



Lakin Park Area Major General Plan Amendment

City Council Meeting
October 28, 2019

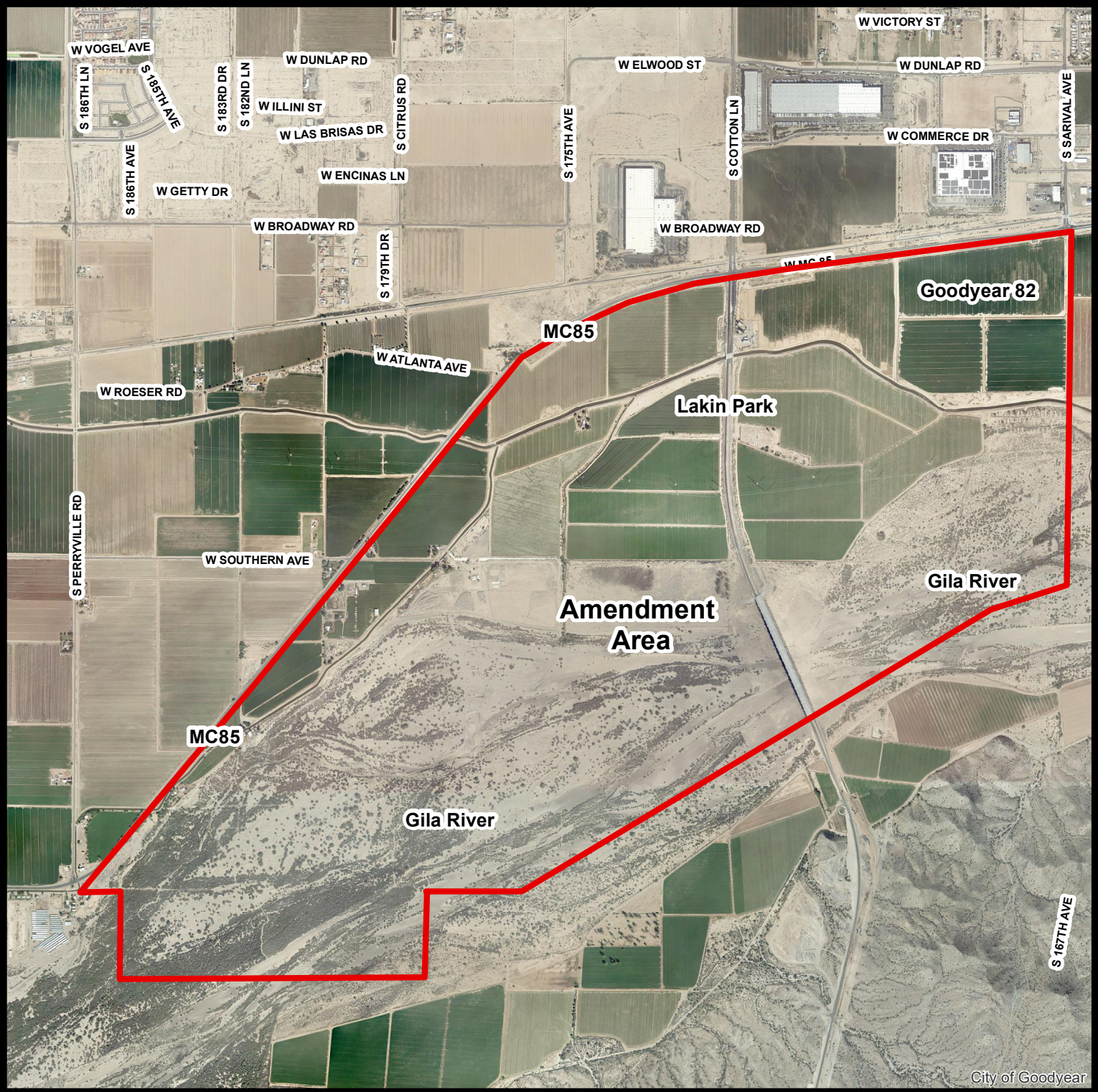
LAKIN PARK MAJOR GPA



LOCATION

- 2,283 acres - South of MC85, west of Sarival Road, north of Gila River
- Changes to Land Use Categories proposed by City staff in cooperation with owners of 39% of area – 892 ac.
- 26% of Amendment Area is public lands – 597 ac.

