

AGENDA ITEM #: \_\_\_\_\_

DATE: October 16, 2019

CAR #: 2019-6778



## P&Z COMMISSION ACTION REPORT

**SUBJECT:** Minor General Plan Amendment – Perryville & Southern Area

**CASE NUMBER:** 19-700-00002

**STAFF PRESENTER(S):** Joe Schmitz, Long Range Planner

**APPLICANT:** COG Development Services Department

**Summary:** Request for a Minor Amendment to the Goodyear 2025 General Plan for the Perryville & Southern Area by revising the alignment of the Loop 303 and SR30 freeways to reflect the location depicted in the Final Location/Design Concept Report prepared by the Arizona Department of Transportation.

### Recommendation:

1. Conduct a public hearing to consider a request for a Minor General Plan Amendment to revise the alignment of the Loop 303 and SR 30 freeways in the Perryville & Southern Area:
  - a. Open the Public Hearing
  - b. Staff Presentation
  - c. Applicant Presentation
  - d. Receive Public Comment
  - e. Close the Public Hearing
2. Recommend approval of the Minor General Plan Amendment to revise the alignment of the Loop 303 and SR 30 freeways in the Perryville & Southern Area, as set forth in the draft of Resolution No. 2019-2000 attached hereto.

**Fiscal Impact:** Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development.

## **Background and Previous Actions**

The current Land Use and Transportation Plan was adopted in 2014 with the approval and ratification of the Goodyear 2025 General Plan. The Land Use and Transportation Plan Map represents the preferred land use, physical form, and mobility pattern for Goodyear by illustrating the general location of appropriate land uses and major transportation routes to guide future growth and development and promoting full integration of land use and transportation planning. The Goodyear 2025 General Plan reflected a general location for the proposed SR303 and SR30. Since the Goodyear 2025 General Plan was adopted, the Arizona Department of Transportation (ADOT) 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, which 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 provided more detail as to the amount of property that will likely be affected by the freeways. This proposed Minor General Plan Amendment would revise the alignment of the Loop 303 and SR30 freeways to reflect the location depicted in the Final Location/Design Concept Report prepared by the Arizona Department of Transportation.

## **Staff Analysis**

### **Current Policy:**

Chapter 9 of the General Plan defines what type of change is considered a Major Amendment, Minor Amendment, or No Amendment. A change to the roadway plan that is separate from a land use change is considered a Minor General Plan Amendment. A Minor General Plan Amendment requires one public hearing before the Planning and Zoning Commission and one public hearing before the City Council. Minor Amendments to the General Plan can be processed at any time during the year.

Chapter 9 of the Goodyear 2025 General Plan states that Minor Amendments to the General Plan should address certain criteria in order to be considered for approval.

### **Details of the Request:**

This Minor Amendment is being proposed to revise the Land Use and Transportation Plan Map (Figure 8.12 in Chapter 8 of the Goodyear 2025 General Plan) to more accurately represent the future location of the SR303L and SR30 freeways, as depicted in the Final Location/Design Concept Report (L/DRC) and its 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. The future freeways were shown in the same general location on the Land Use and Transportation Plan Map in the Goodyear 2025 General Plan, but the location of these freeways was further refined by the L/DCR and environmental documents.

The current alignment for these freeways shown in the Goodyear 2025 General Plan reflects the freeways as needing approximately 87 acres, while the new alignments are anticipated as requiring as much as 306 acres due to a more detailed depiction of the right-of-way needed for the new traffic interchange. The property underlying the ROW will still carry a land use designation in case the alignment moves as construction plans are developed.

The proposed revisions to the Land Use and Transportation Plan in Figure 8.12 of Chapter 8 of the General Plan are set forth in Exhibit 1 attached to Resolution 2019-2000. Exhibit 1 also reflects changes in land use categories surrounding the proposed SR303 Loop from I-10 to the SR30 and for that segment of the SR30 from the SR303 Loop to Sarival that are proposed in Resolution 2019-1999.

### **Evaluation Criteria:**

Chapter 9, Amendments and Public Participation, specifies the Amendment Review Criteria to be used in reviewing a proposed amendment. The following information identifies these criteria and how this proposed amendment to the General Plan complies with those criteria.

***1. The amendment must forward the vision for Goodyear as described in Chapter 3 of the General Plan.***

The vision statement for Goodyear is to “create a highly desirable and sustainable place for all to live, work, visit, and play.” The vision statement is supplemented by nine Fundamental Strategies which in turn are implemented by twenty-three community goals that were identified during the General Plan planning process and are reflected in Chapter 4 of the General Plan. The change proposed by this amendment supports Strategy 5, Advance Economic Opportunity, since it will promote development of the regional transportation network which also will help build a strong economic base and strengthen the local economy.

***2. The amendment must be consistent with the goals, objectives, and policies contained within the General Plan.***

The proposed amendment does not conflict with the goals, objectives and policies in the Goodyear 2025 General Plan, and, more specifically, it supports the following goals, objectives and policies:

**Goal GD-1.**

***A compatible mix of land uses that fosters a quality community, with livable and safe neighborhoods, a healthy population, a strong economy and a sustainable environment.***

**Objective GD-1-2. Integrate land use planning with transportation planning to establish fiscally sustainable, environmentally sustainable and healthy community.**

This amendment promotes the development of future freeway corridors and establishment of commercial and industrial land uses along them to match appropriate land uses with the transportation network.

