
MEMORANDUM

TO: Heralal A. Nandlal, Shop ALX LLC,

FROM: Jose A. Macias, Planner/GIS
Community Development Department, Planning & Zoning

RE: PZ21-01-03 Multi-Family Rezone / PZ21-03-08 Conditional Use Permit

DATE: May 27, 2021

Mr. Nandlal,

Please see the comments from the El Mirage Technical Advisory Committee (TAC) for the proposed Rezone and Conditional Use Permit for a Multi-Family Use.

BUILDING & SAFETY

1. No comment.

ENGINEERING

2. See attached memorandum.

ECONOMIC DEVELOPMENT

3. No comment.

FIRE DEPARTMENT

4. No comment.

PLANNING & ZONING

5. Please submit a Landscape Plan with existing and proposed landscaping.
6. The property owner shall in writing consent the following Conditional Uses.
 1. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the Conditional Use Permit procedure.
 2. All the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his or her successors or assigns.
 3. All conditions specifically stated under any conditional use listed in Zoning Code Chapter 154 shall apply and be adhered to by the owner of the land, his or her successors or assigns.
 4. All the special conditions shall be consented to in writing by the applicant.

5. The proposed Multi-Family Use shall not generate noise, vibrations, and odors that may become a nuisance to the general public.
6. No expiration date of the Conditional Use Permit is being proposed by staff; however, failure to meet and maintain these stipulations will result in revoking the Conditional Use Permit.

POLICE DEPARTMENT

7. No comment.

PUBLIC WORKS

8. No comment.

MEMORANDUM

TO: Jose Macias, Planner/GIS
FROM: Bryce Christo, P.E., Assistant City Engineer
SUBJECT: 11733 River Road Pre-Application Review
DATE: 03-18-21

Below are the Engineering Division's comments for the above referenced submittal provided in March 2021. **These items will have to be addressed prior to the Planning and Zoning Meeting.**

1. None.

The below items will have to be addressed during the Construction Plan Submittal.

Civil Plans

1. Civil Plans shall be submitted for review and approval. An Engineering Permit will be required.
2. The plans shall include:
 - a. Topographic contours at a minimum interval of two feet;
 - b. Adjacent streets and street rights-of-way;
 - c. Any exterior refuse collection areas;
 - d. Any exterior lighting
3. The provided deed shows the dimensions of the parcel as 120' x 120' which is different than what the Architectural Plans show. The plans will need to provide an updated boundary.
4. Provide an unobstructed view easement per City Detail EM-159 and 20' chamfer per City Detail EM-161 at the northwest corner of the property. No vehicles may park within these areas. The easement and right of way shall be dedicated to the City via separate instrument. The asphalt and CMU column located in this area shall be removed.
5. The Narrative references an 8-inch storm drain at the northeast corner of the property. The City is not aware of any storm drain in this location.
6. The Narrative states that "water that is not routed to city limits is retained in surrounding gravel and soil". Runoff cannot be retained on site unless it is within a designated retention basin or similar structure where the finished floors will be a minimum of 12 inches above the 100-year high water level and 14 inches above the low outfall of the lot. A Grading Plan with flow arrows is required to show how the site drains.
7. Multi-family uses require 2.25 parking spaces per unit and the office building requires a minimum of 4 spaces. Therefore, 11 parking spaces will be required. One of the parking spaces shall be a van accessible ADA space (11' space with 5' access aisle or 8' space

with 8' access aisle) with the necessary striping and signage. The ADA space shall have the shortest path to the building(s).

8. The standard parking spaces shall be a minimum of 18 feet long and a minimum of 9 feet wide. The parking spaces will need to be restriped.
9. Concrete curb is typically required around a parking area. The City will allow the wood planks but new planks must be installed and shall be permanently attached to the ground (i.e. rebar, etc.).
10. Provide existing and proposed utility information including the following:
 - a. Show water services lines & sizes
 - b. Show water meter sizes
 - c. Show irrigation services lines & sizes
 - d. Show irrigation meter sizes
 - e. Show sanitary service line and sizes
 - f. Show sewer cleanouts
 - g. Show hydrants
11. The proposed water meters shall be placed within the City's right of way, not within private property. The minimum proposed water service size shall be 1-inch and installed per City Detail EM-325. The proposed office will require a backflow preventer per City Detail EM-351. If a fire line is installed, a backflow preventer will also be required for that line with the size of the line determining which City detail to use.
12. Any proposed sewer service shall adhere to City Detail EM-440. The minimum service size is 4 inches. A backwater valve per City Detail EM-442 is required if the finished floor of the building is less than 12 inches higher than the upstream manhole of the main that the service ties into.
13. Plans shall include applicable City Notes. Call out MAG, City, etc. details to be used. Use the latest version of the City's Design and Development Standards Manual (DDSM) as a guide during the design. The link to the City information is [here](#).

Drainage Statement

14. A Drainage Statement is required.

Miscellaneous

15. A Dust Control Permit from the County will be required if more than 0.10 acre is disturbed. A copy of this permit shall be provided to the City prior to construction permit approval.

The above comments are meant to be general in nature and are not considered to be all inclusive. Additional comments will arise during the formal permit submittal.