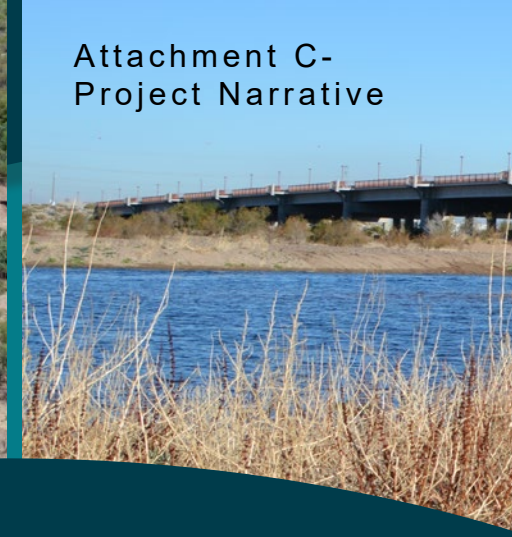


Rio1900

GENERAL PLAN
AMENDMENT

CASE: P25-00128





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1. INTRODUCTION

RVi Planning + Landscape Architecture is pleased to submit this Minor General Plan Amendment (GPA) on behalf of Harvard Investments and property owners KR TIC 1 LLC AND KR TIC 2 LLC ("Rio 1900 PAD"). The purpose of this application is to request a Minor General Plan Amendment on approximately 31 acres of land located to the west of parcel 400-03-002C ("GPA Site"). The request is to change the land use designation of the GPA Site from Open Space to Neighborhoods.

The GPA Site is located within a 40-acre parcel owned by the Arizona State Land Department (ASLD). It is the intent that the ASLD parcel be incorporated into the Rio 1900 development. The ASLD has authorized Harvard Investments and RVi to process this request for a GPA and the associated Rio 1900 PAD rezoning (Case # P24-00287).

See [Exhibit 1: GPA Vicinity Map](#) which shows surrounding context including where the GPA Site is located within the Rio 1900 PAD rezoning site. Additionally, see [Exhibit 2: GPA Site Location](#) which more closely shows where the Minor Amendment site is located within an ASLD-owned parcel and the adjoining parcels owned by KR TIC 1 LLC AND KR TIC 2 LLC.

2. PURPOSE OF REQUEST

Currently, the City of Goodyear 2035 General Plan designates the 40-acre ASLD parcel as Open Space. The purpose of this GPA is to change the land use designation of 31 acres from Open Space to Neighborhoods in order to more appropriately delineate land uses to follow the natural features of the land.

It is evident the purpose and intent of the surrounding Open Space designation within the City of Goodyear 2035 General Plan is to protect the natural feature of the Gila River floodway.

This GPA accomplishes this intent of the General Plan by ensuring that the Gila River floodway is protected and preserved as open space, while allowing the remaining areas outside of the floodway to incorporate the same Neighborhoods land use designation as the surrounding property, providing for appropriate land uses within and adjacent to the Gila River.

