

Evaluation Criteria:

Per the city of Goodyear Zoning Ordinance, the city's review and recommendation on a zoning amendment is to be guided by the following criteria:

1. Consistency with the General Plan.

The 2035 Goodyear General Plan designates the land use for this property as Business and Commerce. Celebration Plaza is currently zoned PAD and approved for commercial and residential development. This request does not make any changes to the previously approved use. No significant changes have occurred to the existing conditions of the subject property since the original PAD approval.

2. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.

Celebration Plaza is zoned PAD and already approved for a mixture of uses, including commercial uses. This request does not make any changes to the previously approved use. No significant changes have occurred to the existing conditions of the subject property since the original PAD approval.

3. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.

Celebration Plaza is zoned PAD and already approved for a mixture of uses, including Commercial. This request does not make any changes to the previously approved use, which the City has already deemed to be compatible with the surrounding uses and zoning.

Current and future uses and development of the properties surrounding the subject property include:

North – The I-10 and Palm Valley Pavilions;

South – Goodyear Village Center, Palm Gate, City of Hope;

East – Palm Valley Crossing;

West – Future Airport Gateway at Goodyear;

4. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district would be better suited to the subject property than the uses allowed under the current zoning.

Luke Air Force Base:

The property does not fall within the Luke Air Force Base Accident Potential Zone or the DNL. However, the subject property is located within the vicinity of a military airport. Given the location of the property and its distance from Luke Air Force Base, base operations will not be adversely impacted by this development.

Phoenix-Goodyear Airport:

Attachment E – Evaluation Criteria

The property does not fall within the Phoenix-Goodyear Airport DNL. A stipulation has been added related to the disclosure of Phoenix Goodyear Airport operations.

5. Demand for the types of uses permitted in the proposed zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

The applicant has indicated there is demand in Goodyear for a master planned mix used community at this location, such as the proposed blend of on premises shopping and dining options, with both drive through and curb sided options, with close access to the freeway network as well as the adjacent employment uses.

6. Demands for public services that will be generated by the uses permitted in the proposed zoning district.

School Districts:

The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. Both school districts have been notified of the rezoning request.

Fire Response:

Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		2nd Nearest Goodyear Fire Station	Shortest path	
	Mins	Miles		Mins	Miles
Fire Station #181	1.47	.73	Fire Station #183	3.86	1.93

Police Response:

The proposed development is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Streets/Transportation:

The property will be accessed via North Litchfield Road, West Celebrate Life Way, and several local streets on the interior of the site.

Water/Wastewater:

The City of Goodyear will provide water and wastewater services to the subject property.

7. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

The Property abuts existing public services. It is located along major arterial and minor collector roadways with the necessary capacity. As indicated in the Water and Sewer Reports submitted with the Staff approved P23-50000003 preliminary plat, there is adequate water and sewer infrastructure to serve the development. Sewer service for lots 1 through 6 will be serviced by a private collection system and a private lift station that will discharge into the existing public sewer line in N. 143rd Ave. A property owners association will need to operate and maintain these private sewer facilities. The city has been in close coordination with Maricopa County related to ensuring adequate capacity is available.

8. General public concerns.

Public Participation and Planning and Zoning Commission Meeting:

An alternative notification process was used for this rezoning. A formal citizen review meeting was not held, but notice providing information on the rezone was mailed to 37 owners of property within 500 feet of the subject property and other stakeholders on February 15, 2025. There was no objection to the rezone received.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on March 12, 2025 appeared in the Arizona Republic Southwest Valley Edition February 21, 2025; postcards were mailed to adjoining owners on February 15, 2025; and signs were updated on the site to advertise the public hearing on February 20, 2025.

At the City Council meeting on March 24, 2025, the applicant chose to push the item to a later meeting date after questions and concerns were raised by the City Council. The applicant submitted an amended rezoning request to the city in September 2025.

A public notice that this rezoning request would be considered and reviewed at a public hearing on December 3, 2025 appeared in the Arizona Business Gazette - Republic Edition and XX postcards were mailed to adjoining owners on November 5.

9. Whether the amendment promotes orderly growth and development.

This property is already zoned and entitled and was determined to promote orderly growth and development.

10. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

The proposed development on the property will have a positive impact to the general health, safety, and welfare of the citizens of the City by providing a safe and well-designed community.