

# Rezone and PAD Process & Submittal Guide

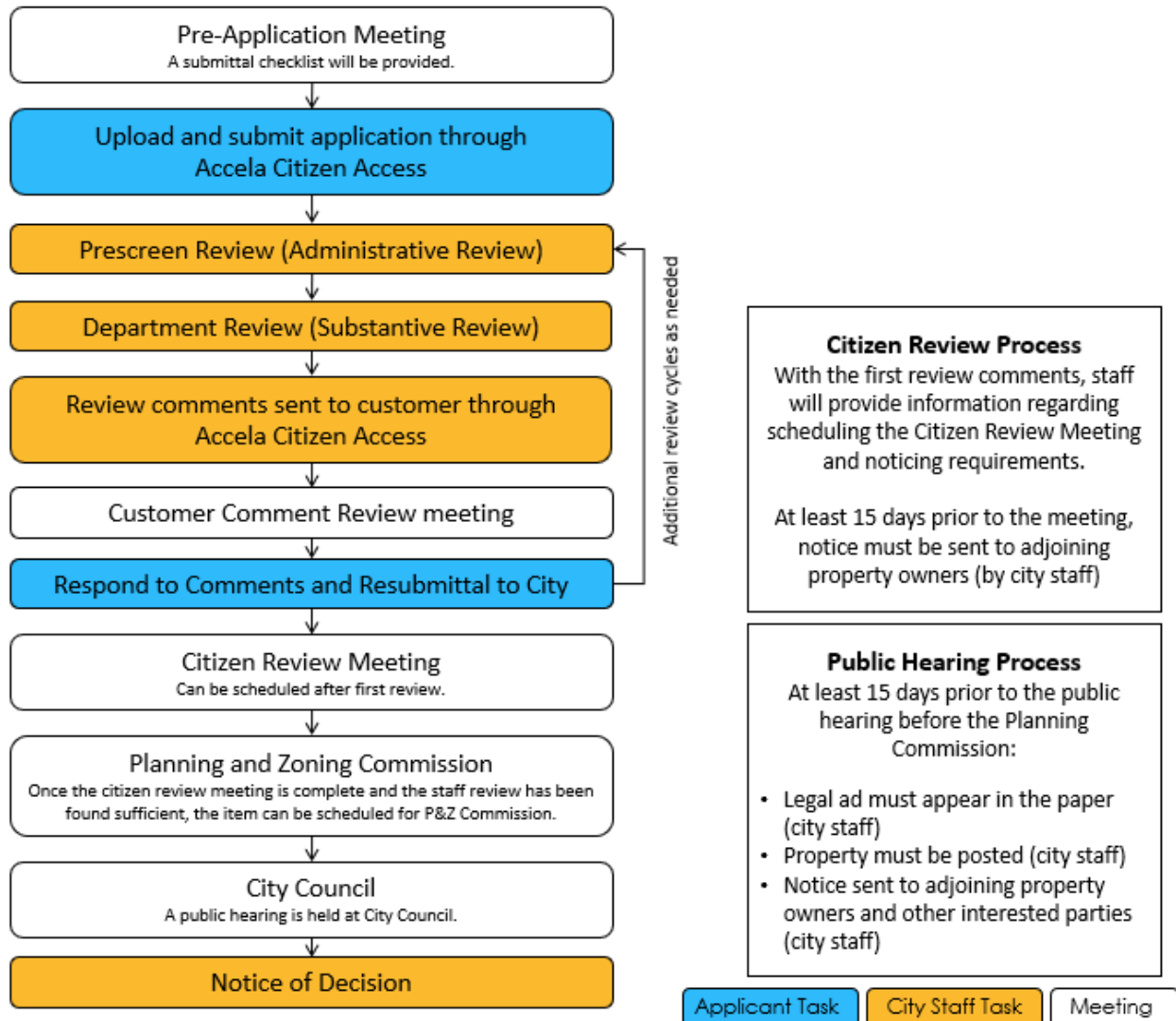
This document serves as a reference to submitting rezone applications to the Planning and Zoning Division of the Development Services Department. It includes initial rezone applications, PAD rezone applications, and amendments.