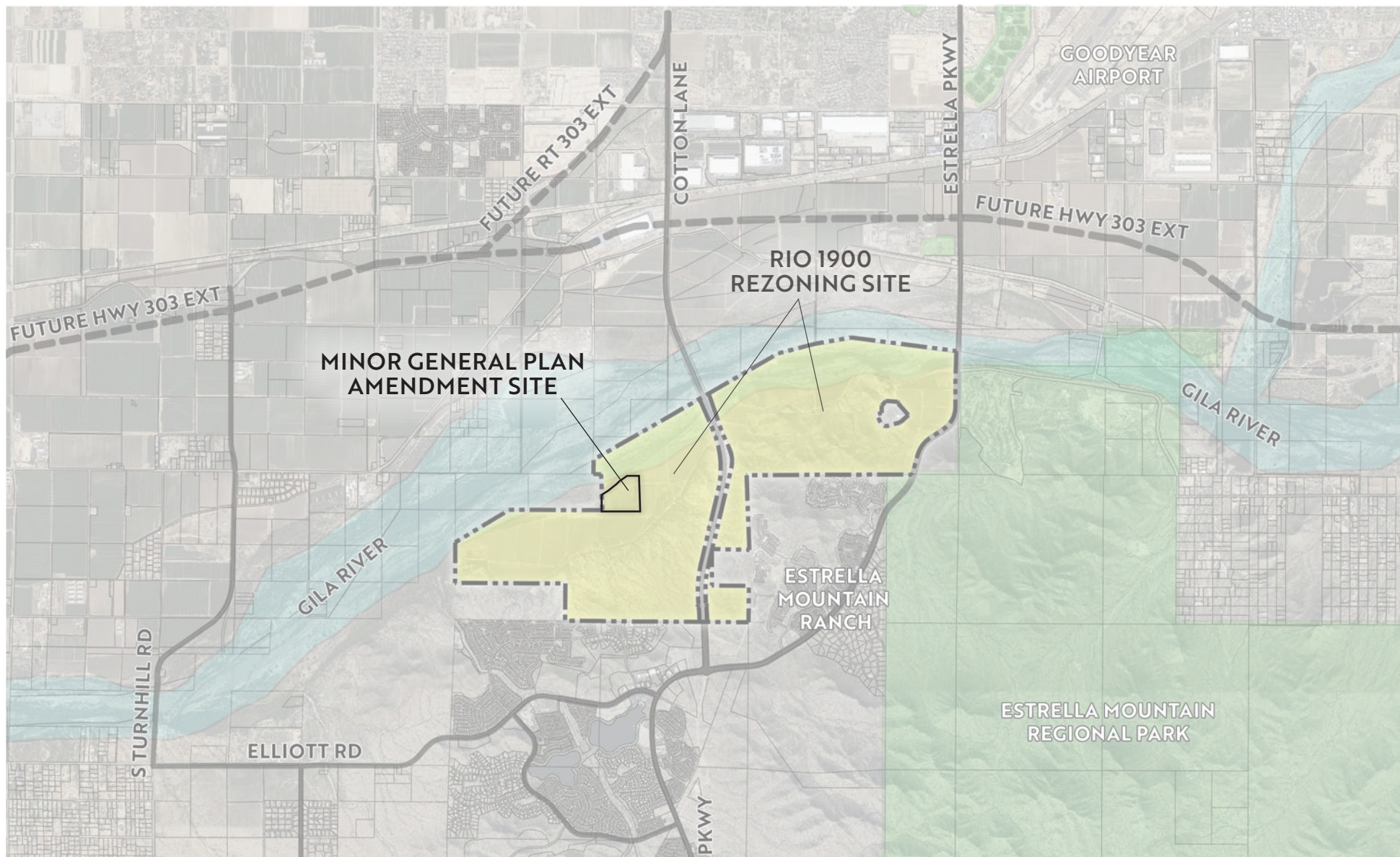


EXHIBIT 1: GPA VICINITY MAP

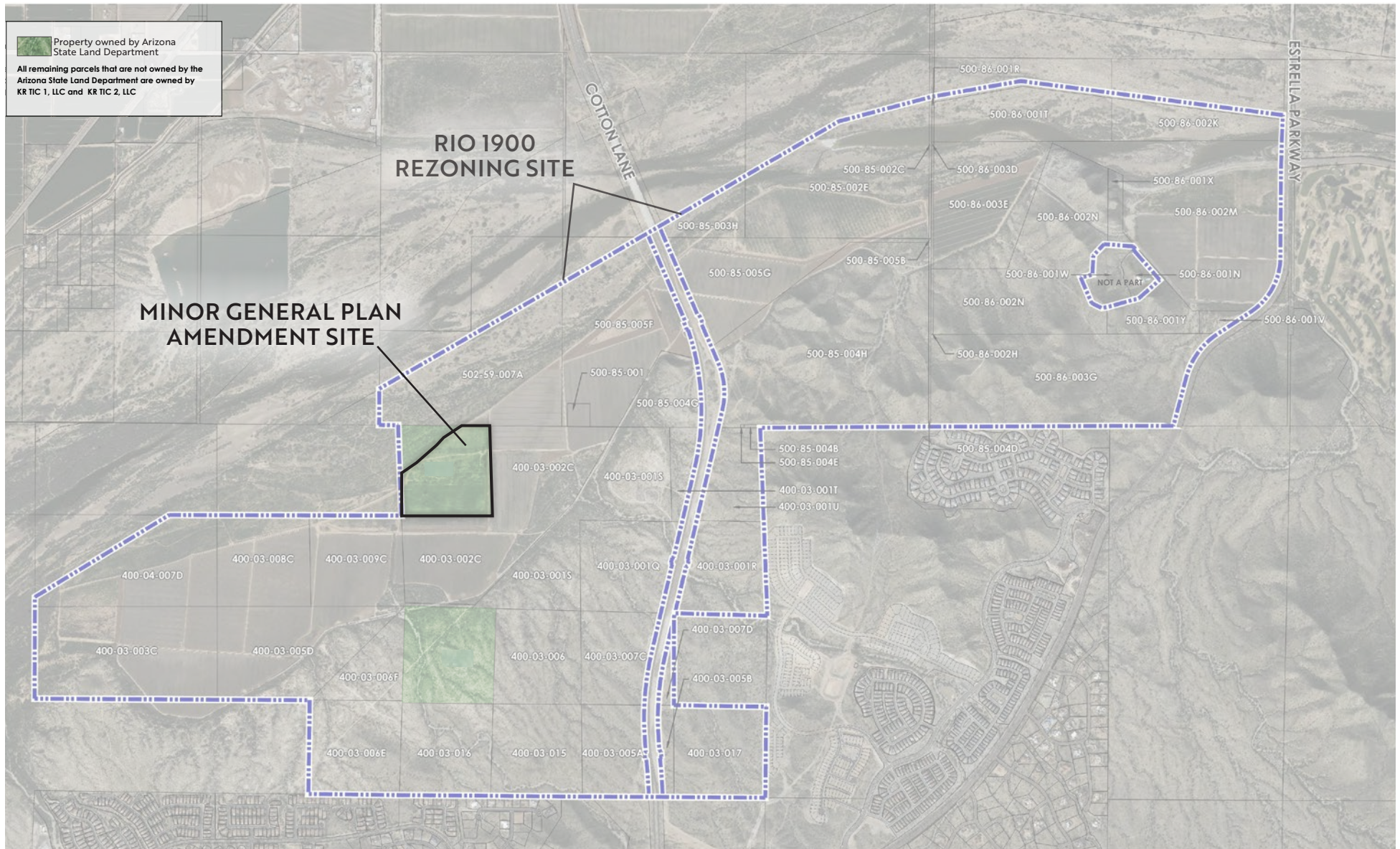


EXHIBIT 2: GPA SITE LOCATION



3. EXISTING GENERAL PLAN LAND USE DESIGNATION

Exhibit 3.3: Land Use Plan & Transportation Plan of the 2035 City of Goodyear General Plan identifies the land use designation of the GPA Site as Open Space.

Surrounding the GPA Site, the Open Space land use designation is located primarily within the Gila River floodway. The Open Space land use designation provides for areas where land, public or private, should be preserved for conservation or regionally significant recreational purposes.

The 2035 General Plan identifies Planned Area Development (PAD) as an applicable zoning within the Open Space land use designation.

In accordance with Arizona Revised Statutes, at least one dwelling unit is permitted on State Lands including within the Open Space designation.

See [Exhibit 3: Existing City of Goodyear General Plan Land Use Designation](#).

