

RESOLUTION NO. 2019-1999

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING A MAJOR AMENDMENT TO THE GOODYEAR 2025 GENERAL PLAN FOR THE LAKIN PARK AREA, CONTAINING 2,283 ACRES LOCATED SOUTH AND EAST OF MC85, WEST OF SARIVAL ROAD, AND NORTH OF THE GILA RIVER, TO AMEND FIGURE 8.1, LAND USE AND TRANSPORTATION PLAN MAP IN CHAPTER 8 OF THE GENERAL PLAN BY CHANGING THE LAND USE DESIGNATIONS ON CERTAIN LANDS ADJACENT TO PLANNED FREEWAYS FROM RESIDENTIAL TO NON-RESIDENTIAL, CHANGING THE LAND USE DESIGNATIONS ON CERTAIN LANDS IN THE FLOODWAY RESIDENTIAL TO OPEN SPACE, AND REVISING THE ALIGNMENT OF THE PLANNED LOOP 303 AND SR 30 FREEWAYS TO REFLECT THE LOCATION DEPICTED IN THE FINAL LOCATION/DESIGN CONCEPT REPORT PREPARED BY THE ARIZONA DEPARTMENT OF TRANSPORTATION; DELARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK TITLED “LAKIN PARK AREA MAJOR GPA”; AND PROVIDING FOR AN EFFECTIVE DATE..

WHEREAS, the Goodyear 2025 General Plan (hereinafter, “General Plan”) was adopted by the Mayor and City Council of the City of Goodyear on June 23, 2014 and ratified by a vote of the citizens of Goodyear on November 4, 2014; and,

WHEREAS, Chapter 8 of the General Plan includes a Land Use and Transportation Plan Map in Figure 8.1 of said Chapter which represents the preferred land use, physical form, and mobility pattern for 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, the Arizona Department of Transportation (ADOT) recently completed a Final Location/Design Concept Report (L/DCR) and associated Final Environmental Assessment (EA) for ADOT Project No. 303 MA_100_H6870_01L for which a Finding of No Significant Impact (FONSI) was issued by the Federal Highway Administration (FHWA) in November 2018; and,

WHEREAS, the L/DCR identified the preferred alignment for that segment of the proposed SR303 Loop from I-10 to the SR30 and for that segment of the SR30 from the SR303 Loop to Sarival Avenue; and

WHEREAS, according to the L/DCR, the right of way needed for a new Traffic Interchange is anticipated to require as much as 306 acres compared to the 87 acres contemplated in the existing General Plan;

WHEREAS, the completion of the L/DCR allows the city of Goodyear and land owners in the vicinity of the proposed freeways to engage in more detailed land planning; and,

WHEREAS, Lakin Cattle Company (“Lakin”), the owner of approximately 750 acres of land along both sides of Cotton Lane between MC85 and the Gila River (the “Lakin Property”), and Ironline

Partners – Goodyear 82 LLC (“Ironline”), the owner of approximately 82 acres of land adjacent to the Lakin Property (the “Ironline Property”), initiated requests to rezone their lands for residential development pursuant to the land use categories shown for their properties in the 2025 City of Goodyear General Plan; and,

WHEREAS, after initial review of the rezoning proposals and subsequent discussions with these land owners, it was mutually agreed that it would be in the best interests of Lakin, Ironline and the city if this area was rezoned for development of non-residential uses that would be more compatible and impacted less by the freeways planned in this area; and,

WHEREAS, because zoning is to be consistent with the General Plan, the City of Goodyear Development Department initiated a Major Amendment to the General Plan to change the land use categories for the broader area, including the Lakin Property and the Ironline Property, impacted by the planned freeways as reflected in the L/DCR (this broader area being hereinafter referred to as the “Lakin Park Area”) and to more accurately represent the future locations of the SR 303L and SR30 freeways as depicted in the L/DCR; and