## Pre-Application Meeting

All Rezone and Rezone amendment cases require a pre-application meeting. A pre-ap can be scheduled through our Electronic Plan Review system, visit <https://www.goodyearaz.gov/development> for more information.

## Processing


A rezone requires public review and approval by the Planning and Zoning Commission and City Council. For review timeframes and average processing times, visit [www.goodyearaz.gov/development](http://www.goodyearaz.gov/development). Typically, a rezone to a city zoning district takes 4-5 months and a rezone to a PAD or PAD Amendment takes 5-6 months.



## Submittals to Accela

All submittals to the city of Goodyear are done through [Accela Citizen Access](#).

Once you create an account, you can submit an application with the submittal documents outlined below. After Starting an Application, select Planning & Zoning Applications > Planning & Zoning > Type: Rezone



### Planning & Zoning Applications

Use this service to make a Planning & Zoning application including Zoning Verification, Site Plans, Preliminary Plats and Rezone as well as COMBO applications (i.e. New Ground Up, Combo Bldg & Civil).

## Fees

The City's user fee schedule can be found on the city's website.

## Submittal Documents

The information below provides general guidance in the creation of a rezone application.

Project Narrative providing a general, but thorough, description of what is being proposed on the property. Provide a direct response to Zoning Ordinance Section 1-3-1-D-3:

1. Consistency with the goals, objectives, policies and future land use map of the General Plan. Consideration of current market factors, demographics, infrastructure, traffic, environmental issues, and if conditions have changed significantly since adoption of the General Plan.  
*Please note that applications are evaluated against the goals, objectives, and policies as well as the future land use map. There are development standards that are a companion to the land use map and should be addressed along with the land use designation.*
2. Suitability of the physical and natural features of the subject property for the uses permitted in the proposed zoning district.  
*Please be sure to address the following characteristics if included within your project boundary: washes, floodway or floodplain designations, hillside slopes over 20%, irrigation district canals, natural features that may be worthy of preservation, existing protected wildlife, existence of high voltage power lines or other utilities, and other physical and natural features.*
3. Compatibility of all potential uses with the surrounding uses and zoning in terms of land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values.  
*If your project is within the vicinity of Luke Air Force Base, Phoenix-Goodyear Airport, or an existing/future interstate, please address compatibility in this section. Other key features to address if your project is nearby include: the Gila River, hillside areas, regional parks and open spaces, the Bullard Wash (and other washes), and historic areas. Notice will be sent to Luke Air Force Base, Phoenix-Goodyear Airport, and ADOT. These agencies may wish to provide comment on the proposal.*
4. The proposed zoning district's consistency with other land uses within the immediate area and whether the proposed zoning district would be better suited to the property than the current zoning.  
*Discuss compatibility of building height, building intensity, and hours of operation. Specifically address compatibility with any adjacent residential uses.*
5. Demand of the types of uses permitted in the proposed zoning district in relation to the amount of land currently zoned and available to accommodate the demand.  
*Discuss how much vacant land, zoned for the proposed use, is within market proximity to the project.*
6. Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater

treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment;

*The engineering reports will provide more detail on infrastructure solutions, provide a statement stating who provides services and if there are any unique circumstances pertaining to the project. Please note, infrastructure phasing is not approved with rezone applications.*

*Please specifically identify if any roadways will be public or private and if there are any landscape areas or other facilities that will be maintained by the City.*

*If the rezoning request is for residential use, a school impact analysis should be included here. Please be aware that rezoning requests are sent to the impacted school districts for comment.*

- a. Schools: Provide a school impact analysis in this format:

Column A	Column B	Column C	Column D
School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary (K-8) (Insert ESD)	(Insert number)	0.30 Students/Unit	(Product of Col. B and C)
(Insert) High School District	(Insert number)	0.19 Students/Unit	(Product of Col. B and C)
Total	(Sum of column)	(Leave blank)	(Sum of column)

