



**DEVELOPMENT APPLICATION
REQUEST REVIEW**

AGENDA ITEM 4. 1.

APPLICANT INFORMATION

Case:	PZ21-11-28
Owner/Applicant:	G3 Enterprise, Inc
Agent:	LGE Design Group
Request(s):	Site Plan Approval

PROPERTY INFORMATION

Parcel(s):	509-18-968D
Address:	10400 N. Dysart Road
Property History:	Agriculture Use
Land Area:	69.98 ac,
Building Area:	Vacant

ZONING / LAND USES

Existing Zoning/Land Use:	PAD/Agriculture Use
Proposed Zoning/Land Use:	PAD/Light Industrial
ARS 28-8481 Zone:	70 to 75 DNL
Flood Zone:	None

SURROUNDING PROPERTY

North:	Industrial Use (City of Surprise)
East:	Agriculture Use
South:	Industrial Use / Agriculture Use
West:	Agriculture Use (County)

COMMUNITY SERVICES

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

ACCESS

Road:	Dysart Road & Peoria Avenue
Class:	Major Arterials
Improvements:	none
Condition:	fair

SCHOOLS

District:	Dysart Unified School District
Elementary:	Dysart Elementary School
High School:	Dysart High School

STAFF REPORT

Compliance with General Plan:	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.
City Zoning/Land Use	The proposed use is a permitted use and requires a recommendation from the Planning and Zoning Commission and final action from Council.
ARS 28-8481 Land Use Compatibility	The site is located within the Luke Air Base Noise Contours Zone and is subject to ARS 28-8481 land use compatibility.
Considerations:	The applicant is requesting the approval of a site plan to develop 69.98 acres of land for warehouse use located at the southwest corner of Dysart Road and Peoria Avenue. The proposed building has a total gross square footage of 1,226,368 S.F. and a height of approximately 52'-0". A new rail spur is proposed coming from the existing railroad tracks to the west and will continue into the proposed building for loading and unloading. The proposed project is requesting a parking variance due to the building's primary use as a warehouse with limited employee parking needs; per the zoning code, the site requires 1,396 parking spaces. The applicant is requesting 497 spaces.
City Staff Review	No objections or concerns.
Stipulations:	The applicant shall address TAC Review Comments noted in the February 22, 2022, memorandum with the submittal of construction design plans.
Planning Commission	Staff will seek a recommendation at the March 8, 2022, Public Meeting.
Council	Staff will seek final action at the April 5, 2022, Public Meeting
Attachment	Zoning Application, TAC Review Comments and Luke Review.
Supportive Documents	The following documents are available for review during regular business hours in the Development Services Department's 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.

Attachments

Application Packet
TAC Review Comments
TAC Review
Luke AFB Review