



# Water Treatment Facility and Raw Water Pump Station Facility - Rezoning Narrative

**PREPARED BY:** Jacobs

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**GOODYEAR CONTRACT/  
PROJECT NO.:** 18-4053/WA-1801

**JACOBS PROJECT NO.:** 704251

**PROJECT:** Goodyear Water Treatment Facility and Raw Water Delivery Pipeline

## Introduction

The subject of this rezoning request includes eight parcels listed in Table 1. The parcels are all owned by the City of Goodyear and include land for existing facilities including the Public Works Building, the 157<sup>th</sup> Avenue Water Reclamation Facility (WRF), the Vehicle Maintenance Facility and a park facility. The parcels also include land for the proposed City of Goodyear Water Treatment Facility (WTF).

The site comprised of all 8 parcels is bordered by Estrella Parkway Road to the east and the Buckeye Irrigation District Canal and Gila River to the south. The parcels bordering the North are currently used for farming, however the future Arizona Department of Transportation State Route 30 project is expected to purchase these parcels. The Northern and Western border of the site will be the State Route 30 highway once it is completed. Construction on State Route 30 is currently expected to begin in 2026.

The new WTF will be constructed on parcels 500-83-002J and 500-83-002E, currently used for farming. A rendering of the proposed WTF is shown in Figure 1. Additional rendering images from any angle are available upon request.



Figure 1. Proposed Water Treatment Facility Rendering (looking south)

### Rezoning request

The Owner, City of Goodyear Public Works Department, is requesting all parcels be rezoned to Public Facilities District (PFD) with Planned Area Development (PAD) Overlay. The proposed Water Treatment Facility is a Public Facility and aligns with the PFD designation. The adjacent parcels on the east house the 157<sup>th</sup> Ave Water Reclamation Facility, City of Goodyear Public Works Building and City of Goodyear Fleets facility for vehicle maintenance. and are currently zoned under a PFD designation The Owner intends to combine all 8 parcels through the Minor Land Division process subsequent to the rezoning approval. The PAD overlay associated with this request is submitted under a separate cover.

The current and proposed zoning for these parcels in summarized in Table 1.

Table 1. Rezoning requests

| Parcel Number      | Current Zoning       | Proposed Zoning      | Area (acres) |
|--------------------|----------------------|----------------------|--------------|
| 500-83-002J        | PAD                  | PFD with PAD Overlay | 29           |
| 500-83-002E        | PFD                  | PFD with PAD Overlay | 10           |
| <b>500-83-008L</b> | PFD                  | PFD with PAD Overlay | 57           |
| <b>500-83-008M</b> | PFD                  | PFD with PAD Overlay | 13           |
| <b>500-83-008H</b> | PFD                  | PFD with PAD Overlay | 8            |
| <b>500-83-007B</b> | PFD                  | PFD with PAD Overlay | 0.5          |
| <b>500-83-008F</b> | PFD                  | PFD with PAD Overlay | 38           |
| <b>50083-003A</b>  | I-2 with PAD Overlay | PFD with PAD Overlay | 1            |

## Considerations

In accordance with Section 1-3-1D of the Zoning Ordinance, Table 2 below addresses specific criteria for evaluation of this rezoning request for the WTF parcels (500-83-002J and 500-83-002E). There will be no change to the existing use of the other 6 parcels. The WTF parcels are currently used for farming

Table 2. Rezoning Evaluation Criteria

| Evaluation Criteria  | Justification  |
|--|--|
| Consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;  | This re-zoning request is in-line with the objectives of the City's General Plan and aligns closely with the City of Goodyear's long-term master plan to create a 'Public Works Campus' with various Public Facilities located right next to each other.   |
| Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district;   | The land is currently leased for farming use. The Owner intends to continue to lease out the portion of the land that is reserved for future Water Treatment Facility expansion. There are no physical or natural features that are unique to the subject parcels.   |
| Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;   | This re-zoning request aligns closely with the City of Goodyear's long-term master plan to create a 'Public Works Campus' with various Public Facilities located right next to each other. The adjacent WRF also has a PFD designation. Parcels to the north are PADs, however the future Arizona Department of Transportation State Route 30 project is expected to purchase the parcels directly adjacent to the WTF site on the North. The Northern and Western border of the WTF Site will be the State Route 30 highway once it is completed. |
| Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning  | The proposed PFD designation will make the WTF parcels consistent with other Public Facilities including the adjacent WRF on the east side. There are no residential zones within 500' of this parcel.   |
| Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand   | Approximately 1/3rd of the parcel 500-83-002J will be used for Phase 1 of the WTF project, Remaining land reserved for future WTF expansion will continue to be leased out for farming. 500-83-002E will be fully utilized for Phase 1 of the proposed WTF.  |
| Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment; | The Owner intends to develop the access road from 159th Ave from MC 85 during Phase 2/Buildout. For Phase 1, temporary access through the City's Fleets facility and WRF yard area will be provided. This temporary access will be designed to satisfy the requirements for emergency services including fire access.  |
| Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided   | None   |

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| General public's concerns   | No residential zones within 500'. No public concerns anticipated. |
| Does the amendment promote orderly growth and development?  | Yes.  |
| 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 | None  |

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