



**DEVELOPMENT APPLICATION
REQUEST REVIEW**

APPLICANT INFORMATION

Case:	PZ21-04-14
Owner/Applicant:	Avanti Windows & Doors LLC.
Agent:	Jack Gilmore, Gilmore Planning
Request(s):	Site Plan Approval

PROPERTY INFORMATION

Parcel(s):	501-45-983
Address:	12501 W. Olive Avenue, El Mirage, Arizona 85335
Property History:	Agriculture Use
Land Area:	32 Acres
Building Area:	Vacant

ZONING / LAND USES

Existing Zoning/Land Use:	Employment Industry / Agriculture Use
Proposed Zoning/Land Use:	Employment Industry / Light Manufacturing Use
ARS 28-8481 Zone:	70-75 LDN
Flood Zone:	N/A

SURROUNDING PROPERTY

North:	Agriculture Use
East:	Agriculture Use
South:	Agriculture Use
West:	Data Center

COMMUNITY SERVICES

Water:	EPCOR Water
Sewer:	EPCOR Water
Electric:	APS
Police:	City of El Mirage
Fire:	City of El Mirage

ACCESS

Road:	Olive Avenue
Class:	Major Arterial
Improvements:	Good
Condition:	Good

SCHOOLS

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

STAFF REPORT

Compliance with General Plan:	The 2020 General Plan Land Use Map identifies the site as being part of the Commerce and Industrial Park Planning Area and is compatible with the plan.
City Zoning/Land Use	Light Manufacturing is a permitted use in an Employment Industry zone, but requires site plan approval.
ARS 28-8481 Land Use Compatibility	The site is located inside the Luke AFB 70-75 LDN Noise Contour Zone and is subject to land use compatibility pursuant ARS 28-8481. See attached review letter from Luke AFB.
Considerations:	The applicant is requesting the approval of a site plan for a light manufacturing use on a 32 acre parcel of vacant land currently being used for farming located on Olive Avenue and 127th Avenue (alignment). The applicant is currently operating in Glendale Arizona and is looking for a new location to expand the site and building footprint. The proposed development will bring many new jobs to the City once completed.
City Staff Review	No objections to the Zoning Application.
Stipulations:	None
Planning Commission	Public Hearing to be held at the October 12, 2021, Planning and Zoning Commission meeting and Commission to provide a recommendation to Council.
Council	Council to consider final action at the November 2, 2021, Public Hearing/Council meeting.
Attachment	Development Packet, TAC Review Comments and Luke AFB Review Letter
Supportive Documents	The following supportive documents are available for viewing at the El Mirage Development Services, Planning and Zoning Division during regular business hours. <ul style="list-style-type: none"> 1. ALTA Survey 2. Title Commitment 3. Preliminary Civil Plans 4. Preliminary Drainage Plans 5. TIA Report 6. Photometric Site Plan 7. Phase 1 Assessment

Attachments

Application Packet
TAC Review Comments
Luke AFB Review