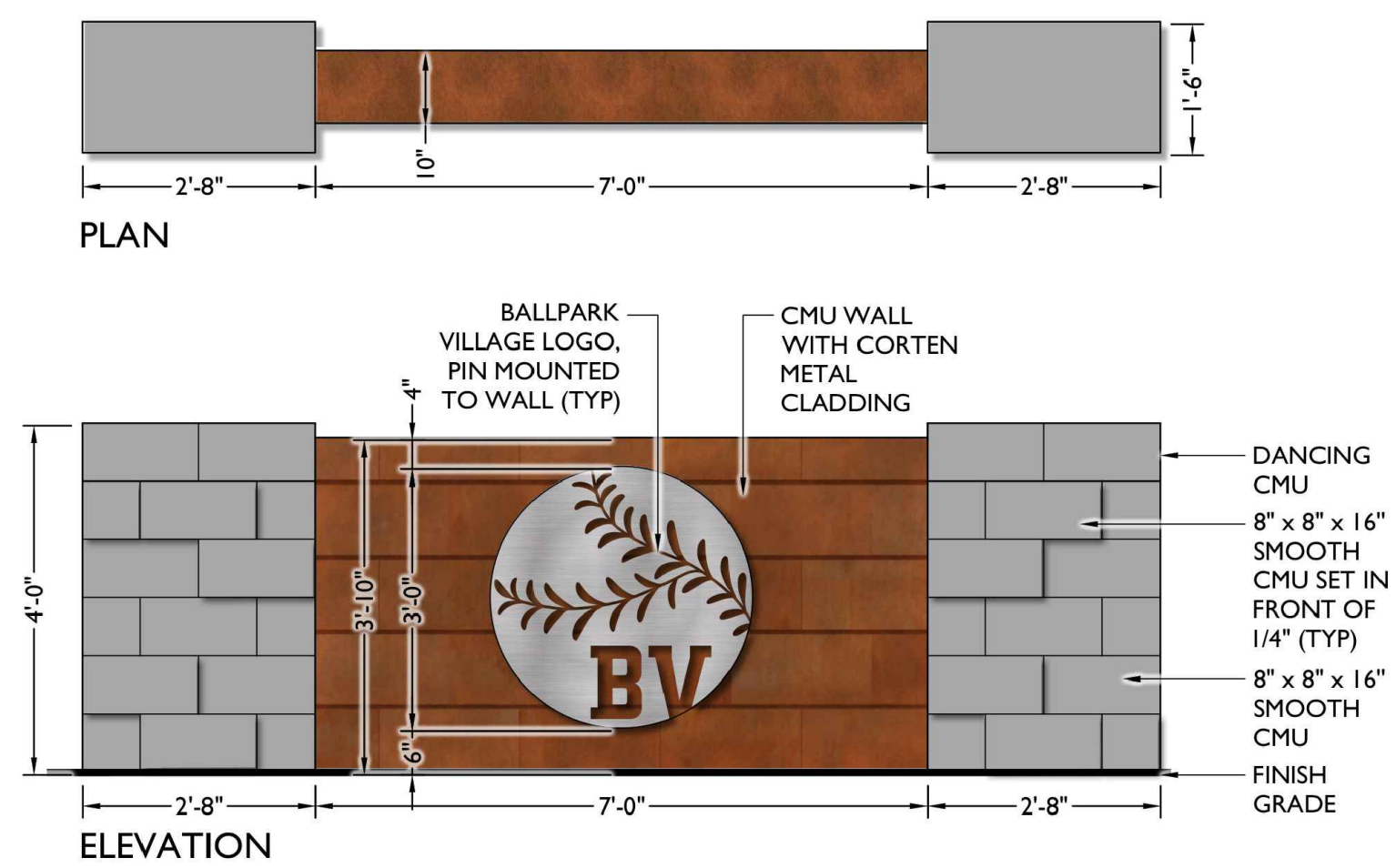


2 ENTRY ELEVATION (SOUTH) AT LOWER BUCKEYE PARKWAY
NTS

Exhibit 12 – Conceptual