



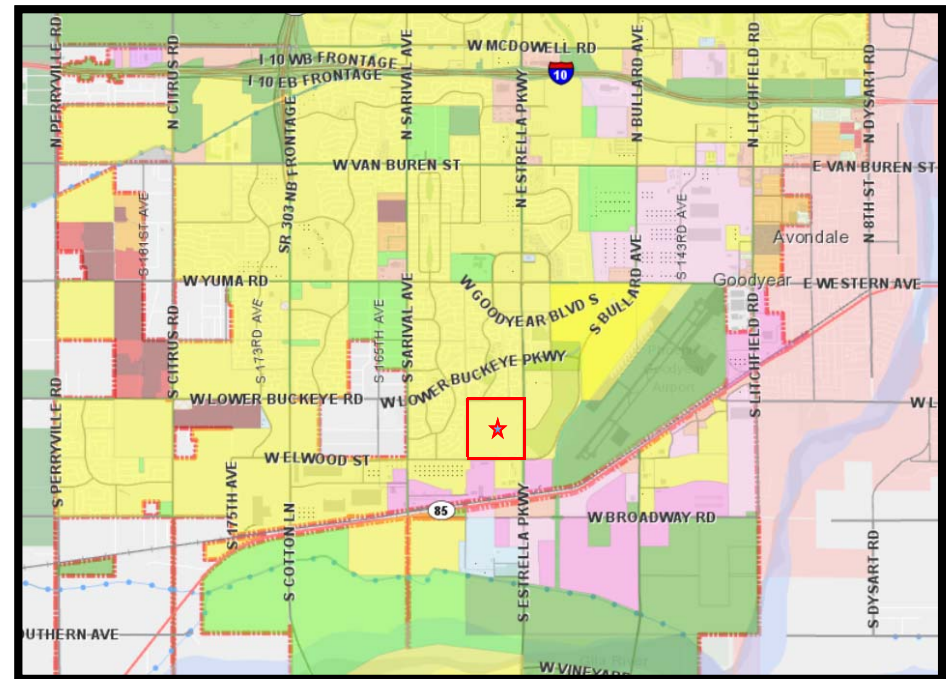
# Avion at Ballpark Village

City Council Meeting  
October 26, 2020

# Location



- Central Goodyear
  - NW of Estrella Pkwy and Elwood St
  - Approximately 153 Acres
  - Currently zoned PAD



# Location



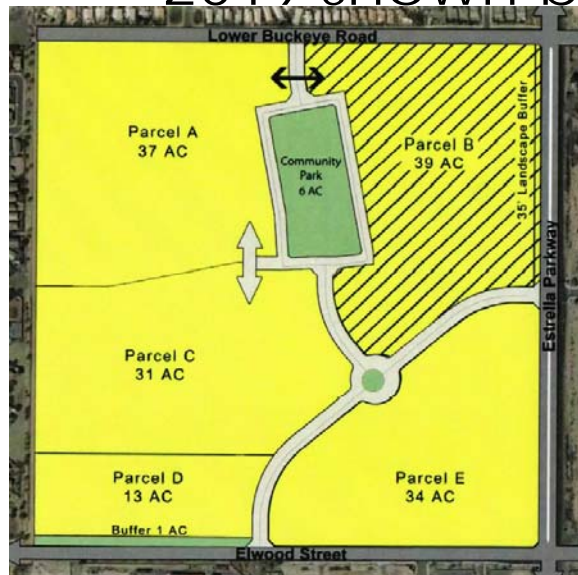
- Ballpark Village Area
  - East
    - Reds Development
    - Ballpark Village
  - West
    - Sarival Village
  - North
    - Estrella Vista
  - South
    - Estrella Crossing Business Park
    - Arizona Galvanized



# Zoning History



Sun-DS Farms: 2008, 2014  
2019 shown below



Sun-DS Farms  
Amended & Restated-  
PAD Land Use Plan

Land Use:		
Residential	115 AC	
(Alternative Lot Flex Development Overlay)	39 AC	
Community Park	6 AC	
<b>Total</b>	<b>160 AC</b>	

\*Note: Park location and configuration are conceptual in nature and may be modified with the preliminary plat.

Collector Streets

Note:  
Final alignment of collector roads serving this project to be determined at preliminary plat stage.

