Land Use & Growth

Recommended Readings related to the topics covered under the Land Use & Growth Chapter of the Goodyear 2025 General Plan

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Essential Readings:

- Land Use & Growth Summary Sheet (handout on December 11, 2012)
- Land Use chapter of the Existing Conditions Report (to be handed out at the January 8, 2013 meeting)
- Chandler Land Use Plan map (handout on December 11, 2012)
- Casa Grande Land Use Plan map (handout on December 11, 2012)

Recommended Readings:

- Land Use element of the 2003-2013 Goodyear General Plan;
- Growth element of the 2003-2013 Goodyear General Plan;
- Cost of Development element of the 2003-2013 Goodyear General Plan (provided via CD in binder)
- Chandler Land Use Element (online)
- Casa Grande Executive Summary (online)

Additional Readings:

- Sonoran Valley Major General Plan Amendment (provided in "Goodyear Documents" CD)
- Adjacent Communities General Plans (links provided in "Goodyear Documents" CD)
- Luke Air Force Base - West Maricopa County Land Use Plan (provided in "Goodyear Documents" CD)
- City Center Specific Area Plan (provided in "Goodyear Documents" CD)
- Goodyear Redevelopment Plan (provided in "Goodyear Documents" CD)

Land Use & Growth

Summary Sheet for the Land Use & Growth Chapter of the Goodyear 2025 General Plan

Purpose and Scope of the Land Use & Growth Chapter:

Required Elements: Land Use Element; Growth Areas Element; Cost of Development Element
Additional Elements identified by the General Plan Committee: Agricultural/Farming; Downtown/City Center; Bullard Wash

The Land Use and Growth chapter includes the future land use map and land use categories which helps guide future development of the City. The chapter will include policies relating to how and where we will grow over the next 10 years.

Requirements from the Arizona Revised Statute:

A land use element that:

(a) Designates the proposed general distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as may be appropriate to the municipality.
(b) Includes a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.
(c) Identifies specific programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.
(d) Includes consideration of air quality and access to incident solar energy for all general categories of land use.
(e) Includes policies that address maintaining a broad variety of land uses including the range of uses existing in the municipality when the plan is adopted, readopted or amended.
(f) For cities and towns with territory in the vicinity of a military airport: if a city or town includes land in a high noise or accident potential zone as defined in section 28-8461, the city or town shall identify the boundaries of the high noise or accident potential zone in its general plan for purposes of planning land uses in the high noise or accident potential zone that are compatible with the operation of the military airport

A growth area element, specifically identifying those areas, that are particularly suitable for planned multimodal transportation and infrastructure expansion. This element shall include policies and implementation strategies that are designed to:

(a) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
(b) Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
(c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

A cost of development element that identifies policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs generated by new development. This element shall include:

(a) A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve development
(b) A component that identifies policies to ensure that any mechanisms that are adopted by the municipality under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

How is it addressed in the 2003-2013 Goodyear General Plan?

The Land Use Element. Growth Areas Element, and Cost of Development Element are each separate chapters in the current plan. Below are the Goals & Objectives from the Land Use Element, Growth Areas Element, and Cost of Development Element of the 2003-2013 Goodyear General Plan:

Land Use Element

Goal A: A Unique Blend of Residential and Employment Land Uses.

- A-1 Provide a mix of housing types and densities for all residents.
- A-2 Site and expand employment uses effectively throughout the entire City.
- A-3 Achieve the desired balance of jobs and residents to create a sustainable community.

Goal B: A Compatible Mix of Housing and Jobs.

- B-1 Integrate residential, employment and supportive uses.
- B-2 Successfully buffer residential and employment uses.
- B-3 Protect lower density residential uses from intensive employment and public/quasi-public land uses by adhering to the City Design Guidelines.
- B-4 Utilize joint-use schools/parks as the central elements in new and revitalized neighborhood development.

Goal C: A Revitalized Stock of Mature Neighborhoods and Businesses.

- C-1 Evaluate the potential for revitalization, infill and redevelopment activities.
- C-2 Consider reinvestment where property owners have demonstrated their long-term commitment to the area.
- C-3 Work with post-secondary institutions to promote high levels of human and financial reinvestment in mature areas.

Goal D: An Adaptable, Strong, Diverse Community of New, Retained and Expanding Employers.

