

RESOLUTION NO. 2021-1524

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING A MAJOR AMENDMENT TO THE GOODYEAR 2025 GENERAL PLAN TO AMEND THE LAND USE DESIGNATION OF APPROXIMATELY 481 ACRES GENERALLY LOCATED EAST OF ESTRELLA PARKWAY, NORTH OF THE WILLIS ROAD INTERSECTION FROM BUSINESS & COMMERCE TO NEIGHBORHOODS, REQUIRING AMENDMENT TO FIGURE 5.7, GROWTH AREAS MAP, AND FIGURE 8.1 LAND USE AND TRANSPORTATION PLAN OF THE GOODYEAR 2025 GENERAL PLAN; PROVIDING DIRECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Goodyear 2025 General Plan (hereinafter, "General Plan") was adopted by the Mayor and City Council of the City of Goodyear on June 23, 2014 and ratified by a vote of the citizens of Goodyear on November 4, 2014; and,

WHEREAS, Chapter 5 of the General Plan includes a Growth Areas Map in Figure 5.7 of said Chapter which represents the job centers and the City Redevelopment Area over the Land Use and Transportation Map; and,

WHEREAS, Chapter 8 of the General Plan includes a Land Use and Transportation Plan Map in Figure 8.1 of said Chapter which represents the preferred land use, physical form, and mobility pattern for Goodyear by illustrating the general location of appropriate land uses to guide future growth and development and promoting full integration of land use and transportation planning; and,

WHEREAS, the owner of approximately 481 acres of land along the east side of Estrella Parkway, north of the Willis Road intersection (the "Property") initiated a request to amend the land use designations shown for their property in the 2025 City of Goodyear General Plan from Business & Commerce to Neighborhoods; and,

WHEREAS, the Property is currently zoned Planned Area Development (PAD) and designated for a mix of commercial, high density residential uses; and,

WHEREAS, on September 3, 2021, in compliance with A.R.S. § 9-461.06(D), the appropriate agencies, including the Arizona State Departments of Transportation, Water Resources, State Land, and Governor's Office, adjacent municipalities and counties, Maricopa Association of Governments, Phoenix/Goodyear Airport, Luke Air Force Base, Maricopa County Department of Transportation, Flood Control District, and Arizona Commerce Authority were sent notice of the proposal and opportunity to comment by mail; and,

WHEREAS, city staff received no comments in response to the notices that were sent; and,

WHEREAS, the Zoning Ordinance, General Plan and A.R.S. § 9-461.06(C)(1) require a citizen review process when amending land uses; and,

WHEREAS, on September 29, 2021, a citizen review meeting was held at the Starpointe Residents Club in Estrella. Adjacent property owners were sent via a postcard notification and an email blast to the community members by the HOA providing details of the proposed meeting. Approximately 20 residents attended the citizen review meeting. The applicant made a presentation to the residents and staff and the applicant were available for questions. No major objections were expressed during this meeting; and,

WHEREAS, in response to the notification, City staff received two phone calls with general questions about the application but neither caller expressed opposition to the request; and,

WHEREAS, the Goodyear Planning and Zoning Commission conducted the first required public hearing on this Major General Plan Amendment on November 18, 2021, at a conference room in Goodyear City Hall, a location different from the Commission's regular meeting location, as required by state law; and,

WHEREAS, notice of the proposed general plan amendment and of the two public hearings before the Goodyear Planning and Zoning Commission required for General Plan Amendment, was published in the Southwest Edition of the Arizona Republic on November 2, 2021, included in signs that were posted on the property at two locations on October 29, 2021, and included in postcards mailed on October 29, 2021 to the owners of the Property affected by this proposed amendment and those within 500 feet of the Property; and,

WHEREAS, the Goodyear Planning and Zoning Commission conducted the first required public hearing on this Major General Plan Amendment on November 18, 2021 at a conference room in Goodyear City Hall, a location different from the Commission's regular meeting location, as required by state law

WHEREAS, prior to the meeting, staff received one email from a resident in opposition of the request. During the public meeting held on November 18, 2021, XXXX; and

WHEREAS, the Goodyear Planning and Zoning Commission conducted the second required public hearing on this Major General Plan Amendment on December 1, 2021, at its regular meeting location, as required by state law; and,

WHEREAS, during the public meeting held on December 1, 2021, the Planning and Zoning Commission recommended approval/did not recommend approval of the General Plan Amendment with a vote X-X. At the public hearing, there were no residents in attendance who opposed the request; and

WHEREAS, notice of the proposed general plan amendment and of the public hearing before the Goodyear City Council required for General Plan Amendments scheduled for December 13, 2021, was published in the Southwest Edition of the Arizona Republic on November 2, 2021, included in signs that were posted on the property on October 29, 2021, and included in postcards mailed on November 8, 2021, to the owners of Property affected by this proposed amendment and those within 500 feet of the Property; and

WHEREAS, the proposed Major General Plan Amendment satisfies the required standards and criteria for approval of a Major Amendment, as specified in the General Plan and documented in the staff report for Case No. 21-700-00001; and,

WHEREAS, the Goodyear Planning and Zoning Commission has found that this Major General Plan Amendment is in the best interests of the City and general public and has/has not recommended that such Major General Plan Amendment be approved; and,

WHEREAS, the City of Goodyear City Council conducted the required public hearing on this Major General Plan Amendment on December 13, 2021 in the manner provided for by law; and,

WHEREAS, the City of Goodyear City Council finds that it would be in the best interests of the city and general public that this Major General Plan Amendment for the Property be approved, as recommended by the Planning and Zoning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. APPROVAL OF MAJOR GENERAL PLAN AMENDMENT

The Mayor and Council of the City of Goodyear hereby approve a Major Amendment to the Goodyear 2025 General Plan to amend the land use designation of approximately 481 acres generally located east of Estrella Parkway north of the Willis Road intersection from Business & Commerce to Neighborhoods as shown on that certain document titled "Major General Plan Amendment Case No. 21-700-00001 Proposed Changes to Land Use Plan date 11/8/2021," a copy of which is attached hereto as EXHIBIT A. Figure 5.7 in Chapter 5, Physical Growth and Development, and Figure 8.12 in Chapter 8, Land Use and Transportation Plan, of the Goodyear 2025 General Plan shall be revised to reflect the amendment approved herein.

SECTION 2. AMENDMENT OF FIGURE 5.7 AND 8.12

Staff is authorized and directed to amend Figure 5.7 in Chapter 5, Physical Growth and Development, and Figure 8.12 in Chapter 8, Land Use and Transportation Plan, of the Goodyear 2025 General Plan to replace the land use designation in said documents with the land use designation shown on that certain document titled "Major General Plan Amendment Case No. 21-700-00001 Proposed Changes to Land Use Plan date 11/8/2021," a copy of which is attached hereto as EXHIBIT A and to make the revised Figure 5.7 and Figure 8.12 available to the public.

SECTION 3. EFFECTIVE DATE

This resolution shall become effective upon its passage and adoption by the Mayor and Council of the City of Goodyear.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

Georgia Lord, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Darcie McCracken, City Clerk

Roric Massey, City Attorney