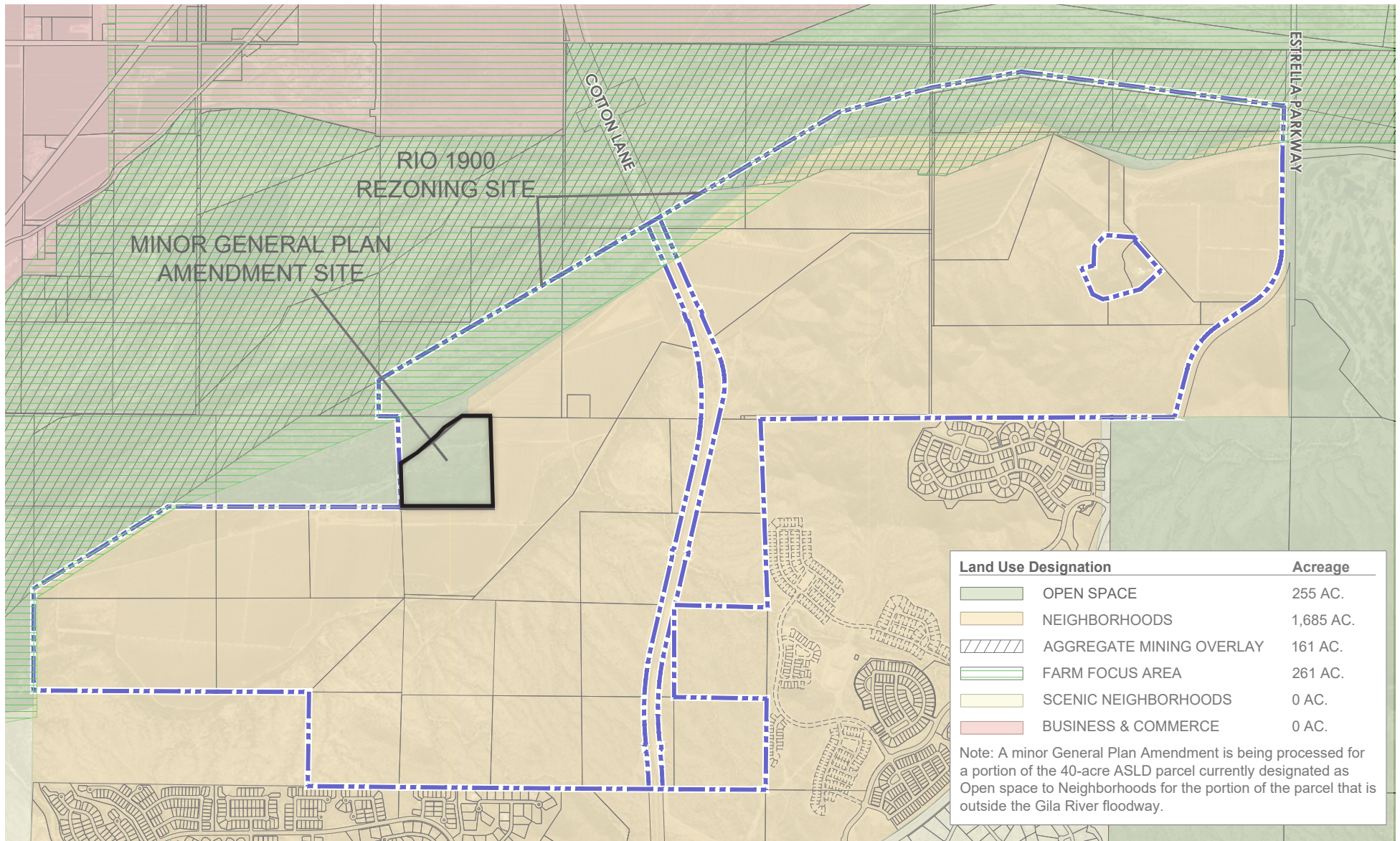


EXHIBIT 3: EXISTING CITY OF GOODYEAR GENERAL PLAN LAND USE DESIGNATION

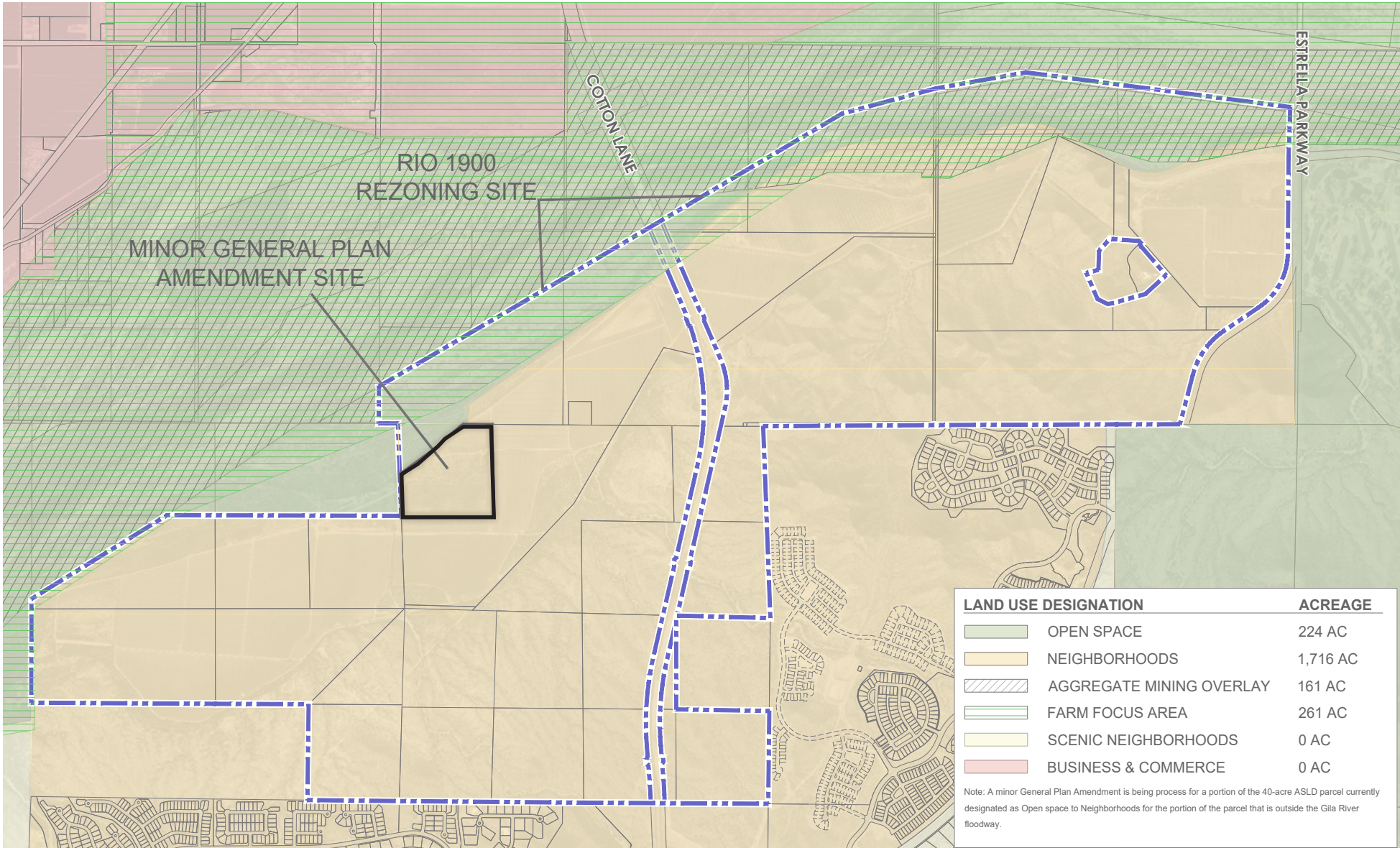


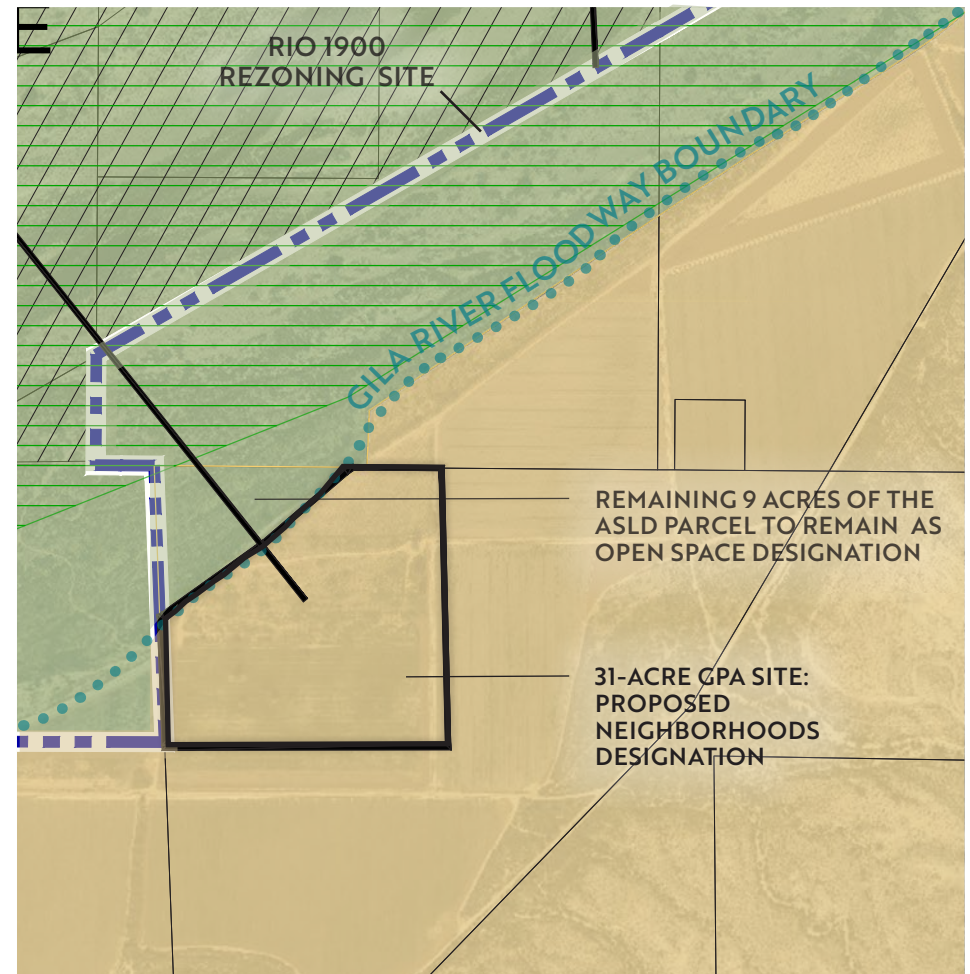
EXHIBIT 4: PROPOSED GPA LAND USE DESIGNATION

4. PROPOSED GENERAL PLAN LAND USE DESIGNATION

This GPA is requesting to change 31-acres of the 40-acre ASLD parcel that are located outside the Gila River floodway from Open Space to Neighborhoods.

The Neighborhoods land use designation applies to areas planned for the growth and development of neighborhoods including a wide range of densities and housing products. This land use designation also allows for public and community facilities such as schools, places of worship, and commercial uses at appropriate densities. The General Plan identifies PAD as an applicable zoning district in the Neighborhoods land use designation. See [Exhibit 4: Proposed GPA Land Use Designation](#) and [Exhibit 4.1 Detail of Proposed GPA Land Use Designation](#).

