

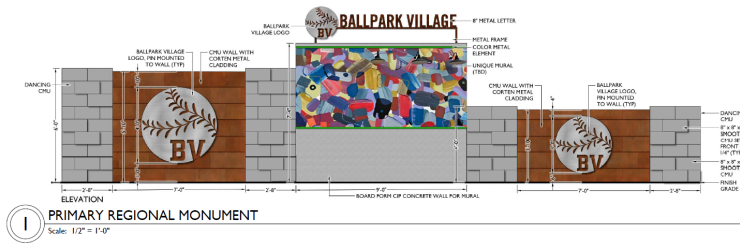


VLUX at Ballpark Village

City Council Meeting
September 26, 2022



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

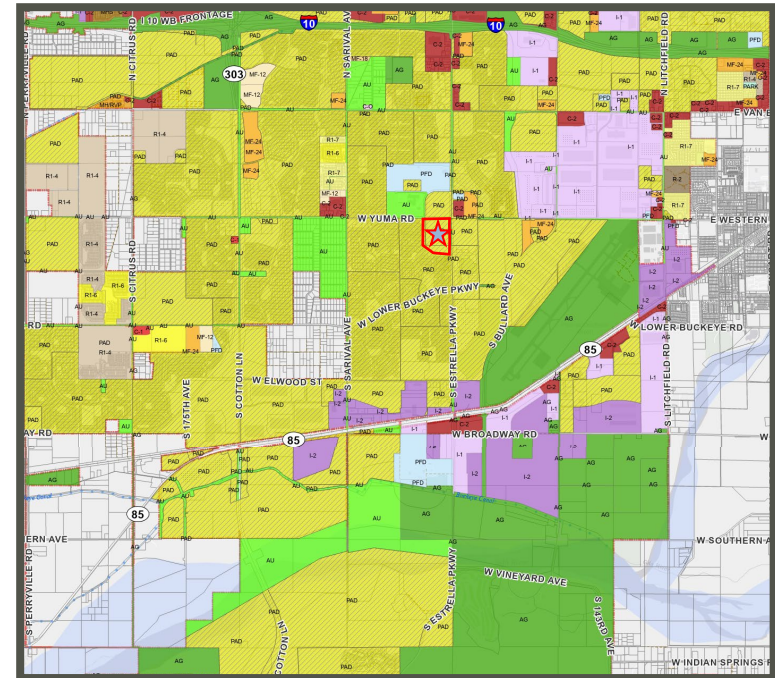


Location



CENTRAL GOODYEAR

- Ballpark Village
 - Southwest corner of Estrella Pkwy and Yuma Rd
 - Approximately 51.24 Acres
 - Currently zoned PAD
 - Underlying Residential and Retail



Specific Location



ZOOMED IN

- SWC of Estrella Pkwy and Yuma Rd

- North
 - Vacant City Parcel
- South
 - Estrella Vista
- East
 - Vacant Fulton Homes
- West
 - Estrella Vista

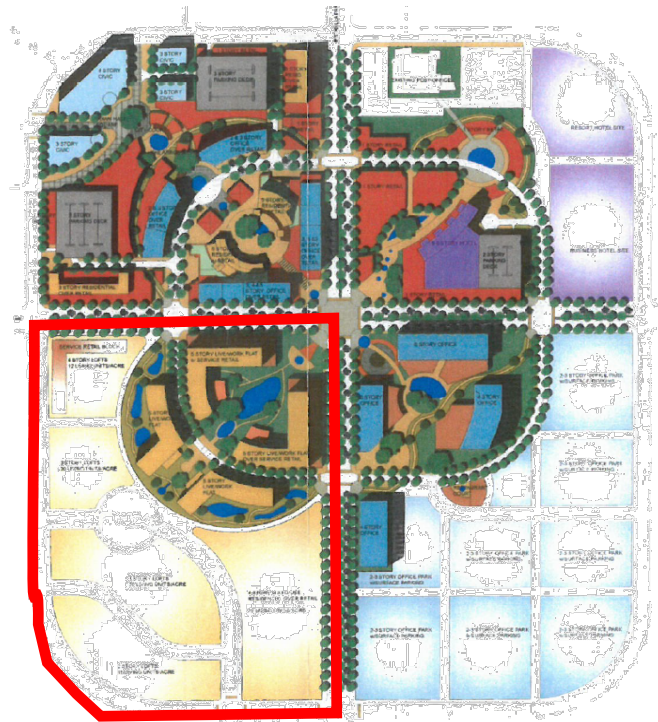


Zoning History and General Plan Amendment History



VLUX AT BALLPARK VILLAGE

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



Area Multi-Family



I-10 (PAPAGO) TO FUTURE SR 30 – PERRYVILLE TO DYSART



=Established Multi-Family



=Under Construction or
Recently Completed
Multi-Family



=Zoned for Multi-Family



=Developer Interest
in Multi-Family
(Application Submitted)



