



Northeast Corner of Cotton Lane and Van Buren Street

Minor General Plan Amendment
Narrative Report

Northeast Corner of Cotton Lane and Van Buren Street

Case # 21-700-00004

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By:

Beus Gilbert McGroder PLLC

701 N. 44th Street, Phoenix, Arizona 85008

Andy Jochums, Planning Consultant

480-429-3063 -- ajochums@beusgilbert.com

Request

The subject property is located at the northeast corner of Cotton Lane and Van Buren Street, adjacent to the Arizona State Route 303 Loop (Loop 303) Freeway on the west, and generally consists of approximately 31 gross (25 net) acres. (See Exhibit A, Aerial Vicinity Map and Exhibit B, Aerial Parcel Map)

The Goodyear 2025 General Plan designates the property with the Business and Commerce land use categories, within a Village Center Overlay and Transit Oriented Development Overlay. (See Exhibit C, Existing General Plan Land Use Plan) Pursuant to the Land Use – Zoning Correlation list found on page 134 of the General Plan, the Business and Commerce land use category allows multi-family zoning; albeit via the MF-18 zoning district, higher than that which is proposed.

For that reason, a Minor General Plan Amendment has been filed concurrently with a rezoning request to change the General Plan Land Use designation to Neighborhood (See Exhibit D, Proposed General Plan Land Use Plan), which would allow for a zoning for a multi-family community at less than 12-units per acre.

A few of the Goals, Objectives, and Standards within the Goodyear 2025 General Plan that support the Minor General Plan Amendment and Rezoning of the property for multi-family are listed below:

Goal GD-1 - Physical Growth and Development

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.

Goal CC-2 – Community and Cultural Development

A diverse stock of high quality housing that meets the needs of all residents.

Objective GD-1-1 – Land Use

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-1-1 – Neighborhoods

Create and foster complete neighborhoods.

Objective CC-1-3 – Neighborhoods

Foster the creation and maintenance of attractive, high quality neighborhoods.

Land Use and Transportation Plan Development Standards

Standard 1 - Universal Development Standards

All development proposals shall demonstrate their conformance with the applicable stated goals, objectives, and policies contained within the General Plan, and how the development furthers the appropriate implementation of the General Plan.

Standard 2 – Universal Development Standards

While Goodyear encourages quality development throughout the planning area, growth and redevelopment is highly encouraged to locate in areas with existing infrastructure and services, in the City's Redevelopment Area (see Figure 5.7), within walking distance of transit stations, and along existing interstate/freeways.

Standard 26 – Neighborhoods Development Standards

Medium Density Residential. Residential uses with densities greater than 5 dwelling units per acre up to 12 dwelling units per acre, may be considered along arterial roads, adjacent to commercial areas, adjacent to community and regional parks or significant open space areas, adjacent to interstates when appropriately

Amendment Review Criteria

Both major and minor amendments to the General Plan must address five standards for approval which are listed below with our responses.

1. The amendment must forward the vision for Goodyear as described in Chapter 3.

The vision for Goodyear "Create a highly desirable and sustainable place for all the live, work, visit and play" is advanced by this requested amendment. The current designation of Business and Commerce would support zoning for commercial and/or high-density multi-family whereas the proposed designation (along with the companion zoning case) is for multi-family, but at a lower density than that allowed in the existing designation. The subject property has been zoned for commercial uses since 2004 and with the placement of the Loop 303 freeway, it has limited accessibility which is no conducive to a sustainable commercial project nor appropriate for a large number of vehicles associated with a high density housing development. Allowing the land use designation to change will support an attractive housing type for Goodyear residents commensurate with the job growth that is advancing in other parts of the City.

2. The amendment must be consistent with the goals, objectives, and policies contained within the General Plan.

As detailed in the "Plan Conformance" section of this narrative, the proposed zoning does require a Minor General Plan Amendment due to that proposed zoning allowing a density less than the minimum allowed in the Zoning Correlation Table for the existing Business and Commerce designation. As detailed in this narrative and that of the companion Rezoning, if this and that request is approved, MF-12 multi-family zoning would be in conformance with the General Plan's Land Use designation and in conformance with the development standards contained within the General Plan.

3. The amendment must align with at least one of the fundamental strategies identified in Chapter 3 and shall not conflict with any of the fundamental strategies.

Chapter 3 lists nine strategies ranging from transportation to culture and from economics to open space. This request most closely aligns with strategies 1 “Create Attractive Places and Diverse Destinations” , 5 “Advance Economic Opportunity”, and 8 “Provide Opportunities for Living a Healthy Lifestyle” and is not in conflict with the other strategies. By providing for quality and diverse options for all lifestyles, additional housing types in Goodyear will provide a population base that encourages other businesses and services to locate in Goodyear; thereby attaining Strategy One’s goal to have “great places” for “quality shopping, dining, recreation and entertainment experiences.” It also goes without saying that a variety of attainable housing, including multi-family within a community is a strong factor in business and employer location supporting Strategy Five’s goal of a “strong economic base.” The additional housing opportunities support Strategy Eight’s goal for “a strong and thriving community” and access to “decent shelter” for all residents.

