



ZONING APPLICATION APPROVAL REQUEST REVIEW

City Council Meeting
October 6, 2020

APPLICANT INFORMATION

Case: PZ20-07-18
Owner/Applicant: John F. Long Family Revocable Living Trust
Agent: Gammage & Burnham PLC/ Stephen W. Anderson
Request (s): Re-zone Application

PROPERTY INFORMATION

Parcel(s): 501-47-001E
Address: 13402 W. Northern Avenue
Property History: Annexed on August 19, 2020 and rezoned to RA Rural Area
Land Area: 6.4 acres
Building Area: N/A

ZONING / LAND USES

Existing Zoning/Land Use: RA Rural Area
Proposed Zoning/Land Use: E/I Employment/Industry
ARS 28-8481 Zone: 75 Ldn – 80 Ldn
Flood Zone: N/A

SURROUNDING PROPERTY

North: Agricultural Use
East: Agricultural Use
South: Agricultural Use
West: Agricultural Use

COMMUNITY SERVICES

Water: City of El Mirage
Sewer: Private Septic
Electric: APS
Police: 2.1 Miles
Fire: 5.0 Miles

ACCESS

Road: Dysart
Class: Major Arterial
Improvements: Good
Condition: Good

SCHOOLS

District: Dysart Unified School District
Elementary: Luke Elementary School (Glendale)
High School: Dysart High School

STAFF REPORT

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| Compliance with General Plan: | The 2010 General Plan designates this area as part of the Commerce/ Industry Park Planning Area and is compatible with the General Plan Land Use Map. |
| Considerations: | <p>The applicant is requesting the approval of rezoning 6.4 acres of land recently annexed into the El Mirage city limits from Rural Area (RA) to Employment/Industrial (E/I). The parcel was zoned from Rural-43 (Maricopa County) to Rural Area (RA) when annexed into the City as pursuant to A.R.S. §9-471. The applicant on behalf of the landowner is requesting the rezoning of the 6.4 acres to match the adjoining 136 acres for future development.</p> <p>All required documents and the public notification requirements have been met and submitted by the applicant.</p> |
| ARS 28-8481 Land Use Compatibility | The site is located within the Luke AFB Noise Contour Zone. The proposed rezone use is compatible with A.R.S. §28-8481 Planning and Zoning; Military Airport and Ancillary Military Facility's Operation Compatibility and will not have a negative Impact on Luke's daily operation. (See attached Luke AFB Letter) |
| City Staff Review | The Zoning Application meets zoning requirements. |
| Stipulations: | None |
| Planning Commission | Recommended approval at the September 15, 2020, Public Hearing with a 4-0 vote. |
| Council | Action item |
| Attachment | Application Packet and Resolution R20-10-18. |