

City of El Mirage

City Council

City Chambers
10000 N. El Mirage Road
El Mirage, Arizona 85335

April 1, 2025

Action Item: Greenway Towing Storage
Conditional Use Permit / Site Plan



Site Location

Greenway Towing LLC

11925 NW Grand Avenue
El Mirage, AZ 85335

Lot Size: 0.2 Acres (6,670 sf.)

2020 General Plan: Mixed-Use Planning Area

Zoning: Urban Corridor (UC)

Overlays: Downtown Revitalization Area

Land Use: Auto Sales and Services

ARS 28-8481: N/A

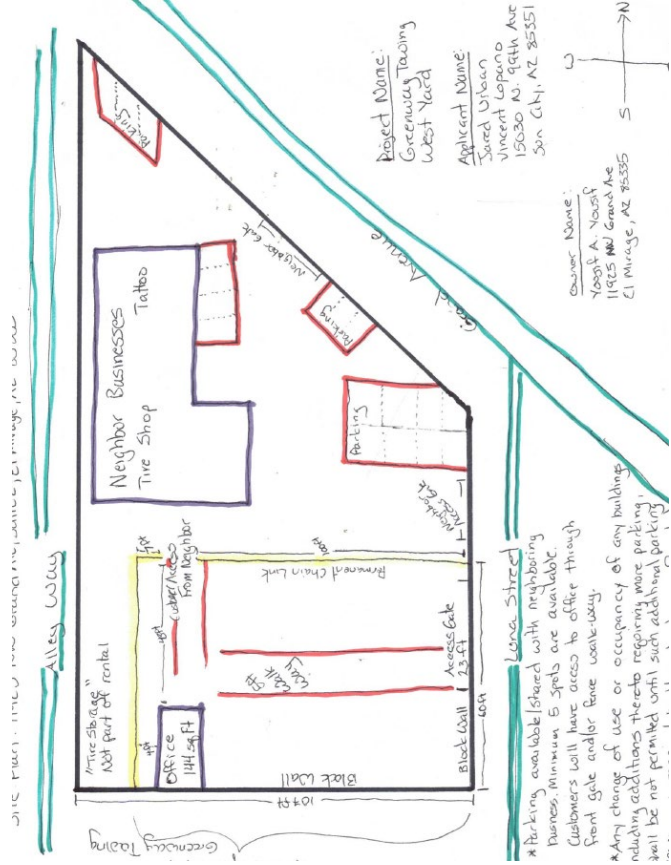
Flood Zone: N/A

Proposed Use: Outdoor Storage

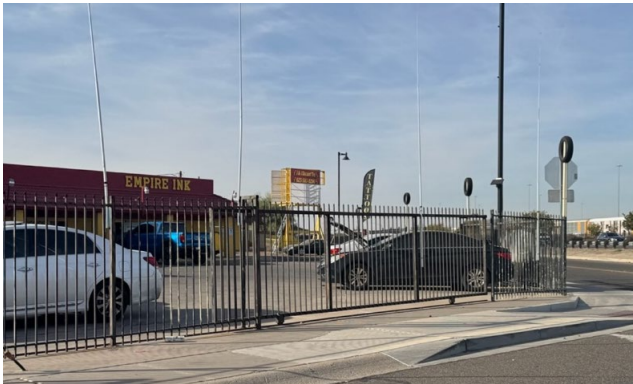
Table of Land Use: Conditional Use Permit



Site Plan



Site Photos



Landscaping



Conditional Use Permit

The Planning Commission and City Council shall, in addition to any other conditions, impose the following general conditions upon every conditional use permit granted.

1. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
2. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his or her successors, or assigns.
3. All conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his or her successors, or assigns.
4. All of the special conditions shall be consented to in writing by the applicant.
5. The proposed outdoor storage yard for the tow yard use shall not create noise, vibrations, parking, or odor that may become a nuisance to the public.
6. All outdoor storage for commercial operations shall be conducted within an area completely enclosed and screened from view, except for access points, by a wall at least six feet in height.
7. If approval is granted, the applicant shall submit construction documents for review and approval, including the mobile office, parking lot, signage, and landscaping.
8. All vehicles being stored shall be placed in the enclosed storage out of the public view.
9. Applicant shall ensure all vehicles don't leak fuel or other liquids.
10. The applicant shall keep a current City business license at all times.
11. If the conditional use permit is granted, the permit shall be issued upon the signature of the Senior Planner / Zoning Administrator, and any conditions, automatic termination date, or period of review shall be stated on the permit.



Maricopa County Assessor's Office: 10/2024 -12/2024

Staff Review:

The Technical Advisory Committee (TAC) staff has reviewed the application and found that it meets the zoning code requirements and may proceed with the public hearings.

Stipulation(s):

Consent and Address the stipulations in the February 3, 2025, Memorandum.

Public Comment:

One (1): A resident cited concerns about traffic conditions created by the tow trucks parked on the street, grease and oil on the street from the vehicles, the maneuvering of the vehicles onto the street, and the vacant lot across the street.

Planning & Zoning 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:

April 1, 2025: Final Action



Photos



Before P&Z Hearing: March 11, 2025



After P&Z Hearing: March 12, 2025





Applicant: Greenway Towing LLC

