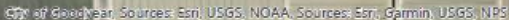




Ballpark Village & Ballpark Village - South PAD Amendment



- Currently approved Ballpark Village & Ballpark Village – South PAD is 254 acres on the east side of Estrella Parkway
- Ballpark Village: Ballpark & the area around it
- Ballpark Village – South: Development complexes & the area west of them

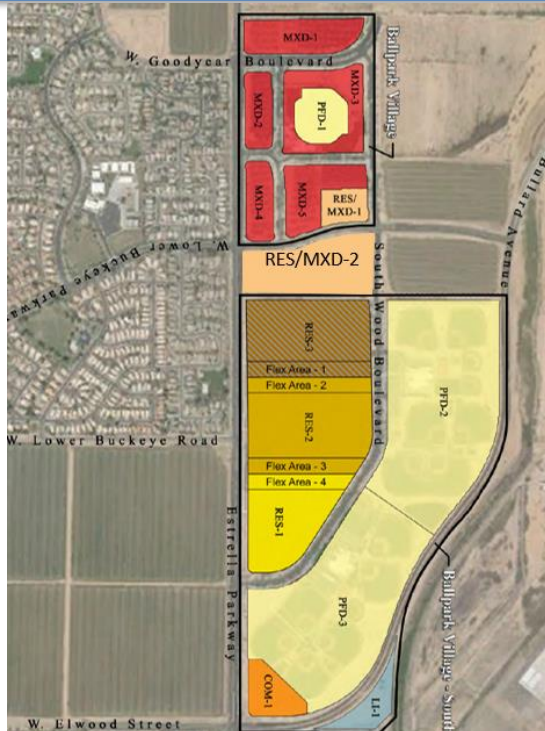


- Currently the 14 acres is part of the 2007 City Center Airpark PAD, and is owned by SunMP
- Underlying zoning of C-2, General Commercial & I-1, Light Industrial
- Understanding the incompatibility of I-1 & the Ballpark, SunMP authorized staff to initiate this amendment

Underlying BV & BV-S Zoning



BALLPARK VILLAGE & BALLPARK VILLAGE – SOUTH PAD AMENDMENT



- With the authorization SunMP requested zoning that would allow:
 - All commercial, all multi-family, or both
- Staff selected the existing BV & BV-S PAD RES/MXD category

RES/MXD Development Standards



BALLPARK VILLAGE & BALLPARK VILLAGE – SOUTH PAD AMENDMENT

Table C: Non-RES Category Development Standards (Ballpark Village & Ballpark Village-South)²

Development Standard	MXD ³	RES/MXD ⁴	COM	LI	PFD
Min. Lot Area (sq. ft.)	None	10,000	10,000	10,000	N/A
Min. Lot Width (ft.)	None	100	150	None	N/A
Max. Building Height ⁵ (ft.)					
- Bldgs. immediately adjacent to Estrella Pkwy. s/o Goodyear Blvd.	62	N/A	56	N/A	N/A
- Bldgs. immediately adjacent to Estrella Pkwy. n/o Goodyear Blvd.	72	N/A	N/A	N/A	N/A
- Other	105	72	56	50	N/A
Max. Building Coverage	65%	60%	50%	50%	N/A
Min. Building Setback ⁶ (ft.)	Building/Parking				
- Estrella Pkwy	15/30	N/A	15/30	N/A	N/A
- Bullard Avenue	N/A	N/A	30/30	30/30	30/30
- Lower Buckeye Pkwy/Goodyear Blvd.	15/15	10/10	N/A	N/A	N/A
- Front (interior street)	0/0	0/0	7.5/7.5	20	N/A
- Side	0/0	0/0	N/A	30/10	30/10
- Rear	0/0	0/0	N/A	20/10	20/10
- Street side	0/0	0/0	20	30/10	30/10
Min. Open Space ⁷	10%	1.9 ac	15%	10%	N/A
Minimum Sidewalk Width (ft.) ⁸	4	4	4	4	N/A

RES/MXD can allow:

