

Evaluation Criteria:

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 General Plan.

The 2035 Goodyear General Plan designates the land use for this property as Neighborhoods. The property is currently zoned PAD and approved for residential development. This request to rezone to Fulton Homes at Ballpark Village 2nd Amended PAD does not make any changes to the previously approved uses; as such this rezone request is still compatible with the General Plan.

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

The property is currently zoned PAD and permits residential uses. This request does not make any changes to the previously approved use. No significant changes have occurred to the existing conditions of the subject property since the original PAD approval.

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

The property is zoned PAD and permits residential uses. This request does not make any changes to the previously approved residential uses, which the City has already deemed to be compatible with the surrounding uses and zoning.

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

North – Ballpark Village North (mixed use);

South – Ballpark Village (mixed use);

East – Flats at Ballpark Village (multi-family residential);

West – VLUX at Ballpark Village (multi-family residential);

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.

Luke Air Force Base:

The property does not fall within the Luke Air Force Base Accident Potential Zone or the DNL. However, the subject property is located within the vicinity of a military airport. Given the location of the property and its distance from Luke Airforce Base, base operations will not be adversely impacted by this development. A stipulation has been added related to the disclosure of Luke Air Force Base operations.

Phoenix-Goodyear Airport:

The property is adjacent to the Phoenix-Goodyear Airport. A stipulation has been added

Attachment E – Detailed Evaluation Criteria

related to the disclosure of Phoenix Goodyear Airport operations.

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 there is demand in Goodyear for a master planned residential community at this location, such as the proposed blend of housing types and amenity areas, with close access to the Ballpark and other Ballpark Village commercial centers.

6. *Demands for public services that will be generated by the uses permitted in the proposed zoning district.*

School Districts:

The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. Both school districts have been notified of the rezoning request.

Fire Response:

Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		2nd Nearest Goodyear Fire Station	Shortest path	
	Mins	Miles		Mins	Miles
Fire Station #184	2.82	1.41	Fire Station #181	6.05	2.82

Police Response:

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/Transportation:

The property will be accessed via private streets/driveways within the development that will gain access to Yuma Road and Lower Buckeye Parkway. The Engineering Department has created stipulations to address traffic requirements applicable to this development; specifically, Yuma Road will be widened and improved, Estrella Parkway will be widened and improved and a bridge or culvert will be built over Bullard Wash.

Water/Wastewater:

The City of Goodyear will provide water and wastewater services to the subject 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 Property abuts existing public services. It is located along major arterial roadways with the necessary capacity. As indicated in the Water and Sewer Reports submitted with the rezoning, there is adequate water and sewer infrastructure to serve the development. The city has been in close coordination with Maricopa County related to ensuring adequate capacity is available.

8. General public concerns.

Public Participation and Planning and Zoning Commission Meeting:

An in-person Neighborhood Meeting was conducted for this proposal and Notice of the Neighborhood Meeting was provided to 99 property owners within 500 feet of the property on March 23, 2026; signs advertising the Neighborhood Meeting were placed on the site on March 20, 2026. The neighborhood meeting took place on April 7, 2026. No residents spoke in opposition to the proposed rezone.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on June 22, 2026 appeared in the Arizona Business Gazette - Republic Edition May 21, 2026; 99 postcards were mailed to adjoining owners on May 13, 2026; and signs were updated on the site to advertise the public hearing on May 15, 2026.

9. Whether the amendment promotes orderly growth and development.

This property is currently zoned and entitled for residential uses; those uses promote orderly growth and development.

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 development on the property will have a positive impact to the general health, safety, and welfare of the citizens of the City by providing a safe and well-designed community.