

Site Plan Process & Submittal Guide

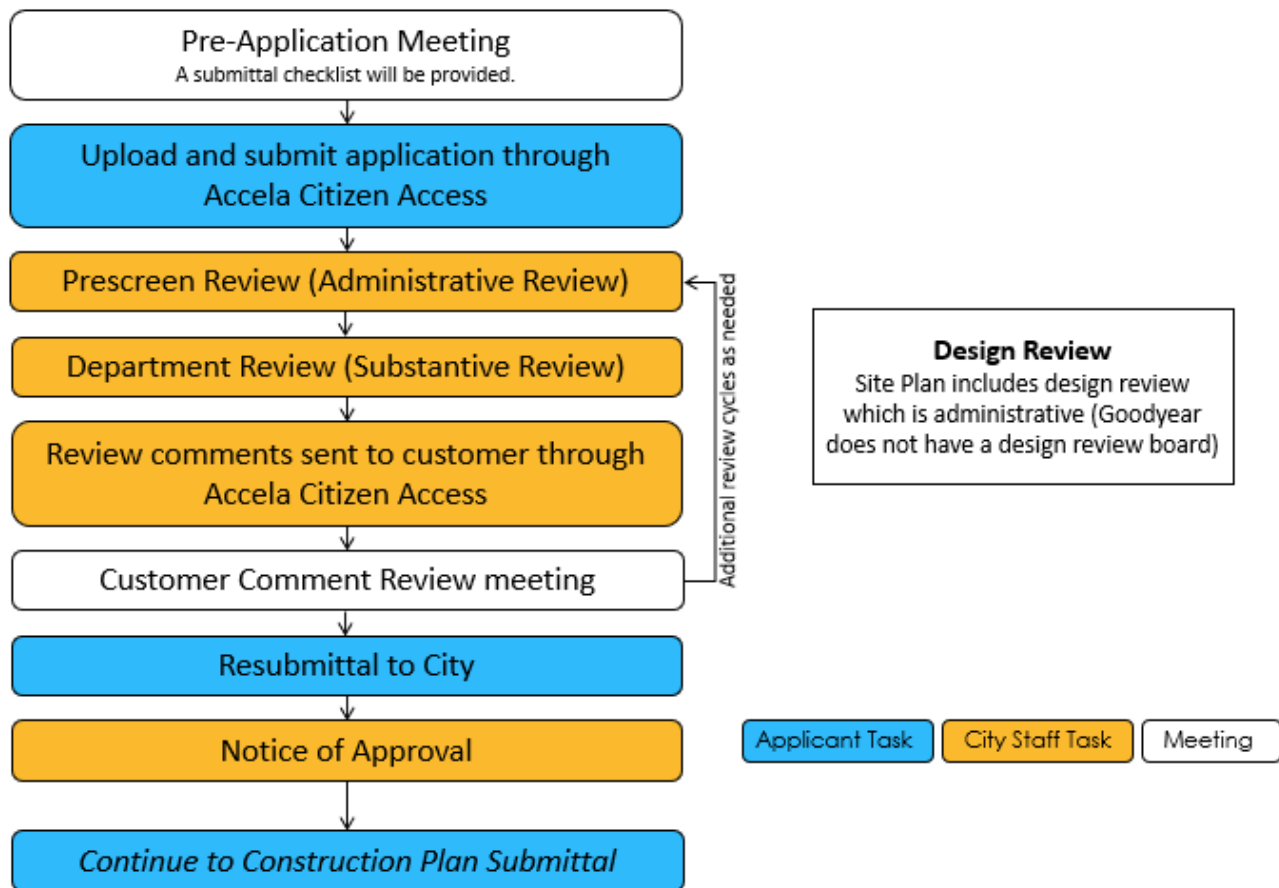
This document serves as a reference to submitting site plan applications to the Planning and Zoning Division of the Development Services Department. It includes site plans, commercial pad site plans, and site plan amendments.

Pre-Application Meeting

All site plans 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 site plan is an administrative review process.



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: Site Plan



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 site plan application.

Project Narrative providing a general, but thorough, description of what is being proposed on the property, including:

- Typical business operations;
- How the architecture of the proposed structures is in harmony with, and compatible to, structures in the neighboring environment and the architectural character desired for the city; and,
- Proposed development timing (including phasing if applicable).

Pre-Application Response Letter or form from the applicant to address major comments and concerns brought forward during the pre-application meeting.

Legal Description of the property.

Site Plan drawing (can be multiple sheets if needed) (24" x 36" in size) prepared in accordance with the City's Zoning Ordinance, Design Guidelines and Engineering Standards showing the following information:

