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2003-2013 City of Goodyear General Plan

2009 General Plan Progress Report

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ARIZONA Goodyear

Report on the progress of the General Plan

March 2010

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Executive Summary

Introduction
The intent of the 2009 General Plan Progress Report is to provide to the City Council and citizens of Goodyear a status report on the 2003-2013 City of Goodyear General Plan (General Plan) and progress of its application. 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 City's population estimate for January 1, 2010 was 64,300 – an increase of 32,700 persons from 31,600 in January 2003. This population estimate uses an occupancy rate of 90% for single family homes and 80% for multi-family properties and assumes 2.81 persons per unit. This estimate will differ from MAG estimates which use the 2005 Special Census occupancy rate of 92.2%. 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
A new Near-Term Implementation program was adopted in 2009. Of the 33 Implementation Activities from the 2009-2013 Near-Term Implementation Program, eleven activities are underway.

General Plan Amendments
The Planning and Zoning Commission and City Council reviewed and approved seven amendments to the general plan land use map and two amendments to the general plan text in 2009. Since the adoption of the General Plan there have been 31 approved amendments. These amendments have added 71,304 acres of land and a projected 108,000 dwelling units to the City of Goodyear Municipal Planning Area (MPA). The Goodyear MPA now encompasses 246.4 square miles. The current build-out projection is 253,722 dwelling units and a population of 625,575 assuming a vacancy rate of 8% and 2.68 persons per unit.

Land Use Designation Analysis
As a result of the 27 amendments to the land use map the land use on over 95,000 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 13% of total land use in 2009. 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 2009. Chapter 4 provides a detailed land use analysis chart.

2010 Goals
2010 represents the seventh year of implementation. Six implementation activities were scheduled for completion in 2009 and three activities are scheduled for completion in 2010. Current market conditions may provide challenges to implementing some of these identified activities; however the City will continue to implement the policies and goals of the General Plan whenever possible.

Chapter 1. About the 2003-2013 General Plan

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.

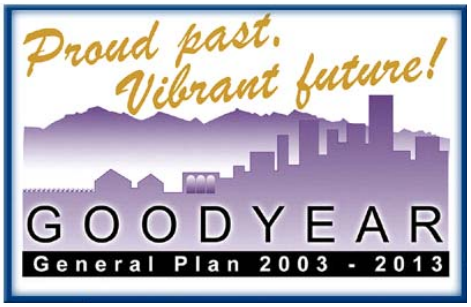
The General Plan represents a guide to effectively manage long-term growth and, to a limited extent, revitalization of historic Goodyear over the period of 2003-2013. The General Plan also satisfied the requirements of the Growing Smarter/Plus legislation.

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.



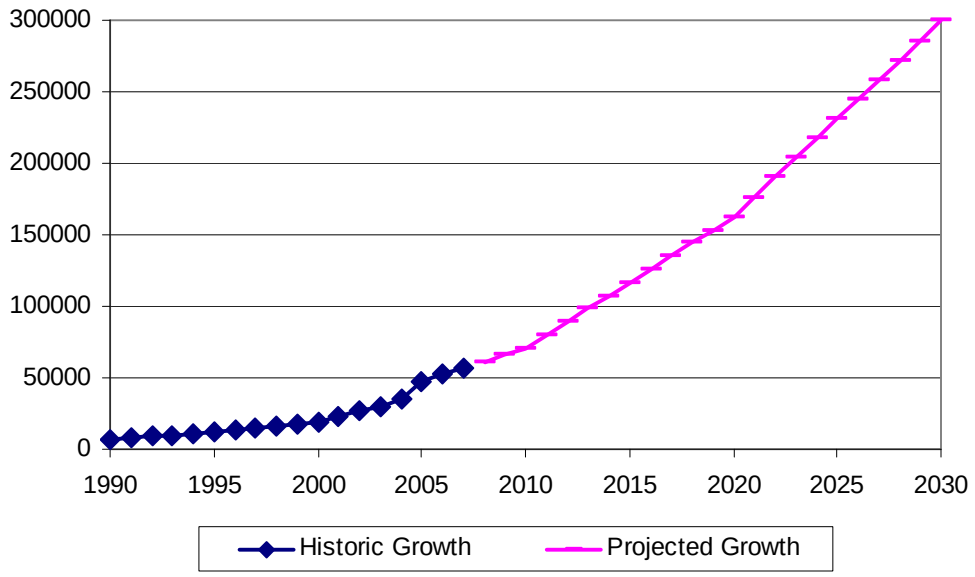
Chapter 2. Demographics and Growth

Demographics and Growth

Since ratification of the General Plan in November of 2003, the population of Goodyear has grown 91%. In January of 2003, the population of Goodyear was 31,600 and the dwelling unit count was 12,000. The Goodyear MPA was approximately 135 square miles in 2003 and has grown to encompass 246.6 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 produce a monthly population estimate. As of January 1, 2010 there are 24,115 dwelling units within the City. Using MAG's assumptions of a 92.2% occupancy rate and 2.81 persons per unit, the estimated population for January 1, 2010 is 66,495. Given current economic conditions, this population estimate warrants additional discussion.

