

The Diamond at Ballpark Village

PAD Amendment & Site Plan

Narrative & Justification Statement

Approximately 5 Acres

at the Northeast Corner of Estrella Parkway and Bullard Avenue

Goodyear, Arizona

Submitted October 5, 2022

Rezone Case No. _____



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I. INTRODUCTION

Boyd Communities (“Boyd”) requests the rezoning of approximately 5 acres located at the northeast corner of Estrella Parkway and Bullard Avenue (the “Site”) for “The Diamond at Ballpark Village.” The Site is part of Ballpark Village & Ballpark Village-South PAD and is currently zoned COM-1. Boyd seeks to amend the PAD change the zoning designation on the Site from COM-1 to RES/MXD on the Site in order to allow for the development of a professional housing facility for the Cincinnati Reds and additional commercial uses. Phase 1 of the development will be the housing facility and Phase 2 will include the retail and restaurants situated along Estrella Parkway. This proposal is an exciting opportunity for Goodyear to house a professional baseball team and positively contribute to the City’s economy.

II. SITE AND SURROUNDING AREA

The Site is undeveloped. To the north of the Site is the Reds Minor League Baseball Complex. South of the Site is International Mill Service and east of the Site is the Phoenix-Goodyear Airport. With the shift in the market away from commercial uses, there is no expectation of enough commercial users to fill this entire site. Therefore, a mixed-use development with professional housing and commercial uses is an appropriate use and is also compatible with the surrounding land use patterns.

III. DEVELOPMENT PROPOSAL

Boyd seeks to develop this Site with 42 living units, 9,000 square feet of retail and 9,000 square feet of restaurant. The 42-unit Professional Housing complex will have common areas of the building which contain recreational and educational areas for players and staff. The exterior recreational areas include a patio with a pool, putting green and a grill for players and coaches. The housing facility will be the third of its kind providing services and amenities to allow the players and coaches to train at higher level.

IV. DEVELOPMENT STANDARDS

The development standards for the Residential Mixed-Use Zoning District shall apply.

V. DESIGN GUIDELINES

The design shall conform to the City of Goodyear Design Guidelines and Ballpark Village PAD Guidelines.

VI. INFRASTRUCTURE

Off-Site Improvements

Improvements to half-streets and improvements pertaining to Interconnect Fiber Optic System will be made. Other offsite improvements have been previously completed.

Grading and Drainage

The Site is designed to comply with City’s grading and drainage design criteria and other required drainage guidelines. The Preliminary Water, Sewer, and Drainage Reports have been prepared and submitted with this Rezoning application. The Reports confirm there is adequate public infrastructure to support the proposed development.

Water and Sewer

There is existing water and sewer infrastructure that the Site will tie into.

VII. GENERAL PLAN CONFORMANCE

The Diamond at Ballpark Village is supported by the City of Goodyear's General Plan goals, objectives, and policies as follows:

Physical Growth & Development

- Goal GD-1. A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.
- Objective CC-5-1. Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.
- Objective CC-5-1, Policy b. Encourage a wide variety of housing products to suit the needs of existing and future residents.
- Goal GD-2. Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.
- Goal GD-7. A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environments.

Community & Cultural Development

- Objective CC-2-1. Provide diverse and quality housing products.
- Objective CC-2-1, Policy a. Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.

VIII. CITY'S GUIDING CONSIDERATIONS FOR ZONING AMENDMENTS

- a. Consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted.**

The proposal is supported by the above goals of the City's General Plan. This Professional Housing Development for the Cincinnati Reds will complement and support existing businesses in the area by bringing in additional residents and represents an exciting opportunity for the City. Commercial demand has decreased after covid; this proposal to add a residential use while maintaining commercial uses strikes an appropriate balance considering the decline in commercial demand.

- b. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.**

The underutilized, vacant Site is adequately sized (approximately 5 acres) and relatively flat, which makes it suitable for a multi-family development. Adjacent streets (Estrella Parkway and Bullard Avenue) are appropriate transportation corridors to serve residents and guests. No washes, floodway or floodplain designations, hillside slopes over 20%, irrigation district canals,

natural features that may be worthy of preservation, existing protected wildlife, high voltage power lines, or other utilities are within this development.

- c. Compatibility of all potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values.**

The proposed PAD amendment to add housing for the Cincinnati Reds while maintaining commercial uses in the second phase is consistent with the land use patterns of the commercial and residential uses in the surrounding area. The Diamond at Ballpark Village will not have negative environmental impacts, inappropriate traffic impacts, or other negative impacts on the surrounding area. Luke Air Force Base and ADOT will be contacted directly. The proposed development is not adjacent to the Gila River, hillside area, regional parks and open spaces, any wash, or historic areas.

- d. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district would be better suited to the subject property than the uses allowed under current zoning.**

The proposed PAD amendment to allow RES/MXD on this Site is consistent with other land uses within the immediate area. The proposed zoning will be compatible with the existing single-family community located further northeast of the Site and provide an appropriate transition from the other surrounding commercial uses and airport. The proposed rezoning and development is better suited for the Site than the uses allowed under the current zoning—which provides too much commercial for market demands. Additionally, the proposed development is not adjacent to any single-family residential uses.

- e. Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand.**

There is demand for quality commercial and multi-family housing near freeways and other transportation corridors. The Site's location proximate to the I-10 Freeway provides excellent access to/from the Site and provides easy and convenient access to downtown Phoenix and other areas of the Valley. Importantly, the Minor League Baseball Complex is located directly north of the Site.

- f. Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment.**

The Preliminary Water, Sewer, and Drainage Reports have been prepared and submitted with this Rezoning application. The Reports confirm there is adequate public infrastructure to support the proposed development.

1. Schools

This is a proposal for professional athletic housing and as such do not anticipate an impact on schools.

School Type	No. Res. Units	Student Ratio	No. of Students
Centerra Mirage	42	0.30 Students/Unit	12.6
Desert Edge High School	42	0.19 Students/Unit	7.98
Total	42		20.58

2. Water and Wastewater

Water and wastewater are provided by the City of Goodyear.

3. Parks and Open Space

The overall site (both phases) will include 25.68% landscape area.

g. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

The Site is located near existing public services. Roadway infrastructure is already in place. There is adequate existing water and sewer infrastructure to serve the development.

h. General public's concerns.

There are no known concerns from the general public.

i. Whether the amendment promotes orderly growth and development.

This zoning amendment request is consistent with the City's General Plan, compatible with the surrounding area, and promotes orderly growth and development. The development will be a positive addition to the City and the area.

j. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

The Diamond at Ballpark Village will have a positive impact to the general health, safety, and welfare of the citizens of the City and the general public. The proposed professional community will deliver additional shoppers for businesses in the area, provide housing for the Cincinnati Reds, and implement the development of underutilized, vacant property. This proposal to house a professional sports team is exciting and will be welcomed by the public.

IX. CONCLUSION

The Diamond at Ballpark Village is an ideal use of this currently vacant property and is compatible with the surrounding area. The development conforms to the City's General Plan goals and policies and furthers the City's objectives for Physical Growth & Development and Community & Cultural Development. The proposed PAD amendment to allow for Cincinnati Reds housing will facilitate the development of this underutilized vacant Site for a high-quality development that will enhance the area and bring opportunities to the City.