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2003-2013 City of Goodyear General Plan

2008 General Plan Progress Report

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ARIZONA Goodyear

Report on the progress of the General Plan

January 2009

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Executive Summary

Introduction
The intent of the 2008 General Plan Progress Report is to provide a status of the 2003-2013 City of Goodyear General Plan (General Plan) and progress of its application to the City Council and citizens of Goodyear. This progress report documents the progress on the implementation of the goals and objectives of the General Plan for the City Council, Planning and Zoning Commission, and public.

Demographics and Growth
The official MAG population estimate for July 1, 2008 was 59,526 – an increase of 28,166 persons, or 89.8%, from 31,360 in November 2003 and an increase of 3,572 from July 1, 2007 or 6.4%. The City estimates the population of Goodyear as of December 1, 2008 to be 61,114. The City limits were expanded by 46,802 acres since November 2003 increasing the area within the city from 116.87 to 190 square miles.

Implementation Activities
Of the 42 Implementation Activities from the 2003-2008 Near-Term Implementation Program, 28 are complete and an additional six activities are underway. The 2003-2008 Near-Term Implementation Program expired at the end of 2008. A new Near-Term Implementation Program covering years 2009-2013 has been created. The 2009-2013 Near-Term Implementation Program includes 31 implementation activities.

General Plan Amendments
The Planning and Zoning Commission and City Council reviewed and approved three major amendments to the general plan land use map and one major amendment to the general plan text in 2008. Two major amendments to the land use map have been continued in to 2009. Since the adoption of the General Plan there have been 22 approved amendments. These amendments have added 77,116 acres of land and a projected 113,000 dwelling units to the City of Goodyear Municipal Planning Area (MPA). The Goodyear MPA now encompasses 246.6 square miles. The current build-out projection is 258,939 dwelling units and a population of 638,439.

Land Use Designation Analysis
As a result of the 22 amendments to the land use map, and 2 amendments that will be reconsidered in 2009, the land use on over 93,000 acres of land in the Goodyear MPA will have been redesignated. Rural Residential land uses saw the largest drop. It made up 23% of total land use in 2003 but only 15% of total land use in 2008. Open Space saw the largest increase making up 10% of total land use in 2003 but currently accounts for 25% of total land use in 2008. Chapter 4 provides a detailed land use analysis chart.

2009 Goals
2009 represents the sixth year of implementation. A new near-term implementation program has been proposed for the 2009-2013 time period and includes items that are already underway.

2008 General Plan Progress Report
2003-2013 City of Goodyear General Plan

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Chapter 1. About the 2003-2013 General Plan

The creation of the General Plan was overseen by the General Plan Advisory Committee (GPAC) and ratified by the citizens of Goodyear on November 4, 2003. The GPAC included 21 members who worked through the 16-month planning process, which included 23 public meetings, to provide guidance and oversight of the technical tasks and public participation events. The General Plan also received significant guidance and assistance from City Council and the Planning and Zoning Commission. This process was supported by City staff and the City's consultant, URS Corporation.

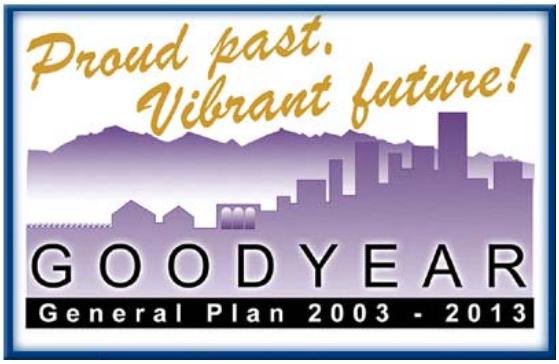
The General Plan represents a guide to effectively manage long-term growth and, to a limited extent, revitalization of historic Goodyear over the period of 2003-2013. The General Plan also satisfied the requirements of the Growing Smarter/Plus legislation.

The two main components of the General Plan are the recommended land use plan and the text of the plan. The land use plan guides future growth by illustrating the general location of appropriate land uses. The text of the General Plan is organized into ten plan elements – Land Use, Circulation, Open Space, Water Resources, Housing, Public Services, Cost of Development, Environmental Planning, Growth Areas, and Community Character. Each of these plan elements provides background information and sets goals, objectives and polices to guide future growth. The City used its vision statement to frame the goals and objectives of the General Plan. It states:

> *Goodyear is an adaptable community that strives to maintain its traditional values – independence, family, free enterprise, and community involvement – while creating a unique blend of residential, cultural, industrial, open space/recreational, commercial, and agricultural opportunities.*

The users of the General Plan were identified as residents, property owners, economic developers, City staff, the Planning and Zoning Commission and City Council. This progress report will provide to these stakeholders an update on changes that have been made to the General Plan and the progress that has been made toward the implementation of its goals and objectives.

In 2005, the Arizona Planning Association awarded the City of Goodyear the Best Comprehensive General Plan Award in recognition of the 2003-2013 City of Goodyear General Plan.



Chapter 2. Demographics and Growth

Demographics and Growth

Since ratification of the General Plan in November of 2003, the population of Goodyear has grown 91%. In November of 2003, the population of Goodyear was 33,500 and the dwelling unit count was 12,000. The Goodyear MPA was approximately 135 square miles. As of December 1, 2008, it is estimated that Goodyear has 61,114 residents and 21,961 dwelling units. The Goodyear MPA has grown to encompass 255.5 square miles. Goodyear has grown from the 17th largest city in Maricopa County to the 11th largest in terms of population.

The Maricopa County Association of Governments (MAG) produces a population and housing unit update every July 1 for each city and town in Maricopa County. The City builds on this data and uses residential permitting data to project a monthly population estimate.

Table 2.1. City of Goodyear Annual Population and Housing Unit Growth

Incorporation 1946		**MAG July 1, 2002**	
population	n/a	population	26,715
housing units	401	housing units	10,002
1950 Census Data (April 1, 1950)		**MAG July 1, 2003**	
population	1,254	population	30,290
housing units	n/a	housing units	11,555
1960 Census Data (April 1, 1960)		**City Estimate November 1, 2003**	
population	1,654	population	31,360
housing units	n/a	housing units	12,174
1970 Census Data (April 1, 1970)		**MAG July 1, 2004**	
population	2,140	population	35,810
housing units	n/a	housing units	13,564
1980 Census Data (April 1, 1980)		**MAG July 1, 2005**	
population	4,747	population	41,240
housing units	n/a	housing units	15,706
1990 Census Data (April 1, 1990)		**2005 Special Census (Sept 1, 2005)**	
population	6,258	population	46,213
housing units	1,607	housing units	16,631
1995 Special Census (Oct 27, 1995)		**MAG July 1, 2006**	
population	11,527	population	49,813
housing units	n/a	housing units	18,069
2000 Census Data (April 1, 2000)		**MAG July 1, 2007**	
population	18,911	population	55,954
housing units	6,771	housing units	20,337
MAG July 1, 2001		**MAG July 1, 2008**	
population	22,820	population	59,526
housing units	8,372	housing units	21,368
		City Estimate December 1, 2008	
		population	61,114
		housing units	21,961

The number of residential completions the City processes has jumped significantly over the last four years due to a shift of growth from the east valley to the west valley. From 1990-1995, only 16% of all residential completions in Maricopa County were located in the west valley. In 2001-2006, the west valley made up 33% of all County residential completions. With the recent housing market slow down, 2007 saw a drop in the number of residential completions; however, the average number of residential completions per year from 2001-2006 (1,893 completions per year) was more than 65% more than the number of residential completions from 1997-2002 (1,145 average completions per year).

In 2007, MAG created a socioeconomic projections document using data collected from member agencies. This data projected population, housing, and employment to the year 2030. MAG projects that by 2030, the population of Goodyear will be slightly below 300,000.

Over the next 20 to 25 years, the City will see growth in residential development shift from the northern part of the City to the southern portion. The portion of Goodyear north of the Gila River is expected approach build-out by 2030. The General Plan identified the population build-out of the portion of the Goodyear MPA north of I-10 to be 41,613. The build-out population projected for the portion of the Goodyear MPA between I-10 and the Gila River was 68,300 according to the General Plan, but is now expected to be closer to 69,877 because of General Plan Amendments (GPAs) that have been processed.

The General Plan identified the population build-out for the portion of the Goodyear MPA south of the Gila River as 275,400. There have been several GPAs processed for this area including the Sonoran Valley GPA which significantly increased the Goodyear MPA boundary. The population build-out for the area south of the Gila River to Patterson Road is now projected to be 301,425 persons and the build-out for Sonoran Valley is 225,524. MAG projects that there will be almost 173,000 persons in this area by 2030, which represents only 33% of the projected build-out.

Figure 2.1 Change of Geographic Distribution of Population

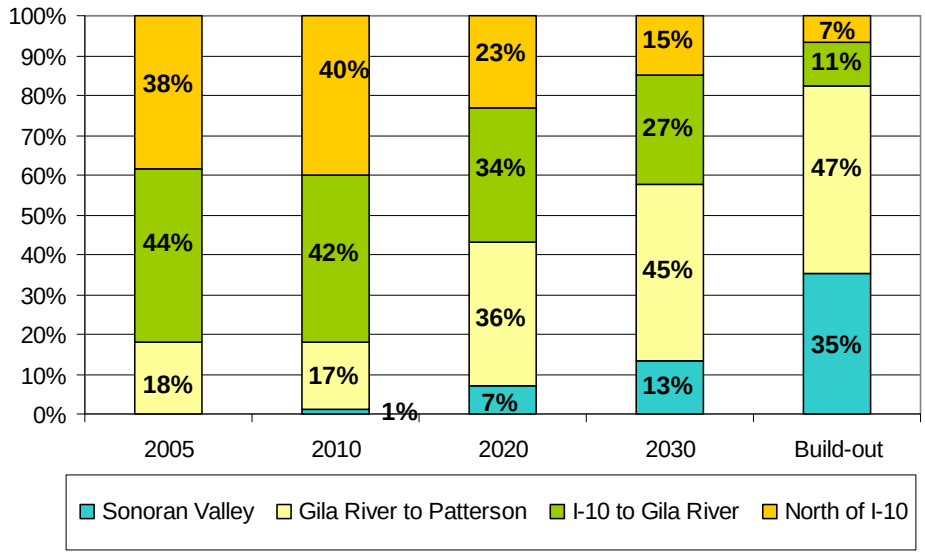


Table 2.2 2009 Build-out Calculation Summary by Region Including All Amendments

Year	Total Acreage	Original Projected Unit Count	New Projected Unit Count [1]	Projected Increase in Units [1]	Projected Population Increase [2]
North: North of I-10					
2003-2013 General Plan Build-out				17,090	45,800
2004 General Plan Amendments					
2005 General Plan Amendments					
2006 General Plan Amendments					
2007 General Plan Amendments					
2008 General Plan Amendments	258	212	-	(212)	(568)
January 1, 2009 Build-out [3]				16,878	41,613
Central: I-10 to the Gila River					
2003-2013 General Plan Build-out				25,485	68,300
2004 General Plan Amendments					
2005 General Plan Amendments	874	1,728	4,576	2,848	7,633
2006 General Plan Amendments	n/a	8	16	8	21
2007 General Plan Amendments					
2008 General Plan Amendments					
January 1, 2009 Build-out [3]				28,341	69,877
South: Gila River to Patterson					
2003-2013 General Plan Build-out				102,761	275,400
2004 General Plan Amendments	71	315	348	33	88
2005 General Plan Amendments	3,724	1,648	2,560	912	2,444
2006 General Plan Amendments	3,884	1,727	2,820	1,093	2,929
2007 General Plan Amendments	16,399	39,086	44,478	5,392	14,451
2008 General Plan Amendments	6,522	3,101	6,478	3,377	9,050
January 1, 2009 Build-out [3]				122,252	301,425
Sonoran Valley: South of Patterson					
2003-2013 General Plan Build-out				n/a	n/a
2004 General Plan Amendments					
2005 General Plan Amendments					
2006 General Plan Amendments	60,904	-	91,468	91,468	245,134
2007 General Plan Amendments					
2008 General Plan Amendments					
January 1, 2009 Build-out [3]				91,468	225,524

