

Thompson Funeral Chapel 21-20000020 Rezone and PAD overlay

Subtitle: Rezone for APN 500-04-019R
PAD overlay for APN's 500-04-019R & 500-04-015F

Presented by: David Molinar, Project Manager



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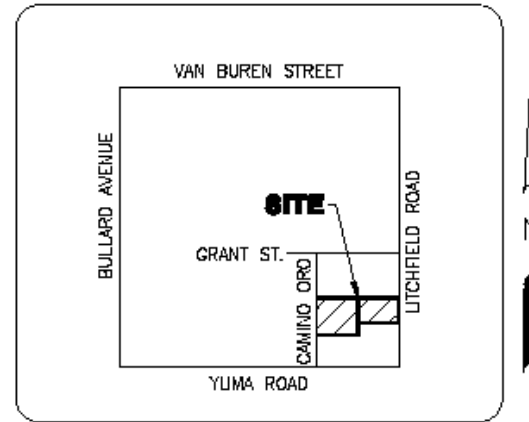


Thompson
Funeral Chapel



KSE DESIGN GROUP, PLC





VICINITY MAP

NOT TO SCALE

ASSESSOR PARCEL NUMBERS

APN 500-04-019R
APN 500-04-015F

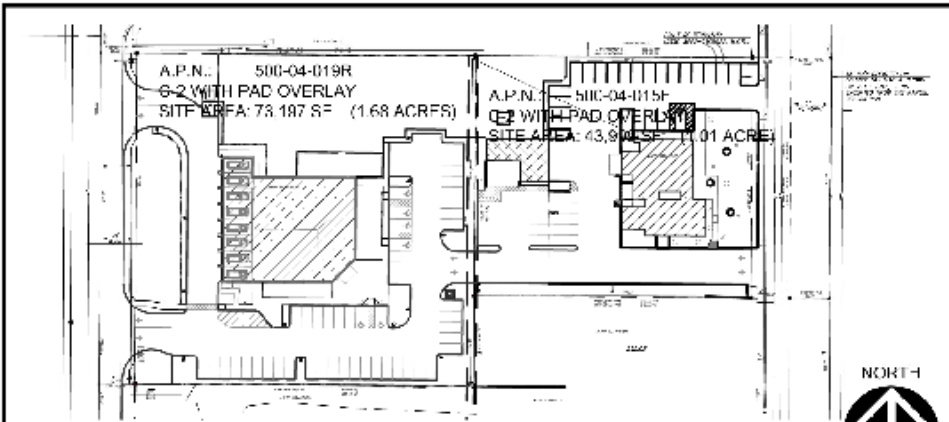
ZONING

I-1 AND C-2 (REZONED
TO C-2) WITH PAD OVERLAY

AREA

A.P.N.: 500-04-019R
GROSS AREA: 1.778 ACRES - 77,445 SQ. FT.
A.P.N.: 500-04-015F
GROSS AREA: 1.203 ACRES - 52,406 SQ. FT.
TOTAL GROSS AREA 2.981 ACRES - 129,851 SQ. FT.

VICINITY MAP				KSE DESIGN GROUP, PLC	
THOMPSON FUNERAL CHAPERAL LITCHFIELD ROAD GOODYEAR, ARIZONA 85338				2625 West Greenway Road, Suite 306 Phoenix, Arizona 85023 PH (602) 347-7007 FAX (602) 248-1310	
JOB NO. 21-009-134	DESIGNED CLS	DRAWN TDB	CHECKED DCK	DATE 09-16-2021	1 OF 1 SHEETS



1 SITE PLAN

THOMPSON'S FUNERAL CHAPEL

C-2 with PAD Overlay

Development Regulations

November 4, 2021

Permitted Uses: The permitted uses are those uses allowed in the C-2 General Commercial Zoning District as set forth in the City of Goodyear Zoning Ordinance, except: as modified below:

-Above grade Columbarium is an additional permitted use.

Development Standards: The development standards for the C-2 General Commercial Zoning District shall apply to this site. Unless expressly modified in this document, all development within the property shall comply with the requirements of the City of Goodyear Zoning Ordinance.

Additional Regulations:

1. All uses are subject to Administrative Site Plan review;
2. Design shall be in conformance with Article 3-3 Commercial Districts.