**Lakin Park Area
Major General Plan Amendment
Case No. 19-700-00001**



**Drawn By: Joe Schmitz
City of Goodyear Development Services Department
Date: 9.20.19**



LAKIN PARK MAJOR GPA



EXISTING LAND USE

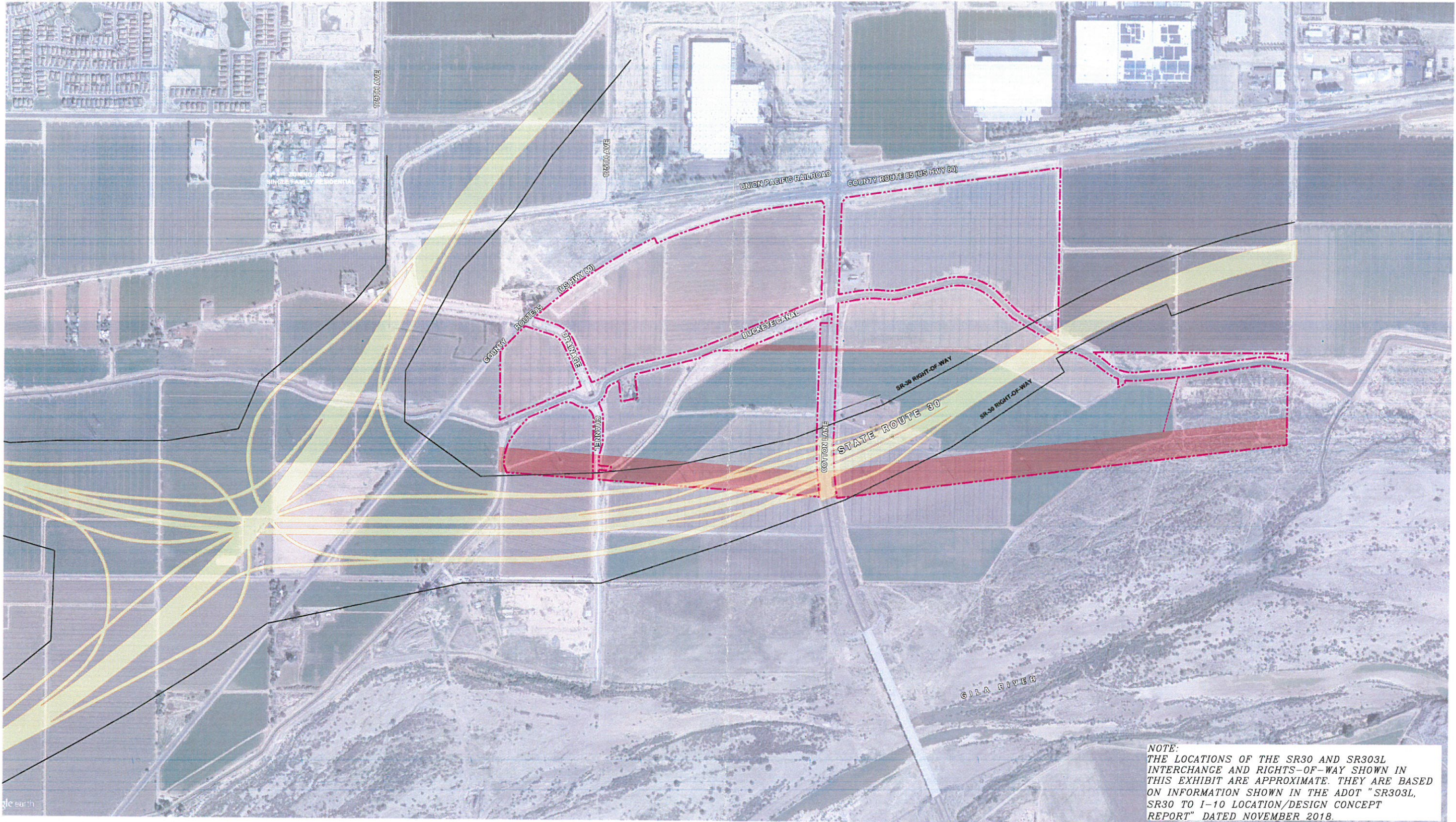
- 1,217 acres in city limits
- 1,066 acres in county
- Both areas predominantly in agricultural use

LAKIN PARK MAJOR GPA



PROPOSED CHANGES

1. Changes to Land Use Categories
2. Designation of Floodway as Open Space
3. Modification of Freeway Alignments for Loop 303 and SR30 to match ADOT DCR/EA