Summary of January 1, 2009 Build-out for the Entire Muncipal Planning Area by Region

Region	Acreage	Acreage as % of Total	Density (du/ac)	Dwelling Units	Population
North: North of I-10	12,718	8.1%	1.33	16,878	41,613
Central: I-10 to the Gila River	15,347	9.7%	1.85	28,341	69,877
South: Gila River to Patterson	68,843	43.6%	1.78	122,252	301,425
Sonoran Valley: South of Patterson	60,904	38.6%	1.50	91,468	225,524
TOTAL (Build-out for entire MPA)	157,812	100.0%	1.64	258,939	638,439

1 - Based on the midpoint density
2 - Based on 2.68 persons per unit, no occupancy rate
3 - Based on 2.68 persons per unit and a 92% occupancy rate

Chapter 3. 2004-2008 Near Term Implementation Program

2004-2008 Near Term Implementation Program

The implementation activities are actions that have been identified to achieve specific objectives. The 2008 Progress Report represents the final report on the status of the 2004-2008 Near-Term Implementation Program, found within Chapter 12 of the General Plan. Forty-two implementation activities were established for years 1-5 of the General Plan (2004-2008).

Table 3.1 Status of the 2004-2008 Near-Term Implementation Program

Number of Activities	Status	Explanation
28	Complete	Activity is finished
12	Continued	Activity has been carried over to the 2009-2013 Near-Term Implementation Program
2	Revised	Activities have been combined into one and carried over to the 2009-2013 Near-Term Implementation Program
42	Total	

Of the 42 activities, 28 are complete activities which means over 67% of the implementation program is fully-implemented. Twelve of the activities are being continued to the 2009-2013 Near-Term Implementation Program. Six of the continued activities are underway and have had significant progress made. The 2009-2013 Near-Term Implementation Program is a separate document that is being proposed for adoption as a minor amendment to the general plan. Finally, two of the activities are being revised and combined into a new activity in the 2009-2013 Near-Term Implementation Program which is still consistent with the objective stated in the General Plan. They both relate to providing affordable housing programs within the City and may not be the best programs to provide affordable housing. These two activities will be replaced by a general activity in the 2009-2013 Near-Term Implementation Program to research affordable housing needs within the City and develop programs that meet the unique needs of the City.

The final status report on the specific activities within the 2004-2008 Near-Term Implementation Program is found within Table 3.2.

Table 3.2. Land Use Element Near Term Implementation Program Status Report

Activity	Objective Achievement	Purpose	Lead Responsibility	Original Priority & End Date	Status	Progress
2-1 City Center Master Plan Preparation	Site and expand employment uses throughout the entire City (Land Use A-2)	To guide development to the initial and interim highest and best mixed use of the area surrounding the intersection of Estrella Parkway and Yuma Road.	Community Development Department	**1** / **2005**	Complete	The revised land use plan for the City Center was approved by Ordinance 05-2628 on 11/30/05. The City Center Specific Area Plan was approved by Ordinance 06-1026 on 9/25/06.
2-2 El Rio Master Plan Preparation and Adoption	Strive to enhance the environmental, economic and recreational characteristics of a satisfying and safe lifestyle. (Land Use E-1)	To enhance the Gila River Corridor, between Dysart Road and Perryville Road with a mix of recreation, multiple use, eco-tourism/economic development and open space uses.	Community Development Department	**1** / **2005**	Complete	The Flood Control District has adopted the El Rio Watercourse Master Plan. The El Rio Planning Committee has been created and is currently working on implementing the plan. The City is an active participant on the Steering Committee, Administrative Committee, and Technical Committee.
2-3 Historic Preservation Committee Creation	Evaluate the potential for revitalization, infill and redevelopment activities (Land Use C-1)	To initiate a proactive, citizen-based approach to enhance the economic viability of the City's mature area.	Community Development Department	**1** / **2005**	Complete	A Historic Preservation ordinance was adopted and a Committee was formed, but its members' terms have since expired. Prop 207 now limits the City's ability to designate historic districts. No official action has been taken on this activity due to Prop 207; However, there have been some steps forward to promote historic preservation such as the historic sign toppers that have been added to street signs in the Historic Goodyear neighborhood.
2-4 Business License Ordinance Preparation	Strengthen Goodyear's business recruitment efforts in its priority clusters (Land Use D-1)	To create a business license program.	Finance Department (fmr. Economic Development Department)	**1** / **2005**	Complete	A business registration program was selected over business licensing. Ordinance 06-1029 was adopted on 10/10/06. The Finance Department is overseeing this activity.
2-5 APZ/Noise Contour Overlay District Adoption	Site and expand employment uses effectively throughout the entire City. (Land Use A-2)	To protect the mission of Luke Air Force Base and protect the health and safety of residents.	Community Development Department	**1** / **2005**	Complete	The Luke Compatible Land Use Area (LCLUA) is part of the City of Goodyear General Plan. The definition was amended in 2007 by Resolution 07-1164 to allow office developments and/or complexes. All rezonings that have taken place within the LCLUA since adoption of the general plan have been compatible with the LCLUA.
2-6 Zoning Ordinance Buffering Requirements	Successfully buffer residential and employment uses (Land Use B-2)	To assist in minimizing the negative impacts of non-compatible land uses.	Community Development Department	**1** / **2005**	Complete	The zoning ordinance requires greater setback and landscaping for employment uses locating next to residential uses. A zoning ordinance text amendment was adopted by Ordinance 04-909 to require appropriate separation & buffering between residential uses and trash enclosures. Additional setbacks and landscaping are required during the entitlement process where necessary.

Activity	Objective Achievement	Purpose	Lead Responsibility	Original Priority & End Date	Status	Progress
2-7 Development Standards Preparation/ Updating	Provide a mix of housing types and densities for all residents (Land Use A-1)	To ensure the conformity of the General Plan with the City's zoning and subdivision codes.	Community Development Department	**1** / **2005**	Continued	The City of Goodyear Zoning Ordinance is undergoing a comprehensive update that will go to Council for approval in the Spring of 2009. Staff is also currently working on a draft form-based code that is expected to be complete in 2009.
2-8 Transfer of Development Rights Program Creation	Site and Expand Employment Uses Effectively throughout the Entire City (Land Use A-2)	To allow opportunities to "Receive" or "Send" density/intensity based on environmental and/or man-made factors	Community Development Department	**1** / **2005**	Continued	Staff currently looks for opportunities to provide transfer of development rights during Planned Area Development review. Staff is reviewing TDR programs for possible use in Goodyear. No formal transfer of development rights program has been created.
2-9 Adequate Public Facilities Ordinance Preparation	Ensure that Goodyear has adequate public safety facilities, staff and services (Land Use D-5)	To allow for the coordinated development and cost recovery for facilities that serve new development.	Community Development Department	**2** / **2006**	Complete	Development fees are updated periodically. In February 2006, an interim fee schedule was adopted and in November 2006, the final update was approved. A revised fee update was approved by City Council on August 25, 2008.
2-10 1996 Southwest Cities, Schools, & Developers Compact Updating	Utilize joint-use schools/parks as the central elements in new and revitalized neighborhood development (Land Use B-4)	To clarify and enhance the close working partnership of the City, development community and school districts in the appropriate timing, financing and planning of school facilities.	Community Development Department	**1** / **2005**	Complete	Staff updated the contributions schools collect from developers from $1,000 to $1,300 per house.
2-11 Neighborhood Enhancement Program Creation	Consider reinvestment where property owners have demonstrated their long-term commitment to the area (Land Use C-2)	To facilitate the organization of neighborhoods and their long-term viability and appreciation.	Community Services Department	**1** / **2005**	Complete	The CDBG and HOME funds are being utilized to rehabilitate older neighborhoods. Economic Development is administering a façade renovation grant for businesses in the Western Avenue commercial corridor. A neighborhood preservation element is required for cities with population over 50,000 and will be part of the next general plan update.
2-12 Arizona State Land Department Conceptual Planning	Achieve the desired balance of jobs and residents to create a sustainable community (Land Use A-3)	To allow for a coordinated approach and appropriate land use mix.	Community Development Department	**3** / **2008**	Continued	The 2006 Sonoran Valley GPA and 2007 ASLD GPAs provided general planning for all state lands within the City. State lands within the Sonoran Valley annexation received Preliminary PAD Zoning and other state lands in the City will receive Preliminary PAD Zoning in 2009.
2-13 Phoenix-Goodyear Airport Master Plan	Site and Expand Employment Uses Effectively throughout the Entire City (Land Use A-2)	To enhance the operation and job growth of PGA.	Economic Development Department	**1** / **2005**	Complete	The Airport Master Plan was adopted on June 6, 2007 by Phoenix City Council and on May 29, 2007 by Goodyear City Council.

Table 3.3. Circulation Element Near Term Implementation Program Status Report

Activity	Objective Achievement	Purpose	Lead Responsibility	Original Priority & End Date	Status	Progress
3-1 Park and Ride Lot Site Location Study	Continue to provide and extend transit system and facilities improvements in Goodyear (Circulation B-2)	To allow for the preemptive location of optimal sites for future transit and vehicular parking use.	Public Works Department	**3** / **2008**	Complete	An interim park and ride lot was developed and opened July 28, 2008. Land acquisition for the park and ride lot at I-10 and Dysart is underway. Construction will begin in 2009. Phase I (225 parking spaces) expected to be substantially complete by the end of 2009.

Table 3.4. Open Space Element Near Term Implementation Program Status Report

Activity	Objective Achievement	Purpose	Lead Responsibility	Original Priority & End Date	Status	Progress
4-1 Transfer of Development Rights Creation	Critically evaluate natural and agricultural areas in a comprehensive manner (Open Space B-1)	To allow for the preservation of appropriate open space and development intensity at appropriate locations throughout the City.	Community Development Department	**2** / **2006**	Continued	Staff currently looks for opportunities to provide transfer of development rights during Planned Area Development review. Staff is reviewing TDR programs for possible use in Goodyear. No formal transfer of development rights program has been created.
4-2 Open Space Funding Acquisition Evaluation and Study	Critically evaluate natural and agricultural areas in a comprehensive manner (Open Space B-1)	To determine the most appropriate measures that will provide a long-term stream of revenue for open space purchase and management.	Finance Department	**1** / **2005**	Continued	As part of the implementation of the Parks Master Plan Update, funding and acquisition methods will be evaluated.
4-3 Recreational Community Survey	Periodically determine the recreational program needs and cost implications within the planning area (Open Space D-1)	To frequently identify and revalidate the recreational facility needs of the City's residents and potentially expand survey area to adjacent communities.	Public Works Department	**1** / **2005**	Complete	The Parks Master Plan Update included a recreational community survey.
4-4 Park Planning Area Ordinance and Impact Fee Assessment	Implement a hierarchy of desired park types (Open Space A-1)	To provide a coordinated approach to determine and finance desired levels of service for park facilities.	Community Development Department	**2** / **2006**	Complete	The parks impact fee was updated with the comprehensive update approved by Council on August 25, 2008. The Community Parks Master Plan Update was brought to Council for review on December 15, 2008. After adoption, funding and acquisition will be evaluated.

