Attachment D

Evaluation Criteria

Per the city of Goodyear Zoning Ordinance, the city's review and recommendation zoning amendment is to be guided by the following criteria:

1. *Consistency with the General Plan.*

   A majority of the subject Property is located within the Neighborhood Land Use Category within the city's 2035 General Plan, there is ±952 acres located within this category. The Neighborhoods Land Use Category is intended to provide areas for growth and development of "complete" neighborhoods with a wide range of residential housing densities and include schools, community facilities, and commercial uses to serve these neighborhoods. Additionally, there are ±6 acres located within the Scenic Neighborhoods Land Use Category. This category is for lower density residential neighborhoods with larger lots. Generally, areas with more open space and more rural in character. The remaining ±61 acres of the Property are located within the Open Space Land Use Category. Property with this category is intended for land to be preserved for conservation or recreational purposes. The rezone request to Planned Area Development (PAD) to facilitate a mix of residential, commercial, and open space land uses is consistent with the General Plan.

   Moreover, the rezone proposal supports the Inclusive and Diverse Goal ID-2: A range of housing types, price points, and sizes to meet the needs of all ages, incomes, and lifestyles. The PAD would allow the Property to be developed with a wide range of housing types and sizes including attached townhomes with minimum lot sizes of 1,600 square feet and detached single-family homes with lot sizes up to or greater than 14,000 square feet. The proposal also includes multi-family development located in closer proximity to arterial roadways, commercial centers and mixed-use Village Centers.

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

   The Property is generally flat with the exception of the ridgeline intended to be preserved as open space and is known as Spirit Ridge. In addition, there is a Southwest gas line that crosses the property on its eastern side and which the PAD shows an unpaved trail through for additional connectivity and open space in TerraSante.

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

   Current and future uses and development of the properties surrounding the subject property include:

   - *North* – North of the project boundary is land held by the Arizona State Land Department, both within the City of Goodyear and unincorporated Maricopa County.
   - *East* – East and across S. Rainbow Valley Road is the city's Rainbow Valley Water Reclamation Facility and the CantaMia community within Estrella.

- *South* – South of the project boundary is the future Rainbow Valley master planned community which has received entitlements within the City.
- *West* – The project's western boundary is the city's jurisdictional boundary line with Maricopa County. The land across the boundary line is largely undeveloped land with a few residences to the southwest.

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*
   Approximately 317.92 acres of the Property have had Preliminary PAD zoning since 1987. Preliminary PAD zoning does not provide development rights and rezoning of this portion of the property is necessary for development. The remainder of the Property, approximately 701.58 acres, has been zoned Agricultural Urban (AU) since annexation in the 1980s. With AU zoning the property can develop as low-density residential, however, this zoning district is considered a holding district and is generally expected to be rezoned to a combination of low, medium and high-density residential as well as commercial and other uses. The proposed TerraSante PAD proposes residential, commercial, and open space uses which are consistent with the uses approved within the neighboring Rainbow Valley master planned community to the south and the existing Estrella development to the northeast.

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 applicant has indicated they are responding to market conditions. They anticipate demand for a variety of land uses in the greater Rainbow Valley area of Goodyear including residential and commercial uses.

   Furthermore, 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 housing stock to keep pace with growth to prevent overcrowding and to maintain affordability. The approximate 3,395 residential units expected to be developed in TerraSante will help the city meet the demand for additional residential units. In total, the applicant estimates that 63% of the units will be single-family units, and 37% will be multi-family units.

6. *Demands for public services that will be generated by the uses permitted in the proposed zoning district.*
   <u>School Districts:</u>
   The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District. The applicant is in communication with the School Districts and has committed approximately 15 acres to the Liberty Elementary School District for the construction of an elementary school in TerraSante.

   <u>Fire Response:</u>

Nearest Goodyear Fire Station	Shortest path		2nd Nearest Goodyear Fire Station	Shortest path	
	Mins	Miles		Mins	Miles
Fire Station #186	.62	.31	Fire Station #182	9.36	4.66

Police:
The proposed development is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Streets and Transportation:
The Property will be largely accessed from S. Rainbow Valley Road and W. Willis Road. Stipulations have been created to address traffic requirements applicable to this development. Those stipulations include roadway and traffic signal improvements, which may include improvements along S. Rainbow Valley Road and W. Willis Road as well as contributions towards a traffic signal at S. Rainbow Valley Road and W. Willis Road.

Water/Wastewater:
The subject property is located within the City of Goodyear water service area. The maximum amount of water resources the City shall allocate to the Property is 274 acre-feet per year, however, the amount shall increase to 1,160 acre-feet per year upon the approval of the city's pending Designation of Assured Water Supply (DAWS). Furthermore, this water allocation is restricted to the portion of the Property located within the Water Planning Area 3 (WPA 3), as depicted on the 2024 Integrated Water Master Plan (IWMP).

The Property's is located within the City of Goodyear Wastewater Service Area. The wastewater treatment facilities within the city have sufficient capacity, however the developer would be responsible for the construction of wastewater lines and other necessary infrastructure such as lift stations to service the property.

7. *Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.*
The developer will be responsible for extending service infrastructure needed to support the property and will pay their proportionate share of impact fees for regional growth.

8. *General public concerns.*

In compliance with the Zoning Ordinance's Citizen Review requirements, a neighborhood meeting was held on February 26, 2026, at the Goodyear City Hall, Canyon Trails conference rooms. The meeting was led by the applicant and development team. Seven nearby residents attended the meeting. At the meeting, the attendees, Maricopa County residents, living south of the western portion of TerraSante, learned about the project from the applicant's team and expressed various concerns including existing and future traffic at Tuthill Road, potential impacts of development on their water wells, and existing wash conditions and flooding north of their neighborhood on Tuthill Road and outside TerraSante project boundary. In response to these concerns, the applicant indicated that the development's traffic study considered existing and future traffic conditions and would continue to work with the City of Goodyear, Arizona Department of Transportation, and the Maricopa County Department of Transportation to ensure appropriate road design and improvements are constructed. Regarding water and wells, the applicant's team ensured the neighboring residents, TerraSante's water system would comply with city and state water standards and requirements with consideration of impacts to surrounding properties. Regarding the wash condition and flooding, the developer met residents on-site and connected residents to the county's Flood Control District to continue discussions on the issue pertaining to existing regional drainage and flooding concerns.

It is important to note that, at the time the neighborhood meeting was conducted, the 1999 Zoning Ordinance was still in effect. Under that ordinance, notice for a rezoning application was required to be provided to property owners within 500 feet of the subject property.

Prior to the public hearings, however, the new Zoning Ordinance became effective on August 5, 2026. The updated ordinance requires notice to property owners within 1,200 feet of the subject property for a Planned Area Development (PAD) rezoning application.

Staff has complied with the current noticing requirements and provided notice to all property owners within 1,200 feet of the subject property in advance of the public hearings.

9. *Whether the amendment promotes orderly growth and development.*

The subject Property is in proximity to existing development, City services, and infrastructure. The TerraSante developer would be responsible for the construction of any connecting service lines and road improvements necessary to service the property. In addition, the proposed zoning for the Property is consistent with approved zoning and existing uses in the vicinity.

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 proposed rezone from Estrella Phase II Preliminary PAD and AU zoning district to the TerraSante PAD for the development of a master planned community with underlying residential, commercial, and open space uses allows the Property to develop in a way that supports the current market housing and commercial space demands and in a way that is consistent with nearby existing development at the Estrella master planned community and the approved Rainbow Valley master planned community.