Figure 2.1. Historic and Projected Growth for the City of Goodyear from 1990 to 2030 *(Source: MAG)*



The occupancy rate MAG uses to calculate population is from the 2005 Special Census. This occupancy rate may be high because now there are significantly more vacant dwelling units, due to the higher than normal number of foreclosures and a soft rental market. It is important to continue to create a population estimate based on MAG's assumptions because MAG's population estimate is submitted to the Department of Economic Security (DES) which uses the data to determine Goodyear's portion of state shared revenues. However, staff has created an alternative population estimate that may more accurately reflect the recent housing market changes for use by the City for budgeting and planning purposes.

Table 2.1 Historic Population and Dwelling Estimates for Goodyear

Census Data			MAG and City Estimates		
Incorporation 1946			**MAG July 1, 2001**		
	population	n/a		population	22,820
	housing units	401		housing units	8,372
1950 Census Data (April 1, 1950)			**MAG July 1, 2002**		
	population	1,254		population	26,715
	housing units	n/a		housing units	10,002
1960 Census Data (April 1, 1960)			**MAG July 1, 2003**		
	population	1,654		population	30,290
	housing units	n/a		housing units	11,555
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)			**City Estimate July 1, 2006**		
	population	6,258		population	49,813
	housing units	1,607		housing units	18,069
1995 Special Census (Oct 27, 1995)			**City Estimate July 1, 2007**		
	population	11,527		population	55,954
	housing units	n/a		housing units	20,337
2000 Census Data (April 1, 2000)			**City Estimate July 1, 2008**		
	population	18,911		population	59,526
	housing units	6,771		housing units	21,368
2005 Special Census (Sept 1, 2005)			**City Estimate July 1, 2009**		
	population	46,213		population	61,916
	housing units	16,631		housing units	22,497
			City Estimate Jan 1, 2010		
				population	64,300
				housing units	24,115

According to the Urban Land Institute (ULI) the vacancy rate in metropolitan Phoenix has risen 3.5%. The market appears to have stabilized over the last few months and Goodyear may not have been hit as hard by the market downturn as other cities, so staff has assumed a vacancy rate of 10% (90% occupancy rate) for single-family properties. Staff recently conducted a survey of multi-family properties and determined the vacancy rate is approximately 20% (80% occupancy rate). Using these updated vacancy rates, staff has estimated the City's population to be 64,300 as of January 1, 2010.

The number of residential completions the City processed jumped significantly from 2001 until 2006 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, 2009 saw a drop in the number of residential completions; however, the City has still seen growth of over 1,000 dwelling units from July 2008 to July 2009. Over the past year, the City's share of the Phoenix metro area market for new single family home permits has risen to 7.1% from historic levels of around 4.5%.

Summary of January 1, 2010 Build-out for the Entire Muncipal Planning Area by Region

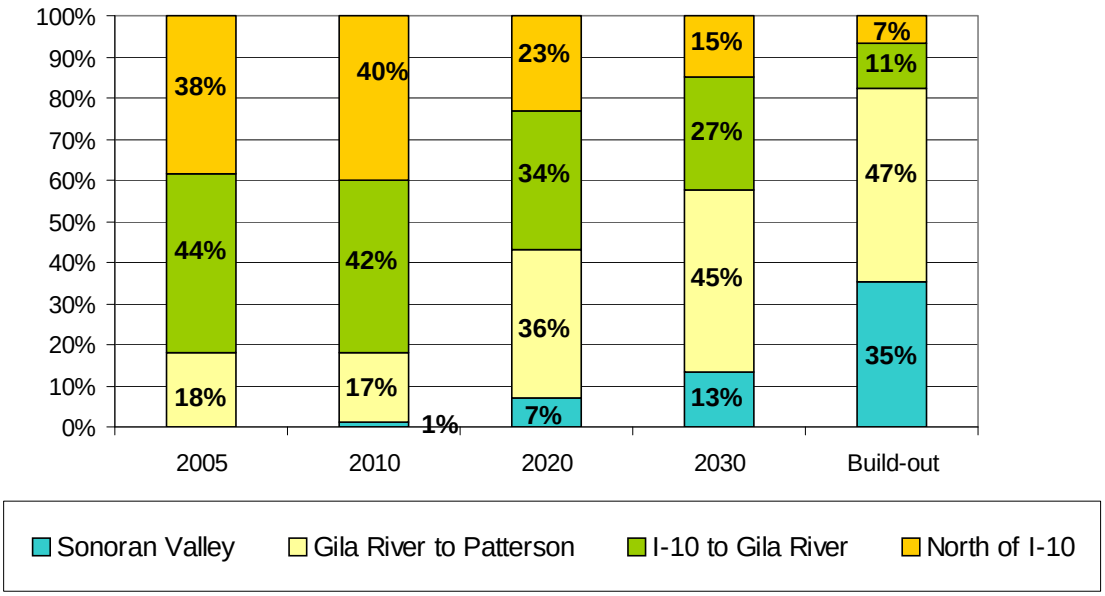
Region	Acreage	Acreage as % of Total	Density (du/ac)	Dwelling Units	Population
North: North of I-10	12,718	8.1%	1.34	17,090	42,136
Central: I-10 to the Gila River	15,347	9.7%	1.82	27,886	68,755
South: Gila River to Patterson	68,843	43.6%	1.73	119,093	293,635
Sonoran Valley: South of Patterson	60,904	38.6%	1.47	89,653	221,049
TOTAL (Build-out for entire MPA)	157,812	100.0%	1.61	253,722	625,575