Table 3.5. Water Resources Element Near Term Implementation Program Status Report

Activity	Objective Achievement	Purpose	Lead Responsibility	Original Priority & End Date	Status	Progress
5-1 Water/ Wastewater Facilities Master Plan Update	Evaluate new resource acquisition and existing resource use (Water Resources A-1)	To update the 1997 plan that includes long-term provisions for supply, demand, financing and facilities.	Water Resources Department (fmr. Public Works)	**1** **2005**	Complete	An Integrated Water Master Plan was approved by Council on June 23, 2008 which addressed water, wastewater and reclaimed water.
5-2 Water Conservation Display	Promote increased public awareness for reduced water use (Water Resources C-2)	To provide a highly visible and effective campaign to conserve potable water resources in the City.	Water Resources Department (fmr. Community Services)	**3** **2008**	Complete	A water conservation display is now at City Hall.
5-3 Voluntary Plumbing Conservation Program	Continue the use and retrofitting of low flow fixtures in structures (Water Resources C-1)	To reduce residential and commercial potable water use in the City.	Community Development Department	**3** **2008**	Continued	The Conservation and Curtailment plan includes several recommendations for retrofit reimbursement programs.
5-4 Conservation/ Drought Management Plan Update	Prepare the City for future drought or low potable supply conditions (Water Resources C-4)	To update and enhance the drought staging and resulting measures to reduce potable water use.	Water Resources Department (fmr. Public Works)	**2** **2006**	Complete	A Water Conservation Specialist was hired and is on staff in Water Resources. Water conservation measures were approved under Ordinance 07-1077 adopted on July 9, 2007 and Ordinance 07-1079 adopted on August 27, 2007. The Conservation and Curtailment Plan was adopted by Council on December 15, 2008 by Ordinance 08 1152.
5-5 White Tank Regional Water Treatment Plant Project	Evaluate new resource acquisition and existing resource use (Water Resources A-1)	To provide a mechanism that allows the City to utilize its CAP allocation for municipal and industrial use.	Water Resources Department (fmr. Public Works)	**1** **2005**	Continued	The City is negotiating with Maricopa Water District (MWD) on a long-term, bulk water supply agreement. This agreement is anticipated to be finalized by Spring of 2009.

Table 3.6. Housing Element Near Term Implementation Program Status Report

Activity	Objective Achievement	Purpose	Lead Responsibility	Original Priority & End Date	Status	Progress
6-1 Design Guidelines Update	Continue to foster high quality, attractive neighborhoods (Housing A-1)	To enhance and clarify the provisions in the City's adopted Design Guidelines.	Community Development Department	**2** / **2006**	Continued	The City's Design Guidelines were adopted on February 26, 2001. Staff is evaluating the design guidelines to identify areas in the design guidelines that need revision. This item will be added to the department work program to be pursued after the completion of the Zoning Ordinance update.
6-2 Inclusionary Zoning Ordinance Preparation	Provide a diverse stock of housing products (Housing A-2)	To consider the opportunity for housing that is affordable to be interspersed in other similar market rate developments.	Community Development Department	**2** / **2006**	Revised	An inclusionary zoning ordinance has not yet been adopted. Affordable housing programs are currently being researched. This specific activity is being combined with Item 6-3 and carried forward as a new activity that states that staff will research affordable housing needs and develop programs to address those needs. Staff is already working internally and with the community to determine the best way to provide diverse housing stock in the current economic climate.
6-3 Lending Community Partnership	Utilize revitalization programs to upgrade existing neighborhoods (Housing B-1)	To leverage the use of Community Reinvestment Act funds for community development.	Community Services Department	**3** / **2008**	Revised	A Community Lending Partnership program has not yet been established. Potential use of Community Reinvestment Act funds is currently being researched. This specific activity is being combined with Item 6-2 and carried forward as a new activity that states that staff will research affordable housing needs and develop programs to address those needs. Staff is already working internally and with the community to determine the best way to provide diverse housing stock in the current economic climate.
6-4 Grant Coordinator Position	Aggressively pursue federal, state and regional grant monies for direct and indirect revitalization activities (Housing B-2)	To maximize the City's capture of grant monies for housing, community development and infrastructure projects.	City Managers Office	**1** / **2005**	Complete	A Grant Coordinator has been hired. $2 million of grant funds has been secured in year one.
6-5 Homeowner Association Education Program Initiated	Aggressively pursue federal, state and regional grant monies for direct and indirect revitalization activities (Housing B-2)	To maintain a well trained network of associations that manage and maintain their respective neighborhoods.	Community Services Department	**2** / **2006**	Complete	Community Services initiated the Southwest Valley HOA Academy in 2004. The City partners with the Town of Buckeye, City of Avondale and Estrella Mountain Community College to provide an extensive course offering.

Table 3.7. Public Services Element Near Term Implementation Program Status Report

Activity	Objective Achievement	Purpose	Lead Responsibility	Original Priority & End Date	Status	Progress
7-1 Utility Services Impact Fee Study Update	Maintain existing levels of service for future municipal services and facilities (Public Services B-1)	To ensure the appropriate fees are assessed to serve new growth in a timely manner.	Finance Department	**3** / **2008**	Complete	The City completed a fee study in 2007 with a phased implementation. Due to challenges to this study, TischlerBise was retained to complete another study which was approved by City Council on August 25, 2008. The Sonoran Valley Impact Fee update was adopted on October 27, 2008.
7-2 Develop Public Safety Facilities Strategic Plan	Protect human life and property through public safety and emergency services (Public Services A-1)	To enhance response and service needs of the City's customers.	Police Department	**2** / **2006**	Complete	The Public Safety Facilities Strategic Plan is updated regularly. The Public Safety Facilities Plan was recently adopted for the Sonoran Valley.
7-3 Update Fire Department Strategic Plan	Protect human life and property through public safety and emergency services (Public Services A-1)	To enhance response and service needs of the City's customers.	Fire Department	**2** / **2006**	Complete	The Fire Department Strategic Plan is updated annually. The Public Safety Facilities Plan was recently adopted for the Sonoran Valley.
7-4 Develop a Wildland/Urban Interface Plan and Area Mitigation Strategy	Secure critical infrastructure and support services for a safe community (Public Services C-2)	To protect structures and residents from the threat of fire	Fire Department	**2** / **2006**	Continued	The Fire Department is currently working with BLM and Maricopa County Department of Emergency Management to obtain federal funding to develop a regional wildfire protection/mitigation plan. This will be a regional approach and may make federal funds available for this project.
7-5 Prepare Public Safety Standards of Response Coverage	Secure critical infrastructure and support services for a safe community (Public Services C-2)	To minimize damage, criminal acts and potential loss of life	Fire Department Police Department	**2** / **2006**	Complete	The Sonoran Valley Public Safety Master Plan sets standards of response coverage methodology that can be applied citywide. It was approved by City Council on June 23, 2008.
7-6 Update Emergency Operations Plan	Secure critical infrastructure and support services for a safe community (Public Services C-2)	To adequately prepare the City for natural and human caused hazards	Fire Department Police Department	**2** / **2006**	Complete	Maricopa County Department of Emergency Management coordinates the City of Goodyear Emergency Operations Plan. This plan was last updated in 2005.

Table 3.8. Cost of Development Element Near Term Implementation Program Status Report

Activity	Objective Achievement	Purpose	Lead Responsibility	Original Priority & End Date	Status	Progress
8-1 Capital Improvements Program Update	Provide facilities and services concurrent with future growth (Cost of Development A-1)	To enhance and reprioritize the six year capital needs of the City	City Managers Office	**1** / **2005**	Complete	The CIP is updated annually as a part of the City's budget process.
8-2 Fiscal Impact Model Update	Maintain, and where possible, improve the level of municipal services and facilities (Cost of Development B-1)	To evaluate the performance of the existing model and recalibrate based on existing and new forecast conditions.	Finance Department	**1** / **2005**	Complete	The Finance Department maintains a five year financial model to balance operating and capital needs within the expected financial resources available.

Table 3.9. Environmental Planning Element Near Term Implementation Program Status Report

Activity	Objective Achievement	Purpose	Lead Responsibility	Original Priority & End Date	Status	Progress
9-1 Dark Sky Ordinance Preparation	Minimize the presence of glare (Environmental B-2)	To maintain the small community feel and minimize glare nuisances.	Community Development Department	**1** / **2005**	Complete	The outdoor lighting ordinance was adopted on December 12, 2005 by Ordinance 05-2644, and staff has been administering its standards.
9-2 Sensitive Lands Guidelines Development	Minimize the visual impact of development on significant natural features and native vegetation (Environmental A-4)	To protect significant landforms and vegetation that limits the visual scarring within the community.	Community Development Department	**3** / **2008**	Continued	The City is currently working with BLM and other agencies to learn more about protection of the Sonoran Desert National Monument and other sensitive areas.

Table 3.10. Growth Areas Element Near Term Implementation Program Status Report

Activity	Objective Achievement	Purpose	Lead Responsibility	Original Priority & End Date	Status	Progress
10-1 Strategic Economic Development Plan Update	Enhance the jobs per capita ratio within the identified growth areas, City Center, and Village Centers (Growth Areas A-3)	To reevaluate and reprioritize the existing economic targets; and revalidate existing measures for business retention and expansion.	Economic Development Department	**2** / **2006**	Complete	The Economic Development Department creates an annual strategic plan to set the work plan and marketing for the coming year.

Table 3.11. Community Character Element Near Term Implementation Program Status Report

Activity	Objective Achievement	Purpose	Lead Responsibility	Original Priority & End Date	Status	Progress
11-1 City Center Gateway Overlay District	Identify the City Center as the heart of the City (Community Character A-1)	To provide a visually attractive and fiscally viable corridor along Estrella Parkway from I-10 to Yuma Road.	Community Development Department	**1** **2005**	Complete	The City Center Gateway Overlay District was adopted on August 11, 2003 by Ordinance 03-850
11-2 Freeway Access Ramp Improvements and Landscaping/ Public Art	Enhance existing vehicular facilities and preserve additional high capacity corridors (Community Character B-1)	To enhance the interchanges of high capacity roadways in Goodyear with landscaping and public art opportunities.	Community Services Department	**3** **2008**	Continued	The Art and Culture Commission was created in 2007 and is charged with providing input on freeway enhancement and public art. The Commission has already provided input on projects for the Bullard Interchange and Van Buren/Bullard Wash bridge.
11-3 Subdivision Code Update	Maintain the City's reputation as an attractive and safe community in which to work, play, visit and invest (Community Character A-1)	To maintain and enhance quality development in the City.	Community Development Department	**1** **2005**	Continued	This item will be added to the department work program after the Zoning Ordinance update is complete. Community Development plans to work on this item in conjunction with Engineering's update of the Engineering Design Guidelines & Policy Manual update.

