RESOLUTION 2006-1031

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING A MAJOR AMENDMENT TO THE GOODYEAR GENERAL PLAN TO ADD 2,974 ACRES TO THE CITY OF GOODYEAR PLANNING AREA BOUNDARY AND ALTER THE LAND USE CONFIGURATION FOR AN UNDEVELOPED 3,724-ACRE AREA LOCATED BETWEEN RAINBOW VALLEY ROAD (179TH AVE) AND THE 203RD AVENUE ALIGNMENT AND FROM A LINE ONE-HALF MILE SOUTH OF QUEEN CREEK ROAD NORTHWARD TO A LINE ONE-HALF MILE NORTH OF PECOS ROAD TO PROVIDE A MIX OF OPEN SPACE, RURAL RESIDENTIAL, LOW DENSITY RESIDENTIAL, LOW-MEDIUM DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, MEDIUM-HIGH DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL AND REGIONAL COMMERCIAL DESIGNATIONS AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED, by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, as follows:

WHEREAS, Beus Gilbert, PLLC, on behalf of William Lyon Homes, has requested approval of a Major Amendment to the Goodyear General Plan to add 2,974 acres to the City of Goodyear Planning Area Boundary and alter the land use configuration on a total of 3,724 acres located between Rainbow Valley Road (179th Ave) and the 203rd Avenue alignment and from a line one-half mile south of Queen Creek Road northward to a line one-half mile north of Pecos Road to facilitate development of 1,059 acres to be known as Rainbow Ranch to provide a mix of open space, rural residential, low density residential, low-medium density residential, medium density residential, medium-high density residential, community commercial and regional commercial, as shown on exhibit labeled, "Rainbow Ranch Proposed General Plan Amendment," dated Revised January 6, 2006; and,

WHEREAS, the proposed Land Use Plan Amendment will support the goals and objectives of the Goodyear General Plan; and,

WHEREAS, the Goodyear Planning and Zoning Commission conducted the required public hearings on this Major General Plan Amendment on October 19, 2005, November 16, 2005, and January 18, 2006; and,

WHEREAS, due and proper notice of such public hearings before the City of Goodyear Planning and Zoning Commission was given in the time, form, substance and manner provided by law, including publication of such notice in THE WEST VALLEY VIEW on October 4, 2005, November 1, 2005, and January 3, 2006, respectively; and,

WHEREAS, the Goodyear Planning and Zoning Commission has found that this Major General Plan Amendment for the Rainbow Ranch property would be in the best interests of the City and general public and has recommended that such Major General Plan Amendment be approved.

WHEREAS, the City of Goodyear City Council conducted the required public hearings on this Major General Plan Amendment on December 12, 2005 and February 27, 2006 in the manner provided for by law; and,

WHEREAS, due and proper notice of the public hearings held before the City of Goodyear City Council was given in the time, form, substance and manner provided by law, including publication of such notice in THE WEST VALLEY VIEW on November 22, 2005 and February 7, 2006, respectively; and,

WHEREAS, the City of Goodyear City Council does find that it would be in the best interests of the city and general public that this Major General Plan Amendment for the Rainbow Ranch property be approved, as recommended by the Planning and Zoning Commission.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Goodyear, Maricopa County, Arizona, as follows:

Section 1. That the Land Use Plan in the Goodyear General Plan 2003 – 2013 for Rainbow Ranch, as shown on "Rainbow Ranch Proposed General Plan Amendment" document dated Revised January 6, 2006, be amended as follows:

A. 346 acres of land be amended to the Rural Residential land use designation (zero to two dwelling units per acre).

B. 1,748 acres of land be amended to the Low Density Residential land use designation (two to four dwelling units per acre).

C. 194 acres of land be amended to the Low-Medium Density Residential land use designation (four to six dwelling units per acre).

D. 294 acres of land be amended to the Medium Density Residential land use designation (six to ten dwelling units per acre).

E. 57 acres of land be amended to the Medium-High Density Residential land use designation (ten to twenty dwelling units per acre).

F. 60 acres of land be amended to the Community Commercial land use designation.

G. 33 acres of land be amended to the Regional Commercial land use designation.

H. 42 acres of land be amended to the Village Center mixed-use overlay land use designation.

I. 470 acres of land be amended to the Open Space land use designation.

J. 480 acres of land be amended to allow support uses, including public safety facilities, schools, parks, wastewater treatment plant, and principal and arterial rights of way.

K. Inclusion of a 1,000-foot potential corridor reservation for the Loop 303 Freeway, as shown on the exhibit labeled, "Rainbow Ranch Proposed General Plan Amendment," dated January 6, 2006, with the understanding that the final alignment for said roadway will be established pursuant to a future alignment study and the location of said roadway may change as a result of that study.

Section 2. That it is in the best interests of the City of Goodyear that this Major General Plan Amendment for Rainbow Ranch be approved.

BE IT FURTHER RESOLVED, by the Mayor and City Council of the City of Goodyear, Maricopa County, Arizona, as follows:

Section 3. That this Resolution shall become effective as provided by law.

PASSED AND ADOPTED this 27 day of Feb. 2006.

James M. Cavanaugh, Mayor

Feb. 27, 2006
Date

ATTEST:

Dee Cockrum, City Clerk

APPROVED AS TO FORM:

Roric Massey, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)

COUNTY OF MARICOPA)

I, the undersigned Dee Cockrum, being the duly appointed, acting qualified City Clerk of the City of Goodyear, Arizona, certify that the foregoing Resolution 2006-1031, passed and adopted at a City Council Meeting of the Council of the City of Goodyear, Maricopa County, Arizona held on the 27 day of Feb., 2006, at which a quorum was present and, by a 7-0 vote, voted in favor of said Resolution.

Given under my hand and seal, this 27 day of Feb., 2006.

Seal

Dee Cockrum
City Clerk