

RESOLUTION NO. 2024-2397

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING A MINOR AMENDMENT TO THE GOODYEAR 2025 GENERAL PLAN TO AMEND THE LAND USE DESIGNATION OF APPROXIMATELY 53.24 ACRES GENERALLY LOCATED ONE HALF MILE WEST OF COTTON LANE, SOUTH OF CAMELBACK ROAD FROM NEIGHBORHOODS TO BUSINESS AND COMMERCE OVER THE APPROXIMATELY 53.24 ACRES; REQUIRING AN AMENDMENT TO FIGURE 8.12 LAND USE MAP AND TRANSPORTATION MAP OF THE GOODYEAR 2025 GENERAL PLAN AND AN AMENDMENT TO THE LAND USE AND TRANSPORTATION MAP; 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, Figure 8.12 in Chapter 8 of the General Plan is a Land Use and Transportation Plan Map that represents the preferred land use, physical form, and mobility pattern for Goodyear by illustrating the general location of appropriate land uses and major transportation routes to guide future growth and development and promoting full integration of land use and transportation planning; and,

WHEREAS, approximately 53.24 acres generally located one half mile west of Cotton Lane south of Camelback Road depicted in red in that document titled General Plan Land Use and Transportation Plan attached here as Exhibit A (the "Property") are currently designated Neighborhoods in the Goodyear 2025 General Plan; and,

WHEREAS, the owner of the Property initiated a request to amend the Land Use designation applicable to the Subject Property from Neighborhoods to Business and Commerce; and,

WHEREAS, the Luke Compatible Land Use Overlay applicable to the Property is not affected by this General Plan Amendment; and,

WHEREAS, the proposed land use designation is the same land designation as the developing industrial properties to the east; and,

WHEREAS, the proposed change would allow for the development of Business Park District uses; and,

WHEREAS, that certain document titled General Plan Land Use and Transportation Plan -- Proposed attached hereto as Exhibit B reflects the proposed changes in land use designations; and,

WHEREAS, the proposed Minor General Plan Amendment satisfies the required standards and criteria for approval of a Minor Amendment, as specified in the General Plan and documented in the staff report for Case No. 23-700-00001; and,

WHEREAS, an in-person Neighborhood Meeting was conducted for this proposal and Notice of the Neighborhood Meeting was provided to property owners within 500 feet of the property on February 22, 2024 and signs advertising the Neighborhood Meeting was posted to the site on February 7, 2024; and,

WHEREAS, the Neighborhood Meeting took place, in-person, on February 22, 2024 and no formal opposition was received during that meeting but staff received letter dated April 1, 2024, from Meritage Homes of Arizona, LLC, and Tri-Point Homes Arizona 91, LLC, who collectively own all of the property rezoned for residential uses by Ordinance 2018-1395 (approximately 164 acres) except for the approximately 53 acres subject to the proposed minor general plan amendment opposing the proposed general plan amendment and rezoning and,

WHEREAS, due and proper notice of the public hearings before the City of Goodyear Planning and Zoning Commission (the "Commission") and Goodyear City Council ("City Council") was provided in the time, form, substance and manner provided by law, including publication of such notice in Southwest Edition of the Arizona Republic on March 29, 2024; signs posted on the site were updated on March 22, 2024 with the public hearing dates before the Commission and the City Council; and postcard notices were mailed on March 22, 2024 to the owners of property as well as all property owners within 500 feet of said area; and,

WHEREAS, the Goodyear Planning and Zoning Commission conducted the required public hearing on this Minor General Plan Amendment on April 17, 2024 at its regular meeting location, as required by state law; and,

WHEREAS, the Goodyear Planning and Zoning Commission has found that this Minor General Plan Amendment is in the best interests of the City and general public and voted (6-0) to recommended approval that such Minor General Plan Amendment be approved; and,

WHEREAS, due and proper notice of such public hearing before the City of Goodyear City Council was given in the time, form, substance and manner provided by law, including publication of such notice in Southwest Edition of the Arizona Republic on March 29, 2024; signs were updated on the site with the Public Hearing dates on April 10, 2024; and mailing of postcard notices on March 22, 2024 to the owners of property as well as all property owners within 500 feet of said Area; and,

WHEREAS, the City of Goodyear City Council conducted the required public hearing on this Minor General Plan Amendment on May April 29, 2024 in the manner provided for by law; and,

WHEREAS, the City of Goodyear City Council finds that it is in the best interests of the city and general public to amend the General Plan Land Use Category Designation of the Subject Property from Neighborhoods to Business and Commerce as described above, all of which is reflected in General Plan Land Use and Transportation Plan -- Proposed attached hereto as Exhibit B.

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

SECTION 1. APPROVAL OF MINOR GENERAL PLAN AMENDMENT

The Mayor and Council of the City of Goodyear hereby approve a Minor General Amendment to the Goodyear 2025 General Plan: amend the Land Use designation of approximately 53.24 acres generally located one half mile west of Cotton Land and south of Camelback Road as depicted in red in that document titled General Plan Land Use and Transportation Plan attached here as Exhibit A from Neighborhoods to Business and Commerce.

