

### **Details of the Request:**

The Property (Attachment B) is currently zoned Planned Area Development (PAD) under the Fulton Homes at Ballpark Village 1st Amended PAD, approved by the City in 2023 with ordinance 2023-1567. The applicant requests an amendment to the PAD (Attachment A, Exhibit C) to modify the existing four (4) Land Use Districts, associated lot sizes, and housing product options.

#### **1. Elimination of R35 Alley Loaded Product**

The applicant proposes to remove the R35 Land Use District and the alley-loaded lot and home product. With this removal, the 2nd Amended PAD would include three (3) total Land Use Districts.

##### Applicant Justification for Land Use District Elimination

In 2024, Fulton introduced an identical alley-loaded product in its Prasada community in Surprise. Over the last 12 months, only four such homes have sold. The intended buyer profile—young families—can no longer afford this product. Meanwhile, buyers who can afford these homes, such as single adults and empty nesters, prefer -singlestory, traditional homes rather than -twestory -alleyloaded- designs.

#### **2. Replacement of the R52 Land Use District**

The applicant proposes replacing the existing R52 District (52' x 100' minimum lots) with a new R60 District (60' x 125' minimum lots).

##### Applicant Justification for Land Use District Replacement

This change compensates for the loss of the R35 product and introduces a larger “executive” lot option. The revised lot mix provides a broader range of lot sizes and product types that Fulton believes are better aligned with market demand at this location.

#### **3. R45 and R50 Lot Dimensions**

Fulton proposes increasing the minimum lot depth in the R45 District by 10 feet.

##### Applicant Justification for Increased Lot Dimensions

The additional depth allows Fulton to introduce a 4-bedroom single-story home that appeals to young families who previously might have selected the alley-loaded product. The change also preserves options for single adults and empty nesters who typically prefer the R45 product. Other young families are expected to migrate toward the smaller floorplans in the R50 District, which traditionally attract more mature buyers.