

RESOLUTION NO. 2024-2438

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING A MAJOR AMENDMENT TO THE GOODYEAR 2035 GENERAL PLAN TO AMEND THE LAND USE DESIGNATION OF APPROXIMATELY 267 ACRES LOCATED AT THE SOUTHWEST CORNER OF NORTH CITRUS ROAD AND WEST ROOSEVELT STREET FROM NEIGHBORHOODS TO BUSINESS & COMMERCE, REQUIRING AMENDMENT TO EXHIBIT 3.3 LAND USE PLAN AND TRANSPORTATION PLAN OF THE GOODYEAR 2035 GENERAL PLAN; PROVIDING DIRECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Goodyear 2035 General Plan (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, Chapter 3 of the General Plan includes Exhibit 3.3 a "Land Use Plan & Transportation Plan" which represents the preferred land use, physical form, and mobility pattern for the city of Goodyear by illustrating the general location of appropriate land uses to guide future growth and development and promoting full integration of land use and transportation planning; and,

WHEREAS, approximately 267 acres of land located at the southwest corner of north Citrus Road and west Roosevelt Street (the "Property") is shown on Exhibit 3.3 "Land Use Plan and & Transportation Plan" in the 2035 City of Goodyear General Plan as the "Neighborhoods" land use designation; and,

WHEREAS, the Property is currently zoned Planned Area Development (PAD) and designated for residential uses; and,

WHEREAS, the owner of the Property has initiated a request to amend the land use designation shown for the Property on Exhibit 3.3 "Land Use Plan and & Transportation Plan" in the 2035 City of Goodyear General Plan from "Neighborhoods" to "Business & Commerce"; and,

WHEREAS, on October 4, 2024, in compliance with A.R.S. § 9-461.06(D), the appropriate agencies, including the Arizona State Departments of Transportation, Water Resources, State Land, and Governor's Office, adjacent municipalities and counties, Maricopa Association of Governments, Phoenix/Goodyear Airport, Luke Air Force Base, Maricopa County Department of Transportation, Flood Control District, and Arizona Commerce Authority were sent notice of the proposal and opportunity to comment by mail; and,

WHEREAS, city staff received a response from Luke Air Force Base indicating the request will not have a negative impact on their light operations and that the property is subject to approximately 165 over flights a day; and,

WHEREAS, the Zoning Ordinance, General Plan and A.R.S. § 9-461.06(C)(1) require a citizen review process when amending land uses; and,

WHEREAS, county and adjacent property owners were sent notification of a citizen review meeting that was held on November 13, 2024, at Goodyear City Hall, in which the applicant displayed information about the project and city staff and the applicant were available for questions; and,

WHEREAS, approximately eleven county residents attended the citizen review meeting on November 13, 2024, and residents expressed concerns with the possible development of the Property which included the size of buildings, blocked views, increased traffic, access to and from their properties, additionally residents expressed concerns regarding lack of fiber optics infrastructure, internet, and television services, and current drainage issues surrounding the Property; and,

WHEREAS, notice of the proposed general plan amendment and of the two public hearings before the Goodyear Planning and Zoning Commission and the public hearing before the City Council required for General Plan Amendment, was published in the Arizona Republic on November 16, 2024, included in signs that were posted on the property at three locations on October 25, 2024, and updated on November 15, 2024 and included in postcards mailed on November 13, 2024 to the owners of the Property affected by this proposed amendment and those within 500 feet of the Property; and,

WHEREAS, the Goodyear Planning and Zoning Commission conducted the first required public hearing on this Major General Plan Amendment on December 4, 2024, at the Council Chambers in City Hall; and,

WHEREAS, at the first public hearing, staff and applicant gave presentations on the project, and a total of four (4) speakers spoke during the public comment portion of the hearing. Three (3) speakers spoke in opposition of the project due to concerns with loss of views, desire for restaurants and commercial businesses in the area, traffic, building height, noise, and safe crossings for children going to school. Staff also received an email from one of the speakers prior to the meeting further detailing their concerns. The fourth speaker spoke in support of the project and expressed there are areas in the city with multi-family developments near industrial projects; and,

WHEREAS, no action was required at the first Planning and Zoning Commission hearing; and,

WHEREAS, the Goodyear Planning and Zoning Commission conducted the second required public hearing on this Major General Plan Amendment on December 10, 2024 at the Goodyear Municipal Complex, a location different from the Commission's regular meeting location, as required by state law; and,

WHEREAS, at the second Planning and Zoning Commission hearing, staff and applicant gave presentations on the project. During the public comment portion of the hearing, two (2) speakers spoke in opposition of the project due to concerns with truck traffic and noise. One of these speakers sent staff an email prior to the meeting which she summarized at the meeting to include concerns with noise, truck traffic, safe exits from properties eastbound, drainage, proposed frontage road and median concerns, cellular and Wi-Fi connectivity in the area, trails, and water usage. A third person submitted a comment card in support of the project but wished not to speak; and,

WHEREAS, during the public hearing held on December 10, 2024, the Planning and Zoning Commission recommended approval of the General Plan Amendment with a vote 6-0.

WHEREAS, the proposed Major General Plan Amendment satisfies the required standards and criteria for approval of a Major Amendment, as specified in the General Plan and documented in the staff report for Case No. P24-00219; and,

WHEREAS, the Goodyear Planning and Zoning Commission has found that this Major General Plan Amendment is in the best interests of the City and general public and has recommended that such Major General Plan Amendment be approved; and,

WHEREAS, the City of Goodyear City Council conducted the required public hearing on this Major General Plan Amendment on December 16, 2024 in the manner provided for by law; and,

WHEREAS, the City of Goodyear City Council finds that it would be in the best interests of the city and general public that this Major General Plan Amendment for the Property be approved, as recommended by the Planning and Zoning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. APPROVAL OF THE MAJOR GENERAL PLAN AMENDMENT

The Mayor and Council of the City of Goodyear hereby approve a Major Amendment to the Goodyear 2035 General Plan to amend the land use designation of approximately 267 acres located at the southwest corner of north Citrus Road and west Roosevelt Street from Neighborhoods to Business & Commerce as shown on that certain document titled "Major General Plan Amendment Case No. P24-00219 Proposed Changes to Land Use Plan," a copy of which is attached hereto as EXHIBIT A.

