

Chapter 10 (Plan Amendments) of the City of Goodyear General Plan 2035 (General Plan) specifies the Amendment Review Criteria to be used in reviewing a proposed amendment. The following information identifies how this proposed amendment to the General Plan complies with these criteria.

1. The amendment must forward the vision for Goodyear as described in Chapter 1 of the General Plan.

The vision statement for the city as described in Chapter 1 is as follows:

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.

The proposed Minor General Plan Amendment would allow for a subsequent rezone request which could permit the construction of privately-owned single-family and/or multi-family residential developments on the thirty-one (31) acres generally located south of the Gila River, west of Cotton Lane and currently adjacent to the west of what is currently Assessor's Parcel Number 400-03-002C and south of Assessor's Parcel Number 502-59-007A (the "Property"). A rezone to allow these uses would bring additional residents to the area, supporting Goodyear's economic base.

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

The Rio 1900 Minor General Plan Amendment is consistent with the goals, objectives, and policies of the General Plan, including:

Goal LC-1: A compatible mix of land uses that fosters a quality community, with livable and safe neighborhoods, a healthy population, a strong economy, and a sustainable environment.

- Objective 1: Continue to plan for a mix of urban, suburban, and rural residential and nonresidential development based on the needs of different areas within Goodyear. Clearly articulate these intended distinctions through adopted land use categories and supporting regulations to increase predictability for residents, property owners, and investors about intended future land use patterns in a given location. Consider development constraints when evaluating future land use plans to ensure proposed uses can be implemented without creating unintended conflicts.
 - The proposed Minor General Plan Amendment will change the designation of the Property within the proposed master planned community of Rio 1900 from Open Space to Neighborhoods to allow construction of a mix of urban and suburban uses, consistent with the Village Neighborhood and Urban Neighborhood Land Use Character Areas (LUCAs) of the concurrent Rio 1900 Planned Area Development (PAD) Rezone request.
- Objective 7: Development within large master planned communities should allow for greater flexibility since the area is being master planned; include a diversity of housing; include trails, open space, and internal and external connectivity; and include an integrated lifestyle.
 - The proposed Minor General Plan Amendment will support the Rio 1900 master planned community and provide flexibility for the development of a variety of

single-family and multi-family residential housing products on the thirty-one (31) acres that are the subject of the amendment request. The proposed Rio 1900 Rezone includes provisions for open space throughout the master-planned community, including parks and a trail system that is expected to connect directly with existing trails in Estrella to the south.

Goal LC-4: All areas of Goodyear become complete neighborhoods.

- Objective 1: Promote the concept that all neighborhoods in Goodyear should be “complete neighborhoods” meaning they should include a range of housing options; the option to safely walk or bike to internal and external destinations; access to a variety of transportation options; schools that meet the needs of the neighborhood; parks and other recreational facilities; neighborhood commercial centers that provide daily needs; places of worship; a sense of place and community pride; places and spaces that encourage social interaction; accessibility for people of all abilities; access to healthy food; and other amenities identified as important by the neighborhood.
 - The proposed Minor General Plan Amendment will facilitate development of the Property with single-family and/or multi-family residential uses. The Property will connect directly to a new El Rio Trail along the south side of the Gila River and is expected to contain at least one local park per the conceptual open space plan submitted for the Rezone request for Rio 1900 PAD. These amenities will ensure that residents of the Property have access to open space within a short distance of their homes. Residents within the Property will also have access to additional amenities in the wider Rio 1900 master planned community, including the wider park and trail system, schools, and commercial areas.

Goal ID-2: A range of housing types, price points, and sizes meet the needs of all ages, incomes, and lifestyles.

- Objective 1: Encourage an equitable mix of quality and compatible housing types and price ranges in numerous areas throughout the city that adequately meets the needs of current and prospective residents and workers of all incomes and ages.
 - The proposed Minor General Plan Amendment will change the designation of the Property from Open Space to Neighborhoods, to align with the Village Neighborhood and Urban Neighborhood LUCAs in the concurrent Rio 1900 PAD request. The Village Neighborhood LUCA will permit a range of low-to-medium density housing products such as single-family attached and detached homes, court homes, and two-family homes, while the Urban Neighborhood LUCA will permit multi-family development.
- Objective 3: Partner with developers to integrate diversity of housing types into large master planned communities.
 - Rio 1900 will be a large master planned community at buildout, with residential units, commercial areas, a fire station, two elementary school sites, and open space. The proposed PAD would permit a variety of housing types from large-lot estate homes to multi-family units.

