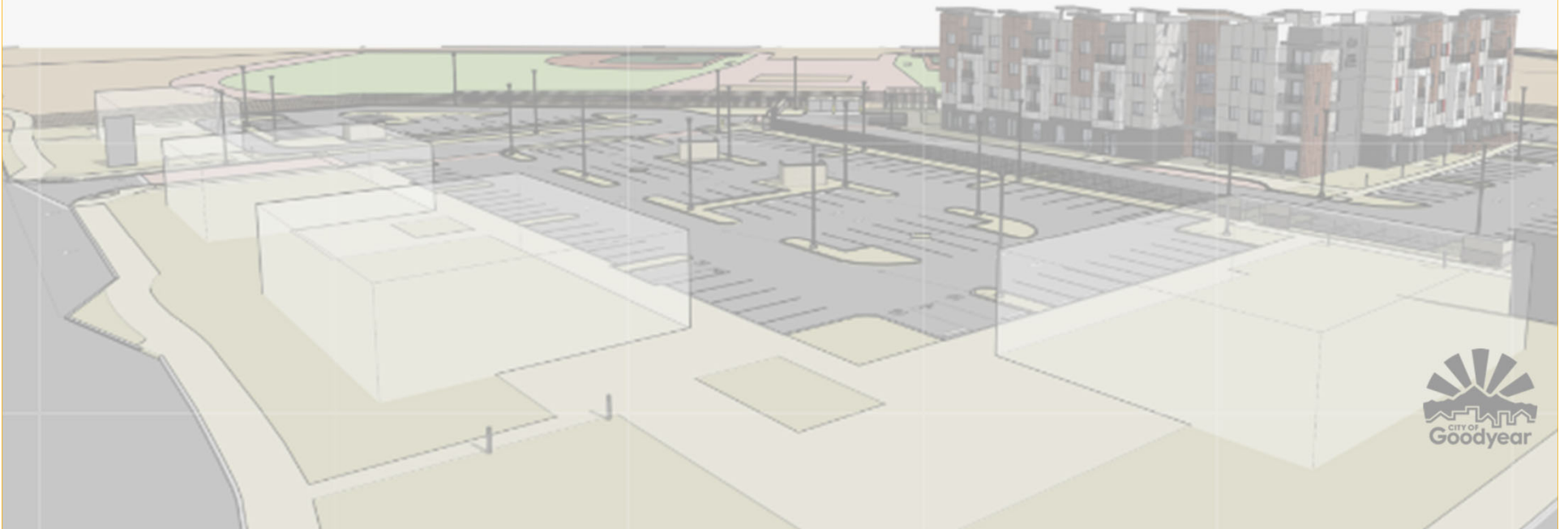




3rd Restated and Amended Final PAD for
Ballpark Village
and Ballpark Village - South

