

DEVELOPMENT APPLICATION STAFF REPORT

Case Number:	PZ23-02-05	Request:	Site Plan Amendment
Project Name:	Rally's Site Plan Amendment		
Applicant/Owner:	Hitchens Associates Architects / KGR Group LLC		
Project Address:	12239 W Thunderbird Road,	Acreage:	1.08 ac.

Considerations	The applicant is requesting the approval of a site plan amendment to a previously approved site plan (PZ22-01-01) for a fast-food restaurant at the southeast corner of Thunderbird Road and El Mirage Road. Modifications to the site include the building being moved, the escape lane being removed, trash enclosure relocated, out-door patio reduced, an addition of a second restroom and a walk-in cooler, and adjusting the parking spaces. Per zoning code §154.156.H, modifications to a major site plan shall be resubmitted and shall be subject to regulations in sections C, D and F.
General Plan Compliance	The El Mirage 2020 General Plan identifies this site as being in the Thunderbird Core Planning Area and is with the plan.
Zoning & Land Use	The site is located in the Urban Corridor (UC) zoning area with the proposed use of a fast-food restaurant being a permitted use but requires a recommendation from the Planning and Zoning Commission and final action from Council for the applicant to proceed with the submission of the construction documents for review.
ARS 28-8481 Land Use Compatibility	Not applicable for a site plan amendment application; Luke AFB provided comments with the original zoning application case PZ22-01-01.
City Staff Review	Staff has reviewed the application and finds it to be in compliance with the zoning code requirements.
Stipulations:	The applicant shall address the TAC Review comments mentioned in the March 17, 2023, memorandum with the submittal of the construction documents for permitting review.
Planning Commission	Staff will present and seek a recommendation to the City Council at the March 28 th special public meeting.
City Council	Staff will present and seek a final action from the City Council at the April 18, 2023, public meeting.
Attachments	Zoning Application and TAC Review Comments.
Supportive Documents	The Supportive Documents are available for review during the City of El Mirage's regular business hours in the Development Services Department Planning and Zoning Division.