2 AERIAL VIEW

PROJECT DATA

LOCATION: 926 SOUTH LITCHFIELD ROAD
GOODYEAR, AZ 85388

ZONING: I-1 (PROPOSED REZONE TO C-2 WITH PAD OVERLAY)
C-2 EXISTING (PROPOSED PAD OVERLAY)

A.P.N.: 500-04-010R, 500-04-010F

SITE AREA: NEW LOT: 73,197 SF (1.68 ACRES)
EXIST. LOT: 43,999 SF (1.01 ACRE)
TOTAL LOTS: 117,196 SF (2.69 ACRES)

EXISTING BUILDING: 4,615 SF (1,544 SF ASSEMBLY)
EXISTING BUILDING: 1,402 SF
PROPOSED 3-BUILD DKG: 10,361 SF (5,000 SF ASSEMBLY)
TOTAL BUILDINGS: 16,378 SF

PERCENTAGE OF SITE COVERAGE:
16,378 SF / 117,196 SF = 14.0% COVERAGE

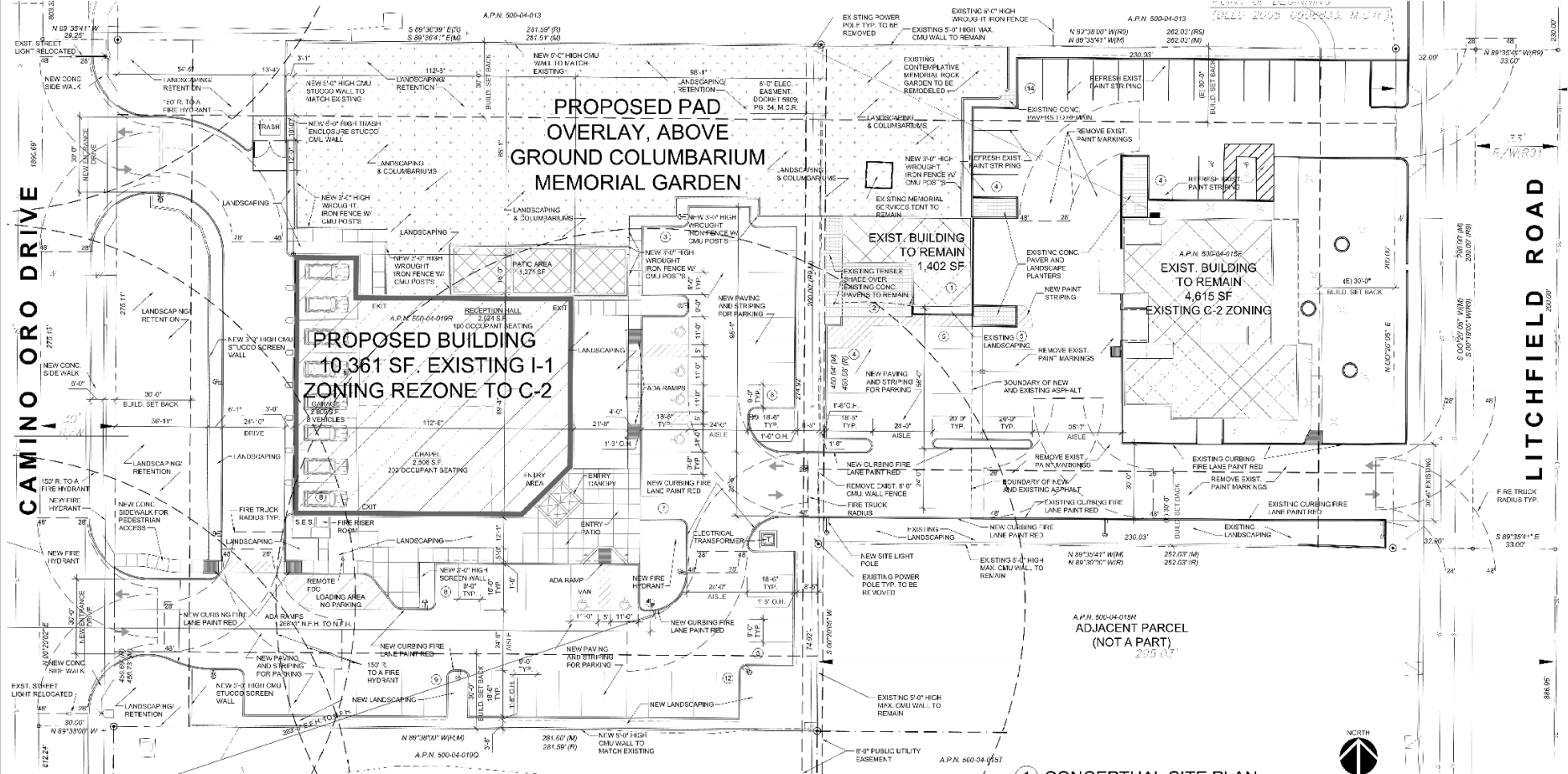
PARKING CALCULATIONS:
FUNERAL HOMES: 1 SPACE PER 75 SF ASSEMBLY AREA
TOTAL: 141 CURBSIDE, 6,552 / 75 = 87 REQUIRED SPACES
TOTAL GARAGE SPACES: 8
TOTAL EMPLOYER CAR CARRYOVER SPACES: 2
82 SPACES ON WEST LOT
36 SPACES ON EAST LOT
99 TOTAL SPACES PROVIDED