= VLUX at Ballpark Village

Proposal

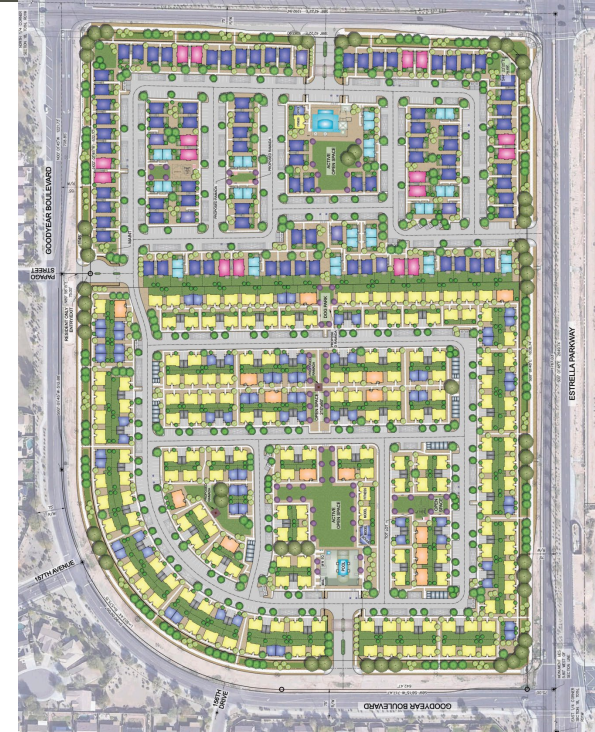


VLUX AT BALLPARK VILLAGE

- MF-18 (Multi-Family 18 units per-acre max) with PAD Overlay
 - Minimum Density of 14 units per acre north of Papago Street



1 BR QUADPLEX (AZ RANCH STYLE)



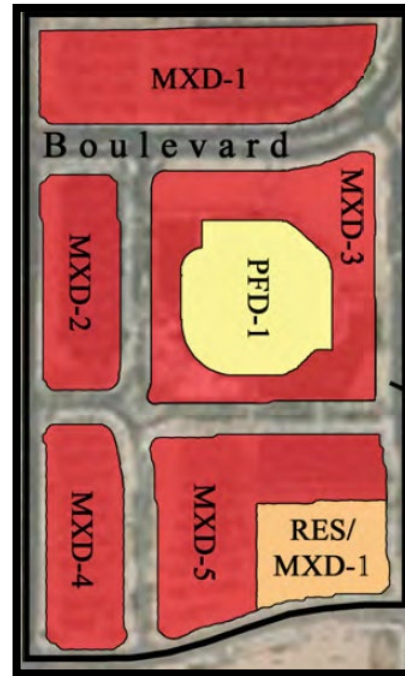
*Images Conceptual In Nature

Ballpark Village

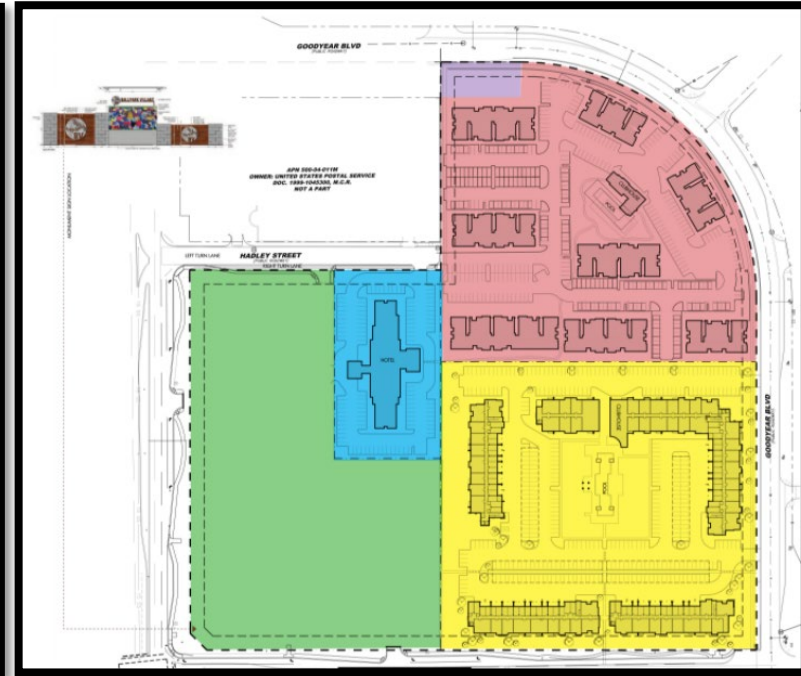


COMMERCIAL AND INTEGRATED MIXED-USE OPPORTUNITIES

- Ballpark Village Core (entitled)
 - 52.98 acres of MXD
- Ballpark Village North (entitled)
 - 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 Retail and Residential
- To MF-18 with PAD Overlay
 - Subject to Stipulations



*Images are Conceptual

