

RESOLUTION NO. 2026-2503

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING A MINOR AMENDMENT TO THE CITY OF GOODYEAR GENERAL PLAN 2035 TO AMEND THE LAND USE DESIGNATION OF APPROXIMATELY 31 ACRES GENERALLY LOCATED SOUTH OF THE GILA RIVER WEST OF COTTON LANE AND CURRENTLY ADJACENT TO ASSESSOR'S PARCEL NUMBER 400-03-002C AND SOUTH OF ASSESSOR'S PARCEL NUMBER 502-59-007A FROM OPEN SPACE TO NEIGHBORHOODS.

WHEREAS, the City of Goodyear General Plan 2035 (hereinafter, "General Plan") was adopted by the Mayor and City Council of the City of Goodyear on November 13, 2023, and ratified by a vote of the citizens of Goodyear on May 21, 2024; and

WHEREAS, Exhibit 3.3 in Chapter 3 of the General Plan is a Land Use Plan and Transportation Plan 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, 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, as depicted in green and outlined in red within that document titled General Plan Land Use and Transportation Plan attached here as Exhibit A (the "Subject Property") are currently designated Open Space in the General Plan; and

WHEREAS, the owner of the Subject Property initiated a request to amend the Land Use designation in the General Plan applicable to the Subject Property from Open Space to Neighborhoods; and

WHEREAS, the proposed change would allow for the development of a contiguous 1,940-acre master planned community that includes the Subject Property along with adjacent parcels, which are proposed to be under common ownership pursuant to a state land auction; and

WHEREAS, that certain document titled General Plan Land Use and Transportation Plan – Proposed attached hereto as Exhibit B reflects the proposed change in land use designation; 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. P25-00128; and

WHEREAS, an in-person Neighborhood Meeting was conducted for this proposal in conjunction with the Neighborhood Meeting for the concurrent Rezone Case No. P24-00287, and Notice of the Neighborhood Meeting was provided to property owners within 500 feet of the property on June 17, 2025, and signs advertising the Neighborhood Meeting were placed on the site on January 19, 2025; and

WHEREAS, the Neighborhood Meeting took place on July 8, 2025, during which twenty-three (23) members of the public attended; and

WHEREAS, due and proper notice of that public hearing before the City of Goodyear Planning and Zoning Commission was given in the time, form, substance, and manner provided by law,

including publication of such notice in the Arizona Business Gazette – Republic Edition on November 14, 2025, signs were updated on the site with the public hearing date on November 14, 2025, and postcard notices were mailed on November 12, 2025 to the owners of property within 500 feet of the 1,940-acre site of the proposed master planned community which includes the Subject Property; and

WHEREAS, the Goodyear Planning and Zoning Commission conducted the required public hearing on this Minor General Plan Amendment on December 3, 2025, at its regular meeting location, and 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 recommend approval; 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 the Arizona Business Gazette – Republic Edition on November 26, 2025, signs were updated on the site with the public hearing date on December 1, 2025, and postcard notices were mailed on November 22, 2025 to the owners of property within 500 feet of the 1,940-acre site of the proposed master planned community which includes the Subject Property; and

WHEREAS, a public hearing was held before the City Council on December 15, 2025; and

WHEREAS, during that hearing, the City Council continued the item to the meeting on January 26, 2026; 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 Open Space to Neighborhoods, as 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 city of Goodyear General Plan 2035 to amend the Land Use designation of approximately 31 acres generally located south of the Gila River and West of Cotton Lane and currently adjacent to the west of what is currently Assessor's Parcel Number 400-03-002C and south of what is currently Assessor's Parcel Number 502-59-007A, as depicted in Exhibit A.

