



# DEVELOPMENT APPLICATION STAFF REPORT

<b>Case Number:</b>	PZ23-12-21	<b>Request:</b>	Final Plat
<b>Project Name:</b>	Rally's Burger Final Plat		
<b>Applicant/Owner:</b>	The KGR Group, LLC		
<b>Project Address:</b>	12239 W Thunderbird Road, El Mirage AZ 85335	<b>Acres</b>	2.19

<b>Considerations</b>	<p>The applicant requests the approval of a final plat for a 2.19-acre parcel at the southeast corner of El Mirage Road and Thunderbird Road to dedicate the following.</p> <ul style="list-style-type: none"> <li>Cross access for parking, and drainage easements.</li> <li>Public utilities easement along Thunderbird Road with a landscaping meter easement for the irrigation system.</li> <li>A one-foot-wide Vehicular Non-Access Easement (VNAE) along the frontages of Thunderbird Road and El Mirage Road except at the driveways.</li> </ul>
<b>General Plan Compliance</b>	The El Mirage 2020 General Plan identifies the site as being in the Thunderbird Core Planning Area and follows the plan.
<b>Zoning &amp; Land Use</b>	The property is zoned Urban Corridor with the land use of a restaurant with a drive-thru facility.
<b>ARS 28-8481 Land Use Compatibility</b>	No action is required.
<b>City Staff Review</b>	City staff reviewed the application and found that it meets the zoning code requirements to proceed with the City Council's final action.
<b>Stipulations:</b>	None.
<b>Planning Commission</b>	No action is required.
<b>City Council</b>	Staff will seek a final action from the City Council at the July 2, 2024, meeting.
<b>Attachments</b>	Application documents.
<b>Supportive Documents</b>	Not Required.