Today:  
Avion at Ballpark Village



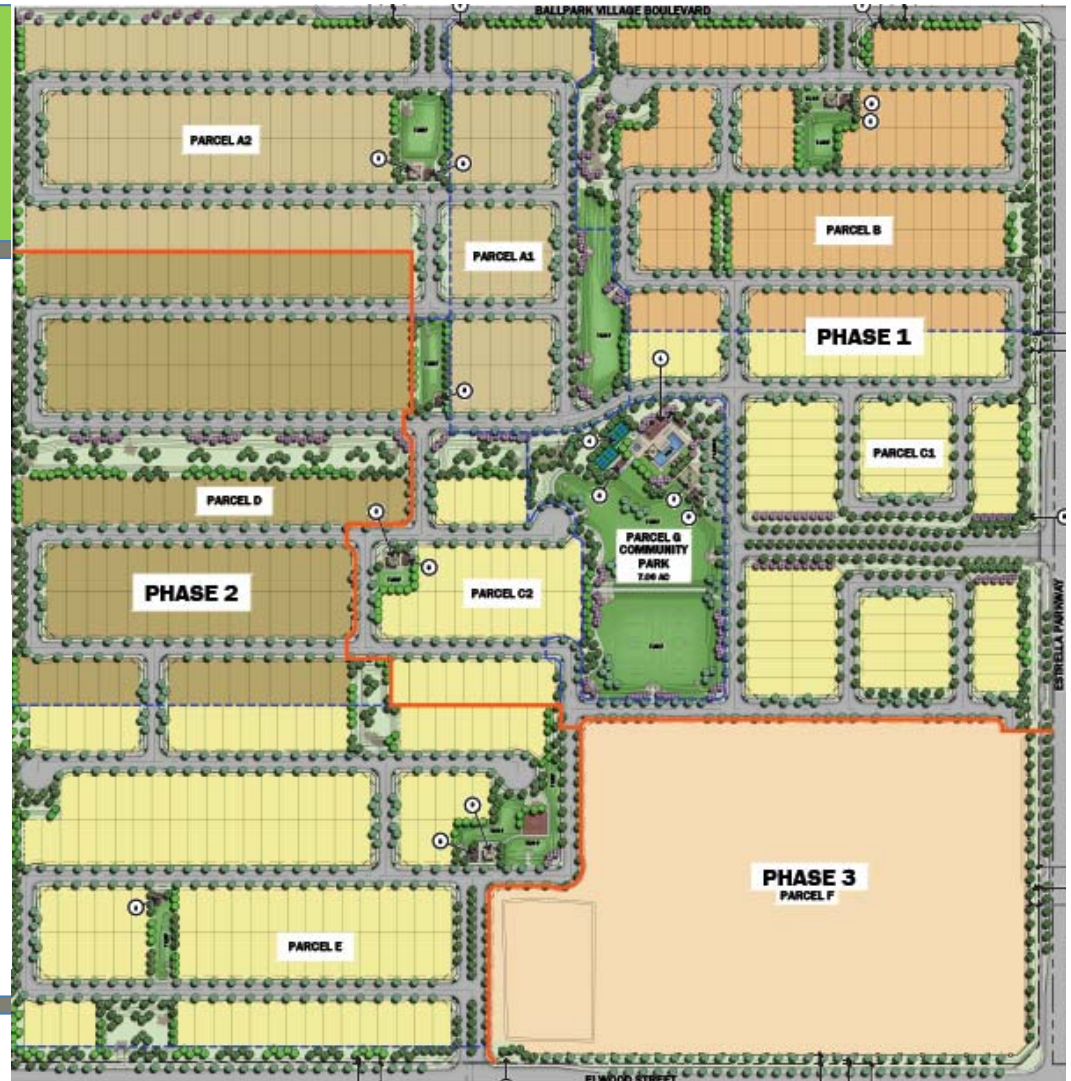


# Proposal

- Mix of lots
  - 50-foot-wide lots
  - 45-foot-wide lots
  - Various depths (many deeper than city minimum)
  - Option for Zero Lot Line, Z Lots, Attached and Detached (SE Corner)

**LOT TABLE**

PARCEL	COLOR	LOT SIZE	QTY
A1		50' x 115'	37
A2		50' x 115'	72
B		45' x 100'	107
C1		45' x 115'	77
C2		45' x 115'	34
D		50' x 115'	119
E		45' x 115'	129
F		TBD	TBD
TOTAL LOTS			575



