



## DEVELOPMENT APPLICATION REQUEST REVIEW

### APPLICANT INFORMATION

<b>Case:</b>	PZ22-01-01
<b>Owner/Applicant:</b>	KGR Group, LLC
<b>Agent:</b>	Hauser Engineering Group, LLC
<b>Request(s):</b>	Site Plan Approval

### PROPERTY INFORMATION

<b>Parcel(s):</b>	501-36-283G
<b>Address:</b>	SEC of El Mirage Road and Thunderbird Road
<b>Property History:</b>	Vacant
<b>Land Area:</b>	2.19 acres
<b>Building Area:</b>	1,085 sq. ft. (Proposed)

### ZONING / LAND USES

<b>Existing Zoning/Land Use:</b>	UC Urban Corridor / Vacant
<b>Proposed Zoning/Land Use:</b>	UC Urban Corridor / Restaurant
<b>ARS 28-8481 Zone:</b>	65 DNL
<b>Flood Zone:</b>	N/A

### SURROUNDING PROPERTY

<b>North:</b>	Single Family Residential
<b>East:</b>	Multi-Family Residential
<b>South:</b>	Civic Services (Fire Station & Library, Summer 2022)
<b>West:</b>	Elementary School

### COMMUNITY SERVICES

<b>Water:</b>	City of El Mirage
<b>Sewer:</b>	City of El Mirage
<b>Electric:</b>	City of El Mirage
<b>Police:</b>	City of El Mirage
<b>Fire:</b>	City of El Mirage

### ACCESS

<b>Road:</b>	El Mirage Road and Thunderbird Road
<b>Class:</b>	Major Arterials
<b>Improvements:</b>	N/A
<b>Condition:</b>	Good

#### SCHOOLS

<b>District:</b>	Dysart Unified School District
<b>Elementary:</b>	El Mirage Elementary
<b>High School:</b>	Dysart High School

#### STAFF REPORT

<b>Compliance with General Plan:</b>	The 2020 General Plan identifies this site as being in the Thunderbird Core Planning Area and the use being in compliance with the plan.
<b>City Zoning/Land Use</b>	The site is located in the Urban Corridor zoning with the proposed development being a permitted use but requires a recommendation from the Planning and Zoning Commission and final action from Council.
<b>ARS 28-8481 Land Use Compatibility</b>	The site is located within the Luke Air Force Base Noise Contours Zone and is subject to ARS 28-8481 land use compatibility. Please see the attached review comments from Luke Air Force Base.
<b>Considerations:</b>	The applicant is requesting the approval of a site plan zoning application for a restaurant use on a portion of a vacant parcel located at the southeast corner of El Mirage Road and Thunderbird Road. The project site will be developed in two phases, with the Rally's Fast-Food Restaurant (1,088 sq. ft. building on 1.08 acres) being developed first, and in one single development sequence. When the future pad site (Lot 2) is ready to be developed, it will be processed through the City of El Mirage Development Services process.
<b>City Staff Review</b>	No concerns or objections.
<b>Stipulations:</b>	The applicant shall address the TAC Review Comments mentioned in the March 11, 2022, Memorandum with the submittal of construction documents. Please see attached TAC Review Comments.
<b>Planning Commission</b>	Staff will seek a recommendation at the March 29, 2022, Special Public Meeting.
<b>Council</b>	Staff will seek a final action at the April 19, 2022, Public Meeting.
<b>Attachment</b>	Zoning Application, TAC Review Comments and Luke Review.
<b>Supportive Documents</b>	The following documents are available for reviewing during City of El Mirage regular business hours in the Development Services Department Planning and Zoning Division; Title Report, ALTA Survey, Phase I Environmental Assessment, Drainage Report, Utility Report, Traffic Impact Statement, and Grading and Drainage.