



PLANNING & ZONING COMMISSION

STAFF REPORT

Meeting Date: 5/7/2026

Agenda Item: 3C

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Eric Cook, Planner II
SUBJECT: Take 5 Oil Change: Conditional Use Permit (CU26-02)
8850 W Thunderbird Road, Peoria, AZ 85381

PROPOSAL

Willie Konishi with Kimley-Horn is requesting a Conditional Use Permit (CUP) to allow the development of a *Minor Automobile Repair* facility on a vacant approximately 1-acre pad within an existing commercial area. If approved, this would allow for the development of Take 5 Oil Change facility at this location.

LOCATION AND CONTEXT

SUBJECT SITE

The subject site is a vacant approximately one-acre parcel located within the Quik Trip Planned Area Development (PAD) Zoning District. The subject site is located at the northwest corner of Thunderbird Road and 88th Avenue as shown in **Exhibit 2**. The proposed *Minor Automobile Repair* facility consists of an approximately 1,800-square-foot building with three (3) service bays, each with their own queuing lane.

The site has one existing shared access point to Thunderbird Road, west of the site. A second existing shared access point to 88th Avenue exists on the eastern portion of the site. A third existing shared access point exits out to Rio Vista Boulevard west of the adjacent QT gas station.

CONTEXT:

The area surrounding the subject site consists of a mix of existing industrial, commercial, and residential uses. To the north of the subject site are existing industrial businesses including a boat engine repair establishment, a concrete contractor, and a *Minor Automobile Repair* facility. To the east is 88th Avenue followed by a carwash, and a *Minor Automobile Repair* facility. To the south is Thunderbird Road followed by Visions Apartment Homes. West of the subject site is the remainder of the PAD zoning for the site which contains a Quik Trip Gas Station that provides cross-access between the two sites. **(Exhibit 2)**.

DEVELOPMENT INFORMATION:

<u>Existing Use:</u>	Vacant Parcel
<u>Proposed Use:</u>	Automobile/Vehicle Repair, Minor
<u>Development Site Area:</u>	Approximately 1 acre
<u>Parking Required:</u>	11 spaces
<u>Parking Provided:</u>	11 spaces

STAFF ANALYSIS

ZONING HISTORY AND PROPERTY DEVELOPMENT:

The property was rezoned from Intermediate Commercial (C-2) to Quik Trip Planned Area Development (PAD) District in 2014. The rezoning request encompassed three neighboring parcels totaling approximately 4.48 acres. The PAD primarily points to the Intermediate Commercial (C-2) Zoning District for uses and development standards with modifications. Subsequent to the rezoning the existing QT was constructed in approximately 2015. The areas north and east of the subject site have maintained commercial or industrial uses with a high concentration of auto oriented uses for decades.

APPLICABILITY:

The PAD defers to the City of Peoria Zoning Ordinance for permitted, conditional, and accessory uses within the commercial portion of the site, consistent with the Intermediate Commercial (C-2) zoning district. The C-2 Zoning District requires a Conditional Use Permit when the proposed use is located within 200 feet of a residential zoning district.

The subject site is located within 200 feet of residentially zoned properties (Vision Apartments) to the south. As a result, approval of a CUP is required prior to operation. This use is subject to the limitations outlined in Section 21-505.C.3 of the Zoning Ordinance, which are further addressed in the *Use-Specific Standards* section of this report.

OPERATIONAL CHARACTERISTICS

As identified in the Project Narrative (**Exhibit 4**), the development would provide in-vehicle service within the building service bays. The business model contemplates an average service time of approximately 10 minutes per vehicle. The site is anticipated to serve approximately 45 to 50 vehicles per day, with higher volumes on weekends. Operating hours would be 7:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. on Saturday, and 9:00 a.m. to 5:00 p.m. on Sunday.

All services will be conducted within the pull through service bays. Proposed services are limited to routine maintenance such as oil changes, windshield wiper replacement, air filter replacement, and coolant exchange. Used oil will be collected and stored on-site interior to the building, until such time it is transported to used oil tanks within a dedicated enclosure on-site for regular removal and recycling by licensed contractors. Noise-generating equipment will be operated strictly within the service bays and limited to the proposed business hours referenced above.

CONDITIONAL USE PERMIT:

The purpose of a Conditional Use Permit is to ensure that the physical and operating characteristics inherent with the land use have been sufficiently resolved or mitigated, thereby optimizing compatibility with the surrounding area. This is to ensure that the use is not injurious to the health, safety, and general welfare of the community.