Chapter 4. Land Use Map and General Plan Amendments

Land Use Map and General Plan Amendments

There are two major parts of the General Plan – the text of the general plan and the land use plan. The land use plan, also known as the land use map, illustrates the general location of appropriate land uses to guide future growth and revitalization. The plan designates 20 different land use categories that fall under three broad categories: residential, employment, and support land uses. One category was added, Mixed Use (MU), with the approval of the Sonoran Valley General Plan Amendment (GPA), so there are now 21 land use categories.

The 2008 Major General Plan Amendment cycle included the review of five map amendments and one text amendment. One of the map amendments had been continued from the 2006 Major General Plan Amendment cycle and has been further continued until a future Council meeting in 2009. One additional map amendment has also been continued until 2009. The three approved map amendments redesignated 3,968 acres of land and added 130 dwelling units to the projected build-out. The approved text amendment clarified the criteria for determining a major amendment to the general plan versus a minor amendment to the general plan.

Since adoption of the general plan, there have been 22 approved amendments to the General Plan and two that are currently under review. Nineteen of these have been major amendments and five were minor amendments. These amendments have added 77,116 acres of land to Goodyear's MPA and 113,603 units to the projected build-out. Five of these amendments redesignated land uses on Arizona State Land Department (ASLD) land holdings and fulfilled the requirements of state statue by coordinating the general plan with the ASLD conceptual land use plans. If the two pending amendments are approved, the build-out projection will be 258,939 dwelling units and a population of 638,439. The Goodyear Municipal Planning Area will encompass 246.6 square miles.

Table 4.1 includes a summary of the 22 approved and two pending GPAs, the 2008 Major General Plan Amendment cycle is highlighted in yellow.

Table 4.1 Summary of General Plan Amendments (GPA) to the 2003-2013 City of Goodyear General Plan

Year	Resolution	Council Date	Type	Title	Total Acreage	Original Projected Unit Count	GPA Baseline Unit Count [1]	New Projected Unit Count [2]	Projected Increase in Units [3]	Projected Population Increase [4]
2004	04-0952	12/13/04	Minor	King Ranch	71	315	319	348	33	88
2005	05-1011	12/12/05	Minor	Lula Mae Hudson	112	369	590	681	312	836
2005	06-1031	02/27/06	Major	Rainbow Ranch	3,724	1,648	2,144	2,560	912	2,444
2005	06-1032	02/27/06	Major	Lakin Ranch	762	1,359	3,380	3,895	2,536	6,796
2005	06-1079	09/25/06	Minor	Sun DS Farms	160	79	232	260	181	485
2006	07-1121	02/12/07	Major	Rainbow Valley	999	1,767	2,296	2,597	830	2,224
2006	07-1119	02/12/07	Major	McRae - Parcels B, D & E	867	1,224	2,810	3,199	1,975	5,293
2006	07-1120	02/12/07	Major	McRae - Parcel A	1,400	1,148	4,098	4,539	3,391	9,088
2006	07-1118	02/12/07	Major	Madeira	2,407	1,768	4,398	5,168	3,400	9,112
2006	07-1122	02/12/07	Major	SR 303 - EMR	n/a	n/a	n/a	n/a	n/a	n/a
2006	07-1130	02/26/07	Minor	SR 303 - El Cidro	n/a	8	16	16	8	21
2006	07-1113	02/12/07	Major	Sonoran Valley	60,904	-	78,098	91,468	91,468	245,134
2007	07-1164	06/25/07	Minor	LCLUA Text Amendment	n/a	n/a		n/a	n/a	n/a
2007	07-1204	11/26/07	Major	Estrella Region III	7,845	30,501	21,857	25,041	(5,460)	(14,633)
2007	07-1200	11/26/07	Major	ASLD - Area 3	1,120	772	419	835	63	169
2007	07-1201	11/26/07	Major	ASLD - Area 4	599	1,862	1,590	1,812	(50)	(134)
2007	07-1202	11/26/07	Major	ASLD - Area 5	1,535	1,777	3,042	3,742	1,965	5,266
2007	07-1203	11/26/07	Major	ASLD - Area 6	5,300	4,174	10,747	13,048	8,874	23,782
2008	06-700-0001	Continued	Major	203rd and Pecos	2,554	-	1,766	3,247	3,247	8,702
2008	08-1273	11/17/08	Major	Goodyear 142	142	349	250	308	(41)	(110)
2008	08-1274	11/17/08	Major	Major-Minor Text Amendment	n/a	n/a	n/a	n/a	n/a	n/a
2008	08-700-0002	Continued	Major	North City Commerce Park	258	212	-	-	(212)	(568)
2008	08-1275	11/17/08	Major	El Rio Crossing	246	185	900	996	811	2,173
2008	08-1276	11/17/08	Major	Southwest Goodyear	3,580	2,567	918	1,927	(640)	(1,715)
				2003-2013 City of Goodyear General Plan Build-out	86,400[5]	145,335				389,500[4]
				Additional Dwelling Units Added through 2004-2008 GPAs		**52,084**	**139,870**	**165,687**	**113,603**	**280,100[7]**
				Municipal Planning Area Buildout as of December 1, 2008	**Acreage: 157,812[6]**		**Dwelling Units: 258,939**		**Population: 638,439[7]**	

1 - Total number of units entitled during the GPA process. A density justification is required at zoning to build more units than the baseline (i.e. Low Density Residential (2-4 du/acre) would have a baseline of 2 du/acre and midpoint of 3 du/acre).

2 - Projected units to be built based on the midpoint density

3 - Based on the Projected units which used midpoint density

4 - Based on 2.68 persons per unit, no occupancy rate

5 - Total acreage of the Goodyear Municipal Planning Area in 2003

6 - Total acreage of the Goodyear Municipal Planning Area in 2008

7 - Based on 2.68 persons per unit and a 92% occupancy rate

8 - Total acreage of the Goodyear MPA if 2008 GPAs are approved

Land Use Analysis

There are nine residential land uses categories that range in densities from one dwelling unit per acre (du/ac) to 20 or more du/ac. The City Center/Village Center Land Use is a mixed use category and contained within the residential and employment categories. In 2003, the residential land uses accounted for 58% of total land in Goodyear. Since the general plan was adopted, over 34,000 acres of residential land has been added to the MPA, but now residential land use only accounts for 53% of total land in Goodyear as reflected in Table 4.2.

There are seven employment land use categories. Since 2003, 6,000 acres of land have been added to the employment land use category; however, the percent of employment land has fallen from 16% to 13% of total land. There are six support land use categories. Support land uses have seen the most significant increase since the adoption of the General Plan. Over 33,000 acres of land have been added to the support land uses and are now 35% of total land, compared to 26% of total land in 2003. More than 31,000 acres were added to the Open Space category, accounting for most of this significant change.

As of January 1, 2008, the dwelling unit build-out for the MPA was 255,587 and employment build-out was 265,700 which would mean the City's build-out jobs to housing ratio was 1.04. A jobs to housing ratio of one or greater is generally considered desirable. Assuming adoption of the pending GPAs, the January 1, 2009 dwelling unit build-out is 258,939 and employment build-out has increased to 274,100. This has increased our jobs to housing ratio at build-out to 1.59. The City currently has an estimated 17,000 jobs and 21,961 dwelling units. This means our current jobs to housing ratio is .77.

Table 4.2 General Plan Land Use Composition

Residential	2003 General Plan Land Use Composition			Land Use Composition as of December 1, 2007			Land Use Composition as of December 1, 2008		
Land Use	Acres	% of Res.	% of Total	Acres	% of Res.	% of Total	Acres	% of Res.	% of Total
Agricultural Preservation (AP) 1 du/ac	929	2%	1%	-	0%	0%	-	0%	0%
Rural Residential (RR) 0-2 du/ac	19,756	39%	23%	20,619	27%	14%	23,615	29%	15%
Low Density Residential (LDR) 2-4 du/ac	17,052	34%	20%	33,527	43%	22%	34,021	42%	22%
Low-Medium Density Residential (LMDR) 4-6 du/ac	7,072	14%	8%	13,410	17%	9%	13,485	17%	9%
Medium Density Residential (MDR) 6-10 du/ac	2,492	5%	3%	5,565	7%	4%	5,623	7%	4%
Medium-High Density Residential (MHDR) 10-20 du/ac	2,042	4%	2%	2,789	4%	2%	2,814	3%	2%
High Density Residential (HDR) 20+ du/ac	712	1%	1%	1,118	1%	1%	1,163	1%	1%
Mixed Use Residential (MU)	-	0%	0%	152	0%	0%	152	0%	0%
City Center/Village Center	43	0%	0%	43	0%	0%	43	0%	0%
Subtotal	**50,098**	**100%**	**58%**	**77,222**	**100%**	**50.9%**	**80,915**	**100%**	**51.3%**

Employment	2003 General Plan Land Use Composition			Land Use Composition as of December 1, 2007			Land Use Composition as of December 1, 2008		
Land Use	Acres	% of Emp	% of Total	Acres	% of Emp	% of Total	Acres	% of Emp	% of Total
Community Commercial	3,911	28%	5%	4,402	22%	3%	4,416	21%	3%
Regional Commercial	686	5%	1%	1,598	8%	1%	1,712	8%	1%
Luke Compatible Land Use Area	2,787	20%	3%	3,716	19%	2%	3,716	18%	2%
City Center/Village Center	130	1%	0%	130	1%	0%	130	1%	0%
Mixed Use Commercial	-	0%	0%	497	2%	0%	497	2%	0%
Light Industrial	5,181	37%	6%	6,924	35%	5%	7,343	36%	5%
General Industrial	1,305	9%	2%	2,780	14%	2%	2,780	13%	2%
Subtotal	**14,000**	**100%**	**16%**	**20,047**	**100%**	**13.2%**	**20,594**	**100%**	**13.0%**

Support	2003 General Plan Land Use Composition			Land Use Composition as of December 1, 2007			Land Use Composition as of December 1, 2008		
Land Use	Acres	% of Sup.	% of Total	Acres	% of Sup.	% of Total	Acres	% of Sup.	% of Total
Public/Quasi-Public	570	3%	1%	1,782	3%	1%	1,782	3%	1%
Prison	427	2%	0%	427	1%	0%	427	1%	0%
Airport	796	4%	1%	1,254	2%	1%	1,254	2%	1%
Parks	10,356	46%	12%	10,356	19%	7%	10,356	18%	7%
Roads	1,501	7%	2%	2,081	4%	1%	2,105	4%	1%
Open Space	8,652	39%	10%	38,509	71%	25%	40,379	72%	27%
Subtotal	**22,302**	**100%**	**26%**	**54,409**	**100%**	**35.9%**	**56,303**	**100%**	**35.7%**
Total	**86,400**	**100%**	**100%**	**151,678**	**100%**	**100%**	**157,812**	**100%**	**100%**

Chapter 5. Additional Planning Activities

Additional Planning and Development Activities

Rural Development Standards

With the annexation of the Sonoran Valley area, the City has received several requests to locate individual homes on existing parcels in this rural area. The property owners typically rely on private wells and septic systems, and they do not anticipate paving roads to the scattered lots and the manufactured homes they might locate on these lots. The rural development in the Sonoran Valley area is a continuation of a development pattern that has occurred over the last 20 plus years, and is not unlike that which occurs in other rural areas of the county. Rural development, however, is relatively new to Goodyear, and the City's urban development regulations and policies may not be well-suited to rural development in portions of the Sonoran Valley area.

