

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Alexander Bosworth, Planner

Through: Rick Williams, Planning and Zoning Manager

Date: November 25, 2024

RE: **DRP24-10 O'Reilly Auto Parts – Informational Report to the Planning and Zoning Commission**

The applicant has submitted a request for DRP approval for an O'Reilly Auto Parts commercial development, generally located west of the northwest corner of W. Maricopa-Casa Grande Hwy., and N. Shea Way. This item will be presented to the Planning and Zoning Commission as an informational item for the purpose of receiving input from the public and the Commission. The proposal consists of the following:

1. An application by O'Reilly Auto Enterprises, LLC, to develop a +/- 7,735 sq. ft. commercial building on an approximately 0.705-acre site on APN parcel(s) # 510-12-062A.
2. The development will consist of the construction of the following elements:
 - a. A +/- 7,735 sq. ft. concrete block commercial building.
 - b. 29 off-street parking spaces.
 - c. One (1) full access point along the southern private driveway, and two (2) shared access points to the north adjacent to the existing Tractor Supply Co. development.
 - d. The development will not be phased.

With this memo, you will find the attached exhibits further illustrating details of the proposal:

Exhibit A – Project Narrative
Exhibit B – Site Plan
Exhibit C – Landscape Plan
Exhibit D – Color Elevations
Exhibit E – Photometric Plan

