

**CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION ACTION REPORT**

SUBJECT: Briefing on Proposed General Plan Amendments for 2019	STAFF PRESENTER: Joe Schmitz, Long Range Planner CASE NUMBERS: 19-700-00001 – Lakin Park Area 19-700-00002 – Perryville and Southern Area 19-700-00003 – Growth Policy OTHER PRESENTER: None
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PROPOSED ACTION:

No action is being requested at this time.

DESCRIPTION OF REQUEST:

City staff will provide the Planning and Zoning Commission with a briefing on the proposed amendments to the Goodyear 2025 General Plan for calendar year 2019. The purpose of the briefing is to inform the Commission of the applications that will be reviewed at public hearings to be held over the next two months and respond to any initial questions that the Commission may have. No action will be taken by the Commission at this meeting.

There are three proposed amendments to the General Plan being processed this year. All were filed by the Development Services Department. One application is for a Major General Plan Amendment (GPA) and two are for Minor General Plan Amendments. Chapter 9 of the Goodyear 2025 General Plan defines what type of change is considered a Major or Minor GPA, or no amendment. In terms of processing, a Major GPA is required to be reviewed at two public hearings, one of which must be held at or near the area(s) proposed for change. For this reason, a Special Meeting of the Planning and Zoning Commission is scheduled to be held on Wednesday, September 25, 2019 at 6:00 p.m. in the multi-purpose room of the Las Brisas Academy at 18211 W Las Brisas Drive. The second required public hearing will be held at the Commission's usual meeting time, day and place on October 16, 2019. At that meeting, the Commission will be asked to make a formal recommendation on each of the proposed amendments.

The following are short descriptions of the proposed GPAs:

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

Applicant: City of Goodyear Development Services Department in cooperation with the owners of the Lakin Park property south of the intersection of MC85 and Cotton Lane and the owners of the Goodyear 82 project at the SWC of MC85 and Sarival Avenue.

Acreage & Location: Approximately 2,283 acres located south of MC85, north of the Gila River and west of the Sarival Avenue alignment.

Request: Amendment of the Goodyear 2025 General Plan's Land Use and Transportation Map (Chapter 8, Land Use and Transportation Plan, Figure 8.12) to change the future land use categories in this area from residential uses (Scenic Neighborhood and Neighborhood) to non-residential uses (Business & Commerce and Industrial); change certain lands located within the floodway of the Gila River from residential uses (Scenic Neighborhood and Neighborhood) to Open Space; and properly reflect the planned location for the Loop 303 and SR30 freeways, as depicted in the Final Location/Design Concept Report (L/DCR) and associated Final Environmental Assessment (EA) that were prepared by the Arizona Department of Transportation (ADOT) for ADOT Project No. 303 MA 100 H6870 01L and for which a Finding of No Significant Impact (FONSI) was issued by the Federal Highway Administration (FHWA) in November 2018.

Case No: 19-700-00002 - Perryville and Southern Area - Minor General Plan Amendment

Applicant: City of Goodyear Development Services Department

Acreage & Location: Approximately 868 acres located East of Perryville Road, south of the Union Pacific Railroad tracks and west/northwest of MC85.

Request: Amendment of the Goodyear 2025 General Plan's Land Use and Transportation Map (Chapter 8, Land Use and Transportation Plan, Figure 8.12) to properly reflect the planned location for the Loop 303 and SR30 freeways, as depicted in the Final Location/Design Concept Report (L/DCR) and associated Final Environmental Assessment (EA) that were prepared by the Arizona Department of Transportation (ADOT) for ADOT Project No. 303 MA 100 H6870 01L and for which a Finding of No Significant Impact (FONSI) was issued by the Federal Highway Administration (FHWA) in November 2018.

Case No: 19-700-00003 – Growth Policy Text Amendment - Minor General Plan Amendment

Applicant: City of Goodyear Development Services Department

Acreage & Location: No specific location. Proposed text amendment would be applicable city-wide, however, would primarily affect undeveloped areas of the city.

Request: Amendment of the Goodyear 2025 General Plan to revise the text of the policy described in subparagraph d. of Objective GD-2-2 which discourages the rezoning of land to higher intensities outside of the growth areas until infrastructure planning is in place and necessary resources are available. This policy was discussed with the City Council at its Work Session meeting held on January 29, 2018 in connection with a presentation regarding the potential development in the Northern Waterman Wash area of the city, generally located south of the Pecos Road alignment and existing development in Estrella. City staff was directed to pursue an amendment to the general plan to address this matter.

The Lakin Park Area (19-700-00001) Major General Plan Amendment and the Perryville and Southern Area (19-700-00002) Minor General Plan Amendment will both be reviewed at the Planning and Zoning Commission Special Meeting to be held on September 25, 2019 at Las Brisas Academy. Even though the Perryville and Southern Area amendment is a Minor Amendment and does not require a second public hearing, both cases involve an adjustment to the alignment for the Loop 303 and SR30 freeways and would benefit from being heard at the same meeting. The Growth Policy (19-700-00003) Minor General Plan Amendment will only be reviewed at the October 16, 2019 regular meeting.