The Rural Development Standards Ad Hoc Subcommittee was formed to address this issue. The committee was comprised of Council members, Planning and Zoning Commission members, staff and residents of the Mobile area. The subcommittee met several times and held a meeting in Mobile. The subcommittee created a formal recommendation on how water, sewer, street, manufactured home and animal issues should be addressed in rural areas. The recommendations were approved by Council on August 25, 2008. Staff is working on implementing these recommendations and will bring ordinances for review and approval to Council in 2009.

El Rio Watercourse Master Plan

One of the largest desert rivers in the world, the Gila River is an important natural resource to the west valley and Arizona. The Gila River also serves as a cultural resource, at one time serving as the border between Mexico and the United States. However, the Gila River, a tributary of the Colorado River, has suffered decline due to a number of environmental issues. The Maricopa County Flood Control District states that its goal is to provide a flood protection strategy that preserves the cultural and archaeological heritage of the river that is consistent with a long-term multi-use vision for the river corridor.

City Council adopted the El Rio Watercourse Master Plan on March 26, 2006 by Resolution 06-1024. The City has representation on the Steering Committee and Technical Committee which are charged with implementing the plan. The Technical Committee has been working on project development and design guidelines for the corridor.

Hassyampa Framework Study

MAG initiated the Hassyampa Framework Study in 2006. The study covers a 1,430 acre area bounded by SR-74 to the north, the proposed SR-303 to the east, the Gila River to the south, and 459th Avenue to the west. The purpose of the study is to initiate transportation planning in the described area in anticipation of the projected intense population and employment growth over the next 30 to 50 years.

The plan was accepted by MAG Regional Council on February 27, 2008.

Hidden Valley Framework Study

The Hidden Valley Framework Study is an extension of the Hassyampa Framework Study and encompasses over 2,000 acres bounded by the Gila River to the north, I-10 to the east, I-8 to the south, and 459th Avenue to the west. The planning process for the study is currently underway and the final report is anticipated to be complete by the end of 2010. Updates on the planning process can be found on the BQAZ website: www.bqaz.com.

Chapter 6. Awards and Recognition

Awards and Recognition

2005 – The Arizona Planning Association awarded the City of Goodyear with the award for "Best Comprehensive General Plan" in recognition of the 2003-2013 City of Goodyear General Plan.

2006 – The Arizona Planning Association awarded the City of Goodyear with the award for "Best Ordinance/Regulation/Legislation" in recognition of the City's outdoor lighting standards.

The Arizona Planning Association awarded the City of Goodyear with the award for "Best Regional Plan" in recognition of the El Rio Watercourse Master Plan.

2007 – The Arizona Planning Association awarded the City of Goodyear with the award for "Best Project" in recognition of the Goodyear City Center Specific Area Plan.

Valley Forward awarded the City of Goodyear with an Award of Merit at the Environmental Excellence Awards in recognition of the Goodyear City Center Specific Area Plan.

2008 – Named an All-American City by the National Civic League.

Named one of five "Most Livable Cities" by the U.S. Conference of Mayors.

The Arizona Planning Association awarded the City of Goodyear with an honorable mention in the public education category in recognition of the 2003-2007 General Plan Progress Report.

Appendices

Appendix A

Summary of General Plan Amendments (GPAs)

2004 –**King Ranch Minor Amendment** (Case No. GPA-01-04)
Approved by Resolution 04-952 at the December 13, 2004 Council Meeting.
70.9 total acres of the Land Use Map were amended as follows:

Original Designation:	9.9 acres Medium Density Residential 61 acres Low-Medium Density Residential
Amended Designation:	17.8 acres of Community Commercial 53.1 acres of Medium Density Residential

2005 – **Lula Mae Hudson Minor Amendment** (Case No. 05-700-00002)
Approved by Resolution 05-1011 at the December 12, 2005 Council Meeting.
112 total acres of the Land Use Map were amended as follows:

Original Designation:	20 acres Community Commercial 30 acres Medium-High Density Residential 62 acres Park
Amended Designation:	20 acres Community Commercial 37 acres Medium-High Density Residential 55 acres Low-Medium Density Residential

2005 – **Rainbow Ranch Major Amendment** (Case No. 05-700-00003)
Approved by Resolution 06-1031 at the February 27, 2006 Council Meeting.
3,724 acres of the Land Use Map were amended as follows:

Original Designation:	approximately 750 acres were originally in the City's Municipal Planning Area: 410 acres Rural Residential 200 acres Medium Density Residential 60 acres Community Commercial 80 acres Open Space
Amended Designation:	2,974 acres were added to the City's Municipal Planning Area for a total project area of 3,724 acres. 346 acres Rural Residential 1,748 acres Low Density Residential 194 acres Low-Medium Density Residential 294 acres Medium Density Residential 57 acres Medium-High Density Residential 60 acres Community Commercial 33 acres Regional Commercial 42 acres Village Center 470 acres Open Space 480 acres Public/Quasi Public

2005 – **Lakin Ranch Major Amendment** (Case No. 05-700-00004)
Approved by Resolution 06-1032 at the February 27, 2006 Council Meeting.
761.8 of the Land Use Map were amended as follows:

Original Designation:	114.3 acres Rural Residential 206 acres Low Density Residential 185 acres Low-Medium Density Residential 43.5 acres Community Commercial 182.9 acres Open Space 31.1 acres Major ROW
Amended Designation:	206 acres Low Density Residential 194.4 acres Low-Medium Residential 125.4 acres Medium Density Residential 143.8 acres Medium-High Density Residential 43.5 acres Community Commercial 49.7 acres Major ROW Removal of Resort Development Overlay

2005 – **Sun DS Farms Minor Amendment** (Case No. 05-700-00005)
Approved by Resolution 06-1079 at the September 25, 2006 Council Meeting.
160 acres of the Land Use Map were amended as follows:

Original Designation:	32 acres Low Density Residential 128 acres Light Industrial
Amended Designation:	54 acres Low Density Residential 31 acres Low-Medium Density Residential 18 acres Community Commercial 52 acres Light Industrial 5 acres Open Space

2006 – **Rainbow Valley Major Amendment** (Case No. 06-700-00001)
Approved by Resolution 07-1121 at the February 12, 2007 Council Meeting.
999.2 acres of the Land Use Map were amended as follows:

Original Designation:	118.8 acres Rural Residential 572 acres Low Density Residential 40 acres Medium Density Residential 113.9 acres Community Commercial 154.5 acres Open Space
Amended Designation:	512.2 acres Low Density Residential 196.5 acres Low-Medium Density Residential 81 acres Medium Density Residential 55 acres Community Commercial 154.5 acres Open Space

2006 –**Perryville and Ocotillo – McRae Parcel A Major Amendment**
(Case No. 06-700-00003)
Approved by Resolution 07-1120 at the February 12, 2007 Council Meeting.
1,400 acres were added to the City's Municipal Planning Area. The Land Use Map was amended as follows:

Original Designation:	1400 acres Rural Residential
Amended Designation:	760 acres Low Density Residential 612 acres Low-Medium Density Residential 13 acres Medium-High Density Residential 15 acres Community Commercial

2006 – **South Goodyear – McRae Parcels B, D & E Major Amendment**
(Case No. 06-700-00002)
Approved by Resolution 07-1119 at the February 12, 2007 Council Meeting.
867 acres of the Land Use Map were amended as follows:

Original Designation:	554 acres Rural Residential 313 acres Low Density Residential
Amended Designation:	337 acres Low Density Residential 314 acres Low-Medium Density Residential 88 acres Medium-High Density Residential 64 acres Community Commercial 87 acres Open Space

2006 – **Madeira – Aread Major Amendment** (Case No. 06-700-00004)
Approved by Resolution 07-1118 at the February 12, 2007 Council Meeting.
2,407 acres of the Land Use Map were amended as follows:

Original Designation:	2,156 acres Rural Residential 251 acres Open Space
Amended Designation:	256 acres Rural Residential 1,245 acres Low Density Residential 380 acres Low-Medium Density Residential 67 acres Medium-High Density Residential 42 acres Community Commercial 60 acres Schools 210 acres Open Space 147 acres Major ROW

2006 – **State Route 303 – Estrella Mountain Ranch Major Amendment**
(Case No. 06-700-00005)
Approved by Resolution 07-1122 at the February 12, 2007 Council Meeting.
The Land Use Map was amended to realign parts of the proposed State Route 303 and other roadways in the Estrella Mountain Ranch master planned community.

2006 – **State Route 303 – El Cidro Minor Amendment** (Case No. 06-700-00006)
Approved by Resolution 07-1130 at the February 26, 2007 Council Meeting.
The Land Use Map was amended to realign parts of the proposed State Route 303 north of the Gila River and south of Interstate 10. A minor change to the Land Use Map was made:
8 acres from General Industrial to Low Density Residential
4 acres from Low Density Residential to General Industrial

2006 – **Sonoran Valley Planning Area Major Amendment** (Case No. 06-700-00008)
Approved by Resolution 07-1113 at the February 12, 2007 Council Meeting.
60,904 acres were added to the City's Municipal Planning Area. The Land Use Map was amended as follows:

Original Designation:	n/a
Amended Designation:	5,079 acres Rural Residential
	11,719 acres Low Density Residential
	5,378 acres Low-Medium Density Residential
	2,452 acres Medium Density Residential
	858 acres Medium-High Density Residential
	290 acres High Density Residential
	152 acres Mixed Use Residential
	754 acres Community Commercial
	489 acres Regional Commercial
	455 acres Mixed Use Commercial
	1,976 acres Light Industrial
	1,475 acres General Industrial
	206 acres Public/Quasi-Public
	458 acres Airport
	326 acres Parks
	28,354 acres Open Space
	483 acres Major ROW

2007 – **Luke Compatible Land Use Area – SunCor Minor Text Amendment**
(Case No. 07-700-00001)
Approved by Resolution 07-1164 at the June 25, 2007 Council Meeting.
The text of the General Plan was amended to revise the definition of the Luke Compatible Land Use Area to permit commercial office developments and/or complexes.

