



**DEVELOPMENT APPLICATION
REQUEST REVIEW**

APPLICANT INFORMATION

Case:	PZ21-08-24
Owner/Applicant:	SB&W Investments
Agent:	SB&W Investments
Request(s):	Conditional Use Permit / Site Plan Approval

PROPERTY INFORMATION

Parcel(s):	501-35-003
Address:	11805 W Thunderbird Road
Property History:	Vacant
Land Area:	0.29 ac.
Building Area:	N/A

ZONING / LAND USES

Existing Zoning/Land Use:	Urban Corridor UC / Vacant
Proposed Zoning/Land Use:	Urban Corridor UC / Auto Services
ARS 28-8481 Zone:	65 DNL
Flood Zone:	N/A

SURROUNDING PROPERTY

North:	Commercial Retail
East:	Commercial Retail
South:	Single Family Residential
West:	Commerical 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:	Thunderbird Road
Class:	Major Arterial
Improvements:	Good
Condition:	Good

SCHOOLS

District:	Dysart Unified School District
Elementary:	El Mirage Elementary School
High School:	Dysart High School

STAFF REPORT

Compliance with General Plan:	The 2020 General Plan identifies this site as being in the Thunderbird Core Planning Area and the use being in compliance with the plan.
City Zoning/Land Use	The property is in the Urban Corridor (UC) zoning and the Thunderbird Road Overlay District. The proposed Auto Services Use requires a Conditional Use Permit and Site Plan approval by the governing body.
ARS 28-8481 Land Use Compatibility	The site is located outside the Luke Air Force Base (LAFB) Noise Contour Zone, but inside the Military Airport Territory Area and is not subject to review from LAFB for land use compatibility with ARS 28-8481.
Considerations:	The applicant is requesting approval of a conditional use permit and site plan to develop 0.29 acres of land located on Thunderbird Road for an express car wash operation. The site plan does not meet the Thunderbird Road Overlay District requirement of the principal building being located along the front of the property and the ground floor facade being at least 50% width of the parcel. The applicant is formally requesting to divert from these provisions pursuant to zoning code §154.081.F.
City Staff Review	No concerns or objections.
Stipulations:	Applicant shall consent to and address TAC Review Comments noted in the February 14, 2022, memorandum with the submittal of construction design plans.
Planning Commission	Staff will seek a recommendation at the March 8, 2022, Public Hearing
Council	Staff will seek final action at the April 5, 2022, Public Hearing
Attachment	Zoning Application, TAC Review Comments and Luke Review Email.
Supportive Documents	The following documents are available for viewing during regular City of El Mirage business hours in the Development Services Department Planning and Zoning: 1. Drainage Statement, 2. ALTA Survey, 3. Phase 1 Environmental Report, and 4. Traffic Impact Study