- D-1 Strengthen Goodyear's business recruitment efforts in its priority clusters.
- D-2 Work closely with existing businesses to expand their operations and employee base in Goodyear.
- D-3 Ensure that every business and home in Goodyear is connected to advanced telecommunications.
- D-4 Recognize and promote the City as a business-friendly community.
- D-5 Ensure that Goodyear has adequate public safety facilities, staff and services.

Goal E: A High Quality of Life.

- E-1 Strive to enhance the environmental, economic, and recreational characteristics of a satisfying and safe lifestyle.

Cost of Development Element

Goal A: A City that Effectively Manages Its Growth.

- A-1 Provide adequate facilities and services concurrent with future growth.
- A-2 Aggressively target infill properties for future development.

Goal B: A City that Equitably Collects and Distributes the Costs of Growth.

- B-1 Maintain and, where possible, improve the level of municipal services and facilities.
- B-2 Evaluate the availability and capacity of funding sources to finance growth.

Growth Areas Element

Goal A: An Equitable Geographic Mix of Residential and Employment Uses.

- A-1 Identify the City Center as the "heart" of the City.
- A-2 Identify appropriate sites for Village Centers in the City.
- A-3 Enhance the jobs per capita ratio within the identified growth areas, City Center and Village Centers.

Goal B: A System of Routes Where High Capacity Human Movement is Desirable.

- B-1 Preserve existing vehicular facilities and possible high capacity corridors.
- B-2 Preserve opportunities to mix residential and employment land uses along rail corridors where light/commuter rail may be viable.

Goal C: A Land Use Intensification Where Equitable, Cost Efficient and Timely, Infrastructure and Services are or will be Available.

- C-1 Aggressively utilize compatible infill opportunities for vacant parcels.
- C-2 Evaluate potential underutilized areas where sensitive redevelopment or revitalization activities are warranted.
- C-3 Coordinate future development with the City's short- and long-range strategic infrastructure planning and financing.

Goal D: A Significant and Regionally Linked Park and Open Space Network.

- D-1 Utilize internal and external plans and programs for leverage and connection.

Key Issues to Address in the Plan:

- **Land Use Plan**. The future land use plan is one of the most used sections of the General Plan. Updating the land use plan will play a key role in the general plan update.
- **Coordination with ASLD & Luke AFB.** State Statute requires that the land use plan is coordinated with the Arizona State Land Department's plans. The plan must also effectively protect and plan for the future of Luke Air Force Base.
- **Cost of Development.** The legislature has recently made changes to impact fees which may significantly change how development pays for itself.

Related Plans & Studies:

- 2003-2013 Goodyear General Plan
- West Maricopa County Land Use Plan (Luke Air Force Base planning document)
- Adjacent communities' general plans:
    - City of Avondale
    - Town of Buckeye
    - City of Glendale
    - Town of Litchfield Park
    - Maricopa County
    - Pinal County
    - Gila River Indian Community

Stakeholders:

- Goodyear residents & community members
- Landowners
- Adjacent communities
- Development community & homebuilders
- Arizona State Land Department
- Bureau of Land Management
- Luke Air Force Base
- Phoenix-Goodyear Airport

Ideas and Comments Identified During GAIN and the Visioning Workshop:

