



# ZONING APPROVAL APPLICATION REQUEST REVIEW

May 19, 2020

## APPLICANT INFORMATION

**Case:** PZ20-03-06  
**Owner/Applicant:** Garrett Seely, Fourplex Investment Group (FIG)  
**Agent:** David Bohn, BFH Group  
**Request (s):** Oakridge Farms Final Plat

## PROPERTY INFORMATION

**Parcel(s):** 501-33-987 & 988  
**Address:** 12945 W. Greenway Road  
**Property History:** UC Urban Corridor  
**Land Area:** 7.99 ac.  
**Building Area:** Vacant

## ZONING / LAND USES

**Existing Zoning/Land Use:** UC Urban Corridor/Vacant  
**Proposed Zoning/Land Use:** UC Urban Corridor/Vacant  
**ARS 28-8481 Zone:** N/A  
**Flood Zone:** N/A

## SURROUNDING PROPERTY

**North:** Single Family Residential (Surprise)  
**East:** Civil (Elementary School)  
**South:** Civil (Elementary School)  
**West:** Commercial (Retail)

## COMMUNITY SERVICES

**Water:** City of El Mirage  
**Sewer:** City of El Mirage  
**Electric:** APS  
**Police:** 4.5 Miles  
**Fire:** 2.0 Miles

## ACCESS

**Road:** Greenway Road  
**Class:** Major Arterial  
**Improvements:** Good  
**Condition:** Good

## SCHOOLS

**District:** Dysart Unified School District  
**Elementary:** Surprise Elementary School  
**High School:** Dysart High School

## STAFF REPORT

**Compliance with General Plan:**

The 2010 General Plan designates this area as part of the Neighborhoods Planning Area and is compatible with the General Plan's Land Use Map but requires an action from Council for the Final Plat to continue with the submittal, review and approval of the building and civil permits.

**Considerations:**

The applicant is developing eight (8) acres of vacant land into a Multi-Family Use located at the southeast corner of Greenway Road and Dysart Road. A Conditional Use Permit (CUP) was submitted for review and approval as required by Zoning Code §154.052. The El Mirage Planning and Zoning Commission recommended approval of the CUP at the December 10, 2019, Public Meeting with a 5-0 vote and Council granted approval of the CUP at the January 23, 2020, Public Meeting with a 6-0 vote.

Per Zoning Code §155.005 any land, vacant or improved, which is divided or proposed to be divided into four or more lots, parcels, sites, units, plots, or interests is considered a subdivision and requires a Preliminary and Final Plat prior to submitting building and civil plans for permits. The applicant submitted a Preliminary Plat Zoning Application for review; the Planning and Zoning Commission granted approval of the Preliminary Plat on February 11, 2020, with a 5-0 vote.

The applicant has submitted a Final Plat Zoning Application for final action from the Council.

**City Staff Review**

Staff has reviewed the Final Plat Zoning Application; is in support of the application and recommends approval with the following stipulations:

**Stipulations:**

The applicant shall address the stipulation stated by staff in the April 16, 2020, Memorandum with the building and civil plan submittals.

**Planning Commission**

No action required.

**Council**

Seeking final action for the project to proceed with submittal, review and approval of the building and civil permits.

**Attachment**

Application Packet