WHEREAS, the City of Goodyear Development Department has now initiated a Major Amendment to the General Plan for the Lakin Park Area (Case No. 19-700-00001) to amend the Land Use and Transportation Plan Map in Figure 8.12 of Chapter 8 of the General Plan to change the land use designations on certain lands adjacent to the proposed freeways from residential to non-residential, change the land use designations on certain lands located in the floodway from residential to open space, and revise the alignment of the planned Loop 303 and SR30 freeways to reflect the location depicted in the Final Location/Design Concept Report prepared by ADOT; and,

WHEREAS, the Goodyear Planning and Zoning Commission conducted the first required public hearing on this Major General Plan Amendment on September 25, 2019 at Las Brisas Academy, a location different from the Commission’s regular meeting location, as required by state law; and,

WHEREAS, due and proper notice of such public hearing before the City of Goodyear Planning and Zoning Commission was given in the time, form, substance and manner provided by law, including publication of such notice in Southwest Edition of the Arizona Republic on September 6, 2019, posting of a sign on the property on September 9, 2019, and mailing of postcard notices on September 7, 2019 to the owners of property within the Lakin Park Area and within 500 feet of said area; and,

WHEREAS, the Goodyear Planning and Zoning Commission conducted the second required public hearing on this Major General Plan Amendment on October 16, 2019 at its regular meeting location, as required by state law; and,

WHEREAS, due and proper notice of that public hearing before the City of Goodyear Planning and Zoning Commission was given in the time, form, substance and manner provided by law, including publication of such notice in Southwest Edition of the Arizona Republic on September 27, 2019, posting of a sign on the property on September 9, 2019, and mailing of postcard notices on September 28, 2019 to the owners of property within the Lakin Park Area and within 500 feet of said area; and,

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. 19-700-00001; 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 October 28, 2019 in the manner provided for by law; and,

WHEREAS, due and proper notice of such public hearing before the City of Goodyear City Council was given in the time, form, substance and manner provided by law, including publication of such notice in Southwest Edition of the Arizona Republic on October 11, 2019, posting of a sign on the property on September 9, 2019, and mailing of postcard notices on October 5, 2019 to the owners of property within the Lakin Park Area and within 500 feet of said area; and,

WHEREAS, the City of Goodyear City Council does find that it would be in the best interests of the city and general public that this Major General Plan Amendment for the Lakin Park Area 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 MAJOR GENERAL PLAN AMENDMENT

A Major General Plan Amendment is hereby approved to amend Figure 8.12 in Chapter 8, Land Use and Transportation Plan, of the Goodyear 2025 General Plan by changing the land use categories and freeway alignments shown on said map and replacing them with the land use categories and freeway alignments shown on that certain document titled “Lakin Park Area Major GPA,” a copy of which is attached hereto as EXHIBIT 1.

SECTION 2. DECLARATION OF PUBLIC RECORD

That certain document titled “Lakin Park Area Major GPA,” a copy of which is attached hereto as EXHIBIT 1, is hereby declared a public record.

SECTION 3. COPIES FILED WITH THE CITY CLERK

Three copies of the aforementioned document being declared a public record herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

SECTION 4. EFFECTIVE DATE

This resolution shall become effective as prescribed by law.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, this _____ day of _____, 20____.

Georgia Lord, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Darcie McCracken, City Clerk

Roric Massey, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)
) ss.
County of Maricopa)

I, the undersigned Darcie McCracken, being the duly appointed, qualified City Clerk of the city of Goodyear, Maricopa County, Arizona, certify that the foregoing Resolution No. 2019-1999 is a true, correct and accurate copy of Resolution No. 2019-1999, passed and adopted at a regular meeting of the Council of the city of Goodyear, Maricopa County, Arizona, held on the _____ day of _____, 20____, at which a quorum was present and, by a _____ vote, _____ voted in favor of said resolution.

Given under my hand and sealed this _____ day of _____, 20____.

seal

City Clerk