As shown in Exhibit 4.1, this GPA proposes to use the boundary of the Gila River floodway as the delineation between the Open Space and Neighborhoods land use designations. Instead of the Open Space designation abruptly extending eastward at 90-degree angles to arbitrarily incorporate the entire 40-acre ASLD parcel, the Open Space designation will now continue to follow the natural boundary of the Gila River floodway as intended and similar to the delineation to the northeast of the GPA site. The 31-acre GPA Site is located outside of the Gila River floodway and does not include any unique or natural features that would justify preserving as Open Space. The remaining 9 acres within the 40-acre ASLD parcel are located within the floodway and will remain as Open Space.



**EXHIBIT 4.1:
DETAIL OF PROPOSED GPA LAND USE DESIGNATION**



5. CONFORMANCE WITH GENERAL PLAN AMENDMENT REVIEW CRITERIA

Being that a General Plan document is generally only comprehensively updated about every ten years, the plan may need to be amended from time to time. Chapter 10 of the City of Goodyear 2035 General Plan allows for Major and Minor Amendments to be requested and outlines that changes to land use categories between 20 and 159.9 acres trigger the need for a Minor Amendment.

Both major and minor amendments to the General Plan must address the Amendment Review Criteria established in Chapter 10 of the City of Goodyear 2035 General Plan, for approval. Each of the 6 criteria are listed in bold with an explanation of how each criteria is met by the proposed GPA. Being that the proposed amendment will support the Rio 1900 PAD rezoning case (#P24-00287), references to the rezoning document are included in some responses.