4. The amendment must not negatively impact the implementation of any City- approved Master Plan or shall provide mitigation measures to alleviate the potential impact.

To our knowledge, this request does not impact any City approved Master Plans.

5. The amendment must constitute an overall improvement to the General Plan.

This request is to amend the designation from Business and Commerce to Neighborhoods on a 31 gross/25 net acre parcel. The existing designation allows for higher density multi-family zoning whereas the proposed designation (and companion rezoning case) would allow for a multi-family project with a density of less than 12 units per acre. This reduction on density and a conversion to residential on this parcel will not negatively affect the General Plan and if approved will allow for this long vacant parcel to be developed.

6. The amendment will not adversely impact a portion of, or the entire community, by:

- a. Significantly reducing the balance of residents and jobs.

Removing a designation that would allow for commercial zoning on this small parcel would not appear to affect balance of residents and jobs. The net effect of the change would be a reduction in commercial; however, there is also enough existing and vacant commercial land in the area to support the service and retail needs of residents.

- b. Increasing traffic without mitigation.

The land use designation change should have the net effect of reducing traffic as residential uses typically generate less traffic than commercial uses. The companion rezoning case includes a Traffic Impact Statement which will evaluate traffic generation and determine if mitigation is necessary.

- c. Requiring additional and more expensive improvements to infrastructure without mitigation.

The site is generally infill with utilities nearby as well as community needs such as education as well as fire and police protection adequately provided. The developer will be responsible for ensuring City utilities such as water and sewer are extended as necessary.

- d. Significantly altering the existing character of an area in a negative and unplanned way.

As noted previously, the existing Business and Commerce designation would support a zoning for multi-family. This change to a Neighborhoods designation for a lower density multi-family project would not appear to negatively impact the surrounding community.

- e. Diminishing the environmental quality of the air, water, land, or cultural resources

This minor General Plan Amendment should not affect environmental quality in any way.