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 293,635 persons and the build-out projection for the Sonoran Valley is 221,049. 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 2.2 Change of Geographic Distribution of Population



Chapter 3. 2009-2013 Near Term Implementation Program

2009-2013 Near Term Implementation Program

An implementation program is included in Chapter 12 of the General Plan which establishes the specific measures that will lead to plan achievement. This implementation program presents a prioritized 5-year listing of activities that represent the actions necessary to achieve the recommendations presented in the plan elements. Forty-two implementation activities were established for years 1-5 of the General Plan (2004-2008). This implementation program was completed at the end of 2008. On February 23, 2009, the City Council adopted Resolution 09-1293 which created a new implementation program for years 6-10 of the General Plan (2009-2013). Thirty-three activities were identified in the new implementation program. Each activity identifies a specific objective from the plan elements that it seeks to achieve and is also assigned a City department to take lead responsibility for implementation, a deadline for completion, potential resources for implementing the activity, and a list of stakeholders. Of the 33 activities, eleven are currently underway.

Table 3.1 Implementation Activities Status Summary

Number of Activities	Status	Explanation
11	Underway	Activity is in-progress
22	Planned	Activity has not been started
33	Total	

Table 3.2: 2009-2013 Near-Term Implementation Program

Land Use Element Near Term Implementation Program

Activity	Objective Achievement	Purpose	Lead Responsibility	Priority & End Date	Status	Progress
2-1 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** **2009**	Underway	Article 6 (Parking) and Article 7 (Signs) have been adopted. Article 3 (Zoning Districts), Article 5 (Landscape), and Article 8 (General) have been reviewed by Planning and Zoning Commission. Article 1 (Administration), Article 2 (Definitions), Article 4 (Special Uses), Article 9 (Special Districts), and Article 10 (Lighting) are currently being drafted.
2-2 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	**3** **2011**	Planned	Developers may currently propose transfer of development rights through the PAD zoning process. A formal process will be created to enccourage protection of resources.
2-3 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	**1** **2009**	Underway	The Preliminary PADs for the ASLD parcels in the City will be taken through the public hearing process in Quarter 2 of CY2010. This item will be complete before the end of the fiscal year.
2-4 Prepare Airport Overlay District	Site and expand employment uses effectively throughout the City (Land Use A-2)	To identify areas subject to airport impacts and provide public notice and disclosure.	Community Development Department	**2** **2009**	Planned	The timing of this project will be determined by the City of Phoenix. They have delayed this project due to financial constraints. A new timeline has not yet been set.

Circulation Element Near Term Implementation Program

Activity	Objective Achievement	Purpose	Lead Responsibility	Priority & End Date	Status	Progress
3-1 Commuter Rail Corridor and Facilities Feasibility Study	Continue to promote the potential of a commuter rail through the City (Circulation B-1)	To reduce dependence on motor vehicles.	Public Works Department	**4** **2013**	Underway	From the Commuter Rail Strategic Plan came a dedicated group of stakeholders from across the region that provided impetus to further develop efforts to bring commuter rail to the region. Accordingly, MAG commissioned three additional planning studies: Systems Study, Grand Avenue Corridor Study and Yuma West Corridor Study. These three studies are underway and are expected to wrap-up in Spring 2010.
3-2 Light Rail Corridor and Facilities Feasibility Study	Continue to promote the potential of a commuter rail through the City (Circulation B-1)	To reduce dependence on motor vehicles.	Public Works Department	**4** **2013**	Underway	Valley Metro is currently conducting an Alternatives Analysis/EIS for the West Phoenix extension. This analysis will try to identify the best way to serve the west side, either by Light Rail Transit (LRT), Bus Rapid Transit BRT) or Park and Ride/Carpool. METRO will continue to evaluate the remaining LRT and BRT alternatives. The Limited Preferred Alternative (LPA) is anticipated to be identififed in Spring 2010, and go through a public review process in the Summer of 2010.
3-3 Transportation Master Plan	Continue to utilize a functional roadway classification system to provide mobility and access throughout the entire community (Circulation A-1)	To develop a diverse transportation model, forecast of future transportation network, and create a transportation needs assessment.	Public Works Department	**3** **2011**	Planned	This project has been delayed due to funding constraints
3-4 General Plan Bicycle Element	Expand the identified regional bike system with additional linkages in Goodyear (Circulation D-1)	To provide a plan for interconnected bicycle routes and facilities as required by State Statutes.	Community Development Department	**3** **2012**	Planned	This item will be done with the General Plan Update which is expected to begin in 2010.