LAKIN PARK
GOODYEAR, AZ

SR30 TO L303 INTERCHANGE LOCATION

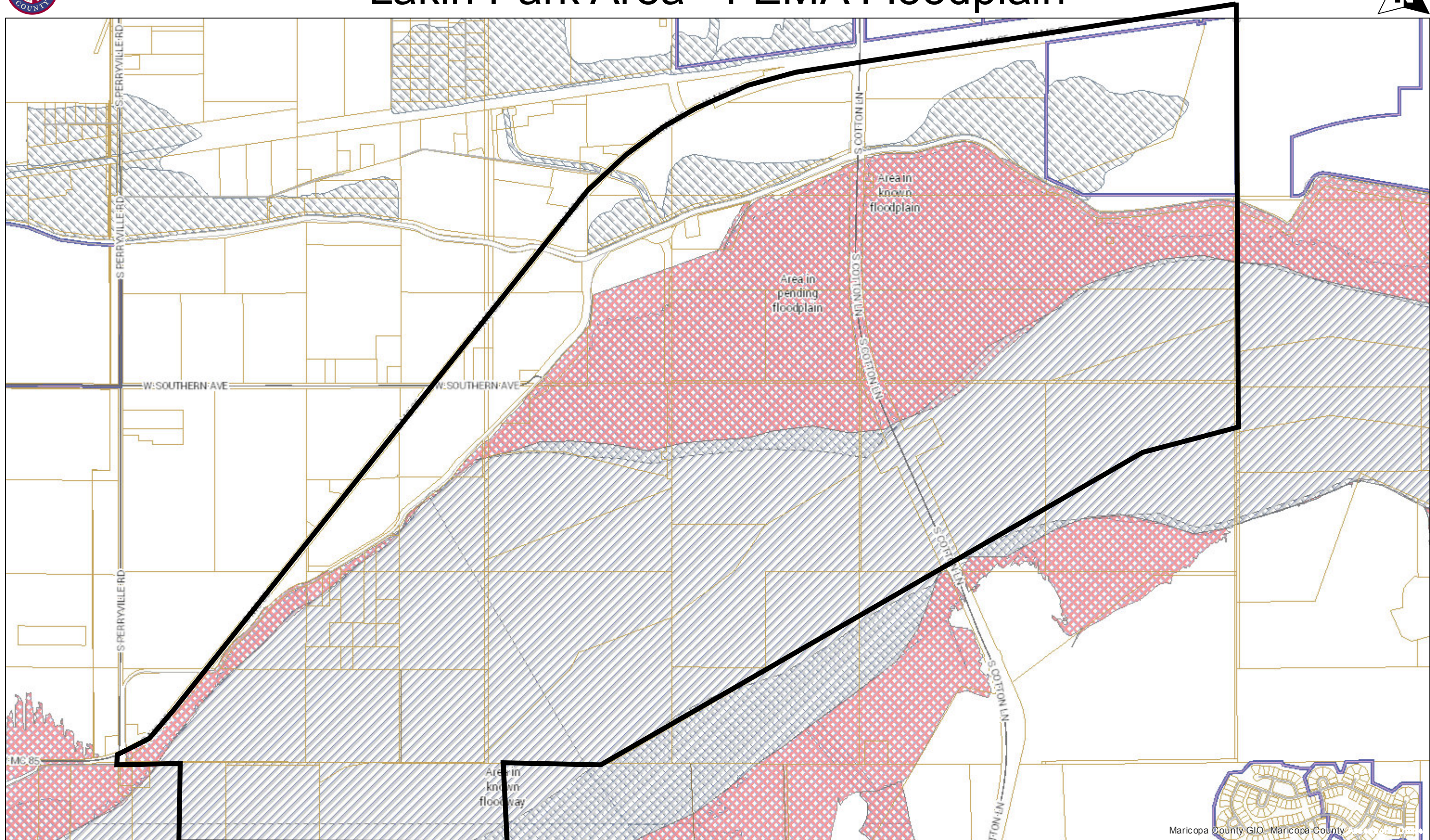
1981
SCALE: 1"=500'
MAY 2019 NORTH

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.
U:\1900\1981\1981-01 - Quantum Civil\PLAN\GRAPHICS & EXHIBITS\SR1 - SR30 TO L303-INTERCHANGE.dwg 5/10/2019 1:33 PM