- b. Please be aware that notice of the proposed rezone will be sent to the appropriate school districts. The school district may wish to provide comment on the proposed amendment which will be provided to the Planning and Zoning Commission and City Council.
  - c. Streets and Access: The traffic impact analysis will provide necessary information regarding how the site will be accessed, any required traffic signals, or other improvement obligations.
  - d. Water and Wastewater: Services are provided by \_\_\_\_\_
  - e. Fire Service: The City will conduct a fire service analysis and will provide distance and response times from the 2 closest fire stations to the neighborhood.
  - f. Parks and Open Space: Please include a statement providing the amount of open space required based on your calculations and how those standards are anticipated to be met.
7. potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;  
*Services include infrastructure as well as parks and recreation, police, fire, schools, sanitation, code enforcement, etc. If the project area is outside of current service territories, information on how services will be provided will need to be addressed.*
  8. general public's concerns (further evaluation will come from the public review process)  
*This will be identified through the public review process. Notice is sent to property owners within 500-feet of the property, any HOAs that are within the notice area, neighboring municipalities in the notice area, school districts, Luke AFB, ADOT, any identified stakeholders, and anyone who has requested to receive this type of notice.*
  9. whether the amendment promotes orderly growth and development; and,  
*The growth areas element of the General Plan can provide guidance in this area as well as other City master plans. These can be found at [www.goodyearaz.gov/goodyear2025](http://www.goodyearaz.gov/goodyear2025).*
  10. any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.  
*Additional, unique factors may be identified at the pre-application meeting or during first review of the rezoning application.*
  11. For PAD requests, provide justification for the use of a PAD based on the criteria in Article 3-5 of the Zoning Ordinance <https://goodyear.municipal.codes/ZoningOrds/3-5>:
    - a. The PAD should accommodate, encourage and promote developments with innovative design involving residential and nonresidential land uses, which together form an attractive, harmonious unit in the community.

- b. Deviations from development standards are only warranted by circumstances such as but not limited to: alternative residential lot design, innovative architectural or subdivision design features, retirement housing, in-fill development involving a small or irregularly shaped parcel, or other circumstances found by the City through the PAD approval to merit departure from the regulations pertaining to other districts.

Legal Description of the property.

- Please create one legal description for the property created specifically for this project. Do not provide a legal description with multiple parcels unless it is absolutely necessary.
- Adjacent right-of-way does not need to be included in the legal description, but it can be.
- The legal description will be recorded so it must meet Maricopa County recording requirements (legible, no hole punches or black marks).
- Be sure to close the legal description, including the language “to the point of beginning” at the end of the description.

Freeway Sound Attenuation Plan demonstrating compliance with Article 9 of the Zoning Ordinance (if applicable to the property). This is required if within 500-feet of an existing or proposed freeway.

For PAD Requests A PDF copy of the PAD development standards book and an editable word version of the PAD development standards. For PAD amendments, there should be an additional redlined version of the PAD development standards book provided that clearly shows what changes have been made. Please note that only regulatory information shall be included in the PAD book. Any introductory information, infrastructure requirements, history, and justification information should only be included in the project narrative.

Mailing List in excel format with the mailing addresses of the properties within 500 feet of the subject property that are subject to neighborhood meeting and public hearing notifications.

Additional information specific to your project that is identified at the pre-application meeting.

### **Engineering-related plans and reports**

All plans, reports, and drawings specified above shall be prepared in accordance with the requirements set for the in the Engineering Standards. The Engineering Standards are available online:

<https://www.goodyearaz.gov/government/departments/engineering-development-services/engineering/plan-review/design-standards>

All engineering related plans and reports (water, sewer, grading & drainage, utility, traffic studies, etc.) shall be sealed by a professional engineer registered with the State of Arizona.

Engineering plan and reports checklists are available online:

<https://www.goodyearaz.gov/government/departments/engineering-development-services/engineering/plan-review/civil-plan-review-checklists-documents>

Title Report of the property.

Traffic Impact Study (prepared in compliance with the Engineering Standards) for the property based on the proposed use of the property.

Preliminary Drainage Report, including a preliminary drainage plan exhibit (prepared in compliance with the Engineering Standards).

Preliminary Water Report (prepared in compliance with the Engineering Standards) for the property based on the proposed use of the property.

Preliminary Sewer Report (prepared in compliance with the Engineering Standards) for the property based on the proposed use of the property, including any potential for use of reclaimed water.

### Contact Us

[www.goodyearaz.gov/development](http://www.goodyearaz.gov/development)

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