Exhibit A
Aerial Vicinity Map

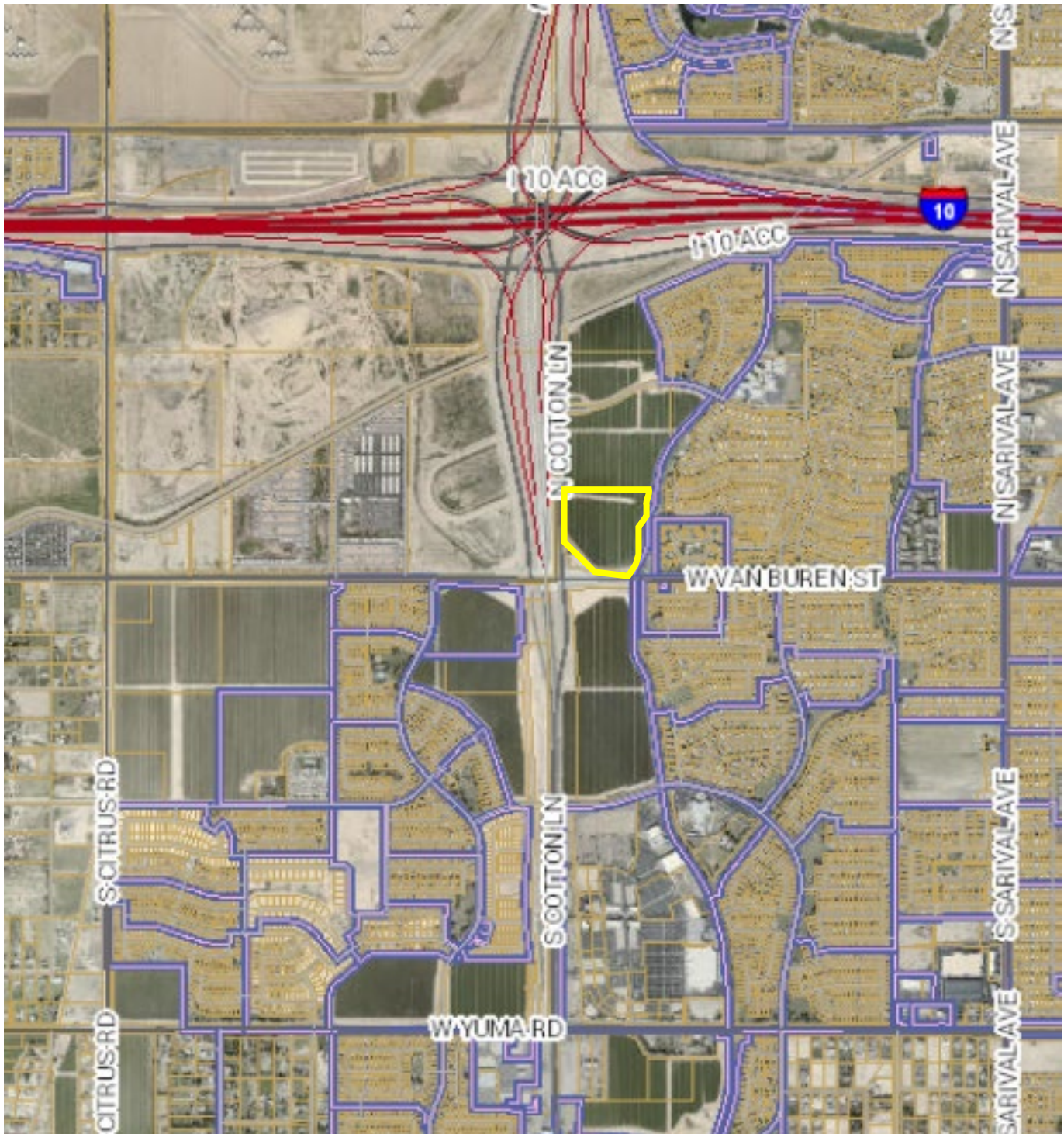


Exhibit B

Aerial Parcel Map

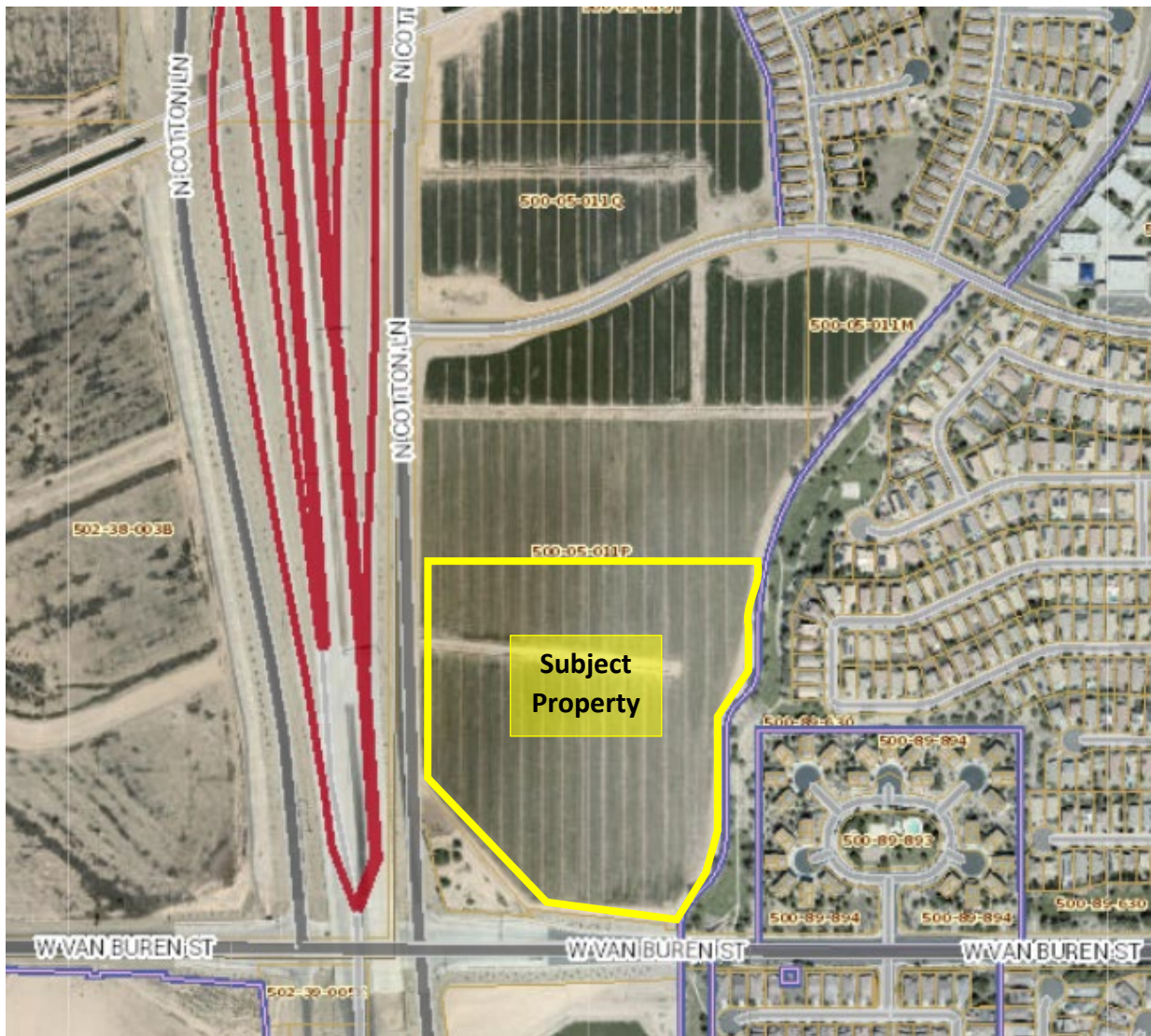


