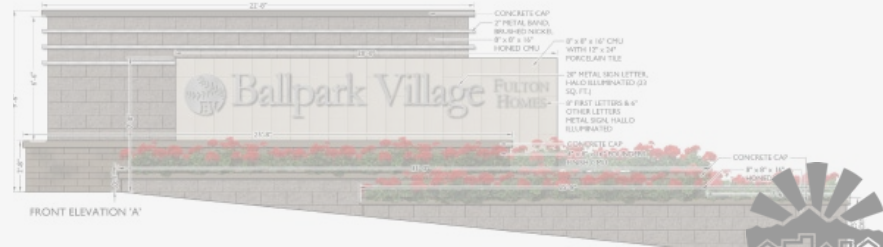




Ballpark Village Northeast Area Minor General Plan Amendment + Fulton Homes at Ballpark Village Rezone

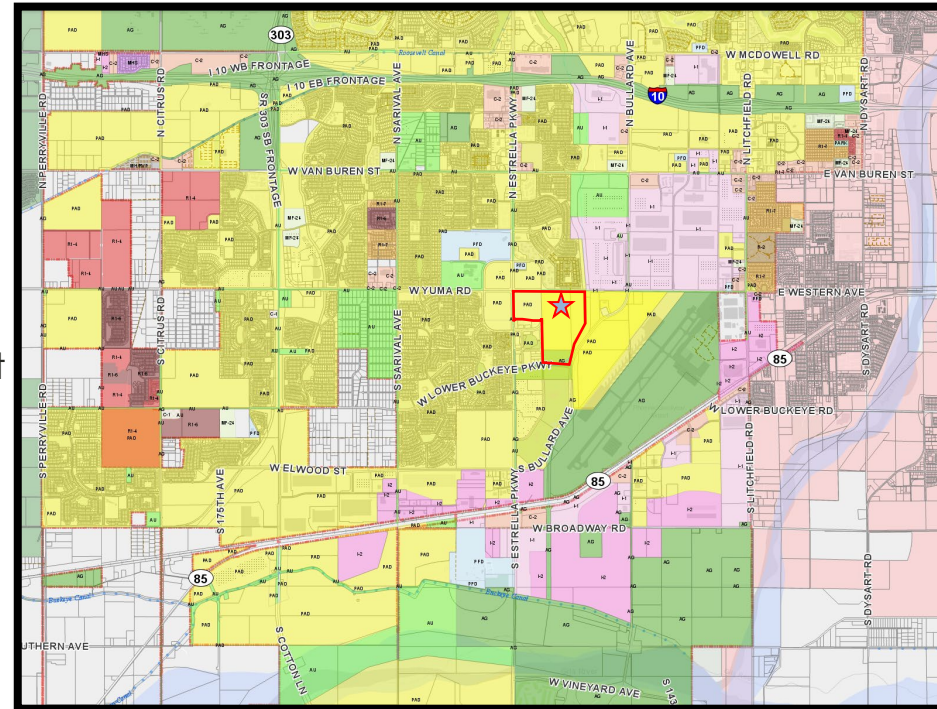
City Council Meeting
April 18, 2022



Location of Today's Cases



- Central Goodyear
 - Southeast corner of Estrella Parkway and Yuma Road
 - Approximately 156-acres
 - 35 acres
 - **General Plan Land Use:** Neighborhood
 - **Zoned:** Goodyear City Center Southeast PAD
 - 121 acres
 - **General Plan Land Use:** Business and Commerce
 - **Zoned:** City Center Airpark PAD



- SWC of Estrella Parkway and Yuma Road
 - North
 - Vacant City Center NE and Centera
 - South
 - Ballpark and Vacant farm
 - East
 - Bullard Wash and Anton at Ballpark Village
 - West
 - Vacant City Center SW and Ballpark