Open Space Element Near Term Implementation Program

Activity	Objective Achievement	Purpose	Lead Responsibility	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	**3** **2011**	Planned	Developers may currently propose transfer of development rights through the PAD zoning process. A formal process will be created to encoruage protection of resources.
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** **2009**	Planned	This project has not commenced and has been delayed until adoption of the Parks Master Plan.
4-3 Implementation of the El Rio Master Plan	Continue to coordinate the provision of park land and major recreational facilities with other governmental entities, and private, non-profit agencies. (Open Space A-3)	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	**2** **2011**	Underway	MOU participants met to prioritize the planned projects and identify a work program and schedule for each. Coordinated design guidelines are being drafted for review by end of 2010. Development of projects has been delayed due to lack of funds.
4-4 Partnership on Estrella Mountain Regional Park Master Plan	Continue to coordinate the provision of park land and major recreational facilities with other governmental entities, and private, non-profit agencies.	To coordinate resources to provide enhanced open space within the City.	Parks and Recreation Department	**1** **2009**	Planned	A Parks Master Plan was approved by the County Supervisors in June 2009.

Water Resources Element Near Term Implementation Program

Activity	Objective Achievement	Purpose	Lead Responsibility	Priority & End Date	Status	Progress
5-1 Adaman Well and Pipeline Water Supply Project	Evaluate new resource acquisition and existing resource use. (Water Resources A-1)	Provide water for current and future customers to maintain the growth of the City	Water Resources Department	**3** **2011**	Underway	Pipeline construction is 95% complete, well construcion is 30% complete, treatment is 20% complete. Project is anticipated to be complete in June 2010.
5-2 Expand SCADA (Supervisory Control and Data Acquisition System)	Link new resources to existing supplies to increase water quality. (Water Resources B-1)	Provide a more reliable operating system of all water and wastewater operations	Water Resources Department	**3** **2011**	Underway	Construction completed January 2010. Final punchlist items are underway and project should be completed in February 2010.
5-3 Improve potable water efficiency of HOAs, including substituting use of reclaimed water	Promote increased public awareness for reduced water use. (Water Resources C-2)	Conserve potable water used for irrigation for other purposes and aggressively promote reuse or recharge of all effluent	Water Resources Department	**2** **2010**	Underway	A draft ordinance is being prepared for Council consideration to require new developments to install reclaimed water infrastructure and to require large water intensive facilities to utilize reclaimed water. City and ADWR are auditing large water intensive facilities such as HOAs to evaluate water use and institute conservation measures.
5-4 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.	Water Resources Department	**2** **2010**	Planned	Preliminary discussions on the program have taken place internally.
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	**3** **2011**	Planned	This project has been delayed due to funding constraints and is not programmed until 2015 or beyond.

Housing Element Near Term Implementation Program

Activity	Objective Achievement	Purpose	Lead Responsibility	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	**1** / **2009**	Planned	The Design Guidelines update will be undertaken after the Zoning Ordinance update.
6-2 Housing Plan	Provide a diverse stock of housing products (Housing A-2)	To determine housing needs and connect housing needs studies and planning to jobs and wages.	Community Development Department	**3** / **2012**	Planned	The City has been invited to become a HUD Entitlement Community which means the City could receive a direct CDBG allocation from HUD. If pursued, the City will create a Housing Plan as part of the required Consolidated Plan or will do so as part of the General Plan Update.
6-3 Affordable Housing/ Workforce Housing Plan	Provide a diverse stock of housing products (Housing A-2)	To determine affordable housing and workforce housing needs in the City and identify program and funding opportunities.	Community Development Department	**3** / **2012**	Planned	The City has been invited to become a HUD Entitlement Community which means the City could receive a direct CDBG allocation from HUD. If pursued, the City will create a Housing Plan as part of the required Consolidated Plan or will do so as part of the General Plan Update.
6-4 Neighborhood Preservation Element (Detrimental Neighborhood Conditions Analysis)	Utilize revitalization programs to upgrade existing neighborhoods. (Housing B-1)	To evaluate existing neighborhoods and develop programs for improving appearance and maintenance of neighborhoods and to promote home ownership in accordance with the requirements of State Statutes.	Community Development & Community Services Departments	**4** / **2013**	Planned	This item will be done with the General Plan Update which is expected to begin in 2010.

Activity	Objective Achievement	Purpose	Lead Responsibility	Priority & End Date	Status	Progress
6-5 Conservation, Rehabilitation and Redevelopment Element (Infill District Program)	Foster community clean-up and enhancement programs. (Housing B-3)	Develop plans and programs for elimination of slum and blight, redevelopment of residential and commercial sites, and neighborhood preservation in accordance with the requirements of State Statutes.	Community Development & Community Services Departments	**3** **2012**	Planned	This item will be done with the General Plan Update which is expected to begin in 2010.

