



Ballpark Village North

City Council Meeting
May 23, 2022

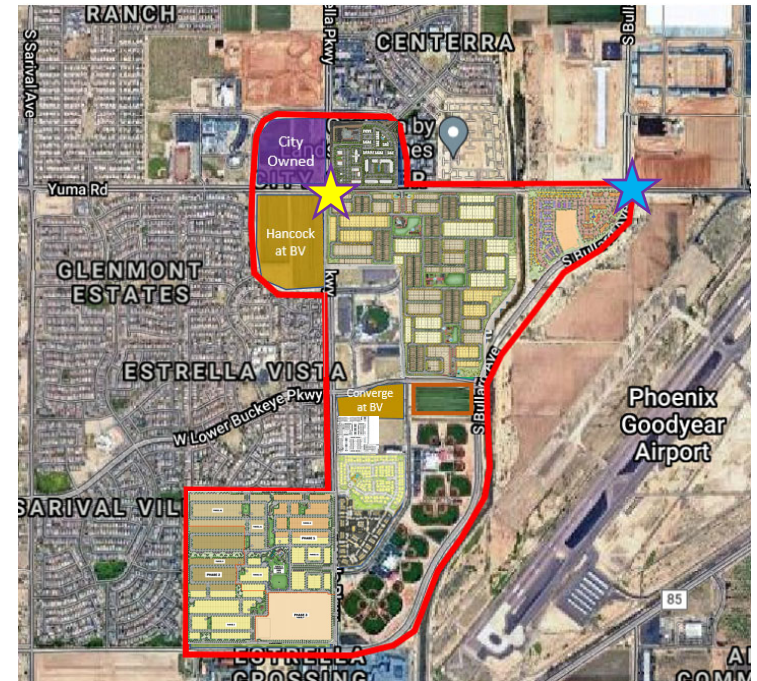
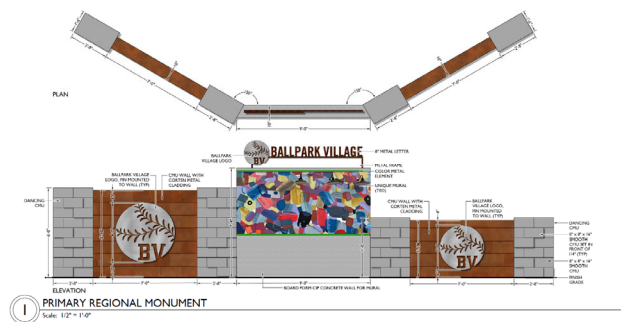


Ballpark Village



A UNIQUE DESTINATION AND VILLAGE CENTER FOR THE CITY

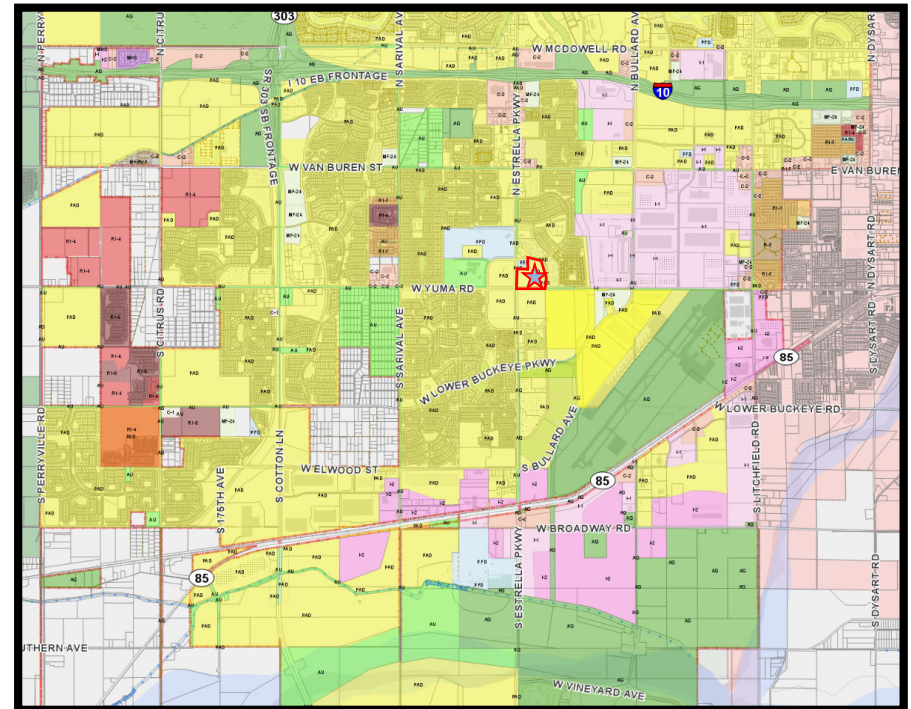
- From City Center
- To Village Center
 - Home of the Goodyear Ballpark