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1115 SOUTH LITCHFIELD STREET
SUITE 100
GOODYEAR, ARIZONA 85388
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1 CONCEPTUAL SITE PLAN

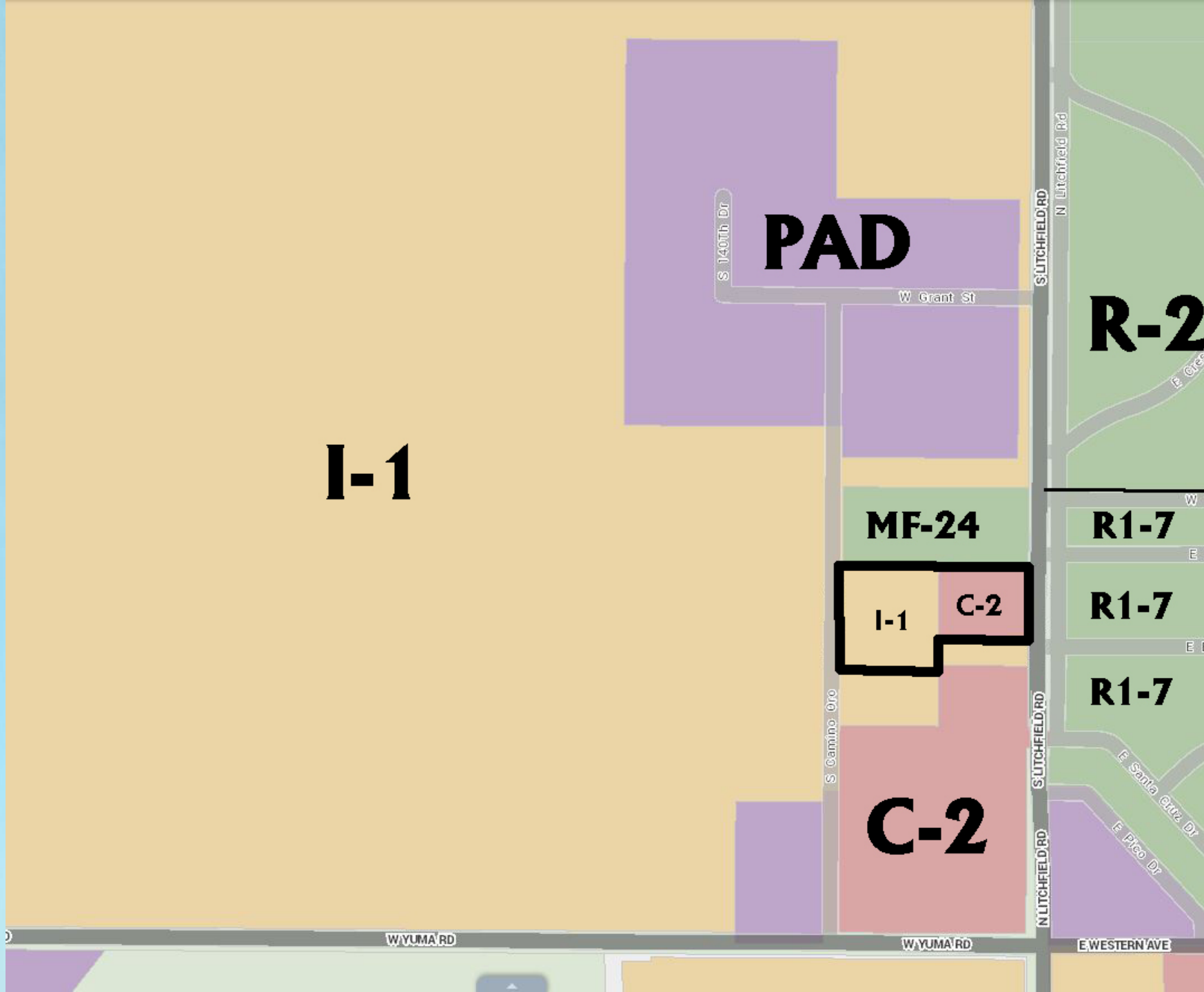
THOMPSON'S FUNERAL CHAPEL
CONCEPTUAL PLANS
926 SOUTH LITCHFIELD ROAD
GOODYEAR, ARIZONA 85388