Goal HS-1: A comprehensive, connected, and accessible parks, open space, and recreation system serves existing and future residents by contributing to the community’s social, economic, and environmental quality.

- Objective 3: Continue to partner with the Flood Control District of Maricopa County, Lower Gila River Collaborative, Rio Reimagined, and other stakeholders to implement the El Rio vision and provide public recreational open space along the Gila River.

- The Property is directly adjacent to the proposed El Rio Trail along the south side of the Gila River, as included in the Rezone request for the Rio 1900 PAD. Rio Reimagined and Lower Gila River Collaborative have been informed of the larger Rio 1900 development, and Flood Control District of Maricopa County was invited to review the concurrent Rezone application but declined to comment. Further opportunities to partner with these organizations may be available as development applications for Rio 1900 are submitted during buildout.
3. The amendment must align with at least one of the fundamental strategies identified in Chapter 1 and shall not conflict with any of the fundamental strategies.

The six fundamental strategies in Chapter 1 are as follows:

- Livable & Connected – Complete neighborhoods provide essential goods and services, multimodal transportation networks, a diverse array of public spaces, and respect for neighborhood character, to create memorable places and destinations.
- Inclusive & Diverse – Welcome and accommodate people from all walks of life. Capitalize upon unique assets and foster a strong cultural identity. Preserve and expand access to housing for all phases of life and promote environmental justice.
- Healthy & Sustained – Incorporate environmental protection and stewardship to improve public health for all. Provide access to healthy food, health services, and recreation. Plan for adaptability and mitigation across physical and social assets.
- Resilient & Safe – Reduce risk and improve ability of individuals, neighborhoods, economic systems, and natural and built environments to withstand, recover from, and adapt to natural hazards, human-made disasters, and economic shifts. Create a foundation for a dependable water future; support responsive public safety and emergency services.
- Prosperous & Innovative – Leverage growth to benefit livelihoods and economic opportunities of all residents. Develop diverse employment opportunities that are well-matched to residents' skill levels, expand access to higher education and job training, and support innovative entrepreneurs and small businesses.
- Responsive & Accessible – Provide high quality municipal services and infrastructure to sustain long-term fiscal well-being of the city. Preserve robust opportunities for citizen participation and engagement.

The proposed Minor General Plan Amendment aligns most closely with the Livable & Connected, Inclusive & Diverse, and Healthy & Sustained strategies. Amending the Property from Open Space to Neighborhoods will help to implement the Rio 1900 PAD's vision for residential neighborhoods with a range of single-family and multi-family housing products, as well as supportive facilities such as roads and parks. A conceptual trail and open space plan included in the narrative for the Rio 1900 rezone shows that the acreage included in this Minor General Plan Amendment is immediately adjacent to the proposed El Rio Trail corridor and will likely include at least one local park. These open spaces will provide recreational opportunities for residents in the community to promote both physical and mental health. The proposed amendment does not conflict with any of the above strategies.

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.

The proposed Minor General Plan Amendment will not negatively impact the implementation of any City-approved Master Plan.

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

The proposed Minor General Plan Amendment represents an overall improvement to the General Plan by changing the designation of the Property from Open Space to Neighborhoods to match the designation of surrounding land with similar physical characteristics. Within the proposed Rio 1900 PAD area, most areas with the Open Space land use designation fall within the Gila River floodway channel. The Property is outside of the Gila River channel, so the Neighborhoods land use designation (which already applies to most of the Rio 1900 PAD area) is appropriate.

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 development of job centers within the city will result in a need for additional new housing to house the future workforce.

- b. *Increasing traffic without mitigation.*

The Minor General Plan Amendment will facilitate the construction of residential uses on the Property, as described in the concurrent Rio 1900 PAD Rezone application. A Master Roadway Plan was submitted and reviewed as part of that Rezone application. As Preliminary Plat and/or Site Plan applications are submitted for this site in the future, site-specific traffic studies will be required to analyze impacts related to those developments and recommend mitigation when necessary.

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

Any infrastructure improvements related to the Rio 1900 development, including development on the Property, will be the responsibility of the developer.

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

The Minor General Plan Amendment will allow Rio 1900 uses to extend closer to the Gila River instead of stopping at the boundary of the forty (40) acres that are currently within the Open Space designation, which will promote continuity with the rest of the master planned community.

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

The Property is outside of the Gila River floodway channel and is currently used for farming. As it is developed, stormwater improvements and dust-reducing improvements will be required which will protect air and water quality.