Lakin Park Area - FEMA Floodplain



LAKIN PARK MAJOR GPA



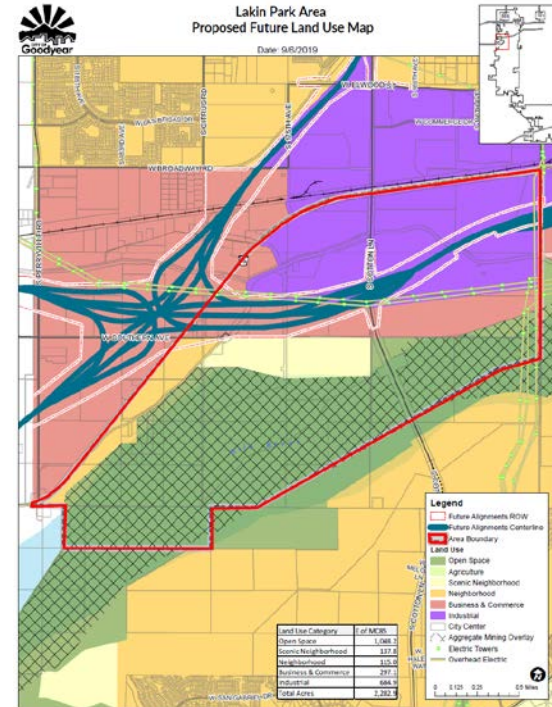
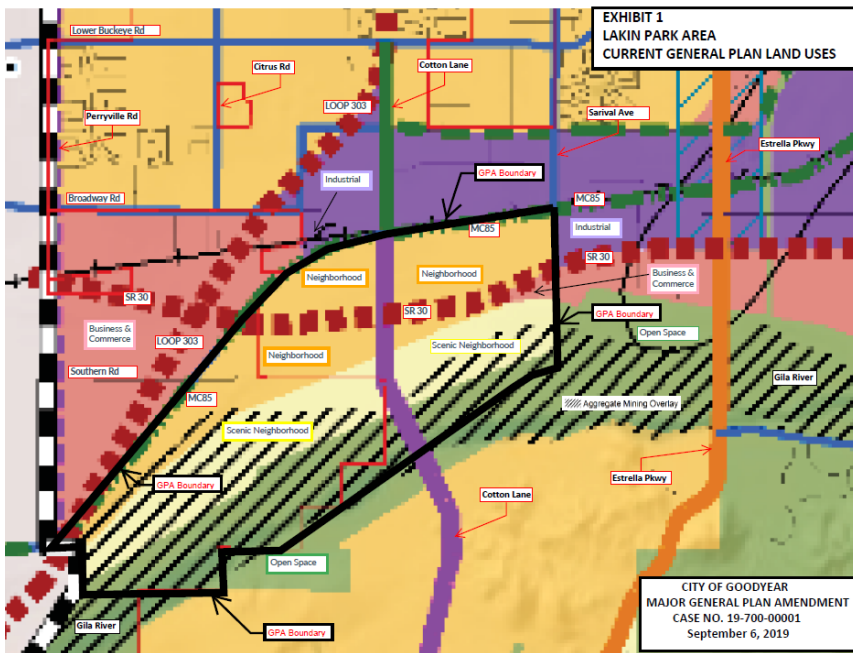
CURRENT AND PROPOSED FUTURE LAND USE

| Land Use Category | Current (Acres) | Percent | Proposed (Acres) | Percent | Change (Acres) |
|---------------------|-----------------|---------|------------------|---------|----------------|
| Scenic Neighborhood | 880 | 38.5% | 138 | 6.0% | -742 |
| Neighborhood | 742 | 32.5% | 115 | 5.0% | -627 |
| Business & Commerce | 41 | 1.8% | 297 | 13.0% | 256 |
| Industrial | 0 | 0% | 685 | 30.0% | 685 |
| Open Space | 620 | 27.2% | 1,048 | 49.5% | 428 |

