



DEVELOPMENT APPLICATION STAFF REPORT

Case Number:	SP24-09-01	Request:	Site Plan Approval
Project Name:	Thunderbird Project		
Applicant/Owner:	ProCa Design LLC/ Maria V Sanchez		
Project Address:	12130 W Thunderbird Road, El Mirage AZ 85335	Acres	0.30 ac.

Considerations	The applicant is requesting the approval of a site plan zoning application to develop a 2,916-square-foot commercial building at the northeast corner of Thunderbird Road and Palm Street. The building will have two 1,458 square foot suites with parking on the side and rear. No tenants have been mentioned in the approval, tenant improvement permits will be required before the city can issue the certificate of occupancy. The project will be completed in one phase which includes additional landscaping throughout the property.
General Plan Compliance	The El Mirage 2020 General Plan identifies the site as being in the Thunderbird Core Planning Area and follows the plan.
Zoning & Land Use	The property is zoned UC Urban Corridor with a land use designation status of a vacant commercial lot. The site is located in the Thunderbird Road District Overlay and is subject to its regulations.
ARS 28-8481 Land Use Compatibility	The site is located inside the Luke Air Force Base (LAFB) Noise Contour Zone, and the Military Airport Territory Area and is subject to ARS 28-8481, land use compatibility regulations. Once the review letter from the base has been received, staff will provide a copy to the applicant.
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 October 17, 2024, memorandum.
Planning Commission	The Commission reviewed and recommended approval of the zoning application at the November 12, 2024, public meeting with a 4-0 vote.
City Council	Staff is seeking a final action from the Council so the applicant may proceed with the submittal of construction documents.
Attachments	Zoning Application, and TAC Review Comments.
Supportive Documents	Supportive documents are available for review at the El Mirage Development Services Department, Planning & Zoning Division during the city's work hours.