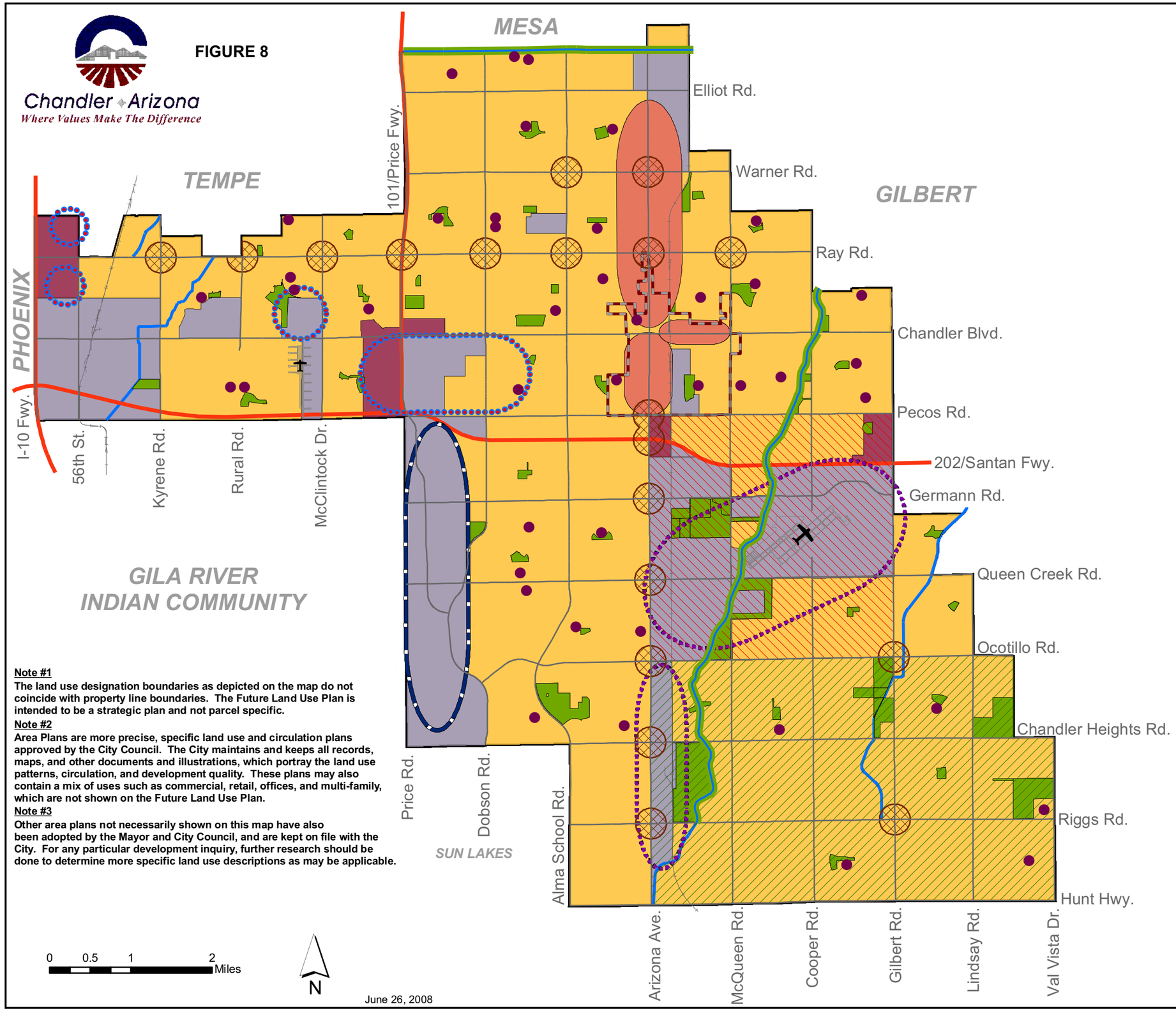
The following ideas and comments were identified during the GAIN event on October 20, 2012 and the visioning workshop held on November 3, 2012

Residents Ideas for Goodyear's Future	Where Comment was Received	Reoccurance or votes	Aging in Place	Arts & Culture	Complete Streets	Healthy Communities	Safety	Sustainability	Traditional Neighborhood Dev. (TND)	Youth
LAND USE AND GROWTH										
Agriculture/Community Gardening										
Preserve farmlands - educational gardens through Millennium High School	VW	5						✓		✓
Agriculture preservation (reward)	VW							✓		
Community gardens	VW	2						✓		
Master gardens - farm where schools can participate (apples instead of chips in vending machines)	VW							✓		
The Garden City - Good Earth	VW							✓		
Park in each community with community garden - food and education component	VW							✓		
Growth										
Build up big area South Goodyear - south of Van Buren	VW									
Expand our city	GAIN									
Reduce growth, too many people	GAIN									
Design/Form										
A strong town center with government buildings, town square, shops, etc.	VW Survey								✓	
Develop city center as hub of city (outdoor entertainment, retail, restaurants, walkable, library, city hall, water features)	VW	5							✓	
Vibrant downtown	VW								✓	
Establish City Center	VW Survey	2							✓	
Nodes linked with transit lines (pedestrian oriented)	VW Survey								✓	
Other community/business nodes spread through city	VW Survey								✓	
Verrado - front porch community, pedestrian friendly, to work/play/educate/live	VW	2							✓	
Landscaping on city streets need trimming (use plants that don't obscure traffic and signs)	VW								✓	
Town square with public activity, shops, etc. (i.e. Prescott)	VW Survey								✓	
Safe, beautiful community that honors the past and embraces its future in a planned way instead of a reactionary mode as was done in the past	VW Survey						✓		✓	
Buildings should be designed with more creativity	VW									
Empty corner lots. Plant something. Currently eyesores. What about pocket parks? (until retail fills in)	VW									
Beautification	VW									
Handicap access	GAIN		✓			✓	✓			
Historic preservation - save before destroying	VW	2							✓	
Historic Preservation - identify before removing	VW								✓	
City of lifestyle amenities	VW									
Miscellaneous										
Safe communities	GAIN						✓			
Maintain what we build	VW							✓		
Lifestyle campus living to assisted living (more options) [sic]	VW		✓							

FUTURE LAND USE PLAN

FIGURE 8

Chandler Arizona
Where Values Make The Difference



June 26, 2008

Note #1
The land use designation boundaries as depicted on the map do not coincide with property line boundaries. The Future Land Use Plan is intended to be a strategic plan and not parcel specific.