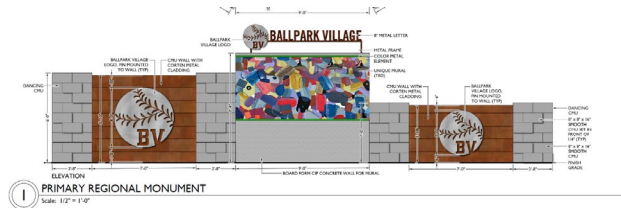


Ballpark Village



A UNIQUE DESTINATION AND VILLAGE CENTER FOR THE CITY

- From City Center
- To Village Center
 - Home of the Goodyear Ballpark
 - Anton at Ballpark Village (last meeting)
 - Fulton Homes at Ballpark Village



Zoning and General Plan Amendment History



BALLPARK VILLAGE NORTHEAST AREA/FULTON HOMES AT BALLPARK VILLAGE

- City Center Airpark in 2006
- Goodyear Ballpark in 2007
- City Center Southeast in 2008
- General Plan Amendment for City Center in 2021
 - Neighborhood General Plan
 - Village Center Designation

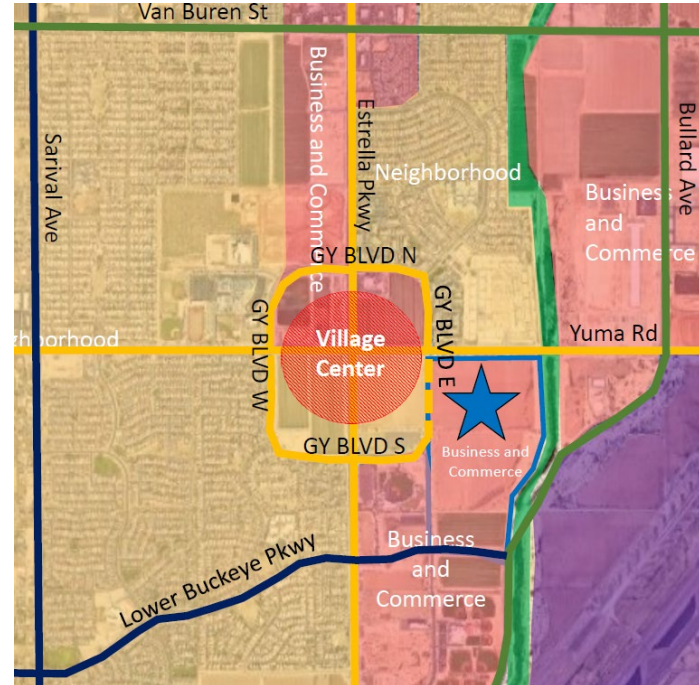


Ballpark Village Northeast Area



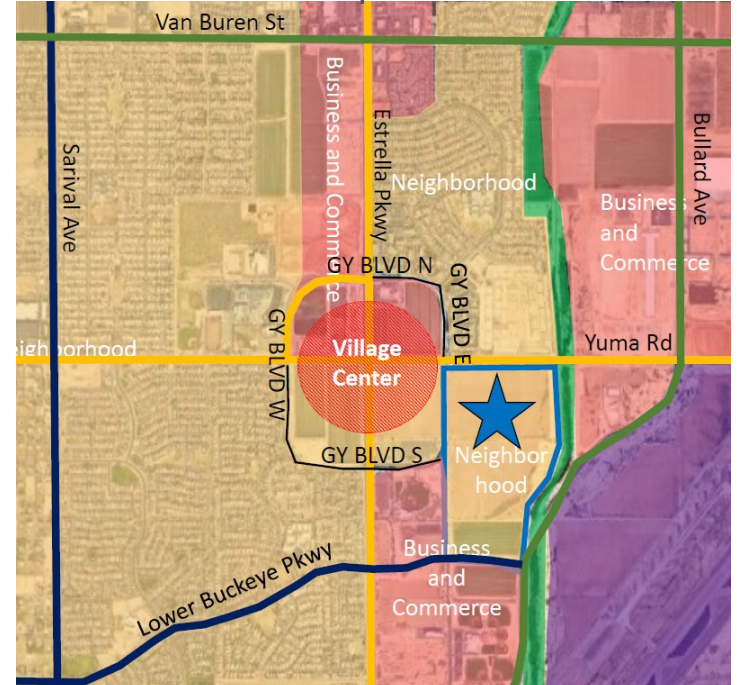
MINOR GENERAL PLAN AMENDMENT

Current



- From Business and Commerce to Neighborhood
- Removes a section of Goodyear Boulevard East
- Reclassifies other Goodyear Boulevard segments