Regional Monumentation



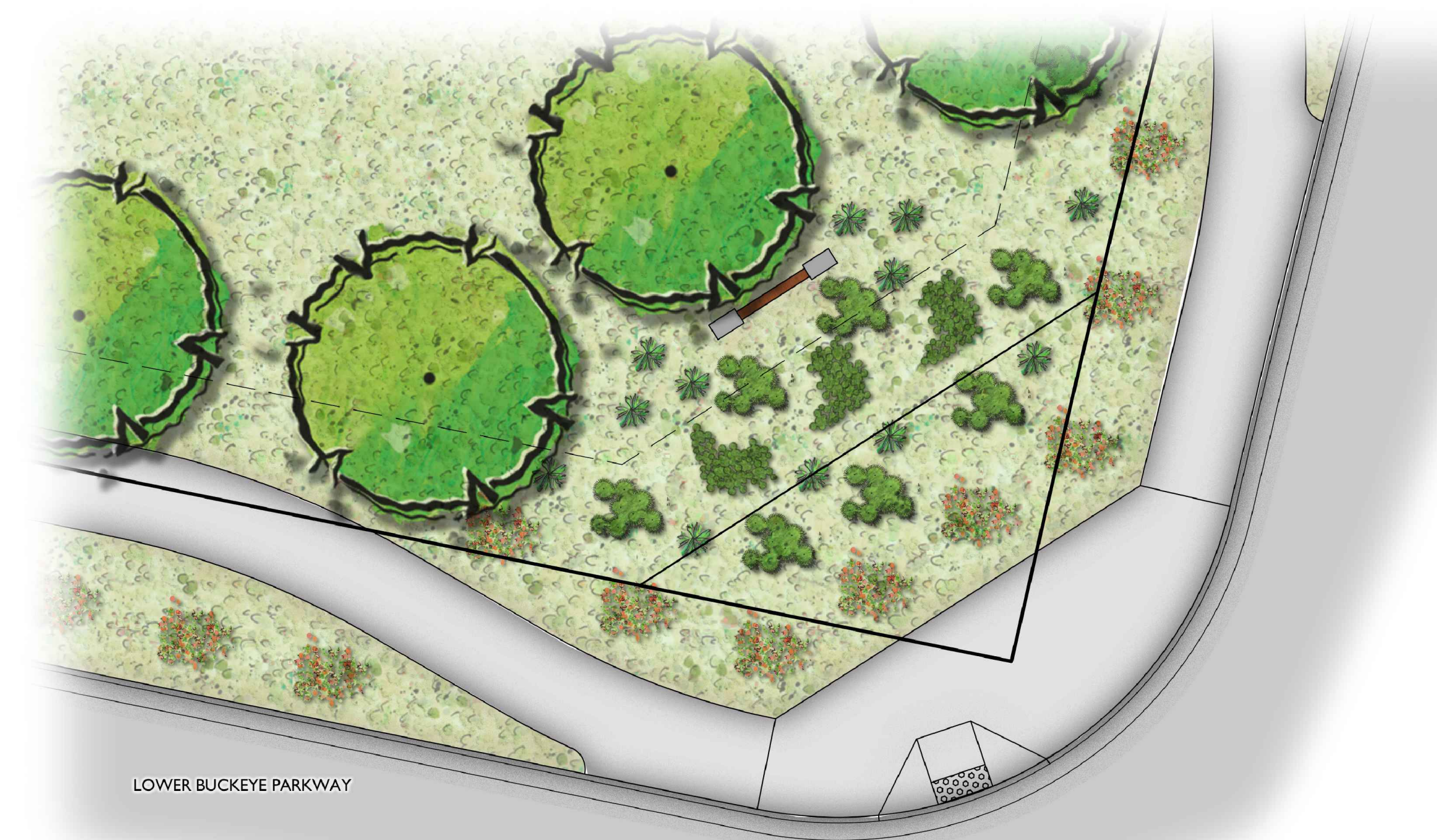
1 PRIMARY REGIONAL MONUMENT ELEVATION
Scale: 1/2" = 1'-0"



