



**DEVELOPMENT APPLICATION
REQUEST REVIEW**

AGENDA ITEM 4. 2.

APPLICANT INFORMATION

Case:	PZ21-07-22
Owner/Applicant:	Lorenzo M Contreras Family Decedent's Trust / 1784 Capital Holdings LLC
Agent:	Kelly McKone, 1784 Capital Holdings LLC
Request(s):	Conditional Use Permit & Site Plan Approval

PROPERTY INFORMATION

Parcel(s):	501-86-560A & 501-86-559D
Address:	SEC of El Mirage Rd & Cactus Rd
Property History:	Vacant Lot
Land Area:	Vacant Lot
Building Area:	N/A

ZONING / LAND USES

Existing Zoning/Land Use:	UC Urban Corridor / Vacant
Proposed Zoning/Land Use:	UC Urban Corridor / Exterior Storage (RV & Mini Storage)
ARS 28-8481 Zone:	70 - 75 LDN
Flood Zone:	N/A

SURROUNDING PROPERTY

North:	Commercial Retail & Single Family Dwellings
East:	Multi-Family Dwelling
South:	Multi-Family Dwelling
West:	Commercial Retail

COMMUNITY SERVICES

Water:	City of El Mirage
Sewer:	City of El Mirage
Electric:	APS
Police:	City of El Mirage
Fire:	City of El Mirage

ACCESS

Road:	Cactus Road
Class:	Arterial
Improvements:	Good
Condition:	Good

SCHOOLS

District:	Dysart Unified School District
Elementary:	Riverview Elementary School
High School:	Dysart High School

STAFF REPORT

Compliance with General Plan:	The 2020 General Plan identifies the site as being part of the Neighborhood Planning Area and is consistent with the plan and no amendments are required.
City Zoning/Land Use	A Conditional Use Permit approval is required for this use to operate in an UC Urban Corridor zoning designation.
ARS 28-8481 Land Use Compatibility	The site is located within the Luke Air Force Base 70-75 LDN Noise Contour Lines and is subject to ARS 28-8481 Land Compatibility. See attached review comment letter from Luke AFB.
Considerations:	<p>This agenda item was tabled at the November 9, 2021, Planning and Zoning Commission Meeting at the request of the Commissioners to allow the applicant to provide additional information in response to comments from the public and the Commissioners. Below are the items the applicant has been asked to provide additional information.</p> <ol style="list-style-type: none"> 1. Drainage 2. Access easement off of El Mirage Road 3. Dump station/Wash bays located near the well site 4. Landscaping buffer 5. Block wall and canopies along the residential lots.
City Staff Review	City Staff has no objection or concerns regarding the zoning application.

Stipulations:	<p>Conditional Use permit: the applicant shall consent to the following stipulations in writing by adding them to the site plan.</p> <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, 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 use and site plan 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.
Planning Commission	Staff is seeking a recommendation to Council.
Council	Staff will seek a final action at the January 20, 2022, Public Hearing
Attachment	Revised Site Plan Docs.
Supportive Documents	Revised Site Plan

Attachments

Revised Site Plan