LAKIN PARK MAJOR GPA



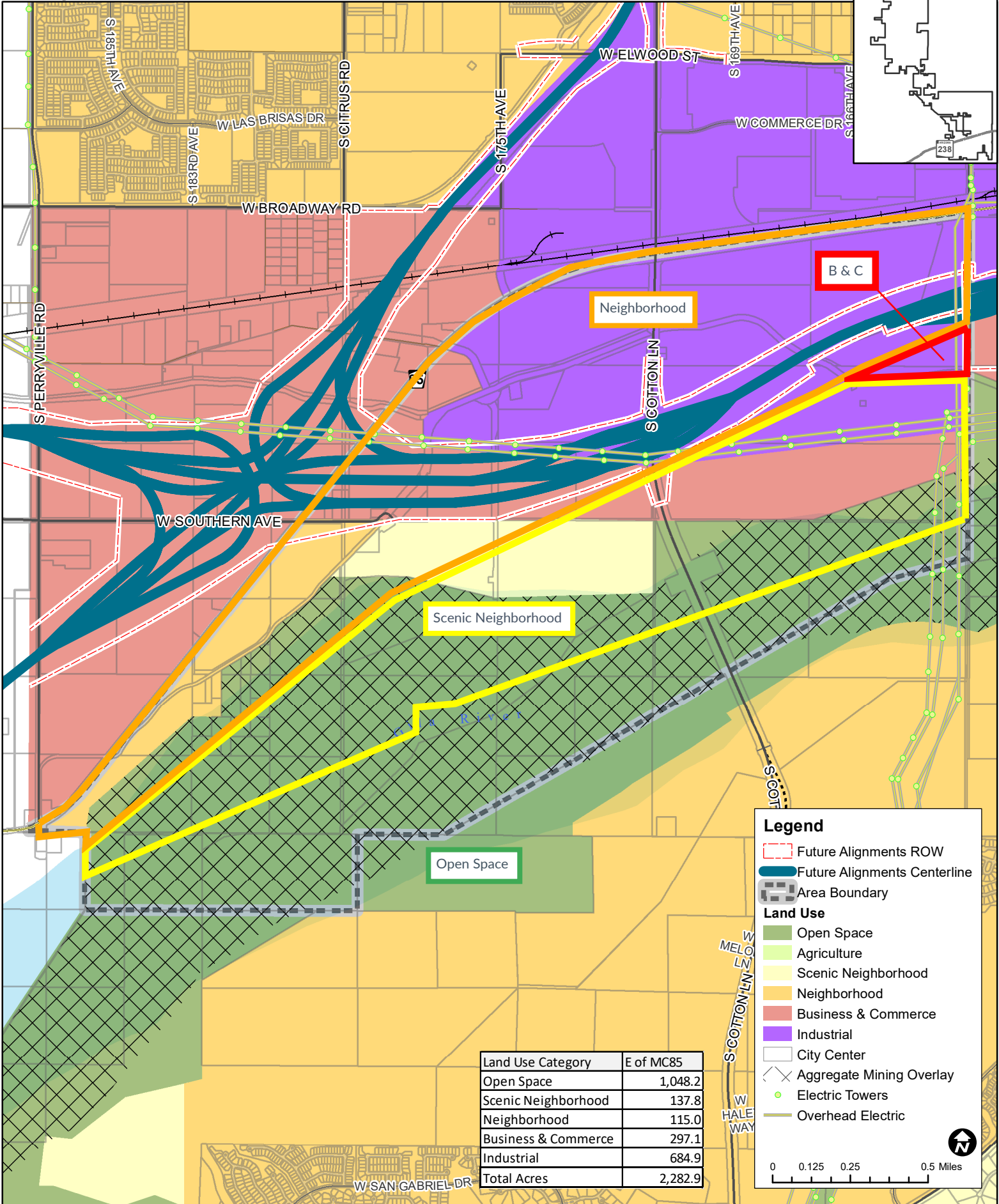
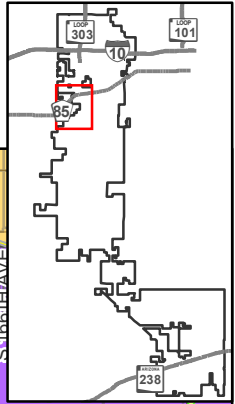
CURRENT AND PROPOSED FUTURE LAND USE





OVERLAY OF EXISTING LAND USE CATEGORIES OVER PROPOSED LAND USE CATEGORIES

Date: 9/6/2019



Scenic Neighborhood

Neighborhood

B & C

Open Space

| Land Use Category | E of MC85 |
|---------------------|----------------|
| Open Space | 1,048.2 |
| Scenic Neighborhood | 137.8 |
| Neighborhood | 115.0 |
| Business & Commerce | 297.1 |
| Industrial | 684.9 |
| Total Acres | 2,282.9 |

Legend

- Future Alignments ROW
- Future Alignments Centerline
- Area Boundary

Land Use

- Open Space
- Agriculture
- Scenic Neighborhood
- Neighborhood
- Business & Commerce
- Industrial
- City Center
- Aggregate Mining Overlay
- Electric Towers
- Overhead Electric

0 0.125 0.25 0.5 Miles

LAKIN PARK MAJOR GPA



JUSTIFICATION FOR CHANGE

- Land uses more compatible with freeways, railroad, highway (MC85), high voltage electric transmission lines, floodplain, and gas transmission line
- Increase in employment land use benefits jobs to housing ratio
- Timing is good due to market demand for employment uses

LAKIN PARK MAJOR GPA



PUBLIC PARTICIPATION

- 60-Day Review ended on 9/6/19
- First PZC Public Hearing on 9/25/19
 - At Las Brisas Academy Lakin Park Area and Perryville and Southern Area
- Second PZC Public Hearing on 10/16/19
 - Lakin Park Area, Perryville and Southern Area, and Growth Policy
 - One property owner expressed concern about the Loop 303 and SR30 interchange
 - Taylor Earl, attorney representing the Lakin property spoke in support of the change
 - Planning and Zoning Commission voted to recommend approval (5 to 0)

LAKIN PARK MAJOR GPA



SCHEDULE

Staff Recommendation:

