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 goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted.

The Property is located within the Business and Commerce land use category of the city's 2035 General Plan. The Business & Commerce category provides areas for the growth and development of Goodyear's economic base, including areas for shopping and entertainment. This category includes uses such as community-level retail, entertainment, and service-oriented businesses that are regionally significant. Business & Commerce includes uses such as, but not limited to, business parks, offices, warehouses, regional hospitals, high density residential that supports the area, light industrial uses, and public/community facilities.

The proposed rezone meets the intent of the Business & Commerce category, as it will facilitate development of Lot 18 with a hotel that serves the southwest valley trade area, as well as an offsite parking lot for an existing church. Additionally, Lot 18 is located within a large established business park.

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

Lot 18 is currently undeveloped land with no special natural features. The proposed PAD Amendment is consistent with the current suitability of the subject property's physical and natural features for the uses permitted within the PAD.

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

All properties directly surrounding Lot 18 are zoned within and subject to the same PAD (Palm Valley Crossing). Their uses and underlying zoning are as follows:

- North – Yates Buick & GMC; underlying zoning of ARC/C-2 (Automotive Related Commercial and General Commercial).
- West – Amazon Global Security Operations center; underlying zoning of C-2 (General Commercial).
- East – Goodyear Business Center (a business center with multiple tenants); underlying zoning of ARC/SC (Automotive Related Commercial and Service Commercial/Commerce).
- South (opposite side of West Auto Drive) – Palm Valley Crossing (a shopping center with multiple tenants, including Palm Valley Church); underlying zoning of C-2 (General Commercial).

This proposal would change the underlying zoning of Lot 18 from ARC/C-2 to C-2. Lot 18 is directly adjacent to other C-2 properties (the Amazon building to the west and the Palm

Valley Crossing shopping center to the south), so the proposal would simply expand the existing C-2 area within the PAD instead of creating an island of non-compatible zoning.

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.

As explained under #3, the proposal would expand an existing area of C-2 zoning within the Palm Valley Crossing PAD and would not create an island of incompatible zoning within the PAD or establish new zoning districts that do not already exist within the PAD. Lot 18 was assigned the underlying zoning district of ARC/SC starting with the 2007 amendment of the PAD, and in this time, no development proposals have moved forward for the site, indicating that the uses permitted under ARC/SC may not be the highest and best uses for the site. The rezone of Lot 18 to C-2 would accommodate a planned development on the site that will include a hotel as well as an overflow parking lot for another existing use within the same PAD (Palm Valley Church).

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 request to change the underlying zoning of Lot 18 from ARC/C-2 to C-2 would be in conformance with the General Plan as well as this PAD as mentioned above.

6. Demand for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools, and emergency services facilities and equipment.

Demands for public services will be identified and further reviewed during site plan and construction plan review process. The property owner/developer will need to demonstrate public services are available to serve the Property at the time of development. However, preliminary findings on the availability of public services are provided in the following sections.

<u>Fire Response:</u>
The subject property will continue to be served by Fire Station No. 181 and No. 183.

Nearest Goodyear Fire Station	Minutes	Miles
181	1.38	0.69

2nd nearest Fire Station	Minutes	Miles
183	4.44	2.22

<u>Police Response:</u>

The property is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property as proposed. This proposed rezone does not impact the ability of the department to serve the property.

Streets/Transportation:
The final location of any proposed access points will be determined during plat and/or site plan review and approval and will require approval by City of Goodyear.

Water/Wastewater:
With this rezone request, the subject property will be served by the city of Goodyear. All infrastructure necessary to serve the subject property will be required to be installed by the property owner and/or developer.

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

The subject property is in an area where typical public services are currently provided. If the extension or upsizing of any utility lines is needed to serve the Property, then the extension or upsizing will be the responsibility of the owner/developer as part of the development process.

8. General public concerns.

In accordance with the city's Citizen Review Process, an alternative citizen review process was used. Notification was mailed on September 23, 2026, to property owners within the Palm Valley Crossing PAD, as well as property owners within 1,200 feet of all parcels within the PAD that have underlying C-2 zoning, to inform them of the application to amend the Palm Valley Crossing PAD. To date, staff have not received any public inquiries in response to this notice.

Notice for the public hearings before the Planning and Zoning Commission and City Council on November 4, 2026, and November 16, 2026, respectively, included a postcard mailed to the same property owners on October 10, 2026; a legal notice published in the Arizona Business Gazette- Republic Edition on October 16, 2026; and a sign posted on the property on October 19, 2026. Information on the rezone request and these public hearings was also posted on the city's website. To date, staff have not received any public inquiries in response to these notices.

9. Whether the amendment promotes orderly growth and development.

The proposal to modify the underlying zoning of Lot 18 from ARC/SC to C-2 will promote continued orderly growth and development in conformance with the city's Zoning Ordinance, Design Guidelines, and Engineering Standards. As described above, Lot 18 is directly adjacent to other parcels in the PAD with underlying C-2 zoning, so this modification will not create any islands of C-2 zoning.

The proposal to modify a landscape setback requirement from ten (10) feet to zero 0) feet for parcels with underlying C-2 zoning would not present any compatibility issues, as it would affect only the interior side property lines of these parcels, and only in situations where a C-2 lot is adjacent to another C-2 lot. Modification of this standard promotes multiple-lot commercial centers as contiguous developments. without “breaks” for required landscaping. Furthermore, there are parcels within the PAD with underlying C-2 zoning that do not meet the ten 10)-foot landscape setback requirement (such as the parcels within the Palm Valley Crossing shopping center at the southeast corner of Auto Drive and Litchfield Road). Modification of this standard will bring those properties into compliance with the PAD.

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 proposal to modify the underlying zoning of Lot 18 from ARC/SC to C-2 will continue to promote the general health, safety, and welfare of the city, as stipulated within the attached draft ordinance.