City Council Meeting
April 24, 2023

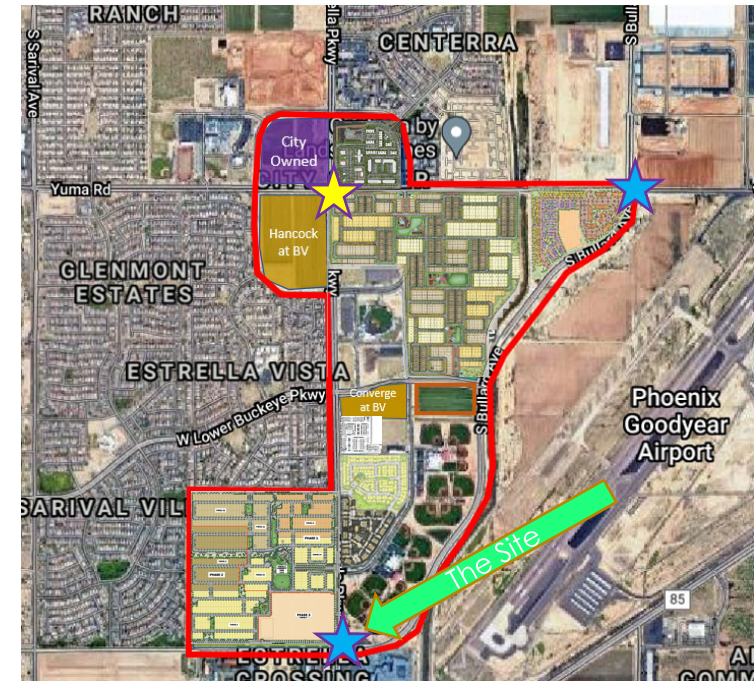
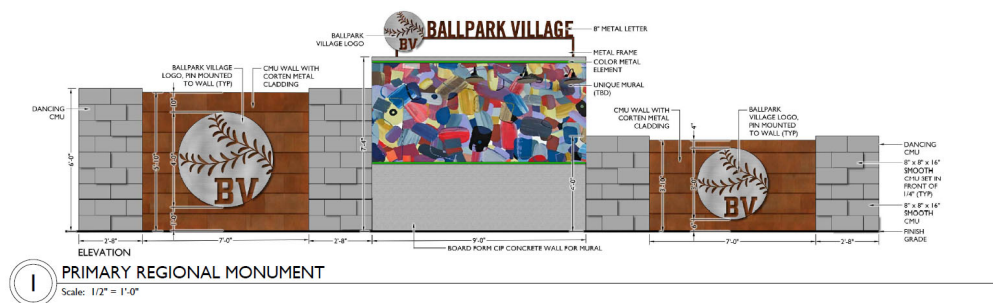


Ballpark Village



A UNIQUE DESTINATION AND VILLAGE CENTER FOR THE CITY

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

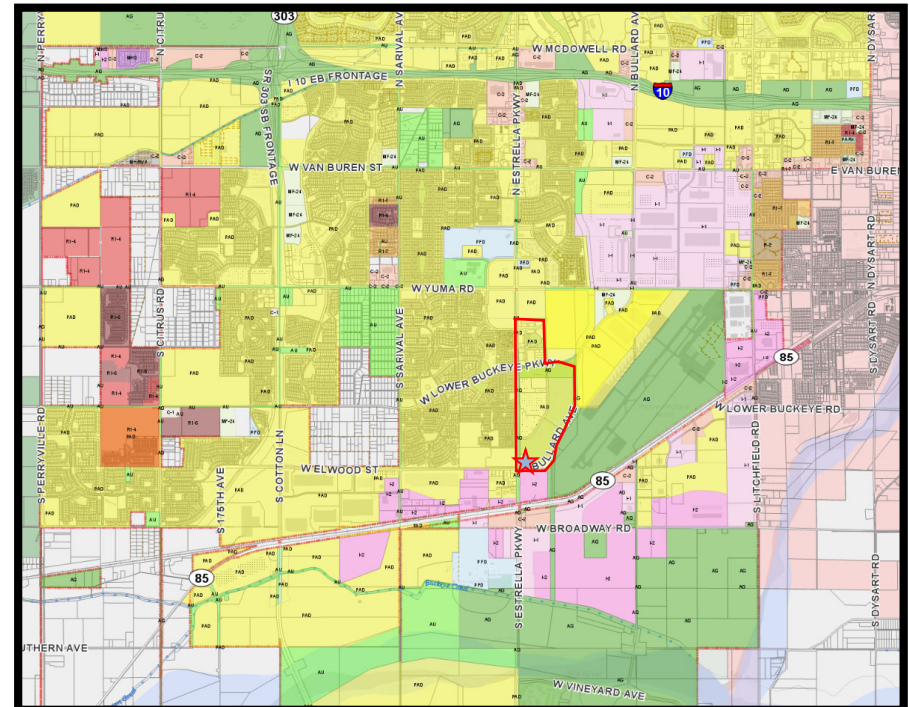


Location



BALLPARK VILLAGE

- Central Goodyear
 - Northeast corner of Estrella Pkwy and Bullard Avenue
 - PAD is approximately 284.5 Acres
 - Lot 33 Approximately 5 Acres
 - Underlying Commercial