Approval of the Lakin Park Major GPA as detailed in Res. No. 2019-1999



Perryville & Southern Area Minor General Plan Amendment

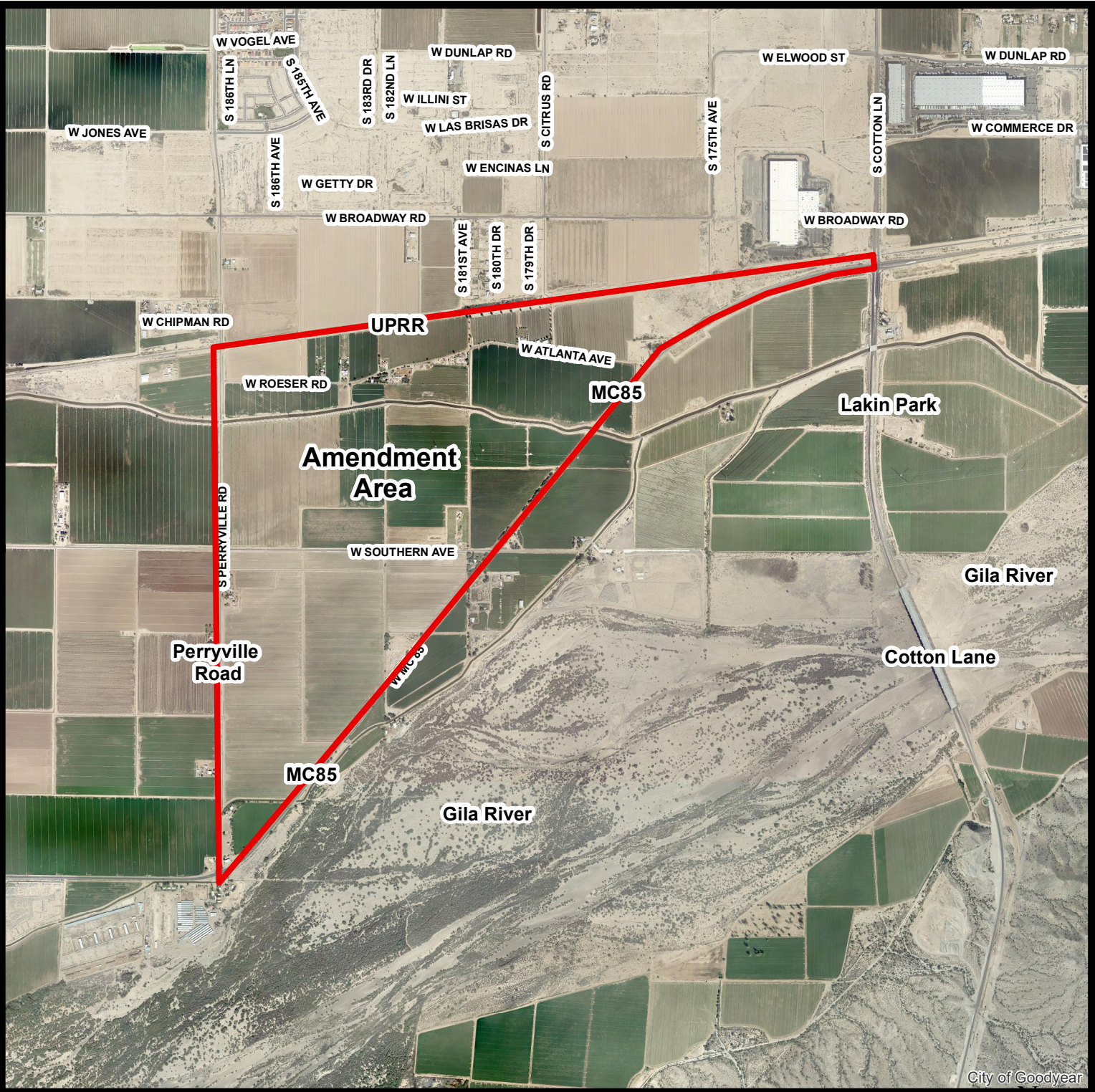
City Council Meeting
October 28, 2019

MINOR AMENDMENT

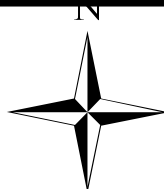
– Perryville and Southern Area

- 868 acres – West of MC85, south of the Union Pacific Railroad tracks, and east Perryville Road
- No changes to Land Use Categories
- Change to the Roadway Plan to reflect planned location of SR303L and SR30