2007 – **Estrella Region III Major Amendment** (Case No. 07-700-00002)
Approved by Resolution 07-1204 at the November 26, 2007 Council Meeting.
7,845 acres of the Land Use Map were amended as follows:

Original Designation:	276 acres Rural Residential
	2901 acres Low Density Residential
	1604 acres Low-Medium Density Residential
	338 acres Medium Density Residential
	718 acres Medium-High Density Residential
	249 acres High Density Residential
	434 acres Community Commercial
	486 acres Light Industrial
	357 acres Parks/Open Space
	483 acres Major ROW
Amended Designation:	294 acres Rural Residential
	2746 acres Low Density Residential
	705 acres Low-Medium Density Residential
	716 acres Medium Density Residential
	231 acres Medium-High Density Residential
	344 acres High Density Residential
	65 acres Community Commercial
	213 acres Regional Commercial/Mixed Use
	291 acres Light Industrial
	466 acres Public/Quasi-Public
	1361 acres Parks/Open Space
	413 acres Major ROW

2007 – **Arizona State Land Department Major Amendment – Planning Area 3**
(Case No. 07-700-00004)
Approved by Resolution 07-1200 at the November 26, 2007 Council Meeting.
1,120 acres of the Land Use Map were amended as follows:

Original Designation:	594 acres Rural Residential
	116 acres Low Density Residential
	410 acres Parks/Open Space
Amended Designation:	556 acres Rural Residential
	154 acres Low Density Residential
	410 acres Parks/Open Space

2007 – **Arizona State Land Department Major Amendment – Planning Area 4**
(Case No. 07-700-00005)
Approved by Resolution 07-1201 at the November 26, 2007 Council Meeting.
599 acres of the Land Use Map were amended as follows:

Original Designation:	469 acres Low Density Residential 108 acres Medium Density Residential 22 acres Community Commercial
Amended Designation:	398 acres Low Density Residential 128 acres Low-Medium Density Residential 47 acres Medium Density Residential 26 acres Community Commercial

2007 – **Arizona State Land Department Major Amendment – Planning Area 5**
(Case No. 07-700-00006)
Approved by Resolution 07-1202 at the November 26, 2007 Council Meeting.
1,535 acres of the Land Use Map were amended as follows:

Original Designation:	1219 acres Rural Residential 316 acres Low Density Residential
Amended Designation:	1521 acres Low Density Residential 14 acres Community Commercial

2007 – **Arizona State Land Department Major Amendment – Planning Area 6**
(Case No. 07-700-00007)
Approved by Resolution 07-1203 at the November 26, 2007 Council Meeting.
5,300 acres of the Land Use Map were amended as follows:

Original Designation:	5090 acres Rural Residential 210 acres Parks/Open Space
Amended Designation:	1284 acres Rural Residential 1876 acres Low Density Residential 1107 acres Low-Medium Density Residential 231 acres Medium-High Density Residential 140 acres Community Commercial 452 acres Light Industrial 210 acres Parks/Open Space

2008 – **Goodyear 142 Major Amendment**
(Case No. 08-700-00001)
Approved by Resolution 08-1273 at the November 17, 2008 Council Meeting.
142 acres of the Land Use Map were amended as follows:

Original Designation:	142 acres Low Density Residential
Amended Designation:	25 acres Medium-High Density Residential 117 acres Light Industrial

2008 –**Text Amendment to Clarify Amendment Criteria Major Amendment**
(Case No. 08-700-00005)
Approved by Resolution 08-1274 at the November 17, 2008 Council Meeting. The text was edited to clarify when a major amendment or minor amendment to the general plan is warranted.

2008 – **El Rio Crossing Major Amendment**
(Case No. 08-700-00003)
Approved by Resolution 08-1275 at the November 17, 2008 Council Meeting. 246 acres of the Land Use Map were amended as follows:

Original Designation:	226 acres Rural Residential 20 acres Community Commercial
Amended Designation:	45 acres High Density Residential 19 acres Community Commercial 114 acres Regional Commercial 44 acres Light Industrial 24 acres ROW

2008 – **Southwest Goodyear Major Amendment**
(Case No. 08-700-00004)
Approved by Resolution 08-1276 at the November 17, 2008 Council Meeting. 3,580 acres were added to the City's Municipal Planning Area. The Land Use Map was amended as follows:

Original Designation:	n/a
Amended Designation:	1390 acres Rural Residential 320 acres Low Density Residential 1870 acres Parks/Open Space

Appendix B
Summary of Annexations

Appendix B. *Summary of Annexations from November 2003 to December 2007*

	Ordinance Number	Annexation Name	Units Annexed	Date of Adoption	Date of Recordation	Recording Number	Acres
1	2004-0891	Sarival Avenue ROW	0	5/10/2004			7.75
2	2004-0892	Reems Road ROW	0	5/10/2004			9.49
3	2004-0912	McDowell Road ROW	0	9/30/2004			32.41
4	2004-0925	Sarival Avenue at King Ranch	0	12/6/2004	12/15/2004	2004-1471335	6.12
5	2005-0930	Cotton Lane ROW	0	1/24/2005	9/1/2005	2005-1285920	37.62
6	2005-0954	Las Brisas	0	8/22/2005	9/9/2005	2005-1324541	121.17
7	2005-0968	Amber Meadows	0	10/24/2005	11/1/2005	2005-1655968	109.09
8	2005-0970	La Jolla Vista	0	10/24/2005	11/1/2005	2005-1656030	202.46
9	2006-0980	Fronterra Village	0	2/13/2006	2/16/2006	2006-0219123	165.83
10	2006-1000	Las Ventanas	0	5/8/2006	5/15/2006	2006-0657139	159.91
11	2006-1009	Paseo Ridge	0	6/12/2006	8/9/2006	2006-1060481	80.36
12	2006-1013	La Privada	0	6/26/2006	7/5/2006	2006-0898988	196.73
13	2006-1015	Paseo Ridge, Phase 2	0	6/26/2006	7/5/2006	2006-0898987	41.64
14	2006-1023	Sedella ROW	0	9/11/2006	4/27/2007	2007-0493332	42.02
15	2006-1034	Citrus Ridge	0	11/13/2006	12/14/2006	2006-1630626	78.77
16	2007-1063	Sonoran Valley	36	3/26/2007	4/30/2007	2007-0500146	42,785.59
17	2007-1067	Las Brisas ROW	0	4/9/2007			23.44
18	2007-1095	Madeira	16	12/4/2007	12/17/2007	2007-1316542	2,058.70
19	2008-1136	Citrus Road ROW	0	9/8/2007			1,280.00
20	2008-1138	Lufthansa	0	9/23/2008	11/6/2008	2008-0958683	1,020.00
21	2008-1145	Portions of Cotton Lane ROW	0	11/17/2008	12/19/2008	2008-1071905	17.17
22	2008-1146	Portions of Camelback ROW	0	11/17/2008	12/19/2008	2008-1071910	23.48
23	2008-1147	Portions of Indian School Road ROW	0	11/17/2008	12/19/2008	2008-1071917	3.26
24	2008-1148	Portions of Cotton Lane ROW	0	11/17/2008	12/19/2008	2008-1071926	7.83
25	2008-1149	Portions of Indian School Road ROW	0	11/17/2008	12/19/2008	2008-1071931	7.99
26	2008-1150	Portions of Thomas ROW	0	11/17/2008	12/19/2008	2008-1071935	1.29
						TOTAL	**46,159.10**

Appendix C

Summary of Approved Planned Area Developments (PADs)

Appendix C: Approved Final Planned Area Developments (PADs) from 2003-2007

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
1	Amber Meadows	05-969	05-2638	10/24/2005	Rezone of 109.6 acres located east of Perryville Road, south of the Roosevelt Irrigation District canal, and north of the future Harrison Road alignment from the AU Agricultural Urban Disrict to the Final PAD Planned Area Development Residential	Rick Williams	04-200-00018
2	At Home District	06-996	06-2823	3/27/2006	Rezoning approximately 51 acres for development of the At Home District commercial center from AG to Final PAD at the southeast corner of Bullard Avenue and McDowell Road	David Kanning	05-200-00001
3	Camelback 303 Commerce Park	06-1056	06-3166	12/11/2006	Rezone 134 acres from Agriculture/Urban to Light Industrial and General Commercial with a Final Planned Area Development overlay for Camelback 303 Commerce Park at the SW corner of Camelback Rd. and Cotton Lane.	Farhad Tavassoli	06-200-00010
4	Canyon Trails Towne Center	05-942	05-2428	5/16/2005	Rezone of 91 acres located at the NEC of Yma Road and Cotton Lane from the Residential Planned Area Development District (72 acres) and the Commercial Planned Area Development District (19 acres) to the Commercial Planned Area Development District for the Canyon Trails Towne Center	Steve Carrecia	04-200-00017
5	City Center Airpark	06-1054	06-3143	12/4/2006	Rezone 412 AC South of Yuma Rd. and 1/4 mile E of Estrella Prkwy, from the Prelim.Planned Area Dev. zoning to the Final Planned Area Development zoning district for a comercial and industrial develpment known as City Center Airpark.	Karen Craver	05-200-00020
6	Estrella Commerce Park	07-1068	06-3144	4/9/2007	Rezone 562 AC at MC-85 and Estrella Parkway to C-2, I-1 and I-2 with PAD Overlay.	Karen Craver	05-200-00031
7	Estrella Commons	06-1033	06-3092	10/23/2006	To Rezone 180 Acres at SEC of Estrella Prkwy. and I-10 from Ag.Urban to a Prelim.Planned Area Dev. for 30 acres of comm.commercial use and a Final Planned Area Dev. for 150 ac.of residential use and a mixed-use development known as Estrella Commons.	Farhad Tavassoli	06-200-00003
8	Estrella Commons - PAD Amendment	07-1083	07-3503	8/27/2007	Rezone 8 acres from General Commercial (C-2) to the Final Planned Area Development zoning. Also to amend 1.5 acres of Estrella Commons Final PAD for mixed-use commercial and residential development located north of the NEC of Estrella Parkway and Van Buren Street.	Farhad Tavassoli	07-200-00007

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
9	Estrella Crossings Business Park	05-950	05-2551	6/27/2005	Rezone of 39.8 acres located at the SWC of Estrella Parkway and Ellwood Street from the Preliminary PAD Mixed Uses District to the Final Preliminary PAD Mixed Uses District for Estrella Crossings Business Park.	Farhad Tavasoli	05-200-00008
10	Estrella Falls - Goodyear Planned Regional Center	06-1019	06-2957	7/10/2006	Request from Westcor to rezone 30 ac located south of McDowell Rd.,approx.697 feet west of Bullard Ave, from AG zoning to Mixed-Use Comm. zoning and to amend the Goodyear Planned Regional Center PAD by including this parcel within the PAD.	Steve Careccia	06-200-00013
11	Estrella Mountain Ranch - Employment Land adjacent to Rainbow Valley WRF	03-864	03-1816	9/8/2003	Rezoning of 156.52 acres from the PAD Single Family Residential District to the PAD Employment Zoning District in the Estrella Mountain Ranch PAD for land around the Rainbow Valley Water Reclamation Facility located at the NEC of Rainbow Valley Road and Pecos Road alignment.	Kevin Kugler	02-200-00017
12	Estrella Mountain Ranch - Employment Land adjacent to Waterman Wash WRF	03-866	03-1818	9/8/2003	Rezoning of 149.28 acres from the PAD Single Family Residential District to the PAD Employment Zoning District in the Estrella Mountain Ranch PAD for land around the Waterman Wash Water Reclamation Facility located at the SWC of Rainbow Valley Road and Queen Creek Road.	Kevin Kugler	02-200-00014
13	Estrella Mountain Ranch, Phase II, Village X, PAD Amendment for Province	05-947	05-2493	6/13/2005	Rezone of ____ acres located at the SWC of Estrella Parkway and Cotton Lane, and north of the Pecos Road alignment from the Planned Area Development District to the Planned Area Development District for Province.	Farhad Tavasoli	04-200-00024
14	Estrella Mountain Ranch, Phase II, Villages VII and IX PAD Amendment	04-917	04-2221	10/12/2004	Rezone to amend the PAD approved for Estrella Mountain Ranch, Phase II, Villages VII and IX located west of Estrella Parkway and northwest of the Cotton Lane alignment to Rainbow Valley Road.	Farhad Tavasoli	04-200-00001
15	Goodyear Centerpointe	05-973	05-2676	11/28/2005	Rezone of 31.5 acres located at the SEC of Pebble Creek Parkway and McDowell Road from the AG Agricultural District to the C-2 General Commercial District with a Final PAD Planned Area Development Overlay and a Comprehensive Sign Package for the Goodyear Centerpointe development.	Joe Schmitz	05-200-00011