# Amenities



\*Images for illustrative purposes only



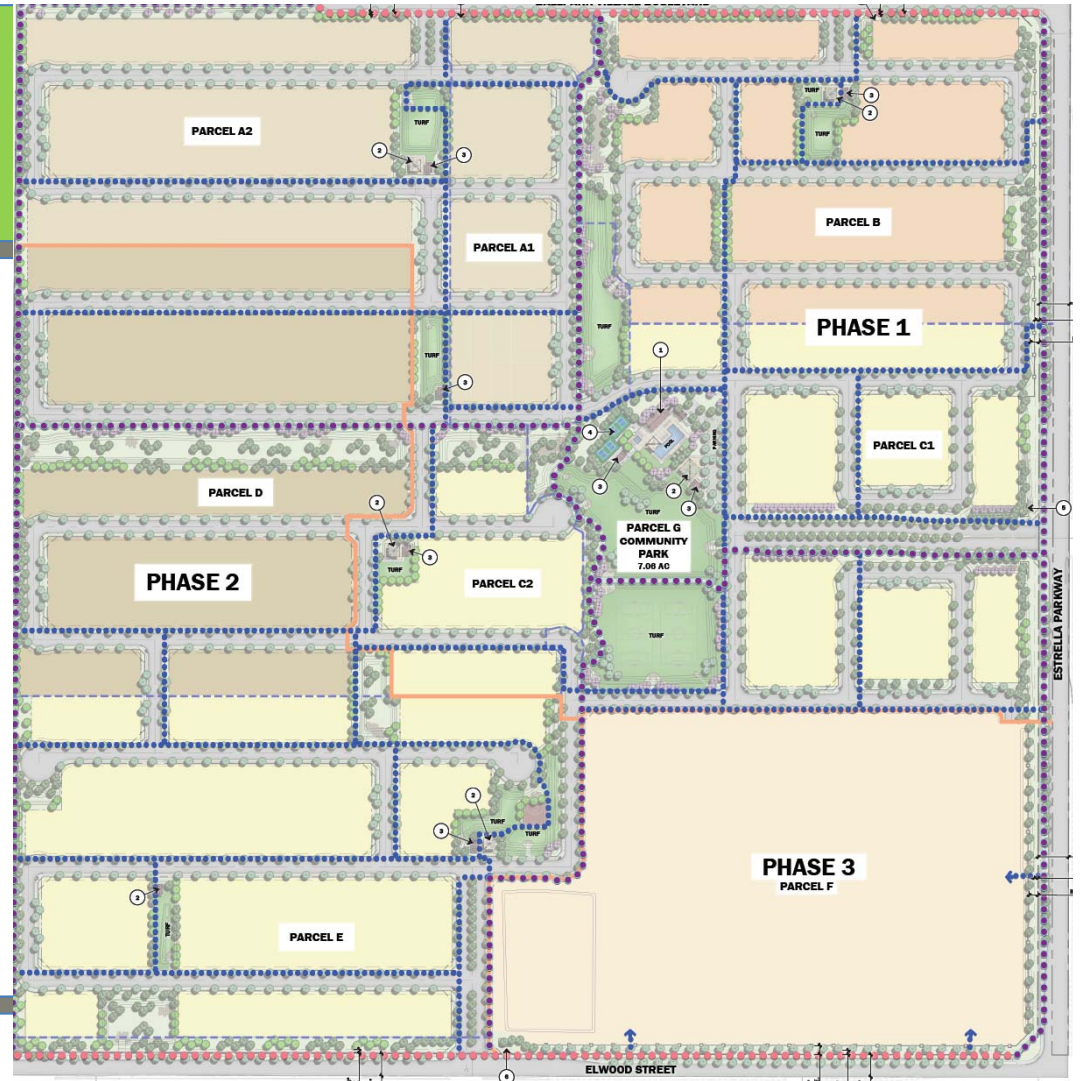
# Connectivity



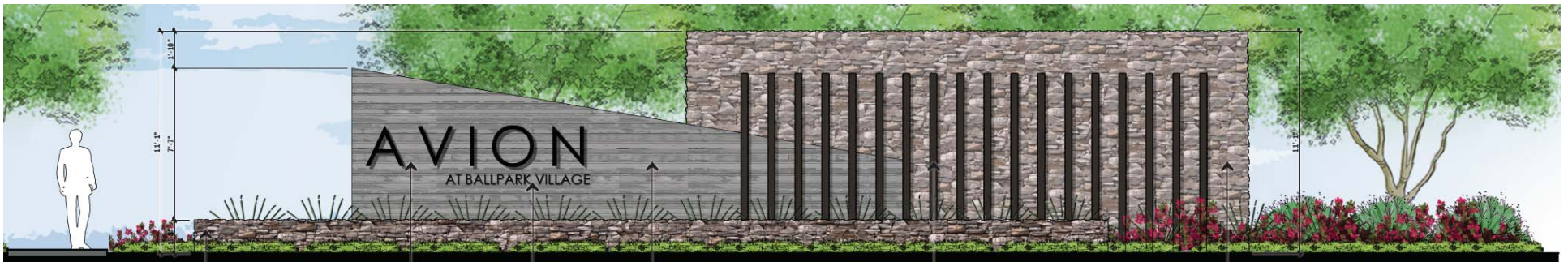
ELEVATION

**D** RAIL FENCE

SCALE: 3/8" = 1'-0"

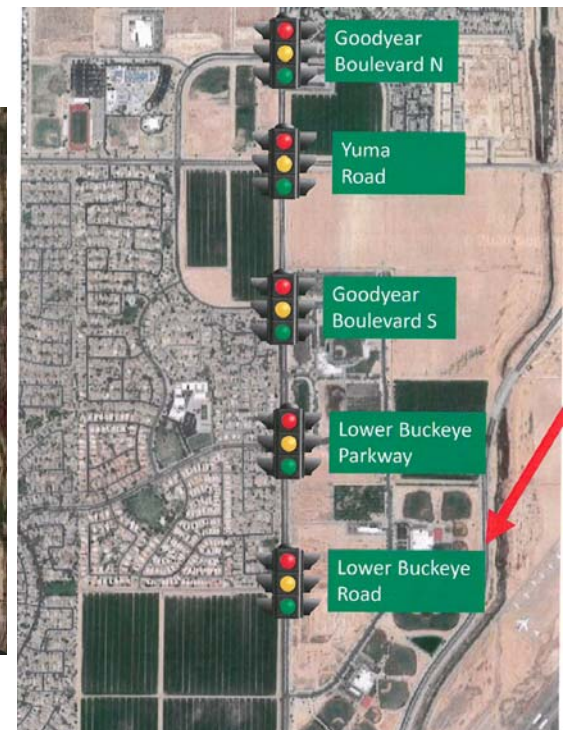