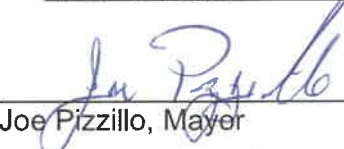
SECTION 2. Amendment of Exhibit 3.3

Staff is authorized and directed to amend Exhibit 3.3 in Chapter 3, Land Use Plan & Transportation Plan, of the Goodyear 2035 General Plan to replace the land use designation in said documents with the land use designation approved in Section 1 and shown on that certain document titled "Major General Plan Amendment Case P24-00219 Proposed Changes to Land Use Plan date," a copy of which is attached hereto as EXHIBIT A and to make the revised Exhibit 3.3 available to the public.

SECTION 3. Effective Date

This resolution shall become effective upon its passage and adoption by the Mayor and Council of the City of Goodyear.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a 7-0 vote, this 16th day of December, 2024.


Joe Pizzillo, Mayor

Date: 12/16/2024

ATTEST:

APPROVED AS TO FORM:


for. Darcie McCracken, City Clerk


Roric Massey, City Attorney



I-10 Citrus Gateway General Plan Amendment - Proposed Land Use

South of W Roosevelt Street
West of N Citrus Road
East of N Perryville Road
North of W Van Buren Street

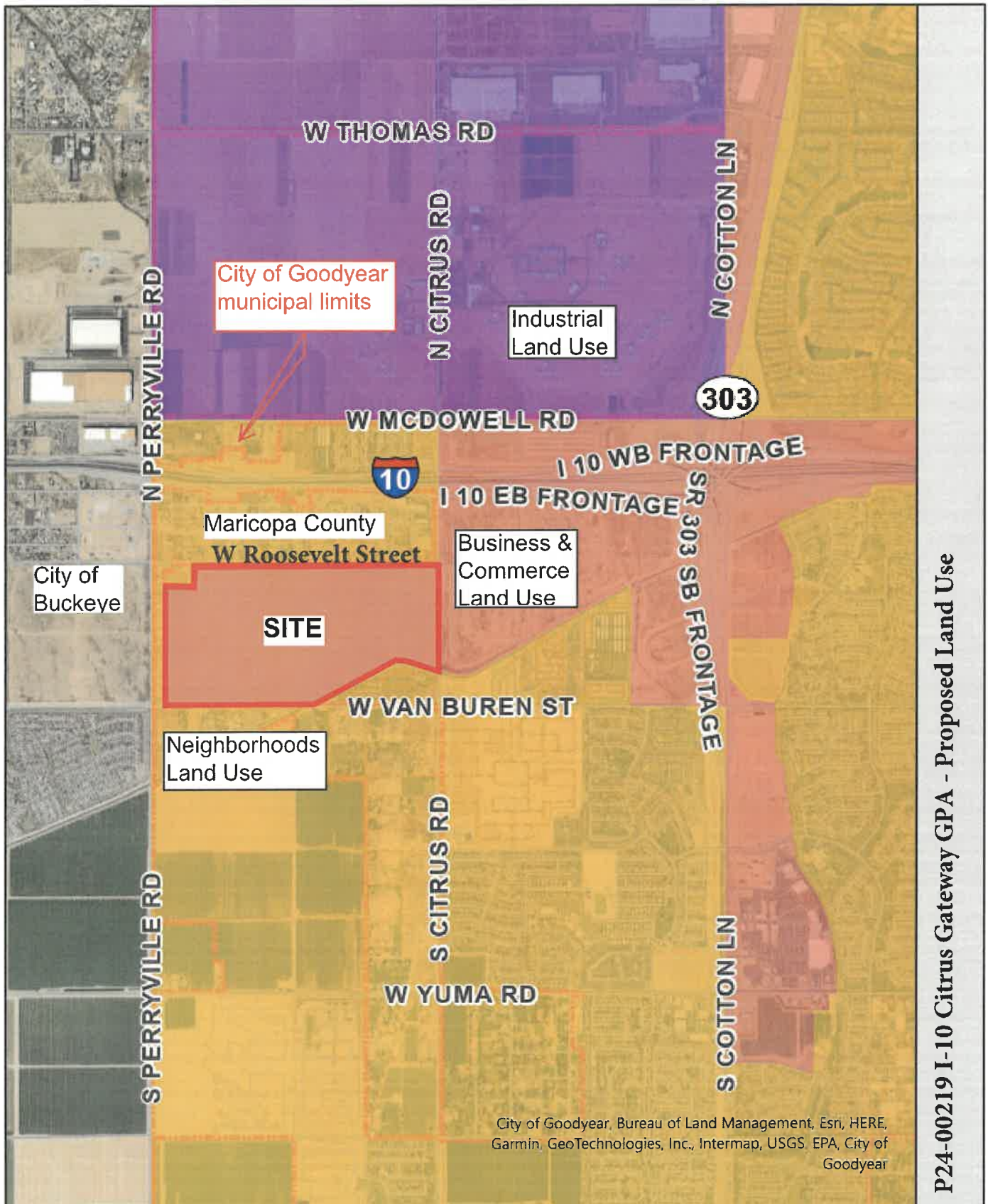


Exhibit A