



Development Application Review Staff Report

January 20, 2022

APPLICANT INFORMATION

Case: PZ21-09-26
Owner/Applicant: Ezequiel Mendez
Agent: Francisco Bobadilla / Crux Solutions LLC,
Request (s): Subdivision Final Plat

PROPERTY INFORMATION

Parcel(s): 501-44-110K
Address: 10800 N El Mirage
Property History: Vacant Lot
Land Area: 4.0 ac.
Building Area: N/A

ZONING / LAND USES

Existing Zoning/Land Use: Rural Area / Vacant
Proposed Zoning/Land Use: Rural Area / Single Family Residential
ARS 28-8481 Zone: 70 - 75 LDN
Flood Zone: N/A

SURROUNDING PROPERTY

North: Rural Area / Single Family Residential
East: Mobile Park / Single Family Residential
South: Rural Area / Vacant
West: Rural Area / Vacant

COMMUNITY SERVICES

Water: El Mirage
Sewer: El Mirage
Electric: APS
Police: 0.75 Miles
Fire: 1.75 Miles

ACCESS

Road: El Mirage Road
Class: Major Arterial
Improvements: Good
Condition: Good

SCHOOLS

District: Dysart Unified School District
Elementary: El Mirage Elementary School
High School: Dysart High School

STAFF REPORT

Compliance with General Plan:	The 2020 General Plan designates this area as part of the Neighborhoods Planning Area and is compatible with the General Plan Land Use Plan but requires a final action from the Planning & Zoning Commission for the development of the project.
City Zoning/Land Use	Per Zoning Code §155.005, any land, vacant or improved, which is divided or proposed to be divided into four or more lots, parcels, sites, units, or plots, requires a subdivision preliminary plat and final plat.
ARS 28-8481 Land Use Compatibility	The site is located inside the Luke Air Force Base (LAFB) Noise Contour Zone, and inside the Military Airport Territory Area and is subject to review from LAFB for land use compatibility with ARS 28-8481. See attached review letter from LAFB.
Considerations:	<p>The vacant parcel of land is located 500 feet northwest of the El Mirage Road and Peoria Avenue intersection.</p> <p>The applicant purchased the four-acre lot to divide it into four one-acre lots to building four individual single-family dwellings. The applicant's request meets the Rural Area zone regulations and requirements for lot size and width.</p> <p>An access easement will be established for the residences to access their lots from El Mirage Road. The City of El Mirage will provide water and sewer services, private utility companies will provide other services.</p> <p>Once the preliminary plat is approved by the Planning and Zoning Commission, the applicant will have one (1) calendar year to submit a final plat for staff review and council approval. Once approved, the final plat shall be recorded to officially divide the land into the four lots.</p>
City Staff Review	Staff has reviewed the zoning application and has no objections to the request.
Stipulations:	None
Planning Commission	Approved the Preliminary Plat on July 13, 2021 with a 5-0 vote.
Council	A Final Plat will be submitted later for staff review and final action from Council for the plat to be recorded to officially divide the land.
Attachment	Application Packet and Luke AFB Review Letter

Supportive Documents

The following documents are available for viewing during regular business hours in the Development Service Department Planning and Zoning Division.

1. Drainage Statement
2. Title Report
3. Utility Will Server Letters