Location



- Central Goodyear
 - Northeast corner of Estrella Pkwy and Yuma Rd
 - Approximately 27 Acres
 - Currently zoned PAD
 - Underlying Hospitality, Retail and Entertainment



Specific Location



ZOOMED IN

- NEC of Estrella Pkwy and Yuma Rd
 - North
 - Post Office
 - Centerra mixed-use
 - South
 - Vacant Fulton Homes at BV
 - East
 - Centerra multi-family
 - West
 - Vacant City-Owned Property



Zoning History and General Plan Amendment History



BALLPARK VILLAGE NORTH

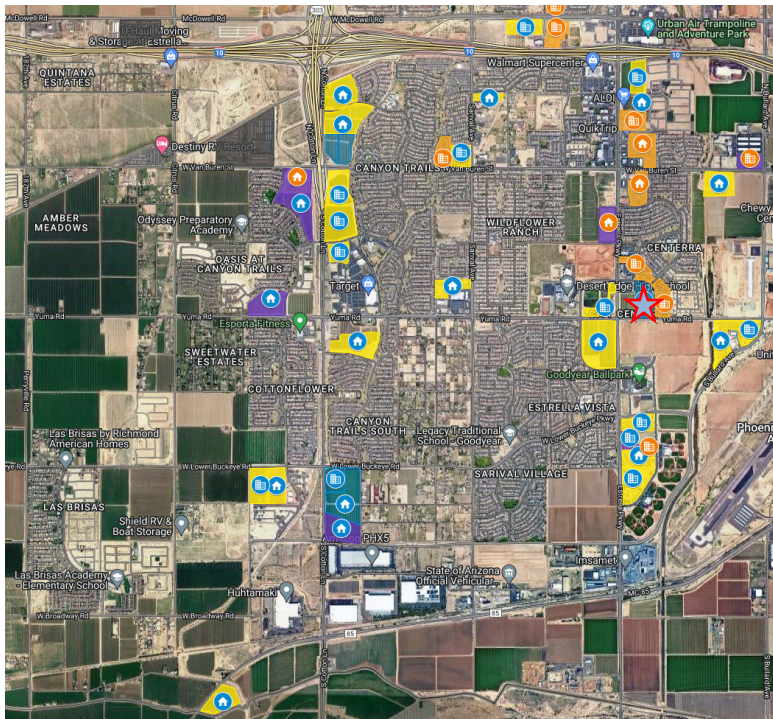
- Goodyear Ballpark in 2007
- City Center Northeast in 2008
- General Plan Amendment for City Center in 2021
 - Business and Commerce General Plan
 - Village Center Designation



Area Multi-Family



MCDOWELL TO FUTURE SR 30 – PERRYVILLE TO BULLARD



=Established Multi-Family



=Under Construction or Recently Completed Multi-Family



=Zoned for Multi-Family



=Developer Interest in Multi-Family (Application Submitted)



