



DEVELOPMENT APPLICATION STAFF REPORT

Case Number:	CUP24-09-01	Request:	Conditional Use Permit
Project Name:	Greenway Towing Storage		
Applicant/Owner:	Jared Urban / Yousif A Yousif		
Project Address:	11925 NW Grand Avenue, El Mirage AZ 85335	Acres	0.2 AC. (6,660 SF)

Considerations	<p>The applicant is seeking approval for a conditional use permit to operate an outdoor storage yard for his towing company, located in an Urban Corridor zone. This yard will be used to store vehicles seized by the City of Surprise Police Department. It is situated at the intersection of Grand Avenue and Luna Street, within a multi-tenant property that also houses a tire sales and repair shop, an online auto sales business, and a tattoo parlor. The public will have access to the tow yard by appointment only during regular business hours, Monday to Friday. Per zoning code §154.100. H, 2, all outdoor storage for commercial operations shall be conducted within an area completely enclosed and screened from view by a six-foot wall. Members of the Technical Advisory Committee (TAC) have raised concerns that the selected site is too small to operate the tow yard effectively, especially as they observe vehicles parked on public streets while other vehicles are being moved around the lot. The applicant made improvements to the site without obtaining the necessary permits. These improvements included installing a screen on the existing wrought iron fence, installing signage, and planting three trees in the City’s right-of-way. If the conditional use permit is approved, the applicant will be required to submit the necessary permits for review, approval, and inspection. All stipulations mentioned on February 3, 2025, must be fulfilled for the conditional use permit to be approved and for the tow yard to continue its operation.</p>
General Plan Compliance	The El Mirage 2020 General Plan designates the site within the Mixed-Use Planning Area and adheres to the plan.
Zoning & Land Use	The property is designated as an Urban Corridor (UC) zoning and has an existing non-conforming use for auto sales and repair. The proposed outdoor storage facility must obtain a conditional use permit to operate.
ARS 28-8481 Land Use Compatibility	Not applicable.
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 February 3, 2025, memorandum.
Planning Commission	The Commissioners voted unanimously, 5-0, to recommend the denial of the application, stating that the site is not suitable for the operation.

City Council	Staff is seeking a final action from the City Council to proceed with the permit review.
Attachments	Zoning Application, and TAC Review Comments,
Supportive Documents	Not applicable.