1. The amendment must forward the vision for Goodyear as described in Chapter 1: Goodyear is a safe, attractive, vibrant community that supports the diversity of its economy, environment, and people. We celebrate our cultural assets and invite development that creates memorable places of lasting value. Through smart public and private investments, Goodyear maintains a high quality of life for all to live, work, visit, and play.

This proposed GPA aims to balance the need for housing, safe healthy neighborhoods, environmental preservation, and access to open space and aligns with many of the Fundamental Strategies of the 2035 General Plan.

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

The proposed GPA is consistent with the goals, objectives, and policies of the City of Goodyear General Plan which aim to make Goodyear, Livable, Inclusive and Diverse, Healthy and Sustained, Resilient and Safe, Prosperous and Innovative, and Responsive and Accessible. The proposed GPA aims to balance the need for housing and neighborhood continuity with the goal of preserving natural open spaces and allowing for equitable access to it.

3. The amendment must align with at least one of the fundamental strategies established in Chapter 1 and shall not conflict with any of the fundamental strategies.

The proposed GPA directly aligns with Goal HS-5: "A community that advances environmental stewardship and taking care of our natural resources," by only proposing to amend the land use designation for the 31-acres of the 40-acre ASLD parcel that are located outside of the Gila River floodway.

No amendment is proposed for the for the remaining 9-acres of the ASLD parcel that are located within the Gila River floodway. Said 9 acres will remain designated as Open Space.

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.

Amending the land use designation of the GPA Site from Open Space to Neighborhoods will not negatively impact the implementation of any city-approved Master Plan. As proposed, the amendment will be more in line with the proposed Rio 1900 PAD rezoning which will promote additional regional trails and recreational opportunities along the banks of the Gila River for all residents to enjoy.

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

The proposed GPA will make the delineation between Neighborhoods and Open Space land use designations consistent with the delineation to the northeast, which follows along the edge of the Gila River floodway. As a result, a more consistent community edge may be developed and open space within the Gila River floodway will remain preserved.

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

a. Significantly reducing the balance of residents and jobs.

The GPA will support a diverse balance of residents and jobs by providing for more land appropriate for residential development to support future growth and associated jobs needed to support that growth.

b. Increasing traffic without mitigation.

The proposed GPA impacts 31 acres of the Rio 1900 PAD rezoning site which is approximately 1,940 acres. The nominal proposed land use designation change will not create a noticeable increase in traffic. As part of the review process of the associated Rio 1900 rezoning, a Traffic Impact Analysis has been provided which outlines how the proposed development will accommodate the additional traffic generated by this minor change.

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

The proposed GPA will not require additional or more costly infrastructure improvements. As detailed in the Rio 1900 rezoning narrative, infrastructure improvements will be provided by the Developer.

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

The GPA will allow for the land uses to extend closer to the Gila River instead of abruptly stopping 40 acres away at a 90-degree delineation. By extending more naturally closer to the Gila River, the land use character and development of the GPA Site will be more consistent with the surrounding land use character which generally follows the edge of the Gila River.

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

The proposed GPA will not diminish the environmental quality to the air, water, land, or cultural resources. The GPA Site is located outside of the Gila River floodway and is currently being used for farming. Redesignating the GPA Site to the Neighborhoods land use designation will allow for the site to be developed with neighborhoods land uses. When the GPA Site is developed, stormwater improvements and dust reducing improvements will also be required which will improve the quality of the air and water.



6. CONCLUSION

The proposed GPA is a simple revision to more appropriately identify Open Space and Neighborhoods land use designations within the 40-acre ASLD parcel to follow the natural features of the land.

It is evident the purpose and intent of the surrounding Open Space designation is to protect the natural feature of the Gila River floodway.

The proposed GPA accomplishes this intent by ensuring that the Gila River floodway is protected and preserved as open space, while allowing the remaining areas outside the floodway to incorporate the same Neighborhoods land use designation as the surrounding properties, providing for appropriate land uses within and adjacent to the Gila River.