



Ballpark Village PAD Amendment



- Ballpark Village & Ballpark Village – South
- 254 acres on the east side of Estrella Parkway
- Ballpark Village – area around the Ballpark
- Ballpark Village – South – area west of development complexes



- Approved land use in Ballpark Village - South is single & multi family residential
- Three density ranges: 5-10 du/ac in RES-1, 6-15 du/ac in RES-2 & 5-30 du/ac in RES-3
- Max building heights ranging from 42 ft to 75 ft

Requested PAD Amendment



BALLPARK VILLAGE PAD AMENDMENT

- El Dorado Holdings, the owner of the RES-1 & RES-2 properties, submitted the amendment
- Revised RES-1, 2 & 3 density ranges to 5 to 30 dwelling units/acre
- Revised RES1, 2 & 3 maximum building heights to 55 feet

Table B Cont.: RES Category Development Standards (RES category within Ballpark Village-South)

<u>Multi-Family</u>			
Development Standard	RES-1	RES-2	RES-3
Min. Net Site Area (sq. ft.)	0	0	0
Max. Net Site Area (sq. ft.)	Not applicable	Not applicable	Not applicable
Required Site Width/Depth Ratio	Not applicable	Not applicable	Not applicable
Min. Site Width (ft.)	0	0	0
Min. Site Depth (ft.)	0	0	0
Max. Height (ft.)	42	42	75
Density Range (min.-max.)	5-10	6-15	8-30
Max. MF or Condominium Site Coverage	100%/100%	100%/100%	100%/100%
Min. Unit/Building Separation (ft.)	0/0	0/0	0/0
Min. Private Open Space (sq. ft.) (Includes balconies/courtyards)	40	40	40
Min. Unit/Building Setback ¹ (ft.)			
- Front	5/5	5/5	0/0
- Side	0/0	0/0	0/0
- Rear	3/3	3/3	0/0
- Street side	5/5	5/5	5/5
Min. On-Site Landscaping (% of Net Site Area)	15% (Per multi-family community)		
Min. Recreational O/S	Up to 5% of the Min. On-Site Landscaping Area (Per multi-family community)		
Minimum Sidewalk Width (ft.)	4	4	4

Table B Cont.: RES Category Development Standards (RES category within Ballpark Village-South)

<u>Multi-Family</u>			
Development Standard	RES-1	RES-2	RES-3
Min. Net Site Area (sq. ft.)	0	0	0
Max. Net Site Area (sq. ft.)	Not applicable	Not applicable	Not applicable
Required Site Width/Depth Ratio	Not applicable	Not applicable	Not applicable
Min. Site Width (ft.)	0	0	0
Min. Site Depth (ft.)	0	0	0
Max. Height (ft.)	55	55	55
Density Range (min.-max.)	5-30	5-30	5-30
Max. MF or Condominium Site Coverage	100%/100%	100%/100%	100%/100%
Min. Unit/Building Separation (ft.)	0/0	0/0	0/0
Min. Private Open Space (sq. ft.) (Includes balconies/courtyards)	40	40	40
Min. Unit/Building Setback ¹ (ft.)			
- Front	5/5	5/5	0/0
- Side	0/0	0/0	0/0
- Rear	3/3	3/3	0/0
- Street side	5/5	5/5	5/5
Min. On-Site Landscaping (% of Net Site Area)	15% (Per multi-family community)		
Min. Recreational O/S	Up to 5% of the Min. On-Site Landscaping Area (Per multi-family community)		
Minimum Sidewalk Width (ft.)	4	4	4

Amending MF Density Ranges & Max Heights



CURRENT VERSION OF BUILDING ELEVATIONS 12/8/20

- Amendment was submitted because Alliance Residential wants to develop some of the El Dorado property at a higher density than allowed in RES-1
- Height revision was a housekeeping measure from staff

Public Outreach



BALLPARK VILLAGE PAD AMENDMENT

- 4 other private property owners in the PAD
- 2, in Ballpark Village, support the amendment
- The other 2, in the RES-3 section of Ballpark Village – South, do not
- 1 resident outside of the PAD does not support MF



- Existing development in RES-3: “The Clubhouse” where team members of the Cleveland Indians reside
- On property not owned by PAD Amendment applicant, El Dorado Holdings



- Approved & permitted development in RES-3: "Solace at Ballpark Village"
- On property not owned by applicant, El Dorado

Planning & Zoning Commission



BALLPARK VILLAGE PAD AMENDMENT

- Voted 4 to 2 to recommend approval
- Dissenting members cited concerns:
 - That the density changes would change the vision for Ballpark Village – South; and,
 - That the height changes would result in high-rise apartment buildings

Revised PAD Amendment



BALLPARK VILLAGE PAD AMENDMENT

- To address Commission concerns & lack of support from other PAD property owners, the amendment was revised to:
 - Amend density to 5 – 30 du/ac only in the RES 1 & 2 categories (owned by El Dorado)
 - Increase max building height from 42' to 46' only in the RES 1 & 2 categories (owned by El Dorado)

Recommendation



BALLPARK VILLAGE PAD AMENDMENT

- Staff supports the revised amendment which meets the Zoning Ordinance criteria for a rezone
- Staff recommends approval of the revised amendment subject to the stipulations in Ordinance 2021-1494