

Evaluation Criteria

1. Consistency with the General Plan.

The General Plan designates most of the Rio 1900 rezone area (the “Project”) as Neighborhoods, though an area within and adjacent to the Gila River corridor falls within the Open Space designation. The Neighborhoods designation provides areas for the growth and development of a variety of housing products and densities, as well as public and community facilities such as schools and places of worship, and commercial uses at appropriate intensities and locations. The Open Space designation provides areas where public or private land can be preserved for conservation or regionally significant recreational purposes.

Within the portion of the Project designed as Open Space, there are thirty-one (31) acres that fall within the Village Neighborhood and Urban Neighborhood LUCAs as set forth in the proposed PAD. Because of their inclusion in these LUCAs, these thirty-one (31) acres could be developed with residential uses that are not compatible with the Open Space designation. A Minor General Plan Amendment is proposed concurrently with this Rezone request, under Case Number P25-00128 and AI-2856, to change the designation of these thirty-one (31) acres from Open Space to Neighborhoods. Full details of this request are available in the separate report for the Minor General Plan Amendment.

The Project also contains areas within the Aggregate Mining Overlay and the Farm Focus Area Overlay. The Aggregate Mining Overlay denotes areas of aggregates identified by state agencies under 9-461.05.C.1(g), while the Farm Focus Area Overlay denotes areas with existing agricultural uses and related activities that may continue into the next planning horizon of the General Plan, and areas where an agricultural design character is to be encouraged. Within the Project, these overlays cover areas within and adjacent to the Gila River channel. The Aggregate Mining Overlay prescribes no development restrictions, while the Farm Focus Area Overlay permits the AG and AU zoning districts in addition to any underlying zoning districts, and sets forth design recommendations for development, but does not limit development to uses allowed in these agricultural districts.

The proposed rezone is consistent with the above land use designations, overlay, and growth area, as it would permit the development of Rio 1900 with a variety of residential, commercial, civic, and open space uses.

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

The Project contains both flat areas and hillside areas (for purposes of the Rio 1900 PAD, “hillside areas” are defined as those with a slope exceeding 20%). The PAD proposes customized hillside development guidelines to ensure development in these areas is appropriate and environmentally sensitive. These guidelines require a minimum of fifty (50) percent of the total designated hillside areas to be preserved in designated open

space tracts. Up to thirty (30) percent of the preserved open space may be revegetated and/or disturbed, provided it is revegetated to match its natural state in both plant species and quantities. The PAD also proposes regulations for grading and disturbance activities, including requirements for cut and fill slopes and retaining walls.

Due to its proximity to the Gila River, portions of the Project fall within the Special Flood Hazard Area Zone AE or A, as defined on the Federal Emergency Management Agency (FEMA) Flood Maps. A stipulation is proposed that will require the applicant to obtain approval of a Conditional Letter of Map Revision (CLOMR) concurrently with any preliminary plat or site plan application for a development located within the floodplain. The CLOMR must be approved, or determined to be not required, prior to submittal of any final plats or civil construction drawings. If the CLOMR is found to not be required, the applicant may proceed to a Letter of Map Revision (LOMR), which must be approved before issuance of any construction permits for work within the floodplain.

The Project's adjacency to the Gila River provides a unique opportunity for recreational amenities such as the proposed El Rio Trail along the south riverbank. The trail itself and at least one trailhead (to include parking and amenities) will be fully open and accessible to the public as set forth in the proposed stipulations.

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

Uses and development surrounding the subject property include:

- North – Undeveloped land in the Gila River channel
- South – Various communities in Estrella, including Lucero and Estrella Phase I, both of which have PAD zoning. Lucero is residential and Estrella Phase I includes both residential and commercial areas.
- East – Tres Rios Golf Course and Estrella Mountain Regional Park are located on the east side of Estrella Parkway, near the northeast corner of the Project. On the west side of Estrella Parkway (near the southeast corner of the Project), Lucero occupies a wedge-shaped piece of land between Estrella Parkway and the portion of King Ranch that occupies the east side of Cotton Lane.
- West – Undeveloped land owned by Maricopa County and the federal government, a portion of which is occupied by the Gila River channel