PROJECT NUMBER:	207750-01
PROJECT MANAGER:	CM
DRAWN BY:	ARCHICON
CHECKED BY:	JWP
No. Revision	Date

SHEET DESCRIPTION
CONCEPT SITE PLAN FOR PAD



SHEET NO.
A100
ISSUE DATE: AUG. 13, 2021



I-1

PAD

R-2

MF-24

R1-7

C-2

R1-7

R1-7

C-2

W YUMA RD

W YUMA RD

E WESTERN AVE

S 140TH DR

W Grant St

S LITCHFIELD RD

N Litchfield Rd

S Camino Oro

S LITCHFIELD RD

N LITCHFIELD RD

E Santa Cruz Dr

E Pico Dr

I-1

PAD

R-2

MF-24

R1-7

PAD

R1-7

R1-7

C-2

S 140TH DR

W Grant St

S LITCHFIELD RD

N Litchfield Rd

E Green

W

E

E

S Camino Oro

S LITCHFIELD RD

N LITCHFIELD RD

E Santa Cruz Dr

E Pico Dr

W YUMA RD

W YUMA RD

E WESTERN AVE



② AERIAL VIEW

PROJECT DATA

LOCATION: 825 SOUTH LITCHFIELD ROAD
GOODYEAR, AZ 85338

ZONING: I-1 (PROPOSED RESZONE TO C-2 WITH PAD OVERLAY)
C-2 EXISTING (PROPOSED PAD OVERLAY)

A.P.N.: 500-94-010R, 500-24-010F

SITE AREA, NEW LOT: 73,197 SF (1.68 ACRES)
EXIST. LOT: 43,969 SF (1.01 ACRES)
TOTAL LOTS: 117,166 SF (2.68 ACRES)

EXISTING BUILDING: 4,815 SF (1,544 SF ASSEMBLY)
EXIST. BUILDING: 4,815 SF
PROPOSED BUILDING: 10,381 SF (5,800 SF ASSEMBLY)
TOTAL BUILDINGS: 15,196 SF

PERCENTAGE OF SITE COVERAGE:
16,378 SF / 117,166 SF = 14.0% COVERAGE

PARKING CALCULATIONS:
FUNERAL HOMES: 1 SPACE PER 75 SF ASSEMBLY AREA

TOTAL REQUIRED: 8,574 / 75 = 88 REQUIRED SPACES
PARKING PROVIDED:
9 TOTAL GARAGE SPACES
2 EXISTING CAR LIFT/STORAGE SPACES
52 SPACES ON WEST LOT
38 SPACES ON EAST LOT
99 TOTAL SPACES PROVIDED

