



**DEVELOPMENT APPLICATION
REQUEST REVIEW**

AGENDA ITEM 4. 1.

APPLICANT INFORMATION

Case:	PZ21-11-29
Owner/Applicant:	Gerber Collision and Glass
Agent:	William Malik Hammock
Request(s):	Conditional Use Permit

PROPERTY INFORMATION

Parcel(s):	501-33-976
Address:	15385 N Dysart Road, El Mirage Arizona 85335
Property History:	Vacant retail and commercial use (Formally Walgreens)
Land Area:	1.79 ac.
Building Area:	16,075.5 sf.

ZONING / LAND USES

Existing Zoning/Land Use:	Urban Corridor/ Retail Commercial
Proposed Zoning/Land Use:	Urban Corridor / Auto Services Use
ARS 28-8481 Zone:	N/A
Flood Zone:	Flood Zone AE (Flood Plain & Flood Way)

SURROUNDING PROPERTY

North:	Single Family Dwelling (CofS)
East:	Retail Commercial
South:	Vacant Retail Commercial
West:	Single Family Dwelling (CofS)

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:	Dysart Road
Class:	Arterial
Improvements:	Good
Condition:	Good

SCHOOLS

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

STAFF REPORT

Compliance with General Plan:	The 2020 General Plan identifies this site as being in the Neighborhoods Planning Area and the use being in compliance with the plan.
City Zoning/Land Use	The property is zoning Urban Corridor (UC), the proposed Auto Services Use requires a Conditional Use Permit approval in order to operate.
ARS 28-8481 Land Use Compatibility	The site is located outside the Luke Air Force Base and is not subject to ARS land use compatibility review.
Considerations:	The applicant is requesting the approval of a Conditional Use permit for an auto collision and glass repair shop at the southeast corner of Dysart Road and Greenway Road in the vacant Walgreens +/-16,075 sf building. Site improvements would include a six-foot block wall at the back of the site to enclose an exterior storage area. The applicant would be required to apply a for tenant improvements permit to remodel the interior space of the building and for the block wall. Gerber Collision and Glass' parent company is The Boyd Group, which is a publicly traded company on the Toronto Stock exchange and a \$5.2 billion market Cap company; it has over 819 company-owned locations in North America with 27 locations in Arizona. The Boyd Group Inc. is one of the largest operators of non-franchised collision repair centers in North America in terms of number of locations and sales. The current focus on growth in the Phoenix market is primarily in the West Valley and along the 303 corridor. The potential Dysart Road site provides coverage in the Northwest Valley that supports the overall market strategy for Gerber Collision and Glass.
City Staff Review	Staff has reviewed the zoning application and has no objections.
Stipulations:	<ol style="list-style-type: none"> 1. The applicant shall address the Technical Advisory Committee (TAC) Review Comments mention in the December 1, 2021, memorandum with the construction plan submittal. 2. 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. 3. 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. 4. 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. 5. All the special conditions shall be consented to in writing by the applicant.

	<ol style="list-style-type: none"> 6. The proposed Auto Services Use for an auto collision and glass repair shall not generate noise, vibrations, and odors that may become a nuisance to the public. 7. All work shall be conducted in a completely enclosed building or area. 8. All storing of vehicles shall be kept in a completely enclosed area. 9. No inoperable vehicles shall be placed or stored within public's view. 10. Applicant shall apply for sign permits as required by zoning code §154.125. 11. The applicant shall apply for and maintain a City business license. 12. The applicant shall submit construction design permits for review and approval by the City prior to the issuance of a Certificate of Occupancy. 13. The applicant shall address the Technical Advisory Committee review comments mentioned in this memorandum as instructed or with the construction design permit submittal.
Planning Commission	Staff is seeking a recommendation to Council.
Council	Staff will be seeking a final action at the January 20, 2022, Public Hearing.
Attachment	Development Application and Staff Report
Supportive Documents	None

Attachments

Application Packet
TAC Review Comments