

RESOLUTION NO. 2021-1525

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 180 ACRES GENERALLY LOCATED AT ESTRELLA PARKWAY AND YUMA ROAD FROM CITY CENTER TO 88 ACRES OF BUSINESS AND COMMERCE AND 92 ACRES OF NEIGHBORHOODS AND DESIGNATE A VILLAGE CENTER OVERLAY; REQUIRING AMENDMENT TO FIGURE 8.12, LAND USE AND TRANSPORTATION PLAN MAP IN CHAPTER 8 OF THE GENERAL 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 8 of the General Plan includes a Land Use and Transportation Plan Map in Figure 8.12 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; and,

WHEREAS, 180 acres at the intersection of Estrella Parkway and Yuma Road (hereinafter, "Subject Property") are currently designated as the City Center land use category by Figure 8.1, Land Use and Transportation Plan Map; and,

WHEREAS, the City Center land use category provides an area for the downtown of Goodyear and requires conformance with the City Center Specific Area Plan which was adopted by Ordinance 2006-1026 on September 25, 2006 by the Goodyear City Council; and,

WHEREAS, the City of Goodyear owns approximately 30 acres of the Subject Property at the northwest corner of Estrella Parkway and Yuma Road; and,

WHEREAS, in accordance with the City Center Specific Area Plan and General Plan, the city of Goodyear intended to build a city hall on the city-owned portion of the subject property; and,

WHEREAS, the City of Goodyear no longer intends to build a city hall on the city-owned portion of the subject property and does not have definitive plans for the future use of the parcel; and,

WHEREAS, because the City of Goodyear no longer intends to build a city hall on the subject property, the private property owners of the remaining portions of the subject property wish to develop the property in a way that is not consistent with the City Center Specific Area Plan and General Plan; and,

WHEREAS, the City of Goodyear initiated a request to amend the land use designation for the entire subject property from City Center to 88 acres of Business and Commerce and 92 acres of Neighborhoods and designate a Village Center overlay on the subject property; 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 October 20, 2021 a neighborhood meeting was held at the Goodyear Municipal Complex. Two residents were in attendance at the meeting but did not express an objection; 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 Amendments was published in the Southwest Edition of the Arizona Republic on November 2, 2021, and was included in signs posted on the property at two locations on November 2, 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; and,

WHEREAS, during the public hearing on November 18, 2021, one member of the public spoke in favor of the proposed amendment and there was no opposition to the proposed amendment; 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; and,

WHEREAS, during the public hearing held on December 1, 2021, ...

WHEREAS, during the public hearing held on December 1, 2021, the Planning and Zoning Commission recommended approval/denial of the General Plan Amendment with a vote of X-X; 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 26, 2021, included in signs that were posted on the property on November 2, 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 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. 21-700-00003; 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 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, 2020 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 City Center area 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. INSERT TITLE FOR SECTION 1 (OR REPLACE IF NOT REQUIRED)

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 180 acres generally located at Estrella Parkway and Yuma Road from City Center to 88 acres of Business and Commerce and 92 acres of Neighborhoods and to designate a Village Center overlay on the property as shown on that certain document titled “City Center Major General Plan Amendment Case No. 21-700-00003 dated 11/15/2021,” a copy of which is attached hereto as EXHIBIT A. 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 8.12

Staff is authorized and directed to amend 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 “City Center Major General Plan Amendment Case No. 21-700-00003 dated 11/15/2021,” a copy of which is attached hereto as EXHIBIT A and to make the revised 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