3 SECONDARY REGIONAL MONUMENT ELEVATION
Scale: 1/2" = 1'-0"



2 PRIMARY REGIONAL MONUMENT PLAN
Scale: 1/2" = 1'-0"

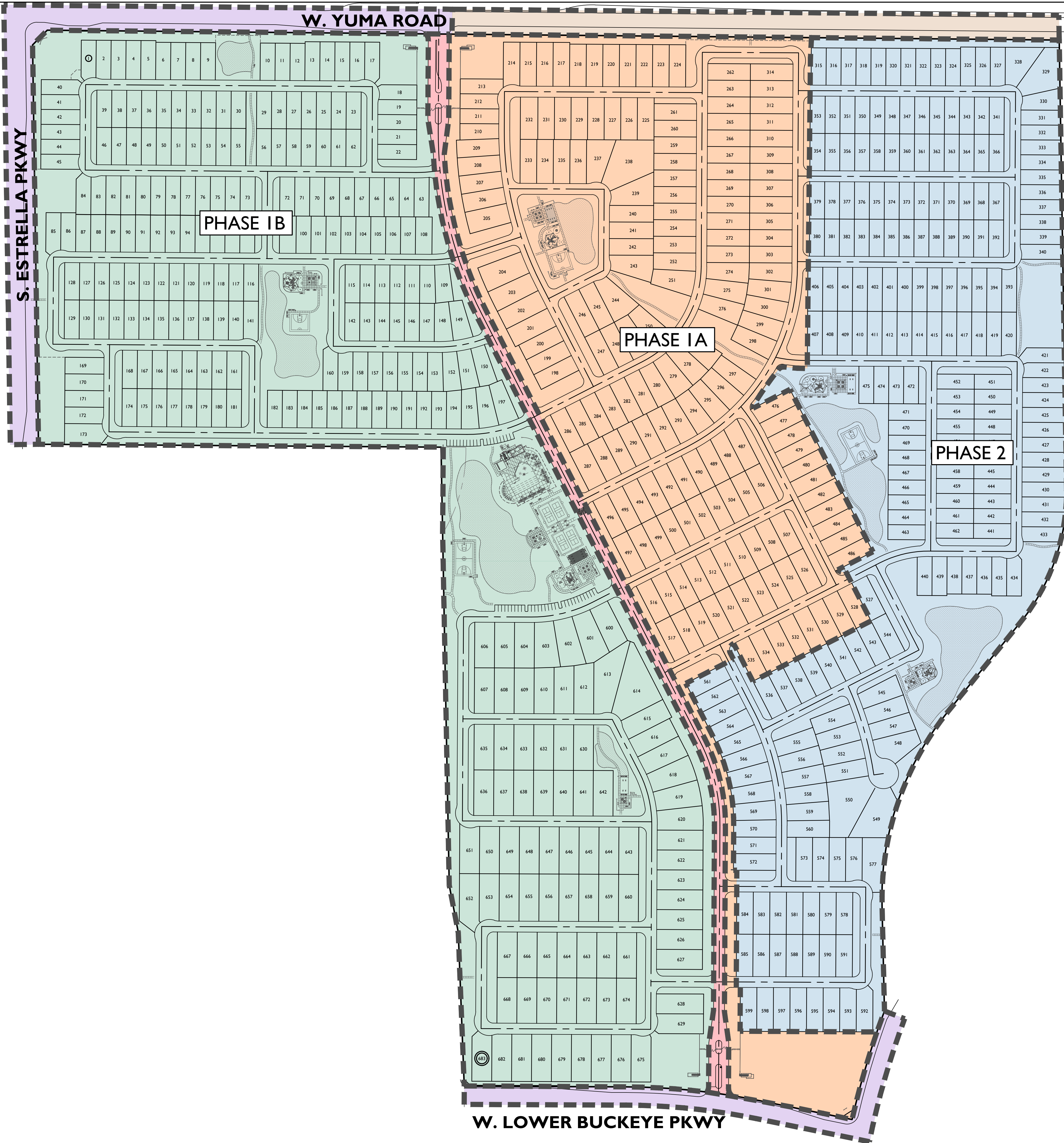


4 SECONDARY REGIONAL MONUMENT PLAN
Scale: 1" = 10'-0"

Exhibit 13 – Phasing Plan

25-1088 - Fulton Homes at Ballpark Village

Dec 03, 2025 9:59am S:\Projects\2025-0188\Planning\Drawings\Exhibits\25-0188 - Phasing Plan.dwg