Public Services Element Near Term Implementation Program

Activity	Objective Achievement	Purpose	Lead Responsibility	Priority & End Date	Resources	Stakeholders/ Resources
7-1 Residential Sprinkler System Requirement Evaluation	Protect human life and property through public safety and emergency services. (Public Services A-1)	To evaluate the ICC recommendation that would require sprinkler systems in all residential homes to provide the highest level of safety to residents.	Fire Department	**2** **2010**	Planned	This project has not been initiated.
7-2 Develop additional Wastewater Treatment Capacity	Enhance its existing levels of service for existing and future municipal services and facilities. (Public Services B-1)	To support the City's residential and commercial growth and economic vitality.	Water Resources Department	**3** **2012**	Underway	The 157th WRF was recently expanded. The City is working internally to determine current capacity and will work with the development community to identify and construct new capacity as needed.
7-3 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	**3** **2011**	Underway	The Maricopa County Community Wildfire Protection Plan (CWPP) Core Team is actively creating an updated plan through a regional effort. The City attended the CWPP Core Team kick-off meeting in September 2009 and is an active partner in the creation of the plan. An estimated date for completion has not been set.

Environmental Planning Element Near Term Implementation Program

Activity	Objective Achievement	Purpose	Lead Responsibility	Priority & End Date	Status	Progress
9-1 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 and mitigate negative impacts on wildlife habitat.	Community Development Department	**3** **2011**	Planned	This activity will be pursued after updating of Design Guidelines and in conjunction with the El Rio design guidelines. The City has met with the Department of Game and Fish to coordinate efforts and share information.
9-2 Develop a Plant Salvage Plan	Minimize the visual impact of development on significant natural features and native vegetation. (Environmental Planning A-4)	To conserve native vegetation and minimize the environmental impact of new development.	Community Development Department	**3** **2011**	Planned	This activity will be pursued in conjunction with the development of the Sensitive Lands Guidelines.
9-3 Adopt and Implement Flood Control District of Maricopa County's Area Drainage Master Plans (ADMP) and Watercourse Master Plan	Utilize natural drainage washes to convey storm water and provide community amenities. (Environmental Planning B-4)	To preserve sensitive lands, protect development and provide open space opportunities through update of White Tanks ADMP and development of Rainbow Valley ADMP.	Community Development Department	**4** **2013**	Planned	Both ADMP's are underway and are scheduled to be completed by end of 2010. City staff is participating on the project team. The Waterman Wash Concept Plan is being developed to maintain Waterman Wash as a natural desert wash.
11-1 General Plan Energy Element	Reduce the need for fossil fuel use (Environmental B-8)	To develop an energy plan to promote conservation of energy, green building techniques, incentives for efficient use of energy and use of renewable resources in compliance with the requirements of State Statutes.	Community Development Department	**3** **2012**	Planned	This item will be done with the General Plan Update which is expected to begin in 2010.

Growth Areas Element Near Term Implementation Program

Activity	Objective Achievement	Purpose	Lead Responsibility	Priority & End Date	Status	Progress
10-1 Partnership on Sonoran National Monument Resource Management Plan	Utilize internal and external plans and programs for leverage and connection. (Growth Areas D-1)	To minimize the potential impact of development on the Sonoran Desert National Monument and coordinate conservation efforts.	Community Development Department	**2** / **2010**	Underway	A draft of the Resource Management Plan is expected to be released by BLM in the Spring of 2010 for review and comment.

Community Character Element Near Term Implementation Program

Activity	Objective Achievement	Purpose	Lead Responsibility	Priority & End Date	Status	Progress
11-1 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 Development Department	**3** / **2013**	Planned	An art enhancement element has been added to the Bullard Avenue interchange. The I-10 landscaping from Sarival to Dysart may include some public art or enhancement.
11-2 Subdivision Code Update	Continue to foster high quality, attractive neighborhoods (Housing A-1)	To maintain and enhance quality development in the City.	Community Development Department	**2** / **2010**	Planned	This item will be pursued after the Zoning Ordinance update is complete.
11-3 Update General Plan	Maintain the City's reputation as an attractive and safe community in which to work, play, visit and invest (Community Character A-1)	To update the general plan to conform to all State Statute requirements by adding new elements that are elements required for cities over 50,000 in population.	Community Development Department	**3** / **2012**	Planned	This project will begin in 2010 and is anticipated to be completed late 2012 with voter ratification in Spring 2013.

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 2009 Major General Plan Amendment cycle included the review of seven map amendments and two text amendments. The approved map amendments redesignated 2,774 acres of land and decreased the projected build-out by 2,182 units. One text amendment created the 2009-2013 Near-Term Implementation Program and the other text amendment clarified the City Center Specific Area Plan. One of the map amendments updated the Functional Roadway Classification Plan map and the associated text in Chapter 3 of the General Plan through 41modifications of roadway alignment, classification, or name that responded to changes recommended by other plans or studies or previously adopted General Plan Amendments.