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
16	Goodyear Crossing Industrial Park - Final PAD Overlay	07-1085	07-3506	8/27/2007	Establish a Final Planned Area Development Overlay on 293 acres in the I-2 Industrial District within the Goodyear Crossing Industrial Park at the SEC of Cotton Lane and Elwood Street.	Karen Craver	07-200-00008
17	Goodyear Crossing Industrial Park	07-1084	07-3505	8/27/2007	Rezone 25 acres SWC of Sarival Ave. and Elwood St. from Agricultural zoning to I-2, General Industrial Park, District for Goodyear Crossing Industrial Park.	Karen Craver	07-200-00009
18	King Ranch	05-960	05-2530	8/22/2005	Rezoning of 1999.0 acres located south of the Gila Rive, west of Estrella Parkway, east of the Citrus Road alignment, and north of the Estrella Mountain Ranch development from the Preliminary Planned Area Development District to the Final Planned Area Development (Mixed Uses) District for the King Ranch development.	Harvey Krauss	05-200-00005
19	La Jolla Vista	05-971	05-2642	10/24/2005	Rezone of 198.5 acres located at the NEC of Citrus Road and Lower Buckeye Road from the AU Agricultural Urban District to the Final Planned Area Development District for the La Jolla Vista development.	Steve Carrecia	04-200-00002
20	La Privada	06-1014	06-2941	6/26/2006	Adoption of ORD 06-1014 rezoning approx. 197.8 acres from the AU Dist. to the Final Planned Area Dev. Dist. for a residential called La Privada located at SE corner of Perryville Rd. & Harrison St. and the NE corner of Yuma Rd. & 183rd Ave.	Rick Williams	05-200-00028
21	Las Brisas Phase One	06-983	06-2789	4/10/2006	Rezoning 115.8 acres - Las Brisas Phase One from the AU district to Final PAD located at the southeast corner of Perryville Road and Lower Buckeye Road.	Steve Careccia	04-200-00020
22	Las Palmas	05-972	05-2211	11/14/2005	Rezone of 273 acres located at the NEC of Perryville Road and Van Buren Street from the Preliminary PAD Planned Area Development to the Final PAD Planned Area Development District for the Las Palmas development.	Steve Carrecia	04-200-00003
23	Las Ventanas	06-1001	06-2827	5/8/2006	Rezoning 159.31 acres from the AU District to the Final Planned Area Dev. Zoning Dist. for a residential development known as Las Ventanas located east of Perryville Rd, and south of Yuma Rd. and north of Durango St.	Rick Williams	05-200-00023

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
24	Levinson 160 - Rezone	07-1096	07-3610	12/3/2007	Rezone of approximately 160.34 acres from Agricultural Urban (AU) zoning district to the Final Planned Area Development (PAD) zoning district for a residential development known as Levinson 160 at SWC of Citrus Road and Lower Buckeye Road	Rick Williams	07-200-00004
25	New West Business Park	07-1069	07-3358	4/23/2007	Rezone 10 AC from Agr/Urban and Mobile Home Subd. districts to the Final Planned Area Development district for the New West Business Park along the south side of MCDowell Road, approximately 1/2 mile west of Citrus Road to PAD.	Farhad Tavassoli	06-200-00016
26	Palm Valley Crossings (Part) PAD Amendment for Palm Gate Storage	04-924	04-2300	11/22/2004	Rezone of 12.39 acres located 600 feet west of the NWC of Litchfield Road and Van Buren Street from the PAD Planned Area Development for Light Industrial to PAD Planned Area Development for Mixed Use Commercial for Palm Gate Storage	Karen Keith	04-200-00022
27	Palm Valley Phase IX	06-1002	06-2864	5/8/2006	Rezone 209.3 acres located north of Camelback Rd., west of the Sun Health property in Litchfield Park and east of the Falcon Dunes Golf Course, know as Palm Valley Phase IX from the AG Dist. to the Final Planned Area Dev.Dist. for mixed-use res.&ind.	David Kanning	03-200-00019
28	Palm Valley Phase V	03-858	03-1822	8/11/2003	Rezone from PAD Mixed Uses to PAD Mixed Uses for 744.14 acres of Palm Valley Phase V located on the north side of Indian School Road from just west of Sarival Road alignment to Wigwan Road.	Karen Keith	03-200-00003
29	Palm Valley Phase VI - Perimeter West One	05-948	05-2438	6/27/2005	Rezone of 252 acres located south of Camelback Road, west of the Loop 303, north of Indian School Road and east of Cotton Lane from the AG Agricultural District to the Final Planned Area Development Light Industrial Park District and C-2 General Commercial Mixed Uses District for the Perimeter West development in Palm Valley Phase VI.	Brett Burningham	04-200-00029
30	Palm Valley Phase VIII - Final PAD	05-940	05-2440	5/9/2005	Rezone of 552 acres located at the NWC of Pebble Creek Parkway and McDowell Road and south of McDowell Road from 151st Avenue to Cotton Lane for Palm Valley Phase VIII from the Preliminary PAD Planned Area Development District Mixed Uses to the Final PAD Planned Area Development District Mixed Uses for Palm Valley Phase VIII.	Brett Burningham	03-200-00005

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
31	Pebble Creek Village Marketplace	07-1061	07-3266	3/26/2007	Rezone 25 acres at SWC of McDowell Rd. & Pebblecreek Pkwy from the Preliminary Planned Area Dev.(PAD) zoning dist. to the Final Planned Area Dev. zoning district for a mixed-use commercial development known as PebbleCreek Village Marketplace.	Brett Burningham	05-200-00010
32	Pradera	06-1021	06-2971	7/10/2006	Adoption of ORD 06-1021 to rezone 160.40 ac from AU to PAD for a residential development known as Pradera located at the northwest corner of Citrus Rd. and Lower Buckeye Road.	Rick Williams	06-200-00006
33	Pueblo Verde - Final PAD	04-921	04-2272	11/8/2004	Rezone for 156.35 acres located at the SEC of Yuma Road and Sarival Road for the Pueblo Verde development from Preliminary PAD Mixed Uses to Final PAD Mixed Uses.	Janeen Gaskins	04-200-00010
34	Rezone Las Brisas Phase Two	06-1020	06-2978	9/11/2006	Rezone approx. 312.7 ac from the Agricultural Urban(AU) District to the Final Planned Area Development (PAD)District for a residential development known as Las Brisas Phase II generally located at the northeast corner of Perryville Rd. & Broadway Rd.	Steve Careccia	05-200-00002
35	Sarival Crossing Business Park	06-995	06-2641	3/27/2006	Rezoning of approximately 70 acres of land known as "Sarival Crossing Business Park" from I-2 to Final PAD located at the southeast corner of Sarival Road and Ellwood Road.	Harvey Krauss	06-200-00001
36	Sedella	05-946	05-2520	6/13/2005	Rezone of 638 acres located between Camelback Road and Indian School Road and between Citrus Road and Perryville Road from the Preliminary PAD Planned Area Development Mixed Uses District to the Final PAD Planned Area Development Mixed Uses District for the Sedella development.	Steve Carrecia	05-200-00007
37	Sin Lomas	03-880	03-1858	11/24/2003	Rezoning 40 acres located at the NWC of Cotton Lane and Lower Buckeye Road from the the Preliminary PAD to the Final PAD, Residential Use District.	Kevin Kugler	00-200-00019
38	Talaverde Estates	06-998	06-2825	5/8/2006	Rezone of Talaverde Estates 256 acres from Preliminary PAD to Final PAD for a residential development at the southeast corner of Citrus Road and Camelback Road	Farhad Tavassoli	05-200-00024
39	Ten 303 Business Park - Rezone	07-1082	07-3502	8/27/2007	Rezone 159 acres from AG to Final Planned Area Dev. zoning district for Ten 303 Business Park at the NWC of Indian School Road and Cotton Lane.	Farhad Tavassoli	07-200-00001

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
40	Palm Valley 303 PAD	07-1097	06-3626	1/14/2008	Rezoning of 1,505 acres from the AG Agricultural District to the Planned Area Development (PAD) District for an Industrial and Commercial development located between Citrus Road on the west, Charles Boulevard on the East and Southeast, Thomas Road on the south and Camelback Road on the north.	David Kanning	06-200-00012
41	Western Avenue PAD	08-1098	08-3656	1/14/2008	Rezoning of 3.05 acres from the PFD Public Facilities District to the Planned Area Development (PAD) District at the NEC of Litchfield Road and Western Avenue for the Western Avenue PAD in historic Goodyear.	Katie Wilken	07-200-00015
42	Airport Gateway Business	08-1100	08-3655	1/14/2008	Rezoning of 25.44 acres from the I-1 Light Industrial District to the Final Planned Area Development (PAD) District on property located one quarter mile north of the NWC of Litchfield Road and Yuma Road/Western Avenue.	Katie Wilken	07-200-00022
43	Sun-Ds Farms Final PAD Zoning	08-1116	07-3621	6/9/2008	Rezone 160 acres from the Preliminary Planned Area Development (PAD) zoning district to the Final PAD zoning district for a mixed-use development known as Sun-DS Farms generally located at the southwest corner of Estrella Parkway and Lower Buckeye Road,	Steve Careccia	06-200-00026
44	Citation Business Park PAD Overlay	08-1117	08-3856	6/23/2008	Final Planned Area Development (PAD) zoning overlay on two parcels of land containing 57 acres within the General Industrial (I-2) zoning district for an industrial development known as Citation Business Park, generally located ¼ mile south of the southeast corner of Yuma Road and Litchfield Road and 1/8 mile north of the northwest corner of MC-85 and Litchfield Road	Steve Careccia	07-200-00025
45	Goodyear City Center Northeast Quadrant	08-1118	08-3862	6/23/2008	Rezoning of 31 acres of property from the Agricultural Urban (AU) zoning district to the Final Planned Area Development (PAD) zoning district for a mixed-use development known as the Goodyear City Center Northeast District located at the northeast corner of Estrella Parkway and Yuma Road;	Steve Careccia	06-200-00021

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
46	Goodyear City Center Southeast Quadrant	08-1119	08-3863	6/23/2008	Rezoning of 39 acres of property from the Preliminary Planned Area Development (PAD) zoning district to the Final Planned Area Development (PAD) zoning district for a mixed-use development known as the Goodyear City Center Southeast District located at the southeast corner of Estrella Parkway and Yuma Road;	Steve Careccia	06-200-00022
47	Goodyear City Center Southwest Quadrant	08-1120	08-3864	6/23/2008	Rezoning of 46 acres of property from the Preliminary and Final Planned Area Development (PAD) zoning districts to the Final Planned Area Development (PAD) zoning district for a mixed-use development known as the Goodyear City Center Southwest District located at the southwest corner of Estrella Parkway and Yuma Road	Steve Careccia	06-200-00023