Specific Location



ZOOMED IN

- NEC of Estrella Pkwy and Bullard Ave
 - North
 - Fulton Homes at BV
 - South
 - Insamet of Arizona
 - East
 - Phoenix Goodyear Airport
 - West
 - VLUX at BV, Avion at BV, Estrella Vista



Zoning History



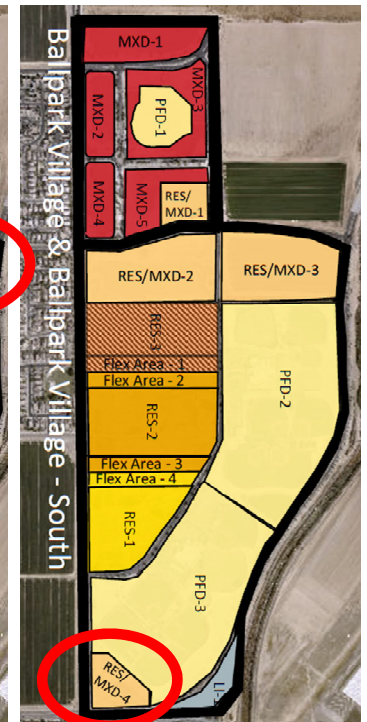
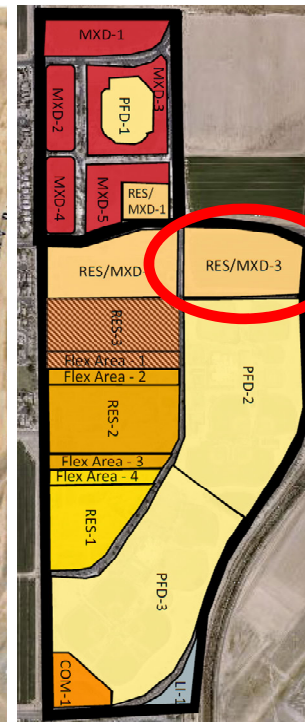
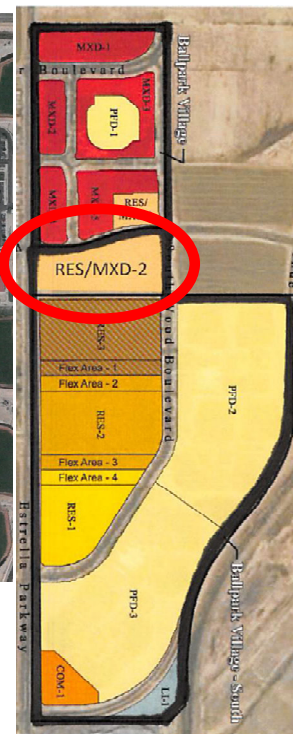
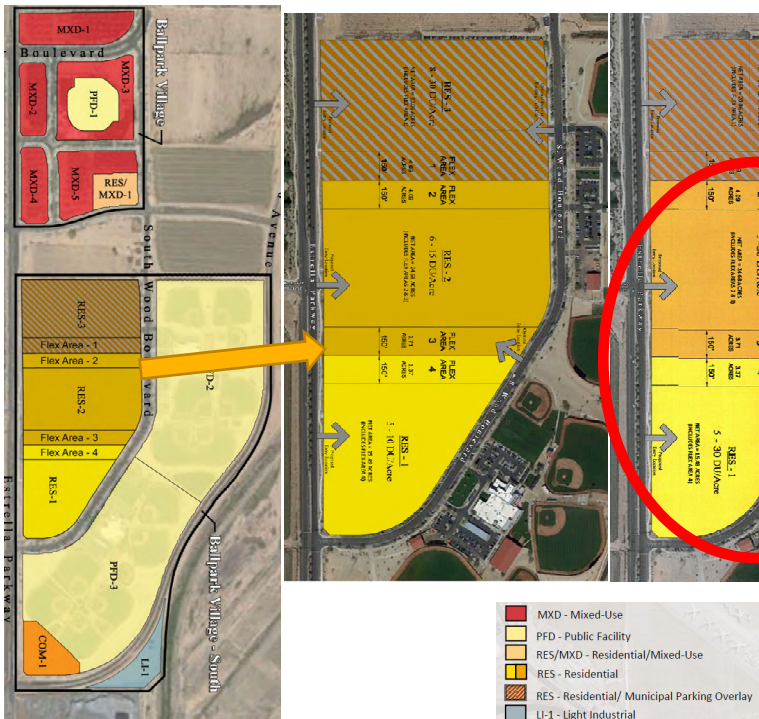
2017