Since adoption of the general plan, there have been 31 approved amendments to the General Plan. Twenty of these have been major amendments and ten were minor amendments. These amendments have added 71,304 acres of land to Goodyear's MPA and 108,386 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. The build-out projection is currently 253,721 dwelling units and a population of 656,735. The Goodyear Municipal Planning Area will encompass 246.6 square miles.

Table 4.1 includes a summary of the 31 approved GPAs. The 2009 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	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	08-1275	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)

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]
2009	09-1283	01/12/09	Minor	Goodyear 40	40	120	220	310	190	509
2009	09-1293	02/27/09	Minor	Near-Term Implmentation Program Text Amendment	n/a	n/a	n/a	n/a	n/a	n/a
2009	09-1299	4/13/2009	Minor	City Center Specific Area Plan Text Amendment	n/a	n/a	n/a	n/a	n/a	n/a
2009	09-1300	4/13/2009	Minor	University Park	100	0	0	0	-	-
2009	09-1337	10/05/09	Minor	Waste Management	121	1,815	-	-	(1,815)	(4,864)
2009	09-1342	11/16/09	Minor	Bullard Wash/Sasser	150	1,095	300	450	(645)	(1,729)
2009	09-1342	11/16/09	Minor	Bullard Wash Commercial	*see above*					
2009	09-1345	12/08/09	Major	Circulation Plan	n/a			n/a	n/a	n/a
2009	09-1354	12/14/09	Minor	Madeira	2,363	6,995	5,050	7,083	88	236
				2003-2013 City of Goodyear General Plan Build-out	86,400[5]	145,335				389,500[4]
				Additional Dwelling Units Added through 2004-2009 GPAs			**143,674**	**170,283**	**108,386**	**267,236[7]**
				Municipal Planning Area Buildout as of January 1, 2010	**Acreage: 157,812[6]**		**Dwelling Units: 253,721**		**Population: 625,575[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 2009

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

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 30,000 acres of residential land has been added to the MPA, but now residential land use only accounts for 51% 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 34,000 acres of land have been added to the support land uses and are now 36% 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, 2010, the dwelling unit build-out for the MPA was 253,722 and employment build-out was 274,100 which would mean the City's build-out jobs to housing ratio was 1.08. A jobs to housing ratio of one or greater is generally considered desirable. The City currently has an estimated 17,000 jobs and 24,032 dwelling units. This means the current jobs to housing ratio is 0.71.

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 January 1, 2010		
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%	34,020	42%	22%
Low-Medium Density Residential (LMDR) 4-6 du/ac	7,072	14%	8%	13,410	17%	9%	13,492	17%	9%
Medium Density Residential (MDR) 6-10 du/ac	2,492	5%	3%	5,565	7%	4%	5,603	7%	4%
Medium-High Density Residential (MHDR) 10-20 du/ac	2,042	4%	2%	2,789	4%	2%	2,958	4%	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%**	**81,045**	**100%**	**51.4%**

Employment	2003 General Plan Land Use Composition			Land Use Composition as of December 1, 2007			Land Use Composition as of January 1, 2010		
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%	4,414	22%	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%	7,222	35%	5%
General Industrial	1,305	9%	2%	2,780	14%	2%	2,780	14%	2%
Subtotal	**14,000**	**100%**	**16%**	**20,047**	**100%**	**13.2%**	**20,471**	**100%**	**13.0%**

Support	2003 General Plan Land Use Composition			Land Use Composition as of December 1, 2007			Land Use Composition as of January 1, 2010		
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%	1,682	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%	10,456	19%	7%
Roads	1,501	7%	2%	2,081	4%	1%	2,105	4%	1%
Open Space	8,652	39%	10%	38,509	71%	25%	40,264	72%	27%
Subtotal	**22,302**	**100%**	**26%**	**54,409**	**100%**	**35.9%**	**56,188**	**100%**	**35.6%**
Total	**86,400**	**100%**	**100%**	**151,678**	**100%**	**100%**	**157,704**	**100%**	**100%**

Chapter 5. Additional Planning Activities

Additional Planning and Development Activities

The Planning and Zoning Division has two principal areas of responsibility: project & program administration and development applications.

Development Applications

Development applications include requests for rezone, development agreements, annexation, use permits, text amendments, site plans and design guidelines. Staff serves as the primary point of City contact for development applications to other City staff, design consultants, developers, and the public on all project related matters. Through the development review process, staff evaluates the proposal; determines whether proposed development complies with applicable City development policies and design guidelines, the General Plan, sound planning principles, and compatibility with adjacent areas; and then formulates staff recommendations and stipulations for approval.

- 246 cases processed each year on average for past five years.
- 121 cases filed in 2009.
- 65 cases are currently pending.

Project and Program Administration

The Planning and Zoning Division administers several programs and is assigned projects in the area of community sustainability and development. Below is a highlight of projects completed in 2009.

2010 Census

Objective: Support the efforts of the U.S. Census Bureau.
Progress: Staff has been working for almost 2 years to prepare for the Census by updating the address lists and Census boundaries. Promotion of the Census is underway.

