



DEVELOPMENT APPLICATION REQUEST REVIEW

APPLICANT INFORMATION

Case:	PZ21-05-15
Owner/Applicant:	Fightertown Paintball Park
Agent:	Fightertwon Paintball Park
Request(s):	Conditional Use Permit Amendment and Parking Waiver

PROPERTY INFORMATION

Parcel(s):	501-45-018
Address:	9825 N 121st Avenue
Property History:	Outdoor Amusement
Land Area:	6.36 ac.
Building Area:	N/A

ZONING / LAND USES

Existing Zoning/Land Use:	EI Employment/Industry - Outdoor Amusement
Proposed Zoning/Land Use:	EI Employment/Industry - Outdoor Amusement
ARS 28-8481 Zone:	65 to 70 NDL
Flood Zone:	Floodway

SURROUNDING PROPERTY

North:	Industrial
East:	Open Space
South:	Industrial
West:	Industrial

COMMUNITY SERVICES

Water:	City of El Mirage
Sewer:	N/A (Port-a-Johns)
Electric:	APS
Police:	City of El Mirage
Fire:	City of El Mirage

ACCESS

Road:	121st Avenue
Class:	Street Collector

Improvements:	None
Condition:	Poor

SCHOOLS

District:	Dysart School District
Elementary:	Riverview 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 proposed use being in compliance with the plan.
City Zoning/Land Use	A conditional use permit was granted in 2013 to operate an outdoor amusement business but now requires City approval for the business to expand its playing area and parking lot on the City's right-of-way.
ARS 28-8481 Land Use Compatibility	Existing use, Luke Air Force Base review not required.
Considerations:	The property owners were granted a conditional use permit in 2013 to operate an outdoor paintball business on the weekends. Since then, the business has become popular and has grown. The owners have expanded the playing area to accommodate the growth, which includes intruding into the river bed and floodplain. City staff were made aware of the changes when neighbors filed a complaint over the parking of patrons on 121st Avenue. The owners have since submitted a new zoning application to amend the 2013 conditional use permit and are requesting the approval of the conditional use permit amendment and a parking waiver to allow patrons to park in the City's right-of-way on 121st Avenue. The owners have also secured a permit from the Flood District of Maricopa County to operate inside the floodplain.
City Staff Review	No concerns or objections.
Stipulations:	The applicant shall consent to and address the TAC Review Comments mentioned in the May 17, 2022, Memorandum with the submittal of construction design plans. Please see attached TAC Review Comments
Planning Commission	Staff will seek a recommendation at the June 14, 2022, Public Meeting/Hearing.
Council	Staff will seek final action at the July 12, 2022, Public Meeting/Hearing.
Attachment	Zoning Application and TAC Review Comments
Supportive Documents	None

Attachments

application Packet

TAC Review Comments