
MEMORANDUM

TO: Alex Hayes, Withey Morris, PLC
FROM: Jose A. Macias, Senior Planner
Development Services Department, Planning & Zoning
RE: GPA22-04-01 Agua Fria Commerce Park
DATE: June 6, 2022

Mr. Hayes,

Please see the comments from El Mirage Technical Advisory Committee (TAC) for the proposed Site Plan and Conditional Use Permit.

BUILDING & SAFETY

1. No comment currently.

ECONOMIC DEVELOPMENT

2. Economic Development supports this project. The site location is perfect because of the limited uses for the property. This will generate sales tax revenue on the rentals while providing a needed service to store boats and RV's for residents.

ENGINEERING

3. See attached memorandum.

FIRE DEPARTMENT

4. Fire Department does not have any issues with changing the zoning plan. The main concerns for the fire department:
 1. Fire department access, a secondary access point, proper sizing and turn arounds
 2. Water – fire hydrants will need to be located throughout the project site
 3. Access through electronic gates, Knox boxes

FINANCE

5. No significant impact for the Finance department.

PLANNING & ZONING

6. General Plan: Planning staff has no objection to amending the 2020 General Plan at the mentioned site from Agua Fria (AF) to Commerce/Industry Park (CI). If approved, the property will require to be rezoned from Natural Reserve (NR) to Employment/Industry (E/I) for the proposed use of a mini and outdoor storage business.

Note: The following comments are subject to change and/or additional comments will be provided when staff reviews the official rezoning and site plan applications.

7. Rezoning:

1. Rezoning the property from Natural Reserve (NR) to Employment/Industry (E/I) will allow numerous types of industrial uses that may become a nuisance and concern to the adjacent residential communities. What measures are being taken by the applicant/property owners to ensure the proposed use of a mini and outdoor storage facility will not change?

8. Site Plan:

1. ARS 28-8481 (MILITARY LAND USE COMPATIBILITY): A portion of site is in the Luke Air Force Base 65 to 70 DNL Zone and is subject to ARS 28-8481 regulations.
2. New buildings are subject to ARS 28-8482 Sound Attenuation Standards in Building Code.
3. Please add the following statement to the site plan.
 - *"Any change of use or occupancy of any building or buildings, including additions thereto requiring more parking, shall not be permitted until such additional parking spaces as required by this chapter are furnished."*

9. Landscape Plan:

1. All areas not being used for parking, storage or playground shall be landscaped for dust and weed ground covering.
2. No trees shall not be placed in a P.U.E., in the visibility sight triangle, five (5) from a sidewalk and Six (6) feet from a fire hydrant.
3. The following tree species are prohibited in the City of El Mirage.
 - *Cercidium aculeate* (Palo Verde tree)
 - *Cercidium x 'Desert Museum'* (Thornless Palo Verde tree)
 - *Dalbergia sissoo* (Indian Rosewood tree)
 - *Acacia salicina* (Willow Acacia)
 - *Acacia saligna* (Golden Wreath, or Orange, Wattle tree)

10. SIGNAGE: Permits for signs other than Building Number and address will be required.

11. FINAL PLAT: A final plat will be required to record any easements and or any dedication of land prior to issuing the Certificate of Occupancy. Separate fees will apply.

12. MISCELLANEOUS

1. Noise: 55 decibels at the property lines between 10 PM to 6 AM.
2. What type of security system will be used?
3. Any solar energy being considered?

POLICE DEPARTMENT

13. No comment.

PUBLIC WORKS

14. No comment.

MEMORANDUM

TO: Jose Macias, Planner/GIS
FROM: Bryce Christo, P.E., Assistant City Engineer
SUBJECT: Agua Fria Commerce Park – General Plan Amendment Review
DATE: 05-31-22

Below are the Engineering Division’s comments for the above referenced submittal provided in May 2022.

Narrative

1. Will this project be constructed in one phase or multiple phases?
2. The Narrative states that the new segment of Cactus Road will provide one through lane in each direction. The minimum width of the roadway shall be 25 feet, measured from face of curb to face of curb. The road shall have vertical curb & gutter on both sides and a minimum of 5-foot sidewalk along the south side.
3. The Narrative states that only electricity will need to extend to the property. The City requires that when public sewer is within 300 feet of and directly adjacent to any property, the property owner must tie into the public system instead of using a private sewage system. The site may also require sprinkler systems and/or hydrants that would require a connection to the water main. Water and sewer are available in Shaw Butte Drive.

Concept Plan

4. Update the “Site Data” to show the total number of proposed units as 2,084.
5. The proposed west Cactus Road driveway is shown as “emergency access/exit”. Does this mean all customers can use this driveway for exiting the site or is it for emergency access only?
6. The proposed south driveway is shown as “2nd emergency access & exit only with crash gate”. The Narrative described this as an emergency access only driveway. This driveway cannot be used by the customers and is not desirable for emergency access use. It is recommended to relocate this driveway directly to Main Street.

Context Plan

7. Pictures 6 and 8 are reversed. Please revise.

Traffic Impact Statement (TIS)

8. It is noted that the new segment of Cactus Road will provide one lane in each direction. The minimum width of the roadway shall be 25 feet, measured from face of curb to face of curb, unless the size of the vehicles entering and existing will require wider lanes.

9. The access drives shall be able to meet the minimum turning path for a MH/B design vehicle.
10. Signs shall be placed on Main Street, both north and south of Cactus Road, to keep any RVs or other heavy vehicles on arterials streets like Cactus Road and El Mirage Road.
11. The area east of El Mirage Road is almost exclusively residential. The Traffic Impact Statement shall include any recommendations for the Cactus Road and El Mirage Road intersection in order to accommodate the larger vehicles.