



# DEVELOPMENT APPLICATION STAFF REPORT

<b>Case Number:</b>	PZ22-07-22	<b>Request:</b>	Site Plan Approval
<b>Project Name:</b>	SFG Warehouse/Distribution El Mirage		
<b>Applicant/Owner:</b>	John McGhee / Cold Water Holdings LLC		
<b>Project Address:</b>	9755 N El Mirage Road, El Mirage Arizona 85335	<b>Acreage:</b>	13.26 ac.

<b>Considerations:</b>	The applicant is requesting the approval of a site plan zoning application to develop 13.6 acres of land into a warehouse development located at the southeast corner of Joe R. Ramirez Road and El Mirage Road. The site will have one single building 32 feet tall with an area of 216,320 sq. ft. The warehouse will be built to house several tenants which may include light manufacturing uses. The applicants have not identified tenants at this time. The project will be developed in one phase which includes off-site improvements along El Mirage Road and Joe R Ramirez Road. The current owner of the property set aside four acres at the rear of the property to develop his own project along 121 <sup>st</sup> Avenue.
<b>General Plan Compliance:</b>	The 2020 General Plan identifies this site as being in the Commerce/Industry Park Planning Area and is in-compliance with the plan.
<b>Zoning &amp; Land Use</b>	Property has dual zoning of (CP) Commerce Park and (EI) Employment Industrial. However, per the October 14, 2016, judgment Case No. CV2016-000464 the property owner has the option to develop the property under the General Industrial (I-2) zoning. The proposed development is a permitted use in both zoning scenarios but requires a recommendation from the Planning and Zoning Commission and a final action from City Council.
<b>ARS 28-8481 Land Use Compatibility</b>	The site is located within the Luke Air Force Base Noise Contours Zone and is subject to ARS 28-8481 land use compatibility regulations. See the attached review comments from Luke Air Force Base.
<b>City Staff Review</b>	No concerns or objections.
<b>Stipulations:</b>	The applicant shall consent to and address the TAC Review Comments mentioned in the August 31, 2022, Memorandum with the submittal of construction documents. See attached TAC Review Comments.
<b>Planning Commission</b>	The Planning and Zoning Commission recommended approval of the application at the September 8, 2022, meeting with a 5-0 vote.
<b>City Council</b>	A final action from City Council is required for the applicant to proceed with construction document submittal for staff review.

<b>Attachments</b>	Development Application, TAC Review Comments and Luke Review Letter.
<b>Supportive Documents</b>	The following documents are available for review during the City of El Mirage's regular business hours in the Development Services Department Planning and Zoning Division: Warranty Deed, Drainage Report, ALTA Survey, ALTA, and Phase 1 Environmental Report.