## **RESOLUTION 2006-1032**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING A MAJOR AMENDMENT TO THE LAND USE PLAN IN THE GOODYEAR GENERAL PLAN 2003–2013 PROVIDING FOR LAND USE DESIGNATION CHANGES TO FACILITATE THE REZONING AND DEVELOPMENT OF 762 ACRES KNOWN AS THE LAKIN PROPERTY GENERALLY LOCATED BETWEEN MC 85 AND THE GILA RIVER ALONG BOTH SIDES OF THE COTTON LANE ALIGNMENT TO INCLUDE A MIX OF LOW, LOW-MEDIUM, MEDIUM, AND MEDIUM-HIGH DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL LAND USE 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, Stephen Earl, on behalf of Lakin Cattle Company and Sonterra Partners, has requested approval of a Major Amendment to the General Plan facilitate the rezoning and development of 762 acres known as the Lakin Property generally located between MC 85 and the Gila River along both sides of the Cotton Lane alignment to include a mix of Low, Low-Medium, Medium, and Medium-High Density Residential and Community Commercial Land Use Designations, as proposed on the exhibit labeled, "Lakin General Plan Amendment," dated November 29, 2005, as depicted on the attached Exhibit "A"; 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 proposed Land Use Plan Amendment will support the goals and objectives of the Goodyear General Plan by preserving a potential corridor for the future I-10 Reliever Freeway; and,

WHEREAS, the proposed Land Use Plan Amendment and higher residential densities proposed are consistent with the goals and objectives of the Goodyear General Plan due to its proximity to a potential corridor for the future I-10 Reliever Freeway and the willingness of the property owner to dedicate right-of-way for such freeway alignment at the appropriate time; and,

WHEREAS, the Goodyear Planning and Zoning Commission has found that this Major General Plan Amendment for the Lakin 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 Lakin 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 the Lakin property, as shown on Exhibit "A", be amended inc accordance with the Exhibit labeled, "Lakin General Plan Amendment," dated November 29, 2005 as follows:
  - A. 43.5 acres of land remain in the Community Commercial land use designation.
  - B. 206 acres of land remain in the Low Density Residential land use designation (two to four dwelling units per acre).
  - C. 184.7 acres of land remain in the Low-Medium Density Residential land use designation (four to six dwelling units per acre) and additional 9.7 acres be amended to the Low-Medium Density Residential land use designation (four to six dwelling units per acre) for a total of 194.4 acres of Low-Medium Density Residential land use designation (four to six dwelling units per acre).
  - D. 125.4 acres of land be amended to the Medium Density Residential land use designation (six to ten dwelling units per acre).
  - E. 143.8 acres of land be amended to the Medium-High Density Residential land use designation (ten to twenty dwelling units per acre).
  - F. 49.7 acres of land remain designated as Major Right-of-Way.
  - G. Inclusion of a 1,000-foot potential corridor reservation for the I-10 Reliever Freeway, as shown on the exhibit labeled, "Lakin General Plan Amendment," dated November 29, 2005.
  - H. Removal of the Resort Development Overlay.

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

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

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

PASSED AND ADOPTED this 27 day of Feb. 2006.

ames M. Cavanaugh, Mayor

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 2006-1032, passed and adopted at a City Council Meeting of the Council of the City of Goodyear, Maricopa County, Arizona held on the 21 day of Feb., 2006, at which a quorum was vote, voted in favor of said Resolution. 7-0 present and, by a

der my hard and seal, this 28 day of Feb., 2006. Seal No Present ART INTERNAL AR Given which