**Goal GD-3.**

***A connected community with a well-functioning roadway network of complete streets that meets the needs of its residents, workforce, and visitors.  
(Transportation/Circulation)***

**Objective GD-3-1. Establish and maintain a well-functioning roadway network.**

This general plan amendment serves to acknowledge the work done by ADOT in planning future freeways and provides notice to developers where ROW is likely to be needed and preserved.

**Goal ED-1.**

***A resilient and diversified economy. (Economy)***

**Objective ED-1-2. Ensure that infrastructure and the Land Use and Transportation Plan enhance economic development and job growth.**

The proposed amendment maintains employment land use designations on land near important assets such as the Loop 303 and SR30.

***3. The amendment must align with at least one of the fundamental strategies identified in Chapter 3 and shall not conflict with any of the fundamental strategies.***

The proposed amendment supports Strategy 5. Advance Economic Opportunity. The changes proposed support this strategy by providing more acres of land in the Business & Commerce and Industrial categories which, when developed, will help build a strong economic base and strengthen the local economy.

***4. The amendment must not negatively impact the implementation of any City-approved Master Plan or shall provide mitigation measures to alleviate the potential impact.***

The amendment will not negatively impact the implementation of any Master Plan. The Land Use and Transportation Plan within the Goodyear 2025 General Plan anticipated the future development of both the Loop 303 and the SR 30. The proposed amendment simply acknowledges the planning done by ADOT in furtherance of these roadways and incorporates the more detailed information prepared by ADOT into the General Plan.

***5. The amendment must constitute an overall improvement to the General Plan.***

Since the general location of the Loop 303 and SR 30 were already shown in the Goodyear 2025 General Plan, this minor amendment does not substantially change the General Plan. The proposed change is an overall improvement to the General Plan because residents and land developers can rely on the plan when making decisions about their property.

**6. *The amendment will not adversely impact a portion of, or the entire community, by:***

***a. Significantly reducing the balance of residents and jobs.***

The proposed amendment will not affect the balance of residents and jobs since the land uses in the amendment area are not being changed.

***b. Increasing traffic without mitigation.***

The proposed amendment specifically addresses traffic and transportation planning by amending the Land Use and Transportation Plan to provide more current and accurate information regarding future freeways in this area. Future development of the freeways will improve traffic flow.

***c. Requiring additional and more expensive improvements to infrastructure without mitigation.***

The proposed change to the freeway alignment to match the planning done by ADOT and will not require additional or expensive improvements to infrastructure beyond what was already planned. To the contrary, the proposed change will help facilitate development of important transportation infrastructure.

***d. Significantly altering the existing character of an area in a negative and unplanned way.***

The proposed change to the freeway alignment will not significantly alter the character of the area in a negative way any more than the current alignment would. Freeway development does impact adjoining properties, but it is less likely to occur if the area is designated for non-residential uses adjacent to the freeways. The character of the area will also be addressed as properties go through the rezoning and development review process.

***e. Diminishing the environmental quality of the air, water, land, or cultural resources.***

The proposed change to the freeway alignment will not significantly diminish the environmental quality of the air, water, land, or cultural resources in this area. A Final Environmental Assessment and Section 4(f) Evaluation was completed by ADOT. While the project would affect a number of environmental resources, implementing the mitigation measures listed in the Final Environmental Assessment during development, construction and operation of the project will help to avoid or minimize environmental impacts. The Federal Highway Administration (FHWA) determined that the freeway project will not have any significant impact on the human or natural environment and issued a finding of no significant impact (FONSI) for the project based on the Final Environmental Assessment and Section 4(f) Evaluation.

**PUBLIC PARTICIPATION:**

A public hearing was held on this proposed Minor General Plan amendment on September 25, 2019 at the Las Brisas Academy. Notice of that public hearing was published in the Southwest Edition of the Arizona Republic on September 6, 2019. Signs were posted on the property at two locations on September 9, 2019 and postcards advising the owners of the property affected by this proposed amendment and those within 500 feet, were mailed on September 6, 2019.

This is the second public hearing on this matter. A second public hearing is not required for a Minor General Plan Amendment, but because of its relationship to the proposed Major General Plan amendment, it was determined that it would be appropriate for this request to be heard at the same time as the Major General Plan amendment. Notice of this public hearing was published in the Southwest Edition of the Arizona Republic on September 27, 2019. Signs were posted on the property at two locations on September 9, 2019, and postcards advising the owners of the property affected by this proposed amendment and those within 500 feet were mailed on September 30, 2019.

### **RECOMMENDATION:**

It is recommended that the Planning and Zoning Commission recommend to the City Council approval of the proposed Minor Amendment to the Goodyear 2025 General Plan for the Perryville & Southern Area as described herein and shown on the attached maps, and as set forth in the draft of Resolution No. 2019-2000 attached hereto.

### **ATTACHMENTS:**

1. Draft Resolution No. 2019-2000
  - a. Exhibit 1 – Perryville & Southern Area Minor GPA
2. Aerial Photo
3. Existing Future Land Use Map
4. Proposed Future Land Use Map
5. Project Narrative