

Ballpark Village & Ballpark Village – South 2nd restated and amended Final PAD

PAD amendment



Ballpark Village & Ballpark Village - South

- Approximately 268 acres
- The Ballpark Village includes the Ballpark Goodyear, the Cleveland Guardians and Cincinnati Reds development complexes and area around these developments



PAD Amendment



STAFF-INITIATED

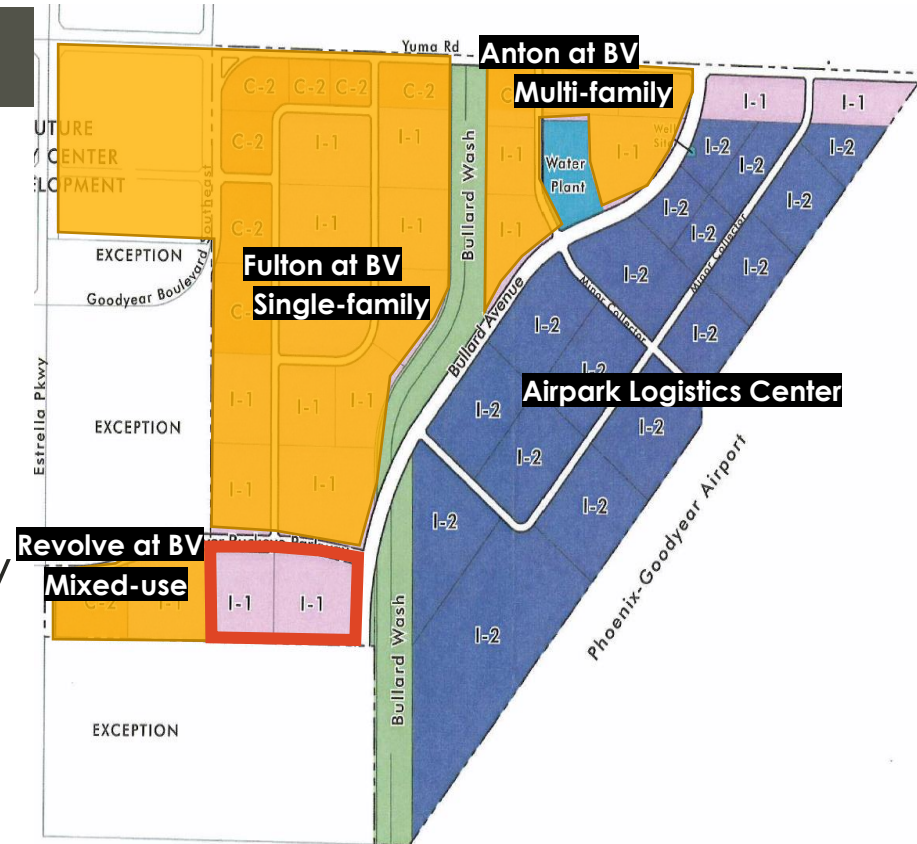
1. To add approximately 16 acres at the SWC of Lower Buckeye Parkway and Bullard Avenue to the Ballpark Village & Ballpark Village – South PAD
2. To rezone the 16 acres



PAD Amendment



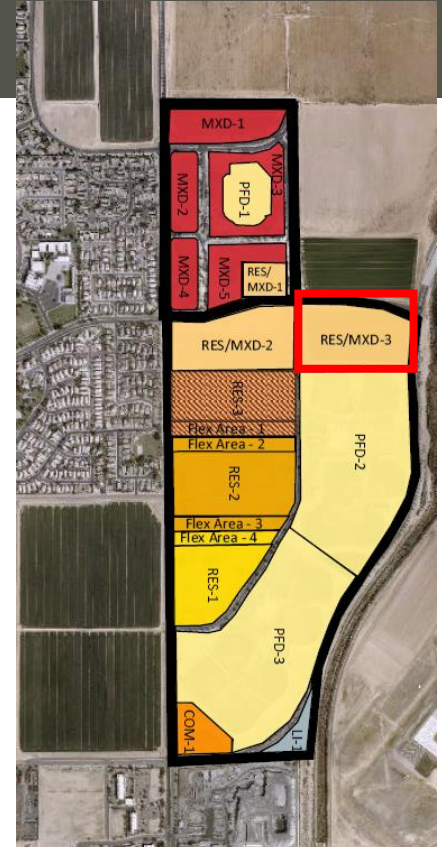
- The property is currently within the City Airpark PAD, approved in 2007.
 - Underlying I-1 Light Industrial zoning
- Understanding the incompatibility of the I-1 zoning with the Ballpark, Lincoln Property authorized the staff-initiated PAD amendment



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UNDERLYING ZONING

- The proposed underlying zoning is the RES/MXD within the PAD
- RES/MXD permitted uses include, but not limited to:
 - Residential uses – single-family attached, multi-family apartments, mixed-use residential and townhomes
 - Commercial uses – restaurants, retail, financial institutions, cultural and public buildings, and hotels
 - A mix of residential and commercial uses





Rezone evaluation criteria

ZONING ORDINANCE ARTICLE 1-3-1

1. Consistency with the General Plan;
2. Suitability of physical and natural features for the uses permitted;
3. Compatibility of all potential uses allowed in the proposed zoning district;
4. Consistency with other land uses within the immediate area
5. Demand for the types of uses permitted in the proposed zoning district;
6. Demands for public services that will be generated by the proposed zoning;
7. Potential adverse fiscal impacts that will result from providing services;
8. General public's concerns;
9. Whether the amendment promotes orderly growth and development; and
10. Impacts to the general health, safety and welfare of general public.

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PUBLIC PARTICIPATION

- Citizen Review and Public Hearing processes were followed
 - Notices were mailed to surrounding property owners
 - Sign was posted on the property
 - Legal advertisement was published in the newspaper
- One resident inquired about the amendment, the possibility of multi-family being built on the property, and expressed concern with the urban-heat island effect in the area

Recommendation



APPROVAL SUBJECT TO STAFF STIPULATIONS

- Recommend approval to:
 - add approximately 16 acres to the Ballpark Village and Ballpark Village – South PAD, and
 - rezone the 16 acres to the existing PAD underlying RES/MXD zoning designation
- The Planning and Zoning Commission recommended approval (5-0) on 10/12/2022