Note #2
Area Plans are more precise, specific land use and circulation plans approved by the City Council. The City maintains and keeps all records, maps, and other documents and illustrations, which portray the land use patterns, circulation, and development quality. These plans may also contain a mix of uses such as commercial, retail, offices, and multi-family, which are not shown on the Future Land Use Plan.

Note #3
Other area plans not necessarily shown on this map have also been adopted by the Mayor and City Council, and are kept on file with the City. For any particular development inquiry, further research should be done to determine more specific land use descriptions as may be applicable.

RESIDENTIAL
This category allows a range of residential densities from Rural Residential (0 - 2.5 dwellings per acre) to Urban Residential (18+ dwellings per acre) based upon location and other criteria described in the text of the General Plan. Public facilities, commercial offices, and institutional uses may be located along frontages of arterial streets, commercial may be located at the corners of arterial street intersections, and mixed-use developments may be located at the intersection of major arterial streets and along High Capacity Transit Corridors.

COMMERCIAL
Major regional commercial uses such as malls, power centers, large single-use retail development, and other major commercial developments. As described in the text of the General Plan, mixed-use developments, large office developments, and a compatible mix of residential densities can be considered in regional commercial areas.

EMPLOYMENT
Major employers, knowledge-intensive employers, industrial/business parks, and industrial support uses. A compatible mix of residential densities as an integral component, and innovation zones may be considered as described in the text of the General Plan.

RECREATION / OPEN SPACE
Public parks and open spaces shown are greater than approximately five acres in size. For a complete map including recreational facilities and privately owned golf courses, see the Recreation and Open Space Element.

COMMERCIAL NODES
Neighborhood or community commercial, including large single-use retail development. By policies described within the text of the General Plan and area plans, commercial offices, commercial services, and institutional uses can be developed at commercial nodes. All new commercial will take into consideration existing commercial development which may not necessarily be shown on this map.

REVITALIZATION / INFILL GROWTH AREA
Mixed-uses including commercial, office, public, and various residential densities.

SOUTH PRICE ROAD EMPLOYMENT CORRIDOR
Large single-user campus employment, or as an alternative, an innovation zone as described in the text of the General Plan can be considered.

LARGE TRACT GROWTH AREAS
See Growth Areas Element.

GROWTH EXPANSION NODES
See Growth Areas Element.