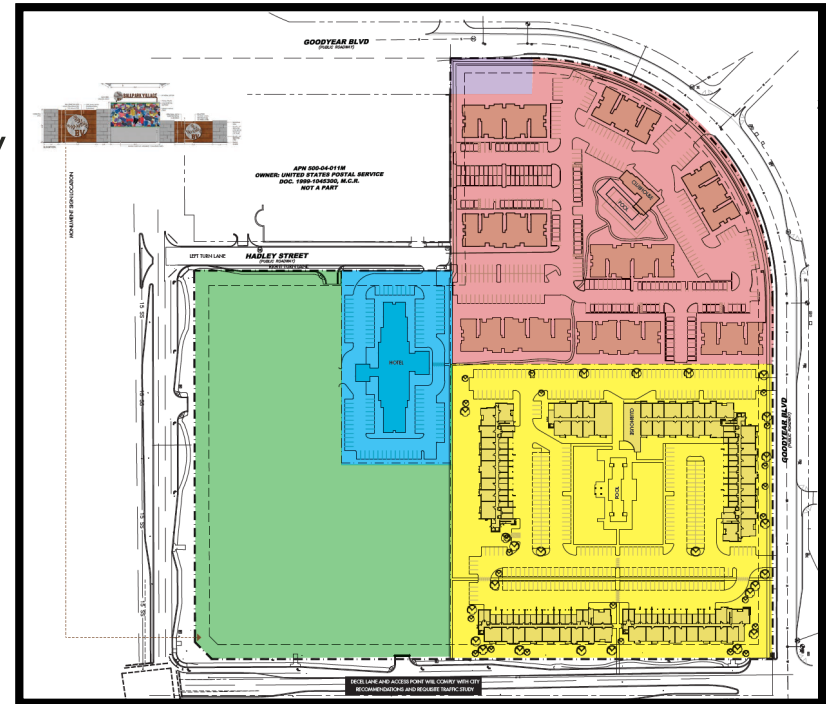
= Ballpark Village North

Proposal



BALLPARK VILLAGE NORTH

- 9.8 acres - C-2 with PAD Overlay
- 17.6 acres of MF-24 with PAD Overlay



*Images Conceptual In Nature

PAD Overlay



REQUESTS AND REGULATIONS

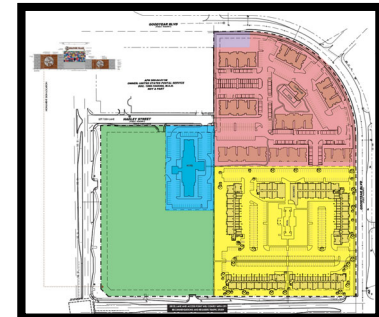
Density and Height



Modified C-2 Uses



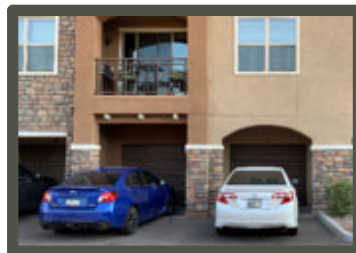
Setbacks



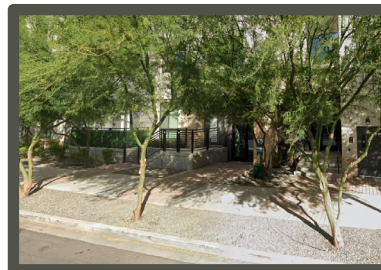
Connections



Parking



Open Space



Plazas and Design



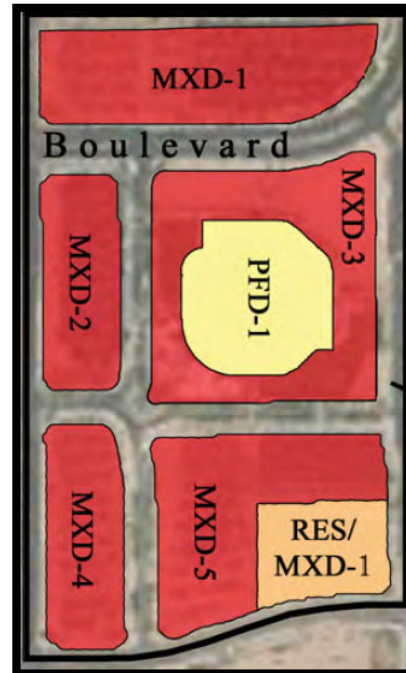
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Ballpark Village

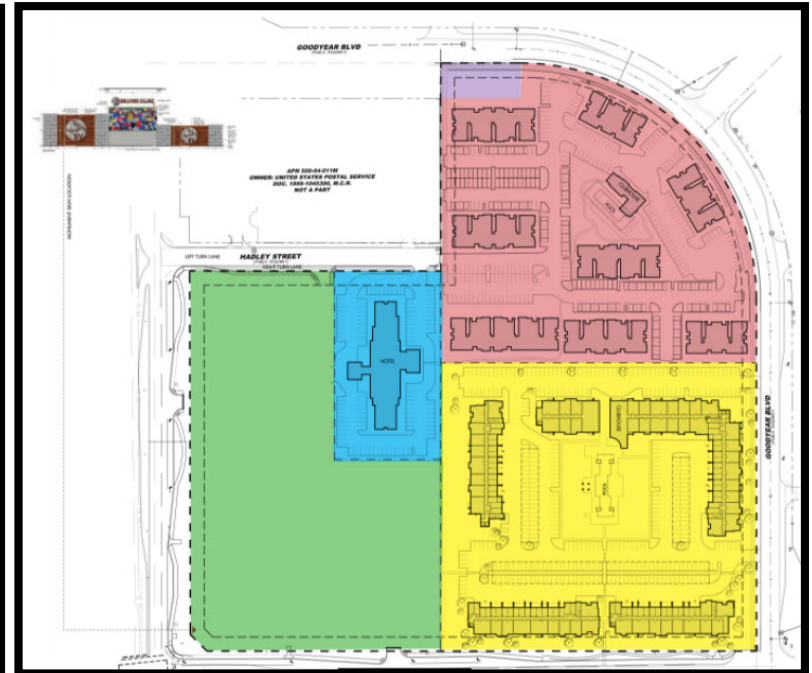


COMMERCIAL AND INTEGRATED MIXED-USE OPPORTUNITIES

- 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



APPROVE SUBJECT TO STIPULATIONS

- Approve Rezone:
 - From Planned Area Development (PAD)
 - Underlying Hospitality, Retail and Entertainment
 - To C-2 and MF-24 with PAD Overlay
 - Subject to Stipulations



*Applicant Provided Renderings



