



DEVELOPMENT APPLICATION STAFF REPORT

Case Number:	SP24-08-01	Request:	Site Plan Approval
Project Name:	Black Rock Coffee		
Applicant/Owner:	Helix Engineering, LLC / D.R. Horton, Inc. Dietz Crane		
Project Address:	12443 NW Grand Avenue, El Mirage AZ 85335	Acres	2.2 ac

Considerations	The applicant is requesting approval for a site plan zoning application to develop a two-acre vacant lot located at the northwest corner of Grand Avenue and Acoma Drive into a drive-thru coffee bar. This project will contain a 620 SF Black Rock Coffee building, double drive-thru lanes, and limited onsite parking. A patio is planned on the south side of the building. The operation will be focusing on a drive-thru service with a walk-up window. No inside seating will be provided. Business hours are 5 pm to 7 pm daily with up to 5 employees. The south edge of the site is planned for cross-access to serve future development northwest of this project.
General Plan Compliance	The El Mirage 2020 General Plan identifies the site as being in the Mixed-Use Planning Area and follows the plan.
Zoning & Land Use	The property is zoned UC Urban Corridor with a land use designation status of a undeveloped commercial land.
ARS 28-8481 Land Use Compatibility	The site is located outside the Luke Air Force Base (LAFB) Noise Contour Zone, and the Military Airport Territory Area and is not subject to ARS 28-8481, land use compatibility regulations. However, LAFB confirmed that the project will not have a negative impact on the base’s daily operations. See the attached Luke AFB review email.
City Staff Review	City staff reviewed the application and found that it meets the zoning code requirements to proceed with the public hearing.
Stipulations:	The applicant shall consent and address the TAC Review comments mentioned in the August 20, 2024, memorandum.
Planning Commission	Recommended approval of the application with a 5-0 unanimous vote at the September 10, 2024, meeting.
City Council	Staff will present and seek a final action from the City Council at the October 1, 2024, public meeting.
Attachments	Zoning Application, TAC Review Comments, Luke Review Comments, and Draft Planning and Zoning Meeting Minutes.
Supportive Documents	Supportive documents are available for review at the El Mirage Development Services Department, Planning & Zoning Division during the city’s work hours.

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