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 26th day of January, 2026.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Jasmine Pernicano, City Clerk

Roric Massey, City Attorney

Exhibit A – Land Use Plan & Transportation Plan - Existing

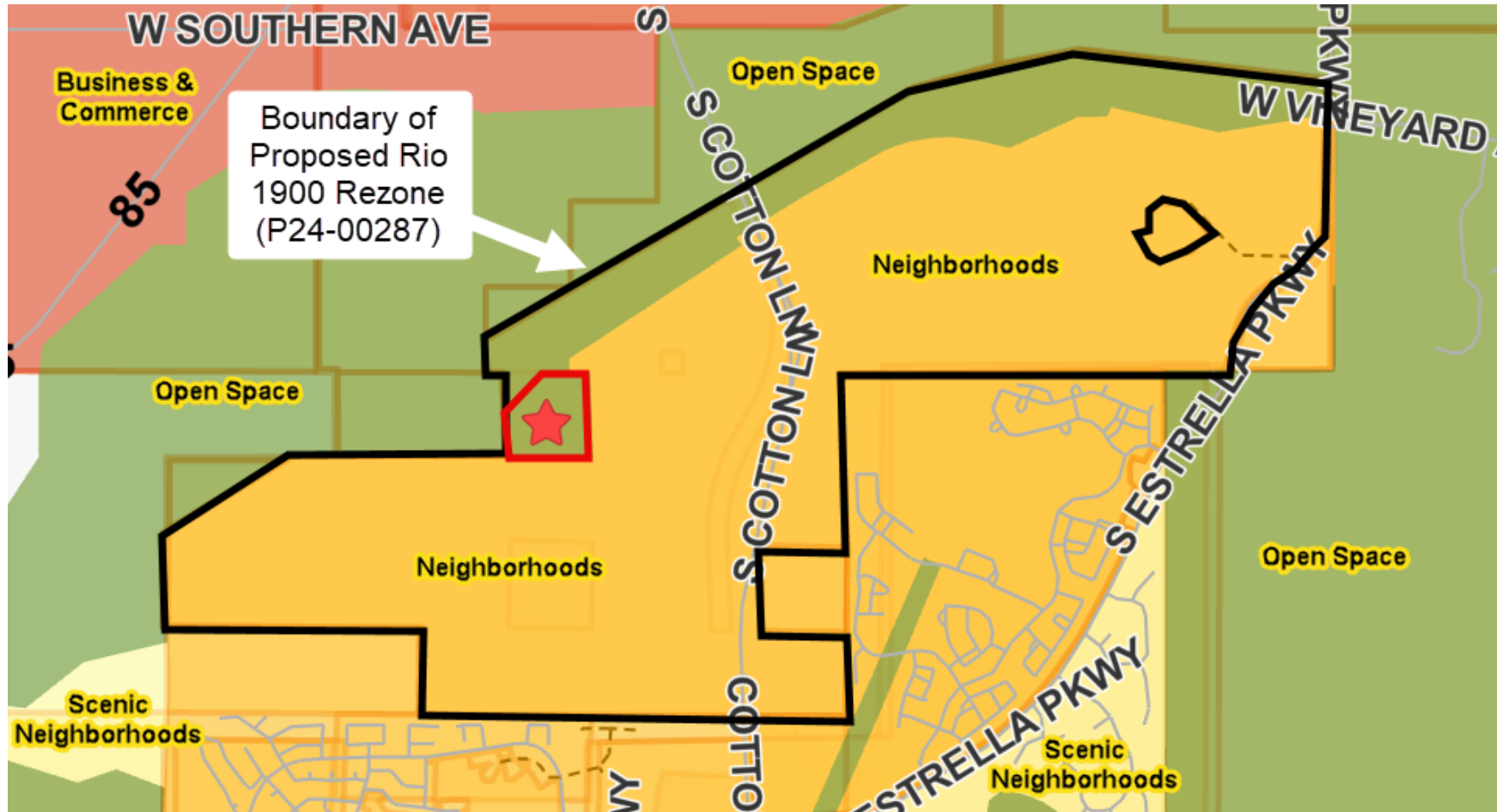


Exhibit B – Land Use Plan & Transportation Plan - Proposed

