Land Use Plan (map) - Analysis of Issues & Themes by area of the City

	North Area (north of Pecos)	South Area (south of Pecos)
Issues & Opportunities	Area is 45% developed (land) and 50% built-out (residents) Anticipated to see an additional 30,000 residents by 2020 (MAG) Likely to see apartment & job growth Infill development will be a primary issue	Area is 6% developed (land) and not built-out (residents) Not likely to see significant resident or job growth in the area Likely to see large-scale master planning Infrastructure planning will be a primary issue
Vision Themes:		
Places for All	The area north of Pecos Road has a variety of land uses and overlays designated to provide a variety of places for all	The area south of Pecos Road also has a variety of land uses and overlays designated to provide a variety of places for all
Opportunities	The overlays allow for opportunity to create unique places while still giving flexibility in most of the land area	While growth is not likely or encouraged in this portion of Goodyear, the opportunity for growth still remains
Connectivity	The transportation plan has been included in the land use map so that connectivity can be reviewed	Connection between the North and South areas will prove to be a challenge and should be addressed in the plan
Diverse Destinations	The overlays, City Center, and flexibility allow for diverse destinations to be created	
Employed Assets	The Scenic Neighborhoods category has been placed along the Gila River & Estrella Mountains to both preserve & utilize these assets. Duncan Family Farms has been designated as "Agriculture" to preserve these farmlands.	The Waterman Wash and future roadway corridors are major assets in the south area. Open space and business land uses have been designated around these assets respectively.
Encouraged Growth	Areas for employment growth have been designated at Luke AFB land area, the airport, and along I-10 and the future Loop 303 and I-30	Significant growth is not encouraged in this part of the community but it is not prohibited either.
Sustainability	Natural assets have been preserved through the Open Space category and a mix of land uses with flexibility allows for a sustainable economy	

Land Use Plan (text) - Analysis of Issues & Themes by Land Use Category

	Open Space	Agriculture	Scenic Neighborhoods	Neighborhoods	Business	Industrial	City Center
Description	Provides areas where land, public or private, should be preserved for conservation or regionally significant recreational purposes.	Provides areas where agricultural areas should be preserved for the foreseeable future.	Provides areas for the preservation and growth of neighborhoods that are more rural in characteristic.	Provides areas for the growth and development of complete neighborhoods.	Provides areas for the growth and development of Goodyear's economic base including areas for shopping and entertainment.	Provides areas for more intensive business uses which have a greater impact on surrounding land uses.	Provides an area for the "downtown" of Goodyear
Vision Themes:							
Places for All	Large open spaces provides recreational opportunities		Provides for a unique type of housing	The category allows for a variety of housing types to meet all needs	The category allows for a variety of business types	The category creates places for all uses; even heavier industrial	
Opportunities		Gives farmers opportunity to protect land	Policy 10, 11 & 12 give unique allowances	Opportunity for creation of unique places; Policy 21 & 22 encourages it	Flexibility in this category gives property owners more opportunity		
Connectivity	Open spaces & trails can provide connections between the City		*Not yet adequately addressed*	*Not yet adequately addressed*			The City Center will provide a place for the community to connect
Diverse Destinations	Policy 2 and 3 allow for unique uses within open spaces			Opportunity for creation of unique places; Policy 21 & 22 encourages it	This area gives flexibility to allow creation of unique places		The City Center will create a unique destination
Employed Assets	Designating open spaces allows protection of assets	Allows protection of agricultural assets		Policy 16, 17, 18, 19 protect our single family homes		Have a separate category for heavier industrial protects our residents	
Encouraged Growth			Allows for appropriate types of growth near natural resources		Flexibility allows for encouraged job growth and provides a place for the jobs	The category creates places for all uses	
Sustainability	Designating open spaces allows protection of natural resources		Allows for protection of natural resources		Providing areas for jobs helps provide a stable economy		