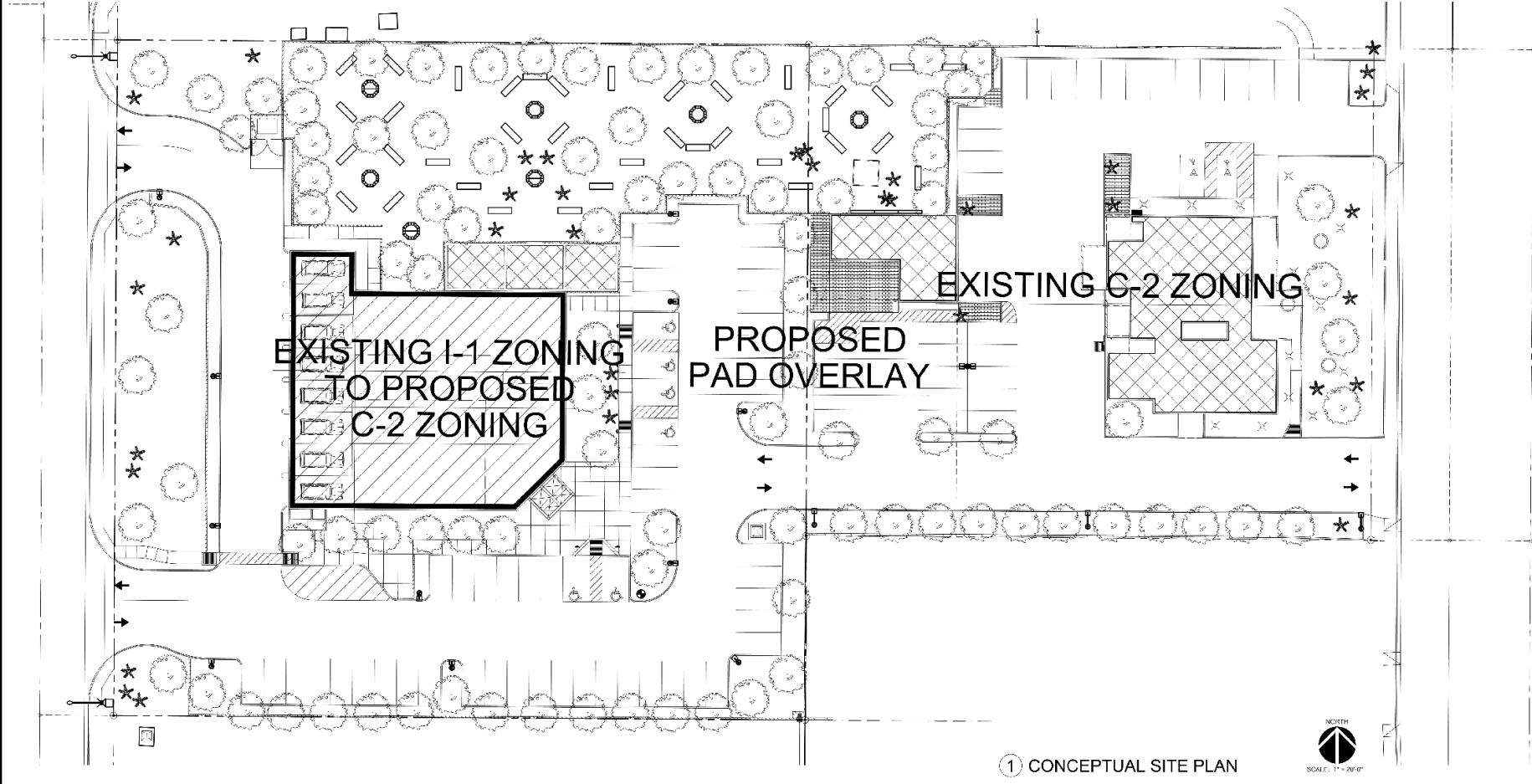
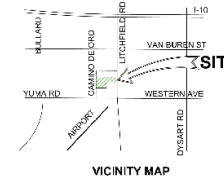
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① CONCEPTUAL SITE PLAN