Proposed



Fulton Homes at Ballpark Village



PLANNED AREA DEVELOPMENT: PROPOSAL AND LAND USE

- 156 Acre Master Planned Community
- 4 Land Use Districts within PAD
 - R50 (Traditional – based on R1-6 Reduced)
 - R52 (Traditional – based on R1-6 Reduced)
 - R45 (Traditional – based on R1-4 Reduced)
 - R35 (Alley-Loaded – based on R1-C)
- Lot Diversity Based on Percentage Mix
- Anticipated to Develop as Gated/Private

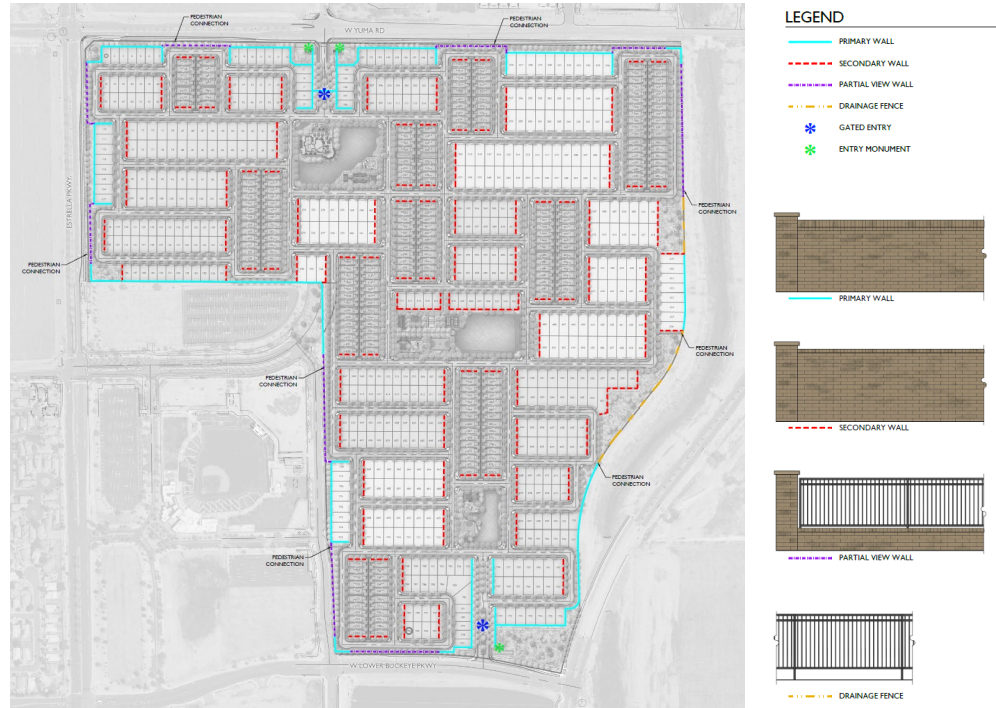


Fulton Homes at Ballpark Village



PLANNED AREA DEVELOPMENT: WALLS, FENCING AND CONNECTIVITY

- Lots and Walls adjacent to the perimeter
- Trail Connections to Bullard Wash
- Small Blocks
- A minimum of 10 pedestrian connections to exterior



*Images Conceptual In Nature

Parks and Parking



A photograph of a desert landscape. In the foreground, a light-colored concrete sidewalk leads into a dirt path. The path is flanked by various desert plants, including low-lying shrubs and taller, spiky cacti. In the background, a building with a tiled roof is visible, partially obscured by trees and shrubs. The sky is clear and blue.