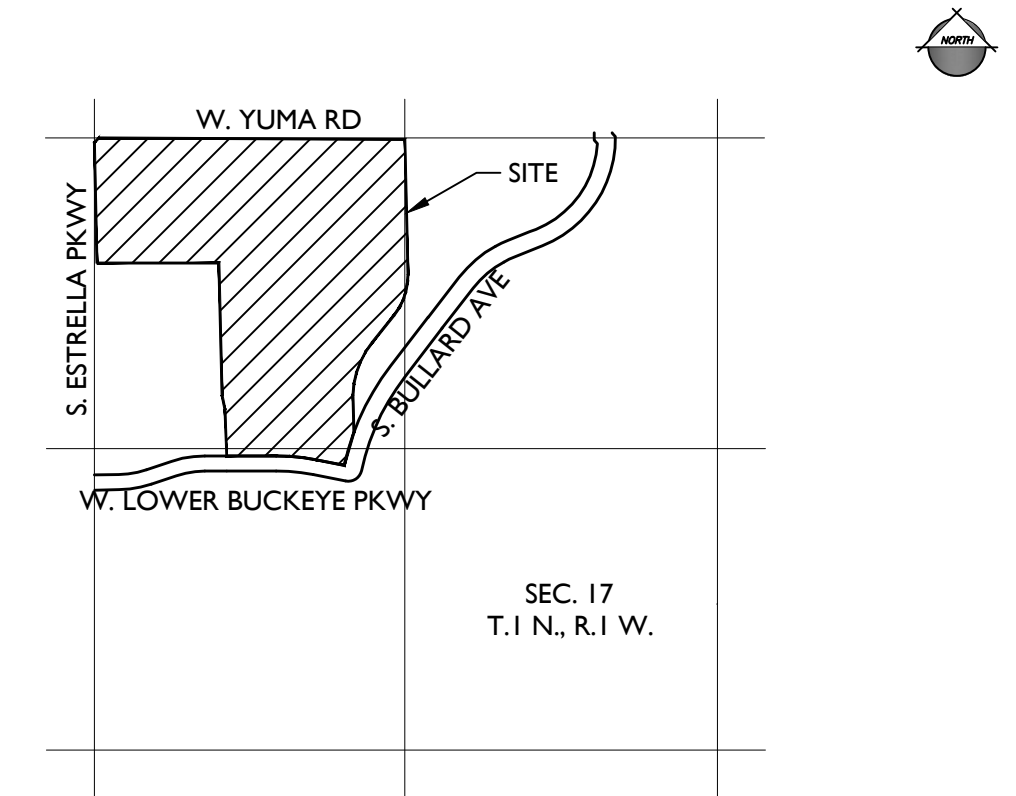


PHASING PLAN FOR FULTON HOMES AT BALLPARK VILLAGE

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

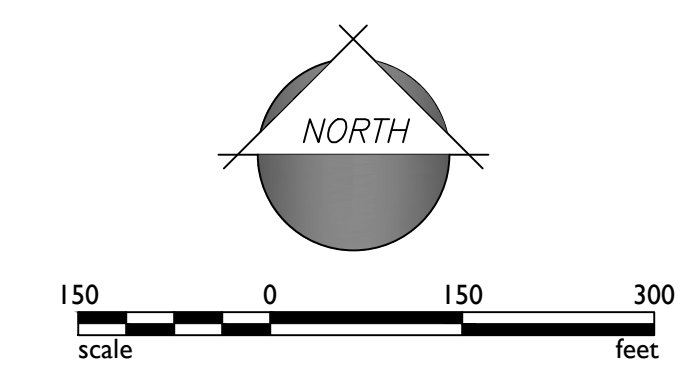
VICINITY MAP

N.T.S.

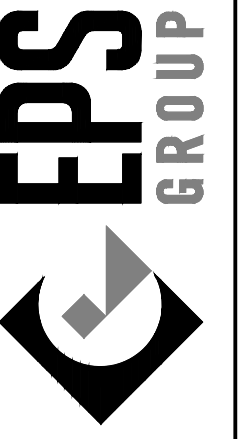


OVERALL			PHASE IA	PHASE IB	PHASE 2			
45'x105'	362	53%	4	2%	197	70%	161	72%
50'x120'	233	34%	168	96%	0	0%	65	28%
60'x130'	88	13%	4	2%	84	30%	0	0%
TOTAL	683		176		281		226	

- INFRASTRUCTURE PHASE 1
(ESTRELLA PKWY / LOWER BUCKEYE PKWY)
- INFRASTRUCTURE PHASE 2
(YUMA ROAD)
- INFRASTRUCTURE PHASE 3
(GOODYEAR BOULEVARD)



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Fulton Homes at
Ballpark Village
Goodyear, AZ

Phasing Plan

Project: _____

Revisions:

No.	Description

SEPTEMBER 8, 2025 - 1ST PRE-APPLICATION SUB.
Call or text at least two full working days before your public presentation.
ARIZONA
Professional Engineer
No. 00114 or 1-800-STRONG (772-0248)
in Maricopa County, 200203-1102

Designer: JH
Drawn by: JAJ

Preliminary
Not For
Construction
Or
Recording

Job No.
25-0188

PHASING

Sheet No.
1
of **1**