



**DEVELOPMENT APPLICATION  
REQUEST REVIEW**

APPLICANT INFORMATION

<b>Case:</b>	PZ21-10-27
<b>Owner/Applicant:</b>	Anthem Enterprise
<b>Agent:</b>	Norris Design
<b>Request(s):</b>	Site Plan Approval

PROPERTY INFORMATION

<b>Parcel(s):</b>	501-45-018M
<b>Address:</b>	10201 N. 121th Avenue
<b>Property History:</b>	Industrial Use / Exterior Storage Yard
<b>Land Area:</b>	2.0 ac.
<b>Building Area:</b>	N/A

ZONING / LAND USES

<b>Existing Zoning/Land Use:</b>	Employment/Industrial / Exterior Storage Yard
<b>Proposed Zoning/Land Use:</b>	Employment/Industrial / Exterior Storage Yard
<b>ARS 28-8481 Zone:</b>	65 - 70 DLN
<b>Flood Zone:</b>	Floodplain: AE and Floodplain: AE (Floodway)

SURROUNDING PROPERTY

<b>North:</b>	Industrial Use
<b>East:</b>	Open Space (Agua Fria River)
<b>South:</b>	Industrial Use
<b>West:</b>	Industrial Use

COMMUNITY SERVICES

<b>Water:</b>	City of El Mirage
<b>Sewer:</b>	City of El Mirage
<b>Electric:</b>	APS
<b>Police:</b>	City of El Mirage
<b>Fire:</b>	City of El Mirage

ACCESS

<b>Road:</b>	121st Avenue
<b>Class:</b>	Local Collector
<b>Improvements:</b>	No pavement improvements, Yes right-of-way landscaping
<b>Condition:</b>	Poor

SCHOOLS

<b>District:</b>	Dysart Unified School District
<b>Elementary:</b>	Riverview Elementary
<b>High School:</b>	Dysart High School

STAFF REPORT

<b>Compliance with General Plan:</b>	The 2020 General Plan identifies this site as being in the Commerce/Industry Park Planning Area and the use being in compliance with the plan.
<b>City Zoning/Land Use</b>	The proposed use is permitted but requires a recommendation from the Planning and Zoning Commission and final action from Council.
<b>ARS 28-8481 Land Use Compatibility</b>	The site is located within the Luke Air Base Noise Contours Zone and is subject to ARS 28-8481 land use compatibility.
<b>Considerations:</b>	The applicant is requesting approval of a site plan zoning application to develop a 2 acre parcel into a moving shipping pod operation on 121st Avenue. The site will be a transfer point for portable storage container pods which are delivered to customers across the state. The eastern portion of the site is located within the floodplain and floodway; the applicant will be required to obtain a permit from the Flood Control District of Maricopa County in order to use that portion of the site.
<b>City Staff Review</b>	No concerns or objections.
<b>Stipulations:</b>	The applicant shall address TAC Review Comments noted in the March 1, 2022, memorandum with the submittal of construction documents.
<b>Planning Commission</b>	Staff will seek a recommendation at the March 8, 2022, Public Meeting.
<b>Council</b>	Staff will seek final action at the April 5, 2022, Public Meeting.
<b>Attachment</b>	Zoning Application, TAC Review Comments and Luke Review.
<b>Supportive Documents</b>	The following documents are available for reviewing during the City of El Mirage's regular business hours in the Development Services Department Planning and Zoning Division: 1, Title Report, 2. ALTA Survey, 3. Phase I Environmental Assessment, 4. Drainage Report, 5. Utility Report, 6. Grading and Drainage.

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Attachments

Application Packet  
TAC Review Comments  
Luke AFB Review