

General Plan Amendment Process & Submittal Guide

This document serves as a reference to submitting general plan amendment applications to the Planning and Zoning Division of the Development Services Department.

Major vs. Minor General Plan Amendment

The Goodyear General Plan can be found at www.goodyearaz.gov/goodyear2025. Chapter 9 addresses amendments to the General Plan.

No Amendment Required:

- Changes to land use categories up to 19.9 acres in size

Minor Amendment:

- Changes to land use categories between 20.0 and 159.9 acres in size
- Changes to overlays (of any size)
- Changes to the roadway plan, separate from and land use change

Major Amendment:

- Changes to land use categories of 160.0 acres in size or larger

General Plan Amendment Processing

The minor general plan amendment process is described below. A minor general plan amendment can be processed concurrently with a rezone request.

Pre-Application Meeting

All cases require a pre-application meeting. A pre-app can be scheduled online, visit <https://www.goodyearaz.gov/development> for more information.

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: General Plan Amendment



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).

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 the General Plan Amendment Review Criteria found in Chapter 9:

1. The amendment must forward the vision for Goodyear as described in Chapter 3.
2. The amendment must be consistent with the goals, objectives, and policies contained within the General Plan.
3. The amendment must align with at least one of the fundamental strategies identified in Chapter 3 and shall not conflict with any of the fundamental strategies.
4. The amendment must not negatively impact implementation of any city-approved Master Plan or shall provide mitigation measures to alleviate the potential impact.
5. The amendment must constitute an overall improvement to the General Plan.
6. The amendment will not adversely impact a portion of, or the entire community, by:
 - a. Significantly reducing the balance of residents and jobs.
 - b. Increasing traffic without mitigation.
 - c. Requiring additional and more expensive improvements to infrastructure without mitigation.
 - d. Significantly altering the existing character of an area in a negative and unplanned way.
 - e. Diminishing the environmental quality of the air, water, land, or cultural resources.

Legal Description for the property.

Amendment Map clearly depicting both the existing land use on one exhibit and the proposed land use on another exhibit. Acreages of each land use, before and after, shall be provided.

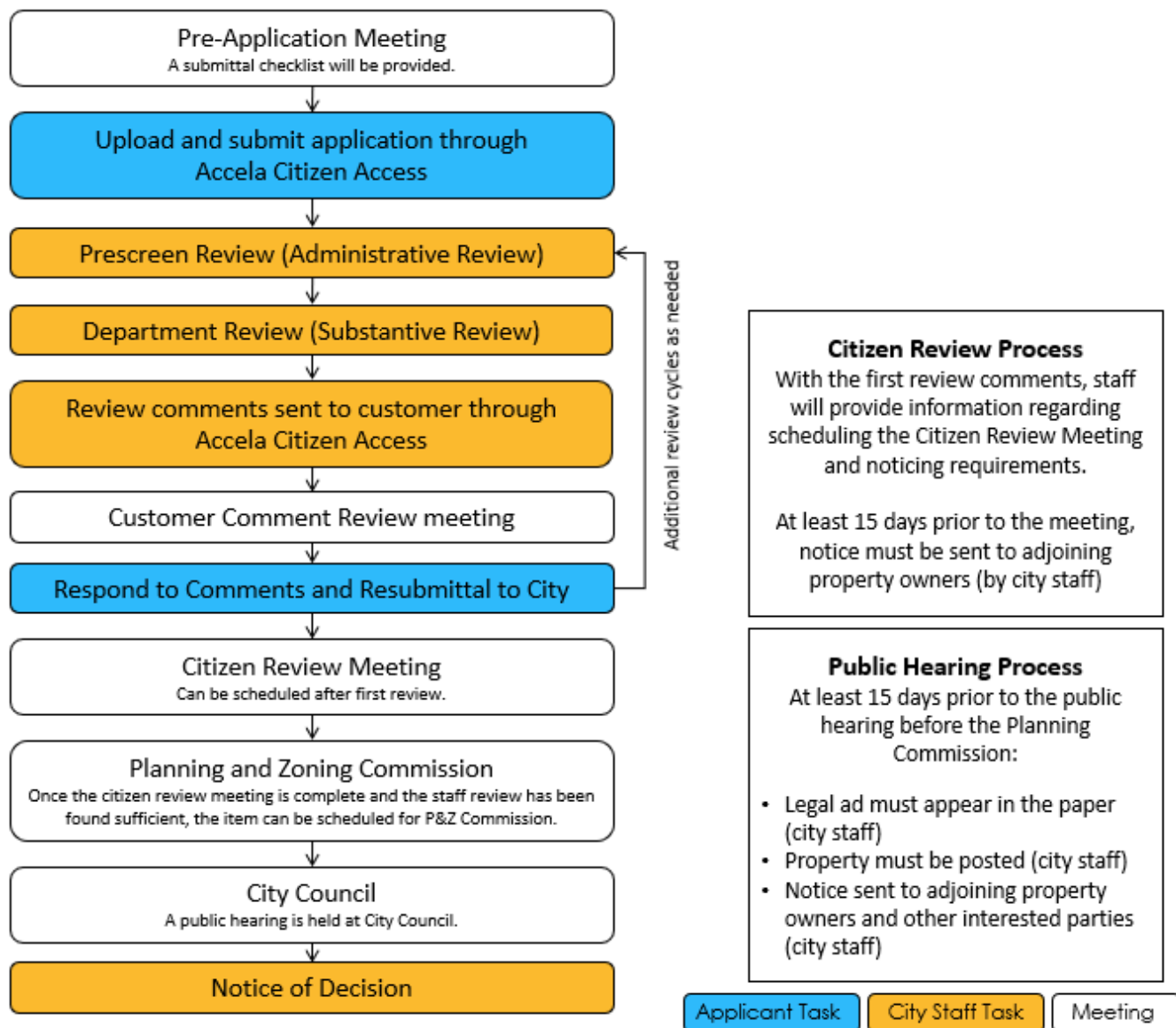
Conceptual Development Plan

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

Fees

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

Review Process for Minor and Major General Plan Amendments



Contact Us

www.goodyearaz.gov/development

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