**Perryville & Southern Area
Minor General Plan Amendment
Case No. 19-700-00002**

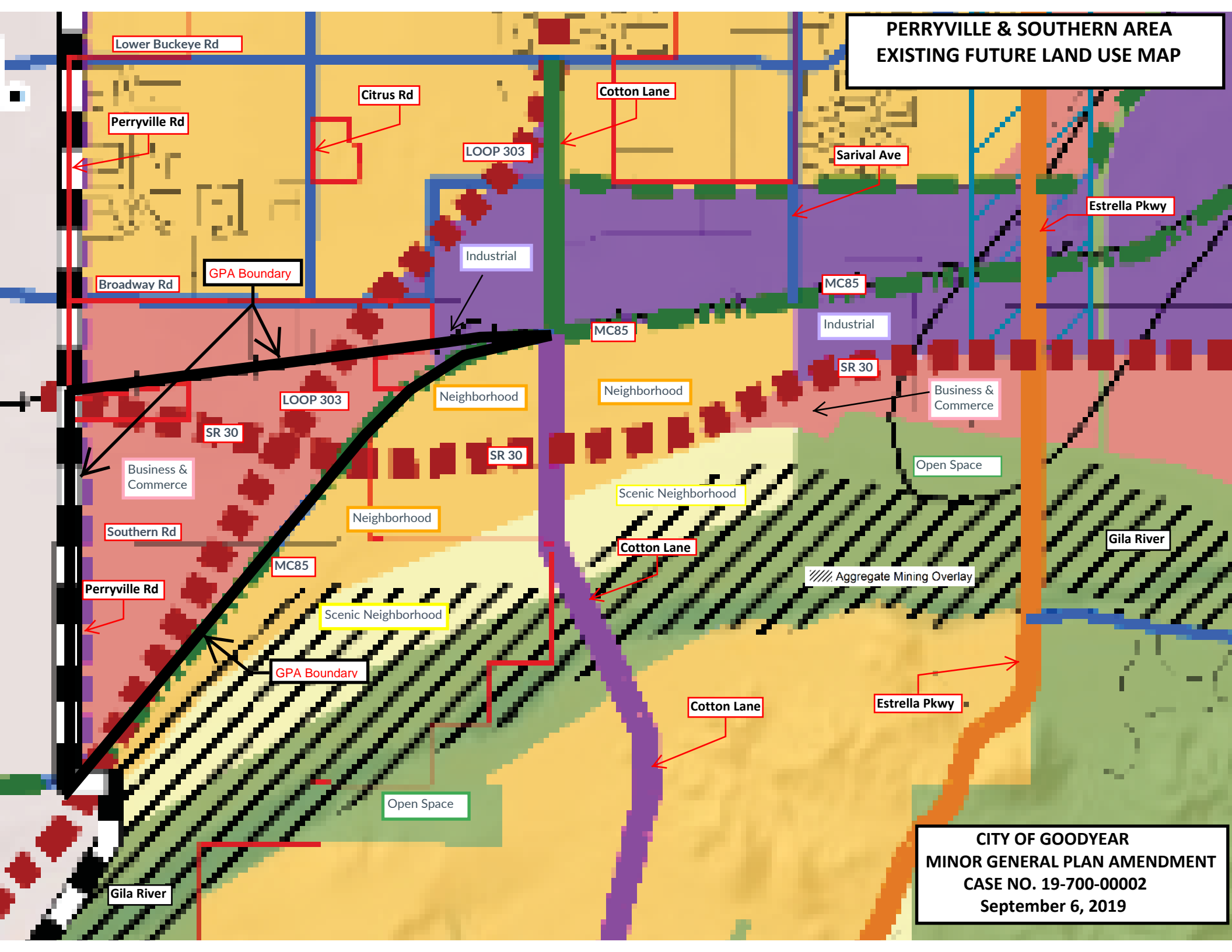


City of Goodyear



**Drawn By: Joe Schmitz
City of Goodyear Development Services Department
Date: 9.20.19**

**PERRYVILLE & SOUTHERN AREA
EXISTING FUTURE LAND USE MAP**

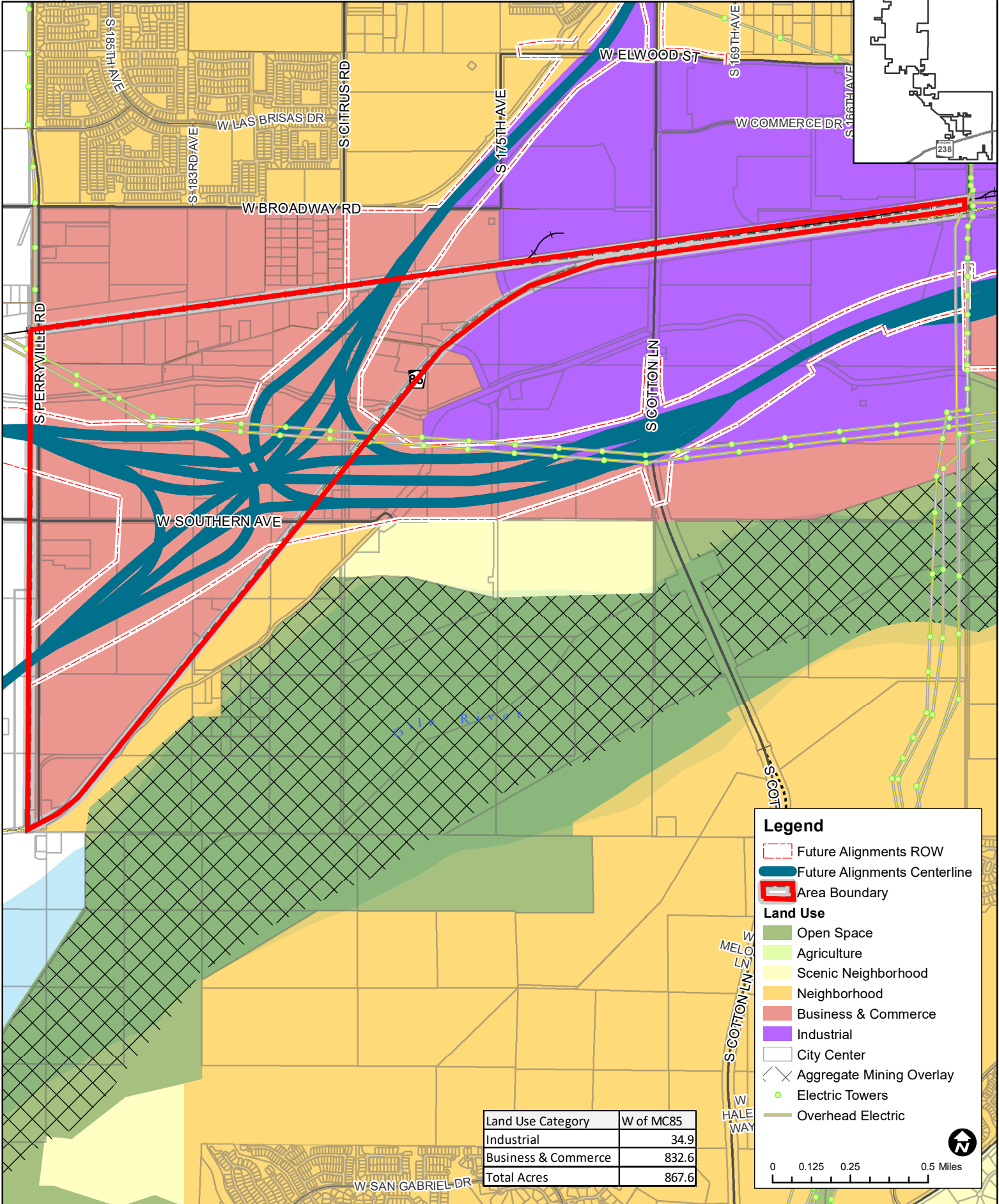
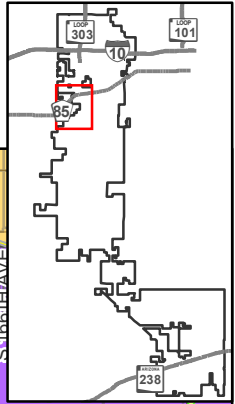


**CITY OF GOODYEAR
MINOR GENERAL PLAN AMENDMENT
CASE NO. 19-700-00002
September 6, 2019**



Perryville & Southern Area Proposed Future Land Use Map

Date: 9/6/2019



Legend

- Future Alignments ROW
- Future Alignments Centerline
- Area Boundary

Land Use

- Open Space
- Agriculture
- Scenic Neighborhood
- Neighborhood
- Business & Commerce
- Industrial
- City Center
- Aggregate Mining Overlay
- Electric Towers
- Overhead Electric

0 0.125 0.25 0.5 Miles

| Land Use Category | W of MC85 |
|---------------------|--------------|
| Industrial | 34.9 |
| Business & Commerce | 832.6 |
| Total Acres | 867.6 |

PERRYVILLE & SOUTHERN MINOR GPA



MINOR AMENDMENT

- 60-Day Review not required for Minor Amendment
- First PZC Public Hearing on 9/25/19 (Not Required)
 - At Las Brisas Academy
 - Lakin Park Area and Perryville & Southern Area
- Second PZC Public Hearing on 10/16/19
 - Lakin Park Area and Perryville & Southern Area
 - No one spoke for or against the proposed change
 - Planning & Zoning Commission recommended approval (5 to 0)

PERRYVILLE & SOUTHERN MINOR GPA



MINOR AMENDMENT

Staff Recommendation:

Approval of the Perryville & Southern Area
Minor GPA as detailed in Res. No. 2019-2000