1. Name, address, telephone, and e-mail address of the property owner;
2. Name, address, telephone, and e-mail address of the applicant (if other than the owner);
3. Name, address, telephone, and email address of the "Contact Person" for the application (if other than the owner);
4. Professional seal of designer;
5. Project title and date;
6. Address or description of general location of the subject property, including County Assessor A.P.N.;
7. Boundary of the property (dimensioned);
8. Area of the property (acreage and square feet);
9. Scale of drawing noted, with such scale no greater than 1 inch = 100 feet and no less than 1 inch = 60 feet. A site plan drawn to a scale of 1 inch = 50 feet may be submitted if the site is 10 acres or less in size;
10. North arrow noted on the site plan, with all related drawings being oriented in the same direction with north at the top (36-inch side) or right side of the sheet;
11. Vicinity map showing relationship of the proposed development to the nearest existing and planned arterial and major streets and oriented in the same direction as the site plan drawing (not to scale);
12. Provide a legend with appropriate abbreviation and drawing symbol explanations;
13. Existing zoning of the property and all adjoining properties;
14. Location and width of all existing streets, alleys, right-of-way, medians, turn lanes, bus bays within or adjacent to the property;
15. Location and width of all existing driveways on the property and within 150 feet of the boundaries of the property;
16. Existing elevation of all property corners and at midpoints along all property lines;
17. Location of existing buildings on property;
18. Location of all existing utilities serving property;
19. Location of existing ditches, canals, fences, public and private easements or other physical structures on or adjacent to the property;
20. Location of existing and proposed fire hydrants and street lights on and within 400 feet of the property;

21. Location of any existing and proposed storm drain and retention facilities on or adjacent to the property;
22. Location, size, finish floor elevation and use of proposed buildings on the site;
23. Summary of all existing and proposed building areas (in square feet) by building and type of use proposed within each building;
24. Location of all building setback lines along the perimeter of the site;
25. Location and extent of all parking areas, including dimensions of all parking spaces, aisles and ADA Accessible Routes;
26. Calculation of required parking based on Zoning Ordinance requirements for all proposed uses and summary of parking provided on the site including handicap parking space calculation;
27. Location and width of all proposed driveways including sight visibility triangles;
28. Location, width and type of required improvements to all existing street(s) and/or alley(s);
29. Location, width of right-of-way and type of required improvements to all proposed street(s) and/or alley(s);
30. Location, size, and type of all proposed utility lines, including gas, telephone, electric, water and sewer, and proposed easements;
31. Identification of proposed fire lanes and access routes with required inside and outside turning radii shown;
32. Location and area of proposed landscape areas proposed on the site with calculation of the area as a percentage of site;
33. Location and area of any required open space proposed on the site with calculation the area as a percentage of the site;
34. Proposed finished elevations for all proposed paved areas, retention areas and landscape areas;
35. Identification of proposed use of any areas not used for building, parking, landscaping, or storm water retention;
36. Identification of proposed refuse service area (trash enclosure) with required turning radii and size and type of enclosure shown;
37. Location and size of any proposed freestanding signs;
38. Location of proposed light poles;
39. Location of proposed fences, walls or any other barriers or screen walls including the height and type of materials;
40. Location of any proposed bicycle parking to be provided; and,
41. Location of existing and proposed bike paths or multi-use trails within or adjacent to the property.

Conceptual Building Elevations (both Color and Black and White) demonstrating compliance with the City's Zoning Ordinance and Design Guidelines, and if applicable, the approved planned development design guidelines.

Provide color renderings and a materials board containing representative samples of all major exterior building materials proposed for use on the building as necessary as a Supporting Document.

Conceptual Building Floor Plans for each proposed building.

Landscape Plan (24" x 36" in size) for the property including the following information:

1. The location and identification of all proposed landscape areas on the site;
2. The ground floor areas of all proposed buildings;
3. The amount of all proposed landscaped areas, required and provided;
4. The location of all proposed trees, shrubs, and other landscape materials and improvements;
5. Notes or graphical representations adequately showing the intent of the proposed plans and materials;
6. The location, height, type, and general design and finish of all proposed walls and other screening (if applicable);
7. The location of all proposed storm water retention areas; and,
8. A specific schedule of all trees, shrubs, and other landscaping materials identified by common and botanical name and the quantity and size of each of the landscape materials to be installed.

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.

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>

Preliminary Off-site Improvement Plan for any proposed off-site improvements necessary to serve the property that are beyond the limits of the area covered by the site plan (prepared in compliance with the Engineering Standards).

Preliminary Grading and Drainage Plan (24" x 36" in size) for the property based on the proposed use of the property, including the following information:

1. Retention and detentions areas, other drainage facilities, and changes to surface grading affecting drainage structures, curbs, building finish floor elevations basin outfall location, site ultimate outfall location, dry wells, catch basins, storm drain lines and manholes, valley gutters, curbs, retention basin side slopes and bottom slopes, etc.;
2. Elevations shall be provided at all drainage control points (i.e. retention basin outfall locations, site ultimate outfall locations, high water elevations, tops and bottoms of retention basins, dry wells , valley gutters, curbs, etc.);
3. Finish floor or pad elevations shall be provided;
4. Location of all existing structures and buildings;
5. Location of all existing and proposed washes, channels, or other drainage conveyances;
6. Location of all FEMA regulated floodways and floodplains; and,
7. Location of any 404 limits.

Preliminary Utility Plan (24" x 36" in size) for all utilities planned to serve the property that are not otherwise shown on the site plan drawing (prepared in compliance with the Engineering Standards).

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.

AutoCAD drawing in conformance with city standards.

Contact Us

www.goodyearaz.gov/development

1900 North Civic Square

Goodyear, AZ 85395

623-932-3004, Option 2 for Development Services Staff

planning@goodyearaz.gov

