



**DEVELOPMENT APPLICATION
REQUEST REVIEW**

AGENDA ITEM 5. 1.

APPLICANT INFORMATION

Case:	PZ21-06-19
Owner/Applicant:	Helena Rovala / Angel R. Torres
Agent:	Angel E Construction
Request(s):	Conditional Use Permit

PROPERTY INFORMATION

Parcel(s):	501-34-082 & 501-34-083
Address:	12420 W. Thunderbird Road
Property History:	Vacant Commercial building
Land Area:	1.0 ac.
Building Area:	43,000 sq. ft.

ZONING / LAND USES

Existing Zoning/Land Use:	Urban Corridor / Vacant
Proposed Zoning/Land Use:	Urban Corridor / Light Manufacturing
ARS 28-8481 Zone:	65-70 LDN
Flood Zone:	N/A

SURROUNDING PROPERTY

North:	Suburban Neighborhood / Single Family Residential
East:	Nature Reserve / City Park
South:	Suburban Neighborhood / Single Family Residential
West:	Urban Corridor / Medical Services

COMMUNITY SERVICES

Water:	City of El Mirage
Sewer:	City of El Mirage
Electric:	APS
Police:	City of El Mirage, 2.5 miles
Fire:	City of El Mirage, 0.25 miles

ACCESS

Road:	Thunderbird Road
Class:	Major Arterial
Improvements:	Good
Condition:	Good

SCHOOLS

District:	Dysart Unified School District
Elementary:	El Mirage Elementary School
High School:	Valley Vista High School (Surprise)

STAFF REPORT

Compliance with General Plan:	The 2020 General Plan designates this area as part of the Neighborhoods Planning Area and is compatible with the General Plan Land Use Plan but requires Planning & Zoning Commission recommendation and City Council approval for the development of the project.
City Zoning/Land Use	Per Zoning Code §154.050, a light manufacturing use in an Urban Corridor zone requires a Conditional Use Permit approval from the City.
ARS 28-8481 Land Use Compatibility	The site is located inside the Luke Air Force Base (LAFB) Noise Contour Zone and is subject to review from LAFB for land use compatibility pursuant to ARS § 28-8481. See attached review letter from LAFB.
Considerations:	<p>This application was presented to the Planning and Zoning Commission at the July 13, 2021, Public Hearing, where the Commission recommended the approval of the application with the stipulation that the side exterior storage yard be screened from public view with a six-foot tall block wall. After the meeting the applicant and property management re-elevated the stipulation and revised the site plan to have the exterior storage yard behind the building removing the block wall screening requirement.</p> <p>The 5.4-acre site is located on Thunderbird Road 400 feet west of the intersection of El Mirage Road and Thunderbird Road. The proposed light manufacturing will be occupying one-acre of the site at the northeast corner of the property, including 5,250 sq. ft. of interior space of the existing commercial building.</p> <p>The commercial building has been vacant for several years, and property management has been trying to find tenants for a while. The applicant will be making tenant improvements to the building to separate the light manufacturing from the commercial use. Once the improvements are completed, the applicant will be manufacturing tiny homes inside the building and storing the finished products outside.</p>
City Staff Review	Staff has reviewed the zoning application and has no objections to the request with the following stipulations.
Stipulations:	<ol style="list-style-type: none"> 1. The applicant shall address the Technical Advisory Committee TAC Review Comments stated in the June 24, 2021, Memorandum with construction and civil plans submittals. 2. The applicant shall consent in writing to the following zoning stipulations. <ol style="list-style-type: none"> 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,

	<p>and his or her successors or assigns.</p> <ol style="list-style-type: none"> 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, and his or her successors or assigns. 4. All the special conditions shall be consented to in writing by the applicant. 5. The proposed light manufacturing use shall not generate noise, vibrations, or odors that may become a nuisance to the 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. 7. Applicant will obtain and maintain a Business License.
Planning Commission	To provide a recommendation to Council on the proposed zoning application at the August 10, 2021, Public Hearing.
Council	Staff will be seeking a final action at the August 17, 2021, Public Hearing.
Attachment	Application Packet, TAC Review Comments and Luke AFB Review Letter.
Supportive Documents	<p>The following documents are available for viewing during regular business hours in the Development Service Department Planning and Zoning Division.</p> <ol style="list-style-type: none"> 1. Deed or Title Report

Attachments

Application Packet
TAC Comment
Luke AFB Comments