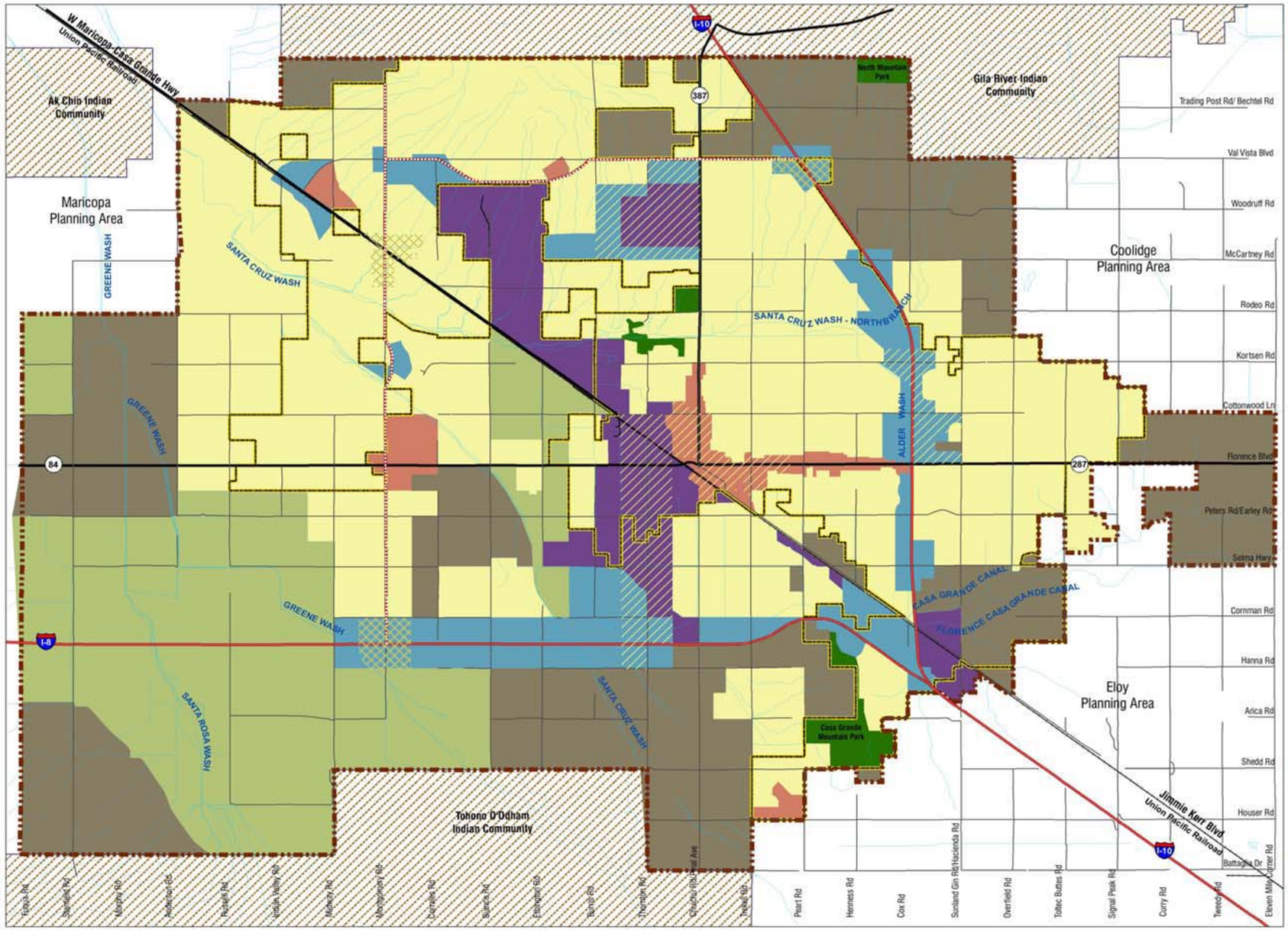
DOWNTOWN AREA*
Mixed-use, public facilities, commercial, office, employment, and various residential densities to preserve and revitalize the downtown area. See Downtown South Arizona Avenue Area Plan for more specific land use descriptions.

AIRPARK AREA*
A mix of employment, commercial, residential densities, and open space within the Airpark Employment Area, designated to be compatible with the Chandler Municipal Airport. See the Chandler Airpark Area Plan for more specific land use descriptions.

SOUTHEAST CHANDLER AREA*
Predominantly rural and low density residential land uses that respect and protect the rural/agrarian lifestyle of the area. See Southeast Chandler Area Plan for more specific land use descriptions.

SCHOOLS
Public elementary, middle, high school, and community college.

* See Note #2



EDAW | AECOM

LEGEND

- Planning Area Boundary
- Incorporated City Limits
- Indian Lands
- Rivers/Washes/Canals
- Railroads
- Interstates
- State Highways
- Arterial Streets
- Future Expressways

General Plan 2020 Economic Growth Areas

- Phase I
- Phase II

General Plan 2020 Land Use Categories

- Agriculture
- Rural
- Neighborhoods
- Community Center
- Commerce and Business
- Industrial
- Open Space

Notes:

The land use map of the general plan 2020 is visually a very different map to the previous general plan 2010 and should not to be mistaken for a detailed zoning map. The land use map intentionally avoids being unduly prescriptive with regards to where small-scale commercial areas, or traditional residential densities should be located. Instead, the map designates the location of the six land use categories within which a series of appropriate uses and zoning will be applicable. For example, in the Neighborhoods category, the principle uses will be a mix of residential densities, supported by an appropriate mix and level of commercial and employment uses. The land use map is to be read in conjunction with the land use category sub-section where further details are provided.

City of Casa Grande

General Plan 2020

Map C-2

GENERAL PLAN 2020 - ECONOMIC GROWTH AREAS

DRAFT

May 2009

0 0.5 1 2 Miles

SOURCE:

This map was prepared using data provided by the City of Casa Grande. Please contact the City for more information on this map.