MARCH 2021

JULY 2021

OCT 2022

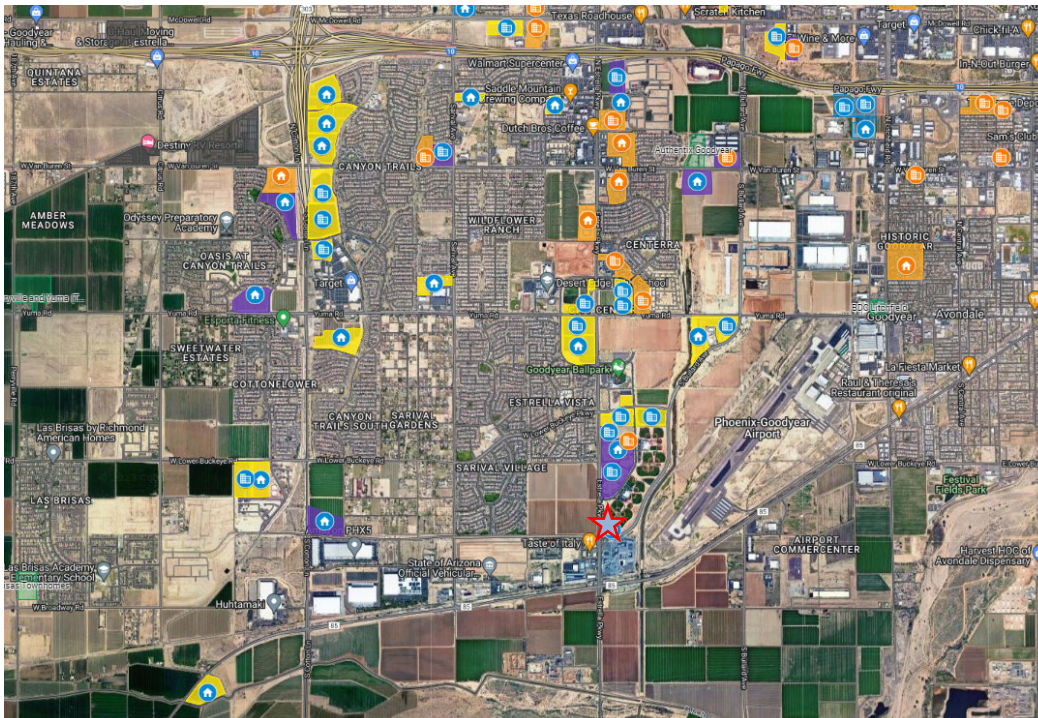
TODAY



Area Multi-Family



I-10 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)



= Ballpark Village (The Diamond)

Proposal



BALLPARK VILLAGE 3RD RESTATED AND AMENDED

- Lot 33 – RES/MXD
 - Conditionally permit single drive-thru
 - Bullard Wash Trail Parking
 - Art
 - Enhanced Development Standards
- Lot 28-30 – Remove Drive-Thru (Now City Owned)



Recommendation



APPROVE SUBJECT TO STIPULATIONS

- Approve Rezone:
 - From Planned Area Development (PAD)
 - Underlying COM on Lot 33
 - To From Planned Area Development (PAD)
 - Underlying RES/MXD on Lot 33
 - Modifications to city owned parcels
 - Subject to Stipulations