The proposed zoning for the Project site is PAD with multiple underlying zoning districts. This proposed zoning is compatible with the development in the surrounding area. Commercial uses are expected to cluster within the Commercial Activity Center LUCA, located along Cotton Lane and Estrella Parkway, where these existing roads will intersect with new collector roads extending into the Property's interior. The Resort LUCA would accommodate a resort development at the east end of the Property, should market conditions support one. Multi-family residential development (MF-12 through MF-24) will concentrate within the Urban Neighborhood LUCA, near the commercial nodes. Single-family residential development will be located within the Village Neighborhood and Estate Residential LUCAs. The Village Neighborhood LUCA covers the largest geographic area

within the Project and will accommodate a range of housing products such as detached and attached single-family homes, court homes, and two-family homes, consistent with the primarily single-family character of the Estrella community to the south. The Estate Residential LUCA will accommodate large-lot single-family homes, which could include executive housing; this LUCA is concentrated in hillside areas where a low-density housing product is appropriate.

Two of the above LUCAs include measures to limit development within Rio 1900 where it directly adjoins residential uses in Estrella. The Resort LUCA includes a one hundred (100)-foot building setback along the southern Project boundary shared with Lucero. If this area is developed with a resort, all resort buildings will be required to observe a minimum 100-foot setback from this boundary. The Village Neighborhood LUCA includes areas along its southern boundary where residential development must meet certain lot width requirements to match lot widths on the Estrella side of the boundary.

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

The existing King Ranch PAD, as amended in 2006, allows for approximately 1,047 acres of single-family residential (including custom, estate, and conventional residential), 108 acres of multi-family residential (including townhomes/condos and medium/high density multi-family residential), 46 acres of commercial, 40 acres of civic/public uses, 630 acres of open space, and a six-acre community center. The proposed Rio 1900 PAD would include similar underlying zoning districts and uses. The exact acreage of each zoning district and use is not known at this time due to the layered approach described earlier in this report.

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

Per the 2035 General Plan, data from the Maricopa Association of Governments indicates that the population of Goodyear increased by 46% between 2010 and 2020 and is expected to reach 240,000 people by 2055. The General Plan estimates that 56,462 units are needed by 2055 to accommodate this growth. The overall growth of the city requires that housing stock keep pace to prevent overcrowding and to maintain affordability. Per data from the U.S. Census Bureau, approximately ten percent (10%) of the city's occupied housing units are located within multi-family developments of two or more units, whereas approximately eighty-nine percent (89%) are detached or attached single-family homes, so the construction of multi-family units within the Urban Neighborhood LUCA will help to provide more options for residents for whom a single-family home is not a viable option. The development of commercial uses within the Commercial Activity Center LUCA will provide retail, restaurant, and service options to residents within the Rio 1900 community, as well as residents in Estrella, Rainbow Valley, and other communities in central and southern Goodyear.

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

The Project proposes to construct one new fire station and two new elementary schools within its boundaries. A conceptual land use plan in the project narrative shows potential locations for these services, but their exact locations will be finalized as the Project builds out.

An Agreement of Understanding was recorded in 2004 between Liberty Elementary School District (LESD), Buckeye Union High School District (BUHSD), and the King Ranch Project, for the provision of certain fees per residential unit to be paid to BUHSD, and for the donation of two (2) school sites to LESD. The applicant intends to follow the provisions of this agreement (or any amended agreement that all parties may agree upon) to address impacts to school operations related to the Rio 1900 development. Both LESD and BUHSD were also forwarded copies of the Rio 1900 rezone application for review. LESD acknowledged that Rio 1900's proposal for two new elementary school sites conforms with what was anticipated under the King Ranch PAD, while BUHSD did not provide feedback.

The exhibit on the following page shows three existing fire stations in the vicinity of the Project (Stations 182, 184, and 186), as well as the approximate location of the new fire station within the Project boundaries. The exhibit demonstrates that with the proposed Rio 1900 fire station in place and with additional support from the three existing stations, most areas of the Project will fall within a response time of zero to four (4) minutes (as depicted in green) or a response time of four (4) to six (6) minutes (as depicted in blue). A limited area of Rio 1900 falls within a response time of six (6) to (8) minutes (as depicted in red), but this area is within the Gila River corridor and will not be developed. The Fire Department has reviewed this exhibit and has determined the response times depicted to be acceptable.

While it was not included in this analysis, another new fire station is planned for future construction within the Lakin Industrial Park, at the intersection of Cotton Lane and MC-85. This station will provide additional coverage for Rio 1900 once it is operational.

Attachment E – Detailed Evaluation Criteria