# Streetscape

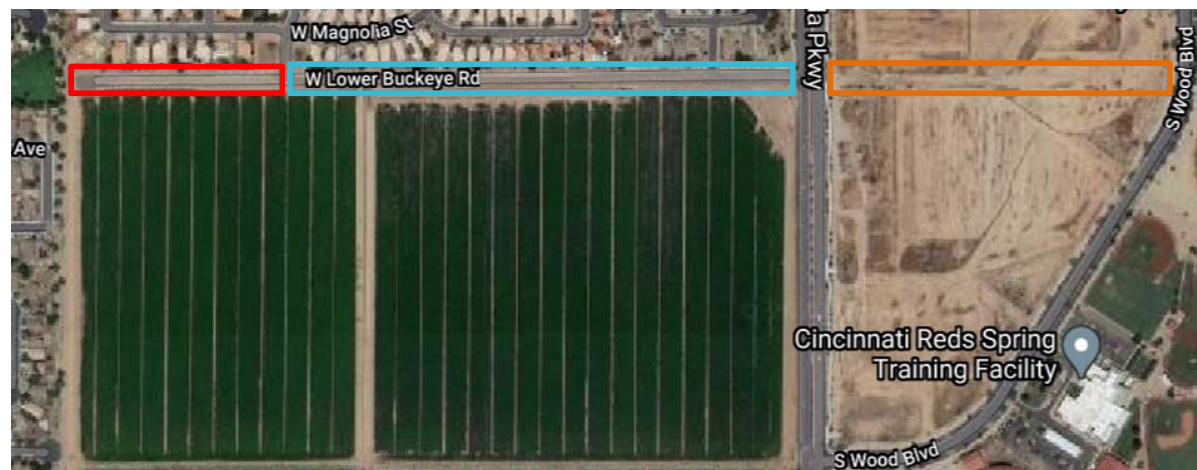


\*Images for illustrative purposes only





# Lower Buckeye Road





# Recommendation



- Recommend Approval to Rezone:
  - From Sun-DS Farms PAD Amendment
  - To Avion at Ballpark Village PAD



Thank You!