



# DEVELOPMENT APPLICATION STAFF REPORT

<b>Case Number:</b>	SP24-04-01	<b>Request:</b>	Site Plan Approval
<b>Project Name:</b>	T-Bird Office & Retail		
<b>Applicant/Owner:</b>	RLepora Architecture / Mariana L Arismendez		
<b>Project Address:</b>	11919 W Thunderbird Rd, El Mirage AZ 85335	<b>Acres</b>	0.20 ac

<b>Considerations</b>	The applicant requests the approval of a site plan zoning application to develop a property into an office and retail suite. The property has been vacant and undeveloped for several years and once was used as a furniture store, 2,750 square feet of the front portion of the building was demolished. The remaining 3,250 square feet of building will be used for the proposed development of four suites for office space, personal services, and retail. A landscaped courtyard will be located at the front of the property. The property does not have the space to meet the parking requirements and intends to use the on-street parking and city-owned parking lot west of the post office.
<b>General Plan Compliance</b>	The El Mirage 2020 General Plan identifies the site as in the Thunderbird Core Planning Area and follows the plan.
<b>Zoning &amp; Land Use</b>	The property is zoned UC Urban Corridor with the Thunderbird Road Overlay District; however, it is not subject to the overlay regulations because it is not concerned with a new building. The land use is classified as undeveloped commercial property.
<b>ARS 28-8481 Land Use Compatibility</b>	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. See the attached Luke AFB review email.
<b>City Staff Review</b>	City staff reviewed the application and found that it meets the zoning code requirements to proceed with the public hearing.
<b>Stipulations:</b>	The applicant shall consent and address the TAC Review comments mentioned in the April 29, 2024, memorandum.
<b>Planning Commission</b>	Staff is seeking a recommendation from the Planning and Zoning Commission to the City Council for final action.
<b>City Council</b>	Staff will present and seek a final action from the City Council at the June 4, 2024, public hearing.
<b>Attachments</b>	Zoning Application, TAC Review Comments, and Luke Review Comments.
<b>Supportive Documents</b>	Supportive documents are available for review at the El Mirage Development Services Department, Planning & Zoning Division during the city's work hours.