Exhibit C

Existing General Plan Land Use Plan

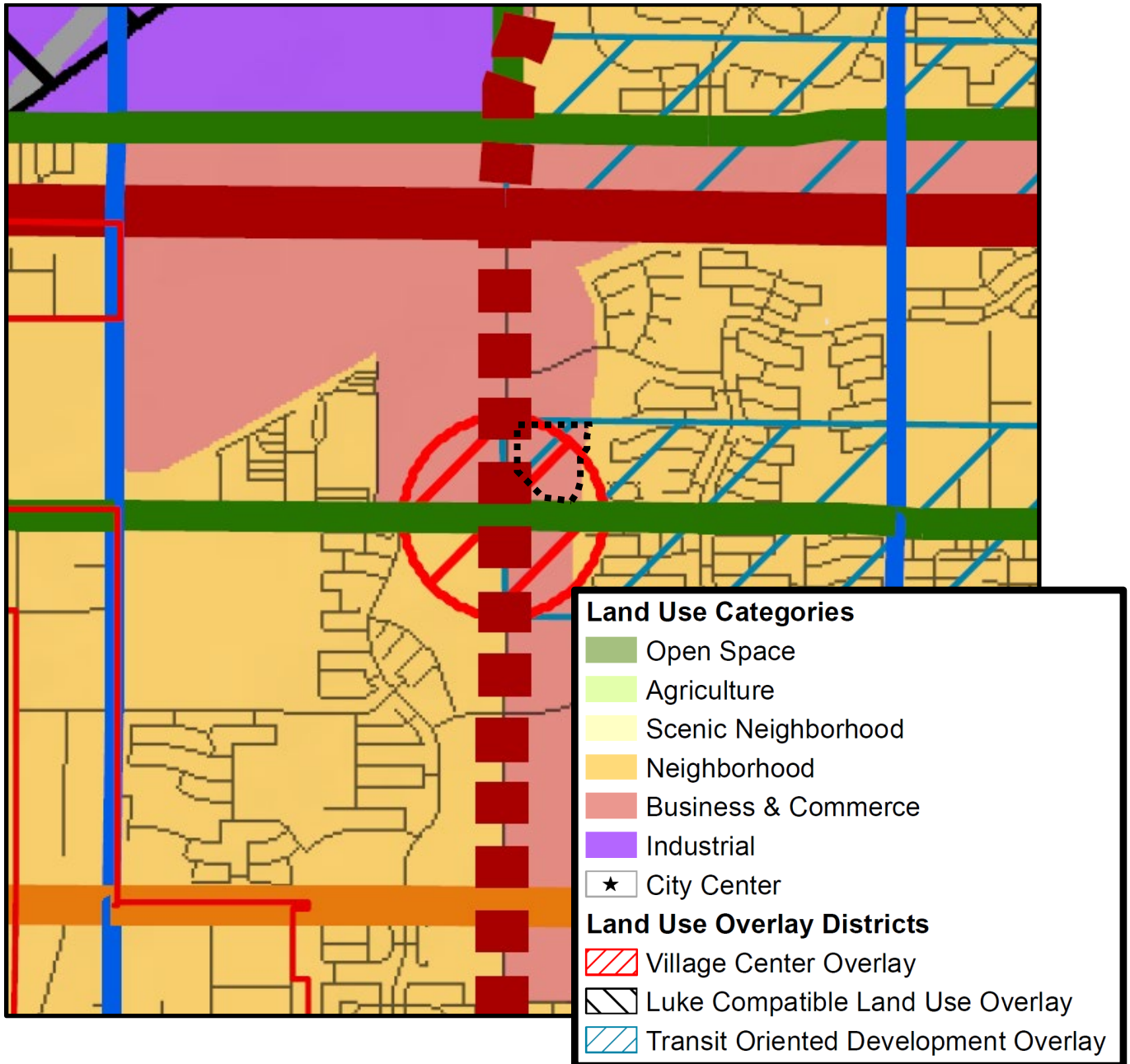


Exhibit D

Proposed General Plan Land Use Plan