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CONCEPTUAL PLANS
926 SOUTH LITCHFIELD ROAD
GOODYEAR, ARIZONA 85338

PROJECT NUMBER:	207750-01
PROJECT MANAGER:	JM
DRAWN BY:	ARCHICON
CHECKED BY:	JHP
No. Revision	Date

SHEET DESCRIPTION
CONCEPT SITE PLAN FOR PAD

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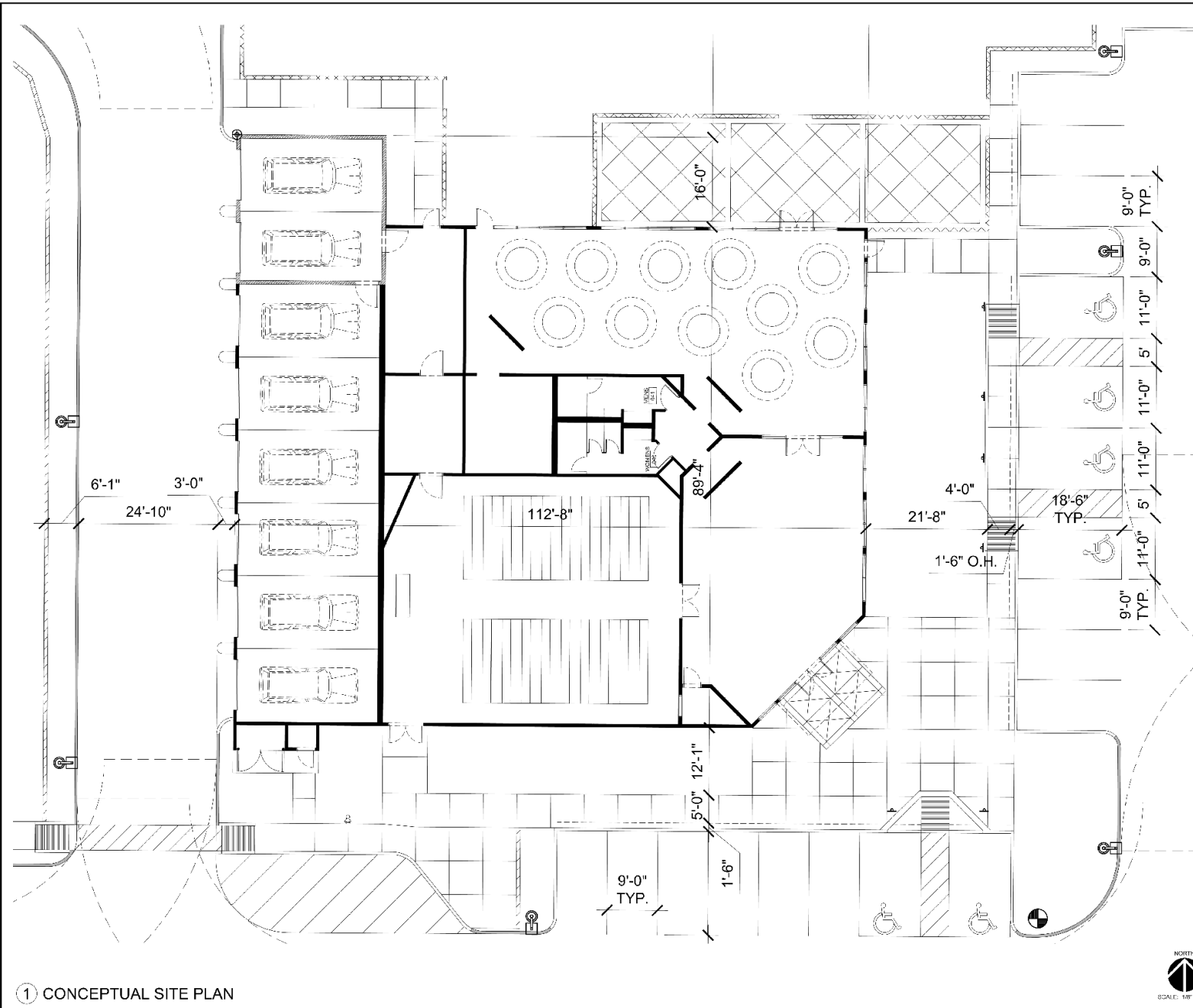
SHEET NO.

PSDR

ISSUE DATE: AUG. 13, 2021







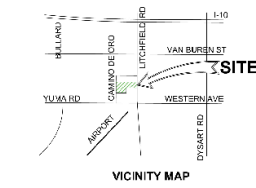
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PROJECT DATA

LOCATION: 926 SOUTH LITCHFIELD ROAD
GOODYEAR, AZ 85338

ZONING: I-1 (PROPOSED REZONE TO C-2 WITH PAD OVERLAY)
C-2 EXISTING (PROPOSED PAD OVERLAY)

A.P.N.: 800-04-01569, 800-04-0157

SITE AREA: NEW LOT: 73,197 SF (1.68 ACRES)
EXIST. LOT: 42,988 SF (1.01 ACRES)
TOTAL LOTS: 117,345 SF (2.69 ACRES)

EXISTING BUILDING: 4,615 SF (1,044 SF ASSEMBLY)
EXISTING BUILDING: 1,402 SF
PROPOSED BUILDING: 10,301 SF (2,330 SF ASSEMBLY)
TOTAL BUILDINGS: 16,318 SF

PERCENTAGE OF SITE COVERAGE:
16,318 SF / 117,345 SF = 14.0% COVERAGE

PARKING CALCULATIONS:
FUNERAL HOMES: 1 SPACE PER 75 SF ASSEMBLY AREA
TOTAL REQUIRED: 6,074 SF = 88 REQUIRED SPACES
PARKING PROVIDED: 9 TOTAL GARAGE SPACES
2 EMPLOYEE CAR CARPORT SPACE
32 SPACES ON WEST LOT
35 SPACES ON EAST LOT
99 TOTAL SPACES PROVIDED

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GOODYEAR, ARIZONA 85338

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CHECKED BY:	JHP
No. Revision	Date
1	
2	
3	
4	
5	

SHEET DESCRIPTION

CONCEPT SITE PLAN FOR PAD

PRELIMINARY
N.F.C.

PDR1

ISSUE DATE: AUG. 13, 2021

1 CONCEPTUAL SITE PLAN