Appendix D

Residential Development Status

Residential Development Status as of December 1, 2008

Planned or Existing Development	Dev Boundary Map #	Location	Type of Dwellings	Acreage	Unit Build-out (entitled dwelling units)	Construction Status of Development	Units built as of July 31, 2008	To be completed as of July 31, 2008	Platted lots as of November 2008	Platted lots minus built lots
Adiamo Palm Valley (Alexan at PV)	8	N	MF	16	302	Complete	302		n/a	
Alexan at Estrella Falls (PRC Parcel 6)	7	N	MF	27	328	In process	-	328	n/a	
Canada Village	25	N	MH	27	132	Complete	132		132	-
Harmony at Goodyear (Palm Valley)		N	MF	16	288	Not Started - SP	-	288	n/a	
Palm Valley Camelot	24	N	SF	40	128	In process	27	101	128	101
Palm Valley Luxury Rentals		N	MF	16	264	Complete	264		n/a	
Palm Valley Phase 1	124	N	SF	346	1,298	Complete	1,298		1,298	-
Palm Valley Phase 2	125	N	SF	329	777	Complete	777		777	-
Palm Valley Phase 3A	126	N	SF	123	387	Complete	387		387	-
Palm Valley Phase 3B	127	N	SF	140	348	Complete	348		348	-
Palm Valley Phase 5	128	N	SF	705	1,463	In process	1,056	407	1,463	407
Palm Valley Phase 8	130	N	SF	353	733	In process	55	678	733	678
Pebblecreek Phase 1 (east side)	139	N	SF	2,141	2,074	Complete	2,074		2,074	-
Pebblecreek Phase 2 (west side)	140	N	MX	1,579	4,135	In process	1,462	2,673	2,687	1,225
Picerne I (PebbleCreek)	146	N	MF	14	260	Complete	260		n/a	
Picerne II (PebbleCreek)	146	N	MF	18	300	Not Started	-	300	n/a	
Rio Paseo (PRC Parcel 12)	160	N	CH	19	121	Not Started	-	121	-	-
Rio Paseo (PRC Parcel 5)		N	MF	24	432	Not Started	-	432	-	-
Rio Paseo (PRC Parcel 7) - Condos		N	MF	12	144	In process	30	114	49	19
Rio Paseo (PRC Parcel 8) - Court Homes		N	CH	21	168	In process	70	98	168	98
Rio Paseo (PRC Parcels 9-11) - SF		N	SF	104	383	Complete	382		382	-
Sedella	169	N	SF	638	1,158	Not Started	-	1,158	298	298
Sunrise (Palm Valley)	185	N	SF	99	397	Complete	397		397	-
North of I-10 Subtotal				**6,808**	**16,020**		**9,321**	**6,698**	**11,321**	**2,826**

Planned or Existing Development	Dev Boundary Map #	Location	Type of Dwellings	Acreage	Unit Build-out (entitled dwelling units)	Construction Status of Development	Units built as of July 31, 2008	To be completed as of July 31, 2008	Platted lots as of November 2008	Platted lots minus built lots
Aldea	6	C	SF	14	12	Not Started	-	12	12	12
Amber Meadows	10	C	SF	106	320	Not Started	-	320	-	-
Arnold Manor (Northern Sub)	12	C	SF	24	96	Complete	96		96	-
Ballpark Village	17	C	MF	57	541	Not Started - Z	-	541	-	-
Bennett Estates	19	C	SF	33	53	Not Started - PP	-	53	-	-
Broadstone at Canyon Trails	20	C	MF	13	226	In process	-	226	n/a	
Canyon Trails - 1 (Phase 1 PAD)	26	C	SF	171	691	Complete	691		611	(80)
Canyon Trails - 2 (Phase 1 PAD)	26	C	SF	199	834	Complete	834	1,525	1,727	893
Canyon Trails Courthome Condos	26	C	CH	14	81	Complete	81	-	81	-
Canyon Trails - 3 B-J Taylor (Phase 1 PAD)	26	C	SF	265	845	In process	725	120	845	120
Canyon Trails - 4 South (Phase 2 PAD)	30	C	SF	253	735	In process	270	465	717	447
Canyon Trails - 4 West (Phase 2 PAD)	31	C	SF	308	1,064	In process	464	600	1,057	593
Canyon Trails - Bella Rosa (Phase 1 PAD)	18	C	CH	17	94	Not Started - FP	-	94	94	94
Canyon Trails - Travis Park (Phase 1 PAD)	27	C	SF	58	199	In process	19	180	199	180
Centerra	32	C	SF	196	637	Complete	637	-	637	-
Centerra Courthomes (Tract D)		C	CH	45	254	Not Started		254	254	254
Citrus Ridge	38	C	SF	71	189	Not Started	-	189	-	-
City Center - NW (City owned)	39	C	MX		TBD	Not Started - Z	-	-	-	-
City Center - SE	39	C	MX	50	2,757	Not Started - Z	-	2,757	-	-
Cotton Commons	43	C	SF	40	124	Not Started	-	124	-	-
Cotton Lane RV & Golf	44	C	RV	438	413	Complete	413		413	-
Cottonflower	46	C	SF	240	822	Complete	822		822	-
Curtis Commons	50	C	SF	40	106	Not Started	-	106	106	106
Desert Sage Apartments (Northern Sub)		C	MF	20	208	Complete	208		n/a	
El Cidro - Area 1 (P1 A-F)	2, 54, 5	C	SF	236	910	Not Started	-	910	-	-
El Cidro - Area 2 (Townhomes)	57	C	TH	15	75	Not Started	-	75	-	-
El Cidro - Area 3 (Townhomes)	57	C	TH	17	113	Not Started	-	113	-	-
El Cidro - Area 4		C	SF	42	140	Not Started	-	140	-	-
El Cidro - Area 5	56	C	SF	24	86	Not Started	-	86	-	-
Estrella Commons	189	C	MX	173	1,200	Not Started	-	1,200	-	-
Estrella Vista	68	C	SF	265	966	Complete	966		966	-
Goodyear Estates (Historic Goodyear)	79	C	SF	78	204	Complete	204		204	-
La Jolla Court (Historic Goodyear)		C	MF	4	69	Complete	69		n/a	
La Jolla Vista - Courthomes (2 sites)	93	C	CH	47	307	Not Started	-	307	-	-
La Jolla Vista - SF development	93	C	SF	119	382	Not Started	-	382	-	-

Planned or Existing Development	Dev Boundary Map #	Location	Type of Dwellings	Acreage	Unit Build-out (entitled dwelling units)	Construction Status of Development	Units built as of July 31, 2008	To be completed as of July 31, 2008	Platted lots as of November 2008	Platted lots minus built lots
La Privada	95	C	SF	199	569	Not Started	-	569	-	-
Las Brisas	97, 98	C	SF	429	1,236	Not Started	-	1,236	-	-
Las Palmas	99	C	SF	285	750	Not Started	-	750	-	-
Las Ventanas	100	C	SF	158	456	Not Started	-	456	-	-
Legacy Ranch	101	C	SF	10	30	In process	6	24	30	24
Litchfield Manor (Historic Goodyear)	104	C	SF	19	70	Complete	70		70	-
Litchfield Shadows (Northern Sub)	105	C	SF	20	80	Complete	80		80	-
Litchfield Subdivision 1 (Historic Goodyear)	106	C	SF	36	151	Complete	151		151	-
Lunaire Apartments (Centerra)	109	C	MF	15	240	In process		240	n/a	
Manzanita Heights (Northern Sub)	110	C	SF	14	73	Complete	73		73	-
Park Palisades (Northern Sub)	133	C	SF	8	31	Complete	31		31	-
Park Shadows (Historic Goodyear)	134	C	MF	40	243	Complete	243		243	-
Paseo Ridge	137	C	SF	129	350	Not Started	-	350	-	-
Pradera - Courthomes	147	C	CH	20	114	Not Started	-	114	-	-
Pradera - Single Family	147	C	SF	142	357	Not Started	-	357	-	-
Pueblo Verde	149	C	SF	159	406	In process	148	258	406	258
Rancho Mirage	159	C	SF	47	204	Complete	204		204	-
Sarival Village	168	C	SF	263	1,108	Complete	1,108		1,108	-
Serrafina Apartments (Centerra)	172	C	MF	19	268	In process		268	n/a	
Sin Lomas	175	C	SF	41	136	Not Started	-	136	136	136
Sun DS Farms	183	C	SF	85	317	Not Started	-	317	-	-
Vanderbilt Farms	191	C	SF	120	147	In process	85	62	147	62
Vista Del Camino Condo (Northern Sub)	195	C	MF	3	54	Complete	54		54	-
Wade Acres	197	C	SF	10	8	In process	4	4	8	4
Wildflower Ranch	203	C	SF	312	1,244	Complete	1,244		1,244	-
I-10 to Gila River Subtotal				**6,273**	**24,395**		**10,000**	**15,920**	**12,826**	**3,103**

Planned or Existing Development	Dev Boundary Map #	Location	Type of Dwellings	Acreage	Unit Build-out (entitled dwelling units)	Construction Status of Development	Units built as of July 31, 2008	To be completed as of July 31, 2008	Platted lots as of November 2008	Platted lots minus built lots
Estrella - Montecito (7, 9)	60	S	SF	1,141	4,113	In process	90	4,023	387	297
Estrella - Mountain Ranch - Golf Village (5)	73	S	SF	1,155	2,152	In process	1,405	747	1528	123
Estrella - Mountain Ranch - Park Village (2)	135	S	SF	491	1,205	In process	720	485	1205	485
Estrella - Mountain Ranch Phase 1 (3, 11-13)	66	S	SF	2,234	5,498	In process	1,143	4,355	1624	481
Estrella - Mountain Ranch Phase 2 (14 & 15)	67	S	MX	2,333	10,558	Not Started	-	10,558	-	-
Estrella - Province (10)	148	S	SF	553	1,791	In process	14	1,777	404	390
Estrella - Region 2		S	MX	2,158	12,463	Not Started		12,463	-	-
Estrella - Region 3		S	MX	7,845	33,492	Not Started - PZ		33,492	-	-
King Ranch	92	S	MX	1,999	4,150	Not Started - PP	-	4,150	-	-
South of Gila River Subtotal				**19,909**	**75,422**		**3,372**	**72,050**	**5,148**	**1,776**
Amaranth - Other Areas	9	SV	MX	8,875	40,796	Not Started - PZ	-	40,796	-	-
Amaranth Area 1		SV	SF	690	1,680	Not Started - FP	-	1,680	1,436	1,436
Sonoran Valley Subtotal				**9,565**	**42,476**		**-**	**42,476**	**1,436**	**1,436**
North of I-10 Subtotal		N		6,808	16,020		9,321	6,698	11,321	2,826
I-10 to Gila River Subtotal		C		6,242	24,175		10,000	15,920	12,826	3,103
South of Gila River Subtotal		S		19,910	64,341		3,372	72,050	5,148	1,776
Sonoran Valley Subtotal		SV		9,565	42,476		-	42,476	1,436	1,436
CITY TOTAL				**42,555**	**158,313**		**22,693**	**137,144**	**30,731**	**9,141**

Residential Build-out (# of units)	**258,939**
Number of homes entitled	158,313
Percent of homes entitled	61.1%
Number of homes platted	30,731
Percent of homes platted	11.9%
Number of homes built	21,961
Percent of homes built	8.5%

Key:

N - North Section (North of I-10)
C - Central Section (I-10 to Gila)
S - South Section (South of Gila to Patterson)
SV - Sonoran Valley (South of Patterson)

A - Aerial
Z - Zoning, (PZ - Preliminary PAD zoning)
PP - Pre Plat
FP - Final Plat
SP - Site Plan (apts only)
O - Owner/Developer Verification

SF - Single Family detached
MF - Apts
CH - Courthome or Townhomes
MH - Manufactured Housing
RV - Recreational Vehicles
MX - Mix of housing types