Arizona State Land Department Conceptual Planning & Zoning

Objective: Support and promote conceptual planning of lands owned by the Arizona State Land Department within the city of Goodyear and processing zoning entitlements pursuant to a Pre-Annexation Development Agreement.
Progress: Applications for Preliminary PAD zoning have been drafted for five of seven ASLD planning areas. These zoning applications are under review and should be acted upon by the end of Quarter 2 of CY 2010.

CDBG & HOME Programs - FY 2010/2011 Funding Cycle

Objective: Fund eligible projects with CDBG and HOME funds
Progress: The HOME rehab program will be selecting participants and conducting rehab work on 2-3 homes by the end of 2010.

CDBG - Western Avenue

Objective: Streetlight and sidewalk improvements along Western Avenue
Progress: Project was completed in July 2009.

CDBG - Waterline Replacement

Objective: Replace 1200 feet of aging waterline in historic Goodyear
Progress: Design of project has begun. Expected completion date is February 2011. This is an extension of the waterline replacement project that was completed in 2008.

Consolidated Plan

Objective: Update the Five-Year Consolidated Plan for HOME and CDBG
Progress: Council approved the City's portion of the Maricopa County Consolidated Plan in November 2009.

City Center

Objective: Coordinate planning and site plan review activities for compliance with the Zoning Ordinance and City Center Specific Area Plan.
Progress: Staff has been working with the City's project team and its development partner to complete the design of Phase I of the project which has been impacted by reduced available funding.

Form Based Code

Objective: Prepare a Form-Based Code that promotes sustainable development
Progress: Draft code has been prepared for internal review.

General Plan Update

Objective: Develop background information for all General Plan elements, including the new elements related to conservation, recreation, public buildings, redevelopment, safety, bicycling, energy, and neighborhood preservation. (MANDATE)
Progress: The creation of the Existing Conditions Report is underway and will be brought to Council in Fall 2010.

Green Building Program

Objective: Develop a Green Building Program for the city which includes policy statements and identification of potential incentives for promoting green building.
Progress: Staff has been researching Green Building Programs adopted by other communities and will be preparing a draft program for consideration in 2010.

Hidden Valley Transportation Framework Study

Objective: Create a regional long-range transportation plan for the Hidden Valley Area (3,000 square miles bounded by Gila River to the north, I-8 corridor to the south, Overfield Road to the east and 459th Avenue to the west) of Maricopa County.
Progress: The study was accepted by the MAG Regional Council in September 2009 and recommended roadways were incorporated into the Goodyear General Plan through adoption of a Major General Plan Amendment in December 2009 which updated the Roadway Functional Classification Plan.

Major General Plan Amendment – Circulation Plan

Objective: Prepare and process an amendment to the 2003-2013 General Plan Circulation Element to update the Roadway Functional Classification Plan and include roadway alignments recommended by the MAG Transportation Framework studies.
Progress: The GPA was approved by Council in December 2009.

Sonoran Solar Energy Project (SSEP) Environmental Impact Statement (EIS)

Objective: Participate in the development of the EIS for the SSEP which is a proposed solar thermal energy 375MW electrical generating station to be located on 4,000 acres of Bureau of Land Management (BLM) land west of the Goodyear MPA and north of the Sonoran Desert National Monument.

Progress: The City executed a Memorandum of Understanding with the BLM in January 2010 to participate in the EIS as a cooperating agency. An internal City project review team has been reviewing draft documents and providing comments to the BLM. A draft EIS is expected to be produced by May 2010.

Sonoran Valley Parkway EIS Objective: Preserve existing vehicular facilities and promote high capacity corridors by coordinating the acquisition, dedication and/or preservation of right-of-way from public and private landowners for the southerly extension of Rainbow Valley Road.

Progress: The EIS is about 50 percent complete. The alternatives have been laid out and the mitigation of impacts for each alternative is currently being evaluated. The project is on schedule for the December 2010 completion date.

Sonoran Valley Rural Development Standards

Objective: Prepare and adopt amendments to update the Zoning Ordinance and City Code related to Rural Development Standards.

Progress: Water and sewer regulations have been revised. Parking standards have also been revised. Development standards will be addressed with the Zoning Ordinance update.

User Fee Study

Objective: Evaluate the current planning application and review fees

Progress: Draft recommended fee schedule has been presented to City Council and now will go through a public review process.

Zoning Ordinance Update

Objective: Prepare and adopt comprehensive amendments to update the Zoning Ordinance which includes the recommendations related to Rural Development Standards.

Progress: Article 6 (Parking) and Article 7 (Signs) have been adopted. Article 3 (Zoning Districts), Article 5 (Landscape), and Article 8 (General) have been reviewed by Planning and Zoning Commission. Article 1 (Administration), Article 2 (Definitions), Article 4 (Special Uses), Article 9 (Special Districts), and Article 10 (Lighting) are currently being drafted.

