AGENDA ITEM #: 3.
DATE: November 4, 2026
CAR #:
CASE #: {Case#}

Planning & Zoning Commission ACTION REPORT

SUBJECT: **REZONE APPROXIMATELY 1,019.5 ACRES FROM AU AND PRELIMINARY PAD TO TERRASANTE PAD**

STAFF PRESENTER(S): Guadalupe Ortiz Cortez, Principal Planner

OTHER PRESENTER(S):
Alan Beaudoin, Norris Design

SUMMARY:
Public hearing for a request to rezone approximately 1,019.5 acres generally located west of S. Rainbow Valley Road, east of S. Tuthill Road, south of the Williams Field Road alignment and north of the Willis Road alignment from Estrella Mountain Ranch Phase II Preliminary Planned Area Development (PAD) and Agricultural Urban (AU) to TerraSante PAD to allow for a master planned community with residential, commercial and open space land uses.

RECOMMENDATION:
RECOMMENDATION
1. Conduct a public hearing to consider a rezone of approximately 1,019.5 acres of property generally located west of S. Rainbow Valley Road, east of S. Tuthill Road, south of the Williams Field Road alignment and north of the W. Willis Road alignment from Estrella Mountain Ranch Phase II Preliminary Planned Area Development (PAD) and Agricultural Urban (AU) to TerraSante PAD (dated August 2026).

2. Recommend approval of the request to rezone approximately 1,019.5 acres of property generally located west of S. Rainbow Valley Road, east of S. Tuthill Road, south of the Williams Field Road alignment and north of the Willis Road alignment from Estrella Mountain Ranch Phase II Preliminary PAD and AU to TerraSante PAD (dated August 2026) as set forth in the draft of Ordinance. (Guadalupe Ortiz Cortez, Principal Planner)

STIPULATIONS:
See Attachment A (Draft Ordinance)

FISCAL IMPACT:
Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years

after construction.

English

BACKGROUND AND PREVIOUS ACTIONS:

The Property subject to the rezone request is approximately 1,019.5 acres generally located west of S. Rainbow Valley Road, east of S. Tuthill Road, south of the Williams Field Road alignment and north of Willis Road alignment (the “Property”), aerial photo of the site is provided as Attachment B.

Approximately 317.92 acres of the Property are currently zoned Preliminary PAD under the Estrella Mountain Ranch Phase II Preliminary PAD, approved by City Council by Ordinance No. 1987-0217 on June 22, 1987. Approximately 701.58 acres of the Property are currently zoned AU and have not been rezoned since the approval of each annexation by Ordinance No. 86-191 approved on August 13, 1986, Ordinance No. 87-197 approved on January 11, 1987, Ordinance No. 88-234 approved on February 24, 1988, and Ordinance No. 88-247 approved on June 11, 1988.

STAFF ANALYSIS

Current Policy

A rezone request requires public review and approval by the Planning and Zoning Commission and the City Council. The proposed rezone must be in conformance with the General Plan and should not adversely impact the surrounding area as outlined in the Zoning Ordinance.

Summary of the Request

The applicant seeks to rezone the Property to a master planned community known as TerraSante further described in the Project Narrative available in Attachment C.

The TerraSante rezone proposal includes:

- Approximately 671 acres of single-family residential zoning through various zoning districts specific to TerraSante. TerraSante utilized the city’s single-family residential zoning districts as a base for their customized zoning districts, however, the applicant’s submittal deviates from the city’s districts in lot sizes and setbacks, see Table 4 Residential Zoning with City Comparison in the TerraSante Project Narrative (Attachment C). To balance the deviations, the applicant has proposed additional Amenity, Connectivity, and Streetscape Community Elements for the broader community and residential areas requesting deviations. The applicant anticipates TerraSante will support approximately 3,395 residential units, which includes both single-family and multi-family units; the development could support approximately 10,000 residents at build-out. Furthermore, to support this population, the applicant has committed approximately 15 acres (Units A16 and B12) to the Liberty Elementary School District for the development of an elementary school. If the elementary school site is not desired by the school district, the developer may alternatively develop additional single-family residential units.

- Approximately 141.8 acres of commercially zoned land and 68 acres of multi-family zoned land. The applicant has requested the flexibility to develop an additional 30 acres of multi-family out of the proposed 141.8 acres of commercial land, specifically located within the General Plan designated Village Center Overlay and located at the intersection of S. Rainbow Valley Road and W. Willis Road. To support the integration of multi-family in a commercial area, the applicant will incorporate additional design elements to support a vibrant urban and pedestrian friendly environment between the two uses. Additionally, one of the modifications to the TerraSante commercial district is that a hospital would be permitted with conditions.

- Approximately 138.6 acres of open space, including a mountain ridgeline known as Spirit Ridge and a tributary wash known as Northern Tributary Wash. Both will have amenity nodes throughout the trails and a Specialty Park. Moreover, the master planned community will include one five-acre park at the center of

the community and twelve two-acre neighborhood parkettes spread out through the community. There are also various trail connections to regional trails including the Maricopa Trail.

English

The application meets the Evaluation Criteria for rezones established in the Zoning Ordinance and has met noticing requirements. A detailed description of the Evaluation Criteria and noticing can be found in Attachment D.

STAFF FINDINGS

As outlined herein, staff finds the proposed rezone request to further the vision of the City of Goodyear and to be in compliance with the General Plan's fundamental strategies, goals and policies, and does not alter the existing character of the area or diminish the environmental quality of the air, water, land, or cultural resources. Draft Ordinance No. 2026-XXXX, if approved by the Mayor and City Council would make the rezone proposal effective, as directed by law, is included as Attachment A.

Attachments

Attachment A - Draft Ordinance
Attachment B - Aerial Photo
Attachment C - TerraSante Project Narrative
Attachment D - Evaluation Criteria