SECTION 2. AMENDMENT OF FIGURE 8.12

Staff is authorized and directed to amend Figure 8.12 Land Use and Transportation Plan in Chapter 8 of the Goodyear 2025 General Plan and the Land Use and Transportation Plan to reflect the amended land use designation to the approximately 53.24 acres depicted in Exhibit A and the amendment as approved in Section 1 and as shown on that certain document titled General Plan Land Use and Transportation Plan - Proposed, a copy of which is attached hereto as Exhibit B.

SECTION 3. EFFECTIVE DATE

This resolution shall become effective as prescribed by law.

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

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Darcie McCracken, City Clerk

Roric Massey, City Attorney

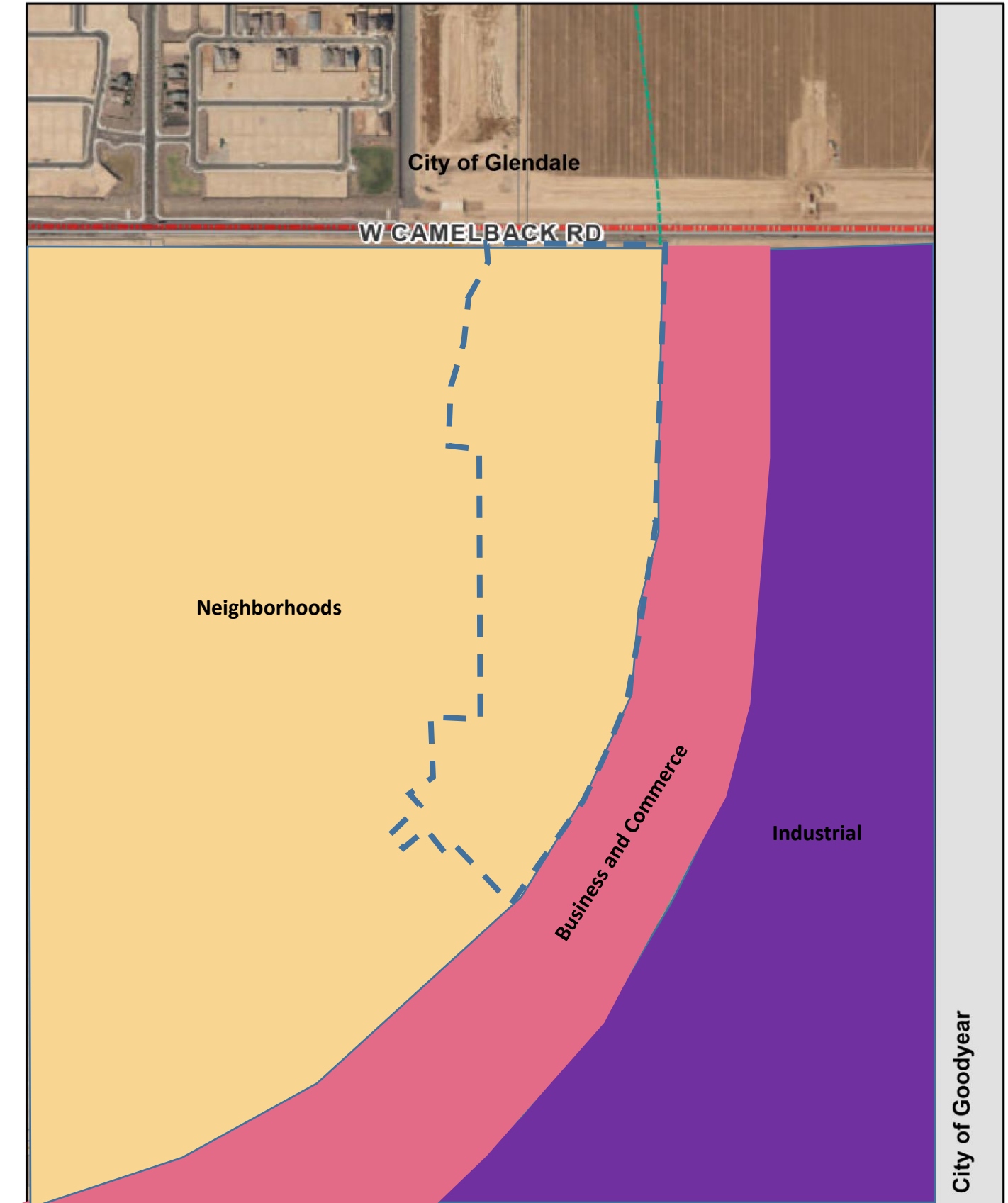
Name of Map: City of Goodyear

Description: NBA Camelback

23-700-00001 & 23-200-00006



Exhibit A - General Plan Land Use and Transportation Plan



Name of Map: City of Goodyear

Description: NBA Camelback

23-700-00001 & 23-200-00006



Exhibit B - General Plan Land Use and Transportation Plan - Proposed