Review Criteria:

Section 21-155 of the Peoria Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. The Planning and Community Development Department shall review applications and make

a recommendation for approval or denial to the Planning and Zoning Commission based on the following criteria with staff responses identified below in *italics*:

1. The proposed use is consistent with the General Plan and all applicable provisions of this Zoning Ordinance, and applicable state and federal regulations.

The proposed use aligns with the General Plan and Zoning Ordinance subject to obtaining a Conditional Use Permit.

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and meets any applicable use-specific standards within the Zoning Ordinance.

The proposed use is a conditionally permitted use within the subject zoning district and seeks to operate in alignment with the use specific standards identified in Section 21-505.C.3.

3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

The site has been designed in consideration of its proximity to the nearby residential and adjacent arterial roadways to address traffic concerns through ample queuing, operations conducted internal to the building to limit noise transmission, and a design that is cohesive to the commercial and residential components of the greater Planned Area Development.

4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practical.

No significant adverse impacts are anticipated with the development and operational characteristics as proposed.

5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

The development as proposed is not anticipated to place a strain on utilities and public services. Facilities and services will be available to serve the subject site while maintaining adequate levels of service for existing surrounding developments.

6. Adequate assurances of continuing maintenance have been provided.

Site components and landscaping will be maintained by the developer as identified on the site plan application documents.

7. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practical.

The development as proposed identifies standard operating procedures for used oil disposal and other potentially environmentally hazardous materials (Exhibit 4). No significant adverse impacts on the natural environment are anticipated with the development.

USE-SPECIFIC STANDARDS

Section 21-505.C.3 of the Peoria Zoning Ordinance sets the following limitations on the *Automobile/Vehicle Repair, Minor* use. City staff responses identifying whether the site complies with these limitations are identified below the requirement in *italics*.

- a. No outdoor displays or storage shall be permitted, except for merchandise normally sold from the premises that is displayed during normal business hours.

The applicant has identified within their narrative and on their site plan that no outdoor storage facilities are proposed with the development.

- b. No temporary parking of vehicles waiting for repair shall be permitted except within the service bay or garage.

The applicant has identified that they will have ample vehicle queueing and service times to avoid the need for temporary customer parking, and that they will maintain compliance with this limitation.

- c. All activities shall be performed entirely within an enclosed building. All body and fender work, or similar noise-generating activity, shall be enclosed in a masonry or similar building with sound attenuating measures incorporated into the building design and construction to absorb noise to comply with the Peoria City Code. Compressors, and similar equipment shall be located within separately enclosed, sound attenuated rooms.

The applicant has identified within their narrative that all activities will be performed within the service bays inside the building. Noise generating activity will strictly occur internal to the building and will be limited to business hours.

- d. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in landscaping.

The applicant's site plan and narrative identify that pavement on-site has been reduced where applicable and landscaping is proposed in all unpaved areas.

CONTINUING JURISDICTION

The purpose of the Conditional Use Permit requirement for an automotive/vehicle repair facility is to ensure compatibility with the surrounding area.

If any issues arise regarding the operation of the business, [Section 21-155.L](#) of the Zoning Ordinance provides the Zoning Administrator with continuing jurisdiction over all Conditional Use Permits. This means that the Zoning Administrator may recommend to the Planning and Zoning Commission that a permit may be revoked, modified, or suspended should any of the following occur:

1. The permit was obtained by fraud or misrepresentation;
2. The use authorized by the permit has been exercised in violation of the conditions of its approval;

3. A change in circumstances consisting of any of the following has occurred:
 - a. Impacts from the approved conditional use to neighboring properties.
 - b. Changes in aesthetic or environmental impacts such as noise, odors, or pollution.

4. The use authorized by the permit has been exercised in a manner that is detrimental to the public health, safety, or welfare of the community or in a manner that constitutes a nuisance to neighboring property owners, adjacent neighborhoods, or the City.

COMMUNITY INVOLVEMENT

Public Noticing:

The application was properly noticed pursuant to [Section 21-146](#) of the City of Peoria Zoning Ordinance , which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing of an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Support / Opposition:

At the time of this writing, Staff has not received written opposition or support.

KEY FINDINGS

1. The proposal meets the Conditional Use Permit standards within the City of Peoria Zoning Ordinance.
2. When operated in accordance with the recommended conditions of approval, the proposed Minor Automobile Repair establishment is not expected to have an adverse impact on adjacent properties.
3. On behalf of the owner, the applicant has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the conditions outlined below.

RECOMMENDATION

Staff recommend that the Planning and Zoning Commission take the following action:

Approve the applicant's request for a Conditional Use Permit under Case CU26-02, subject to Exhibit 1, Conditions of Approval.

STAFF CONTACT

Eric Cook
Planner II
623-773-7651
Eric.Cook@peoriaaz.gov