PRIMARY REGIONAL MONUMENT

Scale: 1/2" = 1'-0"

A photograph of a single-story house with a stone and brick exterior, a gabled roof, and a large front porch. The house is surrounded by landscaping, including bushes and a lawn. A utility pole is visible in the foreground.

Fulton Homes at Ballpark Village



GOODYEAR BOULEVARD EAST AND GOODYEAR BOULEVARD SOUTH

Current



Proposed

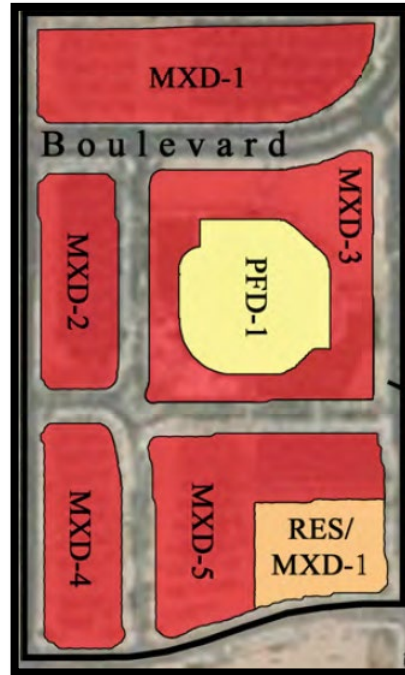


Ballpark Village

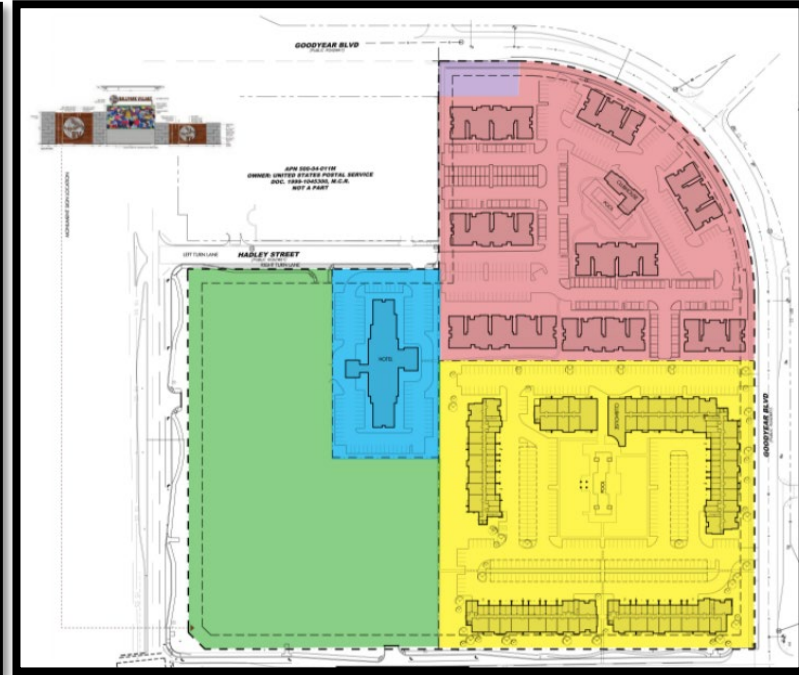


COMMERCIAL AND INTEGRATED MIXED-USE OPPORTUNITIES

- Ballpark Village Core (entitled)
 - 52.98 acres of MXD
- Ballpark Village North (future zoning case)
 - 9.8 acres of C-2



Ballpark Village MXD "Core"



Ballpark Village North Proposal

*Images Conceptual In Nature

Recommendation



RECOMMEND APPROVAL(S) SUBJECT TO STIPULATIONS

- Recommend Approval of General Plan Amendment (121 acres)
 - From Business and Commerce
 - To Neighborhood
- Recommend Approval to Rezone:
 - From Two Separate Planned Area Developments (PADs)
 - Underlying Commercial and Industrial
 - Underlying Zoning of Business Park and Retail
 - To Planned Area Development
 - Residential master-planned community
 - Subject to Stipulations



*Conceptual Land Use Plan