Appendices

Appendix A: Approved Final Planned Area Developments (PADs) from 2003 to date

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
1	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
2	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
3	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
4	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
5	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
6	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
7	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

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
8	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
9	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 project.	Steve Carrecia	04-200-00017
10	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
12	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
13	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
14	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

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
15	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
16	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 District.	Rick Williams	04-200-00018
17	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
18	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
19	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
20	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
21	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

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
22	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
23	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
24	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
25	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
27	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
28	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
29	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

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
30	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
31	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
32	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
33	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
34	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
35	Amaranth Area 1 Final PAD	07-1065	07-3283	3/26/2007	Rezone approximately 690 acres located along the north side of State Route 238 adjacent to the Pinal County line from the Rural 190 R 190 and Rural 43 R 43 zoning districts to the Final Planned Area Development PAD zoning district for a new community known as Amaranth Area 1.	Brett Burningham	06-200-00019
36	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
37	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

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
38	Amaranth Preliminary PAD	07-1074	07-3395	5/29/2007	Rezone approximately 8,875 acres generally located in the southern portion of Goodyear's Sonoran Valley Planning Area from the Agricultural (AG), Agricultural/Urban (AU), Single-Family Residential (R1-10), and General Commercial (C-2) zoning districts to the Preliminary Planned Area Development (PAD) zoning district.	Brett Burningham	07-200-00002
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
40	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
41	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
42	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
43	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
44	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

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
45	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
46	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
47	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
48	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
49	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
50	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

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
51	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
52	Citrus Centre	09-1159	09-4085	2/23/2009	Rezoning of approximately 18.8 acres from the Planned Area Development (PAD), Agricultural (AG), and General Commercial (C-2) with a Planned Area Development (PAD) overlay zoning districts to the General Commercial (C-2) zoning district for a future commercial development known as Citrus Centre located at the northeast corner of Citrus Road and Van Buren Street	Katie Wilken	08-200-00001
53	Goodyear Commerce Center	09-1173	09-4140	4/13/2008	rezoning of approximately 6.98 acres from the Light Industrial (I-1) zoning district to the Final Planned Area Development (PAD) zoning district for the Goodyear Commerce Center located at 14180 W. Van Buren Street	Rick Williams	08-200-00014
54	City Center	09-1175	09-4151	5/11/2009	rezoning of approximately 40 acres, generally located at the northwest corner of Estrella Parkway and Yuma Road, from Public Facilities District (PFD) to Final Planned Area Development (PAD) to facilitate the development of the Northwest District of the Goodyear City Center.	Brett Burningham	08-200-00013
55	University Park	09-1183	09-4173	6/22/2009	rezoning approximately 100 acres of property from the Agricultural/Urban (AU) zoning district to the Final Planned Area Development (PAD) zoning district. Generally located north at the northwest corner of Estrella Parkway and Goodyear Boulevard Northwest,	Brett Burningham	08-200-00004
56	Estrella 85 Commerce Park	09-1196	09-4256	11/16/2009	Establish a Final Planned Area Development (PAD) Overlay on approximately 8.71 acres located on the west side of Estrella Parkway, north of MC-85 in the General Industrial Park (I-2) zoning district	Karen Craver	09-200-00002

	Name	ORD Number	COAC Number	Council Date	Subject	Contact Person	Case Number
57	Estrella Region III	09-1198	09-4307	11/16/2009	Rezoning approximately 943 acres from Agricultural Urban (AU) zoning district to the Preliminary Planned Area Development (PAD) zoning district, rezoning approximately 157 acres from the Final Planned Area Development (PAD) and Public Facilities (PFD) zoning districts to the Preliminary Planned Area Development (PAD) zoning district, and amending 6,745 acres of the approved Hidden Valley Preliminary Planned Area Development (PAD) for the Estrella Region III Preliminary Planned Area Development containing a total of 7,845 acres, generally located within the road alignments of Queen Creek Road to the north, Patterson Road to the south, Perryville Road (187th Avenue) to the west, and Litchfield Road (139th Avenue) to the east	Bob Coons	07-200-00029
58	Madeira	09-1203	09-4326	12/14/2009	providing for the rezoning of 2,363 acres from the Agricultural (AG) and Agricultural Urban (AU) zoning districts to the Final Planned Area Development (PAD) zoning district to facilitate the development of a mixed-use project known as Madeira, generally located between Chandler Heights Road to the north and Patterson Road to the south, and between Waterman Wash to the East and 175th Avenue to the west	Steve Careccia	07-200-00016
59	Sierra Vista Foothills	09-1204	09-4345	1/11/2010	providing for an amendment to the Planned Area Development (PAD) zoning for Estrella Phase II on 288 acres amending the PAD land uses, development standards, and design guidelines to facilitiate the development of Sierra Vista Foothills generally located between the Williams Field Road and Pecos Road alignments and between the Cotton Lane and Reems Road alignments.	Katie Wilken	08-200-00006

Appendix B. Summary of Annexations from November 2003 to December 2009

	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	2009-1197	Old Thomas Road ROW	0	11/17/2009			1.30
						TOTAL	**46,159.10**