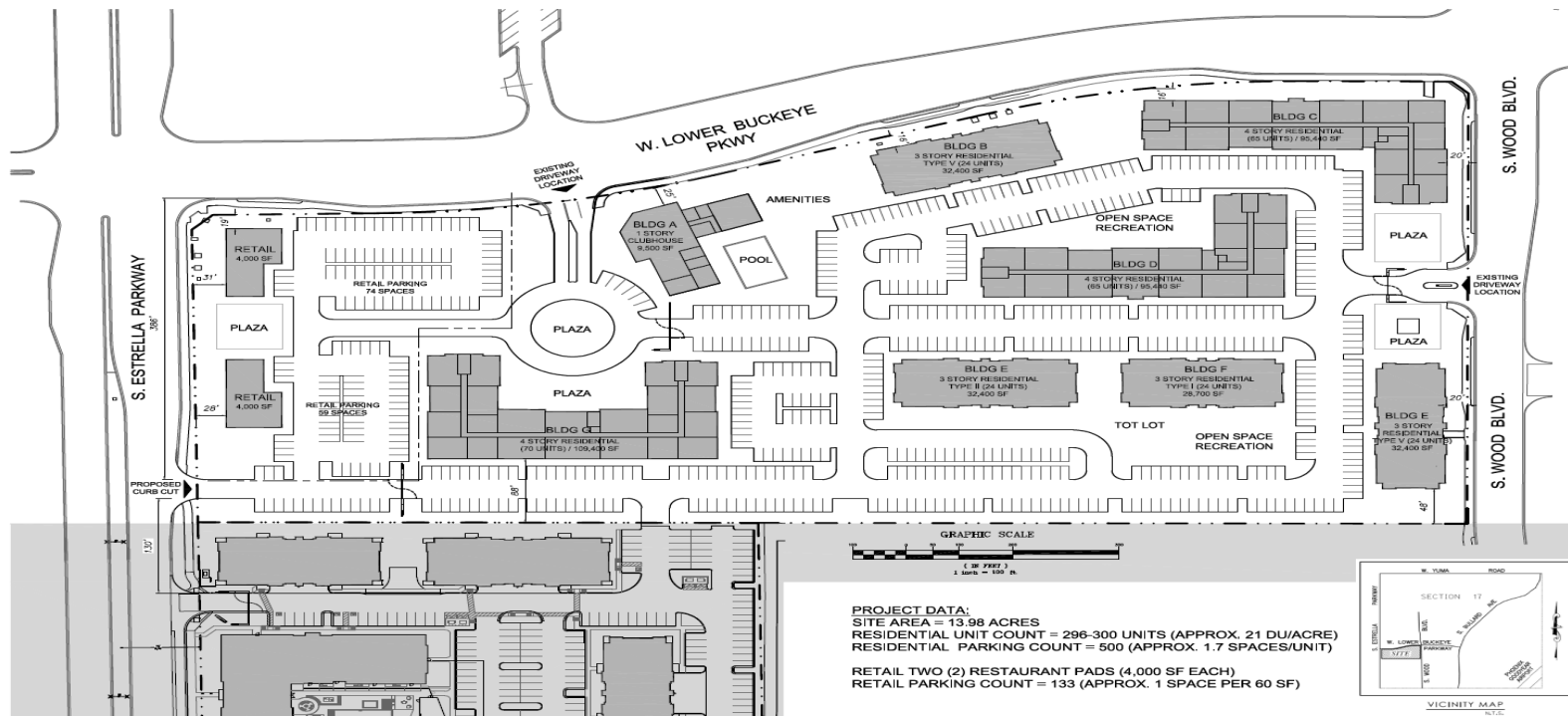
- All commercial
- All multi-family
- Or both

As requested by SunMP

June Pre-app for “Solace North”



BALLPARK VILLAGE & BALLPARK VILLAGE – SOUTH PAD AMENDMENT



Public Outreach



BALLPARK VILLAGE & BALLPARK VILLAGE – SOUTH PAD AMENDMENT

- One owner in Ballpark Village inquired about the amendment – no position taken
- One resident outside of the PAD supported the amendment

Recommendation



BALLPARK VILLAGE & BALLPARK VILLAGE – SOUTH PAD AMENDMENT

- The amendment meets the Zoning Ordinance criteria for a rezone
- Staff, & the Planning Commission by a vote of 6 to 0, recommend approval of the amendment subject to the stipulations in Ordinance 2021-1513

Questions????