



ZONING APPLICATION APPROVAL REQUEST REVIEW

April 6, 2021

APPLICANT INFORMATION

Case: PZ20-07-15
Owner/Applicant: City of El Mirage Council
Agent: City of El Mirage, Community Development - Planning Division
Request (s): Zoning Text Amendment

PROPERTY INFORMATION

Parcel(s): Several
Address: Several
Property History: Several
Land Area: Several
Building Area: Several

ZONING / LAND USES

Existing Zoning/Land Use: N/A
Proposed Zoning/Land Use: N/A
ARS 28-8481 Zone: N/A
Flood Zone: N/A

SURROUNDING PROPERTY

North: Several
East: Several
South: Several
West: Several

COMMUNITY SERVICES

Water: N/A
Sewer: N/A
Electric: N/A
Police: N/A
Fire: N/A

ACCESS

Road: N/A
Class: N/A
Improvements: N/A
Condition: N/A

SCHOOLS

District: N/A
Elementary: N/A
High School: N/A

STAFF REPORT

Compliance with General Plan:	The proposed Text Amendments is compatible with the 2020 General Plan Land Use Map.
Considerations:	<p>The El Mirage Community Development, Planning Division is presenting this item on behalf of members of Council to aligned Zoning Regulations and Land Uses with the City ordinance that will allow recreational marijuana sales, cultivation and manufacturing established by the Arizona State Department of Health Services.</p> <p>Staff is proposing the creation of a new Zoning Chapter that will provide zoning districts where marijuana operations will be permitted by right or conditional use and regulations aligning with the Arizona State Department of Health Services.</p>
ARS 28-8481 Land Use Compatibility	N/A
City Staff Review	Staff has reviewed the amendments and has no further comments.
Stipulations:	None
Planning Commission	Recommendation approval to accept the text amendments as presented with the recommendation to Council that they reconsider the zones where the marijuana activities are permitted and reconsider the distance restrictions from schools and parks with a 3-1 vote. The Commission Member who voted nay, stated that they were concerned that the City is allowing too many marijuana activities.
Council	Staff is seeking a final action from Council for the resolution and ordinance take effect.
Attachment	Resolution R21-04-08,